

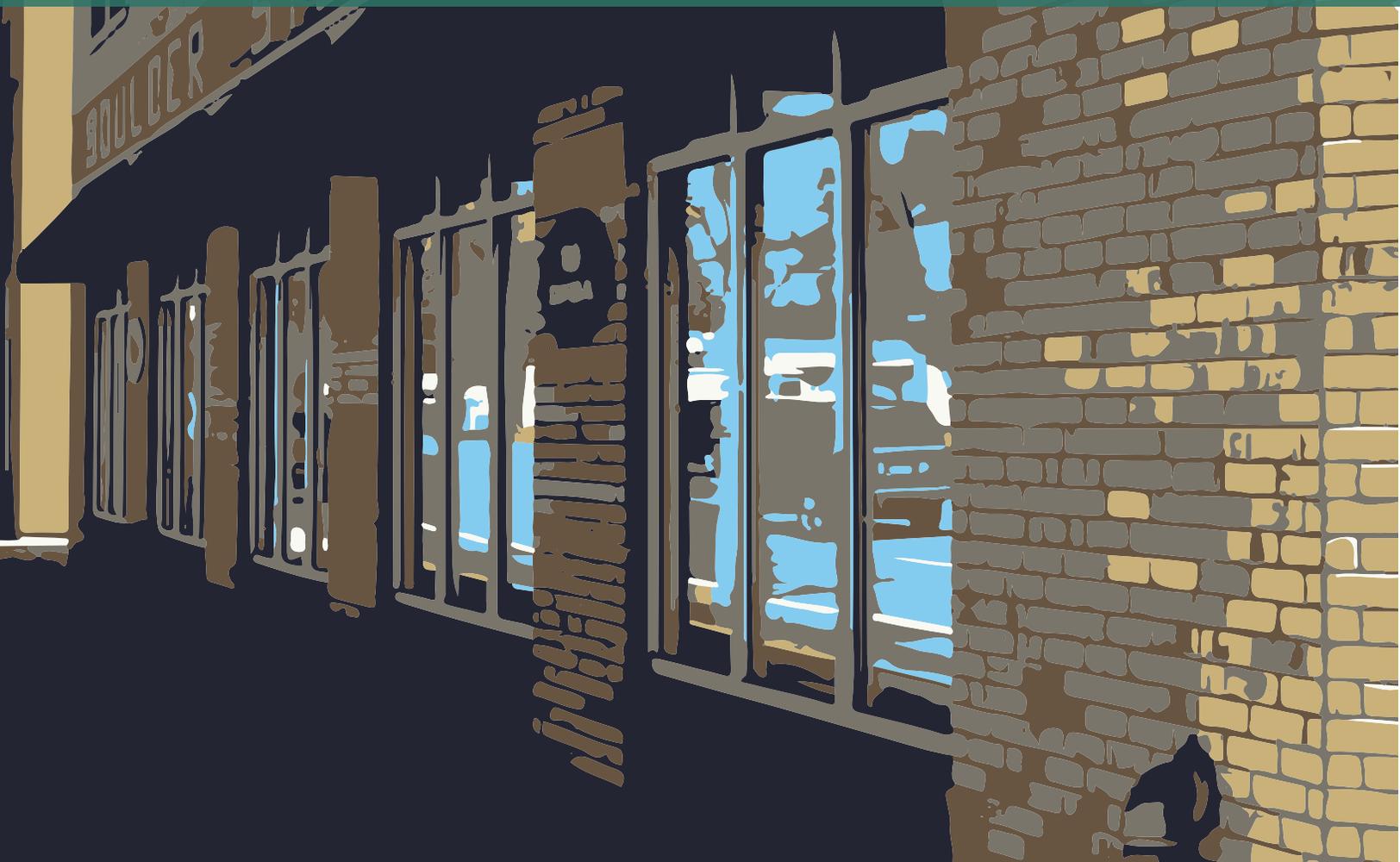


City of Boulder

APPENDIX M:

Special Design Areas

Boulder Junction Phase I



City of Boulder

City Manager

Jane S Brautigam

City Staff

David Driskell, Executive Director of Planning, Housing, & Sustainability

Susan Richstone, Deputy Director, Planning, Housing, & Sustainability

Sam Asseffa, Senior Urban Designer

Charles Ferro, Development Review Manager

Elaine McLaughlin, Senior Planner

Chandler Van Schaack, Planner II

Kalani Pahoia, Urban Designer

Hella Pannewig, City Attorney's Office

David Thompson, Planning & Development Services, Transportation

Kendra Tupper, P.E., LEED AP, Energy Services Manager, City of Boulder

Project Manager

Karl Guiler, Senior Planner/Code Amendment Specialist

City Council

Matthew Appelbaum, Mayor

Macon Cowles

Suzanne Jones, Mayor Pro Tem

George Karakehian

Lisa Morzel

Tim Plass

Andrew Shoemaker

Sam Weaver

Mary D. Young

Planning Board

Aaron Brockett, Chair

Leonard May

John Putnam

John Gerstle

Crystal Gray

Elizabeth Payton

Bryan Bowen

Working Group

Andria Bilich, Transportation Advisory Board (TAB)

Jamison Brown, Boulder Design Advisory Board (BDAB)

Jeff Dawson, Boulder Design Advisory Board (BDAB)

Crystal Gray, Planning Board

Susan Osborne, Boulder Junction Access District (BJAD), Travel Demand Management Commission

Elizabeth Payton, Planning Board

John Pawlowski, Boulder Junction Access District (BJAD), Travel Demand Management Commission

Zane Selvans, Transportation Advisory Board (TAB)

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Memo: Items to Incorporate into Existing Code Sections

SECTION 9-2 IN EXISTING CODE: DESIGN REVIEW PROCESS¹

The following process applies to all parcels within the Special Design Areas per Appendix M.

(a) Pre-Application Meeting. A pre-application meeting with the city manager or his/her designees is required a minimum of 30 days prior to submitting an application for the design review & approval process. The purpose is to provide an opportunity for the applicant to ask questions regarding the Special Design Area requirements and for staff to point out potential issues with the design. The following is required:

- (1) A conceptual sketch site plan of sufficient accuracy to be used for discussing the plan's conformance with adopted ordinances, plans, and policies of the city.
- (2) Sketch building elevations or renderings illustrating conceptual designs.
- (3) Proposed land uses and the following for housing: sizes, anticipated sale prices, the percentage of affordable units to be included..
- (4) Other unique site or development aspects to discuss with staff in reference to code and ordinance requirements.

(b) **Design Review Application Requirements.** A person having a demonstrable property interest in land to be included in a development review may file an application for approval on a form provided by the city manager that shall include the following:

- (1) The written consent of the owners of all property to be included in the development;
- (2) An improvement survey of the land;
- (3) All information required in [Section 9-2-X \(b\), below, "Design Review Submittal Requirements,"](#) and [9-2-15, "Use Review,"](#) B.R.C. 1981, for the type of review requested;
- (4) A written statement containing the following information:
 - (A) A statement of the current ownership and a legal description of all of the land included in the project;
 - (B) An explanation of the objectives to be achieved by the project, including, without limitation, building descriptions, sketches or

elevations that may be required to describe the objectives;

- (C) A development schedule indicating the approximate date when construction of the project or phases of the project can be expected to begin and be completed; and
 - (D) Copies of any special agreements, conveyances, restrictions or covenants that will govern the use, maintenance and continued protection of the goals of the project and any related parks, recreation areas, playgrounds, outlots or open space.
- (5) Any other information that the applicant wishes to submit;
 - (6) The fee prescribed by Section 4-20-43, "Development Application Fees," B.R.C. 1981, for the type of review requested.

(c) **Design Review Plans and Drawings Submittal Requirements.** ²The following shall be included with any application for the design review and approval process. All drawings shall be drawn to scale and shall include the date of preparation and a graphic scale. All plans shall include a north arrow.

- (1) **Context Map.** A context map, drawn to scale, showing the site and an area of not less than a 300-foot radius around the site, including streets, zoning, general location of buildings, sidewalks, and parking areas of abutting properties;
- (2) **Site Plan.** A site plan with a north arrow showing the major details of the proposed development, prepared at a scale of not less than one inch equals one hundred feet providing sufficient detail to evaluate the features of the development required by this section. The following may be shown on one or more site plans:
 - (A) Building Footprints. The location and size of all existing and proposed buildings, structures and improvements with dimensions indicating the distance from lot lines, and the general location of adjacent streets, structures and properties;
 - (B) Uses. Site and location of existing and proposed uses, including the density and type of uses;

¹ This version of the process is intended to be a template for further refinement.

² Several revisions to the submittal requirements were received. Those will be made as the process gets refined. This extensive set of plans and drawings may not be necessary?

- (C) Public Spaces. The following shall be illustrated on a site plan:
- (i) The areas that are to be conveyed, dedicated or reserved as parks, recreation areas, playgrounds, outlots or open space and as sites for schools and other public buildings;
 - (ii) The areas that are to be conveyed, dedicated or reserved for streets, alley and utility easements;
- (D) Topography. The existing topographic character of the land, showing contours at two-foot intervals and proposed topography, illustrating cut and fill;
- (E) Flood Areas. The areas subject to the one hundred-year flood as defined in chapter 9-16, "Definitions," B.R.C. 1981, and any area of the site that is within a designated space conveyance zone or high hazard zone;
- (F) Utilities. Existing and proposed utilities.
- (3) **Building Elevations.** Building elevations at a scale of one sixteenth inch equals one foot or larger illustrating the following:
- (A) The height of all building roofs;
 - (B) The grade elevations of all ground floors and visible basements;
 - (C) Indication of how elevations and heights are calculated pursuant to the definition of building height Sec. 9-16;
 - (D) Elevations and dimensions of all floor-to-floor heights;
 - (E) Materials and colors for every plane of the building;
 - (F) Roof designs;
 - (G) Building design elements to meet Section M-3 Building Types and Section M-4 Site and Building Design.
- (4) **Building Schematic Floorplans.** Building floorplans shall be included for each floor, illustrating the location of uses, common spaces, and doors and windows.
- (5) **Building Details.** Plans, sections, and elevations illustrating compliance with Section M-4 Site and Building Design.
- (6) **Traffic & Circulation Plan.** A separate site plan at a scale of not less than one inch equals one hundred feet illustrating the internal vehicular, pedestrian, and bicycle circulation systems, transit station locations within 300 feet of the site, on-site transit amenities, off-street vehicular and bicycle parking areas, service areas, loading areas and major points of access to public rights-of-way;
- (7) **Signs & Lighting Plan.** A separate signs & lighting plan at a scale of not less than one inch equals one hundred feet with the location, height and size of proposed signs, lighting and advertising devices. Lighting plan shall illustrate compliance with the Outdoor Lighting requirements of the Dark Skies Ordinance. Refer to 9-9-21(k) Signs.
- (8) **Streetscape/Landscape Plan.** A detailed streetscape and landscape plan, per Section 9-9-12, showing the spacing, sizes, specific types of landscaping materials, quantities of all plants and whether the plant is coniferous or deciduous. All trees with a diameter of six inches and over measured fifty-four inches above the ground on the property or in the landscape setback of any property adjacent to the development shall be shown on the streetscape/landscape plan.
- (9) **Shadow Analysis.** A shadow analysis depicting shadows on December 21, as described in the solar analysis instructions provided by the city manager, and depicting shadows calculated pursuant to Subsection 9-M(d), B.R.C. 1981, for those buildings that affect adjacent properties;
- (10) **Design and Construction Standards Materials.** Materials required by the City of Boulder Design and Construction Standards, including, without limitation, a traffic study, master utility plan, utility report and storm water report and plan for any application that proposes to construct or have an impact on public improvements;
- (11) **Natural Feature Plan.** Plans for preservation of natural features existing on the site or plans for mitigation of adverse impacts to natural features existing on the site from the proposed development and anticipated uses. Natural features include, without limitation, healthy long-lived trees, significant plant communities, ground and surface water, wetlands, riparian areas, drainage areas and habitat for species on the federal Endangered Species List, "Species of Special Concern in Boulder County" designated by Boulder County, or prairie dogs (*Cynomys ludovicianus*) which is a species of local concern.

Memo: Items to Incorporate into Existing Code

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Section 9-2 in Existing Code: Design Review Process

- (12) **Tree Inventory.** A tree inventory prepared by a certified arborist that has a valid contractor license pursuant to chapter 4-28, "Tree Contractor License," B.R.C., shall include the following:
- (A) The location, size, species and general health of all trees with a diameter of six inches and over, measured fifty-four inches above the ground on the property or in the landscape setback of any property adjacent to the development;
 - (B) Existing and proposed topography;
 - (C) Existing and proposed paving and structures;
 - (D) An indication of which trees will be adversely affected and what if any steps will be taken to mitigate the impact on the trees.
- (13) **Additional Submittal Requirements by Request.** The city manager may request additional information to illustrate compliance with the requirements, which may include, but are not limited to:
- (A) A three dimensional, digital model illustrating the surrounding context for view and scale analysis.
 - (B) Detailed design for open space, illustrating paving and site furnishings.
 - (C) Description of travel demand management techniques with an implementation plan, including without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials, or programs to reduce single-occupant vehicle trip generation to and from the site.
- (d) **Combined Reviews.** If a development proposal, requires approvals additional to the Design Review, such as 9-2-15, "Use Review," B.R.C. 1981, the following will apply in addition to other requirements of this chapter:
- (1) All applicable fees will be collected as prescribed in Section 4-20-43, "Development Application Fees," B.R.C. 1981.
 - (2) The notice requirements of Subsection 5 of this section shall be met for each individual type of approval required, although such notices may be combined in one document, one posting, and one publication.
 - (3) The approving agency will apply the criteria for each type of approval required.
- (e) **Public Notice of Application.** The city manager shall provide the public notice for a development review application as specified in Section 9-4-3, "Public Notice Requirements," B.R.C. 1981.
- (f) **Notice - Mineral Estate.** The applicant shall notify all owners of a mineral estate as specified in Subsection 9-4-3(e), B.R.C. 1981.
- (g) **Inactive Applications:**
- (1) If, at any point in a development review process, the city manager has notified the applicant that additional or corrected materials are required, and the applicant has not submitted those materials within 60 days after the date of such notification, the application will be considered withdrawn. The city manager may extend the 60-day period if requested by the applicant prior to its expiration and upon the applicant's demonstrating good cause for the additional delay.
 - (2) Any re-submittal of the application after the 60 day deadline will be treated as a new application for purposes of review, scheduling, public notice, and payment of application fees.
- (h) **Decision.** The city manager shall be responsible for approving or denying all Design Review applications based on the provisions of this Appendix M, and any other applicable city code or ordinance.
- (1) **Evaluation.** The city manager shall, after acceptance of the application, review the application for compliance with codes and ordinances. The city manager shall provide the applicant with a written evaluation of the application and whether it meets or does not meet codes and ordinances, and what modifications are required.
 - (2) **Corrections or Changes.** The applicant shall be afforded a maximum of 60 days to make any corrections or changes required by the city manager. If corrections or changes are not submitted in the prescribed time period, the application shall be considered withdrawn.
 - (3) **Approval.** The city manager shall approve the application in whole or in part, with or without modifications and conditions, or deny the application.
 - (4) **Disposition.** The city manager will mail a written disposition of approval or denial with the reasons for denial to the applicant, appeal body and to any person that requested notification of the final decision. A decision not referred

to, appealed to, or called-up by the planning board is final 14 days after the date of approval indicated on the disposition.

