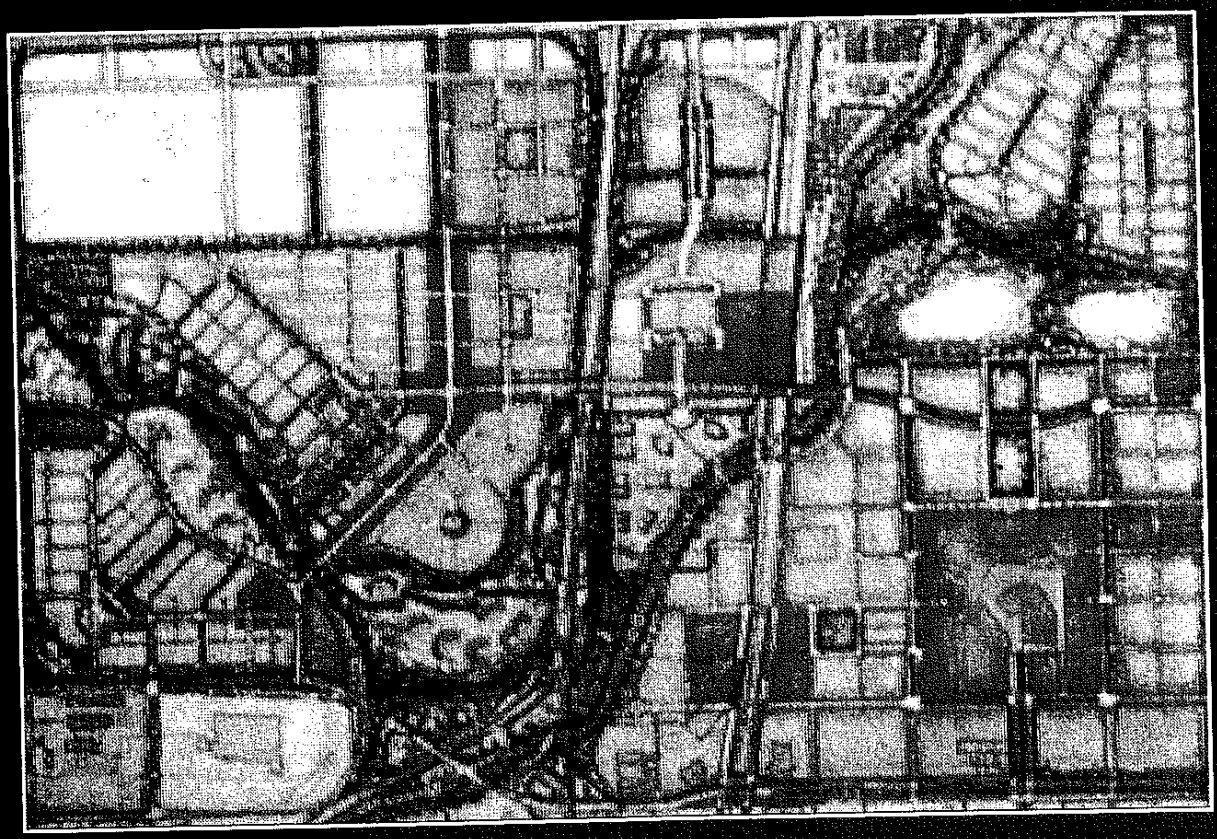

Stapleton Design Criteria

Stapleton Development Corporation

Stapleton Development Corp.

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June 1, 1999

Dear Community Builders and Interested Readers:

It is with great pleasure that we present these Design Criteria for the future development of the Stapleton site. The criteria are based on the award winning Stapleton Development Plan to make a place of economic, social, and environmental innovation that will provide a new development model for the region.

The planning process for Stapleton has been a long-standing partnership with the surrounding neighborhoods, city government, and business community. The concept of partnership is critical to the successful redevelopment of the area. The Stapleton Development Corporation understands the need for cooperation and continuing relationships to create the highest quality development.

Innovation requires creativity, experimentation, and risk taking. These criteria are offered as a starting point for these discussions. We invite your comments, suggestions, and ideas to do the best job possible in achieving the plan.

Sincerely,
STAPLETON DEVELOPMENT CORPORATION

Richard L. Anderson
President and Chief Executive Officer

Stapleton Development Corporation

Design Criteria

May 27, 1999

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Design Review Committee Members

(Reserved for brief biographical descriptions of future DRC members)

I. INTRODUCTION

Purpose

The purpose of these design criteria is to guide development at Stapleton toward the values established in the Stapleton Development Plan (the "Plan"). The concepts and design criteria established herein are administered by the Stapleton Design Review Committee (the "DRC") according to review procedures defined in this document and the Master Declaration of Covenants for the Stapleton property.

These Design Criteria must be followed by all development at Stapleton as approved by the DRC. Development is also subject to City of Denver Zoning, Rules and Regulations, and other standards and codes. In the case of Stapleton land located within the City of Aurora, all Aurora rules and codes shall apply as well as the current Denver Stapleton Rules and Regulations to be a part of these Design Criteria and shall have the same force and effect as the Criteria contained here.

Master Plan Principles

Development at Stapleton should excel as a center for economic opportunity, social responsibility, and environmental leadership. Individual parcels should be developed to create lasting, sustainable neighborhoods that mix land uses and provide human scale, public spaces, pedestrian accessibility, responsible water use, recycling, conservation of resources, and excellence in planning, design, and management.

Development at Stapleton is intended to provide new employment, civic, institutional, and recreational opportunities for people working and living at and nearby Stapleton. The mixing of non-residential uses into residential neighborhoods is encouraged where convenience and walkability are enhanced, and where the impacts of non-residential uses are mitigated, producing a livable and diverse mix of uses in proximity to each other. Neighborhoods are intended to become urban in character, with an emphasis on quality streets, landscaping, walkability, transit, and a balanced relationship of building and parking to the street. The following principles guide the redevelopment of Stapleton.

Economic Opportunity

Stapleton should become a regional center for job creation in diverse fields, emphasizing emerging technologies and industries, providing an environment that encourages innovation, attracts private investment, and provides the financial capacity to support necessary public improvements and services.

Social Equity

Stapleton should provide access to social, cultural, and economic opportunities for all segments of the community and should enhance existing and future community stability.

Environmental Responsibility

Stapleton should be based on the principles of sustainability, which seek to manage natural, economic, and social resources in a fashion that enhances the quality of life without diminishing the ability of future generations to also meet their needs.

Physical Design

Physical planning and design must be used to transform the character of Stapleton. Integration of work, recreation, and living environments is essential to long-term success. Public amenities including streets with detached sidewalks, trees and tree lawns, parks and parkways, and creeks and open space corridors are to be primary organizing elements for private development.

Natural Systems

Site development should be influenced by the re-establishment of inter-related natural systems and landforms. Integration of new development with natural systems should include land use, storm drainage, habitat corridors, recreation areas, and transportation systems.

Transportation

Stapleton should provide high levels of mobility for residents, employees, and visitors, and should contribute to a flexible transportation system, which provides superior access to Stapleton while reducing impacts on air quality.

Integration with Surrounding Neighborhoods

The pattern and scale of the Denver street grid should be extended into Stapleton (south of Smith Road) while accommodating natural features, existing buildings, parks, drainage ways, and centers as defined in the Plan. Continuity of the urban pattern of surrounding neighborhoods should be extended into Stapleton from the west and south.

Parks, Recreation and Open Space

Parks, recreation, and open space should be used to create identity for Stapleton and to add significant new resources to the City's park and open space system. The system should connect regional resources and adjacent neighborhoods by extending the Denver pattern of formal parks and parkways, combined with an informal system of open spaces and trails based on natural features and environmental systems.

Individual Lot Development

The development of individual lots should contribute to achieving these principles. Site planning, landscape design, building design, and property management should reflect their application.

Mixed Use / Diversity of Products and Places

Development programs should provide for a mix of uses, building types, housing products, and densities that relate to one another and support a diversity of residents. Mixed-use development has far-reaching implications for social and economic diversity, transit service, operating costs, and public safety.

Quality Architecture

Building design should provide human scale, interest, and variation on individual lots and in the overall form of Stapleton. New development should relate to the best of the architectural forms found in the surrounding neighborhoods.

Drainage Areas

Many storm drainage areas are to become naturalized habitats that result from careful stormwater management. They may receive supplemental, irrigated plantings of native and related trees and shrubs where additional buffering, screening, or framing of views is desirable. Applicants shall provide supplemental landscaping in these areas and may require supplemental irrigation to have plant material become established and thrive.

II. DEFINITIONS

These definitions are intended to clarify terms in this document but do not supercede adopted zoning definitions. Lacking any other stated definitions, the Buildings Owners and Managers Association (BOMA) definitions will prevail.

Architectural Design Program

This is a written document outlining the physical requirements of a proposed project including the areas needed, their relationship to each other, and the necessary site elements such as service areas, parking, and security.

Building Coverage

The actual "footprint" of all buildings on the site at grade. Building areas covered by plazas, pedestrian malls, and/or landscaping shall constitute Open Space and not Building Coverage. Similarly, building area situated over plazas, pedestrian malls, or landscaping shall constitute Building Coverage and not Open Space.

Building Front

The exterior wall of a building facing the front line of a zone lot.

Building Site

Any parcel of land, the size, dimensions, and boundaries of which are submitted for review.

CCRs

CCRs shall mean the protective covenants of the Stapleton Master Declaration of Covenants, Conditions, and Restrictions recorded in the real property records of the County of Denver, State of Colorado.

Contiguous Lots

Parcels of real property that share the same lot line(s).

Design Philosophy

This is a written description of the design direction and implementation to be used to accomplish the goals and requirements of the Architectural Design Program and the values and principles in the Stapleton Development Plan.

Developed Open Space

Public or private open space (accessible to the public) that is integrated into and bounded by an orderly pattern of streets and buildings. May incorporate formal arrangements of landscaping, circulation, and activity areas such as plazas, gardens, artworks, playgrounds, or playing fields. Town squares and campus-like quadrangle or mall systems are additional examples.

DRC

DRC shall mean the Design Review Committee created pursuant to the CCRs. The Design Review Committee is standing Committee of the Stapleton Development Corporation and is comprised of development professionals and 2 community representatives charged with administering these Design Criteria.

Improvement

Shall mean every structure and all appurtenances of every kind and type and any other physical change upon, over, across, above or under Stapleton or upon existing improvements. This includes, but is not limited to,

whether permanent or temporary in nature: buildings, outbuildings, parking structures, garages, parking lots, parking areas, streets, roads, traffic control devices, driveways, bikeways, access roads, loading areas, signs, canopies, awnings, trellises, fences, lawns, landscaping (including landscaping of balconies, plazas, and other portions of buildings), plazas, patios, recreational facilities such as tennis courts and swimming pools, walkways, pedestrian malls, sidewalks, shelters, security and safety devices, bridges, construction trailers and other temporary construction outbuildings, screening walls, retaining walls, stairs, decks, benches and other exterior furniture, hedges, windbreaks, plantings, planted trees and shrubs, poles, exterior air conditioning, water softener fixtures or equipment, aerials, antennas, lighting fixtures, drainage structures, communications equipment including but not limited to microwave dishes and relay equipment, coaxial and fiber optic cables, satellite transmitting and/or receiving ground stations, poles, pumps, wells, tanks. reservoirs, pipes, lines, meters, towers, and other facilities used in connection with water, sewer, gas, electric, telephone, regular or cable television, or other utilities, and color texture, material, or other changes to any Improvement.

Mixed Use

Shall refer to combinations of different uses within the same zone lot or building and as described in the applicable zoning district regulations.

Natural Open Space

Open space with irregular and informal character or boundaries that relate to natural features and that contain land forms and vegetation typical of the natural landscape.

Open Space

All gross land area not covered by building, public street, private drives or surface parking lots. Open space shall include, but not be limited to, gross land area for pedestrian ways, courtyards, landscaped areas, whether public or private, pedestrian mall and parks. Additionally, open space shall include developed pedestrian or landscape spaces on the top of any building or parking structure within 1 story of grade.

Organizing Feature

An open space embedded within a development area and closely bounded by buildings and/or streets which are organized around the space and that orient to it, such as a small park, square or campus-like quadrangle. Organizing features should be used as tools for planning building groups and site amenities, particularly in areas where pedestrian activity is to be encouraged. Organizing features may qualify as required open space dedications and may be utilized to justify variation of required street alignments.

Rowhouse

A residential dwelling unit that is attached on each side to other dwelling units, end units included.

Rules and Regulations

The City and County of Denver has adopted Rules and Regulations to ensure that the development of Stapleton achieves the planning objectives of the Stapleton Development Plan, provides for compatibility of uses, and mitigates its impact in developed areas. These Design Criteria are meant to be used in conjunction with the City Rules and Regulations but are in no way intended to modify those rules.

Sub-Area Development Plan (SDP)

The SDP is an area plan that determines how the major components of development are integrated on a specific area of land. It provides a chance to identify opportunities, constraints, inter-relationships, and conflicts between regional, local, and site infrastructure and improvements.

Streets

Arterial Streets:	Streets spaced at approximately one-mile intervals and carrying high volumes of traffic through Stapleton.
Collector Streets:	Streets that convey local traffic through neighborhoods to arterials.
Local Streets:	All other public streets.
Parkways:	Streets with center landscaped medians.
Private Street:	A privately owned drive or roadway serving a public, commercial or residential use, not including drive aisles through parking lots.

Use of Property

The intended functions of, or activities that take place on a temporary or ongoing basis on, in, or with respect to any parcel or element of real property that is part of Stapleton.

Walkable

Pedestrian oriented facilities.

III. DESIGN CRITERIA

In the event that any of the following criteria conflict with City of Denver zoning, rules and regulations, standards, and/or other applicable codes, the higher standard shall apply. In the event of any lapse of City *Rules and Regulations* not otherwise covered in these rules, the City *Rules and Regulations* in force at the time of sale of the property shall apply as these Criteria. City approval from the respective city agencies will be required for any variations from city standards suggested here.

Regarding the review of temporary facilities (other than construction related facilities), the Design Review Committee may use their discretion in the application of these Criteria, but in no case for any structure with a planned life of longer than 3 years. The basis of this discretion should be the extent of unusual site conditions that make the Criteria impractical and to balance those needs with its potential impact on the surrounding area, to assure that the overall objectives of the Criteria are not appreciably diminished in the short term.

1.0 General

1.1 Development Patterns

1.1.1 Village Concept

Utilize a village concept in each neighborhood, encouraging multiple uses, transit access, walk-to-work possibilities, public services, and public spaces within one-half mile of all residential areas. All buildings should orient to the street and present facades, access, and landscaping that reinforces the street as the primary organizing element of the area. A balance of all modes of transportation with a pedestrian emphasis is expected.

Two excellent guides are the publications, *the Local Air Quality Tools Handbook*, prepared for the Regional Air Quality Council and, *Creating Livable Communities: A transit friendly approach*, by the Regional Transportation District. These publications describe how transit oriented development and land use patterns can promote travel by transit, bicycle, walking, ridesharing, and automobile.

1.1.2 Convenient Transportation

Design pedestrian, bicycle, and public transportation facilities for convenience and comfort, providing good access and increasing the likelihood of use. Preferential treatment of these alternative modes, as well as car and van pool vehicles, will assist in meeting this objective.

1.1.3 Compatible Scale

Compatible scale should be considered in terms of lot size and building dimensions. Similar sized lots or buildings should face each other across local streets. Transitions of development scale are best accomplished across side streets, side and rear lot lines, and across collector or arterial streets or natural features.

1.1.4 Edges

Use the site's open space, parkway, and trail systems wherever possible to define neighborhood and district edges.

1.1.5 Trail System

Provide a continuous trail system throughout Stapleton, connecting it to the regional trails and bikeways serving the site. Provide private trails on sites to connect to the Stapleton trail system.

1.2 Mixed-Use Considerations

Mixed-use developments that incorporate a variety of building types and scales are encouraged. Poorly integrated "islands" of single use or single product development are strongly discouraged.

1.2.1 Minimize Impacts

Site plans shall be arranged to respect the privacy of residents and to minimize infringement on the privacy of adjoining land uses. Site plans should create opportunities for interaction among neighbors.

1.2.2 Horizontal Mixed-Use (Abutting Residential, Child-Oriented, Park and Civic Uses)

Non-residential uses abutting lower density residential, child-oriented, or park/civic uses shall observe the following rules.

1.2.2.1 Truck Parking

Overnight parking of trucks and truck trailers is not permitted in any residential area and where a property is within 1,000 feet of any residential development or zone.

1.2.2.2 Outdoor Speakers, Vending Machines, and Air Conditioning Equipment

All outdoor audio systems, vending machines, and air conditioning equipment shall not adjoin, orient toward, nor create adverse impacts on the above uses.

1.2.2.3 Building Facades

Building elevations that face the above uses shall be designed to present attractive, architecturally detailed and scaled facade treatments; expansive blank walls are not allowed.

1.2.3 Vertical Mixed-Use

In addition to the standards in Section 1.2.2, vertically mixed-uses shall also do the following:

1.2.3.1 Building Entrances

Mixed-use buildings including residential use shall provide at least one separate building entrance for building residents.

