Design Guidelines & Standards
Architecture and Site Planning

CITY OF LONE TREE

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Design Guidelines & Standards - Architecture & Site Planning

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The City of Lone Tree is committed to the environment and hopes that all who read this document are committed as well. Please be mindful of the environment and view this document in paperless digital format whenever possible.

Vision Statement

Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving businesses.

Mission Statement

We will achieve Lone Tree's community vision by doing things the best way, not just the expected way.

Acknowledgments

The City of of Lone Tree Design Guidelines & Standards are the culmination of years of contributions and guidance from past city elected and appointed officials, community members, stakeholders, and staff.

Community Development staff thanks all those who participated in this process, with special thanks to the following:

City Council

Jacqueline Millet, Mayor
Cathie Brunnick, Mayor Pro Tem
Mike Anderson, Council Member
Jay Carpenter, Council Member
Wynne Shaw, Council Member

City Planning Commission

Kevin Spencer, Chair
Kevin Shane, Vice Chair
Kyle Adamson, Member
Alecia Brown, Member
Sydney Gieser, Member
Marissa Harmon, Member
Whitney Louderback, Member

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Introduction

Background

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 they adopted design guidelines as a tool to achieve that goal.

Since its incorporation, Lone Tree has continued to grow according to its Comprehensive Plan. It is home to premier shopping and dining experiences, popular entertainment opportunities, major employers, and a wide range of attractive residential neighborhoods, parks and open spaces.

With the growth of Lone Tree, residents and City leaders have held fast to the original premise of creating and maintaining an attractive, distinctive community. This has evolved to include a desire for a safe, functional, accessible, sustainable, and inclusive environment that promotes connectivity, wellbeing, and sense of place. It is within this context that high quality design of new development, redevelopment and public spaces is encouraged.

"From vision to reality."

Design Guidelines helped shape concepts for the Vistas at Park Meadows.

Purpose and Intent

This document stems from the vision, goals, objectives 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.

The purpose of the Lone Tree Design Guidelines and Standards for Architecture and Site Planning (hereinafter Design Guidelines & Standards) is to communicate aspects of urban design, architecture, and public space that Lone Tree has determined are important in supporting successful projects and special places in the City. The Design Guidelines and Standards are intended to 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.

The City appreciates that there are many ways to achieve good design and conformance with design principles. This document is intended to be flexible and support creativity and innovation. It is not intended to add undue costs that would impact project feasibility or housing affordability.

Lone Tree Arts Center, a City architectural treasure.

Applicability

These Design Guidelines and Standards apply to all new development and redevelopment in the City of Lone Tree that is subject to a Site Improvement Plan (SIP) or Site Improvement Plan amendment. This means they apply to virtually all land uses in the City, with the exception of single-family detached residential projects for which Site Improvement Plans are not required. See the City of Lone Tree's Landscape Design Guidelines and Standards for guidance in the design of all landscaping and irrigation plans associated with Site Improvement Plans.

Application of these Design Guidelines will vary by the nature and scope of the particular project. Guidelines are not one-size-fits-all; certain guidelines may be applicable to some projects more than others, depending on the context, scale and use of the project or unique circumstances. For example, civic, cultural, recreational, and entertainment uses may have programming needs that necessitate a more creative or iconic design. Alternatively, some medical, research or data center uses may have specific functions that dictate certain architectural forms and treatments. Other uses may involve innovations in design and construction not 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 proposed use and design concept. Thinking critically about the issues, staff will suggest a design approach intended to achieve the Core Design Principles in a manner most applicable to the site and use.

Additional and/or varied Design Guidelines and Standards may apply to sites within a planned development zone district. In these districts, additional governing documents may include one or a combination of the following: Planned Development Plans, Framework Plans, Sub-Area Plans, Streetscape Plans, Wayfinding Plans, and other applicable documents. Unless specifically addressed by a Planned Development District plan, these Design Guidelines and Standards shall apply.

Variances to the Design Standards may be requested to the Design Standards through the Site Improvement Plan process (details on the variance process are provided in the City's Zoning Code).

The design of this regional office campus was guided by the Sky Ridge Transit-Oriented Development Sub-Area Plan. Where the Sub-Area plan did not address a particular subject, the City's Design Guidelines and Standards were applied.

Readers Guide

Organization
The Design Guidelines and Standards are organized around three sections:

Context and Site (CS)
Public Realm (PR)
Architectural Design (AD)

Each section includes intent statements and various design approaches that should be considered to achieve the overall intent. Unless otherwise noted, Guidelines and Standards apply to all projects regardless of use (multi-family, commercial, retail, office, utility structures, etc.)

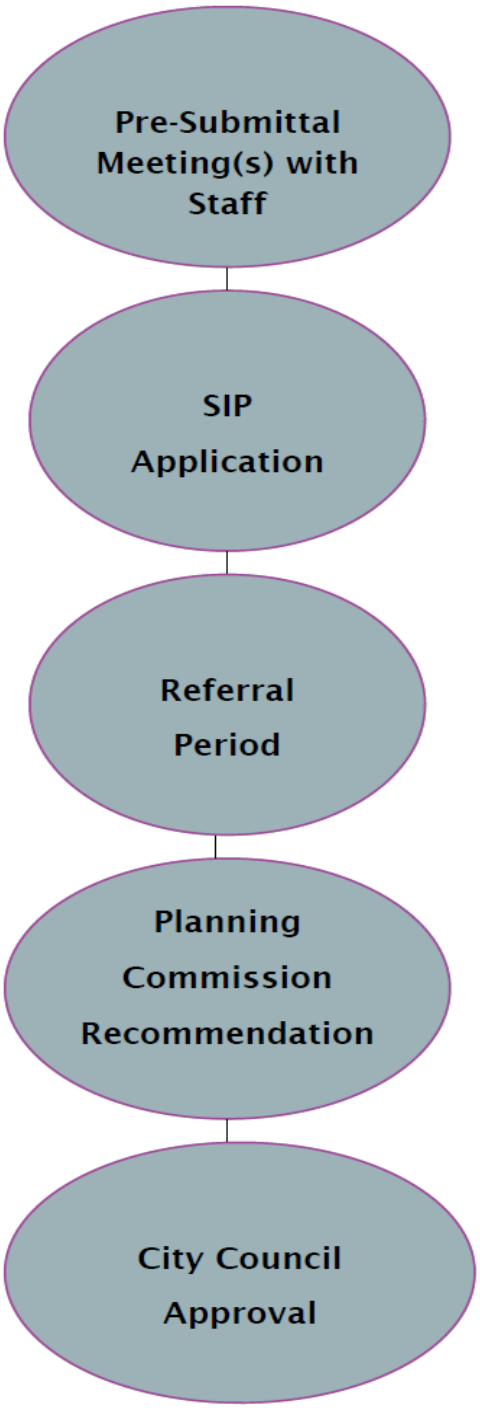
Guidelines Vs. Standards
Standards are requirements that will be signified by the term "shall" or "must" and are prescriptive (mandatory) requirements unless a variance is approved as part of the approval process. Standards are lettered provisions in this document, i.e. A, B, C are preceded by the section initials, e.g. AD-A, AD-B, AD-C and are located and labeled in boxes within each section.