- (i) **Appeals.** Following the city manager's decision, an applicant may make an appeal per the provisions of Section 9-4-4, "Appeals, Call-Ups and Public Hearings," B.R.C. 1981.
- (j) **Call-Ups.** The planning board may call-up any decision by the city manager pursuant to Section 9-4-4, "Appeals, Call-Ups and Public Hearings," B.R.C. 1981³. The city council may call-up any planning board decision pursuant to Section 9-4-4, "Appeals, Call-Ups and Public Hearings," B.R.C. 1981.
- (k) **Subdivisions.**
 - (1) **Project Approved through Design Review.** An approved project may be subdivided under chapter 9-12, "Subdivision," B.R.C. 1981. The approved design review site plan may substitute for a preliminary plat if it meets the requirements of Section 9-12-6, "Application Requirements for a Preliminary Plat," B.R.C. 1981. As part of subdivision review, the city manager will consider any conditions of the design review approval and assure that they will be met within the future subdivision.
 - (2) **Simultaneous Preliminary Plat Process.** The preliminary plat process may be simultaneous with Design Review process.
- (l) **Minor Modifications to Approved Projects.** Up to 5 minor changes to any component of a design review project may be approved by the city manager without submittal of a new design review application if such changes still meet the requirements of all city codes and ordinances.
 - (1) **Noted as Revisions.** All minor modifications shall be noted, signed, and dated on the approved plans.
 - (2) **Minor Changes.** A minor change shall meet all of the following requirements:
 - (A) The changes does not include any change in frontage or cap type or facade materials.
 - (B) The change does not significantly alter the building footprint, the location of windows

and doors, or overall heights by more than 3 feet in dimension.

- (C) The change does not alter circulation on the site or result in a reduction in quality of approved public spaces.
 - (D) The application must meet the requirements of Title 9.
- (3) **Process.** A minor modification to an approved project requires submittal of a minor modification application to the city manager. The city manager shall, after acceptance of the application, review the application for compliance with codes and ordinances. The city manager shall approve the application in whole or in part, with or without modifications and conditions, or deny the application within XX days of acceptance of the application.

SECTION 9-2 IN EXISTING CODE: EXCEPTIONS

The city manager may approve exceptions from the requirements of the Special Design Area. pursuant to the following standards:

- (a) **Application.** The requested exceptions shall be noted on the plans and in the written explanation of the project included with the Design Review application submitted to the city manager.
- (b) **Standards for Approval.** The city manager may approve the exceptions under the following conditions:
 - (1) **Special Circumstances.** Special circumstances, such as but not limited to the size of lot, shape of lot, existing lot topography or adjacent topography, or surrounding structures and improvements, exists on the property.
 - (2) **Necessary to Fulfill the Intent.** The granting of the exception is necessary to fulfill the intent of the regulations as stated in M-1. Overview and elsewhere throughout this Appendix M.
 - (3) **Surrounding Effects.** The effect of granting the exception will not negatively impact surrounding properties or the neighborhood and will not limit the ability of other properties to fulfill the regulations.
- (c) **Administrative Exceptions.** The city manager may approve minor exceptions to any dimension or percentage for the following:
 - (1) **Building Location.** The location of the building within up to one foot from any minimum setback requirement or build-to zone width/location.

³ Process may need to be revised to allow for exceptions approved by the Planning Board or BDAB? Location of this call-up line item may also need to be re-evaluated. When does Planning Board get notified of the project?

Memo: Items to Incorporate into Existing Code

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Section 9-2 in Existing Code: Design Review Process

- (2) **Impervious Coverage.** Up to a 10 percent increase in total impervious coverage, not to exceed the total amount of permitted impervious plus semi-pervious coverage.
 - (3) **Type A Frontage Lot Line Coverage.** For the Commercial Center Building only, up to 10 percent decrease in Type A Frontage Lot Line Coverage requirements.
 - (4) **Story Height.** Additional height of any floor-to-floor story height up to 2 feet, as long as the overall building height does not exceed the allowable height of all floors at maximum permitted height.
 - (5) **Transparency.** A 2 percent reduction in transparency of a non-Type A frontage facade and/or an increase in blank wall area by 4 square feet on a non-Type A frontage facade.
- (d) **Minor Design Exceptions.** The Planning Board/BDAB⁴ shall review and make a recommendation to the city manager for the following exceptions.
- (1) **Alternative Building Materials.** Alternative building materials from the requirements of M-4.A through D, with the exception of the prohibited materials. The applicant shall submit samples and local examples of the material.
 - (2) **Facade Variety Alternative.** A reprieve from the facade variety requirements specified in M-4.G.3. Facade Variety may be approved by the city manager. The Applicant shall submit fully rendered elevations and three-dimensional drawings of all street facades with materials samples for all surfaces to prove the building design fulfills the intent of the overall regulations without achieving this specific regulation.⁵
 - (3) **Existing Buildings.** The following exceptions apply to additions to an existing building(s).
 - (A) Type A Frontage Lot Line Coverage. The minimum Type A frontage property line coverage may be waived with an existing coverage of at least 60 percent; however, any expansion on the ground story shall contribute to the extension of the front property line coverage.
 - (B) Build-To Zones/Setbacks. The requirements for building placement may be waived if the existing building is within 5 feet of any

minimum yard requirement or build-to zone width or location.

(C) Minimum Heights. The minimum height of the ground story and upper story may be increased or decreased by up to 2 feet for existing stories.

(D) Other Existing Building Exceptions. Other dimensional requirements may be modified up to 5 feet or 10 percent, whichever is less, unless otherwise modified by this section.

(4) **Other Minor Design Exceptions.** Other minor design exceptions may be specified throughout this Appendix M.

(e) **Major Design Exceptions.**⁶ Major exceptions from any Building Form requirement per Section M-3 or General Site and Building Design Requirements per Section M-4 not specified as an administrative exception or a minor design exception may be submitted with the design review application and will be reviewed and approved, denied, or approved with conditions by the City Council.

⁴ Approvals would still technically be by city manager, so either board could provide recommendation.

⁵ Consider removing this exception. This regulation is strongly supported by staff and the working group.

⁶ This really needs further definition. We could just write this to be a site review submittal? or we could further define a process by which the council reviews it.



M-1. Overview

NEED TO REPLACE THIS IMAGE

M-1. Overview

Section 9-2 in Existing Code: Design Review Process

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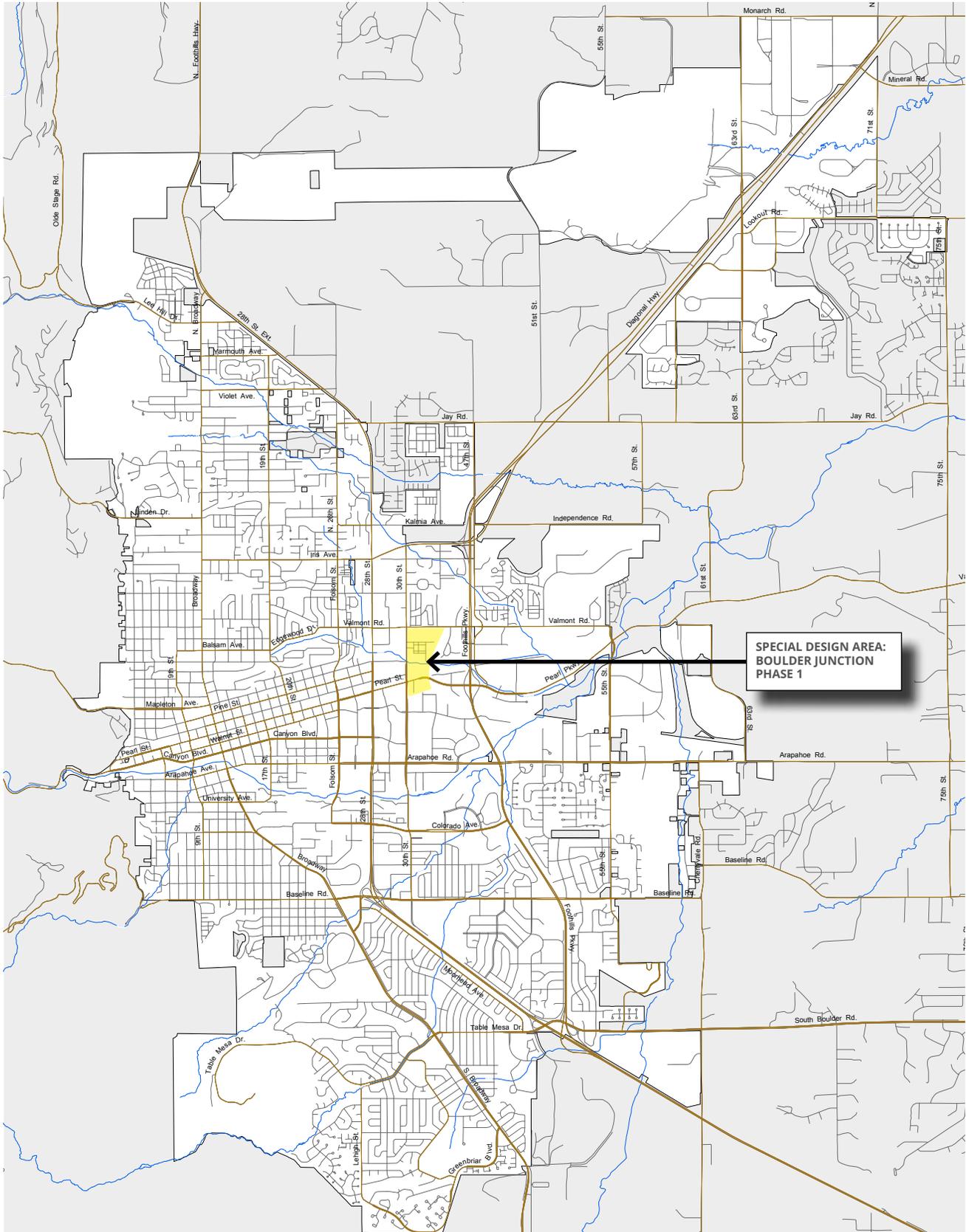


Figure M-1 (1). Location of Special Design Areas

A. PURPOSE

These regulations are established to provide building form and special design requirements for development within the Special Design Areas.

- 1. Implement the Plans.** The Special Design Area requirements shall implement the desired development defined by the plans for each Special Design Area in addition to the Boulder Valley Comprehensive Plan.
- 2. Specific to Each Special Design Area.** These requirements set building form and site development requirements to achieve an appropriate form, scale, and intensity specific to each Special Design Area.

B. APPLICABILITY

In addition to the requirements of Sec. 9-1-3, the following applies to the Special Design Areas:

- 1. Specific Locations.** The specific locations within the City of Boulder, Colorado, where Special Design Area requirements apply are shown on Figure M-1(1). Those locations currently include:¹
Boulder Junction Phase I
- 2. Compliance Required.** No building, structure or land may be erected, constructed, moved, or altered within a Special Design Area except in conformance with the regulations of this Appendix M.
- 3. Site Review Approved Developments.** Any development within the Special Design Area that has received a site review approval prior to the adoption of this code is not subject to these requirements.

C. GENERAL DESIGN GOALS

The following statements provide the general design intent of the regulations within the Special Design Areas:²

- 1. Boulder's Unique Sense of Place.** Preserve and

¹ Insert other areas as added? Alternatively separate sections for each project could be included. The system used here allows the city to utilize the same building types with different requirements for different locations. Might consider having one chapter for mixed-use areas, another for historic residential areas (if desired to be form-based), and so on.

² These are pulled (some modified slightly to combine) from the more general statements included in the Site Review Criteria. Best to have less than 10 goals usually...keep them broad.

enhance the community's unique sense of place through creative design that respects historic character, context, and scale, **while supporting a more sustainable future by accommodating future populations appropriately, reducing dependence on automobiles and the energy grid, and promoting the community's bicycle and pedestrian culture.**³

- 2. Human-Scaled Building Design.** Design to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, human-scaled high-quality materials, and the creation of transparency and activity at the pedestrian level.
- 3. A Variety of Housing Types.** Assist the general community in producing a variety of housing types, such as multifamily, townhouses and detached single family units, as well as a variety of lot sizes, number of bedrooms, and sizes of units.
- 4. Efficient, Adaptable, Sustainable Buildings.** Build buildings to last, with flexible design to allow changes in uses over time. Buildings shall minimize or mitigate energy use; maximize and support on-site renewable energy generation and/or energy management systems; minimize construction waste; mitigate urban heat island effects; and reasonably mitigate or minimize water use and impacts on water quality.
- 5. Provision of Open Space.** Provide relief from density in the form of accessible, proximate, functionally usable open space, with a balance of active and passive recreation areas, and public and private areas, to meet the needs of anticipated residents, occupants, tenants, employees, and visitors of the property.
- 6. Support of Multi-Modal Mobility.** Provide safe and convenient connections to support multi-modal mobility and promote alternatives to the automobile through and between properties. Connections shall be accessible to the public within the project, and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, paseos, and multi-use paths.

³ I've modified this statement to further expand upon Boulder's unique sense of place...addressing energy efficiency, supporting bike culture, yet accommodating more affordable housing?

D. ORGANIZATION & SCOPE

The following is in addition to sec. 9-1-2 "How to Use this Code" of the Land Use Code and outlines the organization and scope of the regulations included in this Appendix M.

1. **Sections Included in this Appendix.** This appendix is organized into the following sections:
 - a. **Section M-1: Overview.** The overview includes definition of the purpose of the Special Design Areas, how the requirements for the Special Design areas apply, and the separate regulating plans for each location to which the Special Design Area requirements apply.
 - b. **Section M-2: Public Realm.** In addition to the requirements of Sec. 9-9-4 Public Improvements, Section M-3 includes general street and block layout requirements and minimum public outdoor space requirements, applicable to all Special Design Areas, unless otherwise stated. Street types and **Public Outdoor Space Types** are also included in this section to guide the design of streets and other public spaces.
 - c. **Section M-3: Building Types.** A range of building types are specified for use in the **Special Design Areas**.⁴ Refer to M-1.G. Regulating Plans to determine which building form applies to the site. The form regulations within this appendix for the specific building types supersedes the form requirements of Table 7-1 of Chapter 9-7, "Form and Bulk Standards," B.R.C. 1981.^{5,6}
 - d. **Section M-4: Site and Building Design.** A series of general site and building design requirements are specified for the Special Design Areas and are applicable to all of the building types, unless otherwise stated.
2. **Section 9-6: Uses.** For information on allowed uses and uses allowed by conditional or Use Review, refer to Chapter 9-8, "Use Standards," B.R.C. 1981. Distribution of the permitted uses may also be addressed by M-3. Building Types.
3. **Section 9-7: Form and Bulk Standards.** Form and bulk standards, including such requirements as

setback, building height, side yard bulk plane, side wall articulation, and maximum building coverage, specified within Table 7-1 of Chapter 9-7, "Form and Bulk Standards," B.R.C. 1981, are superseded by M-3. Building Types in this appendix M.