1.2.3.2 Shared Facilities

Vertically mixed-uses should benefit from using shared facilities whenever possible, including access, service areas, amenities, and parking. The use of rooftop areas for amenities is encouraged.

1.2.3.3 Noise Attenuation

Mixed-use buildings shall be appropriately attenuated for noise between residential and non-residential uses, including airborne and impact noise, and vibration.

1.2.4 Entertainment Uses

The planning and operation of entertainment uses shall ensure that possible impacts on nearby residential uses shall be mitigated, including hours of operation, noise, promotions, special events, parking, litter, and maintenance.

1.2.5 Hours of Operation

Hours of operation of non-residential uses within 500 feet of residential areas shall be limited to minimize noise, light, service, maintenance, and traffic impacts on residential uses between the hours of 9 p.m. and 7 a.m. Construction activities that are audible or visible from adjoining properties are limited to the hours of 7 a.m. to 6 p.m.

2.0 Streets

The DRC encourages optional street designs that enhance the character of mixed-use areas.

2.1 City Approval Required

Denver Transportation and Planning Division approval is required to apply these options.

2.2 Public Street Options

2.2.1 Residential Arterial Streets

Residential and commercial parkways, arterials, and connector streets may have a landscaped median where approved by the City and County of Denver. These streets have specific dimensions where permitted, typically 28 feet wide is required. The same is true for the development of swaled landscape medians to capture storm water runoff for supplemental irrigation and related water quality purposes.

2.2.2 Residential Parkways, Local

Residential local streets may include a landscaped median where approved by the City and County of Denver. These streets have specific dimensions where permitted, typically 18 feet wide is required. The same is true for the development of swaled landscape medians to capture stormwater runoff for supplemental irrigation and related water quality purposes.

2.2.3 Streets on Open Spaces

At the development's option, a park path and plantings may be substituted for the required tree lawn if approved by the DRC.

2.2.4 Diagonal Parking at Retail Uses

Diagonal on-street parking (following the required dimensioning per Section 59-595 of the City Code and related criteria per Section 59.430.14, Shared Parking) may be allowed to substitute for the usual off-street parking requirements for retail property sharing the same frontage if approved by the DRC and City.

2.3 Alleys

Alleys are encouraged for development that is predominantly residential. If alleys are to be public, they must connect through the block with or without turns, and must meet Denver standards, except as may be approved otherwise by both the City and DRC.

Private alleys shall be paved to provide a minimum 41-foot wide driving surface from each interior garage wall to the opposite side of the alley, but in no case less than a 16-foot wide alley driving surface with a minimum 3-foot building setback. Narrower alleys are encouraged because they require less maintenance but in consideration of other alley functions.

2.4 Private Streets and Alleys

All private streets and alleys shall conform to public street standards, unless otherwise approved by the DRC. All alley and street development shall plan for all access, easement, service, and utility cabinet locations from the earliest possible time in the site planning process. Utility service cabinets should be located to the least visible and least intrusive locations possible. Landscaping should be used wherever possible to screen such boxes visible from public or private streets.

3.0 Site Planning and Access

3.1 General

3.1.1 Building Coverage

For lots larger than one and one-half (1½) acres in size, the maximum site area that can be covered by a building is 40%.

3.1.2 Coordinated Plan

Site planning should provide for a balance between the functional and visual needs of the property. Land development should follow an organized, coordinated plan that, to the extent possible, incorporates all current, proposed, and anticipated development, on and off-site.

3.1.3 Phased Development

Where development is phased, early phases shall clearly establish the long-term image of the project and its relationship to streets and open spaces, reserving rear and side areas of the lot for expansions where practicable. Where early development is not appropriate on the street or open space frontages, plans shall indicate how a beneficial street or open space relationship will be achieved in subsequent phases.

3.2 Site Access and Circulation

3.2.1 Vehicular Access and Circulation

Development shall comply with City of Denver laws and Rules and Regulations.

3.2.2 Pedestrian Access and Circulation

3.2.2.1 Drainage Crossings

Sidewalks on private property that cross drainage swales with culverts or bridges shall not be used to channel surface drainage.

3.2.2.2 Future Connections

Adjoining developments should create opportunities for interconnected pedestrian walks to facilitate access between different developments, buildings, activities, and uses. However, in no circumstances shall on-site pedestrian walks substitute for required street sidewalks.

3.2.3 Bicycle Access and Circulation

3.2.3.1 Bicycle Access

Bicycle access shall be provided between public bicycle lanes or trails and on-site bicycle parking areas.

3.2.3.2 Bicycle Lane Striping

Where bikeways are combined with streets, driveways, or parking areas, the bikeway shall be designated with a solid, white, four-inch wide stripe between the bike and the car lanes.

3.2.3.3 Combined Bike and Pedestrian Paths

If bicycle access is combined with the pedestrian sidewalk, the combined path shall be at least 10 feet wide; one-way bicycle trails shall be a minimum 6 feet in width and shall comply with the Americans with Disabilities Act and AASHTO Bike Standards (American Association of State and Highway Officials). However, on-street bike-lane striping is the preferred location for bicycle traffic because it is safer than sidewalk routes.

3.2.3.4 Off Street Trail Systems

All other private trails connecting to the Stapleton park, open space, and trail system shall be concrete or asphalt and shall be at least 6 feet wide and shall comply with the Americans with Disabilities Act and AASHTO Bike Standards

3.2.4 Transit Access and Circulation

3.2.4.1 Bus/Shuttle Circulation

For multiple building and campus complexes, parking lots should be designed to provide convenient and efficient bus service through the core of the site.

3.2.4.2 Bus Stop Locations

Site development, other than single-family detached housing, should provide a bus shelter or bench at each bus stop at the. Bus shelter and bench design shall be consistent with the design used throughout Stapleton. Multiple building and campus development shall incorporate bus stop locations and benches within their site plan if RTD or other service is available, particularly large employers and retail centers. Each bus stop must be designed to accommodate a bus shelter according to RTD requirements.

3.3 Building Location and Orientation

3.3.1 Maximum Building Setbacks

Maximum setbacks apply to buildings or portions of buildings along designated street frontages. Buildings should be sited to align along streets with front facades, public entries, and windows facing the street to encourage pedestrian activity and a cohesive urban character along the street. This does not preclude these buildings from being a part of larger, multi-building projects, subdivisions, or "campus" type developments.

3.3.1.1 Residential

In residential areas and in the RMU zone, commercial buildings shall be set back no further than the average residential building in any block. Parking shall be located on the sides, in the rear, and on-street (wherever practicable).

3.3.1.2 Commercial

In commercial areas and in the CMU zones, commercial buildings should generally have no more than one double-bay of parking between building fronts and the street. In multi-building complexes or campus developments, some of the buildings shall be placed near and aligned with the street, preferably at site corners and area entryways. Building locations, which do not provide any parking or drive lanes between buildings and streets are preferred.

Residential uses in commercial areas shall be set back no further than the average commercial buildings in any block.

3.3.1.3 Retail

Retail uses in the RMU zone shall be set back no further than the average building in any block. Setbacks of 0-15 feet are preferred with parking on the sides, rear, or on-street wherever practicable.

Retail uses in CMU zones should be designed so that some or all retail buildings are placed along the street with no parking between buildings and the street.

3.3.1.4 Industrial

Industrial buildings should generally have no more than two double bays of parking between building facades and the street. One double bay is preferred. Align buildings with the street with truck areas and docks away from the street.

3.3.2 Active Building Frontage

Development plans should orient active building frontage including windows, doors, and activity areas toward streets and open spaces to encourage pedestrian activity and provide over-sight of open spaces.

3.3.3 Solar Access and Shadow Impacts

Residential buildings shall be oriented to take advantage of solar access in the winter (ideally 60% of south facing windows surface area). To the extent feasible, building orientation shall be +/- 20 degrees of true south. On the south and west sides, window shading shall cause at least 60% of window surface to be shaded on June 21. Building locations should minimize the impact of ice and severe weather conditions on pedestrians and vehicles, on and off-site.

3.3.4 Site Context

Buildings shall be placed to achieve the intended context set forth in the sub-area development plan, such as providing edges or enclosure to streets and open space, creating linkages and gateways, and framing or terminating views.

3.3.5 Off Site Relationships

Site plans and building placement should consider adjoining sites as opportunities to share access, amenities, and relationships that will create a stronger identity and efficiency that benefits all properties.

3.3.6 Corner Buildings

Special attention will be given to corner buildings that are highly visible, that may serve as landmarks, and provide a sense of enclosure at intersections.

3.4 Accessory and Service Structures

Shared access and co-location of accessory and service areas and structures will be emphasized wherever practicable between sites and adjoining uses.

3.4.1 Satellite Dishes

The location and screening of satellite dishes and antennae are subject to review. Their location, mounting, and placement shall create minimum visible impact from the street.

3.4.2 Wireless Communication Towers and Antennas

3.4.2.1 Co-location

Where possible, antennas should be located on buildings in order to minimize the physical and visual intrusiveness of the installation.

3.4.2.2 Architectural Design and Color

The antenna and supporting mechanical and electrical equipment shall be coordinated with the architectural features of the supporting structure. The antenna shall be architecturally compatible with the wall on which it is mounted and shall be painted or fully screened to the color and texture of the wall.

3.4.2.3 Lights, Signals, and Signs

No signals, lights or signs shall be permitted unless required by the FCC or the FAA.

3.4.2.4 Screen Walls

Where towers and equipment are not fully screened by existing buildings, a wall constructed of stucco, masonry or stone, not less than 6 feet in height shall be constructed around each tower. Landscaping shall be installed along the outside of the wall to soften its appearance. Evergreen trees a minimum of 10 feet tall at planting and a maximum of 6 feet apart shall be planted around the perimeter of the wall. A continuous hedge, 36 inches to 48 inches high, shall be planted in front of the trees.

3.4.2.5 Heights

Applicant shall demonstrate that the antenna will be placed at the minimum height required to function satisfactorily.

3.5 Storm Drainage

3.5.1 Basin Design

The shape, grading, side-slopes, and location of detention or retention areas within the landscape shall be designed to integrate into the overall landscape design of the site.

3.5.2 Location of Retention or Detention

To the extent feasible, stormwater detention or retention should not be located in front of buildings and setbacks. These areas should be located on the sides or rear of buildings unless a location in front of buildings contributes to improved coordination between lots and enhances the streetscape.

3.5.3 Multiple Detention Areas

Multiple detention areas are encouraged. Large or deep detention areas that dominate the character of the landscape are not allowed. Special cases will be considered.

3.6 Organizing Features and Open Spaces

Organizing features shall be included in Sub-Area Development Plans to utilize natural open space, creeks, formal public spaces, streets, parks, and parkways to organize and coordinate development patterns. They may qualify as required open space dedications and may be utilized to justify variation of required street alignments. See City *Rules and Regulations* for complete information.

3.6.1 Open Space

Utilize defined natural open spaces as features around which to arrange and block, lot, and circulation patterns

3.6.2 Open Space Access

Public access shall be provided to all open space, directly from the public street/sidewalk system or through a public access facility at not less than ¼ mile intervals.

3.6.3 Amenity

Open space should be used to enhance the value and amenity of surrounding development. Left over, inaccessible, or non-usable open space shall be avoided to the greatest degree practicable.

4.0 Parking

4.1 Maximum Parking Coverage

No more than 45% of the surface area of any site shall be covered by parking, service areas, and access drives.

4.2 Parking Setbacks

Parking and drives shall be setback not less than 20 feet behind property line bounding any arterial street.

4.3 Parking Lot Design

Sites requiring large areas of surface parking shall distribute parking into smaller areas broken up by intervening areas of landscaping, open space, and buildings wherever possible rather than aggregating parking into continuous strips.

4.4 Drop-off Areas

Visitor drop-off zones and parking shall be provided near visitor building entrances. Preferential parking for ride sharing vehicles is encouraged and should be designated.

4.5 Future Connections

Developments bounded by undeveloped parcels shall demonstrate potential opportunities for future auto, pedestrian, and bicycle connections.

4.6 On-Street Parking

On street parking should be considered wherever practicable on local and private streets in order to reduce the need for off street parking, encourage pedestrian activity, and slow traffic. Mixed-use areas may be most conducive to on street parking options. The use of on-street parking for parking over the amounts required by zoning is strongly encouraged.

4.7 Bus / Carpool / Vanpool Accommodations

Each site should be designed to accommodate bus parking, carpooling needs and, if applicable, paved stop areas with concrete pads as necessary to accommodate the special weight needs of transit vehicles. All stops should be given preferential location closest to building entries.

5.0 Non-Residential, Mixed Use, and Selected Residential Architecture

The following criteria shall apply to all non-residential, mixed-use, or residential buildings of 4 or more stories. However, multi-family residential development as defined in Section 7.3 shall observe the rules there.

5.1 Building Materials and Colors

5.1.1 Preferred Materials

The use of architectural precast concrete, architectural concrete masonry, brick, natural and cast stone, and architectural metals and glazing are encouraged for exterior walls. Architectural site-cast concrete may be allowed if designed, articulated, and colored for a finished appearance on all buildings. High standards for exterior materials, exterior building systems, and their application are expected. In particular, the design and application of EIFS or synthetic stucco is expected to be of a high enough quality to allow for crisp detailing and substantial relief. City Rules and Regulations preclude the use of EIFS on ground floor walls.

5.1.2 Masonry and Concrete Finishes

All concrete surfaces visible from a public street shall be integrally colored or stained with architectural finishes and may be surfaced to permit easy removal of graffiti.

5.1.3 Design of Glazing

Large walls of glass should incorporate a variety of mullion patterns, bay dimensions, or detailing to provide scale. Large monolithic, flush glass walls are strongly discouraged.

5.1.4 Exterior Color

Buildings shall use a cohesive palette of colors, which complement nearby buildings. Without limiting the use of color, large areas of wall shall be subdued in color and not reflective. Intense colors should be used as accent only.

5.1.5 Exposed Fasteners

Sloping eaves and wall cladding systems that require fasteners exposed on the exterior shall not be used unless they are detailed to become architectural elements.

5.1.6 Roofs Forms

Roof forms, which are normally associated with a residential architectural expression (gable, hip, mansard, etc.), should not be used on any commercial, institutional, and/or industrial building. Roof forms shall appear to be flat as seen from all property lines unless otherwise approved by the DRC. Architectural features and roofs at entryways may take other roof forms. Parapet walls or roof curbs that provide a level line(s) along the top of building walls are required unless otherwise approved by the DRC.

5.1.7 Downspouts

Where visible, downspouts should be either painted(inside and out) to match building wall surfaces, or designed to become architectural elements.

5.2 Building Form and Character

All buildings should provide character through such devices as human scale, interest, and variation in their overall form. New architecture should respect the architectural character found in neighborhoods near Stapleton. Create texture and relief in facades, taking advantage of Denver's sun to bring out changes in plane, material, and detail through light and shadow. Design building facades that adjoin streets and public open spaces in ways that enhances the appearance of these streets and public spaces.

5.2.1 Context

The character of new buildings should reflect the best traditional commercial and residential street frontages in Denver, and/or the historical patterns and structures of the nearby neighborhoods in terms of scale and relationship to the street. This is not intended to require replication of traditional or historic architectural styles.

5.2.2 Adjacent Buildings

Buildings that together form a larger place, such as a street, square, or a special intersection should relate to each other. Techniques may include aligning roof lines, aligning windows, or using similar materials or related palettes of colors. In multiple building development, each building should include predominant characteristics shared by all buildings to form a cohesive place.

5.2.3 Building Design

Building architecture should reflect the technologies and activities conducted within the buildings. Building facades and forms should utilize contemporary design forms, concepts, and materials (not historical styles), and current construction techniques, while maintaining human scale and the sense of activity within the buildings. This is particularly important in areas where pedestrian and bicycling activity is located adjacent to a lot.

5.2.4 Edges and Enclosures

Building design shall be carefully coordinated with site and context design objectives, such as providing edges or enclosure to streets and open space, creating linkages and gateways, or framing or terminating views.

5.2.5 Change in Vertical or Horizontal Plane

Buildings are encouraged to have variation in the form of facades that adjoin streets. Variations should result from significant dimensional changes in plane, accomplished by protruding bays, recessed entries, upper level step-backs, arcades, off-sets in the general plane of the facade, bay windows, vestibules, porches, balconies, exterior shading devices, non-retractable canopies or awnings, projecting cornices, or eaves.

5.2.6 Important Corners

Building corners at important entries into neighborhoods or at key intersections shall be emphasized as important places through appropriate articulation such as changes in horizontal or vertical wall plane, roof plane, material, and/or color while still being integrated into the architectural character of the building.

5.2.7 Facade Detail, Variety, and Scale

Human scale and detail shall be incorporated into street facing facades by the use of methods such as reveals, belt courses, cornices, expression of structural or architectural bays, recessed windows and/or storefronts, material or material module changes, color and/or texture differences, or strongly expressed mullions.

5.2.8 Primary Entries

Primary public entry(s) of buildings shall be architecturally emphasized so that pedestrians can easily find them.

5.2.9 Canopies and Awnings

Use awnings or canopies to reduce glare on storefront glass and to shelter the pedestrians standing near the storefront. Cantilever awnings and canopies from the building face so as to keep sidewalks as clear and unobstructed as possible.