Design Guidelines are intended to communicate an overall design intent and suggest possible ways to achieve that intent and will use such terms as "should," "may," or "encouraged." Guidelines are numbered provisions in this document, i.e. 1,2,3 that are preceded by the section initials, e.g. CS-1, CS-2, CS-3.

Photographs
Photographic examples are provided to convey the general intent of a guideline, or to illustrate a standard. Photographs are included to illustrate a specific desirable (or undesirable) design element; they are not intended to promote or disparage the developments or products represented. Examples of what the City does not want to see are denoted with the following symbol: 

Relationship to Other Documents
The Design Guidelines and Standards should be used in conjunction with other documents that provide additional information about the City's development goals and requirements. When preparing their application packages, applicants should consult the City's Comprehensive Plan, Zoning Code, Subdivision Code, Design Guidelines and Standards for Landscaping, and any other applicable documents that may apply to their development site (e.g. Sub-area plans). In particular, applicants must refer to the Zoning Code for additional regulations pertaining to the Site Improvement Plan Process, which include standards for lighting, grading, signage and parking, among other criteria.

Typical Application & Review Process



Applicants are required to meet with City staff early in the design process to identify key issues and address design concerns. At this "pre-submittal" stage, applicants present initial site layouts, preliminary design concepts and/or renderings, photographs, and other similar information to facilitate a productive dialogue with staff. During the pre-submittal, staff will advise applicants of the approval process for their project (i.e. review by the Planning Commission, City Council, etc.).

Addressing design issues in advance of a formal application streamlines the review and approval process once an application has been submitted. This streamlined process maximizes staffing efficiencies for both the developer and the City and reduces the possibility an application may require numerous referrals, often at additional cost to the developer.

Once a complete application is received by the City, a Site Improvement Plan is generally processed within 90 to 120 days from the date of formal application; this includes staff review, agency referrals and public meetings, as applicable. This timeline is dependent on the applicant's responsiveness and ability to correct issues and submit revised plans, as may be required. For additional information on the application process, please consult Zoning Code, the City Community Development Department website, and/or contact Planning staff with questions. For more information on the review process, see the Site Improvement Plan Article of the Zoning Code, the City's website, and contact Planning staff with any questions.

Conformance

Projects are found by the city to be in conformance with these Design Guidelines & Standards when the design concept is:

- Consistent with the Core Design Principles;
- Responsive to the overall intent embodied in each section of the document; and
- In compliance, when applicable, with the Design Standards.

If, in the course of administration, there is any question as to the intent or meaning of any word, phrase or section of these Guidelines and Standards, the final decision-making entity shall render the official interpretation.

Amendments

Amendments to these Design Guidelines and Standards shall be subject to review by the Planning Commission and action by City Council.

Amendments to the appendices may be approved by the Community Development Director based on the acquisition of new information and/or best practices.

Core Design Principles

All development and redevelopment in Lone Tree should be consistent with the following Core Design Principles. These principles are overarching and integrated throughout this document. Applicants will be required to integrate these principles into their Site Improvement Plan:

Design Excellence. Support excellence in architectural and site design, incorporating innovation, new technologies and best practices. Provide quality in construction to convey a sense of timelessness and durability, while avoiding undue costs that would impact project feasibility and/or housing affordability.

Context and Local Character. Foster development that enhances and relates to the context of the surrounding area. Projects should be integrated with their natural and built environments and should reinforce a distinctive local character.

Urban Form and Connectivity. Promote compact, mixed-use development patterns, and connections that advance walkability and bikability, making it safe and convienent for pedestrians and bicyclists to traverse the City.

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 quality and energy and water conservation through innovative technologies and sustainable practices in site planning, building construction, maintenance, and operations.

Sense of Place. Create an interconnected system of inviting, safe, inclusive, accessible, and active outdoor spaces that encourage social interaction and strengthen a sense of community and wellbeing.

Context & Site

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 a functional, attractive, and inviting project that is well-integrated with the surrounding area.

Reinforce a "sense of place":

CS-1. Understand and relate to the surrounding context.

Lone Tree consists of many different areas, each with their own distinct qualities and characteristics.

(1) 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.

(2) 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.

CS-2. Promote local identity.
Adapt site plan templates and/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 local character.

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

CS-3. Create unique, inviting places

- Employ strategies that promote projects and places as attractive destinations for living, shopping, working, walking, biking and recreating.

- Create connections with public spaces, trails and amenities that promote active or passive uses.

- Incorporate tasteful site amenities that provide distinction to the project, such as a variety of seating opportunities, artistic bike racks, artwork, potted plants, hanging baskets and similar elements.

CS-4. Take advantage of site characteristics.

- Use the site location, natural features, and unique characteristics to guide how a site is planned, taking advantage of elements that add excitement or distinction, while mitigating undesirable aspects.

- Use design strategies to preserve and/ or ehance views to and from prominent natural or built landmarks

The height and orientation of this outdoor patio takes advantage of Front Range views.

Visually relate to adjoining streets:

CS-5. 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 simple but high quality design that relates to the block or area as a whole.

CS-6. Foster a sense of arrival.
Define a sense of arrival via the use of entry monuments, landscaped medians, special lighting, fencing, low walls, artwork, planters, or other landscape elements.

CS-7. Visually enhance street corridors and views.
Consider ways in which the project's relationship to the street can enhance the street corridor and draw people into the project.

- Include streetscape elements that complement the area: extend similar street tree and landscape treatments, install artwork, integrate bike trails and pedestrian walkways.
- Where a project terminates the view from a street, create focal points by using building placement, special architecture, special landscaping, amenities or other similar landmarks.

Design Standard

CS-A. Enhance corner sites.
Corner sites should relate to the street. Buildings situated at the corner should serve as gateways or focal points and should be used to their greatest advantage.

The building at this corner site is angled such that it emphasizes its architectural prominence.

A variety of design elements combine to create visibility and interest from an adjoining highway and adjacent street.

CS-8. Locate buildings in proximity to the street edge.
Not withstanding 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. Taller buildings may be set back or stepped-back farther from the street to provide a comfortable scale for pedestrians, and to relate to that of adjacent buildings.

A building that exemplifies a well placed proximity to the street

The placement and design of this building promotes pedestrian activity.

Architectural Context & Character:

CS-10. Fit the old and new together.
Provide a balance between old and new or redeveloped projects. 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, way-finding or streetscape elements, and other similar measures.