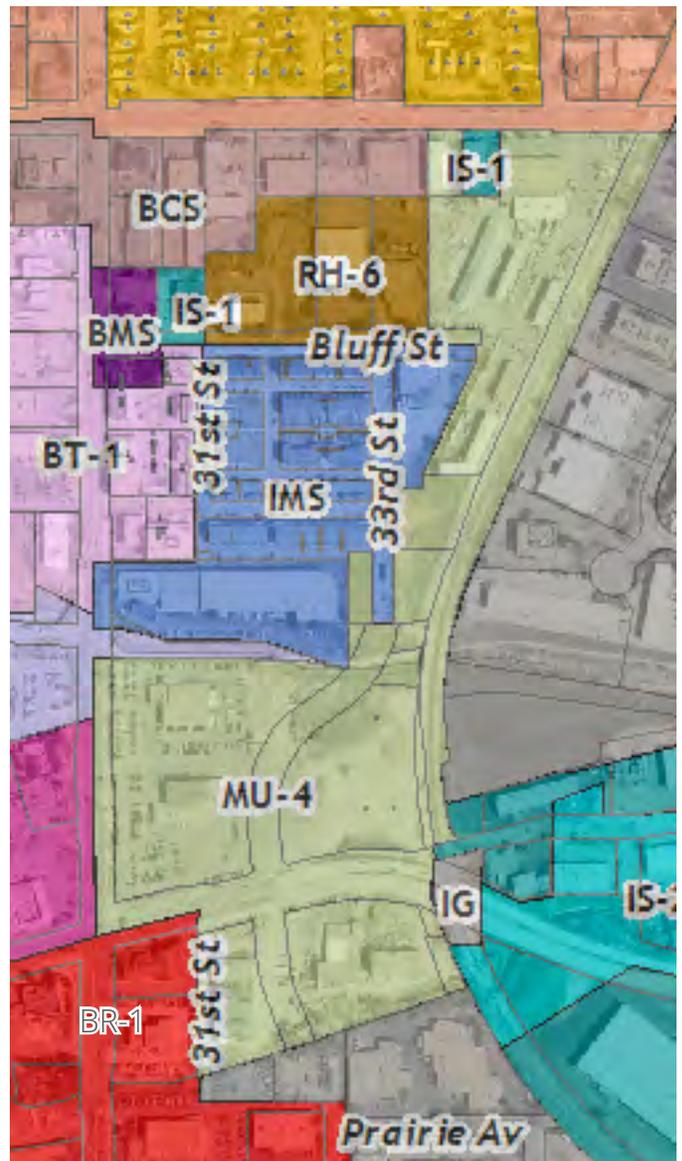
4. **Section 9-8: Intensity Standards.** With the exception of Sections 9-8-5, "Occupancy of Dwelling Units," B.R.C. 1981, 9-8-6, "Occupancy Equivalencies for Group Residences," and 9-8-7, and "Density and Occupancy of Efficiency Living Units," B.R.C. 1981, the requirements within Chapter 9-8, "Intensity Standards," B.R.C. 1981 are superseded by the requirements of this appendix.
5. **Section 9-9: Development Standards.** Portions of Sec. 9-9 are applicable to the Special Design Areas and portions are superseded as follows:
 - a. **Applicable Subsections.** The following subsections are applicable:
 - i. **9-9-1.** Intent
 - ii. **9-9-2.** General Provisions
 - iii. **9-9-4.** Public Improvements
 - iv. **9-9-6.** Parking Standards
 - v. **9-9-9.** Loading
 - vi. **9-9-10.** Easements
 - vii. **9-9-12.** Landscape and Screening Standards
 - viii. **9-9-14.** Parking Lot Landscape Standards
 - ix. **9-9-15.** Fences and Walls
 - x. **9-9-16.** Lighting, Outdoor
 - xi. **9-9-17.** Solar Access
 - xii. **9-9-18.** Trash Storage and Recycling Areas
 - xiii. **9-9-19.** Swimming Pools, Spas, and Hot Tubs
 - xiv. **9-9-20.** Addressing
 - xv. **9-9-21.** Signs
 - xvi. **9-9-22.** Trip Generation Requirements for the MU-4, RH-6, and RH-7 Zoning Districts.
 - b. **Other Subsections.** The subsections not listed above (M-1.B.5.a) apply as follows:
 - i. **9-9-3.** Building Design is superseded by M-3.
 - ii. **9-9-5.** Site Access Control is generally applicable, but further definition is provided for hierarchy of access location in M-4.B.2.
 - iii. **9-9-7.** Sight Triangles is superseded by M-2.D.5.

⁴ These building types could be used in other locations with different criteria and/or additional building types may be added as other areas are mapped.

⁵ Format change to how the BRC is referenced. Need to do throughout.

⁶ This also needs to include the intensity requirements for floor area ratio and open space per unit, now applied by building type.

- iv. **9-9-8.** Reservations, Dedication, and Improvement of Rights-of-Way is generally applicable, but portions are superceded per M-2.
 - v. **9-9-11.** Usable Open Space is superceded by M-3 Building Type requirements for site-level open space and M-2.F. Public Outdoor Space Types.⁷
 - vi. **9-9-13.** Streetscape Design Standards is applicable, but additional requirements are specified in M-2.E. Streetscape Design Requirements.
- 6. Subdivisions.** For subdivision requirements, refer to chapter 9-12 "Subdivision," B.R.C. 1981.
- 7. Other Codes and Ordinances.** All other applicable codes and ordinance requirements are applicable unless otherwise stated herein.



⁷ The open space requirements in this existing code section are generally small scale site level landscape areas and include items such as balconies, parkways, and gardens associated with the building. This type of language has been added to M-4.B Treatment of Yards. Public Realm public outdoor space requirements are meant to be a bit larger in scale and require gathering spaces.

Existing Zoning Map included here for reference only during review. Will be removed for final document.

E. NONSTANDARD STRUCTURES.

- 1. Applicability.** The provisions of Chapter 9-10 Nonconformance Standards, B.R.C. 1981 shall be fully applicable to all structures and uses within the Special Design Area, with the exception of the requirements in Subsections 9-10-2 (c) Replacement of Nonstandard Architectural Building Features” and 9-10-3 (a) “Nonstandard Buildings and Structures”, superceded by this section.⁸
- 2. Purpose & Scope.** Adoption of the Special Design Area requirements may create nonstandard buildings. The purpose of the following is to allow these nonstandard buildings to be changed and upgraded without requiring their elimination, if the change would not substantially adversely affect the surrounding area and the if the change would not increase the degree of nonconformity with the regulations.
- 3. Expansions and Renovations to Nonstandard Structures.**
 - a. Expansions.** Any expansion greater than 60 percent in floor area square footage, including multiple expansions over a 5 year period, shall meet all requirements of this Appendix M: Special Design Area.
 - b. General Design Requirements.** The applicable requirements of M-4. Site & Building Design shall be met for any facade being revised or renovated under any of the following circumstances:
 - i. New exterior facades as a result of expansion of additional floor area;
 - ii. Renovation resulting in the replacement of 30 percent or more of the exterior facade material;
 - iii. Renovation or addition of 30 percent or more of the windows on any exterior facade;
 - iv. Renovation or addition to any door or balcony located on any exterior facade.
 - c. Facade Requirements.** If the facade exists or will be constructed within the required build-to zone of these regulations, the Facade

Requirements, not including the Cap Types, of the applicable building type shall be met if any one of the following is included in the renovation or expansion:

- i. New exterior facades as a result of expansion of additional floor area.
 - ii. Installation of two or more additional doors or a change in location of two or more doors.
 - iii. Expansion or change in location of 30 percent of window area.
 - iv. Replacement of 30 percent or more of facade materials with a different facade material.
- d. Roof Renovation.** The Cap Type Requirements of the applicable building type shall be met if renovation of the shape or style of more than 60 percent of the roof occurs, and if 30 percent of the façade exists within the build-to zone of the applicable building type.

F. REVIEW PROCESS & EXCEPTIONS

Refer to Section 9-2, B.R.C. 1981, for the review and exceptions processes for all projects within a Special Design Area.

⁸ Typically there is more nonconformance generated by the detailed design requirements of a new form-based code applied with existing buildings in an area. So, usually, we allow more extensive additions to nonconforming structures. However, the goal is to push those existing buildings toward conformance, so if the building is located appropriately and money will be spent on the facades, those design changes should bring the building towards conformance.

G. REGULATING PLANS

The regulating plan provides the framework of the regulations that apply to each parcel in each area.⁹

1. Boulder Junction Phase I Regulating Plan. Refer to [Figure M-1 \(2\). Regulating Plan: Boulder Junction Phase I](#). The regulating plan specifies the following:

- a. New Streets and Alleys.** The location of required new streets and alleys (per the Transit Village Area Plan) is specified to implement walkable blocks and the requirements of the area plan. Refer to [M-2. Public Realm](#) for street and alley requirements.
- b. New Pedestrian & Bicycle Ways.** The location of required new paseos and new multi-use path locations are specified to implement a high level of walkability and bike-ability consistent with the goals of the area plan. Refer to [M-2.C. Street & Public Way Types](#) for paseo and multi-use path requirements. Additional paseos may be provided for any sites.
- c. Permitted Building Types.** The locations for building types are shown.
 - i. Refer to [M-3. Building Types](#) for requirements of building types.
 - ii. The Civic building type (refer to M-3.G) is permitted in all locations, but limited to specific uses.
 - iii. Special height requirements for the General Building are located on the regulating map and set in [M-3.E. General Building Type](#).
- d. Required Storefront.** In addition to locations specified for storefront buildings (Main Street and Commercial Storefronts), portions of the Type A Frontage of some General Buildings are required to have storefronts. These locations are shown on [Figure M-1 \(2\). Regulating Plan: Boulder Junction Phase I](#). The locations shown are at key intersections or adjacent to public space and are regulated by [M-3.E. General Building Type](#).
- e. Type A and Type B Streets.** Type A and B Street define how the buildings are required to relate to the street and how access is located. Type A and Type B Frontages are shown on the regulating plan and referenced in the building types ([Section M-3](#)). Refer to [M-3.A. General](#)

[Requirements](#) of Building Types for definition and further explanation.

- f. Required Public Outdoor Space Locations.** The general location for additional open spaces is shown to achieve a distribution of small [Public Outdoor Space Types](#) within 1/8th of a mile of all building entrances. Refer to [M-2.F. Public Outdoor Space Types](#) for additional information.
- g. Terminated Vistas.** When a street terminates or curves at a parcel, the site design or building shall include a feature to terminate the view from the street. The parcel shall include one of the following:
 - i. If the parcel is open space, any public outdoor space type (refer to [M-2.F](#)) shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or grid of trees, a sculpture, a gazebo or other public structure, or a fountain.
 - ii. If the parcel is not utilized as open space, the facade of a building, whether fronting a Type A street or not, shall terminate the view. The building shall incorporate one of the following treatments to terminate the view: a tower, cupola, bay, or courtyard.
 - iii. In no case, shall a parking structure or a surface parking lot terminate a vista.
 - iv. Where key street termini are noted on the regulating plan, a tower is required. Refer to [M-3.I. Cap Types](#).

⁹ Additional form-based areas would each have their own regulating plans, located here, as items 2, 3, and so on.

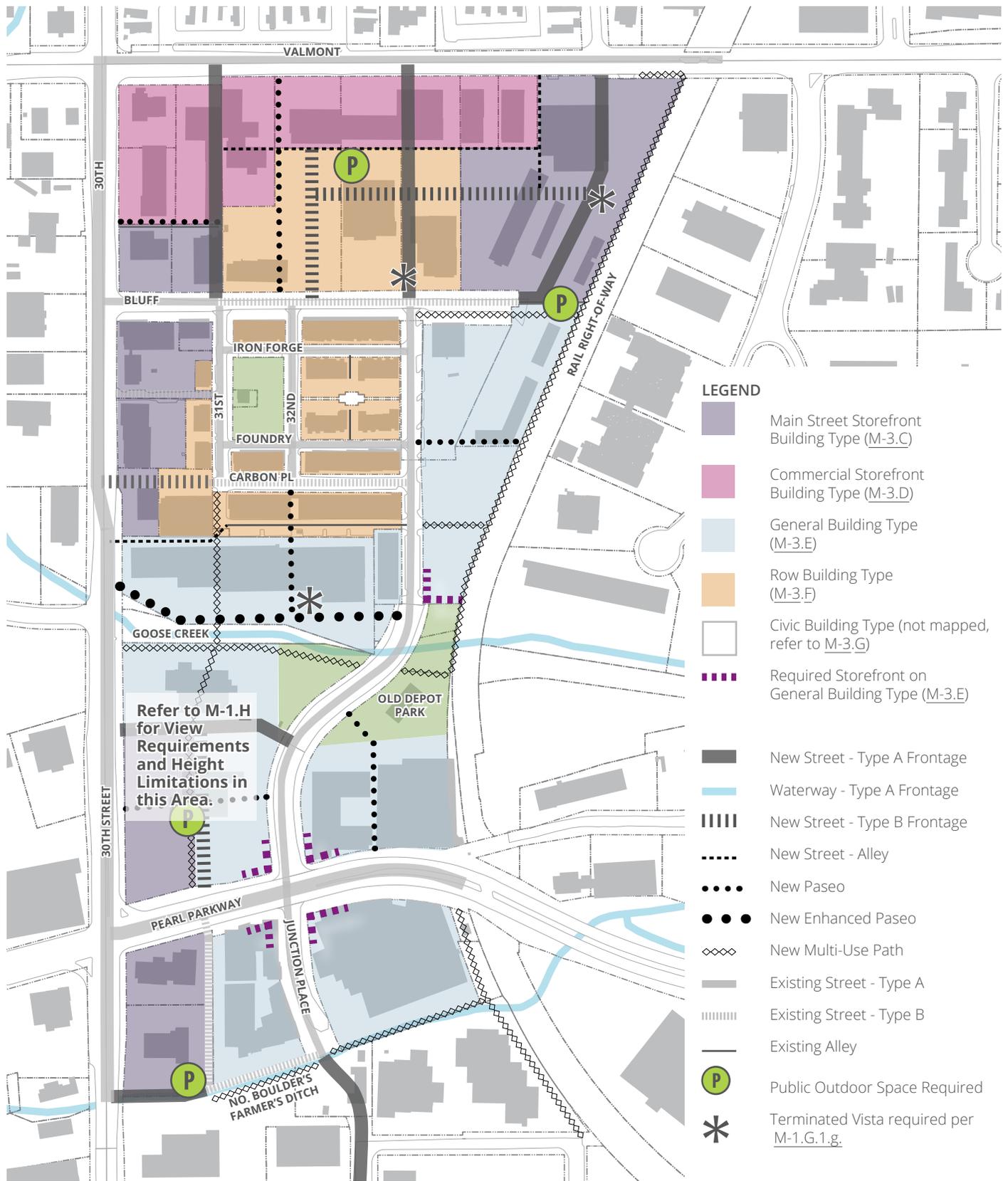
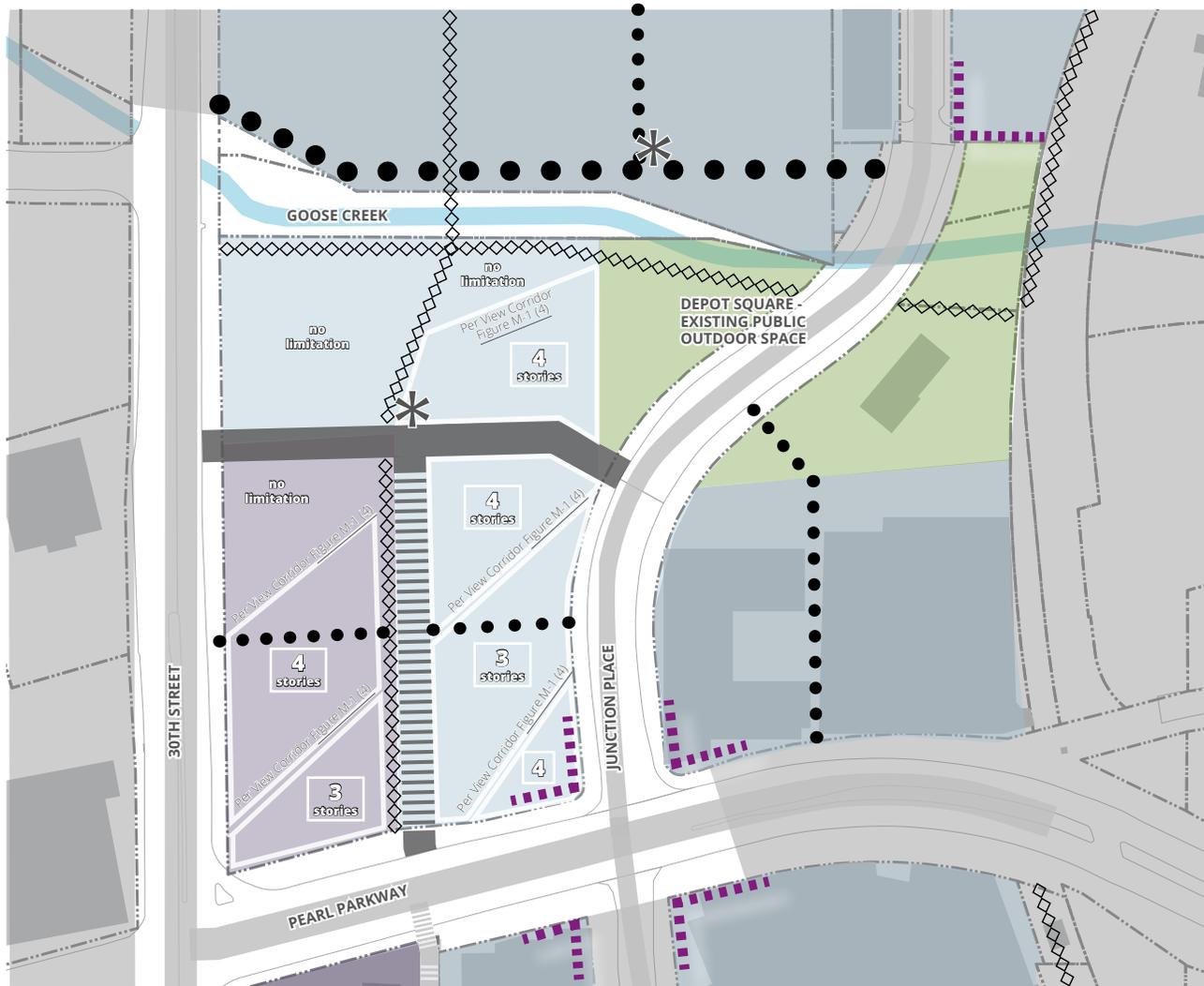


