

TOWN OF PARKER

GREATER DOWNTOWN DISTRICT: STANDARDS AND GUIDELINES FOR DEVELOPMENT WITHIN THE MARKET CENTER

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1.0 GENERAL PROVISIONS

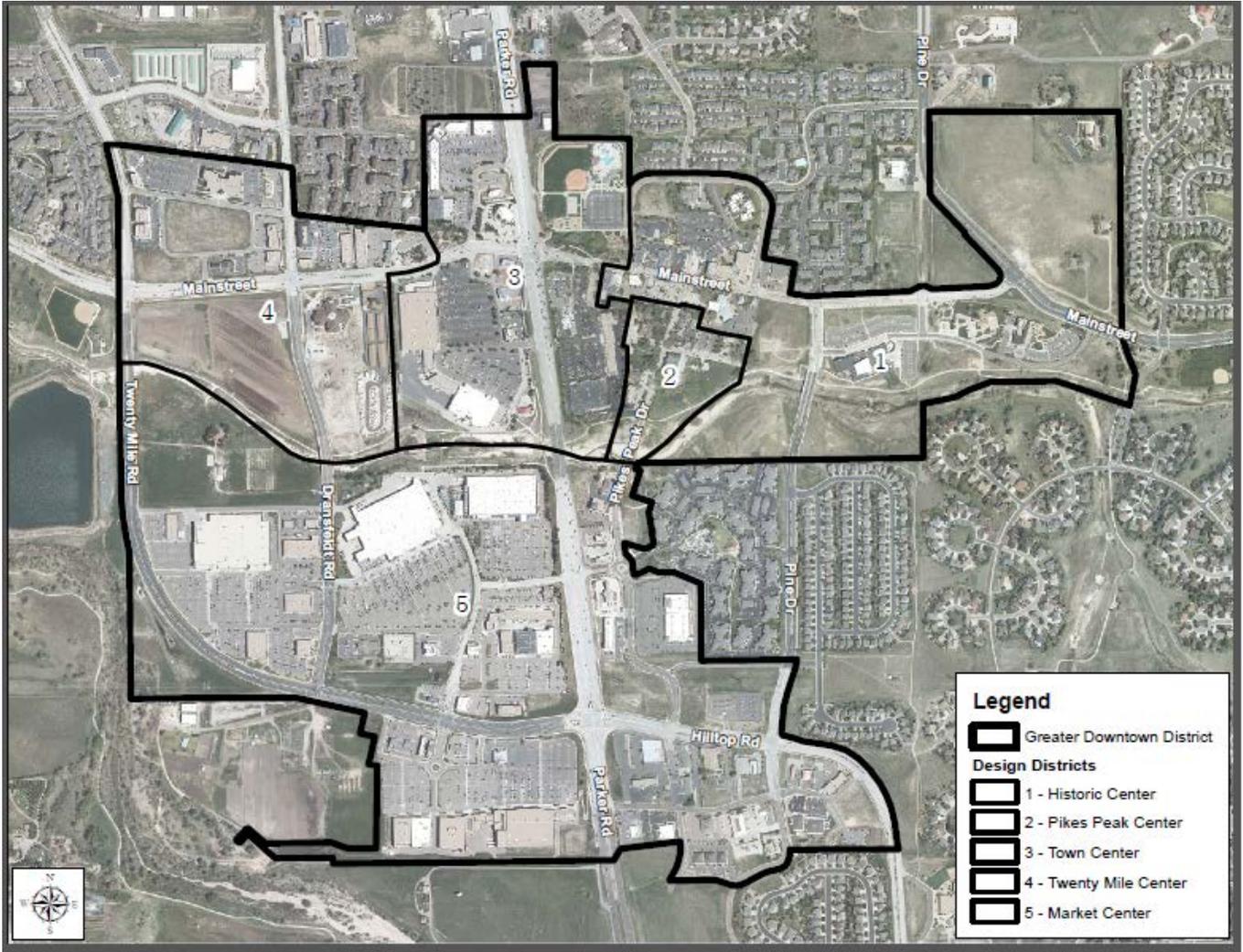
1.1 BACKGROUND

Since the early 1990's the Town of Parker has been engaged in an on-going effort to ensure the economic health of Parker's downtown area. In June of 2001, the Town Council appointed the Downtown Task Force to develop a plan that detailed both short- and long-range improvements to the downtown area and identified ways to implement those improvements. After several public open house sessions, a design charrette and working sessions, the Parker Downtown Strategic Action Plan (the "Plan") was finalized and formally endorsed during public meetings by both the Planning Commission and Town Council in May of 2002. One of the action items identified in the Plan was the development of standards and guidelines for Parker's commercial core otherwise known as the "Greater Downtown". This document is a direct outcome of this effort.

1.2 GEOGRAPHIC REGIONS

The Greater Downtown Zoning District, as illustrated in Exhibit 1, covers the geographic region of Parker's commercial core. Within the Greater Downtown District, five separate "Design Districts" are established – Historic Center, Pikes Peak Center, Town Center, Twenty Mile Center and Market Center. Although similar characteristics exist across the Districts, each is unique in character, which is reinforced by distinct design requirements.

**EXHIBIT 1
GREATER DOWNTOWN AND DESIGN DISTRICTS**



1.3 APPLICABILITY

Each Design District has its own stand alone document that outlines intent statements, standards and guidelines for development.

This document (the “Guide”) is applicable to all development within the Market Center Design District.

1.4 PURPOSE AND GOALS OF THE GUIDE

The purpose of this Guide is to provide direction that will foster quality development throughout the Market Center as it relates to the Greater Downtown District.

The application of the intent statements, standards and guidelines is intended to achieve the following objectives.

- To establish a practical, interconnected system of streets, parks and walkways that allows easy orientation and convenient access for all modes of transportation.
- To utilize natural open spaces, such as gulches, and developed public spaces, parks and plazas, to organize and coordinate development.
- To accommodate a broad mix of development types that encourages alternative transportation, especially walking and transit use.
- To provide common usable open space that is of mutual benefit to surrounding property owners, businesses and residents.
- To construct the early phases of development in a manner that establishes a pattern and character for the long-term evolution of the Market Center.
- To create a built environment that is in scale and character with pedestrian oriented activities.
- To provide opportunities to increase Parker’s retail competitiveness within its trade area.
- To encourage the long-term sustainability and vitality of Greater Downtown, including the creation of opportunities for new retail development and sales tax generation.
- To ensure that future growth proceeds in a manner consistent with the vision of the community developed through the Downtown Strategic Action Plan process.

1.5 SCOPE AND ORGANIZATION OF THE GUIDE

The Guide is written as Intent Statements, Standards and Guidelines, to be observed as follows.

Intent Statements set forth the goals for development within the Market Center. The Standards and Guidelines provide direction as to how the goals may be achieved.

Standards are objective criteria that provide specific direction based on the related Intent Statement. Standards are used to define issues considered critical to achieving the Intent. Standards use the term “shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- the alternative better achieves the stated Intent;
- the Intent will not be achieved by application of the Standard in this circumstance;
- the effect of other Standards or Guidelines will be improved by not applying this Standard;
or
- unique site factors make the Standard impractical.

Guidelines provide further considerations that promote the goals defined by the Intent Statements. Guidelines use the term “should” or “may” to denote that they are considered pertinent to achieving the stated intent but allow discretion based on site and project conditions. Achieving Guidelines may help in identifying alternative approaches to achieving Standards. Guidelines are strongly considered if there is a request to waive a related Standard.