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.

CS-11. 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 specific design strategies. Work with staff early in the design process to discuss which considerations may apply to your project.

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

Natural Systems

Intent: Natural systems and features on and around the site should be considered at the earliest phase of project development. Mitigate development impacts to preserve and enhance the site's natural features.

Reduce and mitigate environmental impacts of development on natural systems:

CS-12. Reduce environmental impacts.
Decisions about site and building design should consider environmental factors such as topography, drainage, vegetation, solar orientation, natural ventilation, natural day lighting of interior and exterior spaces, water conservation, protection from snow and wind to reduce their environmental impacts, and energy consumption costs.

CS-13. Integrate natural drainage ways.
Natural drainage ways on or adjacent to the site should be integrated into project design by incorporating them as project amenities, identification features, connections to trails, etc.

Grade changes are addressed with the building design.

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.

CS-14. Minimize visual impacts of retaining walls:

(1) Distribute walls throughout the site and/or terrace them; incorporate landscaping on spaces between terraces.

(2) Avoid retaining walls over six feet in height unless they are (a) not visible from public streets or (b) terraced and landscaped to reduce their visual impact. NOTE: Retaining walls greater than 4-feet in height may require design by a structural engineer; consult the City's Building Division for additional information.

(3) Retaining walls should consist of materials and colors that complement the predominant materials, colors, and elements of the adjacent building(s). In urban and/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.

(4) Where sculpted shotcrete walls are used for retaining walls, special consideration should be given to the application of forms, textures and colors to ensure the walls are blended with the natural landscape. The verticality of taller shotcrete walls should be reduced by incorporating horizontal ridges, patterns and shadowing effects.

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

CS-15. Reduce water consumption.
Strategies to reduce water consumption should be considered for every aspect of the project. Examples include effective drainage and detention design, efficient plumbing systems, use of xeriscaping, and avoidance of water features with high evaporative loss (e.g. water fountains). Where water features are proposed for aesthetic purposes, design with water conservation in mind.

CS-16. Reduce surface water and pollutant runoff.
Maximize the use of on-site pervious surfaces. Utilize vegetative ground cover, permeable pavers, decomposed granite and other similar materials. Integrate bioswales and landforms in design to support water quality.

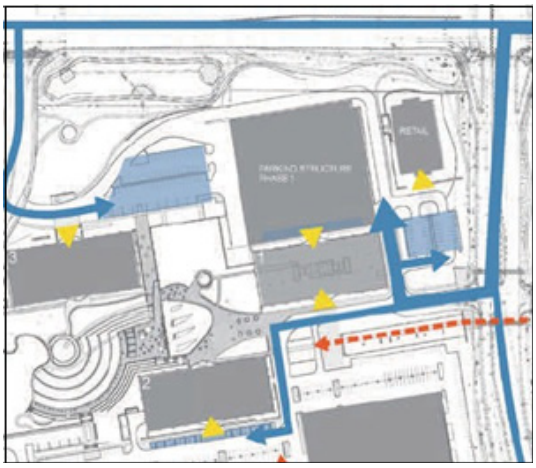
Landscaped bioswales along project edges or in parking lots are designed to remove silt and pollution from surface runoff.

Access and Circulation

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

CS-17. Limit curb cuts.
Minimize conflicts between vehicles and pedestrians by limiting curb cuts along streets with heavy pedestrian traffic. Share curb cuts and driveway access points among multiple developments and/or buildings; provide/coordinate cross-access easements when necessary.

CS-18. Link to circulation systems.
Provide safe, well-defined circulation systems within the site that connect users directly to entryways, public spaces, 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 site plan minimizes access points and the internal circulation is designed to distribute traffic efficiently.

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

Design Standard

CS-B. The minimum, unobstructed sidewalk clearance shall be compliant with Americans with Disabilities Act (ADA) standards. Site amenities shall not impede the path of travel. Greater widths may be required based on location and expected use.

CS-19. Provide ample, clear sidewalks. Sidewalks should be designed with ample width to accommodate pedestrian flow and circulation free from obstruction. In retail or mixed-use areas, sidewalks should accommodate multiple uses and functions at peak times; accomodate for outdoor seating, landscaping, lighting, and related amenities.

CS-20. Encourage alternative modes of transportation. Create conditions that are conducive to walking, bicycling and transit use by fostering safe, walkable environments and by providing convenient amenities such as shade, seating, bike racks, bike lockers, etc. Create connections to and from transit stops and trails.

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

Parking

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

CS-21. Promote clean air.
Incorporate on-site design elements that encourage alternative transportation and make it easier for users to avoid auto-dependence. For example, bicycle parking should be provided in well lit, convenient locations near building entryways, or inside storage lockers or parking garages where possible. Reserve premium parking for carpools and provide car charging stations for battery operated vehicles.

Car charging stations help promote use of electronic vehicles and work to minimize air quality impacts.

CS-22. Reduce amount of surface parking.

(1) Locate parking below grade, in structures, or share parking between uses where possible and where consistent with City parking regulations.

(2) Locate, group, and sign motorcycle and scooter parking in garages and surface parking (instead of a single motorcycle or scooter taking up a single parking space).

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

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

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

A parking structure is wrapped by a conference center and retail space, effectively screening the visual impacts of parking.

CS-23. 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. (See the City's Design Guidelines and Standards for Landscaping for additional guidance related to parking areas.)

CS-24. Provide safe, attractive bike and pedestrian connections.

- Incorporate an integrated system of routes within a project and provide connections to surrounding uses.

- Guide pedestrians and bicyclists through a project via sidewalks, separated pathways and designated crosswalks; emphasize the routes with landscaping, low walls, signage, lighting and other features.

- Enhance pedestrian safety in drive aisles by providing visual and tactile cues, to include curb caps, necked-down intersections, lighting, landscaping and signage.

CS-25. Screen parked cars.
Mitigate the visual impact of parked cars by:

- Providing structured parking;
- Wrapping parking areas with active uses;
- Locating parking at the rear of buildings; or
- Using low walls, berms and landscaping to screen parking areas. NOTE: screening should not compromise safety or impede visibility.

Design Standard

CS-C. Parking structures that are not wrapped or otherwise concealed from the street shall conform to the architectural design guidelines and standards established herein.

CS-D. 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.

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

CS-26. Reduce heat-island effect.

- Surface parking should be designed to minimize the heat-island effects of paved areas by using landscaped medians, peninsulas, courtyards and pedestrian walkways; planting shade trees; and using paving materials with high solar resistance (e.g. concrete).

- Photovoltaic systems should be considered to shade parked cars and provide energy to the project. Such systems must be identified as part of the SIP and should relate visually to the project

CS-27. Provide safe, attractive parking structures.

