

# City of Lone Tree

C O L O R A D O

# DESIGN GUIDELINES



TIMELESS

QUALITY

DISTINCTIVE

ENDURING

VIBRANT

INTERESTING

CONTEXT

COMMUNITY

SENSE OF PLACE





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Amended: April 3, 2001 Resolution No. 01-11

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# Vision Statement



**Envisioned is a city with a sense of connection and safety, where residents take pride in the community they call home. It is a vibrant city, with a full spectrum of community amenities and services, based upon high quality design, environmental sensitivity, sustainability and careful decision making.**

*City of Lone Tree Comprehensive Plan*

## Acknowledgements

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# Introduction

Background

Purpose

What does Lone Tree mean by High Quality Design?

Core Design Principles

Applicability

Reader's Guide

# Introduction



## Background

It is said that, “High quality design is part of Lone Tree’s DNA.” In 1995, Lone Tree incorporated as a City in part because residents wanted to play a larger role in shaping the appearance of their community. City founders understood the inherent relationship between community aesthetics and quality of life. They wanted to ensure that Lone Tree would continue to grow as an attractive, economically viable place for residents, businesses and visitors, and therefore adopted Design Guidelines as a tool to achieve that goal.

Since then, Lone Tree has experienced tremendous growth. It is home to premier shopping and dining experiences; popular entertainment opportunities; major employers and a wide range of attractive residential neighborhoods. Lone Tree has remarkable access to highways, light rail service and air service. Natural bluffs form the southern backdrop of Lone Tree and are revered for their natural beauty, open space and recreational opportunities.

Despite the growth of Lone Tree, residents and City leaders have held fast to the original premise of creating and maintaining an attractive, distinctive community. The overall appearance of the community has been lauded by residents in community surveys and cited by businesses as one of the reasons they chose to locate here. It is within this context that high quality design of new development, redevelopment and public spaces is encouraged.



*Design Guidelines helped transform an abandoned entertainment venue (above) into an attractive, mixed-use building that is compatible with the surrounding area (below).*



## Purpose

The purpose of the Lone Tree Design Guidelines is to communicate the aspects of urban design, architecture and public space that Lone Tree has determined are important in supporting successful projects and places in the City. The guidelines provide design professionals, property owners, staff and City officials with a clear understanding of the City's expectations for the planning, design and review of development proposals, and increase the community's awareness and appreciation of design.

Guidelines stem from the vision, goals and policies of the [City's Comprehensive Plan](#) which emphasizes high quality design and sound planning practices tailored to Lone Tree's unique characteristics and vision. In contrast to the very specific regulations of the [City's Zoning Code \(Chapter 16 of the Municipal Code\)](#) the Design Guidelines set the stage for flexibility and dialogue during project review.

Guidelines are performance-based. They state an overall intent and suggest possible ways for achieving that intent. The Design Guidelines do not impose a particular style and are not intended to limit creativity and innovation. Rather, they provide a flexible framework within which design professionals can develop their own response to any given issue.



*From vision to reality... Design Guidelines helped shape concepts for The Vistas at Park Meadows.*

## What does Lone Tree Mean by High Quality Design?

High quality design takes many forms and can be measured in a number of ways. In Lone Tree, one measure is simply the ability of a project to contribute to the community as a distinctive place where people want to be. Additionally, a high quality development is one that will respond to the character of Lone Tree by integrating with it both functionally and aesthetically. The ability of a building to stand the test of time is another measure of high quality. Buildings should remain functional and ageless over a period of many years through quality construction and enduring design.



## Core Design Principles:

All development and redevelopment in Lone Tree should respond to the following Core Design Principles:

- **Context and Local Character.** Foster development that enhances and relates to the context of its surrounding area. Projects should be integrated with their natural and built environments and reinforce a distinctive local character. Corporate design formulas may need to be modified to meet this objective.
- **Economic Vitality.** Apply design strategies that contribute to the long-term success and vibrancy of individual businesses as well as contribute to the value of the surrounding area.
- **Human scale.** Promote compact, mixed-use development patterns, inviting buildings, and connections that make it safe and easy for pedestrians and bicyclists to get around.
- **Design Excellence.** Support excellence in architectural design and quality of construction to convey a sense of timelessness and durability. Architectural concepts should result in a unified, functional and high quality design.
- **Safety and Security.** Encourage design that promotes a safe, healthy, comfortable and accessible community for people of all generations and abilities.
- **Sustainability.** Strive for projects that promote environmental balance and energy conservation through sustainable practices in site planning, landscaping, building construction, maintenance and operations.
- **Sense of Place.** Create an interconnected system of inviting, safe, accessible, and active outdoor public spaces that encourage social interaction and strengthen a sense of community.

## Applicability

Design Guidelines apply to all new development and redevelopment in the City of Lone Tree that is subject to a Site Improvement Plan or Site Improvement Plan amendment. This means they apply to virtually all land uses with the exception of single-family detached residential projects for which Site Improvement Plans are not applicable.

Application of guidelines will vary by the nature and scope of the particular project. Guidelines are not one-size-fits-all; certain guidelines may be more appropriate than others, depending on the context, scale and use of the project or unique circumstances. For example, civic, cultural, recreation, and entertainment uses may have unique design or programming needs that would suggest a more creative or iconic design. Some medical, research or data center uses, for example, may have specific functions that dictate certain architectural forms and treatments. Other uses may involve innovations in design and construction that are not necessarily anticipated by these Design Guidelines and may therefore prompt alternative considerations. Staff will work with the applicant early in the review process to discuss the use and design concept, think critically about the issues and suggest a design approach and guidelines that will be most applicable.

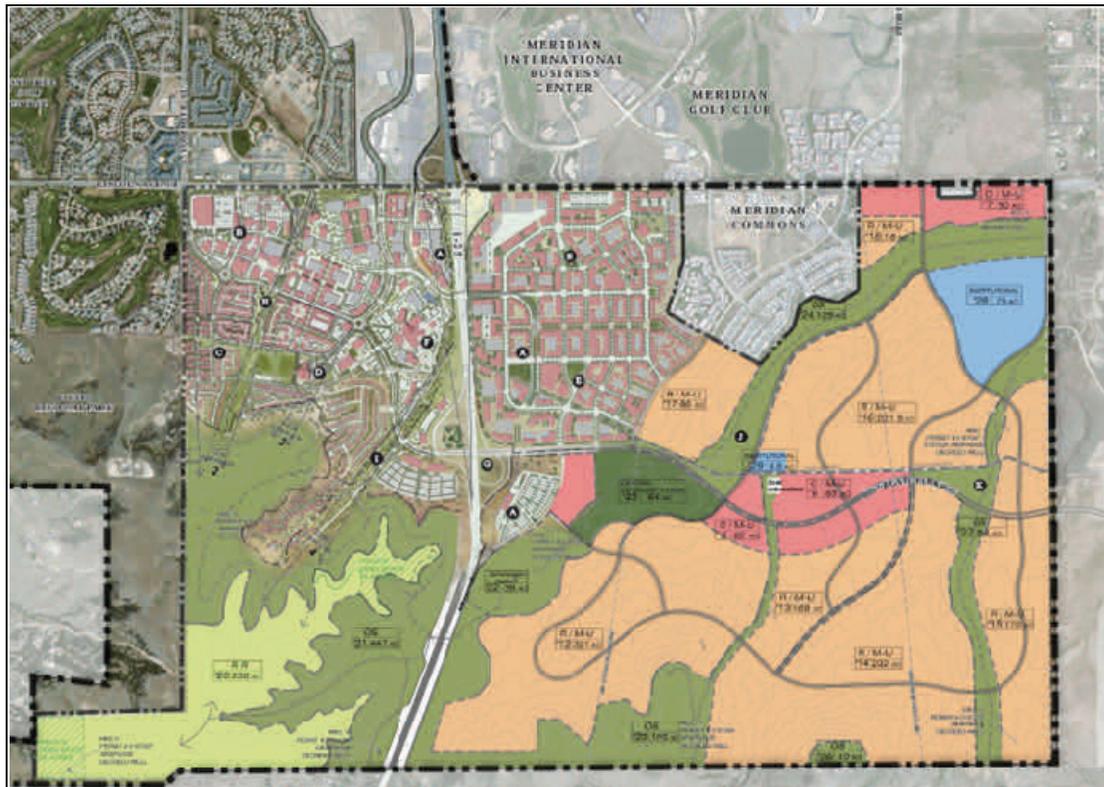
Additional or varied Design Guidelines may be applicable in Planned Developments where a more customized approach to design is desired. In instances where a particular subject is not addressed by Planned Development Design Guidelines or Standards, these Design Guidelines will apply.



**RidgeGate:**

RidgeGate is a large master-planned community in Lone Tree located south of Lincoln Avenue, on both sides of I-25. Development in RidgeGate is subject to design guidelines and standards that are specific to RidgeGate. Applicants should refer to the RidgeGate Planned Development District document, as amended, as well as the applicable RidgeGate Sub-Area Plan, which can be obtained from the developer or the City. In instances where a particular subject is not addressed by a RidgeGate standard or guideline, City regulations and these guidelines will apply.

Additionally, development in RidgeGate is subject to the RidgeGate Design Review Committee (DRC) process, which is independent from and precedes submittal of an application to the City.



## Reader's Guide

### Organization

The Design Guidelines are organized around three elements:

**Context and Site**  
**Public Spaces**  
**Architectural Design**

Each element is contained in its own section and includes intent statements and various design approaches that should be explored to achieve the overall intent. Guidelines are intended for projects regardless of use (multi-family, commercial, office, etc.), unless otherwise noted.

Guidelines that are encouraged and can generally be evaluated on a graded scale for level of compliance will use such terms as “should,” “may,” or “encouraged.” Guidelines that are more technical or universal in nature that can generally be evaluated on a yes/no basis will include such terms as, “shall” and “must.”