Figure M-1 (2). Regulating Plan: Boulder Junction Phase I

M-1. Overview

Regulating Plans

DRAFT



LEGEND

- | | | | |
|---|--|---|------------------------------|
|  | Main Street Storefront Building Type (M-3.C) |  | New Street - Type A Frontage |
|  | General Building Type (M-3.E) |  | Waterway - Type A Frontage |
|  | Civic Building Type (not mapped, refer to M-3.G) |  | New Street - Type B Frontage |
|  | Required Storefront on General Building Type (M-3.E) |  | New Street - Alley |
|  | Maximum Height permitted in locations |  | New Paseo |
|  | Public Outdoor Space required to retain views per View Corridor Figure M-1 (4) |  | New Enhanced Paseo |
|  | Street Terminus required per M-1.G.1.g. |  | New Multi-Use Path |
| | |  | Existing Street - Type A |
| | |  | Existing Street - Type B |

Figure M-1 (3). Regulating Plan Inset: SE Corner of Boulder Junction Phase I

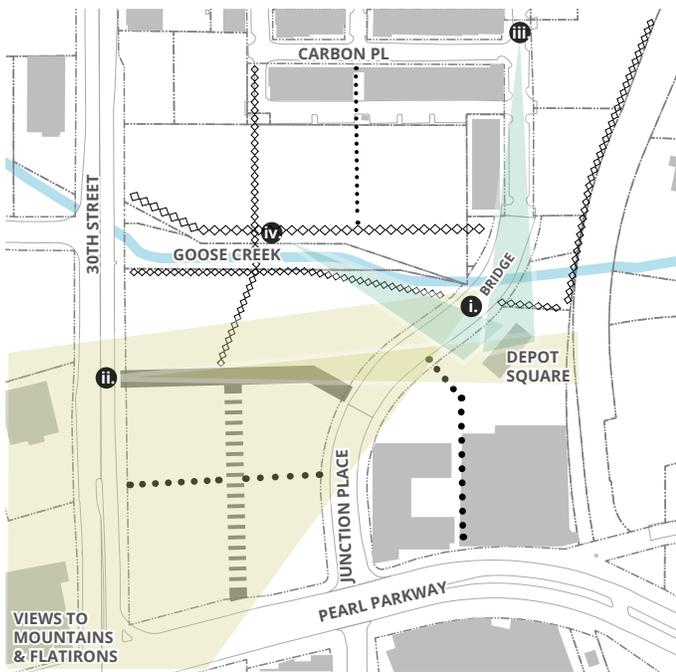


Figure M-1 (4). View Corridors to Retain

H. VIEW CORRIDORS

1. **Boulder Junction Phase I.** Refer to Figure M-1 (3) and Figure M-1 (4) for view corridors through specific sites in Boulder Junction Phase I.

a. **Intent to Preserve Views.** The intent of the following requirements is to preserve the following views, also illustrated on Figure M-1 (4):

- i. From the southernmost point of the Depot Square bridge through the site to the Flatirons and west to tops of mountains as shown in yellow on Figure M-1 (4).
- ii. From 30th Street down the new east-west street between Goose Creek and Pearl

- iii. From Junction Place north of the Depot Square bridge, south to the old Depot Building in Depot Square as shown in light blue in Figure M-1 (4).
- iv. From the north side of Goose Creek at approximately the intersection between the north-south multi-use path and the east-west Enhanced Paseo, to the old Depot Building in Depot Square as shown in light blue on Figure M-1 (4).

b. **Height Limitations.** Building heights shall be limited on the sites affected by the preserved view corridors and further refined during the documentation process as follows:

- i. Maximum building heights are shown in stories on Figure M-1 (3). Refer to M-3. Building Types for floor-to-floor heights for stories.
- ii. Specific location of view corridors limits, and heights required to preserve those views, shall be further refined by the documentation, required in Subsection E.1.c, below.
- iii. Upon review of documentation submitted, the city manager may require additional limitation up to 50 feet in any direction horizontally of the limits shown.
- iv. Roof top mechanicals, utilities, and appurtenances shall not be located within the limited view corridors.

c. **Documentation Required.** Documentation shall be submitted with Design Review application as follows.



Figure M-1 (5). Example Documentation of Preserved Views from Junction Place Bridge

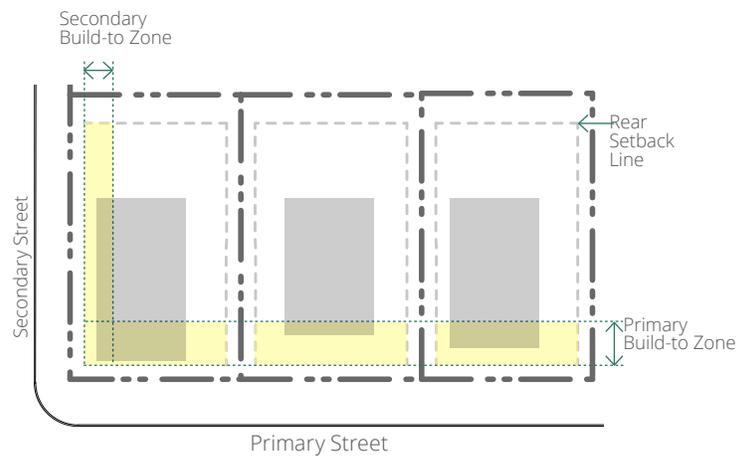
Definitions

- i. Plan illustrating location of mountain range, notation of Flatirons 1 through 5, location of building footprints with heights noted, location of streets, and location of public outdoor space.
- ii. Three-dimensional, geographically accurate digital model illustrating the views noted as well as any additional views preserved through the site, and including photographically depicting the mountains in their accurate geographic locations.¹⁰ Refer to Figure M-1 (5). Example Documentation of Preserved Views from Junction Place Bridge.

I. DEFINITIONS

For the purposes of this document, the following terms shall have the following meanings:

1. **Balcony.** A platform that projects from a facade of a building above grade and is enclosed by a parapet or railing. Does not include false balconies, sometimes referred to as juliet balconies or balconets, consisting of a railing across a door with no outdoor platform.



BUILD-TO ZONES ALONG FRONTAGE LINE

A build-to zone indicates a zone or area in which the facade of a building must be located. The use of a build-to zone allows control over building placement, while the range provides some flexibility. This method provides more predictability in building placement.



SETBACK LINES ALONG FRONTAGE LINE

A setback line indicates the closest a building may be placed to a property line, but is silent on where behind that line a building may be placed.

Figure M-1 (6). Build-to Zone & Setback Lines

¹⁰ Can we legally say Google Earth or similar? CAO says no.

- 2. **Build-to Zone.** An area in which the facade of a building shall be placed; it may or may not be located directly adjacent to a lot line. The zone dictates the minimum and maximum distance a structure may be placed from a lot line. Refer to [Figure M-1 \(6\). Build-to Zone & Setback Lines.](#) [Figure M-1 \(7\). Facade Definition.](#)
- 3. **Expression Line.** An architectural feature consisting of a decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least 2 inches from the exterior facade of a building typically utilized to delineate the top or bottom of floors or stories of a building or divide a facade into smaller sections.

Vertical elements may include a column, pilaster, or other continuous vertical ornamentation. Horizontal elements may include a cornice, belt course, molding, string courses, canopy, balcony, or other continuous horizontal ornamentation and projections.
- 4. **Facade.** For the purposes of this appendix, facade refers to all facades that would be included in an drawing elevation of the building as well as any facades connecting those facades. Refer to [Figure M-1 \(7\). Facade Definition.](#)

- 5. **Frontage, Type A.** A frontage along a Type A Street that receives priority over other frontages in terms of locating principal entrances, prioritizing facade design elements, and incorporating design requirements associated with pedestrian orientation.
- 6. **Frontage, Type B.** A frontage along a Type B Street that allows for a lower level of facade treatment as well as permits locations for garage and parking lot driveway entrances.
- 7. **Impervious Site Coverage.** The percentage of a lot developed with principal or accessory structures and other impervious surfaces, such as driveways, sidewalks, and patios.
- 8. **Occupied Building Space.** Interior building space regularly occupied by the building users. It does not include storage areas, utility space, vehicle service areas, or parking.
- 9. **Paseo.** A pathway designed for use by pedestrians, located mid-block, allowing pedestrian movement through the block from one street to another without traveling along the block's perimeter.
- 10. **Porch.** For the purposes of this Chapter, a porch is a roofed, raised structure at the entrance to

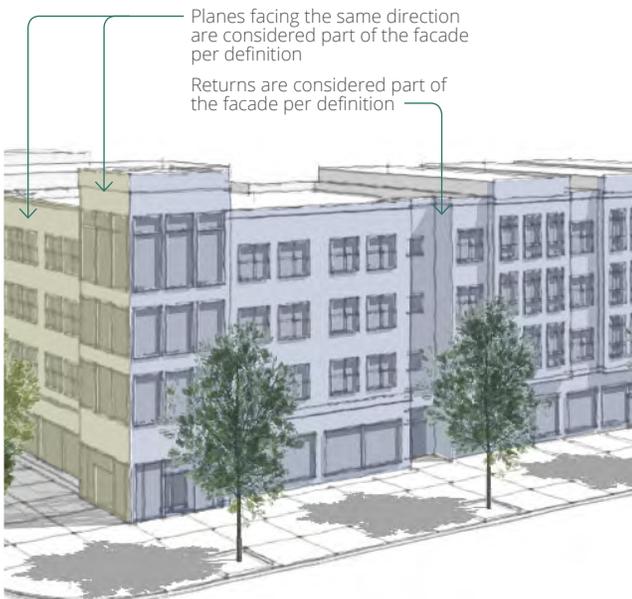


Figure M-1 (7). Facade Definition.

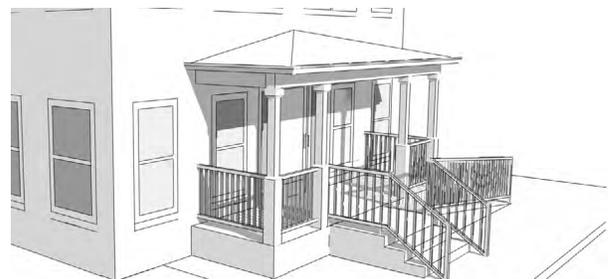


Figure M-1 (8). Example of a Porch.

Definitions

the building, and a transition between the interior of the building and the exterior yard or adjacent sidewalk. Refer to [Figure M-1 \(8\)](#). Example of a [Porch](#).

11. **Semi-Pervious Surface.** Also referred to as semi-pervious material. A material that allows for at least 40% absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, or green roofs.
12. **Stoop.** A platform entranceway at the door to a building, providing a transition between the interior of the building and the sidewalk outside the building. The stoop may be elevated or at grade, and may be covered by a canopy or awning. Refer to [Figure M-1 \(9\)](#). Example of a [Stoop](#).
13. **Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.¹¹

¹¹ Current general definition of: Basement means that portion of a building that is partially or totally below grade such that no portion of the space extends more than two feet above the natural grade around the perimeter of the building. (See Figure 16-1 of this section.)



Figure M-1 (9). Example of a Stoop

14. **Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
15. **Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
16. **Street, Type A.** A street designated on the Regulating Plan that receives priority over other streets in terms of setting front lot lines and locating building entrances. Refer to [Figure M-1\(2\)](#) Regulating Plan for mapped location of Type A streets.
17. **Street, Type B.** A street designated on the Regulating Plan that receives lower priority than Type A Street in terms of building frontage and facade requirements allows for a lower level of facade treatment as well as permits locations for garage and parking lot driveways entrances. Refer to [Figure M-1\(2\)](#) Regulating Plan for mapped location of Type B streets.
18. **Transparency.** The measurement of the percentage of a facade that has highly transparent, low reflectance windows with minimum 55 percent transmittance factor and a reflectance factor of not greater than 0.25
19. **Visible Basement.** A half story partially below grade and partially exposed above with required transparency on the street facade. 5
20. **Way, Public.** Public ways, for the purposes of this Appendix M, include streets, paseos, and multi-use paths. Alleys are not included in the requirements for public ways.
21. **Yard, Rear.**¹² A yard extending from the rear building facade to the rear lot line between the side yards or, on a corner lot, between the street adjacent side and side yards.

¹² For the special design area, it would be helpful to redefine the rear yard as between the side yards, where the side yards extend all the way to the rear lot line. Typically, we locate all of the “undesirables” (parking, loading, etc.) in the rear yard, meaning it is screened from the street fully by building. If we do not revise the rear yard definition as shown in this draft, I will need to define it as something else (“parking yard”).



M-2. Public Realm



A. PUBLIC REALM PLANS

Public realm plans build upon the framework established by the regulating plans for locations within the Special Design Area and focus on the street, paseo, multi-use path, and public outdoor space requirements for the specific area. The requirements of the public realm plan are applicable to each parcel within the Special Design Area.