(1) Ground level facades should convey a lively, pedestrian oriented appearance. Parking structures should be wrapped with retail and/or office space at the ground level, where possible, and should include elements such as awnings, canopies, display areas and distinctive entryways.

(2) Create safe and inviting parking structures by:

- Using natural light through windows and open stairwells;

- Limiting pedestrian access to open decks on the ground floor via the use of metal screens;

- Locating foundation plantings a distance of 10-feet from the building in order to maintain clear sight lines and prevent hiding places and ambush points;
- Using light colored rock against the building; and by
- Providing adequate lighting and clear signage.

This parking structure at grade complements the architectural design of the building

Service Areas, Storage and Equipment

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

CS-28. Minimize visibility and conflicts of service areas.
Locate utilitarian functions such as service entrances, loading docks, overhead service doors, trash and recycling collection, and drive-through lanes away from pedestrian areas; consider below grade locations, or other less visible areas. Where service areas are visible to the public, screen features via the use of 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.

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

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

Design Standard

CS-E. 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. Due to topography, land use, and other considerations, the Director may also require screening of roof-mounted equipment from adjacent properties at higher elevations and from areas across streets. A combination of roof-top screening methods may be required and may include:

(a) Locating units in the center of the roof, or otherwise away from the prominent vantage points of adjacent streets and properties.

(b) Raising the parapet on all sides of the building to be as high, or higher than, the highest mechanical unit or vent.

(c) Creating a secondary roof screening system designed to be as high, or higher than, the highest mechanical unit or vent.

(d) Providing screening systems that enclose groups of units rather than each individual unit and that appears as an architectural feature of the building, using materials and colors compatible with the building.

(e) Interior-facing cornices, parapets, roof surfaces, or other architectural features may be required to be painted or otherwise constructed to complement the building and mitigate views of such elements.

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.

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

Electric meter boxes painted to match the building behind helps these to visually fade into the background.

CS-29. Screen ground-mounted equipment and utilitarian building components.

(1) Such features should be incorporated into the design of the building (and painted to be compatible with the building design), located away from public areas, or screened from public view with landscaping and/or screen walls.

(2) Internalize building drainage systems such as downspouts and pipes where possible.

(3) Electrical transformers and similar above-ground utility equipment should be located to minimize visibility and/or should be painted to match the building behind or be screened to reduce visual impacts.

(4) 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.

CS-30. Avoid or screen drive-through lanes. Drive-through lanes should generally be avoided to promote more walkable, compact development patterns and promote clean air. However, where necessary, drive-through lanes should be located so that noise from intercoms and headlights from cars do not impact adjacent residences. Strategies may include strategic location, integrated design, landscaping, berming and low walls.

CS31. Address drive-through features. Canopies, menu boards, bollards and similar features related to drive-through areas shall be coordinated with the design of the building and shall be detailed on the SIP.

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.

Design Standard

CS-F. Minimize the view of commercial vehicles. Commercial vehicles associated with the project shall be parked in designated areas that are not highly visible to the public, such as to the rear of the building, loading area or other less visible space when possible. They shall not be placed or parked for advertising purposes.

CS-G. Cart returns in parking lots shall not include advertising.

CS-H. Cart returns shall not consist of unfinished aluminum framing, vinyl or plastic coverings, and plastic form bumpers.

CS-32. Locate and design shopping cart storage and returns to minimize visual impact and prevent impediments to pedestrian and vehicular traffic. Commercial areas with shopping carts should designate areas for short and long-term cart storage and return in order to provide convenience for customers, yet avoid conflict with pedestrians, parking or landscaping.

(1) Minimize the view of long-term cart storage by locating it 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.

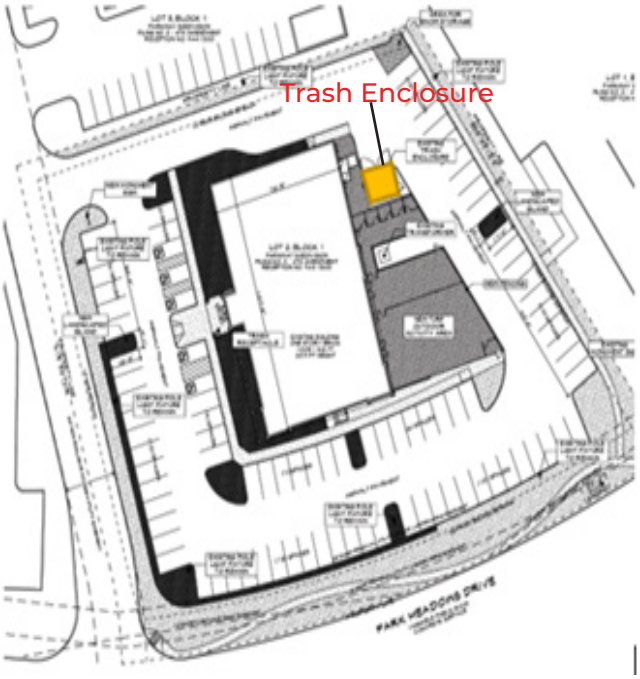
(2) The design and colors of cart returns in parking lots should relate to the design of the building or commercial center they serve. Cart return materials should be durable, resistant to chipping or fading, and should convey a sense of quality and permanence.

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

This shopping cart corral is designed with colors and forms that are compatible with the project.

CS-33. Locate trash enclosures strategically.
Enclosures should be located in areas to reduce visibility to the public and may be located and sized for purposes of sharing with adjoining uses.

CS-34. Provide for disposal of pet waste.
Waste bins that are provided in lawn areas may be required to have dog waste bag attachments.



This trash enclosure is readily available by service trucks, is located to reduce conflicts with pedestrians, and is in an area less visible to the public.

Design Standard

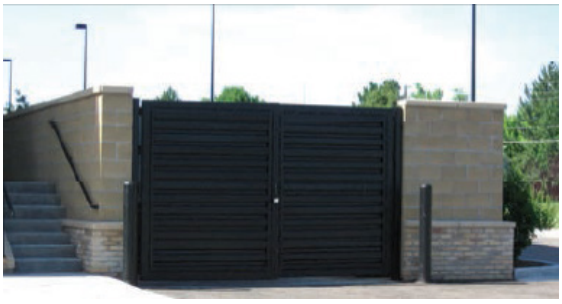
CS-I. Locate and screen all trash and recycling dumpsters appropriately. All trash and recycling dumpsters must be stored within an enclosure. The location of the enclosure must be in an area that is readily accessible to service trucks.

(a) The enclosure shall be constructed of approved materials and colors complementary to the building. The enclosure must have a metal gate that is painted to complement the colors of the building and that prevents visibility into the enclosure. Some projects may require an alternative enclosure design to promote safety and prevent concealment.

