SUN VALLEY Design Standards & Guidelines

FINAL DRAFT 1/7/2022

Contents **able**

- 4 HOW TO NAVIGATE THIS DOCUMENT
- 6 DESIGN GUIDELINES SCORECARD

8 ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

- 9 Review Authority of the Sun Valley Design Review Committee (SVDRC)
- 9 Composition of the Sun Valley Design Review Committee
- **10** Organization of the Design Standards and Guidelines
- 11 Design Review and Approval Process

16 INTRODUCTION

- 18 Community Vision
- 20 Community Framework

24 1. HEALTH, WELLNESS, SUSTAINABILITY AND CULTURE

- 26 1.1 Community Spaces and Social Interaction
- **27** 1.2 Community Gardens and Spaces for Mental Restoration
- 28 1.3 Outdoor Play Spaces
- 29 1.4 Universal Design
- **30** 1.5 Sustainable Design
- **35** 1.6 Reduced Heat Island Effect
- 37 1.7 Culturally Based Community/Public Art

42 2. URBAN DESIGN

- 44 2.1 Vehicular Circulation and Access
- **46** 2.2 Ground Floor Frontage Types and Pedestrian Oriented Ground Floor Design
- 54 2.3 Buildings Fronting Alcott Street and Riverfront Park
- 56 2.4 Pedestrian and Landscape Connections
- 58 2.5 District Lighting

62 3. STREETS

- 64 3.1 Overall Streetscape Standards
- 66 3.2 10th Avenue
- 70 3.3 9th and 11th Avenue, Clay Way
- 72 3.4 Decatur Street
- 74 3.5 Bryant Street
- 76 3.6 Alcott Street
- 78 3.7 Furnishing
- 80 3.8 Plant Material and Irrigation

84 4. BLOCK/SITE DEVELOPMENT

- 86 4.1 Service Areas and Utilities
- 4.2 Screening, Fencing, Walls, and Railings
- **89** 4.3 Site Green Infrastructure
- 90 4.4 Surface Parking
- 91 4.5 Bicycle Parking
- **92** 4.6 Site Lighting
- **93** 4.7 Space for Dogs
- 94 4.8 Site Landscape Materials and Irrigation
- 95 4.9 Site Landscape Maintenance

98 5. ARCHITECTURE

- 100 5.1. Building Massing and Form
- 102 5.2. Upper Story Setback
- **103** 5.3. Corner Treatments
- 104 5.4. Facade Articulation
- **106** 5.5. Building Character and Materials
- **110** 5.6. Building Entries
- 112 5.7. Windows & Glazing
- 114 5.8. Building Lighting
- 116 5.9. Parking Structures

122 6. SIGNAGE

- 124 6.1 Universal Standards
- 130 6.2 Tenant Identification Signs

How to navigate this document

To guide the planning and development of Sun Valley and establish a functional and aesthetic vision for the neighborhood, a set of standards and guidelines have been developed. The purpose of the standards and guidelines outlined within this document is to provide conscious and deliberate design direction with the goal of creating a sustainable, enlivening, healthy and thriving district. Additionally, the Sun Valley Design Standards and Guidelines are designed to be "living" with a robust vision and out-of-the-box thinking that can be adapted over time and updated as the needs of the neighborhood and community evolve.

SAMPLE SECTION INTRODUCTION FORMAT

- Section Header indicates the main topic for this section.
- 2 Section Table of Contents provides an interactive table of contents for readers to navigate to each topic or subtopic within the section.
- Introduction narrative to explain the main goal of each section.
- 4 Main document navigation button to go back to the main table of contents for the entire document.



SAMPLE DESIGN STANDARDS AND GUIDELINES FORMAT

Each design standards and guidelines page in the following sections uses a consistent format to increase clarity and seamless user experience. Below is a sample page to illustrate elements within a typical format.





- Photographs or Diagrams visually illustrate the standards and guidelines.
- H Standards & Guidelines Reference for the diagrams.
- Main document navigation to go back to the main table of content for the entire document.

Design Guidelines Scorecard

PAGE TOPIC

MAX POINTS YOUR SCORE

25 POINTS

24 1. HEALTH, WELLNESS, SUSTAINABILITY AND CULTURE

26	1.1 Community Spaces and Social Interaction	4	
27	1.2 Community Gardens and Spaces for Mental Restoration	3	
28	1.3 Outdoor Play Spaces	3	
29	1.4 Universal Design	1	
30	1.5 Sustainable Design	19	
35	1.6 Reduced Heat Island Effect	6	
37	1.7 Culturally Based Community/Public Art	13	
SUB T	OTAL	49	

REQUIRES MINIMUM OF

42 2. URBAN DESIGN

SUB 1	OTAL	15	
58	2.5 District Lighting	1	
56	2.4 Pedestrian and Landscape Connections	3	
54	2.3 Buildings Fronting Alcott Street and Riverfront Park	4	
46	2.2 Ground Floor Frontage Types and Pedestrian Oriented Ground Floor Design	3	
44	2.1 Vehicular Circulation and Access	4	

REQUIRES MINIMUM OF 8 POINTS

62 3. STREETS

80	3.8 Plant Material and Irrigation	2	
78	3.7 Furnishing	4	
76	3.6 Alcott Street	9	
74	3.5 Bryant Street	4	
72	3.4 Decatur Street	3	
70	3.3 9th and 11th Avenue, Clay Way	3	
66	3.2 10th Avenue	6	

REQUIRES MINIMUM OF 16 POINTS

MAX POINTS YOUR SCORE

84 4. BLOCK/SITE DEVELOPMENT

86	4.1 Service Areas and Utilities	1	
88	4.2 Screening, Fencing, Walls, and Railings	1	
89	4.3 Site Green Infrastructure	4	
90	4.4 Surface Parking	5	
91	4.5 Bicycle Parking	3	
92	4.6 Site Lighting	2	
93	4.7 Space for Dogs	3	
94	4.8 Site Landscape Materials and Irrigation	2	
SUB T	OTAL	20	

REQUIRES MINIMUM OF

10 POINTS

98 5. ARCHITECTURE

SUB T	DTAL	39	
116	5.9 Parking Structures	9	
114	5.8 Building Lighting	4	
112	5.7 Windows & Glazing	5	
110	5.6 Building Entries	3	
106	5.5 Building Character and Materials	3	
104	5.4 Facade Articulation	8	
103	5.3 Corner Treatments	2	
102	5.2 Upper Story Setback	3	
100	5.1 Building Massing and Form	3	

REQUIRES MINIMUM OF 20 POINTS

DESIGN STANDARDS & GUIDELINES

Administration of the Design Standards and Guidelines

SECTION CONTENT

- 9 Review Authority of the Sun Valley Design Review Committee (SVDRC)
- 9 Composition of the Sun Valley Design Review Committee
- **10** Organization of the Design Standards and Guidelines
- **11** Design Review and Approval Process



Review Authority of the Sun Valley Design Review Committee (SVDRC)

Review Authority: In accordance with the Protective Covenants of ______ dated _____ and recorded in the real property records of the City and County of Denver on _____, 20__ at Reception No. _____ (Covenants), the ______ shall have the powers and duties necessary to promulgate and administer the Sun Valley Design Standards and Guidelines (Design Standards), and shall be advised by the Sun Valley Design Review Committee (SVDRC). The SVDRC shall have the authority to approve, approve with conditions, or reject proposed Improvements based on their conformance with the Design Standards.

Composition of the Sun Valley Design Review Committee

1. The SVDRC Composition: The SVDRC shall consist of up to seven (7) voting members, serving as committee directors. The directors will include no more than two representatives of the Denver Housing Authority, and at least one community representative and/or landowner. The community representative(s) shall be appointed by the Board, following consultation with the Denver Housing Authority and adjacent registered neighborhood organizations. The remaining directors shall be independent architectural and/or urban design professionals with diverse representation appointed by the Board.

2. Committee Director Terms: The directors shall serve staggered three-year terms. Initially, one representative of the Denver Housing Authority, one community member, and one additional director shall serve a two-year term. All others shall serve three-year terms. Subsequent to the initial term, all members shall serve three-year terms.

3. Removal of Committee Directors: The Board may remove any committee director with or without cause, by majority vote. Any director may resign at any time by delivering notice of his/ her resignation to the Board. Vacancies in the Committee will be filled by the Board within thirty (30) days.

Organization of the Design Standards and Guidelines

The Design Standards and Guidelines are organized into 6 broad subject areas which address identified crucial design topics, and subtopics where applicable. Each design topic is broken down into three (3) key design criteria – Intent Statements, Standards (the 'shall') and Guidelines (the 'should') – each with varying levels of implementation requirements. In addition, each topic will have accompanying precedent graphics and illustrations to further showcase the various means to meet design criteria.

The Design Standards and Guidelines consistent of both minimum standards and suggested guidelines to achieve consistent neighborhood character, promote flexibility, ensure high-quality design, and align with the community vision. The components of the Design Standards and Guidelines are described below.

1. Intent Statements: Intent statements clearly establish the primary design goal or functional objective for the topic, based on the vision for Sun Valley. In circumstances where the appropriateness or applicability of a Standard or Guidelines is in question, the Intent Statements will provide additional direction. Innovation is encouraged and carefully understanding the Intent is critical for meeting the spirit of this document while bringing forward new design concepts.

2. Design Standards: Design Standards are objective criteria that provide a specific set of directions for a particular topic, based on the related Intent Statement. Design Standards denote issues that are considered to be critical to achieve the Intent. Standards use the term "shall" to indicate that compliance is required.

3. Design Guidelines: Design Guidelines provide further considerations promoting the goals defined by the Intent statements. They are more flexible and harder to quantify than Standards. Guidelines use the term "should" or "may" to denote that they are pertinent to achieving the stated Intent but allow consideration for site and project conditions. Achieving the Design Guidelines may help to identify alternative approaches to achieving the Standards. Should there be a request for a waiver or variance of the Standard, the Guidelines shall be strongly considered during the review process. In such a case, it must be demonstrated that the alternative meets one or more of the following criteria:

- An alternative better achieves the Intent Statement.
- The Intent will not be achieved by application of the Standard in this circumstance.
- The Intent of other standards or guidelines will be improved by not applying this Design Standard.
- Unique site factors make the standard impractical or cost prohibitive.

Reference <u>How to Navigate This Document</u> to see how the components are formatted throughout the document.

Design Review and Approval Process

APPROVAL OF DEVELOPMENT REQUIRED

Approval of the SVDRC for any Improvements shall be required at each design phase of the development, as defined below, prior to submission of plans and specifications to the City and County of Denver and/ or other approving entities (Xcel Energy, Denver Water, etc.), and prior to development or redevelopment of any parcel of property within the District boundary.

The process, review, and approval of any development by the SVDRC pursuant to these Design Standards are separate and independent from any review process required by the City and County of Denver. Approval of the SVDRC does not constitute the development's compliance with the City of County of Denver Zoning Ordinance or building code regulations.

The applicant shall comply with all City regulations, and where these Design Standards are more stringent, these Design Standards shall control.

PRE-SUBMITTAL MEETING REQUIRED

Prior to submitting plans and specifications as required by these Design Standards, the applicant shall request and shall attend a pre-submission meeting with the SVDRC or its designee. The applicant and the SVDRC shall discuss the proposed Improvements, development, submittal requirements, and the design review process.

MEETING DURING REVIEW

The SVDRC may request that the applicant attend review meetings as necessary to permit the SVDRC to

evaluate the proposed Improvements.

SUBMISSION OF PLANS AND SPECIFICATIONS

Prior to commencement of any work to accomplish any proposed Improvements, the applicant shall submit to the SVDRC all plans and specifications necessary to demonstrate conformance of the proposed Improvements with the Design Standards. The SVDRC shall reasonably request the applicant show, at a minimum, the nature, kind, shape, floor area, length, height, width, color, materials, and location of the proposed development. All plans shall be signed and sealed by a licensed architect, landscape architect, or engineer as permitted by Colorado law. Sufficient information is required at each stage of the review process to fully evaluate the proposed Improvements on all relevant issues. Therefore, the SVDRC may require additional plans and specifications to further describe the physical properties of the proposed Improvements prior to approval or disapproval of the Improvements. Upon request, the applicant shall receive from the SVDRC a written acknowledgment that the plans and specifications submitted are complete and the date of such acknowledgment. Review materials shall be submitted to the SVDRC a minimum of five (5) days prior to the scheduled meeting. The SVDRC may postpone review of any materials submitted until all required materials have been received. A three-step

review process is required for the SVDRC review and determination relative to all proposed Improvements:

- Step 1: Concept Design.
- Step 2: Detailed Design.
- Step 3: Final Design.

The SVDRC plan review process is intended to work alongside Denver's Site Development Plan review and approval phases as indicated in the exhibit on p. 14. Projects are encouraged to utilize similar material and sheet sizes to make the process more streamlined and efficient. One (1) digital copy and two (2) copies of all required plans and specifications shall be submitted at each stage. The SVDRC will retain one copy of each submittal and one will be returned to the applicant following review.

STEP 1: CONCEPT DESIGN

The Concept Design review will be concerned with overall compliance standards such as site layout and access, building form and massing, building height, ground floor frontages, and roof lines. To align the SVDRC review process and information with Denver's Site Development Review process, consultants are encouraged to use the same format and scale of plan sheets and exhibits. The following list identifies the minimally acceptable design information required to initiate the Concept Design Review:

1. Existing site survey, including existing trees four (4) inches in caliper and larger.

2. Building program indicating uses and areas.

3. Concept Site Plan at a scale not smaller than one(1) inch = thirty (30) feet, showing:

- » Context plan showing relationship to surrounding blocks, open space, roads, transit, etc. within a minimum of 1/4 mile radius.
- » Property boundary.

- » Buildings on adjacent parcels/properties.
- » Building location and critical dimensions, including dimensions of required build-to standards and upper-story stepbacks.
- » Written narrative on conceptual drainage approach.
- » Drive, curb cut, parking locations and sidewalks (both public and private).
- » Structured parking garage location with garage door location identified.
- » Service areas or access points for trash, recycling, and/or compost.
- » Approximate finished floor elevation(s).
- » List of potential building materials.
- » Conceptual landscape plan.

4. Concept building elevations and building heights denoted.

5. Building sections and/or 3D models as required to fully describe the massing.

6. Additional information for nonresidential developments include:

- » Projected number of employees.
- » Amount and location of employee and visitor parking.
- » Loading and service needs.
- » Community uses within the building such as community gathering spaces/rooms, spaces for non-profits, or spaces for local resident businesses.

STEP 2: DETAILED DESIGN

The Detailed Design submittal will be concerned with overall compliance with design standards such as building form and placement, details, building materials, colors and finishes, architectural character, and roof lines. The following list identifies minimally acceptable design information required to initiate the Detailed Design review:

- 1. Grading and drainage plan.
- 2. Detailed building elevations.
- 3. Landscape plan.
- 4. Architectural facade and building treatments.

5. Building materials schedule (a sample board may be requested at this time).

6. Site Lighting plans, including location, type and wattage of all exterior features, and photometric plans/study.

7. Further development of all items listed under Concept Design.

STEP 3: FINAL DESIGN

Final Design documents for the proposed development shall be completed in sufficient detail to fully explain the intent of all sitework, landscape, and architectural design, including all materials and finishes. The following list identifies minimally acceptable design information required to initiate the Final Design review:

1. Final Site Plan, including all items required in the Concept Site Plan.

- 2. Final grading and drainage plan.
- 3. Final building floor plans.
- 4. Final building elevations.
- 5. Roof plan.
- 6. Architectural details.