1.6 DEFINITIONS

Unless otherwise specifically provided, the words and phrases used in this Guide shall be defined by the Town of Parker Land Development Code (the “Code”), Chapter 13.02, as amended. Words, phrases and terms not defined in the Code shall be given usual and customary meanings except where the context clearly indicates a different meaning.

1.7 SITE PLAN STANDARDS AND PROCEDURES

The site plan standards and procedures contained in Chapter 13.06 of the Land Development Code, as amended, shall apply to any project within the Market Center.

1.8 RELATIONSHIP OF THE GUIDE TO OTHER REGULATIONS

The provisions of this Guide shall prevail and govern the development within the Market Center and except where the provisions are silent or do not clearly address a specific subject. In such cases, the provisions of the Code, as amended, shall prevail where applicable. When there are conflicts between this Guide and the Code, the Community Development Director shall resolve the conflict and determine the applicable requirement.

The *Greater Downtown District Circulation Network Visionary Plan*, as endorsed by the Planning Commission on September 25, 2003 and Town Council on October 20, 2003, is intended to be used in conjunction with all the Guides for the Design Districts within the Greater Downtown District. To ensure conformity with the Visionary Plan, elements applicable to the Market Center have been incorporated into this Guide.

1.9 INTERPRETATION

The Community Development Director is responsible for the interpretation and application of the provisions of this Guide and the Land Development Code. Any appeal of the Community Development Director’s interpretation and application of the provisions of this Guide shall be in accordance with the procedures contained in Chapter 13.01.130 of the Land Development Code, as amended.

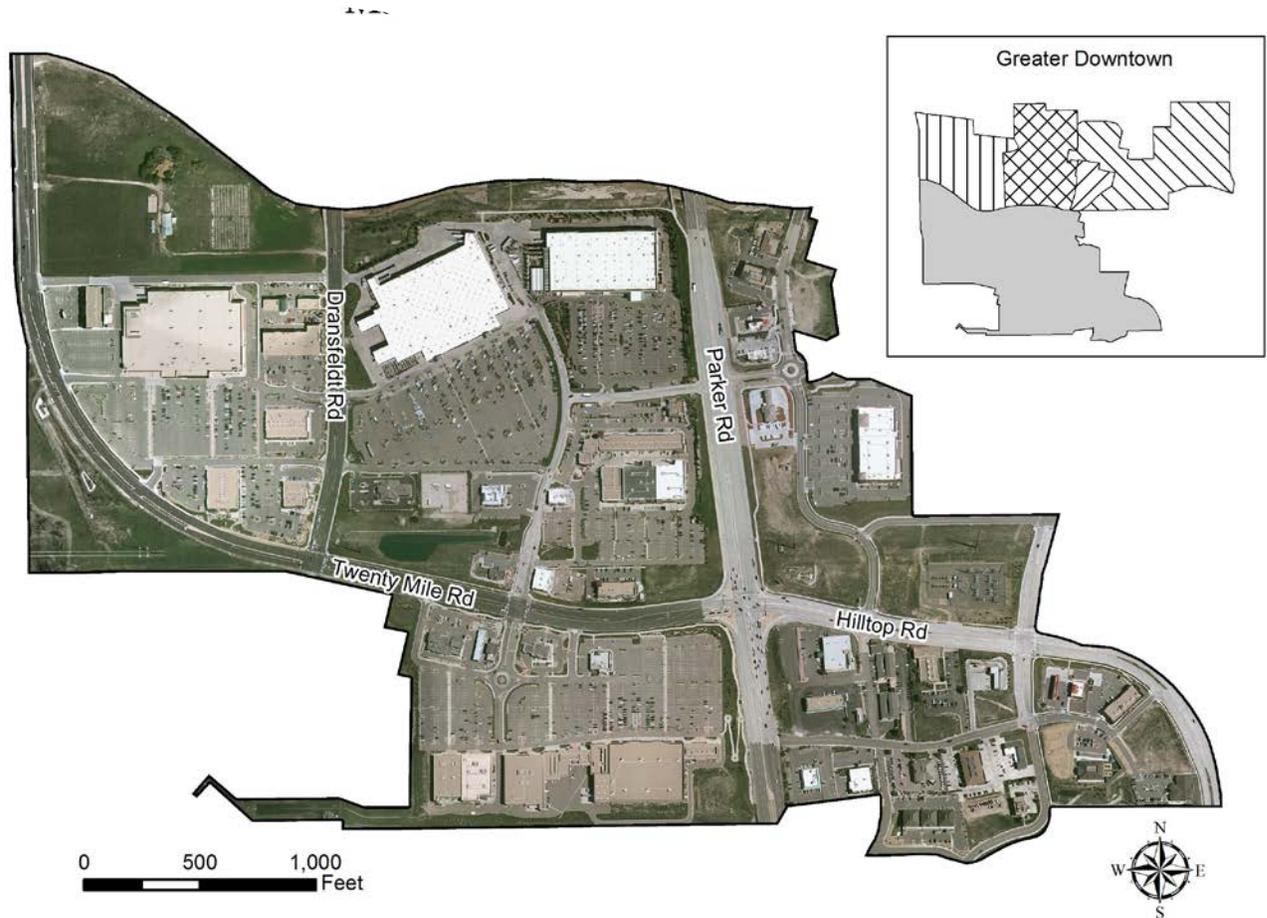
1.10 AMENDMENTS

This Guide is not a static document. As the Town grows and conditions change, updates may be appropriate.

2.0 LOCATION

The boundary of the Market Center Design District is illustrated in Exhibit 2.

EXHIBIT 2 MARKET CENTER DESIGN DISTRICT



3.0 LAND USES

3.1 TABLE OF LAND USES

Land uses are divided into categories – permitted, special review and not permitted. Table 1 specifies those applicable land uses for the Market Center.

3.2 USES PERMITTED BY SPECIAL REVIEW

Activities itemized in Table 1 as “special review” may be permitted upon approval by the Town Council following a public notice and hearing as outlined in the Land Development Code, Chapter 13.04.200, as amended.

3.3 USES NOT ITEMIZED

Uses not itemized in Table 1 or not reasonably similar to listed uses shall not be allowed unless and until the use is interpreted by the Town in compliance with the Land Development Code, Chapter 13.04.220, as amended.

3.4 ACCESSORY USES AND BUILDINGS

Accessory uses or buildings shall be allowed, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.170 as amended, are met.

3.5 HOME OCCUPATIONS

A home occupation shall be allowed as a permitted accessory use, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.180 as amended, are met.

3.6 TEMPORARY STRUCTURES AND USES

Temporary and seasonal uses and structures shall be allowed, provided that all of the conditions outlined in the Land Development Code, Chapter 13.04.210 as amended, are met.

