

TOWN OF PARKER

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

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EXHIBITS

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TABLES

- Table 1 Land Use Matrix for the Pikes Peak Center

1.0 GENERAL PROVISIONS

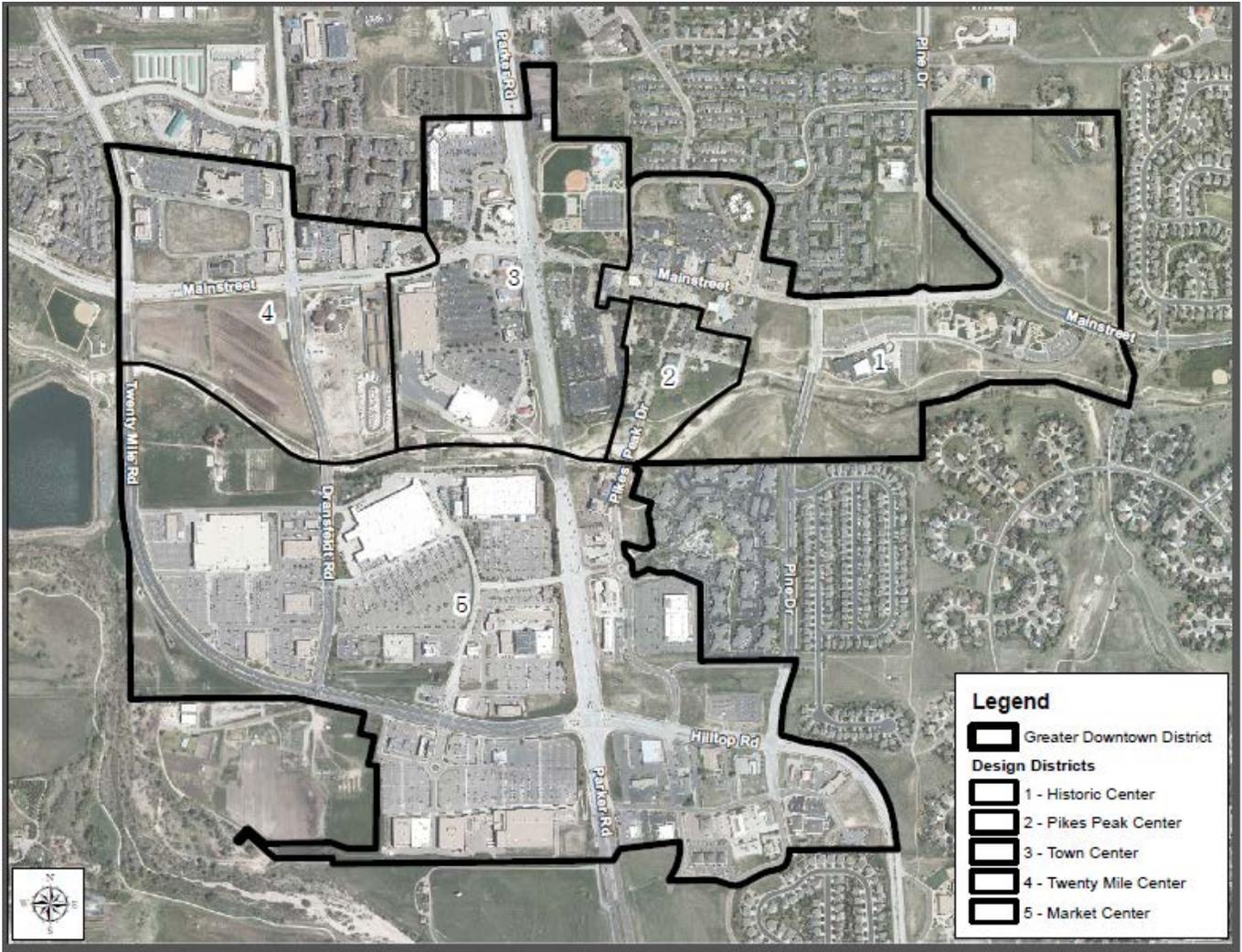
1.1 BACKGROUND

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 Pikes Peak 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 Pikes Peak 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 Pikes Peak 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 Pikes Peak 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 Pikes Peak Center.

1.8 RELATIONSHIP OF THE GUIDE TO OTHER REGULATIONS

The provisions of this Guide shall prevail and govern the development within the Pikes Peak Center 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.

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.