7. Final landscape plans, including type, size, and location of existing and proposed plant material.

8. Irrigation plans, including controller specifications.

9. Final Site Lighting plans, including location, type and wattage of all exterior features, and photometric plans/study.

10. Utility plan.

11. Specification of building materials, type, and color, including a materials sample board.

TENANT SIGNAGE REVIEW

All commercial and/or retail tenants shall submit a signage plan to the SVDRC for review and approval prior to its installation of any new tenant signage. The signage plan shall include color, dimensioned drawings of all proposed signs, and a tabulation of the total area of all proposed signs.

RECOMMENDED REVIEW PROCESS SVDRC AND CITY AND COUNTY OF DENVER SITE DEVELOPMENT PLAN

The following process diagram illustrates the suggested review and process for SVDRC and Denver's Site Development Plan. Projects are encouraged to request a Pre-Submittal Meeting and share their project schedule outlining their overall schedule of submittals and review milestones.





Introduction

SECTION CONTENT

- **18** Community Vision
- 20 Community Framework
 - 20 Key Streets and Gateways

EXECUTIVE SUMMARY AND DEVELOPMENT VISION

The existing Sun Valley neighborhood is a low-density, centrally located community within the metro Denver region, directly south of Mile High Stadium along the banks of the South Platte River. Largely industrial with an eclectic collection of warehouses, parks, city service buildings, an elementary school and a community center, the neighborhood is currently centered around 330 publicly subsidized Denver Housing Authority (DHA) units which house the approximately 1,500 residents who call Sun Valley home. Despite decades of decline and community issues focused on poverty, safety, isolation and lack of connectivity, Sun Valley is rich in culture and has a colorful and diverse population, including Denver's largest local concentration of recent immigrants, who bring distinct local languages, art, customs and traditional events into the community fabric.

The Sun Valley Redevelopment, once completed, will transform the neighborhood from a high-poverty, highvacancy area with large swaths of surface parking and distressed public housing into a dynamic district, home to over 3,000 residents, 300 jobs and new or enhanced neighborhood services. The district is poised to be one of the Denver's most vibrant, mixeduse, transit-serving communities and will provide residents opportunities for local business, increased access to quality jobs and education, improved housing, integrated public spaces and sustainable energy components.

From a site perspective, the physical form of the district will be defined by new public spaces, parks and streetscapes that promote community engagement and re-establish the neighborhood grid, providing improved connectivity to the rest of the city and the river. A range of housing types will be built, including townhouses and more high-density developments, to attract a mixed-income population and contribute to a more economically diverse community. Warm and welcoming architecture will encourage a sense of place and sustainable design elements will be visible within buildings and the public realm.



Community Vision

The vision for Sun Valley is expressed throughout many of the design and programmatic elements and features, and within the following statements:

CELEBRATING CULTURE AND DIVERSITY

Thriving and sustainable communities have deep cultural roots and celebrate the diversity of all residents through economic opportunities, community investments, public art, design and programming. The buildings and public spaces within the district will have a sense of place that authentically expresses Sun Valley and pays homage to the diverse and dynamic cultural identities within the neighborhood. The community cultural influence will be evident in the housing, architecture and diverse public spaces that reflect the rich history of the neighborhood. These elements are vital to ensure that Sun Valley is an inclusive community where current and future residents feel empowered to celebrate their culture and where they feel safe and accepted by all residents. The design standards and guidelines combine aesthetics with logistics to provide recommendations as to the types of public realm spaces and elements that can support the diversity of residents.

ACTIVATED PUBLIC REALM AND OUTDOOR CONNECTIONS

The quality of the public realm is at the heart of how we experience and relate to place, and the most successful urban environments are created when the physical, cultural and lifestyle aspects of a community come together. Additionally, pedestrian friendly environments with great walkability, areas for seating, public art and thoughtful landscapes will be essential to achieve a high quality of life in Sun Valley. The neighborhood and buildings will be scaled and designed to encourage an active pedestrian environment, allowing for comfortable spaces for people to socialize and gather. Both indoor and outdoor spaces will be attractive, welcoming, and provide spaces at a variety of scales that are flexible and support a wide range of uses and programs.

MIXED USE AND WALKABLE NEIGHBORHOOD

The streets and walkability are central to the success of Sun Valley. The vision is to create a truly mixed use, high density neighborhood that combines residential, office, retail, services, and community amenities together rather than just a residential enclave. The district will be a high density, residential mixed use, walkable urban neighborhood connected to trails along South Platte River and transit at the Decatur-Federal RTD Station. Ground floor uses will contribute to the streets and public realm by providing active and community serving uses in the form of active storefronts and identifiable building entries, including stoops. Pedestrian friendly streetscapes and building fronts will promote an active public realm by providing adequate space for walking, seating, public art, and landscape.

HIGH QUALITY ARCHITECTURE AND SUSTAINABLE BUILDING DESIGN

Architectural expression and character of the buildings will demonstrate an enduring and timeless quality that gives visual identity to the neighborhood for decades, reflects Denver's architectural language and the neighborhoods industrial roots standing the test of time. Buildings should express high quality design consistency regardless of the type of housing. The architecture will be a clear expression of the buildings function and uses, and avoid complicated details, unnecessary facade arrangements, random forms, or overly stylized expressive elements.

COMMITMENT TO THE HEALTHY LIVING INITIATIVE

Through an extensive and intentional outreach and engagement process, the Healthy Living Initiative developed a set of six (6) Grow Healthy Priorities were developed that represent a set of community focused aspirations. The Grow Healthy Priorities include indicators for DHA and their partners to monitor and track progress over time to aide with decision making and ability to direct development projects with health, social return and benefit focus. As a roadmap to carry on the priorities of the residents and partners through to implementation and ensure that these community goals adequately influence neighborhood character and health, the Grow Healthy Priorities have been linked to applicable standards and guidelines within this document. The six Grow Healthy Priorities include: Active Lifestyle, Health Care, Healthy Mind, Safety & Security, Education & Opportunity, and Social Cohesion

HEALTH AND WELLNESS

Communities and spaces that promote health and wellness are more important than ever. Within Sun Valley, spaces will be designed to support healthy personal space and encourage social distancing. Public spaces will be designed to accommodate groups of varying sizes and promote outdoor pop-up activities. Public entries will be designed in ways to maintain reasonable distances between individuals or groups.



Community Framework

Key Streets and Gateways

The overall street network includes a hierarchy of primary and secondary streets that promote a local neighborhood street grid and improved connections to adjacent neighborhoods. The primary streets include 13th Avenue, Decatur Street, 10th Avenue and the new Alcott Street. Secondary streets complete the neighborhood grid and reinforce an interconnected network of sidewalks and roadways for neighborhood blocks.

Key streets in the neighborhood provide destinations, consistent architectural identity, and continuous street level activity. The streets will be designed to support sidewalk cafes and dining activities and encourage frequent interaction between ground floor building uses the street. Garage access and curb cuts are limited (but allowed) to minimize pedestrian / vehicular conflicts.

Specific principles for key primary streets include:

10TH AVENUE

- Serves as the main east-west axis connecting Federal Boulevard and Decatur Street to Alcott Street and the new park, becoming a primary distributor of pedestrians through the neighborhood.
- Ground floor pedestrian-active uses line the street, with residential and/or office space above the ground floor uses.
- Key intersections at Decatur Street, Bryant Street, and Alcott Street will be defined by special



architectural treatments and highly active ground floor uses at the corners.

• To reinforce the prominence of the street, building heights will be consistently higher and create visual consistency along the street.



DECATUR STREET

- Serves as the main north-south axis connecting Weir Gulch to the Decatur-Federal RTD Station and Mile High Stadium to the north.
- Where new development occurs, ground floor pedestrian-active uses should line the street, with residential and/or office space above the ground floor uses.
- Key intersections at 10th Avenue and 13th Avenue will be defined by active ground floor uses at the corners and increased building massing and scale.

ALCOTT STREET

- Serves as the primary north-south drive fronting the riverfront open space and the South Platte River.
- As a shared street, it will include a plaza-like feel with enhanced pavement and be shared among various modes – vehicular, bicycles and pedestrians.
- The road will include a tree-lined promenade for strolling and a clearly defined building edge to the park and neighborhood.
- The ground floor treatment of buildings will create a 'public' front that reinforces the character of the drive with pedestrian-scaled architecture, including stoops or other treatments that provide a friendly urban edge and interface with the sidewalk.



13TH AVENUE

- Serves as the main east-west axis connecting the east side of the South Platte River and La Alma/ Lincoln Park to Federal Boulevard.
- Where new development occurs, ground floor pedestrian-active uses should line the street, with residential and/or office space above the ground floor uses.
- Key intersections at Bryant Street and Decatur Street will be defined by active ground floor uses at the corners and increased building massing and scale, where possible.

KEY GATEWAYS

Key gateways act as areas of architectural significance where higher concentrations of commercial and ground floor uses promote a more active corners and intersections. Major gateways are located at the edges of the neighborhood and present opportunities for significant architectural expression, building form and massing.





DESIGN STANDARDS & GUIDELINES

1. Health, Wellness, Sustainability and Culture

SECTION CONTENT

- 26 1.1 Community Spaces and Social Interaction
- 27 1.2 Community Gardens and Spaces for Mental Restoration
- 28 1.3 Outdoor Play Spaces
- 29 1.4 Universal Design
- 30 1.5 Sustainable Design
 - 30 1.5.1 Design of Active Stairs
 - 32 1.5.2 Solar Orientation
 - **33** 1.5.3 Design for Natural Light and Ventilation
 - 34 1.5.4 Views to Nature
- 35 1.6 Reduced Heat Island Effect
 - **35** 1.6.1 Tree Canopy and Landscape
 - 36 1.6.2 Reduced Hardscape
- 37 1.7 Culturally Based Community/ Public Art

INTRODUCTION

This chapter covers topics related to health, wellness, sustainability, and culture. These topics are intended to serve as a guide to achieve a healthy and sustainable community. It builds off the actions identified in the Healthy Living Design Guidelines, which should be referenced for additional information.





1.1 Community Spaces and Social Interaction

INTENT

1. To strengthen social connections and opportunities for spontaneous community interaction by incorporating places to gather, linger, and enjoy the outdoors. 2. To encourage social mixing and interaction by designing multi-generational spaces.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.1A Provide common open space(s) within project. This can include a commonly accessible courtyard, roof deck, or other space.	2	
1.1B Provide a wide variety of seating options, including moveable seating and elements that are large enough to accommodate multiple groups and social distancing needs.	1	
1.1C Locate seating in areas that are comfortable in all four seasons, including shade during summer months, and shelter during inclement weather.	1	



A variety of seating opportunities.

Provides opportunities for shade and climatic comfort.

1.2 Community Gardens and Spaces for Mental Restoration

INTENT

1. To increase access to healthy foods to improve healthy living in the community.

2. To provide peaceful, quiet, and calming outdoor spaces for resting

and relaxation to improve mental health.

3. To maximize views to nature and plantings within gardens spaces.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.2A Provide community gardens within communal outdoor spaces. Gardens have universal access to no less than 20% of the beds, including:	1	
 » Planter beds accessible to wheelchair users. » Minimum 4-foot wide paths. 		
1.2B Provide quiet seating spaces for mental restoration located away from doorways and active areas.	1	
1.2C Provide shaded seating areas near community garden areas.	1	



Provide seating areas and shade near community gardens.



Provide peaceful, quiet, and calming outdoor spaces for resting and relaxation to improve mental health.

1.3 Outdoor Play Spaces

INTENT

1. To increase active recreation and healthy lifestyles by providing opportunities for outdoor play.

2. To increase proximity of play spaces to housing units so that all children have an easily accessible place to play. 3. To encourage daily outdoor exercise for people of all ages, including children, adults and elderly.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.3A Incorporate play features in outdoor areas, located in high-visibility areas close to building entries. Paths near play areas are wide enough to accommodate strollers and bikes.	1	
1.3B Provide unexpected play elements along walkways near buildings.	1	
1.3C Provide outdoor spaces for exercise that accommodate programming for physical and behavioral health classes for no less than ten people.	1	



To increase proximity of play spaces to housing units so that all children have an easily accessible place to play.

Unexpected play elements, such as stepping logs, should be included along walkways near buildings.

1.4 Universal Design

INTENT

1. To ensure that development parcels and buildings are comfortable and safe for all users, regardless of age or ability. 2. To design public spaces to encourage social mixing.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.4A Demonstrate that at least 10% of townhomes achieve Universal Access requirements in ICC/ANSI A117.1 Type C, Visitable Unit	1	



High contrast at locations with a change in grade.



Provide universal access.

1.5 Sustainable Design

INTENT

1. To coordinate design efforts and align with the EcoDistricts protocols.

2. To develop a resilient and enduring community that emphasizes energy and water conservation. 3. To foster a greater connection to the Sun Valley community and the natural environment.

4. To improve overall mental health and physical wellbeing of residents.

1.5.1 Design of Active Stairs

INTENT

1. To increase healthy living by encouraging the use of active movement.



GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.5.1A Prominently locate stairs to promote them rather than elevators as the principal means of vertical travel for those who are able.	2	
1.5.1B Design elevators to be less prominent than stairs by locating elevators out of direct view from the building's entrance.	1	
1.5.1C Make stairs accessible to public areas of the building and eliminate locks between stairs and floor areas.	1	
1.5.1D Design stairs to be more visible, by using fire-rated glass enclosures rather than opaque enclosures, or open stairs between two or more floors of associated tenancy.	1	
1.5.1E Design and locate stairs to highlight views to streets or public spaces.	1	
1.5.1F Make stairs wide enough to accommodate travel in groups in two directions.	2	
1.5.1G Use articulated and unique stair compositions, such as grand, sculptural stairs.	1	
1.5.1H Include enhanced interior finishes within stairwell, equivalent to the main lobby.	1	
1.5.1I Use color or public art within stairwell to draw people into space.	2	
1.5.1J Design multilingual informational and motivational messages.	1	

1.5.2 Solar Orientation

INTENT

1. To encourage energy efficiency by creating optimum conditions for the use of passive and active solar strategies.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.5.2A Orient buildings so that one axis of a building is at least 1.5 times longer than the other, and the longer axis is withing 15 degrees of geographical east-west.	1	



1.5.3 Design for Natural Light and Ventilation

INTENT

1. To optimize exposure to natural light in the organization and layout of buildings.

2. To promote cross ventilation and capture prevailing breezes as

a way to provide non-mechanical ventilation and fresh air to residents.

3. To create more porosity through buildings and block as a way to

provide access to natural light and ventilation.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.5.3A Buildings include exterior courtyards, building breaks, breezeways, landscape areas and other strategies that are oriented and designed to increase cross ventilation and movement of air.	1	
1.5.3B Buildings include clerestories, atria, light wells or other design strategies that increase the amount of daylight into the core of the building.	1	
1.5.3C Provide windows on two sides of 50% of residential units.	1	
1.5.3D Provide windows on two sides of public or community spaces.	1	



1.5.4 Views to Nature

INTENT

1. To maximize views to open spaces, natural and landscaped areas from individual units.

2. To create a visual connection from interior building uses and exterior open spaces.

3. To provide users with visual access to nature to promote mental health and wellness.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.5.4A Buildings are organized to form open courtyards that increase views to adjacent open spaces, including Weir Gulch and the Riverfront Park.	1	
1.5.4B Buildings include patio gardens and balconies facing internal landscape spaces for all units that do not have views to larger adjacent open spaces.	1	



1.6 Reduced Heat Island Effect

INTENT

- 1. To minimize effects on microclimates by reducing heat island.
- 2. To increase comfort of plants, wildlife habitats and people by reducing heat island.