**TABLE 1
LAND USE MATRIX FOR THE MARKET CENTER**

Residential/Accommodations

- Residential dwelling units located above the street-level floor	Permitted*
- Residential dwelling units for owners, caretakers, or employees	Permitted*
- Single-family detached & duplexes	Not Permitted
- Multifamily	Special Review
- Lodging establishments (hotel, motel, inn, or bed and breakfast)	Permitted

General Office, Retail, Services and Sales

- Professional offices	Permitted
- Financial services, such as banks and brokerages	Permitted
- Retail shopping establishments	Permitted
- Commercial services establishments, including printing and publishing	Permitted
- Research and development facilities	Permitted
- Specialty goods and service establishments	Permitted
- Grocery store	Permitted
- Convenience service establishments	Permitted
- Convenience stores with gas pumps	Permitted
- Motor vehicle filling stations, with or without car wash	Permitted
- Mortuaries and/or crematoriums	Special Review
- Greenhouses, plant nurseries (retail)	Permitted
- Greenhouses, plant nurseries (wholesale)	Not Permitted
- Building material sales without outdoor storage	Permitted
- Building material sales with outdoor storage	Special Review
- Personal services, such as salon, beauty shop, spas	Permitted
- Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (indoor)	Special Review
- Small animal veterinary clinic/hospital, dog training/grooming, kennels or pet day care (outdoor)	Not Permitted

Eating and Drinking Establishments

- Restaurant (with indoor and outdoor seating) with or without liquor service	Permitted
- Take out and delivery	Permitted
- Lounge, bar, or microbrewery	Permitted

Institutions

- Educational facilities (private and public)	Special Review
- Day care center, preschool, nursery	Permitted
- Place of worship	Permitted
- Nursing homes, hospitals, minor emergency centers, or extended care facilities	Special Review
- Assisted and independent living centers	Special Review
- Library	Permitted
- Conference center or meeting hall	Permitted

* Residential development of up to ten (10) total units per acre is permitted. Greater densities shall require Special Review.

Motor Vehicle Related Equipment Sales and Service Operations

- Automobile sales (new and used)	Not Permitted
- Automobile and truck services and repair with no outdoor storage of vehicles	Special Review
- Automobile and truck services and repair with outdoor storage of vehicles	Not Permitted
- Tire sales and repair (indoor)	Special Review
- Motorized equipment sales, leasing, rental, services and repairs with no outdoor storage	Special Review
- Motorized equipment sales, leasing, rental, services and repairs with outdoor storage	Not Permitted
- Car wash (automatic or self service)	Special Review
- Light machinery repair with no outdoor storage	Special Review
- Light machinery repair with outdoor storage	Not Permitted
- Light manufacturing or assembly of small equipment, parts, or supplies	Special Review
- Automotive body shop with no outdoor storage	Special Review

Recreation, Amusement and Entertainment

- Indoor recreational activities, such as bowling, skating, arcade	Permitted
- Cultural facility, such as a museum, stage theatre, or amphitheater	Permitted
- Indoor movie theater	Permitted
- Outdoor recreation activities, such as miniature golf, batting cage	Special Review
- Health club (with public or private memberships)	Permitted
- Public park, playgrounds, or open space	Permitted
- Trail and trail head	Permitted

Transportation/Parking Structures/Storage

- Recreational vehicle storage	Not Permitted
- Self-storage units	Not Permitted
- Commercial outdoor storage	Not Permitted
- Parking garages (public and private)	Permitted
- Public transportation facility, such as shuttle service or park and ride	Special Review

Utilities/Alternative Energy

- Treatment plant facility	Not Permitted
- Public utility major facility	Special Review
- Water storage facility	Special Review
- Wind or solar energy facility	Special Review

Drive Through and Outdoor Storage

- Drive thru's	Permitted
- Outdoor storage	Not Permitted

4.0 SITE PLAN

4.1 CHARACTER STATEMENTS

The following general character statements are not intended to mandate specific regulations, but rather to provide an overall vision for the Market Center. The character of the Market Center has two distinct characters that are divided by Parker Road, as summarized below.

4.1.1 Role

- West of Parker Road: Is primarily the location for destination retailers to serve the local community and broader regional market. Primary emphasis will be on site planning and minimizing negative visual impacts from expansive impervious surfaces.
- East of Parker Road: Have many similarities with the Twenty Mile Center and Town Center in that it provides uses including retail, restaurants, personal services, office and mixed-use residential. Uses are mixed both horizontally (in-line) and vertically (above one another). Mixed uses and parking area arranged in ways that encourage walking to destinations, which then enlivens streets and public spaces.

4.1.2 Architectural Character

Architecture is intended to be rich in detail, material, texture, craft and color to create a human scale and interesting buildings and shapes.

- West of Parker Road: Building massing, materials and articulation shall be designed to mitigate the scale of large format buildings and to provide high quality architecture on all sides of each building.
- East of Parker Road: Form and architectural relationships between buildings are intended to be cohesive. For interest and variety, subtle changes and irregularities are encouraged, and occasional strong contrasts between buildings at key locations are desired. In general, however, buildings should relate to one another, and possess an overall consistency. Building frontages should be generally continuous in order to clearly define street and plaza space. Clearly defined spaces help create identifiable places.

4.1.3 Pedestrian and Vehicular Traffic Characteristics

Circulation within the Market Center should conform to the Greater Downtown District Circulation Network Visionary Plan.

To establish a logical and practical system of streets that facilitate simple, direct and fully interconnected access for all modes of transportation in a safe manner.

- East of Parker Road: Streets east of Parker Road should be comfortable for pedestrians, while permitting automobile traffic to flow in a controlled and coordinated manner.

4.1.4 Plazas, Parks and Open Spaces

Integrating visual and physical connections between Sulphur Gulch and adjacent development is important. Development adjacent to the Gulch should address the Gulch, where appropriate, with architectural elements, activated outdoor spaces and pedestrian connections.

- East of Parker Road: Amenities such as plazas, pocket parks and restaurants with outdoor seating are highly desirable and are encouraged.

4.2 SITE COVERAGE

Intent:

- *To provide for a balance between functional needs of the property and the visual needs of the community.*
- *To ensure that site coverage follows an organized, coordinated plan that achieves a successful balance of intensity, activity and identity.*
- *To the extent possible, incorporate all current, proposed and anticipated development, on and off-site.*

Standards:

- There is no specific standard for lot size to building coverage ratio, other than as described below:
 - Residential development of up to ten (10) total units per acre is permitted. Greater densities may be permitted by Special Review.

Guidelines:

(none)

4.3 BUILDING ORIENTATION

Intent:

- *To orient buildings towards pedestrian uses, streets and plazas.*
- *To reinforce the character and quality of streets through the development of buildings that provide orientation toward and access to the street.*
- *To maintain sun and sky exposure to public streets and plazas.*
- *To maintain a balance between pedestrian comfort and auto usability, visibility and accessibility.*

Standards:

- Building orientation along all rights-of-way shall be determined at time of platting and during the site plan review process.
- Buildings shall address prominent street corners with features that activate the street.

Guidelines:

- The majority of the building façades along streets should be oriented parallel to the street on which they front.
- Building frontages and storefronts should create a reasonably continuous building edge along streets.
- View corridors should be maintained from the public right-of-way to the businesses that front onto internal circulation systems.
- Buildings should be sited in such a way as to create active outdoor spaces.
- Buildings and landscape features should be oriented to frame views of special buildings and open spaces.
- Where multiple tenants occupy a building(s), shared entries are encouraged which provide direct access to the street.
- View corridors should be maintained from the public rights-of-way to the businesses that front onto internal circulation systems.