1. Boulder Junction Phase I Public Realm Plan.

Refer to Figure M-2 (1) for the Public Realm Plan established for Boulder Junction Phase I. The public realm plan is provided to illustrate the requirements of the Transit Village Area Plan (TVAP), Chapter 4 Transportation Connections. The public realm plan illustrates the following:

- a. **Intent.** The location of required new streets, alleys, paths, and paseos, is specified to implement walkable, bikeable blocks and the requirements of the Transit Village Area Plan (TVAP), specifically Chapter 4 Transportation Connections.
- b. **Required Public Ways.** All public ways, including streets, alleys, paseos, and multi-use paths, shall be constructed on the parcels shown unless otherwise stated in this subsection.
 - i. **Additional Public Ways.** Additional public ways of the types specified may be included.¹
 - ii. **Elimination.** Public ways shall not be eliminated, unless through a **Major Exception (Sec. 9-2)**.
 - iii. **Alternatives.** Alternative street layouts may be requested through a **Minor Design Exception**² process (refer to Sec. 9-2) and the amendment process defined by the Transit Village Area Plan (TVAP), Chapter 4 Transportation Connections.
- c. **Orientation of Public Ways.** New public ways shall be generally oriented as shown, but may curve or angle in between end points.
 - i. Paseos and multi-use paths may curve, jog, or angle within a 10 foot offset in either direction from the location shown.³

d. **Shared Frontage on Public Ways.** New public ways shown on the edge of parcels shall be located on the parcels as shown on Figure M-2 (1). Public Realm Plan: Boulder Junction Phase I.

- i. **New Street or Alley.** The edge of the right-of-way or easement for the new public way shall be located within 5 feet of the parcel line and shall be designed to allow utilization by the adjacent parcel, as shown by the shared frontage symbol on Figure M-2 (1). Public Realm Plan: Boulder Junction Phase I.
 - ii. **Paseos or Multi-Use Paths.** The paseo or multi-use path shall be constructed to allow frontage on the adjacent parcels as illustrated by the shared frontage symbol.
 - iii. **Straddling the Parcel Line.** The location of the new public way may straddle the parcel line if coordinated in writing with the adjacent parcel owner. The full street shall be constructed at the time of any development approval unless a half street or otherwise is approved through a **Minor Design Exception**.
- e. **Flexible Locations of Public Ways.** Public ways shown wholly within a development site, to be developed on both sides within the same development, may be located per the following:
- i. **New Street or Alley.** New streets or alleys may be located within 50 feet⁴ of the location shown. Relocated streets and alleys shall have either a building or public outdoor space type on both sides. Where shown connecting to an existing street, that end point shall be maintained.⁵
 - ii. **New Paseo or Multi-Use Path.** Paseos and multi-use paths shall be developed on the parcel shown within 20 feet of the location shown.
- f. **Public Way Types.** Refer to Section M-2.C. Street & Public Way Types for public way type requirements.
- i. New streets shall utilize either the Base Street, Residential Collector Street, or Shared Street types.

1 Note that no new collector streets are proposed on this portion of Boulder Junction Phase I, so per the plan, all others could be administratively approved. We can add this as an administrative exception? to allow denial.?

2 A major exception would trigger council approval, which would only be triggered per TVAP if the connection was eliminated.

3 Purpose of this is to maintain views through to the extent

possible.

4 Per administrative approval in TVAP.

5 For streets that shall be aligned with existing, we should illustrate that on the Public Realm Plan. For streets that may be more flexible, if we show them as not aligned on the plan, it will allow the applicant to align it or not. Moot now that S'Park layout is included.

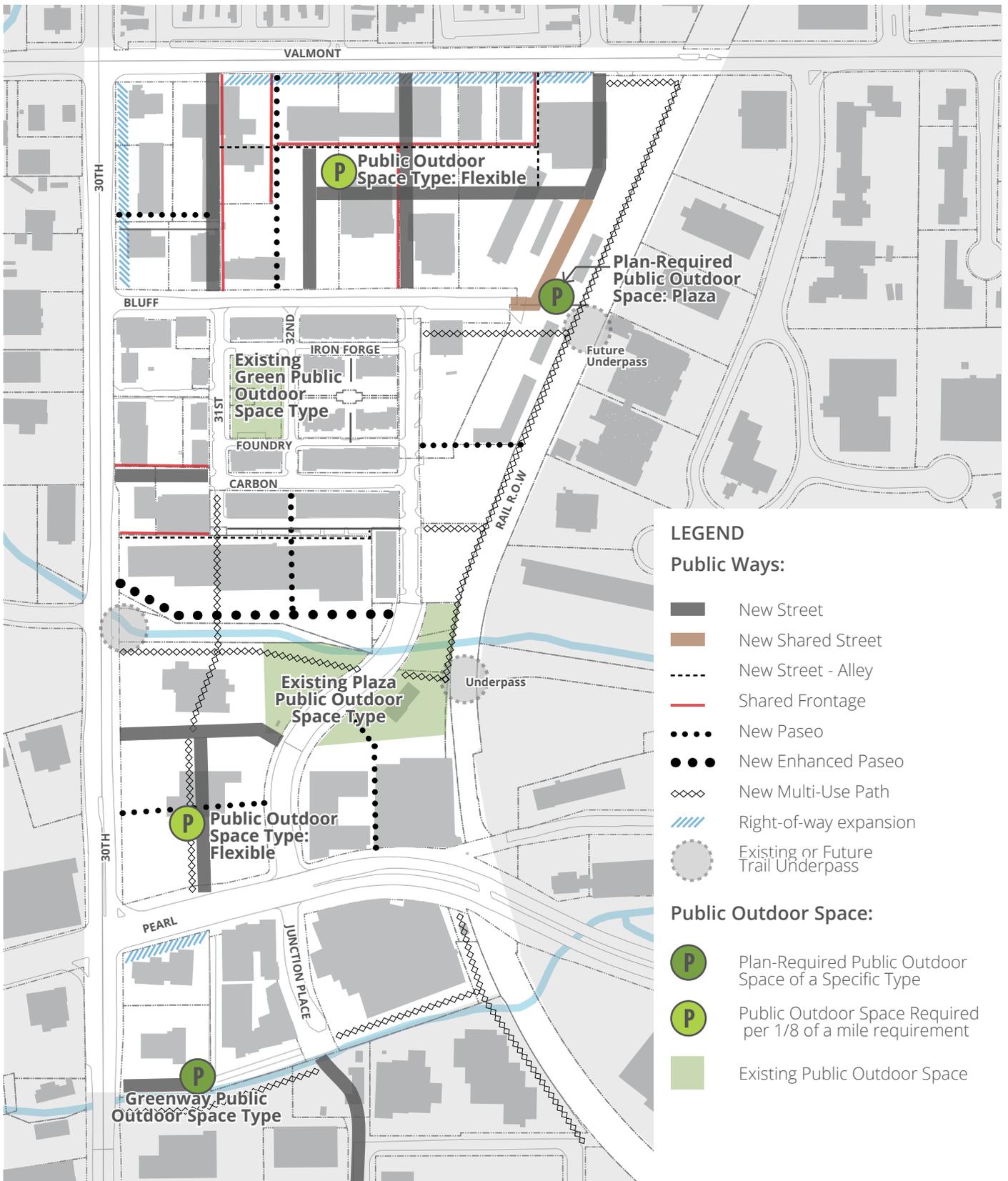


Figure M-2 (1). Public Realm Plan: Boulder Junction Phase I

Public Realm Plans

- ii. The Shared Street shall be limited to no more than one block in length in the area and requires approval of Public Works and TVAP for use.
- iii. Refer to Section M-2.C for the required components to the Paseo Type, Enhanced Paseos, and Multi-Use Path.

g. Right-of-Way Expansion. The City requires additional right-of-way for Valmont, Pearl, and 30th Streets for specific planned improvements to those existing streets, including but not limited to on-street bicycle lanes and on-street parking per the Transit Village Area Plan (TVAP), to be coordinated at the required Pre-Application Meeting.

h. Public Outdoor Space. Locations for **Public Outdoor Space Types** are shown on the Public Realm Plan as follows:

- i. **Plan-Required Public Outdoor Space.** Locations for public outdoor space defined in the area plan are required per the Transit Village Area Plan, with requirements defined by the specific public outdoor space type.
- ii. **Underpass Open Space.** Open space shall be provided to accommodate any future underpass. Minimum size shall be long enough to provide for the transition grades and wide enough to allow for additional

landscaping and paving area. Minimum size to be coordinated with the city manager, but shall not be less than 200 feet by 35 feet.

- iii. **Public Outdoor Space within 1/8 Mile.** One public outdoor space type is required within 1/8 of a mile of all public entrances into buildings.

- (1) Existing open space may fulfill the requirement.
- (2) Refer to the **Public Outdoor Space Types** defined in Section M-2.F. Public Outdoor Space Types. Utilize the type required on the Public Realm Plan. If specified as flexible, utilize a type that will result in a mix of public outdoor spaces in the vicinity of the development.

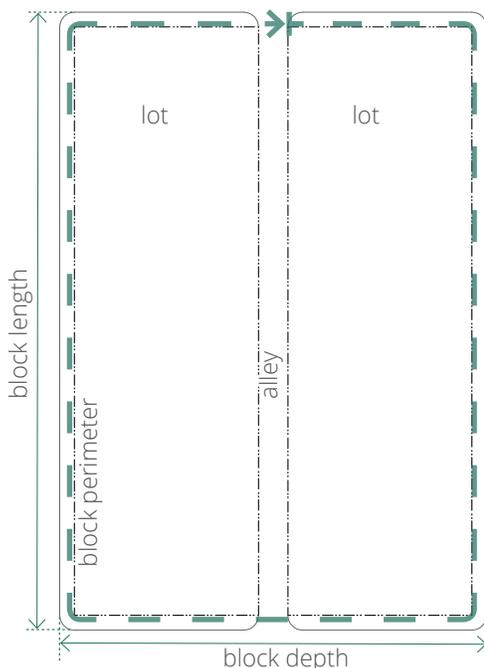


Figure M-2 (2). Typical Block Elements

B. GENERAL BLOCK, STREET, & PUBLIC OUTDOOR SPACE LAYOUT REQUIREMENTS.

Refer to Title 9, Chapter 12 for Subdivision requirements and the Design and Construction Standards manual. The following establishes additional requirements for block and street layout within the Special Design Area with the goal of creating an interconnecting system of multi-modal public ways.

1. **Block Configurations.** Refer to the Public Realm Plan for required block configurations. For areas without a Public Realm Plan, the following configuration requirements apply to all projects within the Special Design Area over 3 acres in size.
 - a. **Maximum Block Perimeter.** Block perimeter shall be less than 1,600 feet, except with an approved **minor design exception** due to natural features or other already existing site constraints, such as the rail corridor.
 - b. **Block Depth.** Blocks shall typically be two lots or buildings deep to provide fronts of buildings on at least two block faces. Blocks consisting of more than 60 percent open space may be shallower. Blocks may also include an alley. Blocks may include existing lots within an adjacent development.
 - c. **Type A Streets.** Type A streets shall be located along at least two of the block frontages, preferably on the longest block faces. Refer to Section M-1.G for explanation of Type A Streets.
 - d. **Connections to Adjacent Properties.** Development sites shall connect to adjacent development sites along a public right-of-way, with a minimum of one public way intersecting or abutting the project boundary per every **800 feet** of perimeter project boundary.⁶
2. **Public Outdoor Space Requirement.** Incorporate **Public Outdoor Space Types** into the street and block layout per specific area requirements noted on the Public Realm plan and general public space requirements specified in Section M-2.F. Public Outdoor Space Types.

⁶ TVAP defines an “approximate 400-foot grid”.

C. STREET & PUBLIC WAY TYPES

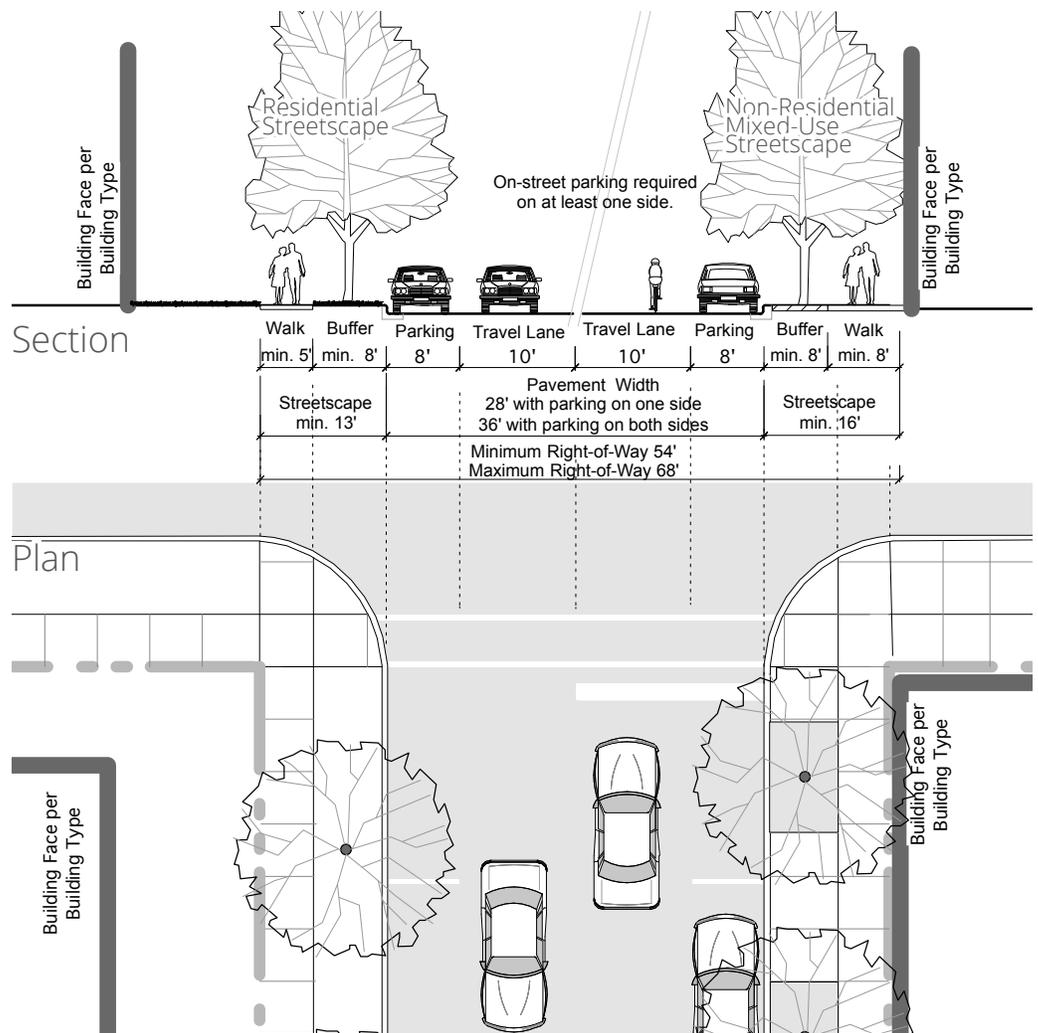
The following street types are permitted for new streets and public ways. For existing streets, the minimum streetscape area is required. If additional space is required, right-of-way shall be dedicated to fulfill the streetscape requirement.⁷

The graphics provided here illustrate the preferred configuration of each street type.

During the Pre-Application Conference required pursuant to Section 9-2-X, B.R.C. 1981, the city manager may require additional right-of-way, pavement width, or additional street elements depending on unique site locations and characteristics.

⁷ These requirements need to be set off in a separately numbered section, especially for reference purposes.

- 1. Base Street Type.** The Base Street Type is a public street for neighborhood or local level through-traffic requiring a two way, dedicated lane system. Refer to Figure M-2 (3). Base Street. Refer to Design and Construction Manual for Base Street Type requirements with the following additions/exceptions:
 - a. On-Street Parking.** On-street parking is required on at least one side of all streets.
 - b. Mixed-Use Streetscape.** The minimum dimension for streetscapes along non-residential ground stories is 16 feet, with a clear sidewalk area of 8 feet.
 - c. Reduced Minimum Pavement.** When only one lane of on-street parking is utilized, the minimum pavement width is 28 feet and the minimum right-of-way width is 54 feet.