5.2.10 Arcades

Where used, arcades should be proportioned to be higher and narrower, rather than lower and deeper in order to maximize the penetration of natural light. The width of the wall segments between arcade openings should not be so extensive as to create significant areas that are concealed from views from the street.

5.2.11 Standardized Buildings

Buildings, which express a standardized corporate identity, shall incorporate architectural forms, materials, colors, and/or elements that relate to the architectural character of traditional commercial structures in the Denver area or the architectural character established within nearby neighborhoods. Corporate identity buildings may require a significant departure from "off-the-shelf" buildings.

5.2.12 Penthouse Design

Screening elements and/or penthouse enclosures shall be composed of forms, materials and colors that are either: 1) an extension of the building's exterior form, material, and color palette; or 2) neutral forms, materials, and colors designed to minimize their visual impact.

5.3 Pedestrian Access and Facade Transparency

Buildings should encourage pedestrian activity along public and private streets through architecture, ground level uses, and glazing to increase the informal over-sight of street activity, creating a friendlier street environment..

5.3.1 Minimum Transparency

At least 10 percent of the entire facade area facing collector or smaller streets should be composed of transparent and/or architecturally emphasized entries, windows, and/or display windows. At least ½ of this amount should be provided at the ground level of the building frontage.

Transparency should create views of interior functions where operational requirements allow, or views of goods, services, art, community news, or cultural events as provided by display windows, which need not necessarily, be transparent to the internal functions of the building. If display windows are used, they should be maintained with items of interest. Architectural elements that emphasize and enhance the impact of the entries and windows may be included as part of the required minimum area, as long as at least 2/3 of the total required area remains as transparent glass. Lesser proportions of transparency that are appropriate for a respective architectural style will be considered.

High level windows whose sills are higher than 4'-6" above finished first floor height should not be counted. Glazing should have a visible light transparency percentage of at least 60%.

Where operational requirements prevent glazing or display windows, the blank wall shall include architectural features to create scale, interest, and variety.

5.3.2 Storefront Security Enclosures

Opaque (solid) storefront security closures (rolling doors, etc.) are not allowed where visible from outside the building.

5.3.3 Window Bars

The use of visible or exterior window security bars is not permitted. Obscured window security or use of laminated-type security glass is acceptable.

6.0 Landscaping

6.1 Open Space Coverage

For lots larger than one and one-half (1½) acres in size, the minimum amount of open space on-site is 20%.

6.2 Landscape Material

Landscaping at Stapleton should emphasize the use of native and drought-tolerant species that reflect the high plains character of the native landscape. All development areas should recognize the unique climate, open character, and gentle open topography of the high plains environment and should employ development, construction, and landscape forms, materials, and methods that are appropriate to that environment. The DRC recommended plant list is attached as an appendix to these criteria.

6.3 Open Space

The character of planned open space shall be identified in the subarea development plan as either "natural" or "developed" open space. Developed open space landscaping should recall the character of the surrounding neighborhoods and include a diversity of paved surfaces, seating areas, trees, lawn, shrubs, perennials, and flower plantings.

All public open space not used for recreation, plazas, gardens, outdoor seating areas, or ancillary structures, shall be attractively landscaped primarily with plant material. Open space areas, with the exception of storm water detention areas, should be planted, paved, graded, and maintained to be usable for informal, passive recreation activities.

6.4 Site Grading

Site grading should be performed to provide smooth transitions of grades and natural drainage patterns between lots without the creation of steep slopes that may be erodible or that may require erosion control structures or special treatments. Earth berms within any required setback area shall have a maximum slope of 4:1 facing streets and shall be planted with ground cover or lawn to prevent erosion.

The grading of each lot shall meet existing grades at lot boundaries. For commercial and multi-family uses, graded slopes shall not exceed 3:1 for lawn areas; 2½:1 for planted surfaces. Concentrated drainage flows across walkways, pedestrian areas, and driveway entries shall be avoided. Building location and site planning shall respect surface drainage patterns and shall not adversely impact adjacent lots.

6.5 Evergreens

It is recommended that evergreen trees be used to define spaces, buffer views, and to add variety and seasonal interest. Pinion, Ponderosa, and Southwest White Pine are preferred over Colorado Spruce, except in areas where watering or drainage may cause soils to be too wet for pines. Evergreen trees are not permitted in public right-of-way and their use should be carefully considered to ensure that shadows are not cast onto areas where an ice hazard could develop for vehicles or pedestrians.

6.6 Building Landscaping

The area around the building perimeter, particularly areas without windows, should be landscaped to visually reduce the area of blank walls.

6.7 Landscape Articulation

Landscaping should maximize visual framing of buildings, the buffering of parking, garage, and service areas and the coordination of landscape character from one lot to another. Landscaped areas bordering natural open space should create a transition from formal, irrigated landscape to natural prairie land forms and vegetation.

6.8 Parking Structure Landscaping

Landscaping around parking structures should be designed to screen parked cars on the ground floors of such structures and to reduce the impact of headlights on nearby areas, i.e., to the height of the top of the hood of an SUV vehicle.

6.9 Street Tree Species

Street tree species should be selected to maximize the cohesiveness of each block without creating large area mono-cultures that may be susceptible to disease.

6.10 Monument Sign Landscaping

All freestanding ground signs located in any irrigated landscape area should be landscaped in a manner integrated with the overall landscape design.

6.11 Privately Financed Parks, Greens or Other Open Space

Areas proposed for parks within the development should be developed with an appropriately irrigated landscape designed to reflect the character of Denver's traditional parks; including the use of local tributary and open space channels to absorb stormwater runoff and as described in the *Stapleton Area Stormwater Outfall Systems Plan*, Section V. Elements such as continuous street trees around the perimeter, large open areas of lawn, informal plantings of large trees, and places for walking are encouraged.

6.12 Screening, Walls, and Fences

The design and location of walls and fences should maximize the positive interrelationships of buildings, site design, public streets, and open space.

6.12.1 Design

The materials and design of walls and fences should relate to the color, materials, scale, and style of the adjacent buildings and site improvements. Gates are to be of materials and color compatible with their walls. On lots where there are several buildings, walls maybe used to help unify the entire lot. Barbed wire, concertina wire, and razor wire style security barriers are not allowed.

6.12.2 Walls

Walls may be used to enclose elements, which require screening such as waste/storage areas, or where landscape grades can not be developed at 3:1 or lesser slopes. Architectural site walls are a desirable device for unifying the visual appearance of a site as well as for screening purposes. Low walls of four feet height or less are preferred and walls should not exceed a height of six feet without specific approval.

6.13 Pedestrian Paths

Pedestrian path and sidewalk design should place special concern on (1) safety, (2) accessibility for persons with disabilities, and (3) walkability of path and sidewalk surfaces. Uncolored concrete, colored concrete, hydraulically pressed concrete unit pavers, and stone should be used. Engineered base and setting conditions are recommended for all paving.

6.14 Residential Front Yards

Residential front yards should increase the sense of a larger, common street identity and scale by extending a generally consistent yard design from the building to the building on the opposite side of the street. Except for pedestrian and vehicular surfaces, yards should be living plant material.

6.14.1 Living Plant Materials

Irrigated turf, low ground covers, or flower gardens singly or in any combination are required as the primary landscape material for the front setback zone. This treatment, along with the similar use of turf or low ground covers in the tree lawn, also extends the visual character of the street's ground plane, giving the street space a wider, more generous feel. All building foundations facing the street should be planted with a minimum of one shrub 3 feet on-center, including species for seasonal color and plant variety.

6.14.2 Inorganic Ground Cover

Inorganic material such as river rock, gravel, concrete, or asphalt paving is discouraged as a permanent and primary ground cover within the front setback and remaining unused build-to zone of a single, cluster, and/or multiple dwelling residential lot; except where drainage and/or soil conditions warrant a non-irrigated and/or hard surface pan at finished grade adjoining the building's foundation. Paved entry walks and driveways are excepted from this guideline.

6.15 Multifamily Areas

Extend the public space to the face of the building. Create space and surface for public uses such as outdoor dining, display of goods, street fairs, street furniture, landscape accents, etc.

6.15.1 Landscaping Plan Requirements

In addition to general landscaping requirements, landscaping plans for multifamily developments shall conform with the following requirements.

6.15.2 Landscape Locations

All setbacks, excluding parking encroachments, driveways, access lances, and sidewalks that may be permitted in setbacks, shall be landscaped.

6.15.3 Plant Material Quantity

A minimum of one – 2½-inch caliper canopy tree shall be installed for every 600 square feet of landscaped lot area, including setback areas but excluding parking area islands. Trees planted in accordance with the streetscape standards of this section shall be counted toward the minimum requirement; however, trees required within parking are excluded from inclusion in satisfying the number of trees required by this section. Two ornamental trees may be substituted for one canopy tree up to a maximum of 33% of the total tree requirement.

6.15.4 Tree Preservation Credit

Based on a determination by the DRC of existing site trees that should be saved, credit shall be provided for preserved trees at a ratio of two trees for every tree over four inches in caliper that is preserved. Tree caliper shall be measured at a point six inches above grade.

6.15.5 Foundation Plantings

A minimum of 33 shrubs per 100 lineal feet of building facade shall be provided. Shrub planting need not be planted in a linear fashion along the foundation and may be massed to provide interest and accent key features such as building entries.

6.16 Irrigation Standards

6.16.1 Water Conservation Design

To the extent practicable, water should be applied to the landscape in a manner that will result in overall conservation of water for irrigation.

6.16.2 Rate of Use

Irrigation water shall be applied at a rate, which permits the soil to absorb it with minimum runoff.

6.16.3 Plant Organization

Plantings shall be organized into zones of similar water need and solar aspect, and apply water at a rate consistent with the zone being watered.

6.16.4 Natural Evapo-Transpiration Curve

Irrigation water shall follow the natural evapo-transpiration curve: more in summer heat, less in spring and fall. Changing controller settings once a month can help reduce water use by 30%.

6.16.5 Runoff Capture

Capture downspout and runoff water in basins or sumps for use in the landscape. Swaled medians are intended to provide supplemental irrigation for stormwater runoff and required non-point source water quality ponds. Successful utilization requires careful attention to their placement, filtration, flows, safety, maintenance issues, and should be an integral part of the overall landscape design.

6.16.6 Irrigation Zones (for lots 3 acres or larger)

6.16.6.1 Non-Irrigated Zones

For areas, which are difficult to irrigate due to location or size, techniques for dry land plantings should be used. A heavy emphasis should be placed on using native or similar plants that can germinate and take hold when properly planted and managed.

6.16.6.2 Low Water Zones

This zone should apply to a significant portion (20%) of the lot available for landscaping except for front yards. Low water landscapes (such as native turfs, and wildflower areas) will require irrigation systems which are operated for a period of early years and during prolonged drought. These areas should be designed to achieve roughly a 50% reduction in water use.

6.16.6.3 Fully Irrigated Zones

These areas comprise a smaller proportion of the lot available for landscaping. These zones include front yards, entryways, parking lot landscaping, and areas of special visual interest. They should be designed to achieve a reduction in the water demand when compared to bluegrass lawn for the same area, by application of the latest water conserving species, irrigation technologies, and management.

6.16.6.4 Drainage Zones

All drainage conveyance, detention, and retention areas should be landscaped using a "naturalized" palette of materials that reduce water use and encourage habitat development.

Maintenance of these areas should provide minimum mowing, reduced water use, and periodic weed control, especially during periods of plant establishment.

This zone applies to areas which are irrigated by runoff water and which may support wetlands and native species adapted to riparian conditions. Applicants may provide supplemental planting for esthetic or buffering purposes in drainage areas on their lot, however if provided, all woody plants must be locally irrigated with drip or similar irrigation systems.

6.16.7 Automatic Irrigation Required

Several methods of irrigation are currently recommended for this region and may be used. These include automatic spray systems, automatic drip systems, and hand-operated quick coupler systems. However, only automatic systems are permitted in fully irrigated zones.

6.16.8 Irrigation Design

Irrigation systems should be selected primarily from the point of view of water consumption, compatibility with water conservation areas, and long-term durability. Use of a qualified irrigation designer is recommended.

6.16.9 Irrigation Operation

All irrigation systems shall be operated to minimize run-off and over-spray of irrigation water onto roadways, sidewalks, and adjacent properties.

6.17 Landscape Installation

6.17.1 ALCC Standards

Installation should follow the American Landscape Contractor Council (ALCC), as well as the Best Management Practices outlined by the Colorado Department of Transportation for work in riparian and drainage areas.

6.17.2 Erosion Control

Land shall not be disturbed through construction or grading operations in any way without provision of erosion control measures approved by the DRC. Minimum erosion control measures shall include seeding of grasses and shall include structures or devices to prevent the conveyance of eroded soils or debris off-site or onto any public drainage way, pipe, culvert, or conduit.

6.17.3 Weed Control

Weed control measures adequate for local conditions shall be undertaken and maintained until such time as permanent landscape treatments are applied. Weed control shall consist of periodic weed pulling and mowing timed to minimize the development of viable seed from weed stands on the site, and may include limited use of herbicides.

7.0 Special Criteria for Residential Uses

7.1 Housing Product Mix

A diversity of housing types is required in neighborhoods to promote diverse and successful communities rather than isolated, single product development.

The best mix of housing is a pattern of scattered products that locates low densities on quiet streets, higher densities closest to neighborhood centers and larger roadways, and highest densities at the edges of neighborhoods, but within walking distance of local services, retailing, public places, and transit. A successful mixed housing pattern may appear random, but should strive to achieve the following criteria.

7.1.1 Pattern of Housing Products

Alley served residential development is encouraged. Smaller lot sizes than normally required under the applicable zoning will be considered in order to help facilitate this objective.

7.1.1.1 Large Lot, Single-Family, Detached, and Duplex Housing

This type of housing has the largest percentage of walking-age children and commuters. It should be sized and located for walking to educational facilities, day care, public areas (park, square, community garden, etc.), and retail, and transit within ¼ - ½ mile.

7.1.1.2 Accessory Dwellings, Patio Homes, Townhouse, and Small Buildings Under Four Attached Units

This type of housing should be located in increasingly larger concentrations between single-family residential and higher intensity activity areas. These are households with comparatively fewer walking-age children, but with an increasing demand for close proximity to neighborhood centers and related services.

7.1.1.3 Higher Density Dwellings: Townhouse, Rowhouses, and Courtyard Apartments Ranging between 4 to 12 Attached Units

This type of neighborhood housing should be located such as attached housing above, but within incrementally larger concentrations closer to larger roadways and transit services. The larger numbers of residents also help support viable neighborhood centers.

7.1.1.4 Mid/High Rise Apartment/Condominium Buildings (assumes structured parking)

This type of development should be located nearest adequate roadway and transit capacity and, at the same time, within comfortable walking distances of neighborhood retailing and services. Elderly housing and related residential development also favor close proximity to larger community parks and open space.

7.1.2 Quantities of Housing Product

In support of a diversity of housing types, the intent is to achieve a significant proportion of alternatively loaded garages, brick facades, and housing that includes front porches; that relate to the street, show variety, and a mix of details that reflect traditional Denver neighborhoods and styles. The following requirements for brick and porches are established to set the initial criteria to create the desired character. The DRC will consider alternative approaches that may achieve the same objectives.

7.1.2.1 Minimum Number of Single-Family Models

Any development of 50 or more single-family or two-family detached dwelling units should have at least three different types of housing models up to a maximum of 75 contiguous lots. Any development over 75 units may be located on the site, so long as at least 1/3 of the total of additional approved models are located on uncontiguous lots. Any development of fewer than 50 single-family or two-family dwelling units should have at least two different types of housing models. This guideline applies to principle structures only, accessory dwellings are not included.

7.1.2.2 Minimum Model Characteristics

Each housing model should have at least three characteristics, which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, rooflines, garage placement, placement of the footprint on the lot, and/or building facade.

Only a maximum of 50% of street accessed garages shall have garage doors facing the street, with the balance being alternative side or rear-loaded and/or detached rear yard garages, etc., except that all opposing block faces shall duplicate the opposite side of the street; only front driveway block faces will face each other, only alley-loaded block faces will face each other. Each such alternatively loaded garage plan will constitute a distinct model for the purposes here.

7.1.2.3 Developments Under Ten Units

The requirements provided in subparagraphs 7.1.2.1 and 7.1.2.2 above shall not apply to developments containing 10 or fewer dwelling units.

7.1.2.4 Rowhouses

The development of contiguous rowhouses is limited to 50 units (i.e., in any single location). Any additional development over 50 townhomes may be developed so long as at least 1/3 of the total approved units are located on uncontiguous lots, a minimum of 150 feet or 3 lots apart in all directions and in groupings no larger than eight units each.

7.1.2.5 Walk-up, Multi-Family, or Attached Housing

The contiguous development of walk-up multi-family structures (no larger than 24 units each) is limited to 100 units. Any additional development over 100 units may be developed, so long as each single grouping of units, up to 24 units each, is uncontiguous with any other such development, a minimum distance of 300 feet apart in all directions. This provision may not be applied where the project is directly attached and accessed from an arterial street.