4.4 BUILDING SETBACKS

Intent:

- *To create a rational relationship between buildings and the street or vehicular circulation network.*

Standards:

- Buildings shall address a street or internal access drive to the greatest extent possible.
- The setback from Twenty Mile Road shall be a minimum of twenty (20) feet from the property line.
- The setback from Hilltop Road shall be a minimum of twenty (20) feet from the property line.
- The setback from Dransfeldt Road shall be a minimum of five (5) feet from the property line.
- The setback from Parker Road shall be a minimum of fifty (50) feet from property line.
- The setback along all other public streets, private streets and internal vehicular circulation systems shall be as approved during the site plan review process.
- Setbacks between commercial and residential developments shall be twenty-five (25) feet unless residential is a component of a vertically mixed use structure.
- There is no side or rear setback.

Guidelines:

- Create a building edge along streets and internal vehicular circulation networks.
- Buildings should be sited to create active outdoor spaces.
- Buildings and landscape features should be oriented to frame views of special buildings and open spaces.

4.5 BUILDING HEIGHT

Intent:

- *To reflect the desired character of the Market Center.*
- *Use building height and massing to emphasize important corners and designate points of entry.*
- *To ensure that scale relationships between adjacent and surrounding existing buildings is maintained.*
- *To maintain sun and sky exposure to public streets and plazas.*

Standards:

- Buildings and parking structures may not exceed four (4) stories or sixty (60) feet in height, whichever is more restrictive. Building height shall be measured from the average finished grade to the mid point of a pitched roof or the top of a flat roof (not including parapet).
 - Mechanical equipment and associated screening are excluded from the height requirement.
 - Additional height allowances shall be based on the design, materials and appropriateness of the request in its proposed location.
- Taller buildings adjacent to lower buildings shall establish scale relationships with lower, neighboring buildings through methods such as: compatible horizontal alignment of architectural features and fenestration, and height and form transitions from one building to another.

Guidelines:

- Upper level setbacks are encouraged on the south or east side of the street or public open space in order to provide more sun penetration to the street.

4.6 SITE ACCESS

4.6.1 Vehicular Access and External Circulation

Intent:

- *To balance the needs and viability of the pedestrian as well as the car.*
- *To establish a logical and practical system of streets and vehicular circulation patterns that facilitate simple, direct and fully interconnected access throughout the Design District and that ties into the established pattern of arterial and collector streets.*
- *To complement the function and pattern of arterial and collector streets.*
- *To create a network of streets that makes common destinations visible, and provides the shortest and most direct paths.*
- *To provide convenient, interconnected access to all lots and development parcels that allow dispersion of local traffic without encouraging “cut-through” to non-local destinations.*
- *To coordinate automobile, pedestrian and bicycle movement to equally ensure efficiency and safety for all modes.*
- *To implement the Greater Downtown District Circulation Network Visionary Plan.*
- *To provide for a framework of vehicular circulation routes that ensures a greater level of connectivity between uses in the downtown area.*

Standards:

- All public streets shall conform to applicable Town adopted street standards.
- Vehicular circulation shall comply with the Town’s endorsed Greater Downtown District Circulation Network Visionary Plan (“Visionary Plan”), as reflected in Exhibit 3.
 - Because the Visionary Plan is conceptual, actual alignments of the circulation network will be determined at the time of platting and during the site plan review process.
 - Because of the Visionary Plan is a long-range vision for the Greater Downtown District, improvements may be phased through time.
- The street pattern shall reflect simple geometry typically found in downtowns.
- Access points to development shall be designed to tie into the established pattern of public streets.
- Vehicular circulation shall establish a logical pattern that facilitates simple, direct and fully interconnected access to public streets.
- Intersections within the Design District shall be designed to facilitate both pedestrian and vehicular movement.

Guidelines:

- The street system should provide multiple and parallel routes.
- Shared vehicle entries between adjacent lots are strongly encouraged.
- To the extent possible, preservation of landmarked and historic buildings should be preserved.

**EXHIBIT 3
MARKET CENTER AS IT RELATES TO THE GREATER DOWNTOWN DISTRICT CIRCULATION
NETWORK VISIONARY PLAN**



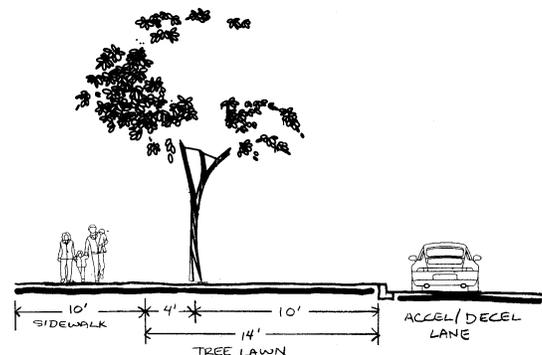
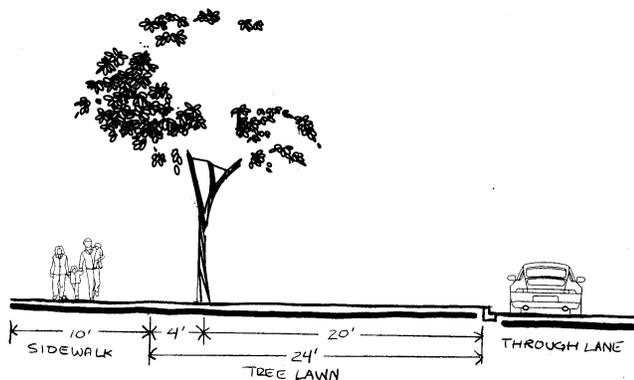
4.6.2 Pedestrian Access and External Circulation

Intent:

- To design a safe, convenient and inter-connected system of pedestrian walks along all streets and through all private development sites and open space areas.
- To minimize conflicts between automobiles, pedestrians and bicyclists.
- To provide pedestrian connections to trails and other circulation networks.
- To provide continuous opportunities for pedestrian movement through the development.
- To enhance pedestrian safety and comfort by providing clearly defined routes from the public sidewalk to primary building entries, trail connections and schools.
- To ensure that walkways are sufficient in size to be inviting and provide a safe and pleasant experience for the pedestrian.
- To provide a quality of paving materials and patterns consistent with the quality of the surrounding architecture and open space.

Standards:

- Pedestrian circulation shall be designed and located to minimize conflict with vehicular movement.
- Pedestrian system continuity shall be provided regardless of the street discontinuity.
- Where possible, the primary pedestrian path system shall coincide with the street system. Diagonal short cuts through parks, plazas, and greens are an exception and encouraged.
- Pedestrian path systems shall connect with existing and planned thoroughfares, public parks and civic facilities, where appropriate.
- Safe pedestrian crossings across arterials and connectors shall be provided where pedestrian movement is anticipated.
- Detached sidewalks and an associated amenity/buffer zone is required on all public streets as follows:
 - Twenty Mile Road and Dransfeldt Road shall provide for a detached sidewalk, clear of obstructions and parallel to the vehicular drive, a minimum of eight (8) feet with a tree lawn a minimum width of eight (8) feet.
 - Consideration will be given for relaxation of this standard when the existing sidewalk does not meet the minimum width requirements as stated above.
 - Parker Road shall provide for detached sidewalks, clear of obstructions and parallel to the vehicular drive, a minimum of ten (10) feet in width.
 - Sidewalks adjacent to through lanes shall provide for a twenty-four (24) foot tree lawn. Trees shall not be planted closer than twenty (20) feet from back of curb and four (4) feet from the sidewalk.
 - Sidewalks adjacent to accel/decel lanes shall provide for a fourteen (14) foot tree lawn. Trees shall not be planted closer than ten (10) feet from back of curb and four (4) feet from the sidewalk.