2.0 LOCATION

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

EXHIBIT 2 PIKES PEAK CENTER DESIGN DISTRICT

Pikes Peak 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 Pikes Peak 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 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 PIKES PEAK 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 & duplex	Permitted*
- Multifamily	Permitted*
- 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	Not Permitted
- Motor vehicle filling stations, with or without car wash	Not Permitted
- Mortuaries and/or crematoriums	Special Review
- Greenhouses, plant nurseries (retail)	Not Permitted
- Greenhouses, plant nurseries (wholesale)	Not Permitted
- Building material sales without outdoor storage	Not Permitted
- Building material sales with outdoor storage	Not Permitted
- 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
- Restaurant with drive through	Not Permitted
- Take out and delivery	Special Review
- 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	Special Review

* Residential densities will be determined during the Site Plan process.

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	Not Permitted
- Automobile and truck services and repair with outdoor storage of vehicles	Not Permitted
- Tire sales and repair (indoor)	Not Permitted
- Motorized equipment sales, leasing, rental, services and repairs as an accessory activity	Not Permitted
- Car wash (automatic or self service)	Not Permitted
- Light machinery repair	Not Permitted
- Light manufacturing or assembly of small equipment, parts, or supplies	Not Permitted
- Automotive body shop	Not Permitted

Recreation, Amusement and Entertainment

- Indoor recreational activities, such as bowling, skating, arcade	Not Permitted
- Cultural facility, such as a museum, stage theatre, or amphitheater	Special Review
- Indoor movie theater	Special Review
- Outdoor recreation activities, such as miniature golf, batting cage	Not Permitted
- Health club (with public or private memberships)	Special Review
- Public park, playgrounds, or open space	Permitted
- Trail and trail head	Permitted

Transportation/Parking Structures/Storage

- Recreational vehicle storage	Not Permitted
- Self-storage units, provided no flammable or hazardous materials are kept on the premises	Not Permitted
- Commercial outdoor storage, screened from view	Not Permitted
- Parking garages (public and private)	Not Permitted
- Public transportation facility, such as shuttle service or park and ride	Permitted

Utilities/Alternative Energy

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

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 Pikes Peak Center.

4.1.1 Role

The Pikes Peak Center historic residential style homes frame the Historic Center giving a sense of scale to historic Parker. The Pikes Peak Center provides as an extension of the Historic Center through provision of primarily service oriented commercial uses, professional offices, and specialty merchandising are interspersed with residential uses all in buildings that utilize residential-Victorian-style architecture.

4.1.2 Architectural Character

The architectural character of the Pikes Peak Center provides for historically referenced residential-Victorian-style buildings with porches set back from the street and mature street trees overhanging the street. Buildings should be primarily oriented to Pikes Peak Drive or Pikes Peak Court and should be proportioned and detailed to meet traditional residential-Victorian themes. Small scale amenities such as plazas, pocket parks and restaurants with outdoor seating are highly desirable and encouraged. Continuous, high quality streetscapes that provide continuous walks, ample landscaping and pedestrian furnishings and amenities are highly desirable and encouraged.

Building architecture and signage is intended to be rich in detail, material, texture, craft and color in order to create a human scale and level of interest that reinforces the interest of the shop fronts themselves.

4.1.3 Pedestrian and Vehicular Traffic Characteristics

The Pikes Peak Center is a continuation of the Historic Center core of pedestrian activity. Streets and open spaces must create attractive pedestrian environments. On-street parking is essential in order to provide obvious access to shops, and to generate additional pedestrian activity on the street. Streets should be comfortable for pedestrians, and limited to slow moving traffic.

4.1.4 Plazas, Parks and Open Spaces

The use of plazas, pocket parks and open spaces serve to create a stronger sense of community throughout the Pikes Peak Center and are designed to draw pedestrians to areas where active and passive recreation uses are encouraged. They serve as social gathering places and provide a sense of place and community, further enhancing the character of Parker's Victorian neighborhood.

4.2 SITE COVERAGE

Intent:

- *To provide for a balance between functional and visual needs of the property.*
- *To ensure that site coverage follows an organized, coordinated plan that achieves a successful balance of intensity, activity and identity.*
- *To the extent possible, incorporates 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 densities will be determined during the Site Plan process.
 - A minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space.

Guidelines:

- The lot size and building coverage ratio should be compatible with existing development and historical development patterns of the Pikes Peak Center.