7.1.3 Required Single Family Brick Cladding and Porches

The following treatments are intended to reflect the street-oriented character and quality of the surrounding neighborhoods. It is a balanced approach that permits a proportion for which there are no requirements to assist in lower costs and enabling affordable housing.

7.1.3.1 Brick Application and Type

All brick cladding must be applied to and at logical places on the building facade, at logical breaks such as ground floor window sill level, ceiling lines, or at the interior corners of projecting bays or similar elements. All brick cladding must wrap all outside building corners a minimum of 4 feet and must wrap all sides of a column where used as such. Transitions from brick to other materials should include a belt coursing such as rowlock, header, and/or other suitable course pattern. Traditional brick size, colors, and patterns should be used.

7.1.3.2 Minimum Percentage Brick Facades

A minimum of 25% of all homes (measured by number of homes, not façade area) shall have an all-brick front facade up to the eave line, (required corner brick buildings described below will be counted in meeting this requirement).

7.1.3.3 Minimum Covered Porches or Stoops

A minimum of 25% of the total homes shall have a covered front porch.

7.1.3.4 Balance of Homes

No more than 25% of the total homes may have neither brick cladding nor a porch and no less than 75% of the total should have either brick fronts or covered front porches.

7.1.3.5 Minimum Corner Brick Buildings

A minimum of 75% of all corner buildings (measured by number of buildings, not facade area) shall must be 100% brick clad.

7.1.4 Required Rowhouse Brick Cladding

A minimum of 50% of all rowhouses (by number or facade area) shall have brick cladding incorporated into the facade design. Partial brick facades shall use stucco or synthetic stucco for the balance of the facade area. Creative application of brick cladding is encouraged but should follow the rules outlined in Section 7.1.3.1 regarding its application.

7.2 Residential Architecture

Relate new residential architecture to architectural forms commonly found in the surrounding neighborhood. The following criteria apply to all residential development up to and including 3 stories in height, except for additional requirements for multi-family housing as defined in Section 7.3.

7.2.1 Roof Design

7.2.1.1 Roof Form

Roof forms and pitches of new residential structures should be similar to forms and pitches commonly found in North Denver neighborhoods. However, for residential structures over 35 feet high, live-work structures, and mixed-use structures that include residential, flat roofs may be allowed.

7.2.1.2 Long Roof Form

Roof forms should be designed in ways, and/or used in combinations to break up large, continuous building forms, particularly cluster, and multiple dwelling structures. Where flat roofs are used, other techniques to provide scale and interest should be used to refine large, continuous building forms. Long unbroken ridgelines are strongly discouraged.

7.2.1.3 Roof Shapes and Gables

Generally, for structures lower than 35 feet high, gable or hip roofs are preferred for the primary roof form. The primary gable roof slope should not be less than 5:12 and not less than 6:12 for single-family or duplex residences.

Secondary roof structures such as porch roofs, roofs over bay extensions, bay windows, etc. may include other roof forms such as shed roofs, and hip roofs in combination with gable roofs. However, the secondary roofs should be consistent or complementary with the primary roof form. Secondary roofs that slope should not be less than 4:12. Flat roofs may be also appropriate for small areas.

7.2.1.4 Shed Roofs

For single dwelling, cluster, and multiple dwelling structures, shed roofs and roofs with unequal slopes should not be used for the primary roof form.

7.2.1.5 Dormers

Dormer roof forms should generally match the form or pitch of the primary roof or significant secondary roof form. Exceptions may include the stylistic use of eyebrow windows, barrel vaulted dormers, and similar detailing.

7.2.1.6 Accessory Dwelling

Accessory dwelling form (including the roof) should be reasonably consistent with the form (including the roof) of the primary structure. This does not mean that the forms should be the same. Some variation may be desirable to reduce scale and articulate the accessory dwelling from the primary dwelling.

7.2.1.7 Accessory Dwelling Separate from Main House

The accessory dwelling primary roof form shall be visually separated by at least 3 feet from the roof structure of the primary dwelling. However, the garage and the accessory dwelling may be attached to the primary dwelling by a secondary roof structure.

7.2.2 Facades

7.2.2.1 Architecturally Defined Entries

The front entry of any purely residential structure with no porch shall be emphasized by the use of at least two of the following: (1) the design of the door, (2) the design of its surrounding elements, (3) the inclusion of side-lights (glazed openings to the side of the door), and transom-lights (glazed opening above the door) in the entry design, (4) the location of the front door in a visually prominent location, (5) landscaping and paths which focus on the front entry, or (6) lighting. All front entries should be raised at lease one foot above grade of the nearest public sidewalk, provided accessibility requirements can be met.

7.2.2.2 Side Facade Treatment

Where a side facade abuts a street and the setback is less than eight feet, the facade should be designed to provide human scale by at least two of the following approaches:

- interrupting the mass of the wall with either a change in the vertical or horizontal wall plane;
- change in the color or material of the wall;
- provision of a bay window, porch or balcony;
- detailing the wall with reveals, belt courses, cornices, projections or other devices; or
- provision of windows or glazed doors to overlook the street.

7.2.3 Windows

7.2.3.1 Locations

Windows on the north sides of residential buildings should be kept to a minimum; most windows should be on the south side of the building. In order to preserve privacy, a neighboring house should minimize direct relationships between neighboring windows.

7.2.3.2 Size

With the exception of windows that overlook an adjoining unit's private side yard open space, windows should be generously sized. Ideally, windows on the south side should equal 5 to 7% of floor area.

7.2.3.3 Mullions

Windows may include simulated mullions on the exterior of the glass surface to create a smaller scale. However, if simulated mullions are used, then they shall be located on the exterior surface of the glass - not between the glass panes of an insulated unit.

7.2.3.4 Proportions

Windows are encouraged to be more vertically than horizontally proportioned. Window openings that may be more horizontally proportioned may be divided into vertically proportioned segments. Separate, small windows (6 sq. ft. or less in area) may be excepted from this guideline.

7.2.4 Single Dwelling Porches and Decks

7.2.4.1 Requirement

Where provided as required porches, a roofed, unenclosed porch shall be at least 6 feet in depth, and at least 8 feet long. Porches shall be least one to 2 feet above grade, and defined by a railing, wall, columns or similar architectural features, provided accessibility requirements are met. Floor elevations above 3 feet are discouraged.

7.2.4.2 Steps

Porch steps should be solid in appearance, avoiding open risers. Construction may be primarily wood, concrete, or masonry.

7.2.4.3 Design

Porches are encouraged to reflect the design of traditional porches found in the older neighborhoods of Denver. Railings and porch supports should be composed of relatively substantial members, preferably wood and/or masonry or other materials that complement the design.

7.2.4.4 Balcony and Deck Design

If projecting balconies are provided, the same design vocabulary as that used for the front porch of the building shall be applied. If no front porch is provided for a building with balconies, then the design vocabulary shall be consistent with the architectural vocabulary of the building. Supports may be either columns or brackets.

Incorporating upper level balconies into shifts in building massing is encouraged. Stacking balconies into larger architectural features is encouraged, but monotonous vertical stacking of balconies only is strongly discouraged.

7.2.5 Exterior Color

Large areas of wall should be subdued in color and not reflective. Monotonous color palettes are strongly discouraged. Bright or highly saturated hues shall be used sparingly and limited to accenting a building.

The skillful use of color variation in single- and multi-family housing is especially important. Variety in color schemes should be used to create visual interest as well as to deter monotony of similar facade treatments. This does not mean that buildings need to drastically vary in color. Rather, vary wall and trim colors in the same "range" of colors versus the use of identical colors for a substantial number of buildings.

7.3 Multifamily Housing Architecture (stacked non-elevator buildings containing 3 or more units)

Design multi-family housing to reflect the same level of quality, detail, and craftsmanship similar to single-family housing to aid in its compatibility and seamless appearance with the surrounding residential neighborhood(s).

In addition to the above criteria for residential architecture, multi-family housing should also observe the following guidelines:

7.3.1 Site Planning

7.3.1.1 Observation

Arrange dwelling units and landscaping so the common open areas, circulation paths, and points of common access can be easily observed by residents.

7.3.1.2 Multiple Dwelling Corners

For multiple dwelling structures, building corners at important entries to the development or near key street intersections may be emphasized through specially designed or located elements such as windows, bays, porches, entries, roof forms, or materials.

7.3.2 Interior Design

The interior space of each dwelling must comfortably accommodate the needs of residents, both as family and as individuals. The design of multi-family living quarters requires greater attention than single family housing to accomplish this.

7.3.2.1 Room Design

The size, number, and type of rooms must be adequate for the activities and number of residents they will serve. The layout of each room and floor plan should be efficient and functional as well as spatially comfortable.

7.3.2.2 Interior Building Materials

Use durable, easily maintained, quality building materials for all finished surfaces. These should be attractively coordinated in color, hue, and textures.

7.3.2.3 Noise Attenuation

Minimize the sound between units by means of sound insulation, acoustic breaks, and other devices. Ensure that floor assembly minimizes noise impacts.

7.3.2.4 Exterior Noise Attenuation of Outside Noise

All multi-family housing within one-half mile of the centerline of US Interstate Highway I-70 should prepare an acoustic analysis by an acoustic expert to accomplish interior noise reduction levels not exceeding 40dB(A), under worst case conditions.

7.3.2.5 Storage Space

Each dwelling unit shall be provided a private floor-to-ceiling storage space a minimum of 35 square feet.

7.3.3 Exterior Building Design

7.3.3.1 General

All building elevations should create visual interest. The use of wall relief, textures, complementary colors, rhythm, and pedestrian-scale detailing that establish a residential scale, style and character is required. The use of a single color scheme, minimal detailing, or blank (or largely blank) walls is not permitted. The use of exterior staircases is discouraged.

7.3.3.2 Building Massing

Buildings that are uniformly three stories are discouraged. Buildings that mix 2 and 3- story elevations are preferred, especially where multi-family meets single-family or along street edges. The building mass of the elevation can be reduced by off-setting dwelling units, and varying building setbacks and heights.

7.3.3.3 Balconies and Porches

Provide each dwelling unit with at least one private outdoor area, be it a yard, patio, or balcony. Ideally, this will be a minimum area of seven percent of the floor area of the dwelling, with a minimum 6-foot depth for balconies.

7.3.3.4 Building Materials

7.3.3.4.1 Corner Lot Multi-Family Buildings (as defined in Section 7.1.2)

All corner-lot multi-family buildings must be either: (A) 100% brick clad or, (B) an area half brick and half stucco or synthetic stucco. Other scattered site multi-family block-facing buildings should have brick to the ground floor window sill and wrap the main building entry(s) or equivalent brick cladding in an alternative design arrangement, the remaining adjacent wall surface also in stucco or synthetic stucco. Brick application needs to follow the rules in Section 7.1.3.1

7.3.3.4.2 Contiguous Multi-Family Development (as defined in Section 7.1.2)

Multi-family housing should contain a minimum of 50% brick cladding of each planned building. The application of the brick may be in any combination as described in Section 7.1.3.1.

7.3.3.4.3 Roof Materials

Where composition shingle roofing is used, only high profile textured asphalt should be used on multi-family roofs.

7.3.3.4.4 Wood Materials

The use of exposed true wood surfaces should be limited to trim, which will be well maintained or easily replaced.

7.3.3.5 Multi-Family Detailing

A sense of proportion, balance, and style should be apparent in the detailing of multi-family buildings; such as contrasting base lines, belt courses or sills, column caps, wall caps, lintels, door surrounds, exposed rafters or porch beams, etc. Special attention should be paid to railings, roof eaves, trim areas, gutters, downspouts, and miscellaneous hardware.

7.3.3.6 Accessory Structures

The facade design and materials of the principle buildings should be linked throughout the site development with such structures as recreation buildings, trash enclosures, mail kiosks, patio walls, raised planters, and other walls. The building theme should be carried through site furnishings and details such as the style of lighting fixtures, walkway design and texture, fencing, and choice of landscape materials.

7.3.3.7 Roof Top and Wall Penetrations

In addition to the required screening of all visible roof top mechanical equipment described in the City Rules and Regulations, all roof top and wall vents and flues shall not be exposed galvanized pipe and, instead, be appropriately primed and painted to match the color scheme of the building. Locate penetrations away from streets.

7.4 Residential Building Setback

The minimum setback for residential buildings from an arterial or collector street in a mixed-use district shall be 30 feet.

7.5 Single-Family Residential Garages

Single-family residential development should minimize the visibility of garage doors dominating the appearance of residential streets. This can be done through pushing the garage doors beyond the main building line, rear & side loaded garages, and detached garages at the back of the house, etc.

7.5.1 Location of Driveways

If single-family detached or two-dwelling residential lots in a subdivision are adjacent to an arterial street, no access to individual lots from such arterial street shall be permitted.

7.5.2 Driveway Width

Where no alleys occur, and garages are served from the street, the width of the driveway is limited to 14 feet. The driveway curb cut and apron design is subject to the review and standards of the Denver Transportation Division when such elements are in a public right-of-way.

7.5.3 Separate Driveways

Where access to single dwelling lots is from the street, driveways shall not be combined in the front 40 feet of the lot, but should remain separate in order to reduce the width of curb-cuts, and to maintain regular tree spacing.

7.5.4 Garage Doors

7.5.4.1 Garage Door Recess

Street-facing garage doors must be setback a minimum of 20 feet from property line and, in all cases, be recessed a minimum of two feet behind the front line of the building living area (porches, large windows, driveways, and similar projections not included).

7.5.4.2 Building Design

Attached garages must be equal in quality and match the principle structure in materials, doors, walls, roof, and openings.

7.5.4.3 Side Loaded Parking

When garage doors are located on another side of the dwelling the side of the garage fronting the street shall have windows or other architectural details that blends with the features of the living portion of the dwelling.

7.5.4.4 Maximum Street Frontage

Garage frontage shall not comprise more than 50% of the building frontage (linear footage). Corner lots are exempt from this standard.

7.5.4.5 Attached and Multifamily Parking

Attached and multi-family dwellings which also face a second street or a connecting walkway spine shall orient to the second street or walkway spine shall include windows, doorways and a structured transition from public to private areas using built elements such as porch features, pediments, arbors, low walls, fences, trellis work, and/or similar elements integrated with plantings.

7.6 Residential Alley Frontages

The design of alleys should soften the preponderance of hard horizontal surfaces and walls with landscaping and should encourage a balance of privacy for yards with opportunities for social interaction.

7.6.1 Alley Trees

Shade trees should be provided at frequent intervals along both sides of a typical alley within rear yards.

7.6.2 Abutting Open Space

Where an alley abuts a public open space, special effort should be applied to insuring that the alley has an attractive appearance. For example, additional landscaping should be provided within the alley to blend its appearance with the open space; all refuse areas should be screened from view from the open space.

7.6.3 Multifamily Housing

Where multi-family or cluster housing provide limited areas between garages or dwelling units for landscaping, other approaches to create scale and variation through landscape elements should be utilized. For example, cut-outs for trees, shrubs, or vines could be provided between garage doors, or along wall surfaces. Trellises or pots could be used to provide planting opportunities. Differing pavement treatments could break down the scale of the hard surfaces of the alley and driveways. Landscaping in pavement cutouts should be provided with an automatic irrigation system.

7.7 Residential Screening, Walls, and Fences

7.7.1 Design

The materials and design of walls and fences should relate to the color, materials, scale, and style of the adjacent buildings and site improvements. Gates are to be of materials and colors compatible with their walls. On lots where there are several buildings, walls may be used to help unify the entire lot.

7.7.2 Fences/Wall Materials

Exterior Insulated Finish Systems (synthetic stucco) shall not be used as a cladding material for any site fencing, or ground level screen wall unless the coating is used over a hard, durable substrate such as masonry, or cast in place concrete. Wood and interior finish systems should not be used on exterior enclosures. Architectural security fences may be allowed in front of buildings with approval.

7.7.3 Single Family Walls and Fences

Fences should encourage informal socialization and oversight of public spaces while allowing for privacy and the control of pets; but at the same time avoid the creation of continuous and opaque walls, near or above eye-level along the rear portions of lots that adjoin alleys.

7.7.3.1 Gated Development Prohibited

Gated private streets and neighborhoods are not permitted.

7.7.3.2 Maximum Front Fence Heights

All street fencing is limited to a maximum height of 42 inches, side yard fencing excluded.

7.7.3.3 Alley Fencing

Alley fencing four feet or more in height should be softened by shrubs, hedges, and/or vines at frequent locations on the alley side of the fence, but only when such vegetation will receive maintenance by a common association. Fencing over 48 inches high should include elements of transparency.

Back yard fences and walls should be low or transparent enough to allow for oversight of the open space and alley, and informal socialization.

7.7.3.4 Side Yard Fencing

All side yard fencing shall be designed to maintain proper surface drainage and prevent unwanted water on neighboring property. Under no circumstances shall the side yards be used for animal pens, dog runs, or similar confinements within the front half of a lot or adjoining public streets.

7.7.3.5 Fence and Wall Design

The materials and design of fences and walls shall relate to the color, materials, scale, and style of the adjacent residential structures. For example, transparency may be achieved through the use of lower fences; lattices, wire mesh, or architectural wire mesh as structure for vines or hedges in all or a portion of a higher fence.