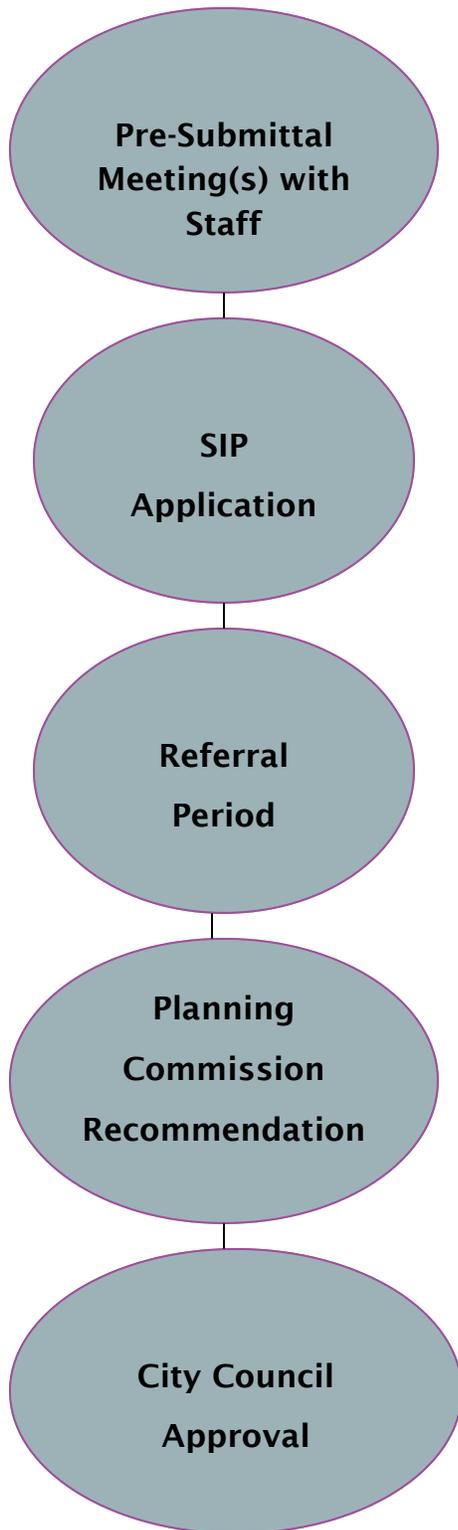
The **photographs** in this document are intended to illustrate a specific desirable (or undesirable) design element. Examples of what the City does *not* want to see are denoted with the following symbol:



Photographs are not intended to favor or disparage one product or development over another; they are simply examples that are intended to convey the general intent of a guideline.

The Design Guidelines are meant to be **used in conjunction with other documents** that provide more specific information about the City's development goals and requirements including the City Comprehensive Plan, Subdivision Code and Zoning Code. The Zoning Code contains regulations pertaining to Site Improvement Plan requirements and process, as well as standards for landscaping, lighting, grading, signage and parking.

**Typical Application & Review Process**



Applicants are strongly encouraged to meet with City staff early on in the design process to identify key issues and address concerns. At this “pre-submittal” stage, applicants may present design concepts through preliminary sketches, photographs, or similar materials that lend themselves to a productive dialogue with staff. This may be accomplished through email communication and/or meeting(s) with staff.

Addressing issues early will provide a more expeditious review and approval process as the Site Improvement Plan proceeds to the referral stage, Planning Commission recommendation and City Council approval, as applicable. The process for approval may vary depending on the project. Staff will advise the applicant as to the specific process during the pre-submittal discussion.

A Site Improvement Plan can typically be processed in 90 days or less from the date the application is formally submitted to the time the project receives final approval, provided that the applicant is responsive to issues and able to submit complete plans in a timely manner.



### **Statement of Design Intent**

To help reviewers understand the design concept, applicants are asked to submit a [Statement of Design Intent](#) along with the application materials. This is a brief description to outline how the project is responsive to the City Design Guidelines. It is an opportunity to identify key aspects, unique features or distinguishing characteristics of the design. It is also an opportunity to describe any project constraints that pose challenges to meeting key guidelines and how the design balances those challenges with the City's goals.

### **Compliance**

The City Comprehensive Plan and Zoning Code call for projects to be "in conformance with City Design Guidelines." Projects are found to be in conformance with Design Guidelines when the design concept is responsive to the overall intent and vision embodied in the Design Guidelines, as determined by the City. This may mean different things based on the use, characteristics and considerations of each project.

If, in the course of administration, there is any question as to the intent or meaning of any word, phrase, section or chapter of these Guidelines, the final decision-making entity (the City Council, Planning Commission or Community Development Director, as applicable) shall render the official interpretation.



# Context and Site

**Form and Character**

**Natural Systems**

**Access and Circulation**

**Parking**

**Service Areas, Storage and Equipment**



# CS.1 Form and Character

**Intent:** Relate to the context and characteristics of the surrounding natural and built environments by reinforcing desirable forms and features in the area. Provide an efficient, functional and attractive project that is well-integrated with the surrounding area.

## A. Reinforce a “sense of place”:

1. **Understand and relate to the surrounding context.** Lone Tree is made up of many different areas, each with their own distinct qualities and characteristics. These areas include traditional residential neighborhoods, new urbanism projects, transit-oriented developments, a regional shopping center, emerging commercial centers and several roadway corridors.

Applicants should be familiar with the uses, amenities, important views and transportation options in the surrounding area; observe how people access and use the area at various times of day; note the architectural features and development patterns that define the character of the area, and be familiar with plans and regulations that govern the site.

Projects should provide comfortable transitions of scale and character with the surrounding area. Adjoining sites and buildings should relate in terms of building massing and scale; landscape patterns and pedestrian and bicycle connections should be provided to foster a comfortable, inviting place.



*Lone Tree is comprised of many different areas. Apply design strategies that enhance the qualities of the particular area and capture the essence of Lone Tree as a unique place overall.*

- 2. Promote local identity.** Projects should be designed in a way that contribute to Lone Tree as a unique place. This may include adaptation of site plan templates or corporate prototypical architecture and colors to respond to neighborhood character and site conditions. Projects should demonstrate a balance between the need for strong, corporate identity (where applicable) and deference for local character.



*The character of this Super Target fits in well within Lone Tree. The architectural forms, materials, colors and attention to details lend local flavor to a corporate use.*

- 3. Create unique, inviting places.** Development should employ strategies that promote projects and places as attractive destinations—for living, shopping, working, walking, biking or recreating. Projects should create or link with public spaces, trails and amenities that promote active or passive public uses. Employ tasteful site amenities that provide distinction to the project such as various seating opportunities, artistic bike racks, artwork, potted plants, hanging baskets and similar elements.



*Consider how a project can create or connect with public spaces and amenities to promote places in Lone Tree as attractive destinations.*

- 4. Take advantage of site characteristics.** Use the site location, natural features, and unique characteristics to guide how it is planned, taking advantage of certain elements that could add excitement or distinction, while mitigating undesirable aspects. Design strategies that preserve or enhance views to and from prominent natural or built landmarks should also be considered.



*The height and orientation of this outdoor patio takes advantage of front range views.*

## B. Plan projects from the “outside-in”:

1. **Consider project visibility.** Projects that are highly visible from public streets should relate to the street both visually and functionally by providing pedestrian and bike connections, coordinated landscaping and architectural presence. Some sites may lend themselves to “high profile” design with a need for prominent identity; whereas, other sites may be better suited to a simpler but high quality design that relates to the block or area as a whole.



*A variety of design elements combine to create visibility and interest from an adjoining highway as well as the local street.*

2. **Foster a sense of arrival.** Invite people into a site using visual cues that indicate to the user, “You have arrived.” Consider things like entry monuments, landscaped medians, special lighting, unique paving, fencing, low walls, artwork, planters or other landscape elements to define a sense of arrival.



*An inviting entry is achieved with distinctive monuments, lighting, landscaping and paving.*

3. **Phased Projects.** When projects will be constructed in phases, the perimeter of the site visible by the public shall be finished with final landscaping, lighting, connections and streetscape elements as approved with the Site Improvement Plan. Future pad sites shall be graded and seeded with natural grasses along with temporary irrigation to establish such grasses.



*The perimeter of this undeveloped lot was landscaped to create an attractive and finished appearance.*

## C. Visually relate to adjoining streets:

1. **Visually enhance street corridors and views.** Consider ways in which the project's relationship to the street can enhance the visual strength of the overall street corridor and draw people into the project. For example, consider extending similar street trees, landscape treatment, artwork, bike trails, pedestrian walkways and streetscape elements to complement the area overall. Where a project terminates the view from a street, create focal points through building placement, special architecture, special landscaping, amenities or similar landmarks.



*An attractive building terminates the view of this tree-lined street.*

2. **Building proximity to street edge.** Notwithstanding applicable zoning regulations governing setbacks, the arrangement of one- and two-story buildings should be at or near the street edge in order to screen parking, define street edges, and reinforce a sense of place. Ample space must be maintained for pedestrian movement and connections for bicyclists. Taller buildings may be set back or stepped-back farther from the street to provide a comfortable pedestrian scale and relate to the scale of adjacent buildings.



*The proximity of these buildings to the street activates the street-level uses and creates an inviting, accessible environment.*

3. **Corner sites.** Corner sites should relate to the street. Building situated at the corner can serve as gateways or focal points and should be used to their greatest advantage. Frame the intersection with appropriate building massing, landscape treatment and high quality architectural design. Service areas should be located away from the corner.



*The placement and design of this building promotes pedestrian activity.*

## D. Architectural context and character:

1. **Fit the old and new together.** Provide a good fit between old and new or redeveloped projects. Particularly in places where similar architectural character or themes have been applied, take care to introduce fresh, updated solutions that also respect the overall scale and character of the area. This may include the use of compatible building proportions, a complementary color or material, unified signage, wayfinding or streetscape elements, or similar measures.



*The massing, height and materials of this new mixed-use building combine to create a sensitive transition with the existing buildings on the block.*

2. **Vary design approach based on use and context.** High quality design is expected throughout the City of Lone Tree. However, the expectation about building style, character, variety or level of detail may vary depending on the project use and context. For example, civic, entertainment, recreational and similar uses may employ more distinctive, artistic or creative architecture than a typical commercial or residential project. Additionally, shopping centers, districts or planned development areas may have separate design standards, unified themes or similar characteristics that lend themselves to certain design strategies. Work with staff early in the design process to discuss if any considerations should be made.