2. **Residential Collector Street Type.** The Residential Collector Street Type is public street for neighborhood locations with lower traffic volumes, allowing a yield street in lieu of separate lanes. Refer to Figure M-2 (4). Residential Collector Street.
3. **Shared Street.** The Shared Street is a private

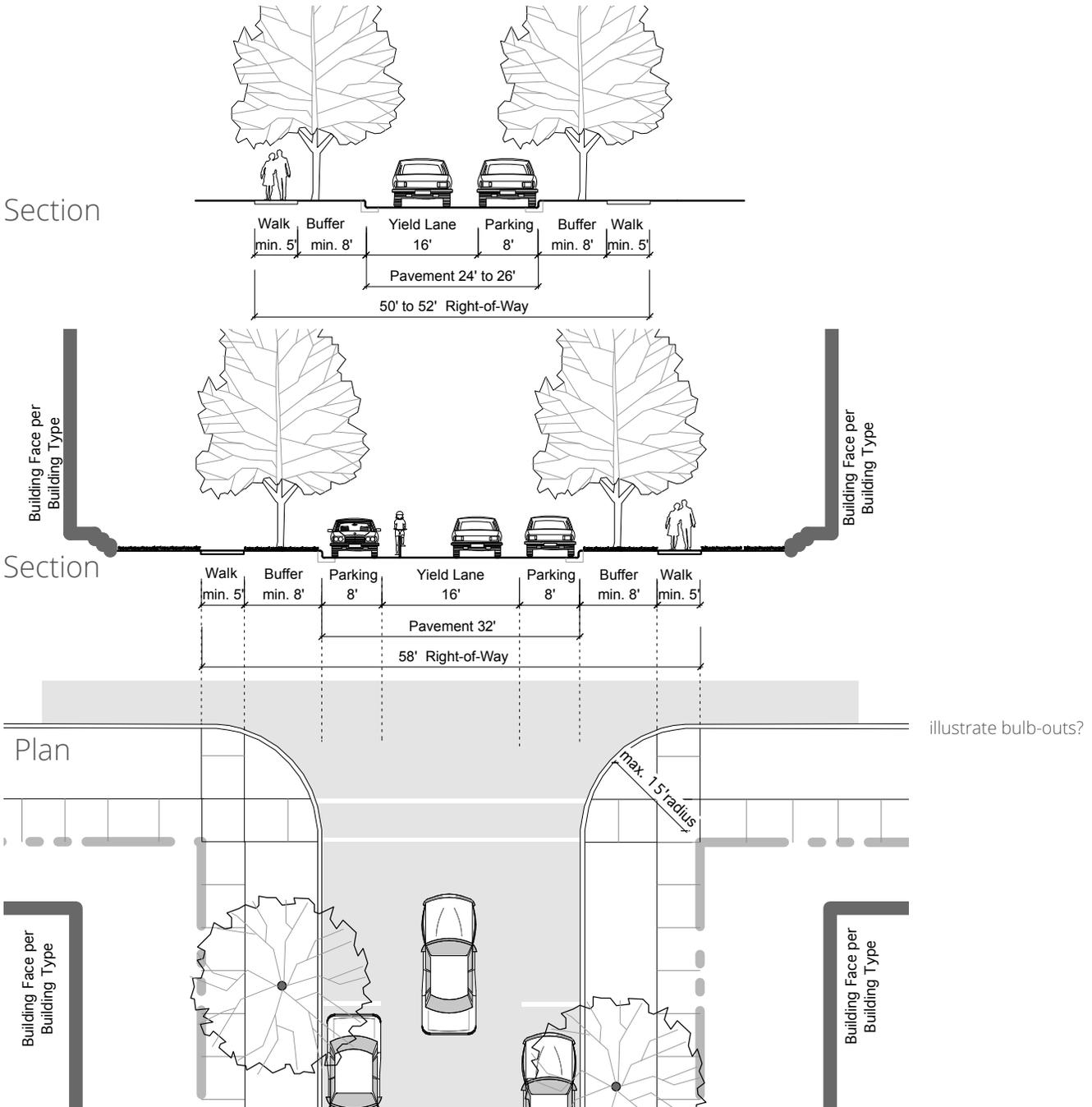


Figure M-2 (4). Residential Collector Street

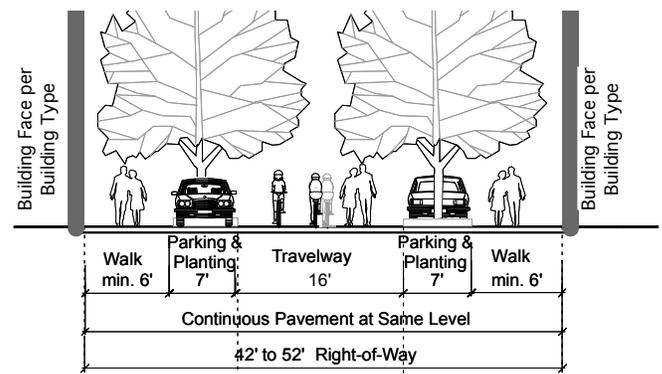
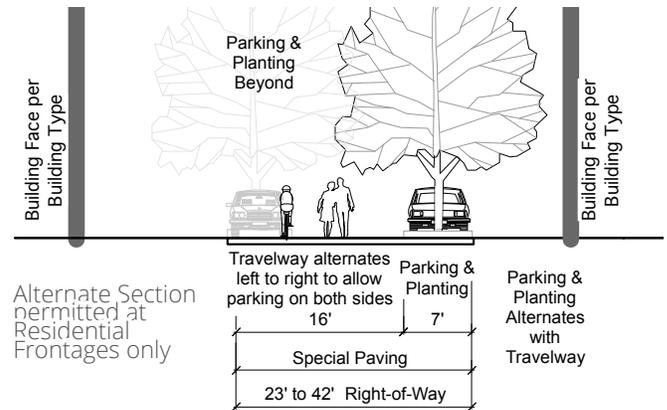
M-2. Public Realm

Street & Public Way Types

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shared street, designed to allow vehicles, pedestrians, and bicycles to circulate with equal priority at a slow pace. The shared street shall have a public access easement across the entire right-of-way. Refer to [Figure M-2 \(5\)](#). Shared Street.

SHARED STREET	
Permitted Adjacent to building types	All; limited to no more than one block length
Right-of-way Width	42' to 52'; residential only 23' to 42'; private r.o.w. with public access easement
Travel Lanes	One yield lane; 1- or 2-way; maximum 16' in width
Allowable Turn Lanes	None permitted
Parking Lanes	Parallel; 7' to 8' wide; incorporated into street design
Pavement, Curbs	Special paving design required to define shared spaces; roll curbs required between walks and shared travelway for sight-impaired pedestrians; barrier curbs not permitted except for tree/landscape areas
Bicycle Facilities	Shared on street
Pedestrian Facilities	Minimum 6' wide clear separate sidewalk area required, integrated into design of street; none required on alternate for residential frontages
Street Buffer (refer to Section M-3.E. Streetscape Design Requirements.)	Streetscape required, integrated with street design



Section

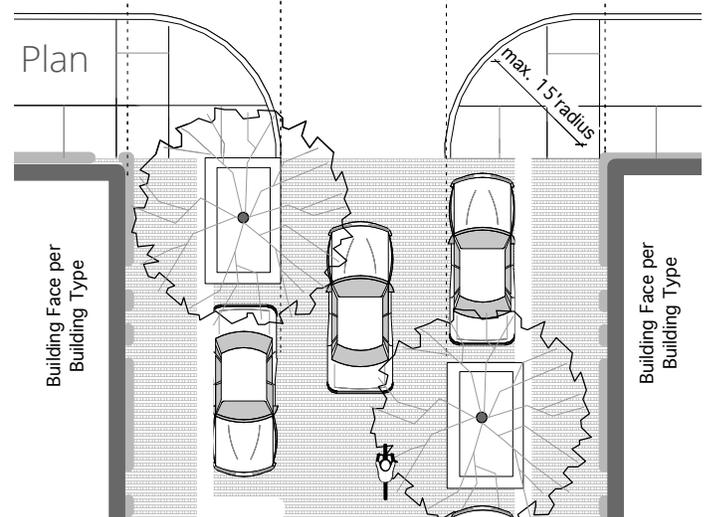


Figure M-2 (5). Shared Street

4. **Paseo.** The paseo is a private way provided for new walkways between buildings as designated in area plans. Paseos required by the Public Realm plan shall have a public access easement across the

entire required right-of-way. Refer to [Figure M-2 \(6\). Paseo.](#)

PASEO	
Permitted Adjacent to building types	All
Easement	Required full width of space; publicly accessible. Narrow Paseo is permitted only for open air Paseo and when one adjacent building is 2 stories or less.
Minimum & Maximum Width	Narrow Paseo: Minimum 9', maximum 12' Wide Paseo: minimum 12', maximum 20'
Pedestrian Facilities	Narrow Paseo: minimum 8' average wide sidewalk, special paving Wide Paseo: minimum 8' wide sidewalk
Lighting	Pedestrian-scaled lighting required

Landscape Requirements	Narrow Paseo: shall include at least one of the following: vines, espaliers, perennials, or groundcover Wide Paseo: shall include at least one of the following: ornamental or shade trees (1 per 50' of length); shrubs, perennials, or groundcover (or combination) covering at least 30% of the space
Special Requirements	Paseos required by Public Realm Plan shall be open to the sky, with the exception of cloth canopies or trellises, and special detailing to include at least 2 of the following: sculpture, wall or overhead trellises, murals, specialty lighting such as catenary or string lights, benches

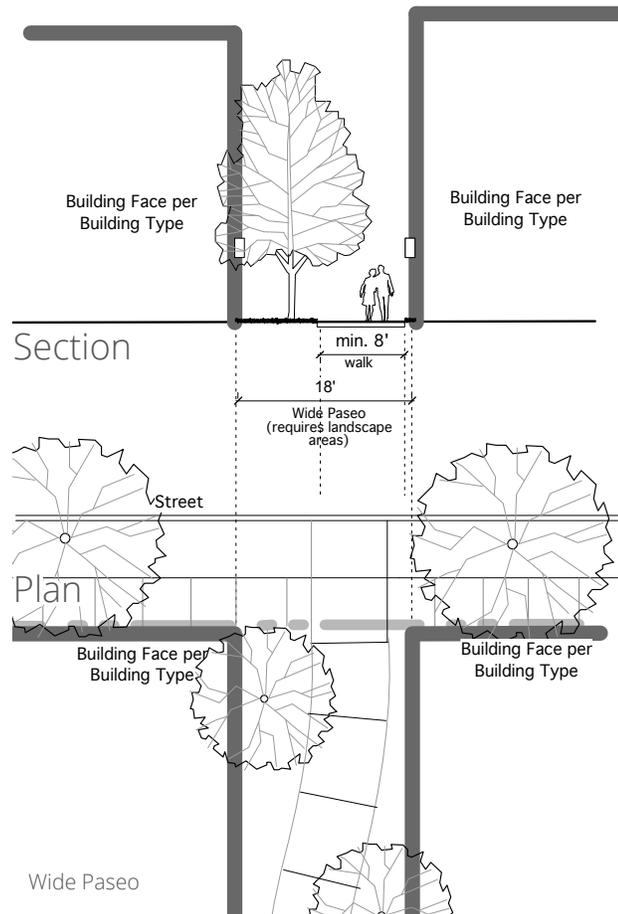
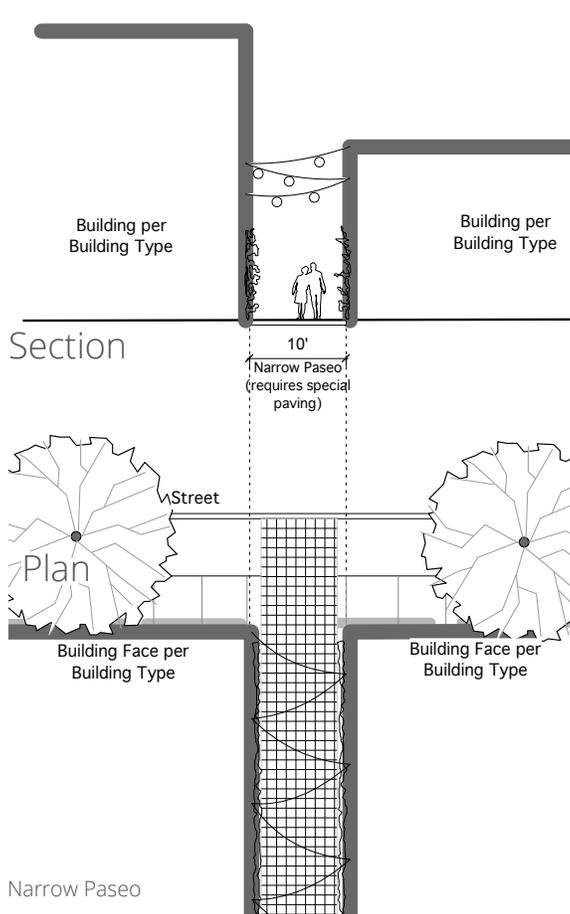


Figure M-2 (6). Paseo

M-2. Public Realm

Street & Public Way Types

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5. **Enhanced Paseo.** The enhanced paseo incorporates a wider easement space to allow for pausing spaces as well as a wider buffer from adjacent buildings. Refer to [Figure M-2 \(7\). Enhanced Paseo.](#)

- 6. **Multi-Use Path.** The multi-use path accommodates pedestrians and bicycles. Refer to the city's Design and Construction Standards manual and/or the Greenways Design Guideline for the requirements for multi-use paths.
- 7. **Alley.** Alleys shall be provided through blocks to access parking, to service buildings, and to pick up refuse/recycling and are not considered public ways. Refer to [Design and Construction Standards 2.06 for Base Alleys in Mixed-Use Locations.](#)

ENHANCED PASEO	
Permitted Adjacent to Building Types	All; Required locations per M-1.G., Regulating Plans
Easement Width	Required minimum 25' width; public access easement required
Multi-Use Path/ Sidewalk	minimum 10' wide path way required, accommodating both pedestrians and slow bicyclists, consisting of at least 50% concrete pavers, stone, brick paving, or crushed granite
Landscape Requirements	Minimum 8' landscape area along lot line at Goose Creek Street trees required per streetscape design standards, Sec. 9-9-13.
Lighting Requirements	Pedestrian-scaled fixtures required
Special Requirements	Seating area/overlooks required at a minimum of one per 200 feet of creek frontage. Seating area/overlooks to include special paving details utilizing at least 30% brick, stone, or concrete pavers. Terraced retaining walls, maximum height of 36" (ideally 18" for seating) shall be used to transition significant grades.