7.8 Residential Alley Lighting

Residential lighting shall:

- Provide safe access to property at night.
- Provide protection from break-ins and property damage.
- Avoid objectionable glare onto private property, particularly residential property.
- Design fixtures that relate to the character of the architecture to which it is attached, or adjoins.

7.8.1 Requirement

Every garage or building, which adjoins an alley, shall have at least one wall mounted light equipped with a lighting sensing device facing the alley.

7.8.2 Type

Light sources shall be incandescent or fluorescent bulbs.

7.8.3 Glare

Light sources shall not produce objectionable glare onto adjoining property. Where the light source is directly visible from an adjoining property or from a public or private street, alley or common open space, the luminaire shall be designed to incorporate elements to reduce glare, such as translucent, obscure, or refracting lenses; low wattage light sources; or shielding devices. In no case shall exposed flood or spot lights be allowed.

7.8.4 Fixture Design

Light fixture design shall complement the architecture of the building to which it is attached.

7.9 Single-Family Accessories

7. 9.1 Air Conditioning Equipment

Air conditioning and cooling devices shall not be located in the front yard, side yards, or in any area in front of the front facade. They shall be screened from streets by landscaping.

7.9.2 Refuse Collection

All private service and sanitation facilities must be screened by fences, walls, or landscaping so as not to be visible from a residential street, except on trash pick-up days.

8.0 Special Criteria for Retail Uses

8.1 Large Retail Centers (30,000+ Square Foot Gross Floor Area Buildings)

These standards are intended to ensure that large retail building development is compatible with its surrounding area and contributes to the unique community character of Stapleton.

8.1.1 Site Planning

8.1.1.1 Central Features and Community Space

For each site or complex that includes one or more large retail buildings, planning shall establish public spaces by providing at least two of the following: pedestrian plaza with seating, transportation center, window shopping walkway, or similar amenity that enhances the public comfort and character of the project. All areas shall have direct access to public street sidewalks.

8.1.1.2 Transit Stop Integration

Larger retail development shall be considered primarily transit stops. To the maximum extent feasible, transit stops should be centrally located and adjacent to the main commercial activity area.

8.1.1.3 Maximum Pad-Building Size

The maximum free-standing pad building along the perimeter of sites containing large retail shall be no larger than a building footprint of 7,500 gross square feet.

8.1.2 Weather Protection

Weather protection features such as awnings or arcades should be provided at all customer entrances.

8.1.3 Facade Features

All large retail building facades visible from public streets shall include architectural treatments that add detail, character, and reduce the appearance of massive, blank walls. Techniques such as color and material changes, expression of structure, shifts in plane, offsets and projections, belt lines, cornices, pilasters, windows, doors, arcades, and reveals all may achieve this standard.

The depth, width, height, size, and proportion of such architectural features shall be sufficient and appropriate to achieve the standard without appearing to be underscaled or "added-on" to the building.

8.1.4 Retail Parapets

Large building roofs shall have parapets or enclosures concealing flat roofs and rooftop equipment from public view. Parapet and enclosure materials shall match the building in quality and detail. Parapets shall be designed to enhance the total appearance of the building in scale, proportion, shape, and detail.

8.1.5 Roof Forms

Sloping roof forms shall only be allowed if they are of a proportion, scale, shape, material, and detail that enhances the architectural character of the entire building. Roof forms that are small, narrow, or that appear "added-on" shall not be allowed.

8.1.6 Entryways

Each large retail building on a site shall have clearly defined, highly visible customer entrances featuring a combination of several elements such as:

1. Canopies, awnings or porticos
2. Projecting eaves & cornices
3. Recesses/projections of wall surfaces
4. Arcades
5. Raised parapets over the door
6. Peaked roof forms
7. Lighting features
8. Entry plazas
9. Display windows
10. Architectural details such as masonry tile work and moldings which are integrated into the building structure and design
11. Integral planters or wing walls that incorporate landscaping
12. Signs integrated with the building architecture

8.2 Neighborhood Retail in RMU Zones

The purpose of these standards is to provide locations for small scale, everyday shopping and services assembled together in an attractive, convenient destination to primarily serve consumer demand from adjacent areas.

8.2.1 Size of Development

A convenience shopping center located in a neighborhood should be situated on four (4) or fewer acres with four (4) or more business establishments located in an area that is planned and developed as a whole.

8.2.2 Location

Neighborhood retailing should help create a destination for the area by locating adjacent or near a civic area such as a park or square or locating on a busier street. Businesses with facades and retail entries that are on the property line facing streets or at the setback line are strongly encouraged to create an urban, pedestrian character.

8.2.3 Site Design

8.2.3.1 Building Orientation

The primary entry(s) of a building and/or its shop fronts should be visually emphasized so that it either faces or is easily visible from the street. The primary ground-floor building entrances should orient to public sidewalks, plazas, parks or similar outdoor spaces.

8.2.3.2 Maximum Parking Frontage

There should be no parking located between the front of a building and the street, but where necessary, it should be limited to no more than one double bay of parking.

8.3 Drive-Up Building Form

The building form, including canopy structures over drive-through lanes, should help to spatially define the street by their alignment and setback.

9.0 Special Criteria for Sustainable Development

Redevelopment of the site should focus on the principles of sustainability, which seek to manage natural, economic and social systems, and resources in a fashion that enhances quality of life yet does not diminish the ability of future generations to also meet their needs.

The SDC is pursuing program funding from a variety of outside sources to promote and implement sustainable development and practices above and beyond the criteria here. All development at Stapleton will be encouraged and challenged to help achieve this central objective of Stapleton Development Plan.

9.1 Minimize Demand for Resources

Minimize the demand for resources and maximize the on-site supply of resources. Resource management should follow the hierarchy of consumption:

- Eliminate the need for the resource
- Reduce use of the resource
- Reuse resources
- Recycle resources

9.2 Site Development

Maximize the use of renewable and indigenous resources in site development and management.

9.3 Green Builder Programs

Conserve and enhance existing natural systems. Seek design solutions that integrate systems to produce greater efficiencies and benefits. All residential development on Stapleton shall conform to or exceed the requirements of the Home Builders' Association Green Builder Program. Full information and requirements can be obtained from the Home Builders Association of Metro Denver on the Internet at www.hbadenver.com/green, via e-mail at hbajoy@aol.com. Their address is 1400 South Emerson Street, Denver Colorado 80210, telephone 303 778 1400, or fax number 303 733 9440. Green Builder Program certification shall be submitted with the Construction Document phase of the design review procedure.

All non-residential, mixed-use residential development, or residential buildings of 4 or more habitable stories shall conform to or exceed the requirements of the US Green Building Council, Leadership in Energy and Environmental Design (LEED) building rating system, "Silver" Category. This is a self certifying rating to be documented and signed by a licensed architect or engineer and submitted with the Construction Document phase of the design review procedure.

Complete information about the LEED system and case studies can be obtained from the Internet at www.usgbc.org, via e-mail at info@usgbc.org, or by telephone at 415 445 9500 or fax number 415 445 9511. Their mailing address is 110 Sutter Street, Suite 906, San Francisco, California 94101.

In all cases, the DRC shall be the final arbiter of any disputes that may occur within either program for the purpose of satisfying the criteria stated here.

The Design Criteria reserves the right to continue to require and/or administer on a limited basis either of these programs in the event they should cease to exist, or, in consultation with the local property owner associations, adopt an equivalent program to apply to new construction. Likewise, the DRC reserves the right to increase the required minimum performance rating if, in their opinion, the program in question has become more established and experienced as to warrant a higher minimum standard, all things considered.

9.4 Pollution Prevention

Place priority on pollution prevention rather than control. Mitigate site impacts where possible and as close to the source as possible.

9.5 Recycling

Buildings, building complexes, and neighborhoods shall be permanently equipped with clearly marked, durable, recycling bins at all times to facilitate the separation and deposit of recyclable materials and landscaping wastes therein by tenants and groundskeepers or provide equivalent facilities for any public collection services that may be available in the future

The placement of, and approaches to large commercial or community bins shall be designed to facilitate mechanized collection of such recyclable wastes for transport to on or off-site recycling plants. The location and visual buffering of bins is subject to site specific approval.

10.0 Signs

In the event that the following criterion conflicts with any City of Denver rules or standards, the higher standard shall apply.

10.1 Sign Plan

Proposed plans for signage, temporary and permanent, including details of design, materials, lettering, location, mounting, size, color and lighting are to be submitted to the DRC for approval.

10.2 Sign Design

Signs throughout Stapleton are intended to be principally for identification and directional purposes and not advertising. The emphasis is to minimize the amount of signs to avoid visual clutter.

Sign/graphic systems, both temporary and permanent, are to be compatible with the desired character and quality of Stapleton as a whole. Signs should be of simple, clean design and constructed of durable materials, which are consistent and compatible with the building architecture. The emphasis will be qualitative as well as quantitative and adherence to the minimum standards herein will not necessarily assure DRC approval.

Flags and/or color banners may be used as site landscaping accent features and as permitted under zoning rules; however, they may not be used in any way to supplement site signs.

10.3 General

10.3.1 Electrical Service

All conduits, bus bars, transformers, and other elements of electrical service shall be concealed from external view, or integrated into the design of the sign. However, solar powered lighting screens are exempt from this rule.

10.3.2 Wall Sign Design

Signs should fit within the architectural features of the facade, and complement the building's architecture. Signs shall not overlap and conceal architectural elements.

10.3.3 Sign Typography

Sign type faces should be simple, legible, and well-proportioned. For signs along arterial and larger streets, type faces should be designed to be legible from a moving vehicle. The maximum height of individual letters, figures, insignia, or devices shall be 48 inches for signs facing Quebec Street and within 200 feet of the Quebec Street right-of-way, and shall be 36 inches for all other signs.

10.3.4 Sign Lighting

Sign lighting shall be coordinated with the lighting of building elements, and storefront lighting. Exterior illumination using concealed sources is preferred.

10.3.5 Internal Illumination

Internally illuminated, translucent sign faces as part of a sign box are discouraged, particularly when they are lighter than the sign's typography. However, internally illuminated opaque sign faces with translucent typography, or internally illuminated individual channel letters with translucent faces, halo channel letters, and externally illuminated signs are encouraged. Internally illuminated awnings are not allowed.

10.3.6 Advertising Signs

No advertisements other than identification signs for owners and tenants shall be permitted.

10.3.7 Sign Lighting Impacts

In residential areas and mixed use developments that include residential uses, signs shall be located and illuminated in such a way as to avoid adverse impact such as light or glare into residential units or yards.

10.3.8 Parking Signs

Post mounted signage in parking areas is discouraged and is to be minimized. Tubular post mountings shall be used in lieu of channel type posts.

10.4 Temporary Signs (Non-Residential)

10.4.1 Special Events

Purpose: To announce an event that may occur a maximum of two per year per site on retail and hotel sites only.

Amt. Allowed: One single-sided per event, based on need for each event. If a suitable location cannot be found for a sign within allowable sign criteria, a smaller sign may be required.

Size: 32 square feet. 12-foot maximum allowable height from grade.

Other: Allowable period not to exceed 10 days. Variable materials; banners on buildings discouraged.

10.4.2 Project Announcement

Purpose: To announce a forthcoming project or project which is under construction.

Amt. Allowed: One per site.

Size: 4' x 8' single or double faced.

Max. Height: 12'-0" from grade.

Information: Name of project (5" letters). Rendering (3'-4" x 3'-8" maximum). Name and logo of developer, architect, lender, contractors and leasing agent, project type and date of availability (all in 3" high letters), and building address (required).

Other: All lettering to be white on natural tone background. Spacing, layout and other details subject to DRC approval. Must be removed no later than date of receipt of a certificate of occupancy.

10.4.3 Directional (during construction)

Purpose: Identifying construction entrance and routing traffic through site.

Amt. Allowed: As needed and approved.

Size: 2' x 2' single or double faced.

Max. Height 4'-0" unless mounted on construction fence. Cannot exceed from grade: height of fence.

Information: Directions only (2" letters).

Other: May be installed at commencement of construction and removed when no longer necessary or upon receipt of Certificate of Occupancy. Black letters on white background.

10.4.4 Leasing / For Sale Sign

Purpose: To provide leasing or sale information.

ATC Allowed: One per street front per site.

Size: 2'-6" x 6'-0", single or double faced.

Max. Height: 3'-0" from grade to top of sign.

Information: Brief description ("Space Available", ' Site Available"; 5" letters). Contact person or Company (3" letters). Telephone numbers (5" letters. Name or logo of leasing agent (logo maximum 18"x18"). Building address is required.

Colors: White lettering on dark brown background.

Other: May be used only when building has a vacancy. No additional signage above or below the sign.

10.5 Permanent Signs

All copy must be placed at least six inches from the edge of the sign. Each sign must be mounted on a masonry pedestal compatible with the overall site and building design. Address of the building must be shown on the sign face or pedestal in an approved typeface and size.

10.5.1 Building Complex Signs

Definition: Complex - Three or more buildings with contiguous sites that a master-planned and designed to be architecturally compatible.

Purpose: To identify the complex and buildings within it.

Amt. allowed: One complex sign for the site and one building sign for each building.

Type: Freestanding.

Dimensions: Single sided complex sign - 12'-0" long by 3'-6" high sign with additional base height of 18"; Double sided complex sign - 9'-0" long by 3'-6" high sign with additional base height of 18". Building sign - 3'-8" length by 4'-0" height (including any base). Sign height to be measured from average surrounding grade within 10 feet of sign.

Information: Complex name and address on Complex sign: Building or major tenant and address on Building sign.

Other: An integrated sign program must be submitted to the DRC, which specifies sign requirements for all types of tenants. Sign dimensions may vary based upon the size, scale, and use of the Complex.

10.5.2 Office Building

Purpose: To identify the building.

Amt. Allowed: One per site.

Type: Freestanding, single or double faced.

Dimensions: Single sided sign - 12'-0" long by 3'-6" high sign with additional base height of 18"; Double sided sign - 9'-0" long by 3'-6" high sign with additional base height of 18".

Information: Building or major tenant name and building address.

10.5.3 Retail Complex

Purpose: To identify a retail complex.

Amt. Allowed: One freestanding per street frontage, (preferably at entrance), and one building mounted (non-projecting).

Type: Freestanding.

Dimensions: 50 s.f. single-faced or 25 s.f. double-faced. 12' maximum height.

Type: Wall Mounted, non-projecting.

Dimensions: 30 s.f. or 10% of wall on which it is mounted, whichever is less. Not to extend above the parapet.

Information: Complex name only.

10.5.4 Retail Tenant or Accessory* Retail/Restaurant Identification

Purpose: To identify a tenant within a retail complex. hotel. or office building.

Amt. Allowed: One per tenant with direct exterior access from the building.

Type Allowed: Either freestanding or building mounted, per approved sign program for the site.

Type: Freestanding or Projecting (per DMC Section 59-430.13[4]).

Dimensions: 15 s.f. for retail. 30 s.f. for restaurant use, not to exceed 5' in height or length.

Type: Building or canopy mounted.

Dimensions: Letters not to exceed 12 inches in height, no more than 12'-0" above grade, and not to extend above parapet.

Information: Tenant name (and/or logo when approved as part of overall sign program for a building or complex).

Other: Tenant name on door; no logos or multiple colors on doors unless approved as part of the overall sign program for the site

10.5.5 Freestanding ** Retail or Restaurant Use Identification

Purpose: To identify the establishment.

Amt. Allowed: One freestanding, and one building mounted per street front, up to two.

Types: For freestanding sign - 6'-0" maximum length by 3'-6" high sign with additional base height of 18".

Dimensions: Building mounted not to exceed 30 s.f. or 10% of the wall on which it is mounted, whichever is less; 12' maximum height from grade, not to extend above the parapet. Restaurant use restricted to 15 s.f.

Information: Name of establishment. Address also required on freestanding signs.

10.5.6 Freestanding** Financial Use Identification

Purpose: To identify the financial institution

Amt. Allowed: One freestanding per street front, and one building mounted per street front, up to two .

Types and For freestanding sign - Single sided sign-12'-0" long by 3'-6"high

Dimensions: Sign with additional base height of 18"; Double sided sign - 9'-0" long by 3'-6" high sign with additional base height of 18". Building mounted not to exceed 30 s.f. or 10% of the wall on which it is mounted, whichever is less; 12' maximum height from grade, not to extend above the parapet. Letters no more than twenty-four (24) inches in height. Must be within first two stories.

Information: Name of establishment. Logo allowed on freestanding only. Address also required on freestanding signs.

* Accessory is defined as a minor use within another building, i.e., a restaurant within an office building.

**Freestanding is defined as a single-user, i.e., a freestanding restaurant is used only as a restaurant.

10.5.7 Hotel Identification

Purpose: To identify a hotel.

Amt. Allowed: One per street front, up to two.

Type: Freestanding.

Dimensions: Single sided sign - 12'-0" long by 3'-6" high sign with additional base height of 18"; Double sided sign - 9'-0" long by 3'-6" high sign with additional base height of 18".

Type: Building mounted.

Dimensions: 100 s.f. maximum. Not to extend above the parapet.

Information: As approved by the DRC

10.5.8 Directional / Informational / Regulatory

Purpose: To provide information, directions, and regulations within a site.