*The contemporary forms of this building relate to the function of the building as a performing arts center as well as to its context within a walkable, mixed-use area.*



*The scale, forms, materials and colors of this veterinary clinic relate well within the context of its setting in a residential area.*



## CS.2 Natural Systems

**Intent:** Natural systems and features on and around the site should be considered at the earliest phase of the project development. Preserve and enhance natural features while mitigating impacts of development.

### A. Reduce and mitigate environmental impacts of development on natural systems:

- 1. Reduce environmental impacts.** Decisions about site and building design should consider environmental factors such as topography, drainage, vegetation, solar orientation, natural ventilation, and natural day lighting of interior and exterior spaces, water conservation, protection from snow and wind to reduce environmental impacts and energy consumption costs as well as providing comfortable public spaces.
- 2. Integrate natural drainage ways.** Where these features are on or adjacent to the site, they should be integrated as part of the project design by incorporating them as project amenities, identification features, connections to trails, etc.



*Grade changes are addressed with the building design.*



*A natural drainage way is protected and enhanced as a central linear park amenity for surrounding uses.*



*The perceived impact of the grade change is reduced by terracing retaining walls and integrating substantial amounts of varied landscaping between the walls.*



*The materials and colors of this wall match those of the building. Vines and other plants help soften the view of the wall.*



*Shotcrete walls must be formed and colored to relate with landforms and colors of the surrounding area.*

### 3. Minimize impacts of retaining walls:

- The visual impacts of retaining walls should be minimized by distributing them throughout the site and/or terracing them and incorporating landscaping on spaces between terraces.
- Retaining walls over six feet in height should be avoided if visible from public streets, unless effective terracing and landscaping of walls is possible to reduce the visual impact.
- Retaining walls shall consist of materials and colors that blend with the natural or constructed environments, as applicable, based on the context of the site. In urban or more formal settings, retaining wall finishes should consist of cut stone or architectural block and should be capped with a ledge stone for a finished appearance and dimension.
- Where sculpted “shotcrete” walls are formed for retaining walls, special consideration shall be given to the application of forms, textures and colors to ensure blending of the walls with the natural landscape to the extent possible. The verticality of taller walls should further be reduced by incorporating horizontal ridges, patterns and shadowing effects.
- Samples of retaining wall colors and materials may be required as part of the Site Improvement Plan process.

**4. Reduce water consumption.** Strategies to reduce water consumption should be considered for every aspect of the project. Examples include: appropriate drainage and detention design; efficient plumbing systems; and use of low water-consumptive landscaping and natural grasses; efficient irrigation systems with rain sensors, and similar measures.



**5. Reduce surface water and pollutant runoff.** Maximize the use of pervious surface on site. Vegetative ground cover, permeable pavers, decomposed granite and similar materials are encouraged. Use plant materials, bioswales, and landform techniques.



*Landscaped bioswales along project edges or in parking lots are designed to remove silt and pollution from surface runoff water.*

**6. Design of detention ponds and water quality features.** Accommodate storm water detention in ways that integrate into the overall landscaped system and are visually cohesive with the site. Landscape detention/retention areas in ways that encourage multiple uses such as passive recreation or wildlife habitat. Where possible, develop detention areas as amenities for passive enjoyment or active play areas. Incorporate landscaping throughout to provide a more natural and aesthetic appearance. Where detention facilities serve multiple ownerships, an association or private agreement should be created to stipulate maintenance responsibilities.



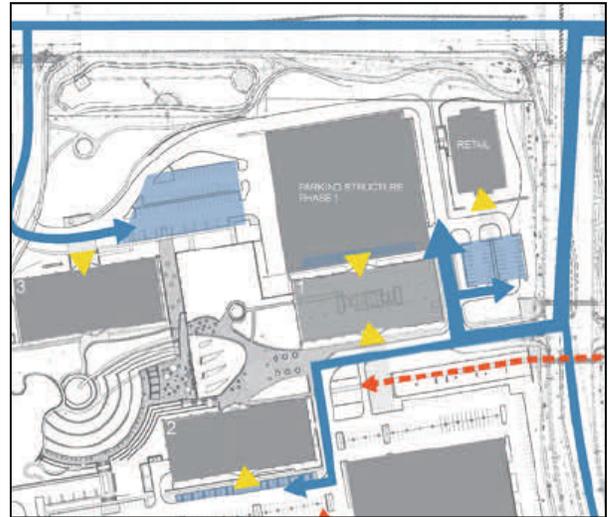
*A detention pond is designed as an attractive amenity.*



## CS.3 Access and Circulation

**Intent:** Projects should tie in with an interconnected system of circulation and mobility that promotes convenience, efficiency, multi-modal transportation and safety for all users.

- 1. Limit curb cuts.** Projects should minimize conflicts between vehicles and pedestrians by limiting curb cuts along certain streets and building frontages. Share curb cuts and driveway access points among multiple developments or buildings, with appropriate cross-access agreements.



*A site plan considers access points and internal circulation designed to distribute traffic efficiently.*

- 2. Link to circulation systems.** Projects should provide gracious, well-defined circulation systems within the site that link users directly with entries, public spaces and connections to adjoining uses, trails, transit, and other pedestrian and bike lane systems. Identify services and amenities within one-half mile of the site and design sidewalks and trails to access them.



*A pedestrian route between the site and adjoining sidewalk provides an attractive and convenient connection.*



*Special paving treatments, along with detectable warnings at curb ramps promote safety and walkability at intersections.*



*The location and design of streetscape elements allows a comfortable pedestrian experience in this residential area.*

3. **Provide ample, clear sidewalks.** Sidewalks should be designed of ample width to accommodate pedestrian flow and circulation without obstruction. Particularly in retail or mixed-use areas, sidewalks should be planned to accommodate multiple potential uses and functions at peak times, considering outdoor seating, landscaping, lighting and related amenities. Ensure that site amenities do not impede the path of travel.



*Provide ample bike racks that are conveniently located and sheltered from the elements, where possible.*

4. **Encourage alternative modes of transportation.** Projects should create conditions that are conducive to walking, bicycling and transit use by fostering walkable and safe environments and convenient amenities such as shade, seating, bike racks, bike lockers, etc. Create connections to and from transit stops and trails.

## CS.4 Parking

***Intent:*** Reduce the visual and environmental impacts of parking and design parking areas that serve both automobiles and pedestrians in a safe, convenient and attractive setting.

1. **Provide balanced amount of parking.**  
The amount of parking proposed for a project should be balanced; neither an undersupply nor oversupply to meet the average anticipated demands. Projects proposing significantly more or less parking than the City's minimum requirements may be subject to a parking variance. Parking structure may be required to minimize the visual and environmental impacts of large surface parking areas.
2. **Reduce amount of surface parking.**  
Locate parking below grade, in structures, or share parking between uses where possible and where consistent with City parking regulations.
3. **Break up amount of surface parking.**  
Surface parking should be designed to reduce the visual domination of the automobile. Break up lots using building configuration, landscaped parking islands and pedestrian routes.



*Parking structures can accommodate parking demand with fewer visual and environmental impacts than surface parking.*



*Landscaped medians and sidewalk connections through parking areas reduce impacts of surface parking and increase safety for pedestrians.*

**4. Provide safe, attractive bike and pedestrian connections.** Projects should incorporate an integrated system of routes within a project as well as connections to surrounding uses. Use sidewalks, separated pathways, designated crosswalks and similar measures to guide pedestrians and bicyclists and enhance with routes with things like landscaping, low walls, signage, lighting or special paving. Measures should also be taken to enhance the safety and experience of the pedestrian across drive aisles using both visual and tactile cues including curb caps, necked-down intersections, brick pavers, integrally colored and textured concrete, lighting, landscaping and signage.



*A separated sidewalk and landscaping encourage use of a safe pedestrian route through a parking area.*

**5. Screen parked cars.** Mitigate the visual impact of parked automobiles from streets and open space areas by locating parking at the rear of buildings, using low walls, berms, landscaping (evergreen and deciduous plant material for year-round screening) or a combination thereof, and where appropriate, structured parking that effectively screens parked vehicles. Screening should not impede visibility or safety.



*A low wall and landscaping helps screen parked cars from the public view.*

**6. Reduce heat-island effect.** Surface parking should be designed to minimize heat island effects (heat gain and re-radiation of heat) of paved areas by using medians, peninsulas, courtyards and pedestrian walkways landscaped with shade trees, and using paving materials such as concrete, with high solar reflectance. Photovoltaic systems should be considered to shade parked cars and provide energy to the project. Such systems must be detailed as part of the SIP and relate visually with the project.



*Covering parking areas with photovoltaic panels is one way to reduce heat gain and reduce energy costs.*

7. **Promote clean air.** Incorporate design elements on site that make it easy for users to rely less on automobiles. For example, bicycle parking should be provided in well lit, convenient locations within 200 feet of the building entryway. Consider providing bicycle storage lockers and changing rooms for employees. Consider reserving premium parking for carpools and fuel-efficient vehicles and provide car charging stations for battery operated vehicles.



*Car charging stations help promote alternative transportation options.*

8. **Provide safe, attractive parking structures.**

- Parking structures should be “wrapped” or concealed from the public street by buildings and landscaping, or shall otherwise conform to architectural design guidelines established herein for buildings.
- Ground level facades should convey a lively, pedestrian oriented appearance including retail or office, if possible, at the ground levels and include elements such as awnings, canopies, display areas, and distinctive entries.
- Parking structures should be designed to create safe and inviting environments through the use of natural light through windows and open stairwells, landscaping where possible, adequate lighting, and clear signage.
- Pedestrian entrances to stairways, elevator lobbies, vestibules or passageways that lead directly to parking aisles must be clearly distinguished from vehicle exit and entrance points using signage, awnings, lighting, etc.
- All underground and decked parking areas should install and maintain emergency call boxes.



*Small studio space wraps a parking structure at ground level and activates the pedestrian experience.*



*A well-designed parking structure relates architecturally to its surroundings.*

## CS.5 Service Areas, Storage and Equipment

**Intent:** Reduce the visual impact of service, storage and mechanical areas and related equipment from public spaces and ensure a well maintained property.

- 1. Minimize visibility and conflicts of service areas.** Locate and design utilitarian functions including service entries, loading docks, overhead service doors, trash collection and drive-through lanes away from pedestrian areas to locations below grade or to a less visible portion of the site, where possible. Where service areas are visible to the public, provide appropriate level of design or screening of such features through walls, plantings or other design treatments. ATMs and similar public functions may be designed in more prominent locations for safety.