1.6.1 Tree Canopy and Landscape

INTENT

- 1. To reduce heat island effect by increasing tree canopy.
- 2. To filter pollutants from the air.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.6.1A The development increases the mature tree canopy by no less than 15%.	1	
1.6.1B The development provides planting soil volume of no less than 800 cu.ft. per tree (3-foot planting depth).	1	
1.6.1C The development utilizes suspended pavements systems to achieve the planting soil volume of no less that 800 cu.ft.	1	
1.6.1D The development installs at least three trees of 4" caliper or greater.	1	





Increase tree canopy to reduce heat island effect.

Maximize tree shade and visibility.

1.6.2 Reduced Hardscape

INTENT

1. To reduce hardscape throughout the neighborhood.

2. To increase permeable surfaces.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.6.2A The development utilizes permeable pavers, open-grid pavements or other permeable pavements for no less than 50% of hardscape surfaces.	2	



Reduce hardscape throughout the neighborhood.

Consider water quality and detention needs at parking areas.
1.7 Culturally Based Community/Public Art

INTENT

1. To establish Sun Valley as a leader in diverse culturally based public art.

2. To elevate the presence of local artists within Sun Valley.

3. To add visual interest.

4. To celebrate the various cultures within Sun Valley.



Public art shall be incorporated into each parcel either by incorporating art into the public realm, or on an external wall of the building.



Add visual interest.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
1.7A The project includes high quality murals, or graphic treatments on blank walls facing alleys or other underutilized spaces.	3	
1.7B Public art installed as part of the project connects to community through story telling or other themes.	2	
1.7C Local (Sun Valley) artists are selected for murals or public art installed by the project.	2	
1.7D Local (Sun Valley) residents, youth and artists are involved in the design and/or selection of public art or artists.	2	
1.7E Developments include space for culturally relevant ground-floor tenants and/or space for community related meetings and programs.	2	
1.7F Development includes ground-floor space for existing resident-owned businesses.	2	

Health, Wellness, Sustainability and Culture

CRITERIA	MAX SCORE	YOUR SCORE
1.1 COMMUNITY SPACES AND SOCIAL INTERACTION	4	
1.1A Provide common open space(s) within project. This can include a commonly accessible courtyard, roof deck, or other space.	2	
1.1B Provide a wide variety of seating options, including moveable seating and elements that are large enough to accommodate multiple groups and social distancing needs.	1	
1.1C Locate seating in areas that are comfortable in all four seasons, including shade during summer months, and shelter during inclement weather.	1	
1.2 COMMUNITY GARDENS AND SPACES FOR MENTAL RESTORATION	3	
 1.2A Provide community gardens within communal outdoor spaces. Gardens have universal access to no less than 20% of the beds, including: » Planter beds accessible to wheelchair users. » Minimum 4-foot wide paths. 	1	
1.2B Provide quiet seating spaces for mental restoration located away from doorways and active areas.	1	
1.2C Provide shaded seating areas near community garden areas.	1	
1.3 OUTDOOR PLAY SPACES	3	
1.3A Incorporate play features in outdoor areas, located in high-visibility areas close to building entries. Paths near play areas are wide enough to accommodate strollers and bikes.	1	
1.3B Provide unexpected play elements along walkways near buildings.	1	
1.3C Provide outdoor spaces for exercise that accommodate programming for physical and behavioral health classes for no less than ten people.	1	

1.4 UNIVERSAL DESIGN	1	
1.4A Demonstrate that at least 10% of townhomes achieve Universal Access requirements in ICC/ANSI A117.1 Type C, Visitable Unit	1	
1.5 SUSTAINABILITY AND WELLNESS	19	
1.5.1. Active Stairs	13	
1.5.1A Prominently locate stairs to promote them rather than elevators as the principal means of vertical travel for those who are able.	2	
1.5.1B Design elevators to be less prominent than stairs by locating elevators out of direct view from the building's entrance.	1	
1.5.1C Make stairs accessible to public areas of the building and eliminate locks between stairs and floor areas.	1	
1.5.1D Design stairs to be more visible, by using fire-rated glass enclosures rather than opaque enclosures, or open stairs between two or more floors of associated tenancy.	1	
1.5.1E Design and locate stairs to highlight views to streets or public spaces.	1	
1.5.1F Make stairs wide enough to accommodate travel in groups in two directions.	2	
1.5.1G Use articulated and unique stair compositions, such as grand, sculptural stairs.	1	
1.5.1H Include enhanced interior finishes within stairwell, equivalent to the main lobby.	1	
1.5.1I Use color or public art within stairwell to draw people into space.	2	
1.5.1J Design multilingual informational and motivational messages.	1	
1.5.2. Solar Orientation	1	
1.5.2A Orient buildings so that one axis of a building is at least 1.5 times longer than the other, and the longer axis is withing 15 degrees of geographical east-west.	1	
1.5.3. Design for Natural Light and Ventilation	4	
1.5.3A Buildings include exterior courtyards, building breaks, breezeways, landscape areas and other strategies that are oriented and designed to increase cross ventilation and movement of air.	1	
1.5.3B Buildings include clerestories, atria, light wells or other design strategies that increase the amount of daylight into the core of the building.	1	
1.5.3C Provide windows on two sides of 50% of residential units.	1	
1.5.3D Provide windows on two sides of public or community spaces.	1	

1.5.4. Views to Nature	2
1.5.4A Buildings are organized to form open courtyards that increase views to adj open spaces, including Weir Gulch and the Riverfront Park.	acent 1
1.5.4B Buildings include patio gardens and balconies facing internal landscape sp for all units that do not have views to larger adjacent open spaces.	paces 1
1.6 REDUCED HEAT ISLAND EFFECT	6
1.6.1. Tree Canopy and Landscape	4
1.6.1A The development increases the mature tree canopy by no less than 15%.	1
1.6.1B The development provides planting soil volume of no less than 800 cu.ft. p (3-foot planting depth).	per tree 1
1.6.1C The development utilizes suspended pavements systems to achieve the pl soil volume of no less that 800 cu.ft.	anting 1
1.6.1D The development installs at least three trees of 4" caliper or greater.	1
1.6.2. Reduced Hardscape	2
1.6.2A The development utilizes permeable pavers, open-grid pavements or other permeable pavements for no less than 50% of hardscape surfaces.	2
1.7 CULTURALLY BASED COMMUNITY/PUBLIC ART	13
1.7A The project includes high quality murals, or graphic treatments on blank walls alleys or other underutilized spaces.	s facing 3
1.7B Public art installed as part of the project connects to community through stor or other themes.	ry telling 2
1.7C Local (Sun Valley) artists are selected for murals or public art installed by the	project. 2
1.7D Local (Sun Valley) residents, youth and artists are involved in the design and/ selection of public art or artists.	or 2
1.7E Developments include space for culturally relevant ground-floor tenants and/of for community related meetings and programs.	or space 2
1.7F Development includes ground-floor space for existing resident-owned busines	sses. 2
SUBTOTAL	49

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DESIGN STANDARDS & GUIDELINES

2. Urban Design

SECTION CONTENT

- 44 2.1 Vehicular Circulation and Access
- **46** 2.2 Ground Floor Frontage Types and Pedestrian Oriented Ground Floor Design
 - 48 2.2.1 Retail, Commercial Storefront, and Live Work Units
 - **50** 2.2.2 Residential Patios
 - **52** 2.2.3 Residential Stoop
- 54 2.3 Buildings Fronting Alcott Street and Riverfront Park
- 56 2.4 Pedestrian and Landscape Connections
- 58 2.5 District Lighting

INTRODUCTION

This section covers issues related to urban design characteristics throughout the district and the unique relationships to the streets, open spaces and South Platte River. It addresses overarching urban design elements that should be applied to each block, including vehicular circulation, frontages, pedestrian connections, and district lighting.



2.1 Vehicular Circulation and Access

INTENT

1. To establish logical and safe vehicle access points into development parcels that minimize conflicts between vehicles, pedestrians and bicyclists, avoiding areas where high pedestrian traffic/activities are expected.

2. To clearly define primary vehicle circulation and access routes through clear signage, curbing, bollards, and line painting.

3. To prioritize slow streets by minimizing curb cuts and traffic near Fairview Elementary, parks, public spaces, and other active community nodes.

4. To promote safe and efficient movement of vehicles, pedestrians and bicycles in public and private circulation areas.

5. To minimize the visual impact of service areas by locating service areas away from primary building entries and public access points.

STANDARDS

1. Curb cuts and driveways shall be positioned perpendicular to the street they serve.

2. Vehicle access points shall provide clear views of pedestrians on sidewalks, bicyclists, and oncoming traffic.

3. Where needed, pedestrian drop-off areas shall be sited to minimize conflicts with pedestrian routes and provide direct access to primary building entrances.

4. Service and delivery areas shall be separate from the primary public access point and shall be screen from public view.

5. Parking shall not be permitted between the main building façade and the primary public right-of-way and shall be located behind or beside the building it serves.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
2.1A Vehicular and service access points are located on separate block faces from the primary pedestrian entry.	1	
2.1B Development shares an access point with an adjacent property, reducing the total number of curb cuts.	1	
2.1C Properties facing 10th Avenue and/or Alcott Street locate access points at the real side of the parcel, and do not include curb cuts on 10th Avenue or Alcott Street.	^r or 1	
2.1D Access points align with existing or planned access points across the street, to create a consistent streetscape rhythm.	1	





2.2 Ground Floor Frontage Types and Pedestrian Oriented Ground Floor Design

INTRODUCTION

Frontage Standards are intended to positively contribute to the urban form by creating a well-defined and active street frontage and comfortable pedestrian experience. The standards encourage visual interest of building facades on primary and secondary streets and are intended to create an interesting pedestrian experience and safe and comfortable public realm. Ground Floor Frontage Types include three options for buildings: 1) Retail, Commercial, and Live Work Units 2) Residential Patio, and 3) Residential Stoop. All buildings fronting a primary street must comply with one of the options or a combination of options described in this section.



Activate street and sidewalk.





2.2.1 Retail, Commercial Storefront, and Live Work Units

INTENT

1. To create non-residential ground floor relationships that activate adjacent streetscape and public frontage.

2. Allow visibility into the buildings ground floor uses, especially retail and other services.

3. Contribute to a distinctive pedestrian and user experience along the sidewalk and enhance the neighborhood's identity.

4. Works with the architecture of the entire building.

STANDARDS

1. Storefronts shall be used for active uses such as retail, restaurants, community services, offices, main building entries and other uses with pedestrian activity. 2. Live work units with ground-floor commercial space fronting a street or public space shall be considered a Retail and Commercial Storefront.

3. Storefronts shall have openings and entrances that face the street and are highly visible and easy to locate.

4. Where storefront frontage exists, building entries shall occur a maximum of every 60' along streets, parks and public spaces.

5. Entries shall be recessed a minimum of 3' from face of building to minimize conflict with the pedestrian zone.

6. No less than 60% of ground floor non-residential facades shall contain clear glass above grade to allow visibility inside the building.

7. Awnings and canopies should be fabricated of durable materials such as wood, metal, canvas, or glass. Plastic and vinyl are not permitted.

MAX POINTS	YOUR SCORE
l 1	
r 1	
or 1	
	MAX POINTS



2.2.2 Residential Patios

INTENT

1. To have residential uses at the ground floor activates the public realm while maintaining privacy for residents at the ground floor.

2. To provide pedestrian scaled ground floor building architecture and site design that creates a comfortable pedestrian experience and physical transition between public and private areas.

3. To include exterior spaces and architectural treatments that allow residents to interact with the public realm visually or physically.

STANDARDS

1. Residential patios shall be used for ground-floor residential uses only.

2. No portion of a residential patio may extend into the right-of-way.

3. The main entry into individual ground-floor residential units is not required to be accessible from an adjacent public street or open space.

4. Residential patios shall include a private outdoor space and/or landscaped area with a minimum depth of 5 feet, and width of 7 feet.

5. The residential patio space shall extend beyond the main building facade or be recessed beneath upper floor.

6. No less than 50% of the ground floor facade facing a street or public space shall contain windows.

7. No less than 50% of residential units located at the ground floor shall have a finished floor elevation a minimum of 18 inches higher than the adjacent sidewalk.

8. Patios shall not be combined into a single larger patio space with multiple patios.

9. Individual patios shall be divided by a building or patio wall, fence or vertical separation a minimum of 4' high.

10. Juliet balconies shall not be allowed on the ground floor.

11. Service rooms shall be oriented away from the street and on-site open space.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
2.2.2A Residential patios are setback from the right-of-way, and utilize landscaping, low planter walls, or a combination of the two to create a buffer and transition from the sidewalk:		
» Planting area, with a minimum depth of 2 feet.	1	
» Low fence or wall, no more than 30 inches in height.	1	
2.2.2B The residential patio space is sized to promote outdoor living and street life, and no less than (select only one):	is	
» 50 square feet.	1	
» 75 square feet.	2	
» 100 square feet.	3	
2.2.2C In order to buffer private rooms from adjacent sidewalks, bedrooms or bathroom facing an adjacent sidewalk or public space (select only one):	IS	
» Are setback a minimum of 4 feet from the sidewalk.	2	
» Are setback a minimum of 2 feet from the sidewalk.	1	
TOTAL		

2.2.3 Residential Stoop

INTENT

1. To integrate residential stoops and unit entries in a manner that reinforces the activation of the public realm while maintaining semi-private spaces for the residential units.

2. To provide a physical transition between the public right-of-way and the lot that shapes the public realm.

3. To provide elevated access using stairs that provide access from the adjacent sidewalk to the elevated ground floor, securing privacy for the ground floor rooms near and facing the public street and passersby.

STANDARDS

1. No portion of a residential stoop may extend into the right-of-way. Required steps up to the front porch may extend beyond the build-to line, with the following conditions:

- » Steps shall not extend more than five feet (5') beyond the build-to line.
- » All portions of the steps extending beyond the build-to line shall be publicly accessible.

2. Stoops shall include a porch and/or a garden area a minimum of 4' in depth and 5' in width.

3. The stoop may extend in front of the main building facade or be recessed beneath upper floors.

4. The main entry for each unit shall face the adjacent sidewalk.

5. No less than 50% of residential units located at the ground floor shall have a finished floor elevation a minimum of 24 inches higher than the adjacent sidewalk.

6. No less than 40% of the ground floor facade associated with the stoop and facing a street or public space shall contain widows or be transparent.

7. Maximum entry height of door or porch above grade shall be 6 feet.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
2.2.3A The stoop includes a porch and/or garden sized to promote outdoor living and street life, no less than (select one of the following):		
» 50 square feet.	1	
» 75 square feet.	2	
» 100 square feet.	3	
2.2.3B The stoop landing (at the front door) is covered with a canopy or building overhang.	1	
TOTAL		



2.3 Buildings Fronting Alcott Street and Riverfront Park

INTENT

1. To reinforce the special character of Alcott Street and the edge of the park and celebrate the orientation of buildings along the South Platte River.

2. To connect and enhance the relationship between the neighborhood and Alcott Street.

3. To reinforce the natural and ecological connections to the South Platte River.

4. To orient building uses, entries, and open spaces toward the river.

5. To provide public realm that enhances the character of Alcott Street as an area for gathering, relaxation, and community interaction.