- For other public streets, the width of the amenity and sidewalks shall be determined during site plan approval.
- For private streets and internal vehicular circulation systems, the width of the amenity and sidewalk shall be as approved during the site plan review process.
- All sidewalks shall align block to block and connect with those on adjacent properties.
- For commercial and mixed-use buildings not adjacent to sidewalks, walkways, a minimum width of eight (8) feet, shall be provided along the full length of a building along any façade featuring a customer entrance. Wider walkways may be required along the primary entrance.
- Pedestrian paths through parking lots shall be distinguishable from the driving aisles and other paved surfaces by differentiation in materials, texture and/or color.
- Walkways to parking are required within a development to provide a safe and pleasant experience for the pedestrian, where appropriate.
- Any development located adjacent to parks, public spaces, public facilities, or transit stops shall make sufficient pedestrian connections to ensure the coherent movement of pedestrians, bikes and cars between the development and the public amenity.
- Building entrances shall be connected to parking, pedestrian sidewalks, roads and other building entrances by a sidewalk, where appropriate.

Guidelines:

- When pedestrian amenities such as plazas and seating areas are incorporated along the walkway, the width of the sidewalk should accommodate such additional uses.

4.6.3 Bicycle Access and External Circulation

Intent:

- *To provide a safe, direct and attractive system of interconnected bikeways and bike routes throughout the area.*
- *To accommodate bicycle access by directly or indirectly providing defined routes to bicycle parking facilities.*
- *To minimize conflicts between automobiles, pedestrians and bicyclists.*

Standards:

- Bicycle access shall be provided for through the site planning process.

Guidelines:

- Bicycle circulation should connect and align with pre-existing and planned off-site bicycle routes.
- Crossings at intervening streets should be located where safe means for crossing can be provided.

4.6.4 Access to Public Transit

Intent:

- *To encourage public transit use.*
- *To reduce auto trips within the Market Center and surrounding Design Districts.*
- *To integrate land use planning with transportation planning.*
- *To allow for frequent, safe and convenient transit nodes within the Design District.*

Standards:

- Standards for transit stops shall be established in cooperation with RTD.
- The pedestrian and bicycle system must provide clear, comfortable, and direct access to existing transit (bus) stops and future transit stops.
- Transit stop locations shall provide shelter for pedestrians, convenient passenger loading zones and bicycle storage.

- Streets shall be designed to facilitate safe pedestrian crossings to transit stops.

Guidelines:

(none)

4.7 INTERNAL PEDESTRIAN ACCESS AND CIRCULATION

Intent:

- *To provide pedestrian circulation continuity within the development and to adjoining properties and circulation networks with minimum conflict with vehicular movement.*
- *To provide walkways that are sufficient in size to be inviting and provide a safe and pleasant experience for the pedestrian.*

Standards:

- Adequate and sufficient pedestrian circulation shall be provided, where appropriate, to ensure connectivity within the development and to the adjoining properties and circulation network with minimum conflict with vehicular movement.
- Walkways within a site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration.
- Walkways shall provide for a minimum of a five (5) foot clear walking zone.
- Pedestrian crossings shall be distinguished from driving surfaces through the use of durable surface materials such as pavers or stamped, color asphalt to enhance pedestrian safety as well as the attractiveness of the walkways.
- Signs, signals, lighting, median refuge areas, landscaping and/or other means of traffic calming devices shall also be incorporated at pedestrian crossings, as necessary to promote safety.
- Pedestrian amenities, such as furnishings, lighting and/or landscaping are required to create a safe and pleasant experience for the pedestrian.
- Walkways and sidewalks shall be properly maintained and free from obstructions, impediments and hazards.

Guidelines:

(none)

4.8 FUNCTIONING OF PLAZAS AND POCKET PARKS FOR DEVELOPMENT EAST OF PARKER ROAD ONLY

Intent:

- *To create a stronger sense of community through more intensified use of open spaces.*
- *To encourage walking, bicycling and other recreational activities through the creation of public, outdoor spaces in the form of plazas, squares and pocket parks.*
- *To create public spaces that serves the community as alternative pedestrian circulation and pedestrian friendly destinations.*
- *To create livable and enjoyable public spaces.*

Standards:

- Any public park or plaza shall have at least twenty-five (25) percent of the park or plaza's perimeter abutting a street and/or public pedestrian trail/path.
- All public spaces accessible by the general public shall be open a minimum of twelve (12) hours per day.
- Public parks and plazas shall be appropriate to their setting, location and use.

- Park and plaza landscaping shall provide adequate shade for comfortable mid-day summer use and sunny areas for winter use.
- All public and private space not used for recreation shall be attractively landscaped with plant material and hard surfaces that complement the architectural materials used on adjacent structures.

Guidelines:

- Public parks and plazas should be designed for functional active and/or passive uses.

4.9 RELATIONSHIP TO SULPHUR GULCH

Intent:

- *To provide adequate access for pedestrians and bicyclists to the Sulphur Gulch trail system.*
- *To integrate visual and physical connections from adjacent development to Sulphur Gulch.*
- *To promote development to address the gulch with active outdoor spaces.*
- *To protect significant natural features and resources in order to minimize the impacts of development on the environment.*
- *To provide visual relief by maintaining natural features.*

Standards:

- All development shall demonstrate that sufficient pedestrian access is provided to the Sulphur Gulch trail or shall develop a hard-surface path, a minimum of eight (8) feet wide, to connect the development with the existing path. This pedestrian path shall meet ADA guidelines as well as any adopted standards imposed by the Town.
- All parking lots visible from Sulphur Gulch shall be sufficiently screened as viewed from the gulch.
- Site improvements shall minimize cut and fill in order to preserve the general character of the existing terrain.

Guidelines:

- Development adjacent to Sulphur Gulch is strongly encouraged to address the gulch with architectural elements and activated outdoor spaces.
- Building groupings should provide openings or pocket parks to allow pedestrian paths to pass between buildings to allow better access from Sulphur Gulch to destinations within the Design District.

5.0 ARCHITECTURAL DESIGN

5.1 BUILDING CHARACTER

Intent:

- *To create a visually comfortable and familiar environment.*
- *To create buildings that provide human scale, interest and variation. Considerations of human scale include a balanced relationship between the built environment at the street level (buildings, streets, sidewalks) and the pedestrian.*
- *To promote architectural creativity.*
- *To incorporate art and/or ornamentation into the building exterior expression.*
- *To create visually pleasing, human scale environments that reinforce the identity of uses.*

Standards:

- No uniform architectural character shall appear to dominate an entire street or block.
- An overall sense of continuity shall be created in this District through massing, roof types and materials.
- Building materials shall convey durability and permanence and should be suited to Parker's climate.