(b) The enclosure must be at least 18" higher than the dumpster, or the enclosure must have an approved cover. Enclosure walls should include a cap or ledge along the tops.

(c) Unless waived by the Director, the trash enclosure shall be adequate in size to accommodate trash and recycling for the building use.

(d) Trash and recycling enclosures shall be located so they do not impede ADA access.



A sufficiently sized trash enclosure is faced with materials that match the building and uses a durable metal gate system.

Public Realm

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 and are accessible to people of all ages and abilities.

PR-1. Encourage human-scaled public spaces.
Public plazas, parks, courtyards, pedestrian corridors, sidewalk cafes, common dining areas, space for food trucks, 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 informal community uses such as performances, farmers markets, community bulletin boards, kiosks, picnic areas, etc.

PR-2. Select optimal locations.
Public spaces should be located in prominent, accessible, safe, and visible locations that take advantage of adjacent amenities, pedestrian connections, views, and focal points. Consider opportunities to expand and/or connect with public spaces in adjoining projects.

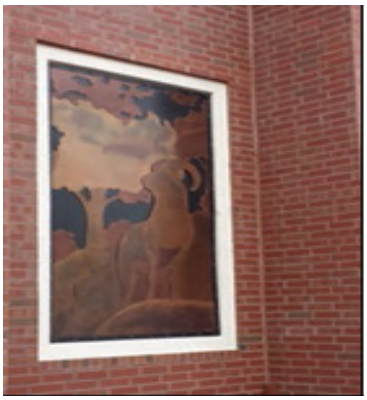
The comfortable scale, landscaping and amenities provided in these spaces encourage people to linger and interact.

PR-3. Promote year-round activity. Outdoor activity areas should be oriented and designed to avoid intense, direct sunlight in the summer, minimize icy conditions during the winter, and should provide features that account for varying seasonal and daylight and evening conditions. Locate benches under deciduous trees to receive direct sunlight in the winter and provide shelter from the winds and sun in summer. Consider providing protection from sun and wind, movable furnishings, climate control elements (e.g. overhead weather protection or outdoor heaters), pedestrian lighting, and water features for summer play.

PR-4. Provide interesting, interactive spaces. Outdoor spaces should include design elements that create sensory Add design complexity by integrating a combination of paving textures and colors, planters, low demand water features, comfortable and ample seating, decorative lighting, interactive play features, artwork, shade trees, and large boulders and unique landscaping.

PR-5. Design spaces for all ages and abilities. Public spaces should offer safe and convenient access for strollers, wheelchairs and other mobility assistance devices; provide simple way-finding cues through signage, landscaping and paving; include tactile experiences with changes in texture and surfaces; include adequate lighting; and supply comfortable seating.

Interactive art at this local park creates sensory interest for visitors.



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

This shelter provides modern amenities including a bike repair station, a water fountain with a spigot for dogs, and a picnic table for users to relax after a walk or ride on a nearby trail.

PR-6. Incorporate art into public spaces.
Lone Tree values public art. Projects should consider including sculptures, murals, mosaics and similar elements to create interest and distinction. Consider installing functional art (e.g. bike racks, benches, shade structures) in public spaces. 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 and resistant to weather and vandalism. Art features should be detailed on the SIP to ensure integration with the space, landscaping, lighting, etc.

PR-7. Provide innovative amenities
The City encourages the implementation of modern amenities including, but not limited to, bike shares, bike repair stations, drinking fountains that include spigots for ADA accessibility and pets, solar powered benches and awnings, fixtures with charging ports, and solar powered parking stations.

PR-8. Provide public amenities
Amenities such as trash and recycling receptacles, tables and benches should be included to promote wide public use and cleanliness of the site. Trash receptacles and/or benches may be required on some sites, depending on project scale and use.

This parking pay station is solar powered, providing convenience while saving energy.

PR-9. Use attractive, durable materials.
Design public spaces using attractive, quality, durable materials such as stone, brick, integrally colored concrete, powder-coated/factory finished metals, anti-graffiti coated elements, and other materials that resist chipping and fading. Patio umbrellas and awnings should be composed of durable fabrics or other materials that relate to the design character of the project.

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

PR-10. Design water features to advance conservation and aesthetics.
Design water features to conserve and recycle water. With the exception of interactive splash pads 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.

PR-11. Provide safe and convenient outdoor areas for employees and patrons.
Integrate spaces 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 promote a safe environment.

Outdoor tables and chairs at this office provide a convenient and comfortable space for employees.

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 entryways and edges, and consideration for maintenance.

PR-12. 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. Include features that assist pedestrians in way-finding and mobility, such as level grades, textured paving surfaces, ample seating, pedestrian lighting, clear signage, ramps for wheeled devices (wheelchairs, walkers, strollers, bicycles etc). Ensure bicycle parking and other amenities do not conflict with pedestrian or ADA circulation. (See Design Standard CS-B, p. 23)

A safe, convenient ramp is designed with landscaping to enhance the user experience.

PR-13. Provide streetscape features and amenities.
Incorporate streetscape features and amenities into the project that relate to the site's character. Bike racks, trash and recycling receptacles, seating, and other similar features should be provided for the public's convenience and comfort.

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

PR-14. Ensure maintenance of site furnishings.
All site furnishings should be easy to maintain and vandal resistant.

This seating area is utilizing many CPTED principles such as clearly lit, activated adjacent to a sidewalk, as well as within clear site of town homes and their balconies.

This bright, open sheltered transit stop provides benches for people to stay out of the weather.

PR-15. Design projects to be safe and secure. Employ Crime Prevention Through Environmental Design (CPTED) principles to design buildings and sites that:

(1) Allow for clear sight lines;

(2) Provide adequate lighting;

(3) Minimize concealed and isolated routes;

(4) Avoid areas of entrapment;

(5) Reduce areas of isolation; and

(6) Promote land use mix.

PR-16. Incorporate weather protection elements.
In areas of concentrated activity, such as entryways, transit stops, and retail corridors, include elements that protect pedestrians from rain, snow, wind and/or sun (e.g. awnings, canopies and shade trees). Such elements should complement the character and design of the building or area.

PR-17. Provide walking paths around commercial and office areas.
Pedestrian looped paths are encouraged around hotels, medical centers, larger employers and other commercial areas to provide recreational opportunities for patrons and employees.

PR-18. Provide transition spaces between public realm and buildings.
Promote safe and comfortable interfaces between buildings, storefronts, entryways and the public realm by incorporating elements such as overhead features, landscaped courtyards, arcades, raised planters, special paving and lighting.

PR-19. Provide opportunities for interaction among residents and neighbors in residential projects.
Residential projects should locate commonly used features and amenities such as group mailboxes, outdoor seating, clubhouses, or open spaces in ways that encourage interaction. Promote safety by locating such amenities in well-traveled and well-lit areas.