4.3 BUILDING ORIENTATION

Intent:

- *To orient buildings to emphasize the importance of Pikes Peak Drive and Pikes Peak Court.*
- *To define or visually contain the three dimensional space of the street or public open space.*
- *To reinforce the character and quality of streets through the development of buildings that provide orientation and access toward the street.*
- *To maintain an interesting, visually appealing, and diverse street façade along the street.*
- *To promote sun and sky exposure to public streets and public areas.*
- *To orient buildings in a manner that reflects the historic residential character of the neighborhood.*

Standards:

- Buildings shall orient facades and main entries toward all primary public streets, as well as any new public streets within the Pikes Peak Center.
- Primary public streets shall include Pikes Peak Drive and Pikes Peak Court.
- Entrances shall be defined by porches and paved walkways that lead from the sidewalk to the primary access point of the building.

Guidelines:

- The majority of the building's front façade should be oriented parallel to the street on which it fronts.
- 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.
- Primary building entries should be oriented toward streets. Where multiple tenants occupy a building(s), shared entries are encouraged which provide direct access to the street and sidewalk. Rear entrances may be allowed where appropriate.
- Buildings should be orthogonal in form and simple, with primary building corners at ninety (90) degrees.

4.4 BUILDING SETBACKS

Intent:

- *To create a reasonably continuous building edge to the street, that defines an exterior spatial enclosure helpful in achieving a small town residential feel and a neighborhood identity.*

Standards:

- Maintain traditional setbacks of similar buildings located on the same and/or adjacent lot and blocks.
- Facades and building entrances shall line a street reflecting the traditional building alignment within the Pikes Peak Center.
- Undeveloped sites adjacent to or utilizing existing residential structures shall respect established setbacks of existing, adjacent residential buildings.

- As measured in side yard areas, minimum building separation shall be fifteen (15) feet with a minimum side yard setback of five (5) feet.
- Minimum rear yard setbacks shall be ten (10) feet.

Guidelines:

- Setbacks should reflect the desired character of the area.
- Provide a building edge for the majority of the street and passive frontage, to the greatest extent possible.
- Buildings should be sited to create active outdoor spaces.

4.5 BUILDING HEIGHT

Intent

- *To reflect the desired character within the Pikes Peak Center.*
- *Use building height and massing to emphasize residential scale development, and create a density to differentiate the Pikes Peak Center from the surrounding Design Districts.*
- *To ensure that scale relationships between adjacent and surrounding existing buildings is maintained.*
- *To promote sun and sky exposure to public streets and public areas.*

Standards:

- Buildings shall not exceed forty-five (45) feet in height as 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 building height requirement.
- Additional height allowances for building height and architectural detailing such as pediments, clock towers, etc..., shall require special review.
 - 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:

- Lower building heights or 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 ground level.

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 reduce automobile speeds to promote improved pedestrian accessibility and safety while continuing to accommodate safe vehicular movement.*
- *To establish a logical and practical system of streets and vehicular circulation patterns that facilitate simple, direct and fully interconnected access throughout the Pikes Peak Center that ties into the established pattern of arterial and collector streets.*
- *To complement the function and pattern of arterial and collector streets.*
- *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.*

Standards:

- All public streets shall conform to applicable Town adopted street standards.
- Access 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. Local streets shall have travel and parking lanes sufficiently narrow to slow traffic and allow trees to form a pleasing canopy over the street, while providing for access for automobiles and emergency and service vehicles.
- Intersections within the Pikes Peak Center shall be designated to facilitate both pedestrian and vehicular movement.

Guidelines:

- The street pattern should be simple, avoiding winding roads, dead-end streets and cul-de-sacs.
- Streets should contribute to the Pikes Peak Center's unique identity.
- The street system should provide multiple and parallel routes within the Pikes Peak Center and between the Pikes Peak Center and other Design Districts.
- Alleys should be used to serve residential and commercial developments within the Pikes Peak Center to allow for visual relief for the streetscape and allow vehicular access to individual parcels.
- Unless absolutely necessary, additional turning lanes at intersections should be avoided to minimize pedestrian crossing dimensions.
- Shared vehicle entries between adjacent lots are strongly encouraged.

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 surfacing 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 systems shall connect with existing and planned thoroughfares, public parks and civic facilities, where appropriate.
- Safe pedestrian crossings across arterials and collectors shall be provided where pedestrian movement is anticipated.
- Sidewalks are required on all streets within the Pikes Peak Center.
- Shall provide for a minimum width of eighteen (18) feet that include at least two (2) activity zones: an amenity or buffer zone where street trees, street and pedestrian lights, and other street furniture are located; and a walking zone with a minimum width of five (5) feet, clear of obstructions and shall parallel the public street.