Guidelines:

(none)

5.2 BUILDING FORM AND MASSING

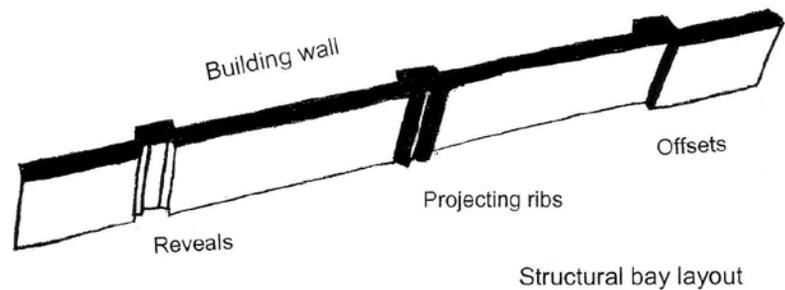
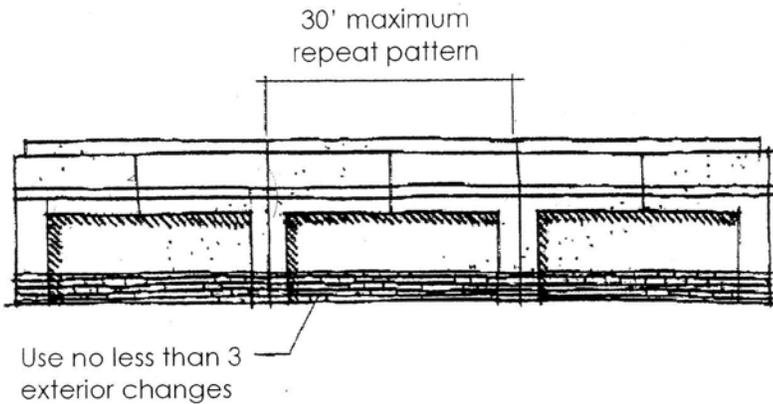
Intent:

- *To minimize a single, large, dominant building mass.*
- *To avoid large areas of undifferentiated or blank walls.*
- *To create visual interest through the interplay of light and shadow.*
- *To promote articulation in building form to create visual interest.*
- *To create buildings that provide human scale, interest and variation in their overall form.*
- *To emphasize important components of a building, such as an entry, or a special internal space.*
- *To emphasize prominent street corners.*
- *To encourage quality renovations and commercial conversions.*
- *To encourage sun and sky exposure to public streets, plazas and open space.*

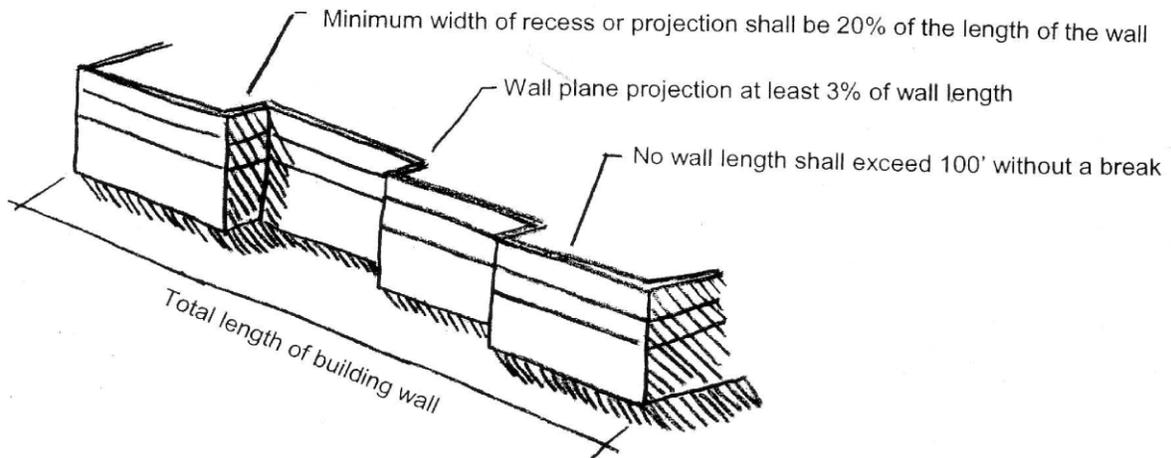
Standards:

- Buildings shall be designed as complete, integrated works of architecture. All sides of every building shall be designed as complementary and integrated into one design. One-sided architecture which creates a strong contrast in form, material, detail or quality between building sides is prohibited.
- When a rear or side wall faces an alley or service court, is unseen from a street or open space, or is screened from view by other means, the wall may be composed of a more utilitarian level of quality upon special review approval. However, in such cases, additional articulation, material quality or detail to maintain an integrated, quality appearance from all view points may be required.

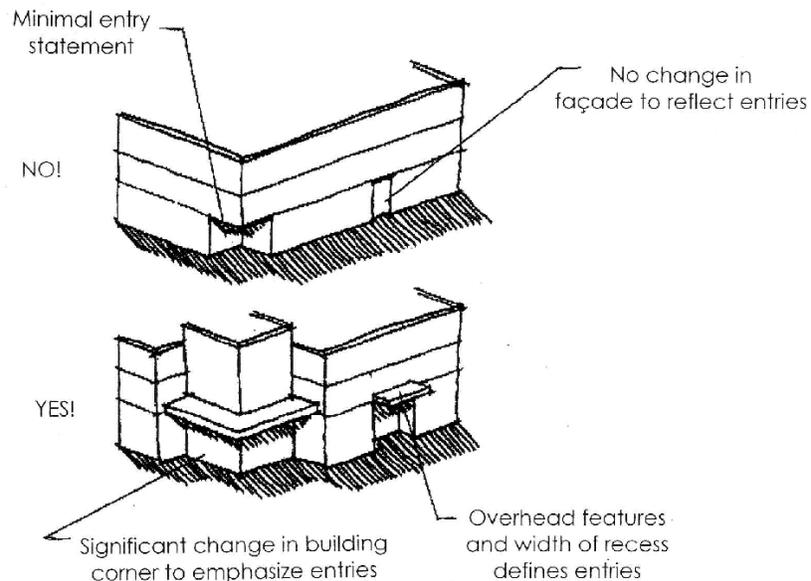
- **Exterior Surface Changes:** All building walls shall have a repeating pattern that includes no less than three of the following. Additionally, at least one of these elements shall repeat horizontally at an interval of not more than thirty (30) feet.
 - Color change
 - Texture change
 - Material module change
 - Expression of an architectural or structural bay through a change in plane no less than twelve (12) inches in width; such as an offset, reveal, or projecting rib.



- **Exterior Structural Changes:** In addition to exterior surface change, buildings greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the wall and extending at least twenty (20) percent of the length of the wall. No uninterrupted length of any wall shall exceed 100 horizontal feet.



- A breakup of building mass is required at all significant entryways and walls that front pedestrian activities to mark entryways and to provide a human scale.



- Building forms, facades and colors shall not be designed or lighted in a manner that the building itself becomes visible as a sign, graphic device, or eye-catcher.
- The following standards shall also apply to all buildings greater than two (2) stories:
 - The composition of the building shall present a clear base, middle and top or a clearly defined alternative building composition.
 - The building mass shall break down and be clearly articulated to differentiate the first floor portion of the building from the remaining mass.
 - Horizontal rhythms, such as openings and articulations shall logically align between levels.
 - Taller buildings adjacent to lower buildings shall establish scale relationships with lower, neighboring buildings through methods such as: compatible horizontal alignment of architectural features and fenestration, and height and form transitions from one building to another.
 - To the extent reasonably feasible, single, large, dominant building mass shall be avoided in development projects involving changes to the mass of existing buildings.