*Loading areas are effectively screened from public view through structural and landscaped screening.*



*Support functions like freestanding ATMs should convey a sense of quality and permanence by adhering to design guidelines herein.*



*Service doors visible to the public should receive design attention and be integrated into the character of the building.*

## 2. Screen roof-mounted equipment.

Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas and dishes shall be effectively screened from adjacent grade-level view. All mechanical rooftop equipment shall be shown to scale on all building elevations and/or cross sections to adequately illustrate how effective screening will be achieved. A combination of screening methods may be required and may include:

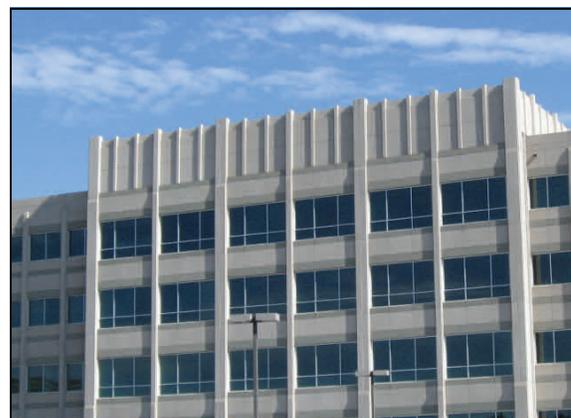
- Locating units central to the roof area or otherwise away from prominent vantage points.
- Raising the parapet on all sides of the building to be as high or higher than the highest mechanical unit or vent.
- Creating a secondary roof screening system designed to be as high or higher than the highest mechanical unit or vent.
- Providing screening systems that enclose groups of units rather than each individual unit and that appears as an architectural feature of the overall building, using materials and colors compatible with the building.



*This rooftop mechanical unit is effectively screened with an architectural feature that is integrated into the overall form of the building design.*



*Rooftop mechanical units are effectively screened behind a parapet as well as behind a screen wall painted to match the building.*



*Rooftop mechanical screen wall is designed as an architectural extension of the building façade.*



*Equipment is screened behind an attractive masonry wall that relates to the building design, materials and colors.*

**3. Screen ground-mounted equipment and utilitarian building components.** Such features should be incorporated into the design of the building, located away from public areas or screened from public view with landscaping and/or screen walls.

- Internalize building drainage systems such as downspouts and pipes where possible. Such elements should be incorporated into the building design and screened or painted to be compatible with the building design.
- Electrical transformers and similar above-ground utility equipment should be located to minimize visibility and/or should be painted or screened to reduce visual impacts.
- Outdoor generators, coolers, permanent storage and similar functions should be located to minimize visibility and/or should be screened with masonry walls and/or landscaping that is compatible with the design of the project.



*Landscaping provides year-round interest and helps screen ground equipment while maintaining sufficient access to equipment and hydrant.*

- 4. Provide trash and recycling services.** Projects should accommodate both standard trash and recycling facilities and services. Separate trash and recycling receptacles should be provided, as well as bins. Trash enclosures should be sized adequately to accommodate both services.



*Encourage recycling by providing designated trash and recycling receptacles.*

- 5. Locate and screen all trash dumpsters appropriately.** All trash and recycling dumpsters must be stored within an enclosure. Enclosures may be located and sized to share with adjoining uses. The location of the enclosure should be in an area of reduced public visibility and readily accessible to service trucks. Enclosures must be designed using the same materials and colors of the building. The enclosure must be at least 18" higher than the dumpster or the enclosure shall have an approved cover. Enclosure walls should include a cap or ledge along the tops. Gates should effectively screen the view of the dumpsters and be durable. Gate systems shall be powder coated or factory-finished metal. Wooden gates are not allowed.



*A trash enclosure of sufficient size is faced with materials that match the building and uses a durable metal gate system.*

- 6. Avoid or screen drive-through lanes.** Drive-through lanes should generally be avoided to promote more walkable, compact development patterns. However, where necessary, drive-through lanes should be located or screened to reduce the prominence of the canopy and lighting, if any, and to reduce the visibility of stacked cars from the street. Strategies may include strategic location, integrated design, landscaping, berming and low walls. Canopies, menu boards, bollards and similar features related to drive-through areas should be coordinated with the design of the building and detailed on the Site Improvement Plan.



*In this example, drive-through lanes are screened from the adjoining street by grade changes and landscaping. The design is highly integrated into the architectural design of the building.*



*Commercial vehicles shall not be parked where highly visible to the public.*



*Shopping carts are stored behind a masonry wall that matches the building materials.*



*The design and color of this cart return complements the character of the shopping center.*

7. **Minimize view of commercial vehicles.** Commercial vehicles associated with the use should be parked in designated areas that are not highly visible to the general public such as to the rear of the building, loading area or other less visible space. They should not be placed or parked for advertising purposes.
8. **Coordinate site maintenance.** Commercial areas that consist of properties with multiple ownerships shall coordinate site maintenance responsibilities such as parking lot maintenance, snow plowing, landscaping and similar services through a business association or agreement, for an overall cohesive appearance.
9. **Appropriate location and design of shopping cart storage and returns.** Commercial areas with shopping carts should designate areas for short and long-term cart storage and return so as to provide convenience for customers yet avoid conflict with pedestrians, parking or landscaping.
  - Minimize the view of long-term cart storage by locating interior to the building or to the side of a building. Where exterior cart storage is located near an entry, it should be screened behind a masonry wall that matches the building materials and colors.
  - The design and colors of cart returns in parking lots should relate to the design of the building or center they serve and shall not include advertising. Materials should be durable, resistant to chipping or fading and convey a sense of quality and permanence. Unfinished aluminum framing, vinyl or plastic coverings and plastic form bumpers are not acceptable materials for cart returns.



# Public Realm

**Public Spaces**

**Street/Sidewalk-level Experience**

**Lighting**

**Landscaping**

**Signage**



## PR.1 Public Spaces

**Intent:** Provide vibrant, inviting, safe and functional public spaces for year-round use that complement the character of the project and surrounding area.



*The comfortable scale, landscaping and amenities provided in these spaces encourage people to linger and interact.*



*An outdoor ice rink activates this public space during the winter months.*

- 1. Encourage human-scaled public spaces.** Public plazas, parks, courtyards, pedestrian corridors, sidewalk cafes, outdoor seating, and similar spaces for active or passive public uses are highly encouraged within projects. The scope and size of the spaces will vary depending on the use and character of the project. In addition to formally designed spaces for users of the site, projects should consider including space for more informal community uses such as performances, farmers markets, community bulletin boards, kiosks, dining, etc.
- 2. Select optimal locations.** Public spaces should be located in prominent, accessible and safe locations that take advantage of adjacent amenities, pedestrian connections, views, and focal points, as applicable. Consider opportunities to enlarge or connect with public spaces in adjoining projects.
- 3. Promote year-round activity.** Outdoor activity areas should be oriented and designed to avoid intense direct sunlight in the summer and should provide features that account for varying seasonal and daylight/evening conditions. Design strategies should consider providing protection from sun and wind, moveable furnishings, climate control elements such as overhead weather protection or outdoor heaters, as well as pedestrian lighting, water features and snow melt and removal.

- 4. Provide interesting, interactive spaces.** Outdoor spaces should provide an appropriate degree of design complexity to create sensory interest and encourage social interaction. Consider designing space with various paving textures and colors; planters; seasonal banners, and water features. Create interesting, comfortable spaces with ample seating, decorative lighting, interactive play features, artwork, shade trees and large boulders and unique landscaping, for example.



*This outdoor space is defined by unique forms, lighting, seating and planters that draw people to it day or night. The flexible space allows multiple activities throughout the seasons.*

- 5. Design spaces for all people.** Public spaces should offer safe and convenient access for wheelchairs and strollers; provide simple wayfinding cues through signage, landscaping and paving; provide tactile experiences with changes in texture and surfaces; and provide adequate lighting and comfortable seating.



*Consider how the space will be used by people of varying ages and abilities.*



- 6. Incorporate art features into public spaces.** Projects should consider including sculptures, murals, fountains, mosaics and similar elements to create interest and distinction. Artwork should be visible to the general public and relate to the scale and character of the area. The design and materials of artwork should be durable against weather and vandalism. Art features should be detailed on the SIP to ensure integration with the space, landscaping, lighting, etc.



*Artwork is inset into this wall near the entrance to an apartment community .*



*A vibrant, yet tasteful space is created with colorful awnings and umbrellas, planters and seating.*



*Gently cascading water features provide sensory interest without the evaporative loss of a spray fountain.*



*Outdoor tables and chairs along the side of this medical building provide a convenient, comfortable space for employees or patients.*

**7. Use attractive, durable materials.** Public spaces should be designed using attractive, quality, durable materials such as stone, brick, integrally colored concrete and powder-coated/factory finished metals, as well as anti-graffiti coated elements, and other materials that resist chipping and fading. Patio umbrellas and awnings should be comprised of durable fabrics or other materials that relate to the design character of the project. Any graphics, logos or advertising on umbrellas should not detract from the quality and character of the area.

**8. Use water features wisely.** Design water features to conserve and recycle water. With the exception of interactive spray fountains designed for children's play areas, avoid fountain sprays due to evaporative loss. Avoid the appearance of dead space when a water feature is not in use.

**9. Provide safe and convenient outdoor areas for employees and patrons.** Design opportunities for employees to enjoy the outdoors through connections with parks and trails, designated picnic and break areas and similar amenities. Public spaces, including designated outdoor employee spaces, should be located in visible, well-lit areas to encourage use and discourage unwanted activities.

## PR.2 Street/Sidewalk level experience

**Intent:** Create accessible, safe and inviting environments conducive to human interaction and activity at the street and sidewalk levels, with clear connections to building entries and edges.