PR-20. Pay attention to details.
Projects should enhance the overall image of a property by upgrading utilitarian site elements such as sign posts, crosswalks, light pole bases, smoking stands and bollards. 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 may only be permitted in less visible service areas.

Design Standards

PR-A. Awnings, arcades, dining areas and galleries shall not encroach on public sidewalks unless approved by the City Engineer. Restrictions may apply based on right-of-way locations and liquor licensing provisions, as applicable.

An inviting and functional courtyard space is created between buildings.

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

Lighting

Intent: Use a coordinated approach to energy efficient lighting design that creates inviting and safe environments, while minimizing light pollution and glare.

PR-21. Provide a coordinated program of lighting design.
Provide a hierarchy of project lighting that includes lighting of parking lots, pedestrian paths, landscaped areas and building exteriors. Main building entryways and canopies should have the highest illumination levels on the site, followed by pedestrian spaces and routes.

PR-22. Enhance building and site features with lighting.
Accent lighting may be used to reinforce special architectural features, landscaping, and art installations; such lighting should be subdued and should limit direct upward light.

PR-23. Enhance safety with lighting.
The safety and security of buildings and surrounding areas should be enhanced by providing lighting at entryways, exits, stairs, ramps and parking lots.

Lighting directed down at exterior doors enhances safety and security.

<u>Design Standards</u>

Lighting shall conform to City of Lone Tree Lighting Regulations in the Municipal Code.

PR-B. Lighting shall be shielded or cutoff to avoid glare. The use of decorative string lights in limited applications may be exempted from this standard by the Director.

A coordinated approach to lighting design accentuates the site's function and design.

PR-24. Coordinate parking lot lighting design with overall project design.
Design parking lot and pedestrian lighting poles and fixtures to complement and coordinate with the style, materials and colors of the building and site amenities

PR-25. Use LED lighting wisely in order to reduce carbon footprint and energy costs.
Use energy efficient fixtures and LED lighting where possible, but avoid the use of high temperature LEDs (> 3,000 Kelvins).

PR-26. Provide context-appropriate lighting.
Lighting design should be subdued, except in cases where more festive, dramatic or innovative lighting designs may be appropriate, such as in commercial areas intended for entertainment and dining. Decorative lighting fixtures should complement the style, materials and colors of the building.

PR-27. Provide pedestrian lighting.
Incorporate pedestrian lights in ways that enhance community identity and pedestrian safety. Consider using mounted banners or planters to enhance the vibrancy of the area. These elements should be mounted for safety and durability and detailed in the SIP.

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

This context appropriate lighting is subdued and complements the style and materials of the building.

This pedestrian / entry lighting is shielded and is an attractive addition to the streetscape.

Signage

Intent: Enhance the appearance and economic vitality of the community by promoting high quality, creative and effective signage.

General Guidelines:

PR-28. 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 or residential settings.

PR-29. Create a comprehensive and organized system of signage.
Projects should develop a coordinated approach to the design, number, and placement of signage (including wall signs, incidental signs, freestanding signs, etc.)

PR-30. 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 attention of pedestrians in this urban, walkable setting.

A coordinated design serves a large campus.

*Project signage shall conform to the City of Lone Tree Sign Code (Sec. 16-29-20)

PR-31. Provide proportion, depth and dimension.
Signs should be positioned in proper proportion to the setting or background, by providing dimension to create shadowing and interest, and should be comprised of individual letters of sufficient depth to have noticeable dimension. Flat, cutout letters may be acceptable when pin mounted, and where sufficient quality and depth are conveyed.

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

PR-32. Illuminate individual letters.
Individually illuminated letters, either internally illuminated or halo illuminated solid letters (reverse channel), are strongly encouraged to provide better integration with their background.

Backlit channel letters provide dimension and legibility.

Wall Signs

PR-33. Design architecture in anticipation of wall sign placement
Plans should conceptuall identify the desired placement of wall signs. Account for any installation on architectural features such as canopies and awnings to ensure integrated design.

PR-34. Size and position signs in proper proportion to the wall on which they are placed.
Signs should fit comfortably within the wall space so that a margin of negative space frames the sign.

PR-35. Locate signs to complement the building.
Wall signs should 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.

Design Standards

PR-C. Signs shall consist of individual channel letters. 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 cutout letters, flat-faced signs, light boxes and flat cabinet signs are generally not acceptable.

PR-D. Externally illuminated wall signs shall 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.

PR-E. The hardware and mounting brackets of projecting signs shall be compatible with the sign and building colors.

The scale and character of these signs complement the building architecture.

Channel letters are mounted directly on the wall for a clean look.

PR-36. Mount letters and graphics directly 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 should be integrated into the design of the sign or colored to match the wall on which the sign is mounted.

PR-37. Ensure projecting blade signs are pedestrian-scaled and proportionate to the building and context in which they are located.
Projecting signs should not extend above the roof line. Signs should be mounted at least 8 feet from the ground to prevent interference with pedestrian movement.

This exposed raceway would not be permitted because it is not integrated with sign design or colored to match the wall.

up to one-third of a sign may be a smooth faced cabinet.

Design Standard

PR-F. The use of internally-illuminated cabinet signs with translucent panels is not allowed. Panels must be opaque so that only the lettering and logo is lit when illuminated. The background or field should have a non-gloss, non-reflective finish.

PR-G. Monolithic structures (cast as a single piece), exposed pole supports and pylon signs shall not be permitted.

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

A well-proportioned sign with external lighting.

Freestanding Signs

PR-38. Design signs in relation to the context of the area.
The scale, proportions and design of freestanding signs should be integrated with the context of the surrounding environment, so the placement, size and design contribute to the streetscape and building architecture, rather than overwhelm or detract from it.

PR-39. Coordinate materials and colors.
Freestanding signs should employ forms and materials that duplicate or complement the design of the building or project.

PR-40. Design signs to provide a distinct relationship to scale, proportion and function.
Use a system of interrelated components to accentuate the copy area and relate to the forms and character of the project. 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.

PR-41. Provide lighting that is context sensitive.
Light may be cast directly onto the signs or individual letters may be halo illuminated.

PR-42. 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. . The size and color of tenant panels and lettering should generally be consistent with varied font and logo styles

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

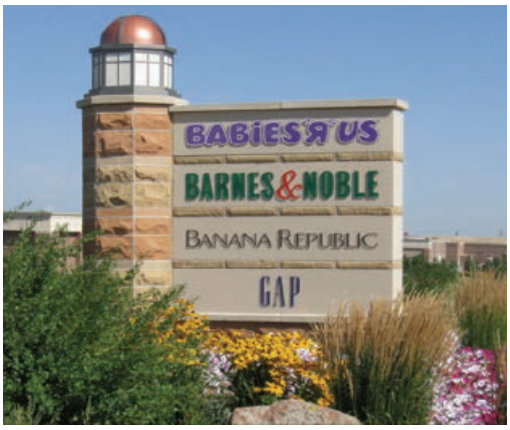
PR-43. Coordinate design with project signage.