STANDARDS

1. Where buildings front Alcott Street, building entries, active building edges, stoops, balconies and other amenity spaces shall be oriented to Alcott Street.

2. Service areas and parking access shall be minimized along Alcott Street. A maximum of one parking access drive or service area per block is allowed.

3. The buildings fronting Alcott Street shall include primary entries.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
2.3A Open spaces and surface water quality features are creatively incorporated into th building site or parcel and create an amenity that enhances the character of Alcott Stre	e 1 et. 1	
2.3B Building massing steps back at upper levels along Alcott Street, and increases pat space and views of the park.	io 1	
2.3C Building massing is arranged to form courtyards that open towards, and increase views to, Alcott Street and the park.	1	



2.4 Pedestrian and Landscape Connections

INTENT

1. To establish a pattern of mid-block pedestrian and landscape connections to ensure walkability and pedestrian character of the district.

2. To align pedestrian connections with surrounding destinations.

3. Within parcels or development blocks, create a quality connected site circulation experience for residents and visitors that prioritizes pedestrian access and promotes multi-modal options, reducing vehicle trip demand within the district.

4. Create well-defined pedestrian connections that make walking easy, convenient and enjoyable.

5. Allow for permeability through development parcels and support a pedestrian circulation system that connects public sidewalks to internal semi-private courtyards and community spaces.

6. Utilize universal design principles to ensure that development parcels and buildings are comfortable and safe for all users, regardless of age or ability.

STANDARDS

1. Block 1 shall include one continuous north/south connection that is aligned with the entrance to Fairview Elementary.

2. Block 3 shall include one continuous east/west connection to increase connectivity to the park.

3. Block 4 shall include one continuous east/west connection to provide pedestrian connections through the block.

4. Pedestrian connections should be provided through blocks a maximum of 400' from the sidewalk.

5. Connections that are adjacent to a vehicular lane located within development parcels shall provide a continuous, barrier free walking area of no less than 6' wide and an adjacent landscape zone of no less than 5' wide.

6. Connections that are not adjacent to travel lanes shall be a minimum of 20' in width with a minimum 8' maintained as a continuous pedestrian path of travel.

7. When sidewalks or walkways intersect site vehicle access routes, crosswalks shall be continuous and clearly delineated through change in pavement or line painting.

8. Utility boxes, transformers, trash receptacles, and other storage shall not be allowed in the pedestrian and landscape connection.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
2.4A Pedestrian connections through parcels include pedestrian-scaled elements such lighting, seating, trees and landscape treatments to enhance use, visibility and security.	as 1	
2.4B Active ground floor uses, including retail, lobbies and/or amenity spaces, or residential stoops or porches line no less than 60 percent of the mid-block pedestrian connections.	1	



2.5 District Lighting

INTENT

1. To integrate City standards with regard to general street illumination that reinforces safety and visibility throughout the district.

2. To provide aesthetic appeal and safety, promoting comfortable, safe pedestrian activity at night.

3. To reduce glare and lighting hot spots.

4. To assist with wayfinding and navigation throughout the district.

STANDARDS

1. Pedestrian and street lighting fixtures shall be selected or designed to create ambiance by utilizing moderate to low level lighting fixtures and shall be full cut-off fixtures.

2. Pedestrian lighting shall be on both sides of the right-of-way within the Amenity Zone and be coordinated so that a consistent line of lighting is projected along the street.

3. All lighting shall be LED to minimize energy consumption.

4. Light poles shall be aligned with trees to the greatest extent possible.

5. Pedestrian lighting shall be a maximum of 18' tall.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
2.5A Create a unique experience through the use of innovative, creative, and/or feature lighting	1	



Urban Design

CRITERIA	MAX SCORE	YOUR SCORE
2.1 VEHICULAR CIRCULATION AND ACCESS	4	
2.1A Vehicular and service access points are located on separate block faces from the primary pedestrian entry.	1	
2.1B Development shares an access point with an adjacent property, reducing the total number of curb cuts.	1	
2.1C Properties facing 10th Avenue and/or Alcott Street locate access points at the rear or side of the parcel, and do not include curb cuts on 10th Avenue or Alcott Street.	1	
2.1D Access points align with existing or planned access points across the street, to create a consistent streetscape rhythm.	1	
2.2 GROUND FLOOR FRONTAGE TYPES AND PEDESTRIAN ORIENTED GROUND FLOOR DESIGN	3	
2.2.1. Retail or Commercial Storefront	3	
2.2.1A Awnings, canopies, or other weather and shade protection is provided along the entire ground floor façade:		
 » Awnings and/or canopies are construction of durable materials such as wood, metal or glass, consistent with the design character of the building. » Awnings and/or canopies are scaled to be consistent with the overall building, and create an active pedestrian environment. 	1	
2.2.1B Restaurants and/or community spaces provide large openings such as folding or roll-up doors to enhance the connection between indoors and outdoors.	1	
2.2.1C Creative forms of public art, color, and graphics are incorporated into ground floor façade to create visual interest.	1	
2.2.2. Residential Patios	7	
2.2.2A Residential patios are setback from the right-of-way, and utilize landscaping, low planter walls, or a combination of the two to create a buffer and transition from the sidewalk:		
» Planting area, with a minimum depth of 2 feet.	1	
» Low fence or wall, no more than 30 inches in height.	1	

2.2.2B The residential patio space is sized to promote outdoor living and street life, and is no less than (select only one):		
» 50 square feet.	1	
» 75 square feet.	2	
» 100 square feet.	3	
2.2.2C In order to buffer private rooms from adjacent sidewalks, bedrooms or bathrooms facing an adjacent sidewalk or public space (select only one):		
» Are setback a minimum of 4 feet from the sidewalk.	2	
» Are setback a minimum of 2 feet from the sidewalk.	1	
2.2.3. Residential Stoop	4	
2.2.3A The stoop includes a porch and/or garden sized to promote outdoor living and street life, no less than (select one of the following):		
» 50 square feet.	1	
» 75 square feet.	2	
» 100 square feet.	3	
2.2.3B The stoop landing (at the front door) is covered with a canopy or building overhang.	1	
2.3 BUILDINGS FRONTING ALCOTT STREET AND RIVERFRONT PARK	4	
2.3A Open spaces and surface water quality features are creatively incorporated into the building site or parcel and create an amenity that enhances the character of Alcott Street.	1	
2.3B Building massing steps back at upper levels along Alcott Street, and increases patio space and views of the park.	1	
2.3C Building massing is arranged to form courtyards that open towards, and increase views to, Alcott Street and the park.	1	
2.4 PEDESTRIAN AND LANDSCAPE CONNECTIONS	3	
2.4A Pedestrian connections through parcels include pedestrian-scaled elements such as lighting, seating, trees and landscape treatments to enhance use, visibility and security.	1	
2.4B Active ground floor uses, including retail, lobbies and/or amenity spaces, or residential stoops or porches line no less than 60 percent of the mid-block pedestrian connections.	1	
2.5 DISTRICT LIGHTING	1	
2.5A Create a unique experience through the use of innovative, creative, and/or feature lighting	1	

3. Streets

SECTION CONTENT

- 64 3.1 Overall Streetscape Standards
- 66 3.2 10th Avenue
- 70 3.3 9th and 11th Avenue, Clay Way
- 72 3.4 Decatur Street
- 74 3.5 Bryant Street
- 76 3.6 Alcott Street
- 78 3.7 Furnishing
- 80 3.8 Plant Material and Irrigation

INTRODUCTION

This chapter addresses streetscape standards and guidelines to provide a framework for future design. These standards and guidelines are intended for all streetscape work within the right-of-way. It addresses issues related to pedestrian and amenity zones, street trees, and streetscape furnishings throughout the district.



3.1 Overall Streetscape Standards

For the purpose of Urban Design Classification, proposed streets within Sun Valley Redevelopment are designated as follows: 10th Avenue, Decatur Street, Bryant Street, Alcott Street, 9th Avenue, 11th Avenue, and Clay Way. These designations describe street right of-way or private streets/drives functionality, dimensions and form, and character of landscape plantings and street furnishings. The street classifications in this chapter generally illustrate the design intent and width standards of designated street typologies. Refer to the Infrastructure Master Plan for approved engineering specificity and details.

INTENT

1. To unify the district through the consistent design and character of the streetscapes.

2. To create an interconnected system of streets that promotes pedestrian, bicycle, and vehicular mobility.

3. To provide an attractive and comfortable pedestrian realm and streetscape environment.

4. To encourage pedestrian activity along the streets that supports active uses such as strolling, gathering, shopping, dining.

5. To provide pedestrian connections to South Platte River Trail, Decatur-Federal Light Rail Station, and adjacent neighborhoods and businesses.

6. To provide appropriate light levels for safe navigation while minimizing light pollution and glare.

STANDARDS

1. Streets to be dedicated as public rights-of-way shall meet, at a minimum, Department of Transportation and Infrastructure rules, regulations and criteria. District Streets shall meet standards within these UDSG and other applicable standards that apply to private streets.

2. Vehicular and pedestrian lighting fixtures on public streets shall be selected to prevent glare and light trespass onto adjacent property and surrounding neighborhoods and meet CCD and Xcel Standards.

3. The design of each street and sections of each street, including block or parcel frontages, shall be consistent throughout its entire length and match the pattern and design character of the adjoining streetscape areas.

4. All streets shall be unified and have a cohesive rhythm through the use of furnishings, trees, plantings, paving, and lighting.

5. A diversity of tree species shall be selected to comply with Denver Parks and Recreation Forestry standards.

6. All trees shall be deciduous and at least 2.5" caliper at time of installation.

7. All streets shall be visually unified and have a cohesive rhythm created by the street trees, furnishings, and lighting.

8. Minimum landscape planting areas shall be 5 feet wide by 15 feet long, including any use of tree grates.

9. Planting areas shall be planted with shrubs and groundcover or low water use turf. See specific streets for specific standards and guidelines.

10. Shade street trees shall be planted 30 feet -35 feet 0.C. depending on spread and species selected from City Forester's List.

11. Adjacent property owners shall be responsible for the irrigation and maintenance of all streetscapes, trees, and plantings.

12. All landscape areas shall be irrigated.

13. In addition to sidewalk paving, all streets shall include a seating element, trash receptacle, bike racks, trees and understory landscape or turf areas.

GUIDELINES

1. Pedestrian lights should be consistently spaced between trees and located to reinforce the pattern and modulation of the streetscape elements.

2. Street furnishings and landscape areas should be spaced and organized to create a consistent and identifiable pattern.

3. Furnishings should be located efficiently within the Amenity Zone and align with other elements along the street.

4. Pedestrian-focused amenities like trash receptacles and bike racks should be encouraged in groupings near the intersections.

5. Trees should be located within the amenity zone at equal spacing and in a pattern that reflects the overall streetscape layout unless minor adjustments need to be made for curb cuts or other conditions, and trees should be aligned along each street to create a uniform and visually cohesive tree canopy along the length of the streetscape.

6. Roadway, curb and gutter, and sidewalk pavement scoring should align to provide a consistent scoring pattern throughout.

7. On-street parking, seating, paving patterns, signage, and lighting should be used to reinforce pedestrian and human scale along the streets.

8. Street furnishings, trees, and other amenities should occupy the zone parallel to the pedestrian walking zone.

9. Green urban stormwater practices should be utilized where possible and integrated into the overall streetscape design and character.

10. Utility boxes should be coordinated during design and located so they do not interfere or disrupt the overall streetscape. Above ground and exposed utility boxes should be buffered by landscape plantings, covered with a painted mural, or concealed in a way that promotes an attractive streetscape.





3.2 10th Avenue

10th Avenue will be the focal point and main mixeduse neighborhood spine with a continuous design character and paving, offering gathering spaces, public art, and lighting. To promote mobility and connectivity to Alcott Street and Riverfront Park.

INTENT

1. To establish a premier pedestrian-oriented street with diverse mixed-use character that anchors Sun Valley and links Riverfront Park and the South Platte River to Federal Boulevard and Villa Park to the west.

2. To provide a continuous street character and special pedestrian experience from Decatur Street to Alcott Street and the park.

3. To create a unique street environment that provides tree canopy, landscape, pedestrian amenities, and a special character environment that draws people to Riverfront Park and the South Platte River.

4. To promote community gathering by offering comfortable seating and spaces for people to congregate by providing a sequence of amenity areas that complement adjacent building uses and correspond with the rhythm of the streetscape design.

5. To minimize and slow vehicular traffic at intersections.

STANDARDS

1. Illustrative perspective sections – 10th Avenue Street (Refer to Fig. 5.1) shall be representative of 10th Avenue between Decatur Street and Bryant Street.

- » 10th Avenue shall have the following:
 - Sidewalk area a minimum of sixteen feet (16') wide including an Amenity Zone and Pedestrian Walking Zone.
 - Clear Pedestrian Walking Zone shall be organized to create a continuous unobstructed area, a minimum of eight feet (8') wide, for ease of travel and maintenance.
 - Amenity Zone shall be a minimum of eight feet (8') wide and shall contain streetscape elements, such as street furnishings, lights, landscape areas or tree trenches and landscape water quality planters.

2. Illustrative perspective sections – 10th Avenue Street Type B shall be representative of 10th Avenue between Bryant Street and Alcott Street.

- » 10th Avenue shall have the following:
 - Sidewalk area a minimum of twenty feet (20') wide including an Amenity Zone and Pedestrian Walking Zone.
 - Clear Pedestrian Walking Zone shall be organized to create a continuous unobstructed area, a minimum of ten feet (10') wide, for ease of travel and maintenance.
 - Amenity Zone shall be a minimum of eight feet (8') wide and shall contain streetscape elements, such as street furnishings, lights, landscape areas or tree trenches and landscape water quality planters.



FIG. 5.1 10TH AVENUE



Standards Number

G Guidelines Number

3. The street shall be visually unified and have a cohesive rhythm created by the street trees, furnishings, and lighting.

4. Pedestrian lights shall be selected to create unique experience continuous lighting pattern that visually draws people to the street. The lighting spacing shall be a maximum of 80' and reinforce the tree planting and rhythm of the street layout, unless interrupted by a required streetlight location or utility conflict.

5. Minimum landscape planting areas shall be 5 feet wide by 15 feet long and be characterized an organic shape. Refer to Fig. 5.4.

6. Turf shall not per permitted.

7. Understory plantings and landscape shall reflect the character of the South Platte River landscape, using plant species that are consistent with the natural landscape of the river.

8. All seating elements should be selected to encourage social interaction and gathering as well as provide a consistent aesthetic with the overall street design. Recommended seating elements include:

- » Twig modular bench system made of reinforced concrete shaped as freestanding three-armed pieces creating branch-like formations, or acceptable alternative.
- » Multiplicity outdoor public furniture, or acceptable alternative.
- » City approved street benches and furnishings.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
3.2A The sidewalk uses City standard paving, but areas maintained by the adjacent property owner or Metropolitan District are distinguished by differences in paving pattern and materials.	1	
3.2B Accent and/or special lighting are used along 10th Avenue.	2	
3.2C Curb cuts to access the property do not exist.	1	
3.2D Trash and recycling receptacles and bike racks are located at the intersections of the site.	2	



3.3 9th and 11th Avenue, Clay Way

9th and 11th Avenues will remain in the existing right-of-way and will only include improvements to the centerline of the road on the side of the street where new development is occurring. Clay Way will be a new north-south street within the district. The streets will remain narrow to promote reduced speed and include streetscape amenities that promote the overall neighborhood character with tree lawns, sidewalks, and limited street furnishings. On both streets, considerations should be given to the relationship to adjacent uses, including Fairview Elementary along 11th Avenue and Weir Gulch along 9th Avenue.