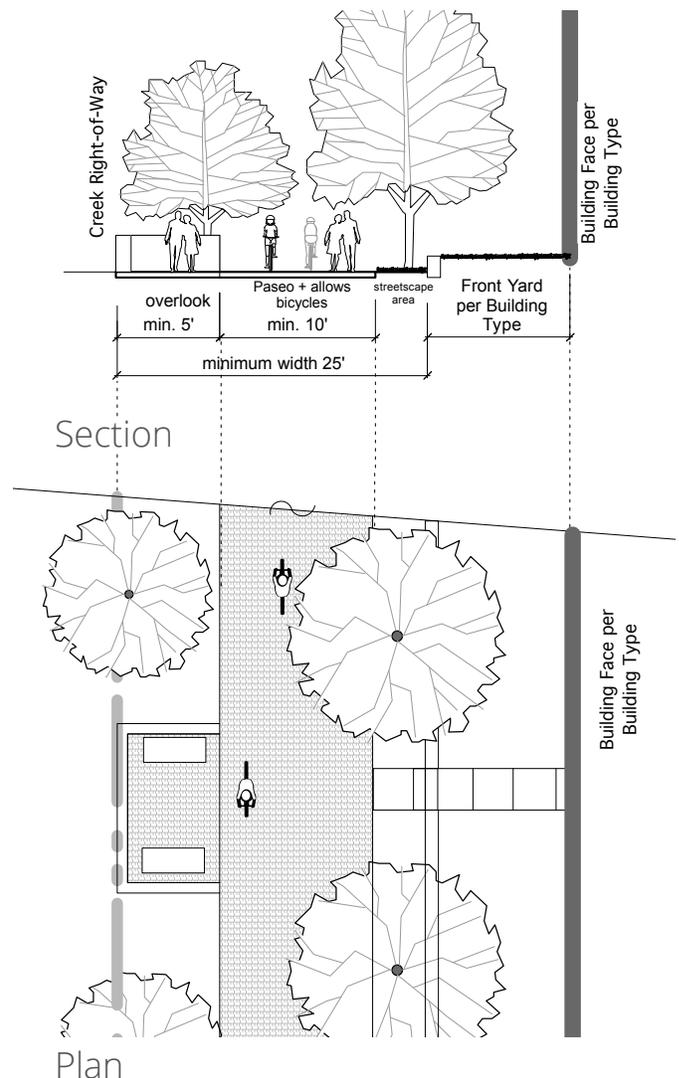


Figure M-2 (7). Enhanced Paseo

D. GENERAL STREET REQUIREMENTS

Refer to Title 8 of the Land Use Code for street requirements. Refer to the Design and Construction Standards for technical information.

1. **Public Use.** All streets shall be available for public use at all times. **Gated streets and streets posted as private are not permitted.**⁸
2. **Intersection Design.** The following applies to all new intersections and existing intersections with a new street connection.
 - a. **Crossing Distances.** Typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort.
 - b. **Bulb-outs.** To shorten pedestrian crossing distances and where parking or space is available, bulb-outs shall be utilized at all intersections, unless otherwise determined by the Department of Public Works.
 - c. **Sight Triangle Area.** Sight triangle area is formed at a corner intersection of two public rights-of-way, a right-of-way and driveway, or a right-of-way and alley. Two sides are 15 feet, measured along the right-of-way line of the streets, of the alley, and the edge of the driveway. The third side is a line connecting the two sides. This triangular area is significant for the determination of sight distance requirements for right angle intersections only.
 - i. **Minor Exception.** The sight triangle requirements may be modified through a minor exception approved by the city manager, if accepted engineering practice would indicate that a modified visibility distance, either greater or lesser, would be acceptable or necessary for the safety of pedestrians, motorists, and bicyclists.⁹

⁸ Okay with CAO?

⁹ It appears that these are usually determined during the site review, but these dimensions should work for most new situations. Do we need the requirement since the r.o.w. usually incorporates almost 15' pedestrian areas? Seems excessive for alleys and driveways?

E. STREETScape DESIGN REQUIREMENTS

A consistent streetscape design shall be submitted for approval for all street frontages within the development.

1. **Applicability.** The following applies to all new and existing streets and shared streets, new enhanced paseo locations, and new paseos, unless otherwise determined by the city manager.¹⁰
2. **Streetscape Area.** The streetscape of any existing or new street occupies the full pedestrian realm including the pedestrian facilities area and the street buffer as noted on the street type or similar area of an existing street. For shared streets, enhanced paseos, and paseos, streetscape occupies the entire right-of-way or easement.
3. **Standard Specifications.** Streetscape, at a minimum, shall meet any standards specified by the city for sidewalk, curb, access, and buffer area construction.
4. **Design Submittal.** At a minimum, the streetscape design submittal shall include the following:
 - i. **Street Trees.** Street trees shall be placed in the street buffer area between the sidewalk and curb per Sections 9-9-12 and 9-9-13.
 - ii. **Pavement Design.** Pavement design for streets and sidewalks shall specify materials and patterns. The minimum sidewalk widths required by the street type plus the extension of the sidewalk to the back of curb, and any extension to storefronts shall be included.
 - iii. **Street Furnishings.** Benches and/or seatwalls, planters, planter fences, tree grates, tree guards, and trash receptacles shall be specified and quantities and locations listed for each street. For each block face for streets and shared streets, a minimum of 2 benches and one trash receptacle is required. Minimum required furnishings for other public ways shall be submitted. Tree grates may be required per 9-9-13.
 - iv. **Bicycle Racks.** Bicycle racks shall be supplied to meet the minimum bicycle parking requirements of the blockface uses per 9-9-6 (g) for required bicycle parking spaces. If rear bicycle parking is utilized, a minimum of 50

¹⁰ Discuss how to handle streetscape on existing streets? Portions of multi-way boulevards are already handled?

percent of the required ground floor use bicycle parking shall be supplied within the streetscape.

- v. **Landscape Design.** Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and open tree wells.
- vi. **Lighting.** Pedestrian and vehicular lighting shall be specified and locations and quantities noted. All lighting shall meet any technical requirements of the city and Section 9-9-16, including the Dark Skies ordinance. Cut sheets and samples shall be submitted.
- vii. **Stormwater Facilities.** Any stormwater facilities proposed for the right-of-way shall be included in the streetscape design. Facilities such as stormwater planter or parkway swales may be included. Maintenance responsibilities and processes shall be included.
- viii. **Identity Elements.** Any other elements designed to establish the identity of the street, such as banners mounted on lightpoles, pavement markers, artwork, or wayfinding signage, shall be included in the streetscape design submittal. These elements are subject to review and approval based upon Section 9-9-21. "Signs", B.R.C., 1981, and other city codes and ordinances.

5. Streetscape Design Continuation.

The approved streetscape design may be utilized by the city for the extension of any street outside the development to provide continuity.

F. PUBLIC OUTDOOR SPACE TYPES¹¹

The following design requirements apply to all public outdoor space developed within the Special Design Area, unless otherwise stated.

1. **Public Outdoor Space Types.** All public outdoor space provided within the Special Design Area shall comply with one of the **Public Outdoor Space Types** defined by Subsections M-2.F.11 through 15.
2. **Access.** All public outdoor space shall provide public access from a pedestrian route associated with a vehicular right-of-way and/or adjacent building entrances/exits.
3. **Easement Required.** **Public Outdoor Space Types** shall be designated by easement allowing public access.
4. **Fencing.** **Public Outdoor Space Types** may incorporate fencing provided that the following requirements are met.
 - a. **Height.** Fencing shall be a maximum height of 48 inches, unless approved by the city manager for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts.
 - b. **Level of Opacity.** Fence opacity shall be no greater than 60 percent.
 - c. **Type.** Chain-link fencing is not permitted along any street frontage, with the exception of

dedicated sports field or court fencing approved by the city manager.

- d. **Spacing of Openings.** Openings or gates shall be provided on every street frontage at a minimum of one per every 100 feet of frontage.
5. **Open Water Body.** All open water bodies, such as lakes, ponds, pools, creeks, and streams, within a public outdoor space type shall be located at least 20 feet from a property line to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.
6. **Parking Requirements.** Parking shall not be required for any public outdoor space type, unless a use other than open space is determined by the city manager.
7. **Continuity.** New public outdoor space shall connect to abutting, or proximate existing or planned trail right-of-way or open space.
8. **Measuring Size.**
 - a. **Size.** The size of the public outdoor space is measured to include all landscape and hardscape areas associated directly with the public outdoor space.
 - b. **Minimum Dimension.** The minimum length or width of the public outdoor space type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure M-2 (8). Measuring Minimum Dimensions.
 - c. **Minimum Percentage of Street Frontage Required.** A minimum percentage of the public outdoor space perimeter, as measured along the outer edge of the space, shall be located directly adjacent to a street. This requirement provides access and visibility to the public outdoor space.
9. **Improvements.** As noted in the specific requirements for each public outdoor space type, the following types of site improvements and structures may be permitted.
 - a. **Fully Enclosed Structures Permitted.** Fully enclosed structures may include such uses as small cafes, kiosks, community centers, and restrooms.
 - b. **Maximum Area.** For some **Public Outdoor Space Types**, fully enclosed structures are permitted, but limited to a maximum building coverage as a percentage of the public outdoor space area.

11 Struggling with the name for these to differentiate them from the useable open space required in the existing code. Options included civic space types, public outdoor space types, public space types, park/plaza types?



Figure M-2 (8). Measuring Minimum Dimensions

M-2. Public Realm

Public Outdoor Space Types

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- c. **Semi-Enclosed Structures.** Open-air structures, such as gazebos, are permitted in all **Public Outdoor Space Types**.
- d. **Maximum Impervious and Semi-Pervious Surface Permitted.** The amounts of impervious and semi-pervious coverage are provided separately for each type to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, sidewalks, paths, and structures as permitted.
- e. **Maximum Percentage of Open Water Body.** The maximum amount of area within a type that may be covered by an open water body, including, but not limited to, ponds, lakes, and pools.

10. Stormwater in Public Outdoor Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into the **Public Outdoor Space Types** and utilized to meet stormwater requirements for surrounding parcels.

- a. **Stormwater Features.** Stormwater features in public outdoor space may be designed as formal or natural amenities with additional uses other than stormwater management, such as an amphitheater, sports field, or a pond or pool as part of the landscape design.
- b. **Fencing.** Stormwater features shall not be fenced and shall not impede public use of the land they occupy.
- c. **Walls.** Retaining walls over 2.5 feet in height are not permitted in any public outdoor space accommodating stormwater. Exposed concrete is not permitted; all concrete shall be faced with stone or brick.
- d. **Structures.** All inlets, pipes, overflows, outfalls, and other structures required for the facility shall be incorporated into a landscape design and as unobtrusive as feasible. Exposed concrete is not permitted; all concrete shall be faced with stone or brick.
- e. **Qualified Professional.** A qualified landscape architect, shall be utilized to design the space for use by people, incorporating the stormwater features into the design.



11. Plaza.

The intent of the plaza is to provide a formal Public Outdoor Space Type of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Public Outdoor Space Type. Special features, such as fountains and public art installations, are encouraged.

PLAZA REQUIREMENTS

Dimensions	
Minimum Size	0.10 acres
Maximum Size	3 acres
Minimum Dimension	80 feet
Minimum Percentage of Street or Public Way Frontage Required	25%
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Not permitted
Fully Enclosed Structures	Permitted; may cover maximum 5% of plaza area
Maximum Impervious Surface + Semi-Pervious Surface	60%+ 20%
Maximum Percentage of Open Water	30%



12. Green.

The intent of the green is to provide informal, medium scale active or passive recreation for building occupants and visitors within walking distance, mainly fronted by streets.

13. Commons.

The intent of the commons is to provide an informal, small to medium scale space for active or passive recreation for a limited area. Commons are typically internal to a block and tend to serve adjacent building occupants.

GREEN REQUIREMENTS

Dimensions	
Minimum Size	0.25 acres
Maximum Size	2 acres
Minimum Dimension	45 feet
Minimum Percentage of Street or Public Way Frontage Required	100% for greens less than 1.25 acres; 50% for greens 1.25 or more acres in size
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	20% + 15%
Maximum Percentage of Open Water	30%

COMMONS REQUIREMENTS

Dimensions	
Minimum Size	0.25 acres
Maximum Size	1.5 acres
Minimum Dimension	45 feet
Minimum Percentage of Street or Public Way Frontage Required	0%; requires a minimum of two access points (minimum 20 feet wide)
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water	30%

M-2. Public Realm

Public Outdoor Space Types

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14. Pocket Park.

The intent of the pocket park is to provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance.



15. Park/Greenway.

The intent of the park/Greenway is to provide informal active and passive large-scale recreational amenities to local residents and the greater region. Parks have primarily natural plantings and are frequently created around an existing natural feature such as a water body or stands of trees.

POCKET PARK REQUIREMENTS

Dimensions	
Minimum Size	.10 acres
Maximum Size	1
Minimum Dimension	None
Minimum Percentage of Street Frontage Required	30%
Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface + Semi-Pervious Surface	30% + 10%
Maximum Percentage of Open Water	30%

PARK/GREENWAY REQUIREMENTS

Dimensions	
Minimum Size	2 acres
Maximum Size	None
Minimum Dimension	30 feet; minimum average width of 80 feet
Minimum Percentage of Street Frontage Required	30% for parks less than 5 acres; 20% for parks 5 or more acres in size
Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted in parks 5 acres or larger in size
Maximum Impervious Surface + Semi-Pervious Surface	20% + 10%
Maximum Percentage of Open Water	30%



M-3. Building Types



A. GENERAL REQUIREMENTS

This section specifies the building form regulations associated with each allowable building type, as permitted by Regulating Plan per Section M-1.G superceding Chapter 9-7 Form and Bulk Standards and Chapter 9-8 Intensity Standards.

1. **Uses in Building Types.** Uses shall be consistent with the provisions of Chapter 9-6 Use Standards. Each building type can house a mix of uses depending on the district in which it is located. Some building types have additional limitations on permitted uses as located within the building.
2. **General Site & Building Design Requirements.** All buildings shall comply with the site design and building design requirements of Section M-4. Site & Building Design.
3. **Multiple Principal Structures.** Multiple structures may be constructed on all lots and parcels. All structures shall meet the requirements of permitted building type(s), including but not limited to the build-to zone requirements.¹
4. **Permanent Structures.** All buildings constructed shall be constructed permanently, unless otherwise allowed as a temporary use in Chapter 9-6 Use Standards.

5. **Build to the Corner.** On corners, a building or structure shall be located at the intersection of the two build-to zones as shown on Figure M-3 (1).
6. **Type A & B Frontages.** A hierarchy of frontages is established for the Special Design Areas. Frontages include streets, paths, waterways, and other public ways. Refer to M-3.C through G Building Types for requirements along these frontages.
 - a. **Type A Frontage Description.** Type A Frontages define the fronts of lots and buildings, locate the principal entrance on the building, require the highest level of facade treatment, and establish restrictions on locations for parking and garage driveways and entrances.
 - i. **Type A Street Frontages.** Regulating plans designate street frontages to be treated as Type A.
 - ii. **Public Outdoor Space Types.** Lots containing or abutting a public outdoor space type shall treat frontages abutting the public space as Type A Frontages.
 - iii. **Specific Type A Frontages.** Public ways other than streets and alleys (such as but not limited to paseos, multi-use paths, waterways, busways, rail lines) to be treated as Type A Frontages are as follows:

¹ Note that build-to zone requirements mean that all buildings must front a build-to zone along a public way.