(1) Coordinate details of the project's 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.

(2) 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 for tenant signage.

PR-44. Landscape the base of signs.
Freestanding signs should 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, color plantings enhance this sign.

PR-45. Integrate solar power.
Freestanding signs may be illuminated from solar powered energy. The location and design of the solar panels and all related exposed equipment should be integrated into the design of the sign's structure, or otherwise located to minimize their visibility, when possible.

Solar panels are integrated into the sign.

Architectural Design

Building Scale and Massing

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

Overall Guidelines:

AD-1. Provide appropriate relationships of scale within the context of the area.

(1) Building massing and form should be modulated to reduce bulk and create interest. Projects should provide gradual transitions of building height and mass so that no building appears "out of scale" relative to the context of the area.

(2) Taller buildings should establish gradual scale relationships with the surrounding area by varying building heights and aligning similar architectural features and patterns, particularly at the pedestrian level.

(3) 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.

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

AD-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:

(1) 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.

(2) The "middle" of the building typically responds to the function of the building through fenestrations and design expressions.

(3) The "top" of the building is an opportunity to complete the building form, 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.

(4) The base, middle, top composition should be applied to most projects. Unique uses or projects with innovative design, or 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 roof lines.

The mass of the building is reduced through varied forms, roof lines and a pedestrian-scaled entrway.

AD-3. Reduce building mass through proportioning strategies.
Consistent proportional compositions should be provided throughout the building massing and façade composition. Building components (e.g. windows, structural bays, panels, façade sections, etc.) should have similar proportions to support a cohesive design.

AD-4. Transition building height to reduce mass and relate to adjoining buildings.
Create relationships of scale between the project and adjacent streets and buildings by “stepping down” or “stepping back” the building forms or façade elements of taller buildings

AD-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 roof lines, and similar measures that break down the geometry of the building.

Facade Composition and Articulation

Intent: Buildings should convey an inviting and enduring design aesthetic that complements the character of the surrounding area.

Context

AD-6. Design should relate to the 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 are encouraged, however, projects should relate architecturally to their surroundings by incorporating complementary forms, materials, color palettes, and/or scaling patterns.

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

AD-7. 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 desired image for Lone Tree and 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 roof lines, materials and colors of this shopping center reinforce the similar architectural references in the area near Park Meadows Mall.

AD-8. 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.

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

Design Standards

AD-A. Facades visible from streets, pedestrian routes, parking areas, parks, trails and adjacent neighborhoods shall have the highest degree of architectural attention and quality materials

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

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

Facades

AD-9. Apply a "360 degree" concept to 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. At a minimum, street-facing wall treatments should "wrap" around the corner of less prominent sides to the extent they coincide with an architectural form or feature.

AD-10. Arrange façade elements to create a sense of proportion, rhythm and pattern. Create an interesting aesthetic 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.

AD-11. Apply architectural elements and patterns both horizontally and vertically.
Consider using vertical elements to break up the scale of predominantly horizontal masses, and use horizontal elements to define vertical massing. Score lines, control joints and similar features should be scaled and detailed so as to be discernible from a distance.

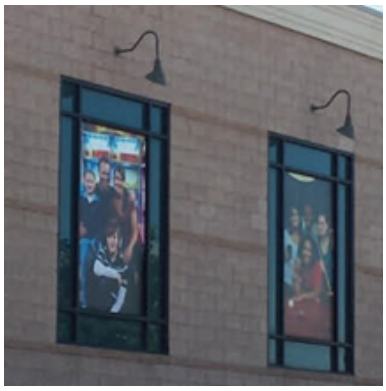
AD-12. Balance design visibility with long-term flexibility.
Design buildings so the primary functions and uses can be readily appreciated, making the building easy to access and understand. At the same time, incorporate design flexibility so the building remains useful over its life span.

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

AD-13. Provide authenticity of forms and details.
Where appropriate, and when it can be integrated into the design, building facades should incorporate depth by using architectural projections, balconies, decks, artistic elements, and other similar measures. Architectural features should be based on authenticity of building form and character and should include a high degree of design integrity, artful purpose and craftsmanship. Avoid "tacked-on," unrelated elements.

This building architecture incorporates balconies and projecting elements that are well integrated into the overall design.

AD-14. Integrate any graphics, images, and art.
Such feaures that do not contain text may be permitted through the SIP process on building facades. These images should 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.

AD-15. Avoid large expanses of blank walls wherever possible.
Where large expanses of blank walls are unavoidable, consider uses or design treatments to interrupt the expanse of the wall and provide interest at the pedestrian level. For example, incorporate wall setbacks or indentations, texture transitions, water tables, landscaped walls, public art, raised planters, trellises, seating or other secondary elements.

This building entrance with its projecting tower creates an inviting pedestrian scaled experience.

This prominent entry seen clearly from a distance draws the public in to this retail center.

Building Entries

AD-16. Design obvious, pedestrian scaled entryways

(1) Building design should orient primary entrances to streets, plazas, public drop-off areas or other public spaces. Consider dual or shared entrances for buildings located at the edge of streets with parking in the rear.

(2) Larger buildings should employ variations in architectural forms, height and massing to guide users to the building entrance(s).

(3) Building entrances should be sized proportionately to the building and surrounding uses, but also be reduced in scale where necessary to provide an inviting pedestrian level.

(4) Entrances should be clearly distinguished from the façade bay and made prominent by recesses/ projections through architectural details, materials, colors, accent lighting and other measures to create an inviting pedestrian scaled experience.

(5) Avoid deep recessed entryways where shadowing will interfere with safety and visibility or cause icy surfaces.

Windows

AD-17. Integrate windows into the function and design of the building.

(1) Provide a unified, hierarchical composition of windows that corresponds to the building's architecture.

(2) Position windows vertically where appropriate to convey a traditional, urban character. Verticality can be emphasized through window scaling, spacing patterns, mullions and architectural trim and detailing.

(3) 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.

(4) Use windows for natural, indoor lighting as much as possible.

(5) A high degree of transparency at the street level is encouraged in retail and commercial settings to provide interest and activity near sidewalks and pedestrian traffic areas.

Vertical window patterns relate to the look of this traditional architecture.

This contemporary building exhibits both horizontal and vertical windows in keeping with the buildings form and function.

AD-18. Use glass coating effectively

(1) Use low-E coatings to conserve energy whil maintaining a high degree of transparency from the exterior.

(2) Address solar gain via fritting or by installing shade devices at least eight feet above the ground.

AD-19. Awnings

Conserve energy by locating awnings on east, west, and south facing windows to allow sun in winter months and minimize solar gain in summer months.