- 1. Employ design strategies that foster accessibility.** Projects should provide access for people of all ages and abilities in a way that is fully integrated with the project design (not tacked on). Consider including features that assist pedestrians in wayfinding and mobility such as level grades, textured paving surfaces, ample seating, appropriate lighting, clear signage and ramps for wheeled devices (wheelchairs, walkers, strollers, bicycles).
- 2. Provide streetscape features and amenities.** Projects shall incorporate streetscape features and amenities into the project that relate to the overall character of the project such as bike racks, trash receptacles, designated recycling receptacles, seating, and similar features for the convenience and comfort of the public. The use of streetscape design included in Appendix B is recommended where projects interface with public areas such as along streets or open space areas, to help strengthen the relationship between the site and the larger community.



*A safe, convenient ramp is designed with materials and colors that are integrated with the building.*



*A coordinated approach to site furnishings enhances the attractiveness and function of the site.*



*Gathering areas located in public view promote social interaction and safety.*

**3. Design projects to be safe and secure.** Foster safe environments through measures that allow for “eyes on the street.” Consider how sight lines, placement of doors, windows, balconies, street level uses, landscaping and lighting can encourage natural surveillance. Keep unobstructed views at corners and along pathways. Walls and seating elements should be designed to deter skateboarding.

- 4. Incorporate weather protection elements.** Projects should include elements such as awnings, canopies and shade trees that protect pedestrians from rain, snow or sun at places of concentrated activity, i.e., entries, transit stops or retail corridors. Such elements should complement the character and design of the building or area.



*Solar panels serve a dual purpose, providing shade over a bicycle rack area.*

- 5. Provide transition spaces between public realm and buildings.** Consider a range of elements (overhead features, landscaped courtyards, arcades, raised planters, special paving, landscaping and lighting) near building entries and along storefronts that promote safe and comfortable interfaces between buildings and the public realm. Awnings, arcades, dining areas and galleries may encroach into the public sidewalk to within 5 feet of the curb, provided that structures clear the sidewalk vertically by at least 8 feet. Restrictions may apply based on right-of-way location and liquor licensing provisions, as applicable.



*An inviting and useable space is created between buildings.*

- 6. Provide opportunities for interaction among residents and neighbors in residential projects.** Residential projects should consider locating commonly used features or amenities such as group mailboxes, outdoor seating, clubhouses, or open spaces, in ways that encourage interaction.



*Mailboxes are centrally located and shaded with an attractive design feature.*

7. **Attention to details.** Projects should consider enhancing the overall image of a property by upgrading utilitarian site elements such as tree grates, sign posts, crosswalks, light pole bases, smoking stands and bollards beyond basic design. For example, if protection from vehicle access is necessary in highly visible areas, consider using planters or architectural bollards of a color and design that coordinates with the project. Utilitarian bollards painted bright colors are not acceptable except in less visible service areas.



*The design and color of these bollards work well within the context of the area.*



*Artful tree grates provide function and added visual interest.*



*Avoid an unfinished appearance of exposed stair walls by facing with materials and/or colors that match the building.*



*An enclosure around this publication stand lends a sense of cohesion and quality to the property.*



## PR.3 Lighting

**Intent:** Use lighting design to create inviting, tasteful and safe environments, while respecting the City's "Dark Skies" intent.



*A coordinated approach to lighting design accentuates the site function and design of this area.*



*The rustic character of the parking lot light poles and fixtures ties in with the character of the use and building.*

- 1. Provide a coordinated program of lighting design.** A hierarchy of project lighting should be provided, ranging from lighting of parking lots, pedestrian paths, landscaped areas and exterior building lighting. Main building entries and canopies should have the highest illumination levels on the site, followed by pedestrian spaces and routes.

- 2. Relate light fixture designs to the character of project.** Accent lighting may be used to reinforce special architectural building features, blend into landscaping, or emphasize special design elements or art features. Lighting should be subdued and tasteful. Use parking lot and decorative pedestrian light poles and fixtures that are a design and color that complements the building and surrounding areas. Generally, earth-toned colors are permitted.

- 3. Reduce light pollution.** Projects should limit overall site lighting to a low-level intensity and provide cut-off or shielded fixtures. The use of energy efficient fixtures including LED is encouraged.



*A subdued, yet effective lighting approach that relates to the character of the project.*

- 4. Provide context-appropriate lighting.** Lighting design should generally provide subdued lighting, except in cases where more festive, dramatic or innovative lighting designs may be appropriate such as commercial areas intended for entertainment and dining. In all cases, lighting should be tasteful and sensitive to impacts on surrounding areas.



*Dramatic lighting showcases the use and festive atmosphere of this center, without being overly bright or casting light into the sky.*

- 5. Provide pedestrian lighting.** Projects should incorporate pedestrian lights in ways that enhance community identity and pedestrian safety. Consider how mounted banners or planters can enhance vibrancy of the overall area. These elements should be mounted for safety and durability and detailed through the SIP process.



*The distinctive "lantern" style pedestrian light can be found throughout Lone Tree.*

## PR.4 Landscaping and Irrigation

**Intent:** Create landscaped environments that are inviting, beautiful year-round, functional and well-adapted to the region's climate and site conditions.

### A. Plan Design and Plant Selection:

- 1. Consider local site context and character.** Develop a landscape approach that takes into account both the regional climate and the microclimate of the site, likely potential for drought conditions, important views to and from the site, and relationships with surrounding landscapes. Contracting the services of a local landscape professional or other certified professional with knowledge of local conditions, pervasive diseases, noxious weeds and similar issues is highly recommended.
- 2. Reduce water consumption and apply Xeriscape principles.** Projects should use native and drought tolerant plant materials in conjunction with proper soil amendment, efficient irrigation and other design measures to reduce water consumption. Select plants for their adaptability to the site (including microclimate, soils, sun, moisture, slope, and maintenance) and group plants by their water need to ensure efficient irrigation.



*A variety of low-water consumptive plants layered for height and year-round interest.*



*Large areas of water-intensive turf grass should not be used in commercial and residential applications. Use low-water, drought-tolerant varieties where the look of turf is desired.*

- 3. Use landscaping strategically to enhance the project design.** Use thoughtful landscaping design to create and reinforce visual gateways, pedestrian paths and destination focal points to and around the site. Strategically locate and select landscaping to provide shade and human comfort in parking lots and public spaces, enhance building architecture, and define transitions between public and private spaces.



*A staggered planting of large trees helps screen the wall of this building.*

- 4. Select trees that are appropriate to the climate and site conditions.** Hardy, drought tolerant trees that contribute to a healthy, diverse landscape and urban forest are recommended. The following trees are ***prohibited***, unless otherwise approved by the City: Aspen, Ash, Paper Birch, Cottonwood, Box Elder, Poplar, Willow, Siberian Elm and Russian Olive. The City may disallow other trees deemed to be invasive, prone to disease, or water-intensive.



*The City is recognized as a "Tree City."*

- 5. Ensure year-round visual interest.** Landscaping should provide a varied yet cohesive palette of deciduous and evergreen trees and shrubs that are carefully selected and located to create visual interest throughout the seasons. Create layered compositions of plant material with varied heights, colors and textures.



*A mix of types and sizes of trees and shrubs ensures color and texture throughout the seasons.*

## B. Plant and mulch location:

1. **Locate Logically.** Locate plants and trees to allow for mature growth, in consideration of structures, signs, light poles, parked cars, sight distance triangles, fire hydrants, etc. Landscaping should not interfere with key views of commercial buildings or signage. To allow trees in tree grates to grow to maturity, build a continuous planting strip beneath the sidewalk, use underground tunnels filled with soil, or use a structural soil mix in vaults.
  
2. **Planting for energy conservation.** Consider planting deciduous trees to shade the west, south and east sides of buildings in summer, and evergreen trees to provide winter windbreaks on the west and north edges of the site.
  
3. **Position large trees appropriately.** Canopy and other large trees should be no closer than four feet from the back of curbs or sidewalks, driveways and other hard surfaces to buffer trees from stress caused by salt, snow piling, vehicle overhang and compacted soils, and to allow trees to mature without buckling hard surfaces.
  
4. **Select mulch type appropriate for conditions.** Bark mulch should be used except on steep slopes, in high wind areas, or in places that are hard to maintain. When using rock mulch, break up expanses of rock by incorporating plantings and bands of larger rocks and boulders.



*Clearance is provided for car doors and pedestrians to access vehicles without landscape conflicts.*



*Trees provide dappled shade and interest in this public space without obscuring view of storefronts.*



*Avoid expansive areas of mulch by incorporating plant materials, boulders, and other groundcover.*

**Coordinate landscaped frontages and corridors.** Coordinate the characteristics and spacing of trees along both sides of streets and adjoining properties to provide a cohesive pattern and promote a sense of place. If mixing species, alternate them in a regular pattern.

6. **Consider slope treatment.** Where appropriate, locate trees, shrubs and native grasses on slopes 3:1 or greater (use drip irrigation for trees and shrubs and temporary irrigation for native or drought-tolerant grasses).
  
7. **Promote safe environments through landscaping.** Landscaping should be used to effectively enhance or screen elements of a project, as appropriate, but should not interfere with reasonable surveillance of parking lots, entries, service areas, ATMs, and similar pedestrian areas. Locate thorny trees and shrubs so that at maturity they do not encroach into walkways.
  
8. **Provide adequate clearance around utilities.** While screening of utility boxes and other mechanical equipment is desirable, care should be taken to ensure that plant selection and location does not visually or functionally obstruct access to utility boxes, fire hydrants, and similar elements. Consult with utility providers for specific landscape standards.



*Trees of similar size and spacing help frame the street and views.*



*A mix of plants and rocks provides help to stabilize the slope and provide an attractive hillside.*



*Landscaping helps screen a transformer box but maintains clearance for access.*

## C. Irrigation:

- 1. Plan landscapes with irrigation system requirements in mind.** Permanent, functioning, automatic irrigation systems are generally required in all cases, with the exception that hand watering may be used for plantings in flowerpots and temporary irrigation may be used for the establishment of native grasses.
- 2. Provide highly efficient irrigation.** Design irrigation on separate valve zones (hydrozones), as appropriate, based on water use requirements, slope aspect, and sun/shade micro-climates. Incorporate the use of drip systems or other low-volume application systems and use smart controllers and rain sensors to conserve water. Spray heads must minimize over-spray to non-pervious areas including sidewalks, buildings and roadways. Shrubs and trees should be irrigated by drip, bubbler or low volume spray heads. Annual, perennial and ground cover areas may be irrigated with fixed or pop-up spray heads.
- 3. Determine appropriate irrigation schedules.** Irrigation schedules should be set at night or early morning to minimize evaporative loss and also when pedestrians are less likely to be present.