Guidelines:

- Incompatible architectural style changes of alternating, connected storefronts are discouraged.

5.3 ROOF FORM

Intent:

- *To use roof forms that contribute to the overall image of high quality and permanence as well as create visual interest.*
- *To maintain the integrity of architecturally designed buildings.*
- *To create interesting and varied skylines.*
- *To use roof forms for commercial development that do not look like those normally associated with residential architecture.*
- *To reduce the visual clutter of rooftop equipment as seen from the street.*

Standards:

- All rooftop building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material.
- All roof mounted mechanical, electrical and telecommunications systems shall be screened from view of surrounding streets and structures and conceived, organized, designed and/or located as part of the architectural expression.
- Building design shall create varied roof parapet and cornice lines in order to create interesting skylines.
- Buildings shall have distinctive roof profiles and complementary colors and provide a variation in roof lines and forms between developments.
- Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, articulation of cornice lines, decorative scuppers or other features.
- Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

Guidelines:

- Roof forms should relate to the context in which they are viewed in terms of height, proportion, form and materials.

5.4 CONSTRUCTION MATERIALS

Intent:

- *To use materials that create a contemporary character while maintaining compatibility with the context of surrounding architecture.*
- *To establish consistently high levels of material detail, durability and quality consistent with the urban character of streets and open space.*
- *To utilize materials of a quality, durability and scale appropriate to pedestrian activity and contact.*
- *To encourage the use of environmentally benign materials within buildings.*
- *To encourage the use of new, quality materials while still retaining the overall architectural character.*

Standards:

5.4.1 Exterior Walls for Development West of Parker Road

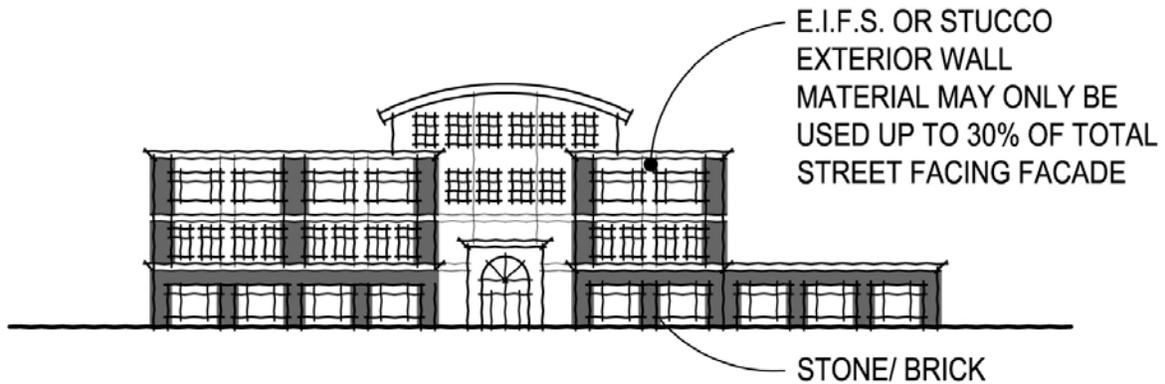
- Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick; sandstone or other native stone; integrally colored, textured, or concrete masonry units; pre-finished metal panel systems; high quality pre-cast concrete systems; and Exterior Insulated Finish Systems (EIFS).
- Exterior building materials shall not include the following: wood shakes, rough sawn or board-and-batten wood, wood lap siding, corrugated metal siding, or single or double tee concrete systems.
 - Other materials may be allowed through special review.
- All sides of the building shall include materials consistent with those on the front.
- Applicants are required to submit a sample material board.

5.4.2 Exterior Walls for Development East of Parker Road

- The first floor exterior wall surfaces shall incorporate a majority of storefront (e.g., display windows) and/or masonry materials, such as stone, cast stone, brick, special surface concrete masonry (split face, burnished, etc.).
- Stucco and EIFS may be used as an exterior wall surface visible from the street when: excluding window, door openings and/or architectural trim, stucco and EIFS does not comprise more than thirty

(30) percent of any street-facing façade; and when details consistent with architectural scaling elements are incorporated.

- When used on upper floors, stucco systems and EIFS shall be combined with street-level materials such as brick, stone, or pre-cast concrete to provide an integrated material vocabulary.



- Panelized masonry systems may be used as an exterior wall surface visible from the street when placement of panel joints are carefully incorporated into the building design to minimize their appearance.
- All building materials shall be selected with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through such qualities as scale, color and texture.
- Treated, colored metal materials are allowed as secondary building materials, as architectural accents.
- Exterior building materials shall not include the following: wood shakes, rough sawn or board-and-batten wood, wood lap siding, painted concrete block, corrugated metal siding, or single or double tee concrete systems.
 - Smooth-faced concrete block, tilt-up concrete panels, or other materials may be allowed through special review.
- All sides of the building shall include materials consistent with those on the front.
- Highly reflective materials are prohibited.
- Applicants are required to submit a sample material board.

5.4.3 Windows

- To encourage window shopping, glass with minimal coating or tints shall be used for all first floor retail glazing.
- Glass with low coefficients of reflectivity shall be used in all other locations.
- In no case, shall highly reflective, mirror glass be used.

5.4.4 Roof Materials

- Visible roof surfaces shall be of durable materials such as clay or concrete tile, metal, copper, slate, or other pre-finished architectural metals.
- Asphalt and wood shingles are not permitted.

5.4.5 Colors

- Exterior colors shall be aesthetically pleasing and compatible with colors of nearby structures.
- Color schemes shall tie building elements together and shall be used to enhance the architectural form of the building.

- Color choices for all buildings shall be made from those allowed within the range delineated according to the Munsell color notation system from the Munsell Book of Color on display in the Community Development Department. Colors not in compliance with the following chroma requirements can only be approved by Special Review.
 - Body color is limited to a maximum chroma of 4. Trim color is limited to a maximum chroma of 6. Accent color is limited to a maximum chroma of 8. (If yellow or red is used, body color is limited to a maximum chroma of 8, trim color is limited to a maximum chroma of 8 and accent color is limited to a maximum chroma of 10).
- Intense, bright, black, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure.
- All exterior elements of a building that are metal, such as roof vents, flues, flashing, etc., shall be a flat finish or one that is compatible with the building color and not be left nor allowed to become bare metal. Exceptions to this standard may occur, such as for copper roofs, etc., which do not require coating.
- All building and visible roof colors shall be presented during the site plan phase of the planning submittal. Samples shall be affixed to a board and labeled according to use and location on the proposed building.
- Applicants are required to submit a color pallet board.

Guidelines:

(none)

5.5 ARCHITECTURAL ELEMENTS AND ARTICULATION

Intent:

- *To create an image of high quality development through the encouragement of a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials and colors.*
- *Facades shall be integrated and articulated to reduce the massive scale and the uniform, impersonal appearances of large commercial buildings and provide visual interest that will be consistent with the community's identity, character and scale.*
- *To use architectural details to enhance the human scale of buildings at the street level.*
- *To convey a character compatible with the context of surrounding architecture.*

Standards:

5.5.1 Doors and Entrances

- Buildings shall have clearly defined, public accessible entrances that feature no less than three (3) of the following: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, outdoor patios, display windows, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- Service entrances shall meet the above standard or blend into the façade of the building.

5.5.2 Windows

- Display windows shall be separated by architectural detailing that reflects the building structure and helps to break up large expanses of glass.