A High degree of transparency is provided through windows at this retail space.

To be consistent with its modular design, this building installed window screens on the west elevation to reduce cooling costs by shielding the interior on hot afternoons.

Materials and Colors

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

Materials

AD-20. 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.)

AD-21. Design with long term maintenance in mind.
Architectural concepts and detailing should result in a durable design that minimizes maintenance cycles.

AD-22. Design buildings using preferred materials.
Use the following predominant and secondary materials to create exterior building finishes and compositions that are high-quality, durable, sustainable and timeless. The use of salvaged, recycled, renewable and regionally sourced materials is also encouraged when they will contribute to a project's durability and high-quality design.

(1) **Predominant Materials**. Predominant materials are those exterior building materials whose total combined area constitute sixty (60) percent or more of a building's total exterior wall surfaces (excluding window and door surfaces) that are visible to the public.

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

This medical building incorporates attractive and durable brick and metal paneling.

- Masonry (including natural stone), brick, cast stone, integrally colored (not painted) architectural concrete block and pre-fabricated brick panels.
- Integrally colored pre-cast concrete (low or negative carbon preferred).
- Manufactured stone.
- Cementituous stucco or ultra-high impact Exterior Insulation and Finish Systems (EIFS).
- Architectural metal panels (matte finish).
- Glass
- Copper.

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

(2) **Secondary Materials**. Secondary materials are those exterior building materials whose total combined area constitute forty (40) percent or less of a building's total exterior wall surfaces (excluding window and door surfaces) that are visible to the public.

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

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

AD-23. Avoid discouraged materials.
The following exterior building materials are strongly discouraged because they detract from the high-quality design aesthetic desired by the City.

- Highly reflective glass curtain wall systems.
- Unfinished/smooth concrete masonry units.
- Vinyl or aluminum siding.
- Wood composites that are not moisture and UV resistant.
- Wood and chain link is not acceptable for fencing or screening, with the exception that split rail fencing is encouraged for residential development adjacent to parks and open space.

Small changes in planes and materials can create effective shadowing.

AD-24 Address proportions of scale through materials.
The scale and composition of building material components should correspond with the scale and massing of the building to convery an authentic, durable appearance.

(1) Buildings with traditional architecture above three stories should use large or king size brick or stone units to form a building base.

(2) Provide discernible change in plane where different materials meet, such as a recessed or projected wall, ledge or reveal.

(3) Apply masonry as 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 the building, and not at an outside corner where possible.

(4) Balance the use of masonry wainscoating with vertical applications of varying heights to create variety and rhythm and reduce massing.

AD-25. 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.

AD-26. Preserve the beauty of natural stone.
Natural stone should not be painted or stained unless it can be demonstrated (by testing of a 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.

Design Standards

AD-B. 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

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

The color and striations of natural stone should not be compromised by staining or painting over the stone with a heavy coating

A combination of earth tone colors combine with accents of mossy greens and terra cotta to create interest.

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

Colors

AD-27. Select color palletes that complement the architecture of the building and the character of the surrounding area.

(1) Building colors should consist primarily of earth tone colors. Draw inspiration from natural Colorado landscape and geology, including, but not limited to, tans, browns, creams, grays, mossy greens, gold, terracotta, muted yellows and some reds.

(2) Colors do not have to match colors of adjacent buildings but should complement the area. Avoid a monotony of colors within an area by selecting colors that provide variety, while still relating to adjacent projects.

(3) Tone down or shade brighter hues and integrate them into the earth tone color palette. For example, rather than bright red, use a deeper tone or shade.

(4) Select materials and colors that resist chipping, fading and damage over time.

(5) When using beige, tan, cream or other similar colors, the underlying hue should be yellow rather than red to avoid the appearance of pink buildings.

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

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

Brighter colors lighten up this area off the city known as the Entertainment District.

(6) Brighter, bolder colors (including corporate branding colors) may be applied to areas or elements of the building where they (1) are secondary in application compared to the main body or features of the building (such as signage, canopies, or accent trim), and (2) are applied in ways that do not dominate the color palette or cause the building to look out of place relative to the surrounding area. Counteract bright/bold colors by integrating natural materials and textures into the design

(7) Brighter colors may be applied more predominantly to buildings located in areas of the City that include entertainment, dining or nightlife uses, and when such colors will positively contribute to a more vibrant, exciting setting within that context.

Appendix

Glossary of Terms

The following terms are used by the City to describe elements of site design and building architecture. Terms used in the Design Guidelines and Standards 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.

360-Degree Architecture
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.

Arcade
An arched roof or covered passageway.

Articulation
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.

Balance
An aspect of architectural rhythm achieved by matching different symmetrical and asymmetrical elements which, when perceived as a whole, exhibit harmony or equilibrium.

Bay
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.

Bollard
A structure or type of light standard that prohibits vehicle access to a pathway or other area.

Brackets
Ornamental supports, usually of wood or pressed metal, which appear at the cornice line of a building.

Character
The main or essential features of a place or building that distinguish it from its surroundings.

Compatible
To give the appearance of existing together in harmony without a conflict with respect to site, architecture and landscaping design.

Cornice
A decorative horizontal member or top course that crowns a wall or architectural composition.

Crime Prevention Through Environmental Design (CPTED)
A multi-disciplinary approach to crime prevention using architectural design and the management of natural and built environments.

Design
The creation and execution of aesthetic and functional elements.

Design Review
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 and Standards.

Façade
The face of a building – usually referring to the front.

Fenestration
The arrangement, proportioning and design of windows and doors on a building.

Landmark
A visually prominent structure or natural feature that functions as a point of orientation or identification.

Low E Coatings
Low emissivity glass is designed to minimize the amount of infrared and ultraviolet light that comes through the glass, without minimizing the amount of light that enters the structure.

Massing
The delineation of the volume or composition of building elements, which defines the overall impression of bulk and size.

Mullion
A slender vertical member that forms a division between units of a window, door or screen.

Palette
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.

Parapet
The part of the wall that rises above the edge of the roof.

Pedestrian Scale
Relating of structures and elements in the environment to the size of a person such that a comfortable, inviting, accessible experience is created.

Proportion
The relationship between elements taken as a whole or in comparison to each other. Often expressed as a ratio.

Public Realm
The portion of public or private property reserved for the movement, activity and enjoyment of the general public.

Raceway
A sign mounting structure that sign letters are affixed to that also serves as an enclosure for wiring and electrical components.

SIP
Refers to Site Improvement Plan, required for all development except single-family detached development.

Scale
The relationship between building masses and the relationship between the building and surrounding community.

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, way-finding 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.

Ultra High Impact Resistant Exterior Insulation and Finish System (EIFS) (above 150 inch-pounds)
This system is designed to better withstand the elements and damage from pecking birds.