*Plants with similar water needs are grouped together for efficiency of irrigation.*



*Use highly efficient irrigation systems appropriate for the landscape, i.e., spray heads for larger grassy areas and drip systems for planting beds.*



## PR.1 Signage

**Intent:** Enhance the appearance and economic vitality of the community by promoting high quality, creative and effective signage that tastefully expresses the identity of the building or development. Project signage shall conform to the City of Lone Tree Sign Code.

### A. Overall guidelines:

1. **Provide context-appropriate signage.** The size, location and design of signage should relate to the location and character of the area. For example, projects located primarily along major roadways and oriented to vehicles will have different signage needs than projects located within more walkable urban settings. Vibrant commercial centers may have brighter signs or use LED, which may not be appropriate in or near residential areas.
2. **Create a comprehensive and organized system of signage.** Projects should develop a coordinated approach to signage (including wall signs, directional signs, windows signs, etc.) that communicate a clear and tasteful identification package for the overall project.
3. **Consolidate signage in centers or districts to enhance identity and visibility.** Mixed-use projects should consider opportunities for shared signage and changeable tenant signage.



*Signage is scaled and designed to capture the pedestrian audience in this more urban, walkable setting.*



*Signs within a project serve different purposes but are coordinated in overall appearance.*

**4. Provide proportion, depth and dimension.** Signs should convey a sense of permanence and quality by employing comfortable message proportions relative to the setting or background; provide substantial dimension to create shadowing and interest; and be comprised of individual letters of sufficient depth to be attractive and effective. The appearance of flat letters or backgrounds shall be avoided, except in limited applications.



*The forms, materials and depth provided in this sign create distinct identity and convey quality.*

**5. Illuminate individual letters.** Individually illuminated letters, either internally illuminated or back lighted solid letters (reverse channel) are strongly encouraged rather than internally illuminated cabinet signs in order to better integrate with their background.



*A smooth-faced, internally illuminated cabinet sign like this one is not permitted because it lacks dimension.*

**6. Graphics and images.** Graphics and “lifestyle” images that do not contain text may be permitted through the SIP process. These images must be integrated with the building design and not appear unrelated or “tacked on.”



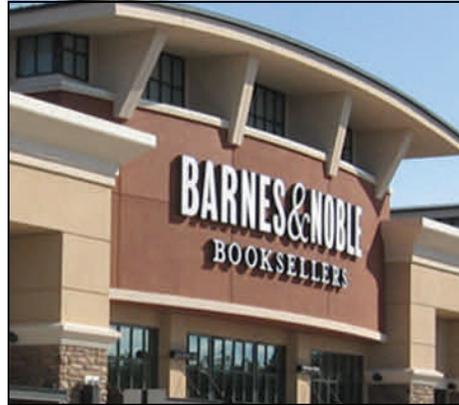
*Lifestyle images are inset into the wall and are framed and illuminated for quality appearance.*



*Internally illuminated channel letters provide an effective, high quality message.*

## B. Wall signs:

- 1. Signs must be sized and positioned in proper proportion to the wall on which they are placed.** Signs should fit comfortably within the wall space such that a margin of negative space frames the sign. No sign shall exceed 75% of the linear footage of the wall or area on which the sign is placed (within the tenant lease line for multi-tenant buildings) unless otherwise approved.



*The sign fits comfortably within the wall space.*

- 2. The sign should complement (not visually dominate) the building.** Wall signs should relate to the architectural features of the building and create visual continuity with other storefronts in the same building. Signs should not be located to cover or interfere with architectural details or ornamentation of a building's façade.



*The scale and character of these signs compliment the building architecture.*

- 3. Signs shall consist of individual channel letters.** Letters should have dark or contrasting returns (sides) to enhance aesthetic quality and legibility, unless otherwise approved by the City. In cases where individual channel letters are not used, signs must express a clearly defined dimensional quality using variation in sign shape and depth. Fabricated cut out letters, flat-faced signs, light boxes and flat cabinet signs are generally not acceptable.



*Depth and dimension are achieved using individual letters and formed background.*

4. **Letters and graphics should be directly mounted onto the exterior wall with electrical raceways concealed from public view.** If a raceway cannot be mounted internally behind a finished exterior wall; the surfaces of the raceway and conduit must be integrated into the overall design of the sign or colored to match the wall on which the sign is mounted.



*Channel letters with contrasting returns are mounted directly on the wall for a clean look.*

5. **Externally illuminated wall signs should generally be illuminated from the top of the sign.** Lights shall utilize shielded and focused light fixtures that do not cause glare and that minimize illumination beyond the sign copy.

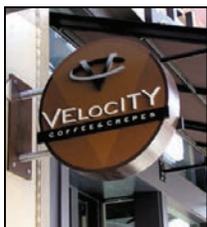


*This exposed raceway would not be permitted as it is not integrated with the design of the sign or otherwise colored to match the wall effectively.*

6. **Projecting signs should be pedestrian-scaled and proportionate to the building and context in which they are located.** Projecting signs should not obscure major architectural details or extend above the roof line. Hardware and mounting brackets of projecting signs shall be compatible with the sign and building colors. Signs should be mounted at least 8 feet from the ground or so as not to interfere with pedestrian movement.



*Letters are mounted onto a backing consisting of varied forms and colors that integrate it as part of the overall sign for a high quality look.*

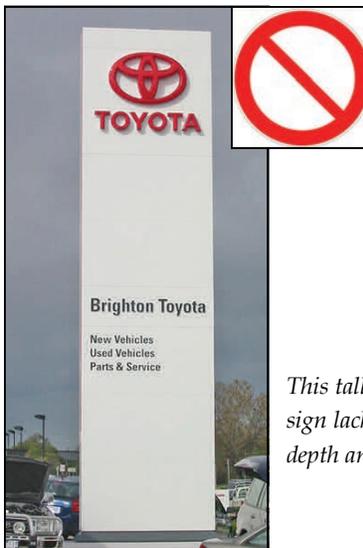


*A projecting sign conveys a sense of quality through appropriate scale and dimension.*

## C. Freestanding signs:



*The sign forms, materials and colors relate well to the building it serves.*



*This tall monolithic sign lacks proportion, depth and interest.*



*A well-proportioned sign with external lighting.*

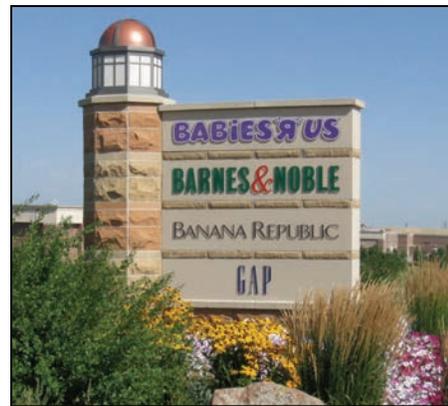
- 1. Signs should relate to context of area.** The scale, proportions and design of freestanding signs should be integrated within the context of the surrounding environment, such that the placement, size and design contribute to the overall streetscape and associated building architecture, rather than overwhelm or detract from it.
- 2. Coordinate materials and colors.** Freestanding signs should employ forms and materials that duplicate or complement the design of the building or project.
- 3. The design of the sign should provide distinct relationships of scale, proportion and function.** For example, distinguish a sign base, middle and top through changes in planes, materials and colors. Sign bases should generally extend outward from the body of the sign or otherwise express proportionality and quality through a transition between the body of the sign and the ground. Monolithic structures (cast as a single piece), exposed pole supports and pylon signs are not permitted.
- 4. Provide tasteful lighting that is context-sensitive.** Light may be cast directly onto the signs or individual letters may be backlit. The use of internally-illuminated cabinet signs with translucent panels is not allowed. Panels must be opaque so that when illuminated only the lettering/logo is lit and not the background. The background or field should have a non-gloss, non-reflective finish.

- 5. Limit panels on multi-tenant signs.** Multi-tenant monument signs with multiple tenant identification panels should generally have no more than six (6) individual panels. Panels should be a uniform size, with the major tenant or name being slightly larger. The size and color of tenant panels and lettering should generally be the same, with varied font and logo styles to minimize the look of a plain, uninteresting list of tenants.



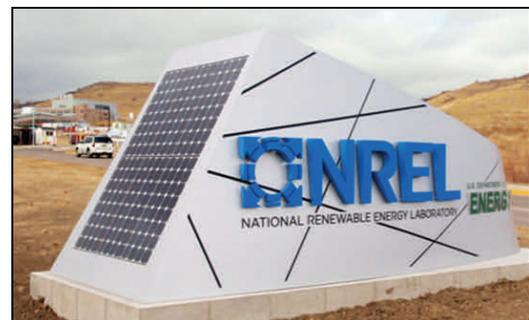
*The limited number of tenants and darker panel background create an attractive, legible sign.*

- 6. Landscape the base of signs.** Freestanding signs should generally be landscaped along the base with low growing plant materials and groundcover that relates to the site landscaping and provides year-round interest, without obscuring the sign area.



*Low growing, colorful plantings enhance this sign.*

- 7. Integrate solar power.** Freestanding signs may be illuminated from solar powered energy, provided that the location and design of the solar panels and all related exposed equipment are integrated into the design of the signs structure or otherwise located so as to minimize their visibility.



*Solar panels are integrated onto the sign.*





# Architectural Design

Building Form and Composition  
Façade Composition and Articulation  
Materials and Colors  
Lighting

## AD.1 Building Form and Composition

***Intent:*** Buildings should communicate relationships of massing, scale, and proportion that result in a unified, human-scaled design that fits well within its surroundings.

1. **Provide appropriate relationships of scale within context of the area.** Building massing and form should be modulated to reduce bulk and create interest. Projects should provide gradual transitions of building height and mass such that no building appears “out of place” relative to the overall context of the area.
  - Taller buildings should establish gradual scale relationships with the surrounding area by varying building heights and aligning similar architectural features and patterns, particularly at pedestrian levels.
  - Where multiple freestanding buildings are proposed as part of a single project, the massing of buildings should be coordinated but varied enough to provide for interest and distinction among buildings.