Amt. Allowed: As required and approved.

Type: Pole mounted.

Dimensions: Maximum 4 S.F., 5' maximum height.

Information: As required, no proper names. In conformance with local governmental codes.

Other: Poles must be approved by DRC in color, height, and type.

10.5.9 Neighborhood Center Signage

Additional guidelines regarding signage within commercial centers may be developed when determined appropriate by the DRC.

10.5.10 Neighborhood Monumentation Entry Signs

Integrate signage and neighborhood and district entry monuments into the total design of the streetscape. Such signs need to be approved in the Sign Plan. General requirements for single-family or duplex monumentation and entry signage include:

- Neighborhood and district monuments should be appropriately scaled for both the pedestrian and the automobile.

- Monumentation should be limited to principal or primary entries and not all entries.
- Monument design should embody elements of form, materials, and details, which unify, define, and identify the neighborhood.
- Monuments shall not obstruct or interfere with vehicle sight lines at intersections.
- Monuments should be lighted with external light only.

11.0 Lighting

11.1 Lighting Plan

Lighting design for individual lots shall be developed according to an overall Lighting Plan developed by the property owner and approved by the DRC. Each building or cluster of buildings shall provide an exterior lighting plan that indicates all types of lighting equipment, locations for each fixture, all light sources, and photometric analysis of the site. All private outdoor lighting should follow the efficiency levels described in ASHRAE 90.1.

11.1.1 Type

All non-residential lighting shall be metal halide light. All residential development or mixed-use including residential development shall be high pressure sodium light.

11.1.2 Glare

All site lighting, building lighting, including canopy, loading, and service areas, shall not produce objectionable glare onto adjoining property. All building and parking lot light sources shall be equipped with cut-off fixtures.

11.2 Denver Streetscape Manual

The Denver Streetscape Design Manual, current edition, and Public Service Company requirements apply in public rights-of-way.

11.3 Street Lighting

11.3.1 Location

Street lights shall be located on all public and private streets. To maximize the efficiency of lighting, 400-foot block lengths are more practical than longer blocks. Shorter blocks also deter speeding through neighborhoods. In any case, the spacing between street lights shall be no more than 400 feet between fixtures.

Street lights shall be placed at least three feet from the face of the curb to allow space for car bumpers and door swings. Street lights shall be located at least 5 feet from the edge of the curb transition point nearest a driveway, curb cut, or alley. At signalized intersections, lights are generally mounted on the signal poles. Where signals don't occur, locate lights near the intersection.

11.3.2 Type

Street lights shall be located on all public and private streets, curvilinear low cut-off, 35-foot high round poles, Federal Green color #14056.

11.3.3 Color/Levels

All street lights shall be high pressure sodium fixtures.

11.3.4 Specialty Tree Lights

Street trees along commercial or mixed use streets may be provided with power outlets for specialty lighting.

11.4 Parking Lot Lighting

All parking lot lighting should conform to the design standards contained in the Denver Parking Areas Landscape Ordinance, current edition. The maximum height of a parking lot light pole shall be 25 feet in the RMU, CMU 20 and OS Districts and shall be 35 feet in the CMU 30 District. The use of solar powered lighting is encouraged.

11.5 Pedestrian Lighting

Pedestrian lighting is encouraged but not required. Pedestrian lighting should create identity and comfort for the development. Design lighting to avoid objectionable glare onto adjoining residential property. Design lighting systems to be organized and simple. Avoid a variety of different lighting types. Provide the ability to safely walk along pathways and in common open spaces at night. The use of solar powered lighting is encouraged.

11.5.1 Placement

Pedestrian lighting should have consistent fixtures, source colors, and illumination levels. Pedestrian lights shall be placed at least 3 feet from the face of the curb to allow space of car bumpers and door swings. Pedestrian lights shall be located at least 5 feet from the edge of the curb transition point nearest a driveway, curb cut, or alley, and at least 20 feet from the extended flow line of the nearest intersection.

11.5.2 Pedestrian Location

Pedestrian lighting should be provided along commercial and mixed-use drives, open space paths, and open space areas designed for gatherings or events. Private path lighting should use a greater number of low fixtures, in a well organized pattern.

11.5.3 Quantity

Paths on private property leading to primary building entries, and whose length is generally greater than 30 feet, should be lighted. Such lighting is particularly needed at steps or ramps along the path. Low, glare controlled light fixtures mounted on building or landscape walls, bollards, or low ground mounted landscape lights are preferred.

11.5.4 Lighting Levels

11.5.4.1 Illumination

Single rather than multiple luminaires should be generally used. Multiple luminaires may be considered at important entries.

11.5.4.2 Intensity and Glare

Where the light source is directly visible, the luminaire shall be designed to incorporate elements to reduce glare, such as translucent, obscure, or refracting lenses; low wattage light sources; or shielding devices.

11.6 Building Lighting

11.6.1 Building Entrances

Building entrances should be well lit, using fixtures compatible with the architecture of the building. Consider lighting to enhance specific architectural features, help establish human scale, or provide visual interest. Building lighting may only be used to highlight specific architectural features. Lighting of architectural features must be designed with the intent of providing accent and interest and not to exhibit or advertise buildings or their lots.

11.6.2 Landscape Lighting

Accent lighting of the landscape should be low level and background in appearance. Colored accent lighting is not permitted except for temporary holiday applications. Uplighting should be selected to blend with plantings, be waterproof and directional. Uplighting should be fixtures, which shield the light source from passing motorists.

11.6.3 Non-Residential Building Security Lighting

All non-residential buildings within a ¼ mile of any residential building shall be lighted for security on all sides of the building. A minimum of a ½ foot candle of incident light is required for all site areas.

12.0 Street Furniture

12.1 Denver Streetscape Manual

Streetscape elements in the public right-of-way, must conform to the Denver Streetscape Design Manual.

12.2 Outdoor Seating

Site furnishings should be selected as a cohesive family of elements that work well together. Only very durable materials and finishes that can withstand the local climate and long term use are acceptable. Site furnishings should be selected to relate in form, color, and material to the building design, landscape design, and lighting fixtures of the lot.

12.2.1 Types

Heavy gauge metal benches are encouraged. The "Bowery" style bench is recommended. Seating shall be durable, comfortable, attractive, securely anchored, and easy to maintain.

12.3 Bus Stops

All bus stop shelters, benches, and related accommodations must comply with minimum Regional Transportation District standards. Advertising on bus benches will not be permitted.

12.4 Bicycle Racks and Lockers

The 'Inverted U' type bike rack or equivalent should be used as described in the City of Denver's "Rules and Regulations Establishing the Dimensional and Equipment Standards for Bicycle Parking Areas", current edition.

12.5 Newspaper Racks

Newspaper racks should be clustered together, painted a neutral background color, and located adjacent to pedestrian activity, but not so as to obstruct drivers' views at intersections, or car overhang/door swings at the curb. Initial installations should be expandable to accommodate future needs.

12.6 Waste Receptacles

Trash receptacles should be conveniently placed near benches, bus stops, and other activity nodes. They should not be placed directly adjacent to benches. Separate material recycling containers should be provided wherever such recycling collection is feasible to provide.

Trash receptacles should relate in appearance and color to other street furniture. They should be firmly attached to paving to avoid vandalism. Covered tops and sealed bottoms should be included to keep the contents dry and out of sight at all times.

12.7 Tree Grates or Landscape Cut-Outs

Tree grates or landscaped cut-outs should be used in paved areas to prevent excessive soil compaction. Porous hard surfaces such as sand set pavers may be included as a landscape treatment within a cut-out.

If tree grates are used, they should be at least 5 x 5 feet in size, and maintain minimum 6-foot wide pedestrian clearances with openings no more than ¼ inch to 3/8 inch in width. They should be designed to allow for tree trunk growth, constructed of ductile iron, and unpainted.

12.8 Miscellaneous Detailing

Miscellaneous site appurtenances such as railings, bridges, fencing, kiosks, bollards, thematic elements, etc. should be part of an overall design theme for the site and carefully designed to create a consistent and durable image.

13.0 Construction

13.1 Equipment Access

Mud, dirt or other debris deposited on the public or common roadway at construction access points shall be washed or removed daily to avoid compaction and damage to the roadway and to minimize drainage system impact. No construction equipment shall be parked on the streets. Cleaning of any construction equipment or tools on public streets, rights of way, or other vacant land is strictly prohibited.

13.2 Temporary Facilities

Temporary structures, portable offices and other related facilities shall be maintained in good repair and arranged in a compact and organized manner on the construction site and shall not be allowed for more than 30 days before commencement or 30 days after construction operations have been substantially curtailed for any reason. These facilities shall be situated so as not to be obtrusive or unsightly when seen from the road or adjacent properties. All temporary structures and portable facilities shall be removed within 30 days after issuance of an occupancy permit.

13.3 Materials Storage

On-site storage of equipment and materials shall be screened and made visually unobtrusive from the roadway and adjacent properties. Off-site storage of materials is encouraged.

13.4 Debris Control

Construction debris shall be immediately placed into containers and screened to the extent possible during construction. Trash containers shall be emptied when full and on a regular basis, but no less than weekly. Dumping, burial of construction debris, debris pits, and burning of debris at any location shall not be permitted.

After construction is completed, temporary barriers, surplus materials and all trash, debris and rubbish shall be promptly removed from the site. All backfill shall be cleared of building material, stone and rubbish prior to placement.

13.5 Construction Signs

Refer to Section 10 Signs.

13.6 Erosion, Siltation, and Dust Control

Precautions for controlling water and wind erosion and sedimentation are required during construction and shall be conducted as an integral part of the construction operation.

Dust from topsoil and fill material stockpiled on site as well as any areas disturbed by construction operations shall be strictly controlled. All disturbed areas shall be immediately stabilized. Temporary diversion ditches, dikes, silt fences, filter boxes, tackifiers, etc. are suggested to protect the site from erosion prior to completion of construction and establishment of permanent landscaping.

Permanent surface and subsurface drainage systems shall not be used during construction unless entering water has been treated to remove suspended soil particles and other debris. To accomplish this, silting basins shall be installed at all locations necessary to intercept water before it enters catch basins and at outfall locations. Silting basins shall be cleaned after each substantial rain storm.

13.7 Construction Materials Recycling

All construction activities shall require the sorting and recycling of corrugated box materials, plastic films, metal, and wood based construction debris.

14.0 Maintenance Standards

14.1 Structures

14.1.1 Requirement

All owners and occupants shall maintain their improvements in good and sufficient repair and in an esthetically pleasing manner. Improvements, which are damaged by the elements, vehicles, fire or any other cause, shall be repaired as promptly as the extent of damage will permit.

14.1.2 Vacant Property

Buildings which happen to be vacant for any reason, shall be kept locked and in good repair, the windows shall be glazed (not boarded) in order to prevent entrance by vandals.

14.1.3 Debris

All sites shall be maintained in a safe, clean and neat condition free of rubbish and weeds.

14.1.4 Painting

Painted areas shall be re-painted every seven years or more frequently, if the condition of the painted areas exhibits significant signs of peeling, fading, or patches. Factory applied finishes may be re-applied less frequently as long as they are maintained in excellent condition.

14.2 Signs

14.2.1 Supports

Signs and sign supports shall be maintained in excellent condition with respect to appearance, structural soundness and electrical function.

14.2.2 Repairs

Repairs, replacement or removal of signs shall be made within 30 days from date of damage or within 10 days of receipt of notification for repair, whichever is less.

14.2.3 Vacant Property

The owner/lessee of any location where services are no longer provided, or where business is no longer conducted, shall remove all exterior identification within 15 days of the last day of business at that location.

14.3 Recycling

Each property owner shall continuously maintain in good order for the convenience of its tenants, clearly marked, durable and separate bins on each floor to facilitate the deposit of aluminum, cardboard, paper, newspaper, glass, and plastic therein; and maintain accessibility to such bins at all times, for mechanized collection of such wastes for transport to on or off-site recycling plants.

14.4 Maintenance of Landscaping

14.4.1 Requirement

All landscape areas, site furnishings and pedestrian lighting shall be maintained by the individual property owners or an Association.

14.4.2 Plant Health

All plantings shall be maintained in healthy growing condition. Fertilization, cultivation, and pruning shall be carried out on a regular basis.

14.4.3 Dead Plants

Replacement of dead and unhealthy plant materials (including street trees) with materials of comparable size and species shall be accomplished as quickly as possible or 30 days maximum unless seasonal conditions prohibit).

14.4.4 Irrigation

Irrigation systems are to be monitored and adjusted periodically to insure that the water demands of all plant materials are being met.

14.4.5 Irrigation Repairs

Irrigation system repairs are to be made within 7 days of damage.

14.4.6 Weed Control

All irrigated lawns shall be kept neat and mowed to between 3 and 4 inches in height.

14.5 Maintenance Compliance

If minimum maintenance standards are not met by any individual property owner, the DRC may issue a letter demanding action. If the maintenance deficiency is not remedied within 10 days of receipt of such notification, the DRC shall have the maintenance work performed and charge the owner all costs incurred. Refer to the CCRs for complete requirements.

IV. REVIEW PROCEDURES

1.0 Authority

These Design Criteria are authorized by the Master Declaration of Covenants, Conditions, and Restrictions for Stapleton. Terms not defined herein shall have the meaning set forth in the Declaration.

These Criteria apply to improvements, changes in property use, and maintenance on parcels within Stapleton. Their purpose is to ensure the highest level of design integrity, consistency with the Plan, and coordination between the appearance and function of each individual property. Consistent with the Master Declaration, all improvements within Stapleton must be developed and maintained in compliance with these criteria.

2.0 Sub-Area Development Plan

The Sub-Area Development Plan (SDP) determines how the major components of the Stapleton development are integrated on a specified area of land. It provides a chance to identify opportunities, constraints, inter-relationships, and conflicts between regional, local, and site infrastructure and improvements.

2.1 SDP Required

An SDP is required for all development that is 10 acres or larger. Sites under 10 acres are optional.

2.2 Submittal Requirements

1. Vicinity map including surrounding ownerships

2. Map showing zoning, land uses, arterial and collector streets, including surrounding properties highlighting changes to the street plan

3. Locations of existing or proposed:
   a. access points
   b. local, through-connecting streets
   c. transit routes
   d. on and off street trails
   e. building and other improvement sites
   f. drainage-ways, detention/retention facilities, wetlands, creeks, floodplains, and significant stands of mature trees
   g. Significant topography, site features, or views
   h. General location, height, and density for special review uses
   i. General location(s) of organizing features and open spaces
   j. Access or utility service constraints
   k. Historic landmarks or archeological sites
   l. A brief written description of Architectural Design Program and Design Philosophy

4. Supplemental data as needed to ensure the development will achieve the Master Plan Principles

2.3 SDP Review Process

The SDP is reviewed and approved by the DRC. Approval makes the SDP and Supplemental Design Criteria binding on the property. Future projects, which require changes to the SDP, require re-submittal and approval of amendments by the DRC.

A minimum of 2 DRC review meetings are required following submittal of materials. The Applicant shall make the following presentations between the DRC meetings

Required Meetings:

1. Citizen's Advisory Board
2. Stapleton Development Corporation
3. Other meetings which may be required by the DRC to best address the project needs.

The Applicant shall advise the DRC in writing of comments received and shall refine the SDP to address them. The DRC shall take the comments into account in its action. The DRC may require additional meetings and/or presentations before taking action.

3.0 Project Review

The submittal and review procedures apply to all project types and improvements. Each step in the DRC Design Review process and required materials foreshadows the City of Denver's design review process. Although they are related procedures, they are governed by 2 distinct sets of design guidelines.

Schematic Design and Design Development (each including landscaping, signage, and lighting) phases require a presentation to the DRC. Each meeting should be attended by the appropriate members of the applicant's team to make each meeting productive.

Landscape, signage, and lighting must receive approval separately from building plans. The applicant may apply for approval of these items separately or concurrently with building plans; however, the applicant must obtain the combined final approval for these items during the Design Development phase.

Each submittal phase has a specific fee requirement payable at the time of submittal for each step. Refer to the Fee Schedule for specific fees for each project type.

A Reporting Form, applicable review fees, and all plans and supporting documentation must be submitted to the DRC staff no later than seven days before scheduled DRC meetings. Copies of the required forms are attached in the Appendix and the fee schedule may be obtained from DRC staff.

3.1 Pre-Design Conference and Sketch Plan

This is a meeting between the Applicant and selected DRC members or staff to discuss initial concepts and issues concerning site and development. Topics of discussion should address building to site relationships, the surrounding context, and other specific site parameters such as orientation, circulation, setbacks, site access, and parking, etc. This meeting will require submittal of brief written description of the Architectural Design Program and Design Philosophy.

The applicant may request a Sketch Plan review with selected DRC members to review the project prior to investing in Schematic Design materials.

3.2 Schematic Design

The DRC will focus on the exterior of the building including massing, materials, color, glass, and any ground surfaces. The DRC will expect Schematic concepts on landscaping treatment, signage, lighting, vehicular and pedestrian circulation, drainage, grading, and open space. Schematic landscape plans should show locations and types of plants and delineate hardscape areas. All setbacks for buildings, parking and signage should be designated on the site plan.