INTENT

1. To establish a pedestrian-friendly street that provides access from Decatur Street to Alcott Street and the Riverfront Park.

2. To promote a residential neighborhood character that connects to Fairview Elementary and Weir Gulch.

3. To provide adequate shade and pedestrian space.

STANDARDS

1. Illustrative perspective sections – 9th Avenue, 11th Avenue, and Clay Way (see Fig. 5.2) shall be representative of the typical streetscape between Decatur Street and Alcott Street.

- » Sidewalk area a minimum of fourteen feet (14') wide including an Amenity Zone and Pedestrian Walking Zone.
- » Clear Pedestrian Walking Zone shall be organized to create a continuous unobstructed area, a minimum of five feet (5') wide, for ease of travel and maintenance.
- » Amenity Zone shall be a minimum of eight feet (8') wide and shall contain streetscape elements, such as street furnishings, lights, landscape areas or tree trenches and landscape water quality planters.

2. Planting strip shall be planted with shrubs and groundcover or low water use turf.

3. Breaks in amenity zone planting strip shall have consistent modulation, spacing, and scale along the street.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
3.3A All seating elements are located near corners or in groupings to encourage social interaction and gathering as well as provide a consistent aesthetic with the overall street design.	1	
3.3B Garage frontages on street level are limited to twenty-five percent (25%) of building facades.	2	



FIG. 5.2 9TH, 11TH AVENUE, AND CLAY WAY Typical Streetscape

Standards Number

Guidelines Number

3.4 Decatur Street

Decatur Street is an important connection for the Sun Valley neighborhood connecting 8th Avenue to Lower Colfax and Mile High Stadium. The street serves an important role as a primary mixed-use street connecting residents to schools, Rude Recreation Center, Light Rail, and commercial activities near Lower Colfax Avenue. The street includes areas where new improvement will happen due to redevelopment and areas where existing buildings and street frontages will remain.

INTENT

1. To improve an important pedestrian connection from 8th Avenue to the Decatur-Federal Light Rail Station, Lower Colfax, and the Stadium.

2. To provide tree canopy and landscape plantings that anchors the western edge of the redevelopment.

3. To provide a cohesive and comfortable pedestrian connection using formalized streetscape plantings, paving patters and tree spacing.

STANDARDS

1. Illustrative perspective sections – Decatur Street (see Fig. 5.3) shall be representative of the east side of Decatur Street between 9th Avenue and 11th Avenue.

- » Sidewalk area a minimum of fifteen feet six inches (15'-6") wide including an Amenity Zone and Pedestrian Walking Zone.
- » Clear Pedestrian Walking Zone shall be organized to create a continuous unobstructed area, a minimum of six feet six inches (6'-6") wide, for ease of travel and maintenance.
- » Amenity Zone shall be a minimum of eight feet (8') wide and shall contain streetscape elements, such as street furnishings, lights, landscape areas or tree trenches and landscape water quality planters.

2. Planting strip shall be planted with low water use shrubs, perennials, and groundcover.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
3.4A Planting areas are rectangular and create a clear modular pattern along the street.	1	
3.4B The amenity zone includes regularly spaces paved bands or larger paved areas that provide space for streetscape furnishings such as seating or public art.	3	


FIG. 5.3 DECATUR STREET

S Standards Number

G Guidelines Number

Cluster amenities closer to intersection. Use woody planting materials

3.5 Bryant Street

Bryant Street provides the primary connection north from 9th Avenue to 13th Avenue. The street serves a main entry to the neighborhood with direct vehicular access and a comfortable pedestrian connection. The enhanced streetscape will be combination of hardscape and softscape elements, including a continuous tree canopy and selective special paving to create a continuous pattern with small amenity areas with seating.

INTENT

1. To provide a north south connection in the heart of the redevelopment area of the neighborhood, and to reestablish the network grid connecting 9th Avenue to 13th Avenue.

2. To provide a cohesive and comfortable pedestrian connection using formalized streetscape plantings, paving patterns and tree spacing.

3. To provide a convenient walking route lined by street trees and illuminated by pedestrian lighting.

4. To provide a primary street for deliveries and rideshare services.

STANDARDS

1. Illustrative perspective sections — Bryant Street (see Fig. 5.4) shall be representative of Bryant Street between 9th Avenue and 12th Avenue.

- » Sidewalk area a minimum of fifteen feet (15') wide including an Amenity Zone and Pedestrian Walking Zone.
- » Clear Pedestrian Walking Zone shall be organized to create a continuous unobstructed area, a minimum of six feet (6') wide, for ease of travel and maintenance.
- » Amenity Zone shall be a minimum of eight feet (8') wide and shall contain streetscape elements, such as street furnishings, lights, landscape areas or tree trenches and landscape water quality planters.

VOUD

GUIDELINES POINTS	POINTS	SCORE
3.5A Planting areas are rectangular and create a clear modular pattern along the streetstreet.	1	
3.5B The amenity zone includes regularly spaces paved bands or larger paved areas that provide space for streetscape furnishings such as seating or public art.	3	



FIG. 5.4 BRYANT STREET



Cluster amenities closer to intersection. Softer planting materials

3.6 Alcott Street

Alcott Street has been designed to be a low speed shared zone where pedestrians, bicyclists, and motor vehicles mix in the same space. The street will prioritize pedestrian mobility over motorist mobility to provide access to the park from the adjacent development. Public parking will be provided on the west side of the street allowing parking for development as well as visitors to the park.

INTENT

1. To establish a premier shared street that prioritizes pedestrians and anchors the Sun Valley development to Riverfront Park.

2. To create a shared space where pedestrians, bicyclists, and motor vehicles mix.

3. To create a continuous streetscape character that promotes pedestrian comfort.

4. To encourage connectivity across the street.

5. To utilize whatever horizontal, vertical, and material treatments are necessary to encourage low vehicle speeds throughout, whether or not pedestrians are present.

6. To utilize attractive street materials, furnishings, and other objects within the street to alert drivers and emphasize the pedestrian orientation of the space.

STANDARDS

1. A minimum 6' pedestrian-only clear path, protected from traffic, shall be provided along the outside of the shared street adjacent to the private development sites.

2. A minimum 20' clear travel way shall be provided.

3. Pedestrian paths of travel alongside vehicle zones shall be provided for people with ambulatory, vision, and cognitive disabilities.

4. The pedestrian-only clear path shall be defined using planters, bollards, and street furniture, as well as detectable warning strips or textured pavers.

5. Staggered sections of landscaping and perpendicular parking shall be included to create a chicane effect.

6. Bollards, paving materials, and street furniture shall be positioned to help to define parking spaces and to delineate the traveled way from the pedestrian-only space.

7. Guideways using tactile cues and maximum visual contrast shall be included for people with vision disabilities.

8. A continuous and repetitive concrete (or acceptable alternate) banded paving pattern shall run along the entire street connecting one side to the other.

GUIDELINES POINTS		YOUR SCORE
3.6A Special attention should be given to providing adequate drainage. Drainage channels are provided either at the center of the street or along the flush curb, depending on underground utilities and other existing conditions.reinforce the pedestrian-priority nature of the street.	2	
3.6B Street furniture, including bollards, benches, planters, and bicycle parking, are be located and positioned to promote groupings and areas of social interaction.	2	
3.6C Use of curbs is minimized, and any areas with curbs should minimize curb height to 4 inches.	3	
3.6D Planted areas and stormwater source controls within the roadway are provided.	1	
3.6E Utilize recycled content in paving materials.	1	

TOTAL



FIG. 5.5 DECATUR STREET



Standards Number

G Guidelines Number

3.7 Furnishing

INTENT

1. To establish consistent site furnishings that reflect the blending of historic industrial uses of the neighborhood with the residential uses.

2. To select a palette of consistent site furnishings to unify and reinforce the overall character and identity of the public realm throughout the project through repetition of product materials, forms, and colors.

3. To select and locate site furnishings to encourage pedestrian activity and community gathering in the public realm and streetscape areas.

4. To provide adequate pedestrian and bike facilities to encourage non-vehicular modes of transportation to and around the site.

STANDARDS

1. Pedestrian site lighting shall be in higher use pedestrian areas to create an environment that in both day and night is unique and pleasing to the eye and encourages pedestrian activity and a sense of safety at night.

2. Street furnishing elements shall be high quality and include a consistent palette of benches, trash receptacles, bike and scooter racks, pedestrian street lights, trench drains, game tables, planter pots, bollards, public signage features, site railings, tree grates and seat walls to provide pedestrian comfort and convenience as illustrated in this section.

3. Site furnishings shall be chosen from the selection in Fig. 5.6, Site Furnishings Palette to create district unity and identity on streetscapes and within publicly accessible open spaces. Should any of these site furnishings no longer be manufactured, then ones that are similar in style, color, and scale shall be utilized.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
3.7A A minimum of 1 trash and 1 recycling receptacle is provided per block face.	1	
3.7B A minimum of 2 bike racks are provided per block face.	1	
3.7C A minimum of 2 benches are provided per block face.	1	
3.7D The same furnishings are used for publicly accessible private spaces.	1	
TOTAL		



FIG. 5.6 BRYANT STREET

1. Bike Rack

Manufacturer: Dero or equal Model: Hoop Rack Color: Stainless Mounting: In-Ground preferred

2. Trash Receptacle

Manufacturer: Landscape Forms Model: Chase Park Style: Side Opening Litter Receptacle, Single use, 2 standard 5x7 signs Door Opening: Standard Side Opening Lock Option: No Lock Sand Pan: No Sand Pan Sign: 14-Trash Only Powdercoat Color: Sliver

3. Recycling Container

Manufacturer: Landscape Forms Model: Chase Park Style: Single Use Top Opening Recycling Receptacle 5" opening, 2 standard 5x7 signs Lock Option: No Lock Sand Pan: No Sand Pan Sign: 10-Recyclable Powdercoat Color: Silver

4. Pedestrian Light - 10th Avenue

Manufacturer: Hess Model: RBSP180 - Bishop LED Pole: 14RS - 14' Round Straight Finish: Silver Grey or Graphite Grey Option: DIM – 0-10vDC

5. Pedestrian Light - Standard

Manufacturer: Gardco Model: PureForm post top comfort optics Number of LEDs: 140L LED Color: Warm White 3000K, 70 CRI Generation 2 Distribution: Comfort Type 2 Finish: Dark Grey or Medium Grey

6. Bench Type 1

Manufacturer: Landscapeforms Model: Multiplicity Back: Back or Backless are both acceptable Configuration: Straight or Varied depending on design Seat Material: Jarrah no finish (exterior use only) Finish: Buttercup powdercoated metal Mounting: Surface Mount

7. Bench - Twig

Manufacturer: Tournesol Siteworks Model: G-01 TWIG Bench, GFRC Concrete, concealed mount bracket Color: Acid Etch Shark

3.8 Plant Material and Irrigation

INTENT

1. To respect the native Colorado environment and low water use requirements in the landscape materials selected.

2. To utilize low water use irrigation systems, technologies, and applications throughout the project to manage and conserve water use.

3. To specify plant material that is durable and resilient in high density and high traffic streetscape and public realm areas.

4. To provide high quality and well-maintained landscape and irrigation throughout the project that enhances the outdoor experience for residents and users.

5. To thoughtfully select plant materials that create environmental and ecological benefits, including pollinator and species habitat, and improved air and water quality.

STANDARDS

1. Plant material shall conform to the American Standard for Nursery Stock and shall be of specimen quality.

2. Plant material shall be delivered to the site and installed in a healthy condition without significant damage and need for pruning.

3. Soil tests of planting media shall be performed to identify necessary soil amendments.

4. Landscape areas shall be tested for soil percolation and provide remediation drainage as determined by test. 5. Mulch shall be provided within all planting beds and shall be placed directly on the soil without weed barrier fabric.

6. All areas utilizing turf shall be sodded and not seeded.

7. Rain and soil moisture sensors shall be installed with all irrigation systems.

8. Single stem trees shall be used within public R.O.W.

9. Plants treated with neonicotinoids or other bee killing chemicals at any stage in their germination shall not be used.

10. Plant diversity and the use of pollinator friendly plant species shall be used.

- 11. Minimum plant material size shall be as follows:
 - » Deciduous Trees should be 2.5 inch caliper minimum.
 - » Ornamental Trees should be 2.5 inch caliper or 6 feet clump minimum.
 - » Large Evergreen Tree should be 8 feet height minimum.
 - » Small Evergreen Tree should be 6 feet height minimum.
 - » Shrubs should be 5 gallon Container minimum.
 - » Perennials should be 1 gallon Container minimum.
 - » Grasses should be 1 gallon Container minimum.
 - » Groundcover should be 4 inch Pots minimum.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
3.8A Installation of irrigation flow meters are used to help detect leaks in the irrigation system.	1	
3.8B The use of spray irrigation is limited to turf areas only.	1	
TOTAL		



Encourage plant diversity and pollinator friendly plant species.



Use single stem trees in public R.O.W.

Streets

CRITERIA	MAX SCORE	YOUR SCORE
3.2 10TH AVENUE	6	
3.2A The sidewalk uses City standard paving, but areas maintained by the adjacent property owner or Metropolitan District are distinguished by differences in paving pattern and materials.	1	
3.2B Accent and/or special lighting are used along 10th Avenue.	2	
3.2C Curb cuts to access the property do not exist.	1	
3.2D Trash and recycling receptacles and bike racks are located at the intersections of the site.	2	
3.3 9TH AND 11TH AVENUE, CLAY WAY	3	
3.3A All seating elements are located near corners or in groupings to encourage social interaction and gathering as well as provide a consistent aesthetic with the overall street design.	1	
3.3B Garage frontages on street level are limited to twenty-five percent (25%) of building facades.	2	
3.4 DECATUR STREET	3	
3.4A Planting areas are rectangular and create a clear modular pattern along the street.	1	
3.4B The amenity zone includes regularly spaces paved bands or larger paved areas that provide space for streetscape furnishings such as seating or public art.	3	
3.5 BRYANT STREET	4	
3.5A Planting areas are rectangular and create a clear modular pattern along the streetstreet.	1	
3.5B The amenity zone includes regularly spaces paved bands or larger paved areas that provide space for streetscape furnishings such as seating or public art.	3	

3.6 ALCOTT STREET	9	
3.6A Special attention should be given to providing adequate drainage. Drainage channels are provided either at the center of the street or along the flush curb, depending on underground utilities and other existing conditions.reinforce the pedestrian-priority nature of the street.	2	
3.6B Street furniture, including bollards, benches, planters, and bicycle parking, are be located and positioned to promote groupings and areas of social interaction.	2	
3.6C Use of curbs is minimized, and any areas with curbs should minimize curb height to 4 inches.	3	
3.6D Planted areas and stormwater source controls within the roadway are provided.	1	
3.6E Utilize recycled content in paving materials.	1	
3.7 FURNISHING	4	
3.7A A minimum of 1 trash and 1 recycling receptacle is provided per block face.	1	
3.7B A minimum of 2 bike racks are provided per block face.	1	
3.7C A minimum of 2 benches are provided per block face.	1	
3.7D The same furnishings are used for publicly accessible private spaces.	1	
3.8 PLANT MATERIAL AND IRRIGATION	2	
3.8A Installation of irrigation flow meters are used to help detect leaks in the irrigation system.	1	
3.8B The use of spray irrigation is limited to turf areas only.	1	
SUBTOTAL	31	

DESIGN STANDARDS & GUIDELINES

4. Block/Site Development

SECTION CONTENT

- 86 4.1 Service Areas and Utilities
- 4.2 Screening, Fencing, Walls, and Railings
- 89 4.3 Site Green Infrastructure
- 90 4.4 Surface Parking
- 91 4.5 Bicycle Parking
- 92 4.6 Site Lighting
- 93 4.7 Space for Dogs
- 94 4.8 Site Landscape Materials and Irrigation
- 95 4.9 Site Landscape Maintenance

INTRODUCTION

This chapter focuses on issues within the blocks, or individual sites. The issues addressed include service areas, screening, green infrastructure, surface parking, lighting, and site landscape materials and maintenance. For information related to streetscape standards, see the previous chapter Streets for standards within the right-of-way.