*Architectural treatment at lower levels and pedestrian scale at the street help buildings of varying heights relate well.*



*A tri-plex multi-family building relates well with neighboring single-family homes using transitions of scale, massing and architectural features.*

**2. Apply base, middle, top compositional strategy.** This tradition of architectural expression can be applied in a number of ways such as through variations in building forms, wall planes, horizontal and vertical elements, window patterns and building materials, provided they are proportionate to the building scale and combine to form a cohesive composition. For example:

- A building “base” should be scaled, articulated and treated with materials that reinforce the building’s placement within the site and relationship with the pedestrian zone.
- The “middle” of the building typically responds to the function of the building through fenestrations and design expressions.
- The “top” of the building is an opportunity to complete the building forms, provide varied rooflines for interest, and contribute to a unique silhouette against the sky. For example, use articulated cornices, eaves, canopies, bracket supports, trim in contrasting materials and colors, and variations in roof heights and forms.
- The traditional base, middle, top composition should be applied to most retail, office and commercial projects. Some multi-family buildings, buildings with highly contemporary architecture or innovative design and other circumstances may dictate alternative ways to compose building forms and reduce massing.



*In this case, a base, middle and top are clearly applied as horizontal “layers” of the building form.*



*In this example, the mass of the building is reduced through articulated building forms, various horizontal and vertical elements, and interesting rooflines.*



*A traditional base, middle and top is evident in many historic buildings such as this one.*



*The building is highest at the corner and steps down to transition with adjoining buildings.*



*The mass of the building is reduced through varied forms, rooflines and pedestrian-scaled entry.*

**3. Reduce building mass through proportioning strategies.** A well-proportioned building has components (windows, for example) that have the same proportion as the other components (structural bays, panels, façade sections, etc.). Consistent proportional compositions should be provided throughout the building massing and façade composition.

**4. Transition building height to reduce mass and relate to adjoining buildings.** Taller buildings may have forms or façade elements that “step down” or “step back” to create relationships of scale with the street or adjoining buildings.

**5. Provide a human-scale through design strategies.** Mass may be reduced in a number of ways including: variations in the building envelope; jogs in the wall planes; creation of architectural focal points at important corners or vantage points; angled or curved corners; varied rooflines; and similar measures that break down the basic geometry of the building.

- 6. Use generous balconies and terraces to reduce mass.** Where appropriate to the use, balconies and terraces should be incorporated into vertical and horizontal shifts in building forms. The character and function of these elements should be evident from the street.



*Balconies create recesses and shadows that help reduce mass and create interest.*

# AD.2 Façade Composition and Articulation

**Intent:** Buildings should convey a high quality, inviting and enduring aesthetic that complements the character of the surrounding area.

## A. Context

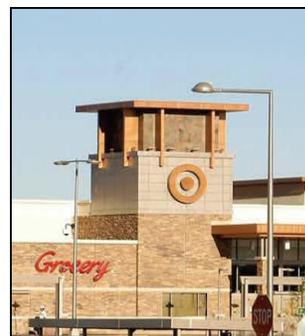
- 1. Design should fit within context and character of the area.** Take cues from the positive architectural attributes, character and vision of the area to develop a complementary yet unique design aesthetic. Creativity and unique design expression is encouraged. However, projects should relate architecturally to their surroundings by incorporating complimentary forms, materials, color palettes, or scaling patterns.
- 2. Adapt corporate formulas and design standards to reinforce Lone Tree as a unique place.** Prototypical site plans and architecture may need to be modified to reflect the context of the area. Staff will work with applicants to respect standard building footprints and maintain corporate recognition, while also conforming to these local guidelines.



*The placement, massing and design of this multi-family building relate well to its urban context.*



*The rooflines, materials and colors of this shopping center reinforce the similar architectural references in the area near Park Meadows Mall.*



*The Lone Tree Super Target exemplifies a balance between corporate identity and local character.*

## B. Facades:

1. **Apply “360 degree” architectural treatment.** The design of all building facades should combine to create a high quality, unified architectural composition. The level of design detail on each façade may correspond to the degree of visibility and interaction with the public. Facades visible from streets, pedestrian routes, parking areas, parks, trails and adjacent neighborhoods shall have the highest degree of architectural attention and quality materials. At a minimum, street-facing wall treatments should “wrap” around the corner of less prominent sides to the extent that they coincide with an architectural form or feature.



*The rear of this building faces a collector street and other uses, justifying the higher degree of design and landscape attention.*

2. **Arrange façade elements to create a sense of proportion, rhythm and pattern.** Create an interesting, tasteful and cohesive composition of elements. Arrange bays, fenestrations, columns, pilasters, arcades, and similar features to create interest. Repetitive patterns should accent (not define) a building façade. Asymmetrical rhythms may be desirable, particularly on larger walls.



*The façade includes both vertical and horizontal elements that combine to form a cohesive pattern.*

3. **Apply architectural elements and patterns both horizontally and vertically.** Consider using vertical elements to break up the scale of predominantly horizontal masses and horizontal elements to define vertical massing. Score lines, control joints and similar features should be scaled and detailed appropriately so as to be discernible from a distance.



*Building lacks a proportioning system, legible entryway, and vertical elements .*

- 4. Balance design legibility and flexibility.** Design buildings such that the primary functions and uses can be readily appreciated, making the building easy to access and understand. At the same time, incorporate design flexibility so that the building remains useful over its life span.



*The architectural style of this building hints to its use as a Japanese restaurant but is not so thematic as to preclude a different function in the future.*

- 5. Provide authenticity of forms and details.** Building facades should incorporate depth, where appropriate, by using architectural projections, balconies, decks, artistic elements, and similar measures, provided they are integrated into the overall design. Architectural features should be based on authenticity of building form and character with a high degree of design integrity, artful purpose and craftsmanship. Avoid “tacked-on,” unrelated elements.



*The modular patterns and rhythms created with the building facades are based on interior building functions, as well as considerations for building efficiencies.*



*Solar panels as shading devices provide dual purpose design elements. They are integrated with the design concept and off-set energy use.*

- 6. Avoid large expanses of blank walls wherever possible.** Where large expanses of blank walls are unavoidable, consider uses or design treatments to soften the wall and provide interest at the pedestrian level. For example, incorporate wall setbacks or indentations, water tables, landscaped walls, public art, raised planters, trellises, seating or other secondary elements.



*The architectural treatment wraps around the side of this building, which faces a public street.*

**7. Coordinate design with project signage.**

- Coordinate details of the project façade with planned signage. Consider how the placement, sizing, mounting and illumination requirements of the sign will work within the context of the building design as a whole.
- Mixed-use buildings should designate locations for planned signage on the building elevations. Demonstrate how changeable tenant signs will be accommodated including wall, projecting and awning signs, as applicable.



*The design of this in-line retail building accounted for space within each building facade that would be used for tenant signage.*

## C. Building Entries



*Projected gabled rooflines lend prominence and clarity to these entrances.*



*A large office building has different architectural forms at the entry, creating an interesting and pedestrian-scaled experience.*

### 1. Design obvious, pedestrian-scaled entries.

- Building design should orient primary entries to streets, plazas, public drop-off areas or other public spaces. Consider dual or shared entries, as appropriate, for buildings located at the edge of streets with parking in the rear.
- Larger buildings in particular should employ variations in architectural forms, height and massing to guide users to the building entrance(s).
- Building entries should be sized proportionately to the building and surrounding uses, but also be reduced in scale where necessary to provide an inviting pedestrian level.
- Entries should be clearly distinguished from the façade bay and be given prominence through: recess/projection, weather protection, articulation, arcades/colonnades, architectural details, materials, colors, accent lighting and other measures to create an inviting pedestrian-scaled experience.
- Avoid deep recessed entries where shadowing will interfere with visibility or cause icy surfaces.

## D. Windows

### 1. Window fenestrations should be integrated into the function and design of the building.

- Provide a unified, hierarchical composition of windows that corresponds to the building's base, middle and top.
- Proportion windows vertically wherever possible to convey a traditional, urban character. Verticality can be emphasized through window scaling, spacing patterns, mullions and architectural trim and detailing.
- Articulate window design through architectural ornamentation that complements the character of the building. Consider recessing windows and providing distinctive framing, lintels, sills and mullions to create depth and interest.
- Use windows for natural, indoor lighting as much as possible.
- A high degree of transparency at the street level is encouraged in retail settings to provide interest and activity at the street and sidewalk level.



*Window patterns relate to the forms and functions of the building and create variety and interest.*



*Take inspiration from historic buildings when developing building forms relative to window sizes, shape, and grouping.*

### 2. Glazing

- Low-E coatings are encouraged to provide energy conservation while maintaining a high degree of transparency.
- Fritting (bonding of opaque coating on the inside surface of the glass) or shade devices at least eight feet above the ground floor level may be provided to address solar heat gain.



*High degree of transparency at retail space.*

## AD.3 Materials and Colors

**Intent:** Design projects with a cohesive mix of durable materials, colors and finishes that convey a sense of permanence and richness of detail.

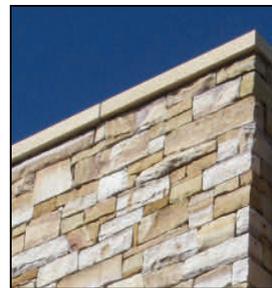
- 1. Provide a diverse, yet unified mix.**  
A mix of contrasting textures, colors and materials is encouraged, provided the overall palette results in a cohesive appearance (not stark, unrelated changes in materials or colors).
- 2. Preferred Materials.** The following materials are encouraged to promote quality, durability and a sense of timelessness to exterior building finishes and composition. Other materials may be allowed, provided they convincingly match the appearance of these preferred materials:

- Predominant Materials**

- Masonry, including natural stone, brick, cast stone, integrally colored (not painted) architectural concrete block and pre-fabricated brick panels.
- Integrally colored pre-cast concrete
- Manufactured stone
- Cementitious stucco
- Architectural metal panels (matte finish)
- Glass
- Copper



*A variety of materials and colors are combined in a cohesive way that conveys a sense of lasting quality.*



*Masonry finishes like sandstone, brick and textured block provide a high quality, lasting appearance.*

- **Secondary Materials:**

- Metal accents and trim
- Fiber cement board
- Wood siding or wood elements (should be composite or finished/ treated wood that conveys high quality and longevity)
- Accent tiles
- Ornamental ironwork



*Metal canopies and wood louvers lend interest as accents materials.*

### 3. Discouraged Materials.

- Highly reflective glass curtain wall systems. Glass should not exceed 30% reflectivity.
- Unfinished/grey, smooth concrete masonry units.
- Vinyl or aluminum siding.
- Wood and chain link is not acceptable for fencing or screening applications.
- Stucco or similar material lower than 36 inches from grade or in places where there will be regular contact with people or equipment.