Materials. The following materials must be furnished by the Applicant:

- Existing Site Conditions
- Grading Plan
- Shadow Study (if required)
- Utility Plans
- Landscape and Lighting Plans
- Material Samples
- Massing Model (if required)
- DRC Reporting Form
- Schematic Design Review Fee
- Elevations and Floor Plans; building elevations for all 4 sides of all structures shall be provided including elevations of ancillary site walls, stairs, screen walls, fencing, and railings. At least all typical colors of the building elevations of the primary structure shall be accurately colored, all sides.
- Copy of any requested zoning waivers (i.e., pursuant to DMC Section 59-38 [15], etc.)

* All plan submittals are to include two full-scale copies and eight copies that are 50% reductions.

Approval. This approval shall be effective for a period of one year.

3.3 Design Development

The DRC will review Design Development level plans for all items related to the building and the site including landscaping, finished grades, utilities. parking, exterior building materials, service areas, and trash collection.

Materials. The following items must be submitted by the Applicant:

- Final Site Plan and Sections
- Floor Plans, Sections, and Roof Plans
- Final Building Elevations
- Final Grading Plan
- Updated Utility Plans
- Drainage Analysis
- Final Landscape and Lighting Plans
- Material Samples
- Final Material Samples/On-Site
- Rendering(s)
- Complete Model (if required)
- DRC Reporting Forms
- Design Development Review Fee

* All plan submittals are to include two full-scale copies and eight copies that are 50% reductions.

Architectural plans, sections, and elevations must clearly illustrate building design materials and the relationship to the site development.

Landscape plans must designate all hard and softscape areas and must contain all specifics in terms of quantity, color, location, material, and any other feature related to the proposed installation. A complete plant list must also be included.

Signage plans must designate whether signage is permanent or temporary, and whether for directional, project identification, or leasing purposes. Materials associated with the sign, the type of illumination, and location of signs must be shown on Design Development plans. Drawings must show the relationship of permanent signage to the building. Dimensioned illustrations must accompany all requests for sign approval.

Lighting plans must cover all exterior lighting, including lighting on the building or parking structure. Location, height, fixture, and lamp type for site lighting must be included.

Approval. Approval shall be effective for a period of nine months, provided Construction Documents are submitted within six months after approval.

3.4 Construction Documents.

This phase consists of submittal of required materials to the DRC Staff and a meeting with the Staff to review them.

Timing. Construction Documents may be submitted after the approval of the Design Development phase is received and any conditions of that approval have been met. Fast track construction can be accommodated at the discretion of the DRC. The necessary approvals may be provided as required to maintain special construction schedules.

The Applicant shall not apply to the local government for a building permit until a Construction Documents approval letter has been issued by the DRC.

Materials. Items to be submitted by the applicant are:

- Square Footage Calculation Forms
- Two complete sets of specifications for civil, landscape, architectural, structural, mechanical plumbing, electrical, and other improvements for the project.
- One set of final drawings showing civil, landscaping, architectural, structural, mechanical plumbing, electrical, parking, trash enclosures, and signs are required.
- Construction Document Review Fee
- HBA Green Builder certification or LEED rating, whichever is applicable.

Approval. Approval of the Construction Documents shall be valid until the expiration of the Design Development Approval. Construction must commence within that period.

Note: An On-Site Materials Mock-Up must be approved by the DRC prior to ordering construction materials.

3.5 Construction Site Logistics Plan

The DRC may adopt procedures controlling construction site logistics.

3.6 Certificate of Compliance

Upon completion of construction, the Applicant must notify the DRC in writing that the site construction is substantially complete. The purpose of the inspection is to determine if the improvements have been constructed or installed in accordance with all approved plans and if all other aspects of the site development are in compliance with the CCRs.

Approval. DRC Staff will inspect the site within 30 days after receiving the notification and will issue a written report of Certificate of Compliance within 30 calendar days after inspection.

V. APPENDIX

Plant Lists

Appendix A

The following plant lists are intended to provide a guideline for species selection only. The suitability of any plant material for use in different areas will depend in part on soil conditions, aspect, micro climate, etc. A landscape architect trained in low water and native landscape development should be consulted in site design.

Plant List 1: Non Irrigated Zones

Where water is unavailable, more attention is needed to site preparation, the timing of the installation, the use of hydro-mulches and weed control. Seeding and planting should be limited to spring or fall.

Grass Seed Mixes
Colorado Department of Transportation Mixes
Rocky Mountain Arsenal National Wildlife Refuge Mixes
Mixes Proposed By Applicant's Landscape Architect

Forbs - Broadleaf Perennials:
Eriogonum umbellatum - *Sulphur Flower*
Linum perenne - *Blue Fax*
Oenothera macrocarpa. - *Evening Primrose*
Sempervivum tectorum - *Hens and Chicks*
Sidalcea malviflora - *Prairie Mallow or Mini Hollyhock*
Tanacetum densum amani - *Partridge Feather*
Teucrium chamaedrys - *American Germander*

Vines:
Clematis tangutica - *Yellow Lantern Clematis*
Polygonum aubertii (syn. Fallopia aubertii) - *Silverlace Vine*

Groundcovers:
Antennaria dioica 'Rubra' – *Pink Pussytoes*
Duchesnea indica - *False or Mock Strawberry*
Mahonia repens - *Creeping Mahonia*
Rhus aromatica 'Grolow' - *Grolow Fragrant Sumac*

Shrubs Under 6 Feet:
Amorpha canescens - *Leadplant*
Caryopteris clandonensis - *Blue Mist Spirea*
Chrysothamnus nauseosus spp. graveoleus – *Green Rabbitbrush*
Chrysothamnus nauseosus spp. nauseosus – *Blue Rabbitbrush*
Fallugia paradoxa - *Apache Plume*
Perovskia atriplicifolia - *Russian Sage*
Physocarpus monogynus - *Native or Mountain Ninebark*
Prunus besseyi - *Western Sandcherry*
Rhus glabra var. cismontana - *Rocky Mountain Sumac*
Rhus trilobata - *Three-Leaf Sumac*
Rosa glauca - *Red-Leaf Shrub Rose*
Rubus deliciosus - *Boulder Raspberry*
Symphoricarpos albus – *Common Snowberry*

Symphoricarpos chenaultii 'Hancock' - *Hancock Coral Berry*
Symphoricarpos orbiculatus - *Red Corralberry*

Shrubs Over 6 Feet:
Cercocarpus ledifolius – *Curl-leaf Mountain Mahogany*
Prunus americana - *American Wild Plum*
Rhus typhina - *Staghorn Sumac*
Rhus typhina 'Laciniata' - *Cutleaf Sumac*

Small Trees:
Acer grandidentatum - *Wasatch or Bigtooth Maple*
Crataegus ambigua - *Russian Hawthorn*
Juniperus chinensis – *Chinese Juniper*
Juniperus scopulorum – *Rocky Mountain Juniper*
Juniperus virginiana – *Eastern Red Cedar*
Pinus aristata - *Bristlecone Pine*
Pinus cembroides var. edulis - *Pinon or Pinyon Pine*
Pinus ponderosa - *Ponderosa Pine*
Quercus gambellii - *Gambel Oak*

Large Trees:
Celtis occidentalis – *Common Hackberry*
Gymnocladus dioicus - *Kentucky Coffeetree*

Plant List 2: Low Water Zones

Grasses:
Agropyron smithii - *Western Wheatgrass*
Andropogon gerardii - *Big Bluestem*
Andropogon scoparium (Syn Schizachyrium scoparius) - *Little Bluestem*
Aristida fendleriana- *FendlerThree Awn*
Bouteloua curtipendula - *Sideoats Grama*
Buchloe dactyloides - *Buffalo Grass*
Koeleria macrantha - *Junegrass*
Mhulenbergia wrightii - *Spike Muhly*
Oryzopsis hymenoides - *Indian Ricegrass*
Panicum virgatum - *Switchgrass*
Sorghastrum nutans - *Indian Grass*
Sporobolus cryptandrus - *Sand Dropseed*
Stipa comata - *Needle and Thread Grass*
Stipa viridula - *Green Needlegrass*

Xeriscape Lawn Species (Suitable for Mown Turf):
Agropyron smithii - *Western Wheat Grass*
Bouteloua gracilis - *Blue Grama*
Buchloe dactyloides - *Buffalo Grass*

Wildflowers (Forbs):
Achillea lanulosa – *Native White Yarrow*
Achillea 'Moonshine' – *Moonshine* Yarrow
Achillea 'Coronation Gold '– *Coronation Gold Yarrow*

Allium cernuum - *Pink Nodding Onion*
Artemisia frigida - *Fringed Sage*
Artemisia ludoviciana - *Prairie Sage*
Aster tongolensis - *Purple Aster*
Castelleja integra- *Indian Paintbrush*
Chrysanthemum leucanthemum - *Ox-Eye Daisy*
Coreopsis tinctoria - *Plains Coreopsis*
Dalea purpurea - *Purple Prairie Clover*
Gaillardia aristata – *Native Blanketflower*
Iris missouriensis – *Western Blue Flag Iris*
Liatris spicata - *Spiked Gayfeather*
Linum perenne (Syn. L. lewisii) - *Blue Fax*
Machaeranthera pattersonii - *Tansy Aster*
Monarda fistulosa menthaefolia – *Native Lavender Bee Balm*
Penstemon angustifolia - *Pagoda or Narrow Leafed Penstemon*
Penstemon barbatus - *Scarlet Bugler*
Penstemon secundiflorus - *Sidebells Penstemon*
Penstemon virens - *Bluemist Penstemon*
Ratibida columnifera – *Yellow Prairie Coneflower*
Rudbeckia hirta – *Black-eyed Susan*
Scrophularia californa – *Bee Plant*
Sphaeralcea coccinea - *Scarlet Globemallow*
Thermopsis montana or divaricarpa - *Foothills Goldenbanner*

Habitat/Aggressive Species:
Designed for quick color and hard to seed areas; also provides good wildlife food and cover for birds, butterflies and others. Taller mix (up to 4 feet). It makes a good addition to other mixes as a cover crop until longer lived perennials take hold.

Achillea millefolium – *Common White Yarrow*
Anemone pulsatilla - *Pasque Flower*
Aquilegia caerulea - *Blue or Rocky Mountain Colombine*
Arnica cordifolia - *Heartleaf Arnica*
Asclepias speciosa - *Showy Milkweed*
Asclepias tuberosa - *Butterflyweed*
Aster bigelovii - *Bigelow's Aster*
Calochortus nutallii - *Mariposa Lilly*
Campanula rotundifolia - *Harebell*
Scrophularia californa - *Beeplant*
Coreopsis tinctoria - *Plains Coreopsis*
Erigeron speciosus- *Aspen Daisy*
Eriogonum umbellatum - *Sulpher Flower*
Erysimum asperum - *Western Wallflower*
Eustoma grandiflorum - *Prairie Gentian*
Geranium caespitosum - *Wild Geranium*
Helianthus annuus - *Annual Sunflower*
Iris missouriensis - *Rocky Mountain Wild Iris*
Liatris punctata - *Spotted Gayfeather*
Linum perenne (Syn. L. lewisii) - *Blue Fax*
Lupinus species - *Lupines*
Machaeranthera pattersonii - *Tansy Aster*

Mentzelia decapetala - *Blazing Star*
Monarda fistulosa- *Wild Bergamot or Horsemint*
Oenothera caespitosa marginata - *White Evening Primrose*
Oxytropis lambertii - *Lambert's Locoweed*
Penstemon angustifius - *Narrow-Leafed Penstemon*
Penstemon secundiflorus- *One-Sided Penstemon*
Penstemon strictus var. 'Bandrea' - *Rocky Mountain Penstemon*
Polygonum pensylvanicum - *Pennsylvania Smart Weed*
Ratibida columnifera – *Yellow Prairie Coneflower*
Rudbeckia hirta - *Blackeyed Susan*
Solidago missouriensis - *Goldenrod*
Thermopsis montana or divicarpa - *Golden Banner*
Trollis chinensis - *Globeflower*
Verbena hastata- *Blue Vervain*
Verbena bipinnatifida – *DakotaVerbena*
Verbena canadensis - *RoseVerbena*
Verbena tenera – *Maonetti PinkVerbena*
Verbena tenuisecta – *Purple Moss Verbana*
Viguiera multiflora - *Showy Goldeneye*

Groundcovers:
Antennaria parvfolia – *Dwarf Pussytoes*
Arcrostaphylus patula – *Green leaf Manzanitas*
Mahonia repens - *Creeping Mahonia*

Seeded Shrub Species: Add to the above mixes for increased wildlife habitat and erosion control on non-mowed sites:

Atriplex canescens - *Four Wing Saltbrush*
Atriplex. confertifolia - *Shadscale Saltbrush*
Cercocarpus montanus – *True Mountain Mahogany*
Chrysothamnus nauseosus - *Rubber Rabbitbrush*
Rhus trilobata - *Three Leaf Sumac / Squawbush / Skunkbush*
Ribes aureum - *Golden Current*
Rosa woodsii - *Woods Rose*
Symphoricarpos occidentalis - *Western Snowberry*
Yucca glauca - *Narrowleaf or Plains Yucca*

Shrubs:
Alnus tenuifolia - *Thin-Leafed Alder*
Amelanchier canadensis – *Shadblow Serviceberry*
Amelanchier alnifolia - *Sakatoon Serviceberry*
Amelanchier utahensis - *Utah Serviceberry*
Amorpha canescens - *Leadplant*
Amorpha fruticosa - *False Indigo or Indigo Bush*
Artemisia tridentata - *Big Sage*
Artemisia filifolia - *Sand Sage*
Atriplex canescens - *Four-Wing Saltbrush*
Atriplex confertifolia - *Shadscale Saltbrush*
Cercocarpus montanus - *Mountain Mahogany*
Chrysothamnus nauseosus spp. graveoleus – *Green Rabbitbrush*
Chrysothamnus nauseosus spp. nauseosus – *Blue Rabbitbrush*

Chrysothamnus nauseosus - *Golden Rabbitbrush*
Clematis ligusticifolia - *Western Virgin's or Virginia Bower*
Cornus sericea (syn. stolonifera) - *Red Osier or Redosier Dogwood*
Cowania mexicana - *Cliffrose*
Crataegus douglasii - *Douglas Hawthorn*
Eurotia lanata - *Winterfat*
Fallugia paradoxa - *Apache Plume*
Fendlera rupicola - *Cliff Fendlerbush*
Forestiera neomexicana - *New Mexico Privet*
Holodiscus dumosus – *Cliffspirea or Rockspirea*
Jamesia americana - *Waxflower*
Juniperus communis - *Common Juniper*
Mahonia repens – *Creeping Mahonia*
Nolina microcarpa – Beargrass
Peraphyllum ramosissimum- *Squaw Apple*
Perovskia atriplicifolia - *Russian Sage*
Philadelphus microphylla – *Littleleaf Mockorange*
Physocarpus monogynus - *Mountain Ninebark*
Potentilla fruticosa - *Shrubby or Bush Cinquefoil / Native Yellow Potentilla*
Prunus americana - *American Plum*
Prunus virginiana – *Common Chokecherry*
Purshia tridentata - *Antelope Bitterbrush*
Querus gambelli - *Gambel Oak*
Rhus glabra - *Smooth Sumac*
Rhus trilobata - *Three Leaf Sumac / Squawbush / Skunkbush*
Ribes americanum - *American Black Currant*
Ribes aureum - *Golden or Yellow Flowering Current*
Ribes cereum - *Wax or Squaw Currant*
Robinia neomexicana - *New Mexico Honeylocust*
Rosa woodsii - *Wood's or Native Pink Shrub Rose*
Sambucus caerulea - *Blue Elderberry*
Shepherdia argentea - *Silver Buffaloberry*
Shepherdia candensis - *Russet Buffaloberry*
Symphoricarpos alba - *White Snowberry*
Symphoricarpos occidentalis – *Western or Moutain Snowberry*
Symphoricarpos orbiculatus – *Buckbrush*
Yucca baccata - *Banana Yucca*
Yucca elata - *Soaptree Yucca*
Yucca glauca - *Narrowleaf or Plains Yucca*

Trees:
Abies concolor - *White or Concolor Fir*
Acer glabrum - *Rocky Mountain Maple*
Picea pungens var. glauca - *Blue Spruce*
Pinus aristata - *Bristlecone Pine*
Pinus cembroides var. edulis - *Pinon or Pinyon Pine*
Pinus flexilis - *Limber Pine*
Pinus ponderosa - *Ponderosa Pine*
Pinus strobiformis - *Southwestern White Pine*
Pseudostuga menziesii - *Douglas Fir*

Plant List 3: Fully Irrigated Zones

Grasses/Turf:
Bluegrass turf is one of the most heavily used elements in the landscape and is the most water demanding. Turf areas should be:

- carefully designed to optimize efficient lawn sprinkler systems
- separated from perennials, shrubs and trees for greater irrigation savings
- limited to essential, high use areas such as parks and tree lawns at street
- avoided on slopes, parkways, narrow strips, medians and other difficult-to-maintain areas.
- primarily planted in turf type tall fescue, buffalo grass (not in tree lawn at street) or other alternatives to bluegrass.