- All sidewalks shall align block to block and connect with those on adjacent properties.
- 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.

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.
- Walkways and pedestrian routes through parking lots should be avoided.

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.*
- *To encourage and facilitate bicycling as an alternative means of transportation for local trips.*

Standards:

- Bicycle access shall be provided between bicycle trails and on-site bicycle parking areas.
- Bicycle trails shall be sufficient in size to be inviting and provide a safe and pleasant experience for the bicyclist.
- Major destinations such as parks, schools, employment areas and shopping shall be accessible by bicycle.

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 Pikes Peak Center and surrounding Design Districts.*
- *To integrate land use planning with transportation planning.*
- *To allow for frequent, safe and convenient transit nodes within the Pikes Peak Center.*

Standards:

- Standards for transit stops shall be established in cooperation with RTD.
- The pedestrian and bicycle system must provide clear, comfortable and direct pedestrian 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.
 - Accessibility to transit stops must be given high priority in the design of streets.
 - Street crossing placement, design and markings should recognize the need by transit riders for fast and flexible access to the stop.

- Provide sufficient auto and pedestrian visibility distances, stop signs and clearly marked pedestrian crossings.

Guidelines:

- Direct paths to transit stops should be lined with activities and shade.
- The configuration of parking shopping and pedestrian routes should reinforce access to transit.

4.7 FUNCTIONING OF PLAZAS, POCKET PARKS AND OPEN SPACE

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, pocket parks and open spaces.*
- *To create public spaces that serve the community as alternative pedestrian circulation and pedestrian friendly destinations.*
- *To create parks, plazas and open spaces that are fundamental features of livable and enjoyable neighborhoods.*

Standards:

- A minimum of ten (10) percent of the total site area shall be designated for landscaping, plazas, pocket parks and/or open space.
- Any public park, square or plaza shall have at least twenty-five (25) percent of its perimeter abutting a street and/or public pedestrian trail/path.
- All open spaces accessible by the general public shall be open a minimum of twelve (12) hours per day.
- Public parks and plazas shall reflect and reinforce the character of the Pikes Peak Center, and 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 open space not used for recreation shall be attractively landscaped with plant material and hard surfaces that complement the architectural materials used on adjacent structures.
- The Planning Director may waive all or a portion of the standards of this Section based on unique circumstances associated with a specific development and subject to approval of a Site Plan which exhibits quality design through sound planning principles.

Guidelines:

- Public parks and plazas should be designed for functional active and/or passive uses.
- Parks, plazas and open spaces should function as “town squares” suitable for small public gatherings, public events, as well as recreation.
- Private open space may be fenced or otherwise controlled for security.

4.8 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, bricks, or scored, colored concrete 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)

4.9 RELATIONSHIP TO ADJOINING PARCELS

Intent:

- To coordinate grading and infrastructure improvements.
- To ensure that development grading creates the perception of a continuous development and an intricate part of the Pikes Peak Center as a whole.
- To maximize infrastructure efficiencies and minimize duplicate facilities.

Standards:

- All development shall respect and complement existing (or approved, planned) development on adjoining sites.
- Coordinate topography, stormwater conveyance/detention and landscaping between adjoining parcels.

Guidelines:

- Discontinuous topography and stormwater conveyance that result in large retaining walls along property boundaries or multiple, disconnected stormwater facilities are strongly discouraged.

4.10 RELATIONSHIP TO SULPHUR GULCH AND OTHER NATURAL FEATURES

Intent:

- *To provide adequate access for pedestrians, and where appropriate bicyclists, to the Sulphur Gulch trail system.*
- *To integrate visual and physical connections from adjacent development to Sulphur Gulch.*
- *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 to ensure safe access by pedestrians and bicyclists throughout the Greater Downtown District.
- Major pedestrian entries that continue the system of pedestrian paths, allowing people to travel from Sulphur Gulch to other destinations within downtown shall be integrated into any development within the Pikes Peak Center.
- The topography of development parcels adjoining Sulphur Gulch shall provide smooth grade transitions to the Gulch topography.
- Major creeks, riparian habitat and other significant environmental features shall be conserved as open space amenities.
- Protect natural habitats and ensure that natural features become an integral part of the community.
- Site improvements shall minimize cut and fill in order to preserve the general character of the existing terrain.

Guidelines:

- 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 Pikes Peak Center.
- Retaining walls and steep slopes that isolate the Gulch from development are strongly discouraged.