*Unfinished gray concrete block contributes to the cold, flat appearance and mass of this building.*

**4. Address proportions of scale through materials.** The scale and composition of building material components should correspond with the overall scale and massing of the building for an authentic, durable appearance.

- Materials traditionally considered massive should not float above lighter materials.
- Larger, taller buildings should use large/"King"-sized brick or stone units to form a building "base".
- A discernible change in plane should be provided where different materials meet, such as a recessed or projected wall, ledge or reveal.
- Masonry should be applied as a mass, rather than a panel, to give the material depth and the appearance of a structural function. Masonry should "wrap" around corners and terminate at an inside corner of a building, and not at an outside corner, where possible.
- Balance the use of masonry wainscoting with vertical applications of varying heights to create variety and rhythm and reduce massing.



*This taller building effectively uses proportionately large stone to form the base and define bays.*



*Changes in materials and texture are made at a change in building plane and the masonry wraps around the corner.*



*Materials are thoughtfully composed to reinforce proportions and provide articulation and detail.*

5. **Consider the positive and negative effects of the bright, Colorado sunlight.** Use architectural methods such as changes in planes, ledges along the tops of walls and scoring patterns to work with the sunlight and create shadows and interest. Conversely, shading devices such as awnings, canopies, trellises, sunshades and other similar elements must consist of durable, high quality materials such as tile, canvas or metal in a matte finish that are fade-resistant.



*Small changes in planes and materials can create effective shadowing in the Colorado sunlight.*

6. **Preserve beauty of natural stone.** Natural stone should not be painted or stained unless it can be demonstrated through testing of actual stone sample that the natural striations and texture of the stone will be maintained and the overall appearance of the building will be enhanced as a result.



*The color and striations of natural stone should not be compromised by staining or painting over the stone.*

7. **Use durable, sustainable materials.** Projects should use materials that are energy efficient, have a substantial lifespan and can be reused or salvaged for other purposes. Consider using salvaged, recycled or renewable building materials and materials sourced from the region. Consider innovations in green design and construction to reduce environmental impacts while providing a functional, attractive project that relates to the context of the area.



*Brick and stone are natural materials used throughout Colorado's history, providing lasting appeal and value that is compatible with the environment. (National Mining Hall of Fame and Museum, Leadville, CO constructed in 1900.*

**8. Color palettes should complement the architecture of the building and the character of the surrounding area.**

- To convey a sense of timelessness and quality, building colors should consist primarily of warm earth tone colors. Draw inspiration from natural Colorado landscapes including but not limited to browns, creams, warm grays, mossy greens, gold, terra cotta and some reds.
- Colors should be tasteful and complement the area but need not match colors of adjacent buildings. Avoid monotony of colors within an area by selecting colors that relate to, yet are varied to some degree, from adjacent projects within the surrounding area.
- Tone down or shade brighter hues and integrate them into the overall earth tone color palette. For example, rather than bright red, use a deeper tone or shade.
- Materials should be selected that integrate color and resist color chipping, fading or damage over time.
- When beige, tan, cream or similar colors are used, the underlying hue should generally be toward yellow rather than red to avoid the appearance of pink buildings in certain light.



*A combination of warm earth tone colors combine in interesting ways.*



*A deep, earthy red is used effectively in combination with quality materials and design.*



*Bright blue awnings add color and interest to this otherwise neutral building .*



*Brighter colors are applied in limited areas and do not overwhelm the building or appear out of context.*

- Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), or are otherwise applied in ways that do not dominate the overall color palette or cause the building to look out of place relative to the area. Counteract stronger colors by integrating natural materials and textures into the overall design.



The extensive use of bright colors on this building is inconsistent with these Guidelines.

- Brighter colors may be applied more predominantly to buildings in areas of the City that include entertainment, dining or nightlife uses and would contribute positively to a more vibrant, exciting setting within that context.



*A more extensive use of bright and varied colors is appropriate in this particular context, which includes entertainment, dining and retail uses.*





## AD.4 Building Lighting

**Intent:** Building lighting should enhance the building architecture and provide necessary levels of light for safety in an attractive, subdued manner.

1. **Enhance building architecture with lighting.** Incorporate accent lighting into the building design to create visual interest, depth and shadows. Focus and direct building lighting to accentuate architectural elements and landscaping with a subdued wash of light while limiting upward directed light.

2. **Fixtures should complement style of project.** Decorative light fixtures should complement the style, materials and colors of the building and may be coordinated with surrounding site and pedestrian lighting where appropriate. The source of illumination should be hidden or otherwise shielded by acceptable opaque material.

3. **Provide cut-off fixtures.** Lighting must be directed, shielded and cut off so as not to cause light trespass, glare or off-site impacts. Lighting under entry canopies, gas/service stations and similar applications should be flush-mounted.

4. **Lighting should enhance safety.** Safety and security of the building and surrounding area should be enhanced through lighting design.



*Lighting accentuates building features in a tasteful, subdued manner.*



*Sconce lighting design relates to character of the building (left).*



*Example of cut-off fixture.*

# APPENDIX A

## Glossary of Terms

The following terms are used to describe certain elements of site design and building architecture used by the City of Lone Tree in the design review process. Terms used in the Design Guidelines but not defined here shall have the same meaning as that contained in the City of Lone Tree Zoning Code. Any term that is not defined or that is unclear, may be clarified by contacting Community Development Department staff.

|                                |   |
|--------------------------------|---|
| <b>360-Degree Architecture</b> | All sides of a building visible to the public shall employ architectural features such as varied massing, wall plane articulation, windows, a variety of colors, and patterns necessary to achieve visual interest, especially at the pedestrian level. The degree of design attention and detail may be commensurate with the degree of public visibility. |
| <b>Arcade</b>                  | An arched roof or covered passageway.   |
| <b>Articulation</b>            | Variation in depth of the building wall plane, roof line, materials and/or height of a structure that interrupts a monotonous area and creates patterns.  |
| <b>Balance</b>                 | An aspect of architectural rhythm achieved by matching different symmetrical and asymmetrical elements which, when perceived as a whole, exhibit harmony or equilibrium.  |
| <b>Bay</b>                     | A unit of architectural form that describes the zone between the outer edges of an opening including windows and doors. For example, a building with a center door and a window on either side has three bays.  |
| <b>Bollard</b>                 | A structure or type of light standard that prohibits vehicle access to a pathway or other area.   |
| <b>Brackets</b>                | Ornamental supports, usually of wood or pressed metal, which appear at the cornice line of a building.  |
| <b>Character</b>               | The main or essential features of a place or building that distinguish it from its surroundings.  |
| <b>Compatible</b>              | To give the appearance of existing together in harmony without a conflict with respect to site, architecture and landscaping design.  |
| <b>Cornice</b>                 | A decorative horizontal member or top course that crowns a wall or architectural composition.   |

|                               |   |
|-------------------------------|---|
| <b>Design</b>                 | The creation and execution of aesthetic and functional elements.  |
| <b>Design Review</b>          | The comprehensive evaluation of all exterior aspects of a project relative to aesthetic and functional relationships with neighboring properties and the community as a whole. Design review is an element of the City’s Site Improvement Plan process, as described by Chapter 16 of the Municipal Code, and these Design Guidelines.                |
| <b>Façade</b>                 | The face of a building – usually referring to the front.  |
| <b>Fenestration</b>           | The arrangement, proportioning and design of windows and doors on a building.   |
| <b>Fuel-Efficient Vehicle</b> | Fuel-efficient vehicles are generally intended to mean vehicles that have achieved a minimum green score of 40 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide.   |
| <b>Landmark</b>               | A visually prominent structure or natural feature that functions as a point of orientation or identification.   |
| <b>Massing</b>                | The delineation of the volume or composition of building elements, which defines the overall impression of bulk and size.   |
| <b>Mullion</b>                | A slender vertical member that forms a division between units of a window, door or screen.  |
| <b>Palette</b>                | The set of colors to be used on a particular building or group of buildings. May also refer to a set of planting materials to be used in the landscaped design.   |
| <b>Parapet</b>                | The part of the wall that rises above the edge of the roof.   |
| <b>Pedestrian Scale</b>       | Relating of structures and elements in the environment to the size of a person such that a comfortable, inviting, accessible experience is created.   |
| <b>Predominant Materials</b>  | Those exterior building materials whose total area, taken together, constitute approximately 60 percent or more of a building’s total exterior wall surfaces visible to the public view, excluding windows and doors. These materials should be comprised of “Predominant Materials” listed on Page 73, or as may otherwise be permitted by the City. |
| <b>Proportion</b>             | The relationship between elements taken as a whole or in comparison to each other. Often expressed as a ratio.  |
| <b>Public Realm</b>           | The portion of public or private property reserved for the movement, activity and enjoyment of the general public.  |
| <b>Scale</b>                  | The relationship between building masses and the relationship between the building and the surrounding community.   |

**Secondary  
Materials**

Those exterior building materials whose total area, taken together, constitute approximately 40 percent or less of a building's total exterior wall surfaces visible to the public view, excluding windows and doors. These materials may be comprised of "Secondary Materials" listed on page 74, or as may otherwise be permitted by the City.

**Streetscape**

The combination and interaction of all of the elements that compose the pedestrian environment including but not limited to: paving, sidewalks, tree lawns, street trees, tree grates, landscape cut-outs in the paving, landscaping, street and pedestrian lighting, benches and other seating, planters, pots, trash receptacles, bike racks, newspaper corrals, kiosks, bollards, bus shelters, shading devices, wayfinding and identity signs, regulatory signs and public art.

**Tree Lawn**

A portion of the public right-of-way typically located between the curb and the pedestrian walk that is landscaped with trees and grass or sod.