4.1 Service Areas and Utilities

INTENT

1. To reduce the visual impact and minimize adverse consequences of service areas and utilities on adjacent uses and the public realm.

2. To eliminate or minimize conflicts between service vehicle access points and pedestrians.

STANDARDS

1. To the maximum extent feasible, trucks and other service vehicles shall be directed to Decatur Street, 9th Avenue and 11th Avenue and to minimize service related traffic on 10th Avenue and Alcott Street.

2. All developments shall provide a designated space for service functions and utilities.

3. Service elements shall be located a minimum of 25' feet from any primary pedestrian areas to minimize the negative visual, noise, odor and physical impacts to the public realm.

4. Loading docks and service bays shall be screened from the public realm to the extent possible utilizing methods such as internalizing space within the building, walls, fences and/or landscape treatments.

5. Service vehicle access shall be sited to minimize conflict with pedestrian routes and bicycle paths, both in terms of access to the development and within the development.

6. Transformers shall not be located within the public right-of-way and shall be adequately screened to reduce visibility.

7. Services areas and building utilities should be designed as an integrated part of the architecture and should not be prominent features of a building façade.

8. All screening interventions should be designed using high-quality materials consistent with the architectural design intent of the development. (See Screening, Fencing, Walls and Railing).

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.1A Development provided combined service and utility areas, such as shared trash areas and loading docks (select one).		
» Utility boxes and service access are not located along the Primary Street.	1	
» Utility boxes and service access are located within the block, in a parking structure or other location that does not face a public street or space.	1	
» Utility boxes and meters that are visible are painted with a mural or other artistic treatment.	1	

4.2 Screening, Fencing, Walls, and Railings

INTENT

1. To ensure that screens, fences, walls, and railings enhance the pedestrian environment.

2. To integrate into the overall character of the neighborhood.

STANDARDS

1. Screens, fences, walls, and railing shall complement the architectural styles of the ground floor façade.

2. Colors and materials shall be complementary to the building.

3. Fences and walls shall not exceed 42" in height along 10th Avenue and Alcott Street.

4. Side yard fences and walls shall connect to the side of the building a minimum of two (2') feet back from the front façade of the building.

5. Screening, fencing, walls, and railings for service and utility areas shall be designed to minimize visibility from public realm.

6. Screens, fences, walls and railings shall be made of durable and low maintenance materials.

7. For outdoor eating and drinking enclosures, railings shall be designed as an integral part of the building matching the overall building character.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.2A Railings enclosing outdoor restaurant patios include planter boxes, murals or other artistic elements reflecting the Sun Valley community into the railing.	1	

Colors and materials of fencing complementary to the building.

Design outdoor eating and drinking enclosure as an integral part of the building.

4.3 Site Green Infrastructure

INTENT

1. To accommodate all site water quality within each individual site development.

2. To reduce stormwater runoff on individual sites.

3. To improve water quality by minimizing sediments and other contaminants from going into the South Platte River.

4. To create water quality areas that are attractively landscaped and contribute to the overall visual aesthetics.

STANDARDS

1. All blocks shall accommodate all their required water quality volume on site.

2. Above grade water quality and detention areas shall be thoughtfully integrated into the site design to be visually attractive through the use of plant materials and allowing for passive or active recreation.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.3A Development incorporates Low Impact Development (LID) features, such as bioswales, green roofs, infiltration trenches, porous pavement or bio-retention cells to treat (select one):		
» 50% of the required water quality volume.	1	
» 75% of the required water quality volume.	2	
» 100% of the required water quality volume.	3	
4.3B Development incorporates educational elements, such as signage or other demonstration features with the green infrastructure components.	1	

4.4 Surface Parking

INTENT

1. To improve the appearance of surface parking lots through balanced design and high quality architectural and landscape screening treatments.

2. To design parking areas to be multi-functional and serve various community uses.

3. To minimize the impact of vehicle headlights on adjacent streets, public spaces, and residential units.

STANDARDS

TOTAL

1. Surface parking lots should be buffered and screened from the public realm and sidewalks using a perimeter planting strip and/or garden wall, according to the following standards:

» The perimeter strip shall be a minimum of 5' wide and shall contain understory plantings and contain one canopy tree for every 30' of frontage. » A garden wall shall be a minimum of 30" tall and a maximum of 42" tall and constructed of masonry or ornamental fencing.

2. Surface parking lots shall incorporate appropriate lighting levels and consistency of coverage to improve circulation and safety for all users.

3. Surface parking areas adjacent to ground floor residential shall include a visual screen to prevent headlight glare into residential units.

4. Pedestrian walkways within surface parking lots shall be clearly defined and marked through alternative surface materials or line painting.

5. Parking lots shall provide a continuous flow of traffic through the lot and reduce conflicts between pedestrians and vehicles.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.4A Development implements a shared parking plan or other Transportation Demand Management strategies that reduces the overall amount of parking provided by (select one only):		
» 10% reduction	1	
» 20% reduction	2	
4.4B Parking canopy structure integrates solar photovoltaic panels.	1	
4.4C Parking area includes preferential parking spaces for energy efficient vehicles, car share programs and small or compact cars.	1	
4.4D Parking area includes EV charging stations.	1	

4.5 Bicycle Parking

INTENT

1. Bicycle parking is visible, accessible, convenient and abundant throughout the district to encourage bicycle use both recreationally and as a primary means of transportation.

2. All buildings and open spaces including parks and public plazas shall provide highly visible and accessible bicycle parking that meets the anticipated use.

3. To encourage bicycle use by providing bicycle sharing.

STANDARDS

1. Bicycle parking shall be located no more than 50' from the primary building entrances, in a high-traffic area that is easily accessible by adjacent bicycle routes and streets.

2. Bicycle parking should be placed so it does not impede pedestrian or vehicular circulation.

3. Bicycle parking shall be clearly identifiable and include highly visible signage and lighting.

Bicycle parking shall support the bicycle upright and provide, at minimum, two (2) points of contact with the frame.

5. A minimum of one (1) bicycle repair station shall be provided.

YOUR

MAX

Use creative bicycle racks as public art opportunities.

GUIDELINES POINTS

POINTS SCORE 4.5A Bicycle parking should be 60% weather-protected through the location of racks 1 underneath building structures and/or free-standing structures. **4.5B** Bike parking rooms are incorporated into building. 1 4.5C Bike racks area creatively designed as public art opportunities (must still be 1 functional and include to connection points).

4.6 Site Lighting

INTENT

1. To use site lighting to illuminate pedestrian pathways, building entries, service areas, signage, landscaping and other areas, as appropriate.

2. To provide the lowest levels necessary to achieve safety and efficient wayfinding.

3. To illuminate at light levels appropriate for each use and to minimize glare.

4. To provide adequate lighting levels to create a safe and secure site.

STANDARDS

1. Site lighting shall be designed to minimize glare and light spillage onto adjacent blocks.

2. All light fixtures shall be full cut-off to minimize light trespass to the sky.

3. Security lighting fixtures shall only be used in service, loading and storage areas and not used in pedestrian or parking areas.

4. Security lighting shall be downcast and shielded.

5. All wiring, transformers, and other equipment shall be screened or be located below ground.

6. Energy efficient fixtures shall be used for all lighting.

Provide adequate lighting to achieve safety and wayfinding.

Evenly distribute lighting to minimize hot Create safe and secure site with spots and dark areas.

adequate lighting.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.6A All site lighting is LED.	1	
4.6B Lighting fixtures are powered by alternative energy sources.	1	

4.7 Space for Dogs

INTENT

- 1. To design landscapes with dogs in mind.
- 2. To minimize impact of dog waste and small in primary entries and landscape areas.

STANDARDS

1. Pet waste stations shall be provided on site and within building, a minimum of 1 per building entry.

2. R.O.W. shall not be used as primary space for dogs.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.7A Provide dog run.	1	
4.7B Provide a designated space as a pet relief area.	1	
4.7C Protect the understory plants and trees from pet urine and waste in landscape areas within the R.O.W	1	
ΤΟΤΑΙ		

4.8 Site Landscape Materials and Irrigation

INTENT

1. To demonstrate a commitment to high-quality outdoor spaces with sustainable elements by ensuring that all landscape materials include recyclable content or renewable materials.

2. To minimize heat island.

3. To create low maintenance landscape areas that are regionally appropriate to reduce water consumption.

4. To reduce water consumption for landscape irrigation through efficient and smart irrigation systems.

5. To apply Crime Prevention Through Environmental Design (CPTED) principles.

STANDARDS

1. Plant materials shall not interfere with pedestrian, bicycle and vehicular movements and sight lines.

2. No less than 80% of all planting areas shall be landscaped with live plant material based on the size at full maturity.

3. Permanent, automatic irrigation shall be provided for all planting areas including raised beds and planting containers.

4. All irrigation systems shall be designed for water efficiency including low precipitation heads, drip systems and other low gallon heads.

5. All irrigation systems shall include one of the following irrigation system controls:

- » Soil moisture or rain sensor.
- » Evapotranspiration (ET) controllers that can be programmed for various watering schedules based on plant needs.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
4.8A No less than 75% of plant materials are low-water use and/or xeric species.	1	
4.8B Captured rainwater is directed through landscaped areas before being directed into the storm system.	1	

4.9 Site Landscape Maintenance

INTENT

1. To ensure that all landscape and hardscape areas remain healthy, attractive, and safe.

STANDARDS

1. Maintenance of all site landscape areas shall be the responsibility of the property owner.

2. Maintenance of the streetscape shall be the responsibility of the property owner.

3. Maintenance to include cleaning of surfaces, irrigation repair, weeding, snow removal, plant upkeep, replacement and repair of paving, signage, lighting and other site features and furnishings.

SCORECARD

Block / Site Development

CRITERIA	MAX SCORE	YOUR SCORE
4.1 SERVICE AREA AND UTILITIES	1	
4.1A Development provided combined service and utility areas, such as shared trash areas and loading docks (select one).		
» Utility boxes and service access are not located along the Primary Street.	1	
» Utility boxes and service access are located within the block, in a parking structure or other location that does not face a public street or space.	1	
» Utility boxes and meters that are visible are painted with a mural or other artistic treatment.	1	
4.2 SCREENING, FENCING WALLS AND RAILINGS	1	
4.2A Railings enclosing outdoor restaurant patios include planter boxes, murals or other artistic elements reflecting the Sun Valley community into the railing.	1	
4.3 GREEN INFRASTRUCTURE	4	
4.3A Development incorporates Low Impact Development (LID) features, such as bioswales, green roofs, infiltration trenches, porous pavement or bio-retention cells to treat (select one):		
» 50% of the required water quality volume.	1	
» 75% of the required water quality volume.	2	
» 100% of the required water quality volume.	3	
4.3B Development incorporates educational elements, such as signage or other demonstration features with the green infrastructure components.	1	

4.4 SURFACE PARKING	5	
4.4A Development implements a shared parking plan or other Transportation Demand Management strategies that reduces the overall amount of parking provided by (select one only):		
» 10% reduction	1	
» 20% reduction	2	
4.4B Parking canopy structure integrates solar photovoltaic panels.	1	
4.4C Parking area includes preferential parking spaces for energy efficient vehicles, car share programs and small or compact cars.	1	
4.4D Parking area includes EV charging stations.	1	
4.5 BICYCLE PARKING	3	
4.5A Bicycle parking should be 60% weather-protected through the location of racks underneath building structures and/or free-standing structures.	1	
4.5B Bike parking rooms are incorporated into building.	1	
4.5C Bike racks area creatively designed as public art opportunities (must still be functional and include to connection points).	1	
4.6 SITE LIGHTING	2	
4.6A All site lighting is LED.	1	
4.6B Lighting fixtures are powered by alternative energy sources.	1	
4.7 SPACES FOR DOGS	3	
4.7A Provide dog run.	1	
4.7B Provide a designated space as a pet relief area.	1	
4.7C Protect the understory plants and trees from pet urine and waste in landscape areas within the R.O.W	1	
4.8 SITE LANDSCAPE MATERIALS AND IRRIGATION	2	
4.8A No less than 75% of plant materials are low-water use and/or xeric species.	1	
4.8B Captured rainwater is directed through landscaped areas before being directed into the storm system.	1	
SUBTOTAL	20	

5. Architecture

SECTION CONTENT

- **100** 5.1. Building Massing and Form
- 102 5.2. Upper Story Setback
- **103** 5.3. Corner Treatments
- **104** 5.4. Facade Articulation
- 106 5.5. Building Character and Materials
- **110** 5.6. Building Entries
- 112 5.7. Windows & Glazing
- **114** 5.8. Building Lighting
- **116** 5.9. Parking Structures

INTRODUCTION

This chapter explores issues related to all architectural aspects of a project, including building massing, step-backs, corner treatments, character, materials, entries, fenestration, lighting, and parking structures.

5.1 Building Massing and Form

INTENT

1. Provide visual interest and human-scaled architectural elements that contribute to a pedestrian friendly neighborhood.

2. To prevent monotonous and over scaled architectural massing by promoting scale and height changes in the overall building massing and between adjacent buildings.

3. To create an interplay of sunlight and shadow, access to fresh air, and optimize solar benefits by taking advantage of Colorado's sunny climate, through the shaping of the building's form.

4. Encourage building design that provides a coherent and diverse public realm character through variation of architecture and building articulation.

5. To promote sky and sun exposure to streets, open spaces, courtyards, and plazas.

STANDARDS

1. Facades of buildings along key streets shall be divided into smaller masses, such as narrow storefronts and bays to improve the relationship of the building to the pedestrian realm. (See Figure 1).

2. Building corners at intersections shall be accentuated in building form, fenestration, balconies, bays, materials and/or color from the rest of the building. (See Figure 2).

3. Buildings shall not create excessive shadowing on public spaces or adjacent properties and be mindful of important views, orientations, or adjacencies within the district.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.1A Mid-block or interstitial connections, in addition to those required in Urban Design- Pedestrian and Landscape Connection section are provided to break down the building massing and promote human-scaled design.	1	
5.1B Buildings include clear breaks in the horizontal plane that respond to the neigborhood scale and context (see Figure 3).	1	
5.1C Breaks in the horizontal plane are reinforced by a change in building height, upper story setback, or other massing reduction (see Figure 4).	1	
TOTAL		

5.2 Upper Story Setback

INTENT

1. Implement height variations to reduce the perceived mass of buildings and their impact on the streetscape.

2. Utilize building setbacks to achieve the appropriate transition of buildings over five stories and to allow for additional solar access and strengthen the pedestrian realm.