5.0 ARCHITECTURAL DESIGN

5.1 BUILDING CHARACTER

Intent:

- *To design buildings that reflects the architectural character of the Pikes Peak Center.*
- *To create a visually comfortable and familiar environment.*
- *To create buildings that provide human scale, interest and variation.*
- *To promote architectural creativity.*
- *To incorporate art and/or ornament into the building exterior expression.*
- *To create visually pleasing, human scale environments that reinforce the historical character of the district.*
- *No project should appear to dominate an entire street or block.*

Standards:

- Projects shall create the appearance of being in continuity and scale with structures historically found in the district through variation in floor level, facades, roof forms, massing and architectural details.
- Residential structures converted to commercial shall exemplify the same proportions as seen on existing residential buildings and avoid altering the characteristics of the structure such as open porches, hipped roofs and siding.
- 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.
- At street level, no project shall appear to dominate an entire street or block.
- An overall sense of continuity shall be created through massing, roof types and materials.
- Building materials shall convey durability and permanence and should be suited to Parker's climate.
- Covering the original façade of an existing residential building in the construction of a storefront is prohibited.

Guidelines:

(none)

5.2 BUILDING FORM AND MASSING

Intent:

- *To encourage building forms that will define orderly and regular street spaces, compatible relationships to adjoining sites and an urban character.*
- *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 encourage quality renovations and commercial conversions.*
- *To promote sun and sky exposure to public streets, plazas and open space.*

Standards:

- Building conversions shall be durable and lend themselves to reuse once vacated by the original tenant.
- To ensure visibility from the street and to take advantage of lot size, buildings shall use forms typically seen in residential single family dwelling designs traditionally found in Colorado between 1890 and 1930.

- Conversions and renovations of buildings to retail or office use shall meet standards similar to that of new construction, including building and fire codes, handicap accessibility, utilities, parking, lighting, screening, signage, landscaping and streetscape improvements (i.e., sidewalks and curbing).
- New buildings and additions shall be delineated both vertically and horizontally to reflect traditional patterns and convey a human scale.
- Floor to floor heights shall appear to be similar to those seen traditionally.
- Traditional Victorian residential scale, form, and detailing are required for new construction in this district.
- New construction and renovations shall exemplify the same proportions as seen on existing residential buildings.
- When renovating, avoid altering the characteristics of a residence, including open porches, hipped roofs, and siding.
- The massing of buildings shall reflect traditional scale form and detailing. Porches and small shed style additions can be used to reduce the overall scale of buildings.

Guidelines:

- Significant variations in building scale or architectural design are discouraged.
- Landscaping should be consolidated into useable pocket parks with seating, green areas, gardens, play areas, decorative paving and lighting accents.

5.3 ROOF FORM

Intent:

- *To use roof forms that contributes to the overall image of high quality and permanence as well as create visual interest.*

Standards:

- Roof forms shall match those of existing and traditional buildings, as appropriate.
- Buildings shall have distinctive roof profiles and colors and provide a variation in roof lines and forms between developments.
- Flat and mansard roofs are not permitted. However, flat roofs are acceptable on small, shed-style additions or extensions to a greater building mass.
- The primary sloped roof plane, if facing a public street shall be broken up using dormers, roof sheds, or other architectural elements that intersect the ridgeline in at least one place resulting in a minimum thirty-three (33) percent variation in the primary roof plane.
- Pitched roofs shall have a minimum pitch of 8/12.

Guidelines:

(none)

5.4 BUILDING FAÇADE

Intent:

- *To design all building facades with high quality design, materials and detailing.*
- *To avoid large areas of undifferentiated or blank facades.*
- *To provide human scale and detailing on sides that face streets, internal circulation networks and public spaces.*
- *To create visual interest through the interplay of light and shadow.*
- *To promote articulation in building form to create visual interest.*

Standards:

- Facades and/or forms that face streets and public spaces shall exhibit high levels of design, detailing and material quality.
- Rear and side façades shall be designed to be compatible with the front façade.
- 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.
- Building facades in excess of forty (40) feet shall be articulated every twenty-five (25) feet to forty (40) feet. Articulation is achieved by including building columns (structural and/or ornamental), window placement and other architectural detailing.

Guidelines:

- Only when a façade faces an alley or service court, is largely unseen from a public street or open space, or is screened by other means, should that façade be composed of a more utilitarian level of quality.