Groundcovers:
Cotoneaster divaricatus - *Spreading Cotoneaster*
Hypericum hypericum 'Hidcote' - *Hidcote St John's Wort*

Shrubs Under 6 Feet:
Cotoneaster apiculatus - *Cranberry Cotoneaster*
Mahonia aquifolium - *Oregon Grapeholly*
Mahonia aquifolium 'compactum' - *Compact Oregon Grapeholly*
Prunus cerasifera 'Atropurpurea' - *Purple Leaf Plum*
Ribes alpinum - *Alpine Currant*
Ribes aureum - *Golden Currant*
Rosa x bonica - *Bonica Rose*
Spiraea japonica 'Little Princess' - *Little Princess Spirea*
Spiraea x bumalda 'Anthony Waterer' - *Anthony Waterer Spirea*
Spiraea x bumalda 'Froebellii' - *Frobel Spirea*
Spiraea x bumalda 'Goldflame' - *Goldflame Spirea*
Spiraea x bumalda 'Limemound' - *Limemound Spirea*
Syringa meyeri 'Palibin' - *Palibin Dwarf Korean Lilac*
Vaccinium macrocarpon - *Compact American Cranberry*
Viburnum carlesii - *Koreanspice Viburnum*

Shrubs Over 6 Feet:
Aronia arbutifolia 'Brilliantissima' - *Brilliant Red Chokeberry*
Chaemomeles speciosa - *Common Flowering Quince*
Cornus sericea (syn. stolonifera) - *Red Osier or Redosier Dogwood*
Cotoneaster multiflorus - *Many Flowered Cotoneaster*
Forsythia x intermedia – *Border Forsythia*
Hibiscus syriacus - *Rose Of Sharon or Shrub Althea*
Ligustrum vulgare - *Common or European Privet*
Philadelphus coronarius - *Sweet Mockorange*
Philadelphus x virginalis 'Minnesota Snowflake' - *Minnesota Snowflake Mockorange*
Rhamnus frangula 'Columnaris' – *Tall Hedgeglossy Buckthorn*
Spiraea vanhouttei - *Vanhouette Spirea*
Viburnum burkwoodii - *Burkwood Viburnum*
Viburnum lantana - *Wayfaring Tree Viburnum*
Viburnum prunifolium - *Blackhaw Viburnum*
Viburnum trilobum - *American Cranberrybush Viburnum*

Shade Trees:
Acer platanoides - *Norway Maple*
Celtis occidentalis – *Common Hackberry*
Fraxinus americana 'Autumn Purple' - *Autumn Purple White Ash*
Populus acuminata - *Lance Leaf Cottonwood*
Quercus bicolor - *Swamp White Oak*
Quercus robur - *English Oak*
Quercus rubra - *Northern Red Oak*
Tilia americana - *American Linden or Basswood*
Tilia americana 'Redmond' - *Redmond Linden*
Tilia cordata - *Littleleaf Linden*

Small Trees:
Betula occidentalis - *Native or Water Birch*
Cercis occidentalis – *Western Redbud*
Malus species - *Crabapples*
Pyrus ussuriensis - *Ussurian Pear*
Syringa japonica - *Japanese Tree Lilac*

Coniferous Trees:
Abies concolor – White or *Concolor Fir*
Picea pungens – Colorado *Spruce*

Plant List 4: Drainage Zones

Grasses/Forbs:
Wet Meadow Species:
native sedges, rushes and grasses for seasonal wetlands

Agropyron riparium- *Streambank Wheatgrass*
Agrostis pectinata- *Ticklegrass*
Beckmannia syzigachne - *American Sloughgrass*
Carex nebrascensis - *Nebraska Sedge*
Carex utriculata - *Saw Beaked Sedge*
Carex vulpinoidea- *Fox Sedge*
Eleocharis acicularis- *Needle Spiked Rush*
Elymus canadensis- *Canadian or Nodding Wildrye*
Glyceria striata- *Fowl Mannagrass*
Juncus balticus - *Baltic Rush*
Juncus torreyi- *Torrey's Rush*
Panicum virgatum - *Switchgrass*
Poa palustris - *Fowl Bluegrass*
Scirpus microcarpus - *Small Fruit Bulrush*
Scirpus paludosus- *Alkali Bullrush*
Spartina pectinata - *Prairie Cordgrass*

Plant List 5: Prohibited Plants

Plants NOT to be used in landscaping. Noxious weeds or invasive species.

Prohibited Forbs and Flowers:

Alhagi maurorum - *Camel Thorn*
Campanula rapunculoides - *Creeping/Denver Bellflower*
Cardaria draba - *Whitetop*
Carduus acanthoides- *Plumeless Thistle*
Carduus nutans - *Musk Thistle or Nodding Thistle*
Centaurea calcitrapa - *Purple Starthistle*
Centaurea maculosa - *Spotted Knapweed*
Centaurea solstitialis - *Yellow Starthistle*
Cichorum intybus - *Chicory*
Cisium arvense - *Canada Thistle*
Clematis or Viticella orientalis - *Oriental Virgin's Bower*
Convolvulus arvensis - *Field Bindweed ("Wild Morning Glory")*
Cynoglossum officinale - *Houndstoungue*
Daucus carota - *Wild Carrot/Queen Anne's Lace*
Dipsacus fullonsum - *Teasel*
Euphorbia esula - *Leafy Spurge*
Euphorbia myrsinites - *Myrtle or Mercer's Spurge*
Euphorbia or Tithymalus cyparissias - *Cypress Spurge*
Halogeton glomeratus - *Halogeton*
Hesperis martronalis - *Dames Rocket/Sweet Rocket*
Hyoscyamus niger - *Black Henbane*
Hypericum perforatum - *St John's Wort/Klamathweed*
Hypochoeris radicata - *False Dandelion*
Isatis tinctoria - *Dyer's Woad*
Kochia scoparia - *Kochia*
Lathyrus latifolius - *Perennial Sweet Pea*
Lepidium latifolium - *Perennial Pepperweed*
Linaria genistifolia ssp. dalmatica - *Dalmatian Toadflax*
Linaria vulgaris - *Toadflax/Butter and Eggs*
Lythrum salicaria - *Purple Loosestrife*
Martricaria perforata - *Scentless Chamomile*
Melilotus alba or officinalis - *Sweet Clover (white and yellow)*
Onopordum acanthium - *Scotch Thistle*
Peganum harmala- *African Rue*
Potentilla recta - *Sulphur Cinquefoil*
Rumex crispus - *Curly Dock*
Salvia aethiopsis - *Mediterranean Sage*
Saponaria officinalis - *Soapwort/Bouncing Bet*
Secale cereale - *Volunteer Rye*
Tribulus terrestris - *Puncture Vine*

Prohibited Grasses:

Aegilops cylindrica - *Jointed Goatgrass*
Agropyron cristatum - *Crested Wheat Grass*
Bromopsis inermis/Bromus inermis - *Smooth Brome*
Bromus tectorum – *Cheatgrass or Downy Brome*
Dactylis glomerata - *Orchard Grass*

Phleum pratense - *Timothy Grass*
Sorghum halepense - *Johnson Grass*
Stipa tennuifolia - *Thread Grass*

Prohibited Shrubs:
Cytisus scoparius – *Common or Scotch Broom*
Rhamnus frangula – *Glossy Buckthorn or Alder Buckthorn*

Prohibited Trees:
Elaeagnus angustifolia - *Russian Olive*
Salix alba var. vitellina – *Vitellina White Willow or Russian Globe Willow*
Salix fragilis - *Crack Willow*
Tamarix parviflora – *Small Flowered Tamarisk*
Tamarix ramosissima – *Five Stamen Tamarisk*
Ulmus pumila - *Siberian Elm*

STAPLETON

APPENDIX B

APPLICATION FOR REVIEW

PROJECT DATA SHEET*

Project Name _____

Address: _____ Parcel/Tract/Lot/Ref. No.: _____

Type of Application:

- ☐ Site Plan
- ☐ Building
- ☐ Landscape
- ☐ Lighting
- ☐ Signage
- ☐ Minor Appurtenance

Submittal Phase:

- ☐ Sketch
- ☐ Schematic
- ☐ Design Development
- ☐ Construction Documents

Plan Attachment: _____
Date: _____
Reference: _____

Site Coverages:

	Area (Square Feet)	%	Maximum Max. %
Building Structure(40% max.)	_____	_____	_____ (40% max. over 1-1/2 acres)
Parking (See zoning code)	_____	_____	_____ (Balance of site)
Open Space (20% min.)	_____	_____	_____ (20% min. over 1-1/2 acres)
Total	_____	_____	_____

Building:

Use	Floor Area** Gross	Net
Office	_____	_____
Commercial	_____	_____
Warehouse	_____	_____
Manufacturing	_____	_____
Research & Development	_____	_____
Other	_____	_____
Totals		

Parking:

	Number Spaces
Structured	_____
Surface	_____
Total	_____
Handicap	_____
Carpool	_____
Bike	_____

Site Trees:

	Number	%	Size
Deciduous	_____	_____	_____
Ornamental	_____	_____	_____
Evergreen	_____	_____	_____
Shrub Areas	_____	_____	_____
Flower Areas	_____	_____	_____

Signs:

	Number	Size
Temporary		
Announcement	_____	_____
Leasing	_____	_____
Direct	_____	_____
Event	_____	_____
Permanent		
Complex	_____	_____
Identity	_____	_____
Directional	_____	_____

Other: (Description) _____

_____

Applicant Certification:
I hereby attest that I am either an owner or a legally designated agent of the owner and that the information contained in this application is true and correct: and further acknowledge that any approval action by the Stapleton Design Reveiw Committee based on inaccurate or incomplete information may be cause for invalidation of said approval.
Name: _____ Date: _____

*Must accompany Authorization to Apply For Building Permit form
**Use zoning definitions in the City and County of Denver.

STAPLETON

APPLICATION FOR REVIEW

APPLICANT INFORMATION

Owner/Developer: _____

Contact: _____

Phone: _____ Fax: _____ Other: _____

Architect: _____

Contact: _____

Phone: _____ Fax: _____ Other: _____

Civil Engineer: _____

Contact: _____

Phone: _____ Fax: _____ Other: _____

Landscape Architect: _____

Contact: _____

Phone: _____ Fax: _____ Other: _____

Contractor: _____

Contact: _____

Phone: _____ Fax: _____ Other: _____

Building Management: _____

Contact: _____

Phone: _____ Fax: _____ Other: _____

After Hours Phone: _____

STAPLETON

NOTICE OF COMMITTEE ACTION

Project Name: _____

Address: _____ Parcel/Tract/Lot/Ref.No.: _____

Type of Application:
- ☐ Individual Site
- ☐ Landscape
- ☐ Lighting
- ☐ Signage
- ☐ Other (Describe)

Submittal Phase:
- ☐ Sketch
- ☐ Schematic
- ☐ Design Development
- ☐ Construction Documents

Plan Attachment: _____

Date: _____

Reference: _____

Action Taken: ☐ Denied ☐ Approved ☐ Approved with Conditions (see below)

Conditions: _____

(Continued on next page)

NOTICE OF COMMITTEE ACTION

Project Name: _____

Address: _____ Parcel/Tract/Lot/Ref.No.: _____

Conditions continued: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

To the extent that this approval allows proceeding with the next phase of planning on the project, approval is subject to submittal and subsequent approval of all documents and items required for all subsequent phases of the project and payment of fees associated with any submittal including the submittal that is the subject matter of this letter. Thus, any failure to comply with Stapleton submittal and approval requirements for subsequent phases of the project will invalidate the approval granted herein.

As with all approvals by the Stapleton Design Review Committee (DRC), the approval extends to the design concepts included in this submittal, but not necessarily to design details. Applicants are responsible for ensuring that all design details and actual construction of project conform to the Stapleton Design Criteria, which govern the use of the subject property.

Pursuant to the Design Criteria, the plan approval(s) granted herein (are/is) valid through the date below, by which date you must obtain Construction Document approval and begin construction of the project. If construction does not begin on the project by that date, this approval shall expire. In such event, plans must be resubmitted before proceeding.

This approval is not a representation or warranty by either the DRC or by any other person or entity that the approved plans are in compliance with any site specific structural or covenant use restrictions that apply including, but not limited to, any limitation on gross floor, the definition of which in a contract or the covenants may differ from the calculations for purposes of the submittal of plans to the DRC.

STAPLETON

AUTHORIZATION TO APPLY FOR BUILDING PERMIT

This form must be attached to any application for a building permit from the local jurisdiction. This form must be accompanied by an Application for Review.

Project Name:	Date:
Owner:	Prepared by:
Location:	Company:

Approved for Submittal to City

DRC Chairman	Date

For Jurisdiction Use Only

Planning/Development Department:	Property/Development Control File:
Building Permit Application Number:	Address Assigned:

STAPLETON

COMPLIANCE & PERFORMANCE AGREEMENT

Project Name_____

Address: _____ Parcel/Tract/Lot/Ref. No.: _____

By execution of this agreement, the Stapleton Design Review Committee (DRC) and Owner's General Contractor acting as Owner's Agent acknowledge that the Construction Documents dated _____ ("Plans") submitted for the above referenced project has been approved by DRC subject to the conditions set forth in the DRC letters dated _____ _____ and that the DRC is holding a $ _____ performance security deposit to ensure compliance with the Plans. Owner and Owner's General contractor acknowledge and agree that they will comply with the Plans in all respects, that they will obey all directives of the DRC concerning matters or items not in compliance with the Plans, and that in the event the Owner or Owner's General Contractor fail to comply with the Plans or obey such directives, the DRC (1) may retain all or any part of the compliance and security deposit, (2) order an immediate halt to all construction on the site until compliance occurs, (3) remedy or correct the noncompliance itself at Owner's expense, and /or (4) require the posting of a new or additional performance security deposit as a prerequisite to allowing construction on the site to resume, and that the Compliance and Performance Security Deposit, or any portions thereof, is only refundable after a final Certificate of Compliance has been issued for the project by the DRC.

OWNER

By: _____

OWNER'S GENERAL CONTRACTOR

By: _____

STAPLETON DESIGN REVIEW COMMITTEE

By: _____

Date: _____

STAPLETON

CERTIFICATE OF COMPLIANCE

This Certificate of Compliance is issued as of the___ day of _____ ,____with respect to the land and improvements located thereon known as _____ at _____ in the Stapleton Redevelopment Area (the "Site"). Pursuant to the authority granted to the Stapleton Design Review Committee (DRC) under the Stapleton Design Criteria, the DRC has jurisdiction, and all of the improvements located thereon are in compliance with the Design Guidelines.

STAPLETON DEVELOPMENT CORPORATION
CITY AND COUNTY OF DENVER, COLORADO

By: _____
Company: _____
Address: _____
_____
Telephone: _____
Fax: _____

STATE OF COLORADO)
) ss:
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this____day of _____,1998, by the Stapleton Development Corporation or its assigns.

Witness my hand and official seal.

My commission expires: _____

By: _____
Notary Public

STAPLETON

NOTIFICATION OF NON-COMPLIANCE

Site Name: _____ Parcel/Tract/Lot/Ref. No.: _____

Address: _____

Recent inspection indicates the following term(s) on your site are not in compliance with the Design Criteria or Protective Covenants of the Stapleton Development Corporation. You are hereby notified that corrective action is required for the following conditions. You may call the Stapleton Staff immediately with any questions. Thank you for your cooperation.

1.

NOTE: ACTION MUST BE TAKEN WITHIN ___ DAYS TO AVOID FINE(S)

FINE SCHEDULE

A) Failure to remedy Non-Compliance within the time allowance: $250

B) Unapproved installation or alteration (including signage, banners, etc.): $250

C) Repeat Notification: $250

APPLICATIONS FOR DESIGN REVIEW COMMITTEE REVIEW OR CERTIFICATE OF COMPLIANCE WILL NOT BE PROCESSED WITHOUT PAYMENT OF OUTSTANDING FINES.

FINE IS HEREBY LEVIED FOR: A) ___ B) ___ C) ___ CURRENT AMOUNT DUES $_____

Action Taken: _____

Signature: _____ Date: _____

IT IS IMPORTANT THAT YOU RETURN A COPY OF THIS FORM WHEN CORRECTIVE ACTION IS TAKEN.

STAPLETON

PROJECT REVIEW STATUS SHEET

ITEM		SKETCH	SCHEMATIC	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	BUILDING PERMIT	COMPLIANCE
SITE:							
SITE PLAN	S R						
TOPOGRAPHY	S R						
AREA COVERAGES	S R						
SURVEY MAP/PLAT	S R						
ARCHITECTURE:							
ELEVATIONS	S R						
RENDERINGS	S R						
MASSING MODEL	S R						
MATERIAL PALETTE	S R						
SITE MOCKUP	S R						
OTHER:							
LANDSCAPE	S R						
CIVIL/UTILITY	S R						
LIGHTING	S R						
SIGNAGE	S R						
GREEN BUILDER CERTIFICATION	S R						
CERTIFICATIONS:							
ADDENDUM TO BLDG. PERMIT	S R						
FINAL COMPLIANCE	S R						
FEES:							
REVIEW							
DEPOSIT							
FINES/DEDUCTIONS	L P						

S=Submitted; R=Response;

D=Denied; A=Approved; AC=Approved with conditions

L=Levied; P=Paid