STANDARDS

1. An upper story setback shall be required above the fifth floor on a minimum of 55% of the building facade on all streets. For the portion that is stepped-back, the façade should setback a minimum of 5' from the lower story massing.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.2A Spaces created by building upper story setbacks incorporate active spaces, including:		
 » Private resident balconies. » Community spaces, such as outdoor eating areas, terraces or other gathering areas. 	1	
5.2B Architectural detailing, including window design, material or color changes, railings and other details reinforce and highlight building setbacks.	1	
5.2C Buildings setbacks correlate to and reinforce building use and circulation	1	

5.3 Corner Treatments

INTENT

1. Establish street corners with visual punctuation and create an enhanced pedestrian environment through architectural articulation and the inclusion of activating uses.

2. Reinforce intersections through building design that carries more visual significance at the corners and anchors the blocks.

STANDARDS

1. Portions of buildings located at street corners shall be designed with distinctive building forms, architecture, and materials to accentuate the street corner and provide pedestrian-oriented space.

2. Building frontages located at street corners shall be sited to either meet the corner property lines or have a moderate setback to allow for the design of a small public space, including plazas or an expanded streetscape that is pedestrian friendly and promotes ground-floor activity.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.3A The full building height is expressed at key corners that anchor blocks and provide district definition.	1	
5.3B The main building entrance or active retail spaces is included at key building corners.	1	

5.4 Facade Articulation

INTENT

1. To create a diverse urban character and interesting pedestrian environment.

2. To create visually interesting and human-scaled facades.

3. To avoid large areas of undifferentiated or blank facades.

4. To create a comfortably scaled and well detailed urban environment through the establishment of an variety of façade treatments and detail.

5. To establish architectural scale patterns or features that break down large facades and building faces.

STANDARDS

1. Each building facade shall incorporate, at a minimum, three of the following surface elements:

- » A change in color.
- » A change in material or material module or pattern.
- » A system of horizontal and vertical scaling elements such as a belt course, string course, projecting fins, or projecting cornice or eyebrow.
- » Expression of the structural system and infill panels through a change in plane of at least 3" on average.
- » Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
- » A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth.
- » A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).

2. Architectural scaling elements shall occur both horizontally and/or vertically and be part of a cohesive system. They shall not occur only to satisfy minimum requirements.

3. Required scaling elements shall be integral with the building form and construction, significant relief to avoid a thinly applied facade.

4. Special attention shall be given to providing human-scale architectural detail on the lower levels, especially the street level.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.4A Architectural articulation is scaled down and more detailed at the ground floor.	1	
5.4B Where a primary building façade abuts a façade of secondary importance (such as along an alley or internal service area), architectural scaling elements are integrated into that portion of the secondary façade exposed to public view.	1	

5.5 Building Character and Materials

INTENT

1. To create a rich variety of visual qualities that reinforce the historical architectural character of the neighborhood through use of materials, finishes and details that are lasting and durable.

2. To create visual interest through a varied palette of texture, color, and module.

3. To give buildings and surfaces a human scale.

4. To ensure the consistent use of high-quality materials appropriate for an urban environment.

5. To promote durability, sustainability, and ease of maintenance.

6. To complement the materials of existing buildings in the neighborhood, which include a combination of basic industrial buildings and older residential homes.

STANDARDS

1. 50% of the area (including windows) of all facades facing or visible from a public street or open space shall be constructed of Primary Materials listed in Table 7.1.

2. The remaining area of all facades facing a public street or open space shall be constructed of Primary and/or Secondary Materials listed in Table 7.1.

3. Secondary Materials are not permitted at the first or second floor of the main building facade facing a public street or open space, including secondary facades like recessed porches.

4. For façades exposed to the public view, architectural cast-in-place concrete (with or without integral or applied stain or color) shall be less than 20 percent of the opaque wall area.

5. The Design Review Board may consider other materials of equal quality on a case-by-case basis upon making a determination that the proposed materials contribute to the project in a positive manner.

6. Materials and colors shall be used and located in a manner that reduces reflected heat and glare into exterior public areas, and reduces the amount of absorbed heat.

TABLE 7.1 EXTERIOR BUILDING MATERIALS		
PRIMARY MATERIALS	SECONDARY MATERIALS	
Brick, including glazed brick	Exterior insulation and finishing systems	
Natural and architectural cast stone	Concrete masonry units	
Architectural pre-cast concrete	Fiber Cement	
Terra-cotta or architectural clay-tile systems	Hard-cost stucco	
Glass, glass block, and channel glass units		
Architectural metal panel systems		
Decorative metal framing systems with an exterior- grade finish system		
Concrete masonry units with an architectural coloration or finish		

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GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.4D Primary Building materials are used on all facades facing or visible from a public street or open space (select one):		
» Greater than 50%.	1	
» Greater than 70%.	2	
» Greater than 90%.	3	
5.4E Materials used include the following environmental and sustainable attributes. Points are applied for each feature. (Select all that apply):		
» Post-consumer recycled content of greater than 25% or post-industrial recycled content greater than 40%.	1	
» A minimum of 20% of the total value of building materials are sourced within 500 miles of the site.	1	
» Rapidly renewable materials and products are used for 2.5% of the total value of all building materials and products used in the project. Rapidly renewable materials are mde from agricultural products harvested within a 10-year cycle.	1	
» 20% of the materials have significant re-use or recycling potential after useful life.	1	
5.4F Accent colors are used to add interest and accentuate the buildings's significant features and locations, such as entry.	1	


5.6 Building Entries

INTENT

1. To provide convenient access to buildings and pedestrian active uses from the street.

2. To clearly articulate and create a visual hierarchy of building entrances as an aid in wayfinding.

3. To locate building entrances in a way that activates streetscapes, enhances building corners, and invigorates open spaces.

4. To create recognizable architectural elements that mark entrances and terminate views.

5. To encourage pedestrian activity between buildings and the street by providing adequate ground level, street-oriented entrances.

6. To promote pedestrian safety by separating pedestrian and vehicular points of access.

STANDARDS

1. Every single building or combined structure shall provide at least one primary building entry opening directly onto a public or private street for every 250 feet of building frontage.

2. Primary building entrances shall be oriented directly toward and be visible from the street to enhance the pedestrian environment and encourage pedestrian interaction.

3. All multi-story mixed-use, multi-family residential and/or commercial buildings shall have at least one primary building entry accessing the upper story uses.

4. Primary building entries shall be articulated in a way that differentiates them from adjacent storefronts, building facades, and secondary building entries. Strategies may include, but are not limited to:

- » Clearly defined changes in wall plane or building massing such as projections or recess.
- » Concentrating or decreasing architectural scaling elements, and change in façade material or color.
- » Substantially greater or lesser transparency.
- » Visually prominent architectural canopies, entry door scale and color.

5. Service entries or other building exits shall be visually distinct and shall not be emphasized or articulated in a manner that visually competes with the primary entry, ground floor storefront and/or residential entries.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.5A Primary building entries are highlighted with unique building massing composition, materials and details.	1	
5.5B Primary building entries are at the same elevation as the adjacent sidewalk to promote ease of access.	1	
5.5C Every residential or commercial tenant, and all lobby spaces, have a primary entry to a public street with broad public frontage.	1	



5.7 Windows & Glazing

INTENT

1. To enhance the street-level public realm experience by providing a high degree of transparency, particularly at the ground floor.

2. To provide an active, human scaled architectural pattern along the street.

3. To ensure the sufficient visibility of pedestrian active uses and promote visibility between ground floor activities and the adjacent public realm.

4. To provide a level of transparency at the upper floors sufficient to be aware of internal activities when viewed from the street.

5. To establish patterns of windows at upper floors that provide visual interest and reflect uses within.

6. To limit glare from reflective glass.

STANDARDS

1. Commercial ground floor facades facing a public or private street shall provide not less than 60 percent window to solid wall area.

2. Commercial facades above the ground floor shall provide no less than 40 percent window to solid wall area.

3. Residential ground floor facades shall provide no less than 30 percent window to solid wall area.

4. Residential facades above the ground floor shall provide no less than 20 percent window to solid wall area.

5. All ground floor glazing shall have a minimum 60 percent light transmittance factor.

6. Areas of the building that are functionally restricted from providing vision glass may be exempted provided other architectural scaling techniques are employed.

7. In new construction, no highly reflective glazing shall be permitted. All glazing shall be clear and have a maximum reflectance factor of 0.20. No firstsurface reflective coatings shall be permitted.

8. Upper floors may utilize opaque glass to meet maximum glazing requirements. Where for reasons of transparent glazing is not feasible, opaque glazing shall not exceed 15% of the facade area of any building facade adjoining a public street or open space.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.6A Ground floor retail storefronts have transparent glazing for 80% or more of their facade.	1	
5.6B Where required window-to-wall ratios cannot be achieved due to conflict with internal functions, elements such as public art, retail displays or additional building detail are provided.	1	
5.6C Fenestration recesses or projects from the adjacent wall surface or surround to create a highly visible shadow line.	1	
5.6D Large areas of glazing are subdivided by mullions, joints or similar scaling elements, and provide additional scale and detail.	1	
5.6E Sun shades and/or screens are provided to reduce direct sunlight on south and west facing facades. Shades and screens may not significantly obstruct views through the window in either direction.	1	





5.8 Building Lighting

INTENT

1. To highlight architectural elements through key accent lighting.

2. To provide appropriate building accents above street level.

3. To ensure an appropriate quality of lighting for service areas.

4. To provide sufficient ground floor building spill out lighting to assist in the illumination of the public realm.

STANDARDS

1. The source of light shall be screened from public view.

2. Flood lights are prohibited.

3. Building light fixtures shall be of architectural quality in regard to durability, construction and aesthetic appearance.

4. Building light fixtures shall not have exposed conduit runs, junction boxes or other exposed elements.

5. Building lighting shall be designed to:

- » Reduce glare into adjacent properties.
- » Minimize light trespass directly to the sky.
- » Integrate into the building architecture by being concealed or through materials, detailing, form, and spacing that complements the building being illuminated.

6. Building lighting shall be designed to light specific building elements or usable exterior spaces such as balconies and terraces rather than provide general illumination of a façade. 7. Utilitarian building lighting fixtures located in service areas shall be concealed from view from the public ROW private streets.

8. For each single-family townhome, at least 50% of the external luminaries shall have fixture-integrated lighting controls that use motion sensors to reduce light levels by at least 50% when no activity has been detected for 15 minutes.

9. All shared areas (spaces and facilities dedicated to common use, public or privately owned) shall utilize automatic controls that turn off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours.

10. All exterior lighting shall meet the total exterior lighting power allowance requirements as per International Energy Conservation Code Section 505.6 Exterior Lighting.

11. All shared areas (spaces and facilities dedicated to common use, public or privately owned) shall meet light trespass and uplight requirements listed in Table 7.2.1.

12. All of the following strategies shall be employed to prevent light spill and unnecessary glare:

- » Cut-off luminaries.
- » Low-reflectance surfaces.
- » Low angle spotlights.
- » Flashing, colored or obtrusive lighting shall be prohibited.
- 13. Allowed light sources shall be limited to:
 - » Fluorescent.
 - » Metal halide.
 - » LED.
 - » Magnetic induction lamps (Phillips QL).

TABLE 7.2.1 ALLOWABLE LIGHTING POWER DENSITIES		TABLE 7.2.2 ALLOWABLE LIGHTING POWER DENSITIES		
	MAX. % OF FIXTURE	MAX. INITIAL ILLUMINANCE VALUE	LIGHTING ZONE (LZ2)	
MAX. INITIAL ILLUMINANCE VALUE ILLUMINANCE VALUE		All exterior improved areas (except those listed below)	0.06 W/sf	
	(STRAIGHT DOWN)	Walkways	0.7 W/lf	
		Landscaping	0.05 W/sf	
2 horizontal and vertical footcandles at site boundary and 1 horizontal and vertical footcandles 10 feet beyond site	1%	Entrance door (per linear foot of doorway)	20 W	
		Entry Canopy	0.25 W/sf	
boundary.		Illuminated building facade	2.5 W/lf	

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.7A All lighting fixtures are LED, with a temperature appropriate for residential areas.	1	
5.7B Lighting fixtures are powered by alternative energy sources.	1	
5.7C Building lighting is shielded or provides full-cut off, and exposed lamps are not visible from the street or adjacent occupied space.	1	
5.7D Exterior lighting meets the total exterior lighting power allowance requirements in Table 7.2.2.	1	

5.9 Parking Structures

INTENT

1. Encourage creative solutions to mitigate the intrusive quality of parking structures and successfully integrate them into the overall site design.

2. Integrate ground level, street-oriented uses within parking structures where feasible.

3. Incorporate sustainable design features and energy efficient strategies into parking structures to contribute to the sustainability goals of the district.

4. Utilize underground parking and structured parking to the greatest extent possible.



STANDARDS

1. Parking structures that face a public street or open space shall conform to the architectural standards pertaining to architectural scaling elements and material use as set forth under Façade Articulation and Building Character and Materials sections.

2. Access and egress shall be located away from corners and near mid-block on neighborhood streets to minimize disruption to pedestrian flow on key pedestrian streets.

3. Facade openings that face any public right-of-way or publicly accessible open space shall be vertically and horizontally aligned in a manner consistent with the main building facade.

4. All floors fronting on facades facing any public street or publicly accessible open space shall be flat.

5. Parking structures shall be designed to conceal the view of parked cars, internal light sources, and angled ramps from the street or public open spaces for the whole height of the structure.

6. Parking structure lighting shall be screened from all streets.

7. The roof of all parking structure shall use at least one of the following strategies:

- » Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index (SRI) of at least 29.
- » Use paving materials with an SRI of at least 29.