5.5 CONSTRUCTION MATERIALS

Intent:

- *To use materials complimentary to those found in the traditional buildings within the Pikes Peak Center.*
- *To establish consistently high levels of material detail, durability and quality consistent with the residential character of streets and open space.*
- *To use materials that convey a sense of quality, and attention to detail.*
- *To encourage material palettes that emphasize the residential character of the Pikes Peak Center.*
- *To utilize materials of a quality, durability and scale appropriate to pedestrian activity and context.*
- *To encourage the use of new, quality materials while still retaining the overall architectural character found within the Pikes Peak Center.*

Standards:

5.5.1 Exterior Walls

- Siding materials shall be limited to lap siding or masonry. Segmented horizontal siding such as wood or fiber cement siding (such as Hardie Board) is appropriate when the maximum exposed dimension is eight (8) inches; three and one-half (3 1/2) inches is preferred. The use of logs and natural stone is acceptable.
- Treated, color metal materials may be allowed as secondary building materials.
- Exterior building materials shall not include the following: split shakes, rough sawn or board and batten wood, smooth-faced gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, standard single or double tee concrete systems, modular paneled materials, concrete masonry units (CMU), masonite, aluminum, vinyl or barrier type Exterior Installation Finish Systems (EIFS).
- The Planning Commission will consider actual building material samples that closely simulate the look of traditional materials.
- 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.

5.5.2 Windows

- Tinted glass may be used for energy conservation on south and west facing walls when it can be demonstrated that it does not detract from the character of the Pikes Peak Center.

- Reflective glass shall not be permitted.

5.5.3 Roof Materials

- Visible roof surfaces shall be of durable materials such as metal, flat tile, slate, or architectural grade asphalt shingles. Wood shingles are prohibited.

5.5.4 Colors

- All building and visible roof colors shall be presented to the Town during the site plan process phase of the planning submittal. Samples shall be affixed to a board and labeled according to use and location on the proposed building.
- Color choices for all buildings shall be made from those allowed within the range delineated according to the Munsell color notion system from the Munsell Book of Color on display in the Planning Department.
- The Munsell system of color notion is broken into three categories: hue, chroma, and value. Chroma is the only characteristic with one set limit, which is as follows: Body color is limited to a maximum chroma of 4. Trim color is limited to a maximum chroma of six (6). Accent color is limited to a maximum chroma of eight (8). (If yellow or red is used, body color is limited to a maximum chroma of eight (8), trim color is limited to a maximum chroma of eight (8), and accent color is limited to a maximum chroma of ten (10)).
- Colors not in compliance with chroma requirements may be approved by Special Review.
- Visible roof surfaces shall not be of intensely bright, reflective colors that distract from the street or pedestrian corridor. Flat, dark colors are encouraged.
- Metal roofs shall be dark, non-reflective colors.
- Bright colors are inappropriate and are strongly discouraged.

Guidelines:

(none)

5.6 ARCHITECTURAL DETAILS

Intent:

- *The architectural style, finish, and detailing should distinguish the Pikes Peak Center from other Design Districts and from surrounding development.*
- *To convey a residential Victorian-style quality with “character defining features”.*

Standards:

5.6.1 Doors

- Clearly identify the primary entrance through the use of an open porch to define the entry.
- All front entry doors shall have windows and be a minimum of twenty-five (25) percent transparent and resemble a traditional residential front door, including detailing such as panels, and windows.
- Doors facing a street shall parallel the street.
- Door openings shall be trimmed appropriately for the style of the building.

5.6.2 Windows

- Display windows located along the street at ground level may be used if the window design uses mullions that result in segmenting the larger pane of glass into smaller units.

- Windows shall be in scale with the building. Windows shall be punched windows placed on a solid wall resulting in a greater ratio of solid wall to window area.
- Mullions shall be applied in a traditional manner to large expanses of glass.
- Windows shall be vertically oriented. Windows on traditional buildings typically have a ratio of width-to-height of one-to-two.
- All windows shall be double hung windows or resemble this type of window.
- Shading devices and techniques shall be used to reduce interior glare, conserve energy and contribute to visual interest.

5.6.3 Awnings

- Awnings shall exhibit traditional awning form. Awnings shall be triangular in section with a valance of eight (8) inches maximum, extending at an acute angle to the building façade. Different awning designs may be approved by special review where the applicant can demonstrate that the awning design meets the intent of this Section.
- The awning shall be proportional to the storefront and not obscure architectural and ornamental detailing.
- The top edge of the awning shall align with the top of the window or align with the framing that separates the transom from the main display window to help strengthen visual continuity along the street.
- Plastic and back-lit awnings are prohibited.
- Arched awnings may be extended from the front porch or front door to the sidewalk to clearly mark the entrance to the commercial use. Arched awnings may not exceed five (5) feet in width and must be complimentary to the architectural design of the structure to which it is attached.
- Awnings are encouraged to be a solid color and to be made of canvas or similar non-reflective material. Awnings may be fixed or operable.
- Awnings shall not project into the public right-of-way.
- Detail of proposed awnings shall be submitted with the building elevations.