5.5.3 Awnings

- Awnings and canopies shall be compatible with building architecture in terms of materials, details, massing, form and color.
- The awning shall be proportional to the storefront and not obscure architectural and ornamental detailing.
- Awnings are encouraged to be a solid color and to be made of canvas, metal, or similar non-reflective material. Awnings may be fixed or operable.
- Plastic and back-lit awnings are prohibited.
- Awnings on buildings that project into the public right-of-way must be approved by the Director of Public Works.
- Detail of proposed awnings shall be submitted with the building elevations.

5.5.4 Ornamental Detailing

- Include architectural detailing such as parapets, cornices, window arches, brackets, and railings and similar details appropriate to the style of the building.
- Buildings higher than one story shall have architectural delineation between the first and second floors.

5.6 PARKING STRUCTURES

Intent:

- *To minimize the visual impact of parking structures on the pedestrian experience, and the street environment.*
- *To design the garage facades so that they are compatible in character and quality with adjoining buildings.*
- *To create visually interesting facades when they are visible from public rights-of-way, internal vehicle access networks, and public parks, plazas and open spaces.*
- *To avoid large areas of undifferentiated or blank facades.*
- *To provide human scale and detail along pedestrian ways, sidewalks, public streets and internal vehicle access networks.*

Standards:

- Entrances shall be clearly identified and easily accessible.
- Parking garages shall have all pedestrian entrances directly from a sidewalk.
- Facades shall fully conceal the impact of parked cars and light sources from the exterior view for the full height of the structure.
- Openings shall be vertically and horizontally aligned.
- Each parking structure façade oriented to the street, internal vehicular access network, or public space shall incorporate the standards as outlined in Sections 6.2, 6.3, 6.4 and 6.5 herein.
- Landscaping around parking structures shall be used to enhance the appearance of the ground floor.
- Parking structures shall screen all head-in parking with a continuous wall no less than forty-two (42) inches high in front of the vehicles. The wall shall be constructed of materials that are equal to or equivalent in quality to the facades of the **garage surrounding buildings**.

Guidelines:

- Whenever possible, “active” development buildings should wrap around the parking garage.
- Sloping ramps should not be visible as part of the street façade of any parking structure.

6.0 SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS, AND SERVICE AREAS

Intent:

- *To screen and effectively mitigate negative visual and acoustic impacts of mechanical equipment, dumpsters and service areas.*

Standards:

- Screening walls, coverings, and/or fences shall use architectural elements, materials, colors, and designs that conform to or complement the predominant materials, colors, and elements of the building or landscaping to which it is accessory.
- All mechanical equipment visible from public areas and associated screening shall be integrated with the color and architectural design of the subject building.
 - Allowances may be granted for topographical constraints by special review.
- The use of synthetic stucco, metal, EIFS or wood panels for screening is not permitted unless it can be demonstrated that these materials are detailed with sufficient care and quality to provide a high quality, long term appearance.
- Visible roof-mounted mechanical equipment shall be screened equal to or greater in height than the equipment and an integral part of the building's architectural design.
- All roof-mounted equipment shall be painted flat, dark colors.
- Screen walls shall be of a quality that is equivalent in visual appearance to the building materials.
- Wall-mounted mechanical equipment shall be designed and colored to blend with the color and architectural design of the subject building.
- Wall-mounted mechanical equipment that protrudes more than six (6) inches from the outer building wall shall be screened from view by structural features that are compatible with the architecture in materials and quality, where appropriate.
- All ground level mechanical equipment, service areas, storage areas and loading docks shall be screened from public view using opaque fencing or a combination of fencing and plant material. Treated wood, masonry partitions, screens, or evergreen hedges shall be used. Screen walls or fences shall conceal mechanical/electrical equipment from pedestrians and public rights-of-way.
- Screening of service areas shall ensure that rear entrances and parking areas are safe, attractive and clean.
- Dumpsters and garbage storage areas shall be screened from view from public rights-of-way, all residential properties and from primary entries of adjoining non-residential properties.
- Dumpsters and garbage storage areas shall be screened on all sides by a wall sufficient in height to visually conceal the enclosure. A gate shall be permitted for access to the enclosure.
- Dumpster enclosures shall be consistent with the architecture of the primary structure.
- The enclosure shall be maintained in good working order and shall remain closed except when trash pick-ups occur.
 - Applicants shall be responsible for coordinating with a solid waste disposal provider on matters relating to interior dimensions, locations and access.
 - All enclosures shall be located a minimum of fifty (50) feet from non-compatible uses.
- The use of solar panels for energy conversion are permitted so long as they are effectively screened from view.

Guidelines:

- If the screening walls for ground mounted mechanical building equipment exceed four (4) feet in height the equipment location should be relocated to a less visible location on site. Screening will still be required.

7.0 LIGHTING, FENCES AND SITE FURNISHINGS

7.1 LIGHTING

Intent:

- *To create a well balanced, integrated lighting plan that enhances vehicular and pedestrian visibility while minimizing lighting glare and contrast.*
- *To provide a safe and secure environment for pedestrians and vehicular traffic.*
- *To minimize the amount of light pollution and light trespass.*

Standards:

- Lighting shall be in compliance with the Town's Land Development Code.

Guidelines:

(none)

7.2 FENCES AND WALLS

Intent:

- *To provide for the coordination of design and location of walls and fences to maximize the positive interrelationship of buildings, public streets and open space.*
- *To screen or buffer service areas, refuse containers and utility fixtures from views from streets, open space and adjacent properties.*
- *To provide security from private and common space not open to the general public.*
- *To avoid the predominance of long, unarticulated street facing walls or fences and prevent "fence canyons".*

Standards:

- Fences and walls shall use architectural elements, materials, colors and designs that conform to or complement the predominant materials, colors and elements of the building or landscaping to which it is accessory.
- Gates are to be of materials, design, and color compatible with their associated walls or fences.
- Retaining walls shall be cast in place concrete or integrally colored keyed block.
- Retaining wall systems shall be consistent on adjoining parcels.
- Fences and walls shall be designed to provide for visual interest, variation in projections/recessions and shall be reviewed on a case by case basis.
- Landscape timbers and railroad tie walls are not permitted.
- Typical vertical board or palisade fences are not allowed if viewable from the street.
- Barbed wire, concertina wire and razor wire style security barriers are not allowed.
 - Chainlink fencing materials may be permitted by special review in limited conditions and when they are not viewable from the street.

Guidelines:

(none)

7.3 SITE FURNISHINGS

Intent:

- *To provide seating in private or open spaces accessible to the public.*
- *To provide trash receptacles at areas where pedestrian activity is expected.*
- *To provide consistency and durability in the design of site elements such as railings, bollards, tree grates, benches and trash receptacles.*

- *To ensure high quality design.*
- *To maintain a clean, safe environment.*

Standards:

- Seating shall be durable, comfortable, attractive, and easy to maintain.
- Street furniture, including trash receptacles, shall relate in appearance, design and color.
- Trash receptacles shall have restricted, covered tops and sealed bottoms.
- Site furnishings and trash receptacles shall be dark in color and have a design that is in character with the intended qualities of the Design District.
- Trash receptacles shall be emptied on a regular basis to prevent overfilling.

Guidelines:

- Trash receptacles should be conveniently located near benches, and other activity nodes, but not placed directly adjacent to benches.