GUIDELINES POINTS	MAX POINTS	YOUR SCORE
5.8A Development implements a shared parking plan or other Transportation Demand Management strategies that reduces the overall amount of parking provided by (select one):		
» 10% reduction.	1	
» 20% reduction.	2	
5.8B At least 50% of parking spaces are provided below grade.	1	
5.8C Above-grade parking structures are wrapped with, or contain, commercial uses (select one):		
» At the ground floor only.	1	
» For the full height of the parking structure.	2	
5.8D Parking structure includes preferential parking spaces for energy efficient vehicles, car share programs and small or compact cars.	1	
5.8E Parking structure includes EV charging stations.	1	
5.8F Public art opportunities are incorporated into parking structure design, including building facades and wayfinding.	1	
5.8G Parking structures incorporate solar photovoltaic panels or other energy generation features over no less than 50% of its roof.	1	

Architecture

CRITERIA	MAX SCORE	YOUR SCORE
5.1 BUILDING MASSING AND FORM	3	
5.1A Mid-block or interstitial connections, in addition to those required in Urban Design- Pedestrian and Landscape Connection section are provided to break down the building massing and promote human-scaled design.	1	
5.1B Buildings include clear breaks in the horizontal plane that respond to the neigborhood scale and context (see Figure 3).	1	
5.1C Breaks in the horizontal plane are reinforced by a change in building height, upper story setback, or other massing reduction (see Figure 4).	1	
5.2 UPPER STORY SETBACK	3	
5.2A Spaces created by building upper story setbacks incorporate active spaces, including:		
 Private resident balconies. Community spaces, such as outdoor eating areas, terraces or other gathering areas. 	1	
5.2B Architectural detailing, including window design, material or color changes, railings and other details reinforce and highlight building setbacks.	1	
5.2C Buildings setbacks correlate to and reinforce building use and circulation	1	
5.3 CORNER TREATMENTS	2	
5.3A The full building height is expressed at key corners that anchor blocks and provide district definition.	1	
5.3B The main building entrance or active retail spaces is included at key building corners.	1	
5.4 FACADE ARTICULATION	2	
5.4A Architectural articulation is scaled down and more detailed at the ground floor.	1	
5.4B Where a primary building façade abuts a façade of secondary importance (such as along an alley or internal service area), architectural scaling elements are integrated into that portion of the secondary façade exposed to public view.	1	

5.4C Building Character and Materials	8	
5.4D Primary Building materials are used on all facades facing or visible from a public street or open space (select one):		
» Greater than 50%.	1	
» Greater than 70%.	2	
» Greater than 90%.	3	
5.4E Materials used include the following environmental and sustainable attributes. Points are applied for each feature. (Select all that apply):		
» Post-consumer recycled content of greater than 25% or post-industrial recycled content greater than 40%.	1	
» A minimum of 20% of the total value of building materials are sourced within 500 miles of the site.	1	
» Rapidly renewable materials and products are used for 2.5% of the total value of all building materials and products used in the project. Rapidly renewable materials are mde from agricultural products harvested within a 10-year cycle.	1	
» 20% of the materials have significant re-use or recycling potential after useful life.	1	
5.4F Accent colors are used to add interest and accentuate the buildings's significant features and locations, such as entry.	1	
5.5 BUILDING ENTRIES	3	
5.5A Primary building entries are highlighted with unique building massing composition, materials and details.	1	
5.5B Primary building entries are at the same elevation as the adjacent sidewalk to promote ease of access.	1	
5.5C Every residential or commercial tenant, and all lobby spaces, have a primary entry to a public street with broad public frontage.	1	

5.6 WINDOWS AND GLAZING	5	
5.6A Ground floor retail storefronts have transparent glazing for 80% or more of their facade.	1	
5.6B Where required window-to-wall ratios cannot be achieved due to conflict with internal functions, elements such as public art, retail displays or additional building detail are provided.	1	
5.6C Fenestration recesses or projects from the adjacent wall surface or surround to create a highly visible shadow line.	1	
5.6D Large areas of glazing are subdivided by mullions, joints or similar scaling elements, and provide additional scale and detail.	1	
5.6E Sun shades and/or screens are provided to reduce direct sunlight on south and west facing facades. Shades and screens may not significantly obstruct views through the window in either direction.	1	
5.7 BUILDING LIGHTING	4	
5.7A All lighting fixtures are LED, with a temperature appropriate for residential areas.	1	
5.7B Lighting fixtures are powered by alternative energy sources.	1	
5.7C Building lighting is shielded or provides full-cut off, and exposed lamps are not visible from the street or adjacent occupied space.	1	
5.7D Exterior lighting meets the total exterior lighting power allowance requirements in Table 7.2.2.	1	

5.8 PARKING STRUCTURES	9	
5.8A Development implements a shared parking plan or other Transportation Demand Management strategies that reduces the overall amount of parking provided by (select one):		
» 10% reduction.	1	
» 20% reduction.	2	
5.8B At least 50% of parking spaces are provided below grade.	1	
5.8C Above-grade parking structures are wrapped with, or contain, commercial uses (select one):		
» At the ground floor only.	1	
» For the full height of the parking structure.	2	
5.8D Parking structure includes preferential parking spaces for energy efficient vehicles, car share programs and small or compact cars.	1	
5.8E Parking structure includes EV charging stations.	1	
5.8F Public art opportunities are incorporated into parking structure design, including building facades and wayfinding.	1	
5.8G Parking structures incorporate solar photovoltaic panels or other energy generation features over no less than 50% of its roof.	1	
SUBTOTAL	39	

6. Signage

SECTION CONTENT

- 124 6.1 Universal Standards
 - 124 6.1.1 Sign Types and Quantity
 - 126 6.1.2 Appearance and Design
 - 128 6.1.3 Materials and Colors
 - 129 6.1.4 Signage Lighting
- **130** 6.2 Tenant Identification Signs
 - 130 6.2.1 Major Tenant Identification
 - **131** 6.2.2 In-Line Tenant Storefront Identification
 - 132 6.2.3 Tenant Projecting Blade Signs
 - 133 6.2.4 Awning and Canopy Signs
 - 134 6.2.5 Window Signs
 - 135 6.2.6 Hours of Operation

INTRODUCTION

This chapter addresses sign standards and guidelines issues related to sign type, location, size, materials and design, and sign lighting. All building signage should conform to the Denver Zoning Code.





6.1 Universal Standards

6.1.1 Sign Types and Quantity

INTENT

1. To ensure consistency of type and location and quality to create a cohesive public realm.

STANDARDS

1. Sign Types are permitted as described in Table 6.1, according to the appropriate tenant/building type. They shall be designed according to their specific standards.

2. All signage shall be limited to building signs. Freestanding or monument signs are not permitted.

3. Temporary signage, including banners, are not permitted.

4. Each tenant is permitted a maximum of six (6) signs, or three (3) signs per frontage on a public street or open space, whichever is greater. Awning Signs and Window signs, which are typically repeated on multiple awning or window panels, shall only count as one sign.

5. The total sign area permitted for each building/ tenant type is listed in Table 6.2. No sign shall exceed 200 square feet, and the total sign area of any tenant shall not exceed 600 square feet.

6. All tenant signage must be contained within the tenant's lease frontage.

7. Signs shall be subordinate to and compatible with the overall design of the building. Signs that completely integral to the building façade or design may be considered for waivers of these design standards, at the discretion of the Design Review Board.

8. Signs shall be oriented and illuminated so that they do not adversely affect existing nearby residences.

9. All signs shall be measured in accordance with Denver Zoning Code, Section 10.10.4.

TABLE 6.1 PERMITTED SIGN TYPES					
SIGN TYPES					
TENANT / BUILDING TYPES	Major Tenant Storefront Project Blade Awning Sign Wind				Window Sign
10th Ave Anchor*		~	~	~	~
Major Building Tenant	~	~	~	~	~
In-line Tenant Storefront		~	~	~	~



6.1.2 Appearance and Design

INTENT

1. To ensure that the appearance of all signage is consistent with its surrounding architecture and the vision for Sun Valley.

GUIDELINES

1. All exterior signage should address both the communicative functions of a sign and its aesthetic integration with the overall building concept.

2. All signage, except Hours of Operation, should be limited to trade names or company logos.

3. All tenant signage should be appropriate to and expressive of the tenant business activity for which they communicate.

4. Tenant signs and logos should be culturally expressive or express a refined urban sophistication using clean and contemporary shapes and forms. The tenant is encouraged to use color, typography, pattern, texture and materials to create a dynamic interface with the streetscape.

5. Tenant sign designs should comply with all architectural design standards and be compatible with and an enhancement of the architectural character of the surrounding district, expressing scale, color, materials, and lighting levels. Sustainable materials, fabrication and installation methods are highly recommended.





TABLE 6.2 PERMITTED SIGN TYPES					
TENANT / BUILDING TYPES	TOTAL PERMITTED SIGN AREA FOR ANY TENANT (SQ. FT.)	MAXIMUM SINGLE SIGN AREA	CALCULATION OF TOTAL PERMITTED SIGN AREA		
10th Ave Anchor*	600 max.	By sign type	2 square feet of sign area for each linear foot of building frontage along 10th Avenue or River Road, plus 1 square feet of sign area for each linear foot of frontage along another public right-of-way, build to line, or open space.		
Major Building Tenant	400 max.	By sign type	2 square feet of sign area for each linear foot of building frontage along a public right-of-way or build-to line for the first 150 feet of building frontage, then 1 square feet of sign area for each linear foot of frontage thereafter.		
In-line Tenant Storefront (ground floor tenant in a multi-tenant building)	80 max.	By sign type	1.5 square feet of sign area for each linear foot of building frontage along a public right-of-way or build-to line for the first 50 feet of building frontage, then .5 square feet of sign area for each linear foot of frontage thereafter.		
In-line Tenant Storefront (less than 25 feet of frontage)	40 max.	By sign type	NA		

6.1.3 Materials and Colors

STANDARDS

1. Materials used in exterior applications shall be rated for exterior use.

2. The following materials and fabrication methods are not permitted:

- a. Cast letters in plaster of paris or papier Mache. Plexiglas, or vacuum formed.
- b. Any paper or cardboard fabrication.
- c. Any fabrication with exposed fasteners unless architecturally integral to the building or signage design.
- d. Styrofoam, rubber, or carpet fabrication.
- e. There shall be no exposed conduit, tubing, raceways, conductors, transformers, or related equipment that is not visually integrated with the overall sign appearance.
- f. Cabinet sign boxes are discouraged unless they conform to the shape of the tenant logo/ logotype.
- g. Visible sign fabricator's stickers.
- h. Hand painted letters, logos, and or graphics on any signage or storefront glazing, unless they are integral to the company logo.
- i. Continuous neon banding elements.
- j. Day-Glo or reflective paints are not permitted.

3. Colors that are not integral to the tenant logo or uncomplimentary to the building colors shall be reviewed by the SVDRC.





6.1.4 Signage Lighting

STANDARDS

1. Custom armature with integrated light fixtures shall be integrated into canopy design.

2. Lighting via natural gas flame system is permitted with special review of the SVDRC.

3. Exposed neon with-in reverse channel type letters or logos are permitted.

4. Wattage for signage must be noted on fabrication drawings for review and approval by the SVDRC.

5. A dimmer switch shall be located inside the sign cabinet or other accessible location near the sign and allow for adjustments in the illumination of such signs.

6. A timer shall be installed on all signs to allow for automatic shut off.

7. Spot lighting from an opposing structure is not permitted.

8. Illumination shall not flash, blink, fluctuate or be animated.

GUIDELINES

1. Signage with both architectural and integrated lighting are encouraged to use a LED light source.





6.2 Tenant Identification Signs

6.2.1 Major Tenant Identification

INTENT

1. To identify the major tenant within a single or multitenant building.

STANDARDS

ELIGIBILITY

1. Major Tenant Identification signs are permitted for retail, commercial and/or entertainment tenants over 5,000 square feet in single or multi-tenant buildings, as well as identifying primary entries, lobbies and/or leasing offices for multi-family residential buildings.

TYPE AND QUANTITY

2. Major tenant identification signs shall be wall mounted signs only.

3. A maximum of two (2) signs are permitted per building.

4. A maximum of one (1) sign is permit- ted per building elevation.

SIZE AND DIMENSIONS

5. Signs shall not exceed the following area:

- » 120 square feet maximum area per sign
- » 200 square feet total for all Major Tenant Identification signs

6. The total sign width shall not exceed 2/3 of the tenant's store- front or other significant building element to which it is attached.

7. Where signs are integrated into a larger artistic expression or element, the size standards shall only apply to the text area.

8. The total projection from the wall or fascia shall not exceed ten (10) inches.

9. Heights of letter and/or logos shall not exceed two-feet, six-inches (2'-6").

LOCATION

10. Signs may be placed in either or both of the following locations:

» Signs shall be located above the storefront or ground-floor residences.

11. Signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

6.2.2 In-Line Tenant Storefront Identification

INTENT

1. To identify a ground-floor retail tenant within a multi-tenant building or within a freestanding building under 5,000 square feet.

STANDARDS

TYPE AND QUANTITY

1. Tenant Identification signs shall be wall mounted signs only.

2. A maximum of one (1) sign is permitted per building frontage on a public street or open space.

SIZE AND DIMENSIONS

3. The area of Tenant Storefront Identification signs facing 10th Avenue or Alcott Street shall not exceed sixty (60) square feet. Signs facing all other streets shall not exceed twenty-five (25) square feet.

4. The total sign width shall not exceed 2/3 of the tenant's store- front or other significant building element to which it is attached.

5. Heights of letter and/or logos shall not exceed two-feet, six-inches (2'-6").

6. The total projection from the wall or fascia shall not exceed ten (10) inches.

LOCATION

7. Signs shall be integrated with the building facades or above main entries of tenant lease spaces.

8. Tenant storefront signs shall be mounted directly to the wall or parapet wall of the building be- tween the top of the storefront and the second level finished floor.

9. All connecting hardware shall not be visible unless it is an integral part of the sign design.



6.2.3 Tenant Projecting Blade Signs

INTENT

1. To identify a ground-floor retail tenant within a multi-tenant building or within a freestanding building under 5,000 square feet.

STANDARDS

QUANTITY AND SIZE

1. Each tenant may install one (1) projecting blade sign for each separate entry, or each frontage facing a public street or open space.

2. Retail tenants facing 10th Avenue are required to install one (1) projecting blades sign. Live/work tenants are not required to install projecting blade signs.

3. The total sign volume shall not exceed thirty (30) cubic feet or a maximum height of four (4) feet.

4. Signs shall not project more than four feet-six inches (4'- 6") from the building face.

5. The minimum clear distance from any pedestrian way to the bottom of a projecting sign shall be eight (8) feet.

LOCATION

6. All projecting signs shall be two-sided, mounted perpendicular to the facade.

7. Signs shall be mounted directly to the wall or parapet wall of the building with perpendicular blade armature.

8. Signs shall not extend above the sill line of the second story.

9. Near project awnings or entry canopies, the mounting height of projecting signs shall be set to avoid their being obscured by the awning or canopy.

10. All connecting hardware shall not be visible unless it is an integral part of the sign design.

FABRICATION

- 11. The following approaches are permitted:
 - » Iconographic or sculptural elements.
 - » Metal frame/armature to reflect approved architectural material and color palettes.
 - » Architectural metals and painted metals recommended.
 - » Tenant logo/logo type to be fabricated or flat cutout and layered to achieve a three-dimensional form to the signage components.
 - » Sign armature consistent with building design standards.

ILLUMINATION

12. Signs can have either external or internal illumination. Exterior lighting should be integrated into armature.

13. Lighting for projecting blade signs shall be limited 1500 lumens:

- » 35w to 50w if MR-16 spotlights, and
- » 18w if linear fluorescent.

6.2.4 Awning and Canopy Signs

INTENT

1. To identify a ground-floor retail tenant within multitenant building.

STANDARDS

QUANTITY AND SIZE

1. One (1) sign is permitted per awning. Tenants may include their store name or logo on the primary sloped panels and/or the vertical valence panels of awnings.

2. The maximum area of graphics, logos and/or text shall not exceed ten (10) square feet.

FABRICATION

3. Graphics, logos and/or text shall be silkscreen painted or sewn onto the awning fabric.

ILLUMINATION

4. Backlit or internally illuminated awnings are not permitted.

5. External lighting of awning with par lamps or other unobtrusive light fixtures is acceptable. External lighting shall be integrated into armature.



6.2.5 Window Signs

INTENT

1. To generate visual interest for the individual ground-floor tenants.

STANDARDS

QUANTITY AND SIZE

1. One window sign is permitted per storefront window.

2. The total area of window signs and graphics shall not exceed twenty percent (20%) of the area of each storefront window including glass, spandrels, mullions and doors.

FABRICATION

3. Window signs shall be made of die-cut vinyl, screen printing and/or gilding.

4. Window signs and graphics shall be designed so that the reverse reading (from the interior) is equally as interesting as the outside image.



6.2.6 Hours of Operation

INTENT

1. To clearly identify the hours of operation for a tenant.

STANDARDS

QUANTITY AND SIZE

1. The tenant's logo shall not exceed three-inch (3") capital letter height.

2. The listing of hours of operation shall not exceed a capital letter height of 3/4". No line of text shall exceed one foot-six inches (1'-6") in width.

3. The total sign area shall not exceed six (6) square feet.

LOCATION

4. The message shall be located on the main entry door, or adjacent storefront windows.

GUIDELINES

1. Each tenant is encouraged to post hours of operation at or adjacent to a primary entry door.

Note: These signs do not count against the maximum number or area of signs permitted.