5.6.4 Ornamental Detailing

- Building designs should include simplified interpretations of traditional architectural detailing such as front porches, columns, window arches, brackets, molding, railings and similar details appropriate to the style of the building. Ornamental details include EIFS, metal, precast concrete, stone, masonry or wood. A molded synthetic substitute may be considered an acceptable option for new or renovated buildings.
- Buildings higher than one story shall have architectural delineation between floors along the primary and secondary street elevations.

Guidelines:

(none)

5.7 PARKING STRUCTURES

Intent:

- *To protect the residential scale, form and feel of Pikes Peak Center.*

Standards:

- Parking structures are not permitted.

Guidelines:

- (none)

6.0 SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND SERVICE AREAS

Intent:

- *To 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 and associated screening shall be integrated with the color and architectural design of the subject building.
- Only synthetic stucco, metal, EIFS or wood panels for screening are permitted, unless it can be demonstrated that other materials are detailed with sufficient care and quality to provide a high quality, long term appearance.
- 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.
- Screening of service areas will 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 facility with access provided through a gate.
- Dumpster enclosures shall be constructed of durable exterior materials and shall be architecturally and visually compatible with the primary structure.
- Dumpster enclosures and screening shall be maintained in good working order.
- Dumpster gates 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.

Guidelines:

- If the screening walls for ground mounted mechanical 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 SITE LIGHTING

Intent:

- *To create a well balanced, integrated lighting plan for public and private properties 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.*
- *To promote continuity and character of Pikes Peak Center.*

Standards:

- In addition to the following standards, Chapter 13.10.140 of the Land Development Code, as amended, applies.
- Vehicular and pedestrian lighting shall be provided throughout all vehicular and pedestrian circulation areas to promote safety.
- Outdoor building lighting, pedestrian lighting and street lighting must be uniform throughout the Pikes Peak Center to promote continuity and character throughout the area.
- Sidewalks and secondary pedestrian walkways shall be lit using lighting fixtures identified as the standard pedestrian light fixture by the Town.
- New development, redevelopment and site improvements shall apply the Town adopted five (5) globe light standard in appropriate locations along primary streets and pedestrian walkways.
- Off-street parking lots shall be lit for safety purposes. Fixtures shall correspond to other site lighting elements and include specific features that minimize light pollution onto adjacent parcels, such as full cut-off fixtures.
- Lighting shall be coordinated with the front porches, building entrances, signage and pedestrian access. Front building facades shall be the dominant element and shall not be overpowered by other light sources.
- Balance the color and intensity of lighting among different building features. Avoid blue fluorescent lighting.
- Lighting shall be designed to minimize light pollution and light trespass.

Guidelines:

(none)

7.2 PARKING LOT LIGHTING

Intent:

- *To illuminate the parking lot for traffic safety and personal security in a consistent, attractive, unobtrusive manner that minimizes off-site impacts.*

Standards:

- Light sources shall be concealed and shielded with an angle not exceeding ninety (90) degrees to minimize the potential for glare and unnecessary diffusion on adjacent property.
- All freestanding luminaries within a parking lot shall be the same height.
- The height of the luminaire shall not be greater than the height of the building, but at no time shall exceed thirty (30) feet.
- The style of light standards and fixtures within parking areas shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized (or otherwise coated) to minimize glare from reflection and the light source.

- Lights in foreground spaces, such as building entrances and plaza seating areas, shall utilize decorative, Parker-style streetlights that define the space, are appropriate for pedestrian areas and are without glare.
- Lighting that may be confused with warning, emergency or traffic signals is prohibited.
- Parking lot lighting fixtures shall be setback from the property line at least equal to the total height of the luminary unless the light fixtures are sharp cut-off, directional throw luminaries that reduce off-site glare more than would be possible with a full-directional fixture located within the parking.

Guidelines:

- When feasible, illumination shall be located within divider medians or terminal islands.

7.3 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:

- Fencing in the front setback shall be limited to traditional wrought iron or picket fence styles.
- Fencing in the front setback shall not exceed three and one-half (3 ½) feet in height.
- Opaque privacy fences shall be limited to the rear and sides of the building and may not exceed six (6) feet in height.
- 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.
- Typical vertical board or palisade fences are not allowed if viewable from the street.
- Gates are to be of materials, design, and color compatible with their associated walls or fences.
- Barbed wire, concertina wire and razor wire style security barriers are not allowed.
- Retaining walls shall be cast in place concrete or integrally keyed colored block.
- Retaining wall systems shall be consistent on adjoining parcels.
- Fences shall not exceed a linear distance of fifty (50) feet without a change in materials for a distance of five (5) feet or incorporating a projection or recess of three (3) feet or more.

Guidelines:

(none)

7.4 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 covered tops and sealed bottoms.
- Site furnishings and trash receptacles should be firmly attached to paving to avoid vandalism.
- Site furnishings and trash receptacles shall be dark in color and have a design that is in character with the Pikes Peak Center.
- Trash receptacles shall not be overfilled to the point that they will not close. Trash shall be removed on a regular basis.

Guidelines:

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

7.5 PARKER-STYLE LIGHT ENHANCEMENT

Intent:

- To create a unique neighborhood district identity by allowing streetlight enhancements.
- To distinguish and promote the unique historic character identity of the Pikes Peak Center.
- To foster a sense of community and a place of interest among the property owners, businesses and the public.
- To ensure complimentary, consistency and durability in the chosen style and design of the enhancement for the District.

Standards:

- Enhancements shall be attached to existing privately owned Parker-style 5 globe streetlights.
- One enhancement for each Parker-style 5 globe streetlight shall be allowed.
- Enhancements shall be separated by a minimum of one hundred feet (100') apart, unless separated by a public right-of-way.
- Location of enhancements on the light shall be oriented the same throughout the district (and shall be directed toward the sidewalk, toward the street or centered).
- All enhancements shall use the same type of attachment devices throughout the district.
- There shall be a minimum of a seven foot (7') clearance between the bottom of the enhancement and the sidewalk or such greater clearance as required by applicable state or federal law.
- Enhancements shall not impede onto any right-of way.
- Enhancements shall be a maximum of four (4) square feet and shall be of proportionate size so as to not visually overpower the Parker-style 5 globe streetlight of which it is attached.
- Enhancement material shall be metal with a durable finish such as a powder-coat finish.
- Enhancements shall not be illuminated.
- The district shall use only one (1) design enhancement for the entire district and the design shall have a minimum of sixty percent (60%) area as decorative/artistic and the remainder area may be text.
- Enhancements shall not be solid and shall be designed and constructed incorporating wind venting in order to withstand wind pressure.
- Enhancement text may only be that of the chosen district identification name with no commercial logo or message.

Guidelines:

(none)

7.5.1 PARKER-STYLE LIGHT ENHANCEMENT PROGRAM APPROVAL PROCESS

Intent:

- To provide clear information regarding the application submittal requirements and the approval process.
- Applicant, as defined for this process, shall be a recognized organization of property owners that represent the district or shall be a group of property owners representing more than fifty (50) percent of the legal parcels within the district who have each signed a Letter of Authorization.

Application Process:

- Applications for the Parker-Style Light Enhancement Program shall be processed through the Community Development Department.
- Parker-Style Light Enhancements shall be approved by Planning Commission.
- If an enhancement program has already been approved by Planning Commission and additional enhancements are requested, any additional enhancement request may be approved by the Community Development Director or Planning Commission subject to the following criteria:
 - Any additional enhancements shall be identical in size, style, design, color and text as the originally approved program.
 - The standards for Parker-style Light Enhancements have been met.
 - No more than a twenty percent (20%) increase of the originally approved enhancements shall be allowed to be approved by the Community Development Director.
- Submittal Requirements:
 - A completed application form with original signature(s).
 - Application review fee.
 - Color elevation details, to scale, of the proposed enhancements.
 - A site plan exhibit indicating the proposed locations.
 - Any other supplemental materials deemed necessary by the Community Development Director.

7.5.2 PARKER-STYLE LIGHT ENHANCEMENT PROGRAM MAINTENANCE

Intent:

- To ensure the compliance of proper care and upkeep of the light enhancements.

Standards:

- The property owner shall be responsible for maintenance and shall have a continuing obligation to comply with building code requirements.
- The property owner shall provide the proper upkeep of the enhancements including attachments, paint finish, text/lettering. Peeling paint and or lettering shall not be allowed.
- Any non-conforming enhancement shall be subject to revocation of the program and removal by the Town.