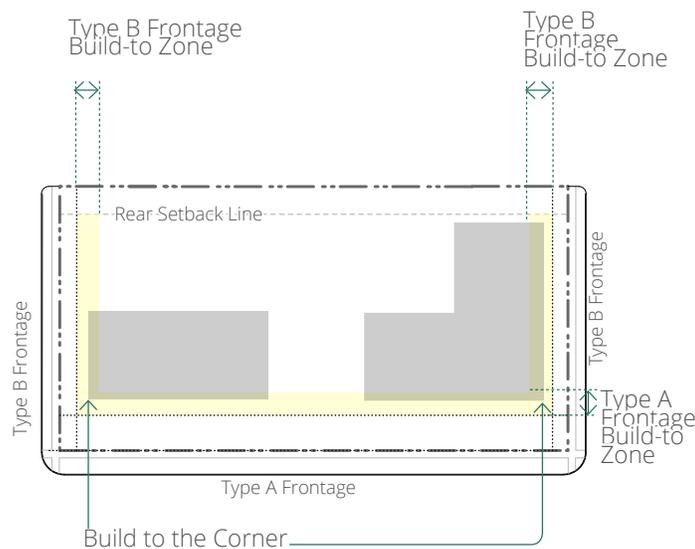


Figure M-3 (1). Build-to Corner and Build-to Zones

M-3. Building Types

General Requirements

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- (1) **Boulder Junction Phase I.** Goose Creek and the North Boulder Farmer's Ditch, all enhanced paseos (refer to M-2.C. Street & Public Way Types) shall be treated as a Type A Frontage.²
 - iv. **Corners.** At corners of buildings on public ways, Type A Frontages shall be continued around the corner along the public way for a minimum of 30 feet.
 - v. **Multiple Type A Frontages and No Type B Frontage.** If multiple Type A Frontages and no Type B Frontage exists, the city manager may approve one Type A Frontage to be treated as Type B Frontage for the building type requirements. The city manager shall base the decision on the following:
 - (1) Orientation of other parcels along the street, including fronts of buildings and locations of other vehicular access, are more consistent with Type B requirements.
 - (2) The street classification of the street is a more focused on traffic movement than pedestrian orientation.
 - (3) The area plan prioritizes the street lower than other Type A Frontages.
 - b. Type B Frontages Description.** Type B Frontages allow for a lower level of facade treatment in the building type requirements as well as permit locations for garage and parking lot driveways entrances. Type B Frontages may always be treated at the higher level of a Type A Frontage.
 - i. **Type B Street Frontages.** Regulating Plans designate street frontages to be treated as Type B Frontage.³
 - ii. **Other Public Ways.** All public ways other than streets or alleys (including but not limited to paseos, multi-use paths, waterways, busways, rail lines) shall be treated as Type B Frontages unless otherwise stated; however, vehicular access, and recycling/refuse/loading access is not permitted off these public ways.
7. **Yard Definition.** Yard is defined in Section 9-16-1, General Definitions, B.R.C. 1981. For the purposes of the Special Design Area, further definition is required as follows:
 - a. **Side and Rear Yards Abut Other Lots, an Alley, or a Rail Right-of-Way.** In the Special Design Area, only yards abutting a lot, an alley, or a rail right-of-way at the lot line, and not a street or waterway or other Type A or B frontage, are considered side or rear yards.
 - b. **All Lots may not have a Side or Rear Yard.** Parcels that occupy a full block have no side or rear yard, unless an alley is constructed through the parcel defining two rear yards.
 - c. **Front Yards, Street Adjacent Yards, and Side equals Front Yards.** Front Yards, Street Adjacent Yards, and Side equals Front Yards are now addressed through the use of Type A and Type B Frontages.

² Currently not requiring paseos, multi-use paths to be Type A...though they will still have transparency and material requirements and Type A frontage is required to turn the corners.

³ Keeping this consistent with the rest of the document, written to allow other special design areas than Boulder Junction Phase 1 to be added.

B. DESCRIPTIONS OF BUILDING TYPES

The following building types are established for development within Special Design Area. Refer to [M-1.G. Regulating Plans](#) for the locations of building types in the Special Design Area.

- 1. Main Street Storefront Description.** The Main Street Storefront building type is a highly pedestrian-oriented, mixed-use building. Ground story storefront is required along all Type A streets with only personal service, retail, dining, and entertainment uses to provide activity. Upper story uses are highly flexible. Parking is in the rear or off-site. Refer to Section [M-3.C.](#) for requirements.
- 2. Commercial Storefront Description.** The Commercial Storefront building type permits single use buildings and more parking locations, but still addresses pedestrian orientation with buildings built up to the sidewalk and storefront glass requirements. This building type allows a broader variety of commercial, retail, and industrial uses on the ground story, including vehicle-related uses. Refer to Section [M-3.D.](#) for requirements.
- 3. General Building Description.** The General building type is a basic building that serves as urban fabric, built along the sidewalk connecting the more commercial spaces and open spaces. This building can accommodate a wide range of uses, from residential to office to industrial. It differs from the storefront by its lower requirement for ground story glass and allowance for an above-sidewalk level ground floor elevation. Refer to Section [M-3.E.](#) for requirements.
- 4. Row Building Description.** The Row building type is similar to the General building, but is smaller in scale. The ground story is required to be divided into different units each with separate entrances. Townhouses, rowhouses, live-work units, incubator space, or small width industrial or craftsman spaces fit well into this building type. Refer to [M-3.F.](#) for requirements.
- 5. Civic Building Description.** The Civic building type is the most flexible building, meant to allow for more iconic designs within the urban fabric of the area. This building type is limited to specific public and institutional uses, such as governmental facilities, religious assemblies, schools, colleges, and universities, as well as parks and recreation uses, museums, and live theaters. Refer to Section [M-3.G.](#) for requirements.

C. MAIN STREET STOREFRONT BUILDING TYPE

Refer to M-1.G Overview: Regulating Plans for the locations of buildings in the Special Design Area.

		BOULDER JUNCTION PHASE I	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure M-3 (2).			
1	Minimum Type A Frontage Build-to Zone Coverage	90% required	One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Type A Frontage build-to zone coverage.
2	Type A Frontage Build-to Zone	0' to 5' from minimum streetscape, see note right	Minimum 16' non-residential streetscape from back of curb is required adjacent per Section M-2.C. Street & Public Way Types for Connector. Build-to zone measurement is from the edge of minimum streetscape.
3	Type B Frontage Build-to Zone	0' to 5' from minimum streetscape, see note right	
4	Minimum Side Setback	5'; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
5	Minimum Rear Setback	10'; minimum 25' if no alley; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
6	Maximum Building Length along any Public Way	150'	Refer to Section M-4.H for Building Massing Requirements.
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	70% 25%	Refer to Chapter 9-16, Definitions, B.R.C., 1981, for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to Section 9-9-12, B.R.C., 1981, for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley Rear facade only; if no rear facade, Type B Frontage street is permitted	Refer to Subsection M-4.C.2. Driveways for sites without alley access and a hierarchy of permitted driveway locations.
HEIGHT Refer to Figure M-3 (3).			
10	Overall: Minimum Height Maximum Height	2 stories 5 stories up to 55', unless otherwise required by M-1.D Regulating Plan and/or M-1.E. View Corridors	Refer to Subsections M-3.H.3 Measuring Height and M-4.H for Building Massing requirements. Subsection M-3.I.5 Tower allows additional height in a limited footprint.
11	Ground Story: Minimum Height Maximum Height	14' 22'	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.
12	Upper Stories: Minimum Height Maximum Height	9' 12'	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.
USES Refer to Figure M-3 (3).			

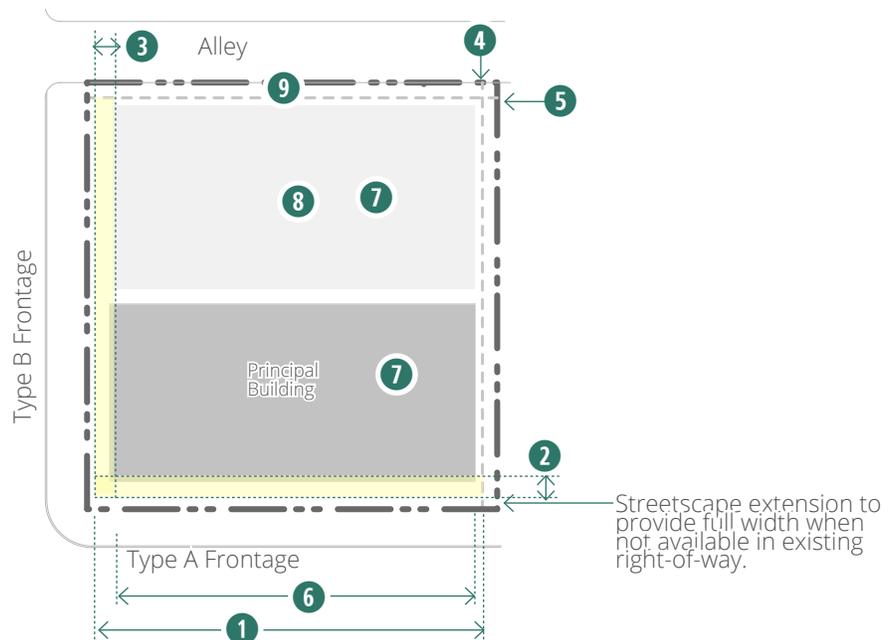


Figure M-3 (2). Storefront Building: Building Siting

D. COMMERCIAL STOREFRONT BUILDING TYPE

Refer to M-1.A Overview: Regulating Plans for the locations of buildings in the Special Design Area.

BOULDER JUNCTION PHASE I			REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to Figure M-3 (2).			
1	Minimum Type A Frontage Build-to Zone Coverage	60% required	.
2	Type A Frontage Build-to Zone	12' to 20' along Valmont and 30th Street; 0' to 10' along new streets	Refer to Section M-3.H.2, for build-to zone; measurement is from the property line.
3	Type B Frontage Build-to Zone	0' to 10'	
4	Minimum Side Setback	5'; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
5	Minimum Rear Setback	15'; 25' required if no alley; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
6	Maximum Building Length along any Public Way	90'	Refer to Section M-4.H for Building Massing Requirements.
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	70% 25%	Refer to Section M-1.I. Definitions for semi-pervious coverage.
8	Surface or Accessory Parking & Loading Location Refuse & Recycling, Utilities Location	Rear yard & interior side yard Rear yard only	Refer to Section 9-9-12, B.R.C., 1981, for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley Rear facade preferred, Interior side facade permitted, one permitted on Type B Frontage facade	Refer to Subsection M-4.C.2. Driveways for sites without alley access and a hierarchy of permitted driveway locations.
HEIGHT Refer to Figure M-3 (3).			
10	Overall: Minimum Height Maximum Height	1 story 3 stories up to 35'	Refer to Subsections M-3.H.3 Measuring Height and M-4.H for Building Massing requirements. Subsection M-3.I.5 Tower allows additional height in a limited footprint.
11	Ground Story: Minimum Height Maximum Height	12' 18'	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.
12	Upper Stories: Minimum Height Maximum Height	9' 14'	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.

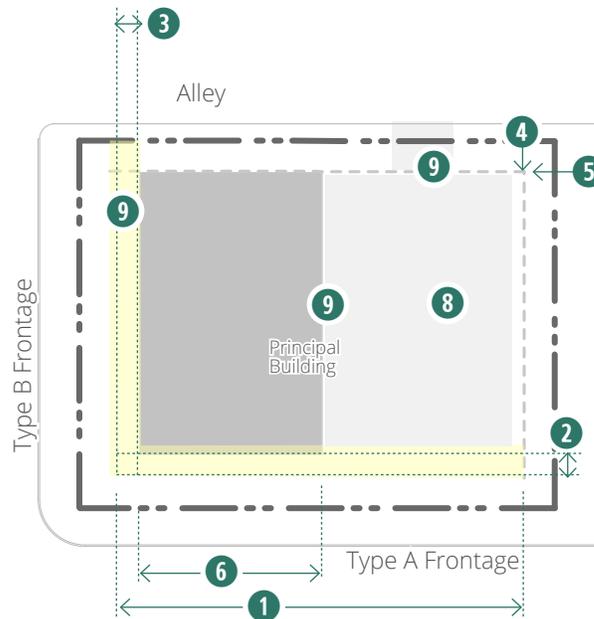


Figure M-3 (5). Commercial Storefront Building Plan: Building Siting Requirements

BOULDER JUNCTION PHASE I

**REFERENCES/
ADDITIONAL REQUIREMENTS**

USES Refer to Figure M-3 (3).			REFERENCES/ ADDITIONAL REQUIREMENTS
13 All Frontages & Stories	All uses consistent with Chapter 9-6		Refer to Chapter 9-6, B.R.C., 1981, for permitted uses per zoning district and definition of uses..
15 Required Occupied Building Space	Minimum 20' deep on all full height floors from any street facade		Refer to Section M-1.1. <u>Definitions</u> for Occupied Building Space.
16 Parking within Building	Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.		Refer to Occupied Building Space requirement above.
FACADE & CAP REQUIREMENTS Refer to Figure M-3 (4).			
17 Type A Frontage Ground Story Facade Transparency	Minimum 55% measured between 2' and 8' for average grade of adjacent sidewalk.		Note that Subsection M-3.A.6 requires this treatment to turn corners. Refer to Subsection M-3.H.5 for information on measuring transparency.
18 Required Transparency All Street, Courtyards, & Public Way Facades	Minimum 15%, measured per story of all stories, including blank wall limitations defined in M-3.H.5.		Refer to Subsection M-3.H.5 for information on measuring transparency.
19 Entrance Location & Number	Principal entrance required on Type A frontage facade; entrances required a minimum of one per every 50' of building facade		Refer to Section M-3.H.6 for information on measuring entrance location.
20 Entrance Configuration	Recessed between 3' and 8', maximum 8' wide, from the portion of the Type A frontage facade closest to the street		Refer to Subsection M-4.E.6 for Principal Entryway requirements.
21 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 1.5' of adjacent sidewalk elevation		
22 Ground Story Vertical Facade Divisions	One minimum 2" deep expression line per every 30' of facade width		
23 Horizontal Facade Divisions	One minimum 2" deep expression line within 3' of the top of the ground story		Refer to Section M-1.1. <u>Definitions</u> for Expression Line.
24 Permitted Cap Types	Parapet, Pitched, Flat; one Tower permitted per building.		Refer to Section M-3.I for Cap Types, including Towers, and other cap requirements.

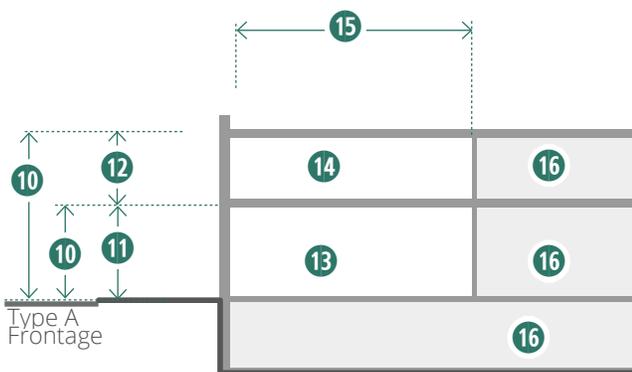


Figure M-3 (6). Commercial Storefront Building Section: Height & Use Requirements

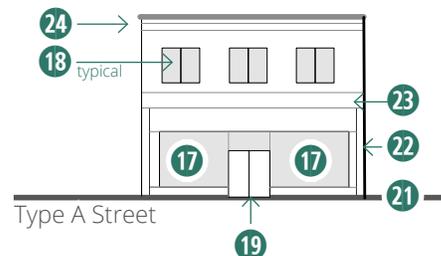


Figure M-3 (7). Storefront Building Elevation: Facade Design Requirements

M-3. Building Types

General Building Type

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E. GENERAL BUILDING TYPE

Refer to M-1.A Overview: Regulating Plans for the locations of buildings in the Special Design Area.

		BOULDER JUNCTION PHASE I	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE M-3 (8) .			
1	Minimum Type A Frontage Build-to Zone Coverage	90% required	One courtyard, maximum of 30% of facade width or 30 feet wide, whichever is less, may count towards Type A Frontage build-to zone coverage.
2	Type A Frontage Build-to Zone	5' to 10' from minimum streetscape, see note right	Minimum 16' and 13' wide streetscape area from back of curb is required adjacent to non-residential and residential ground story uses, respectively, per M-2.C. Street & Public Way Types; build-to zone measurement is from the edge of minimum streetscape.
3	Type B Frontage Build-to Zone	5' to 10' from minimum streetscape, see note right	
4	Minimum Side Setback	5'; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
5	Minimum Rear Setback	10'; 25' required if no alley; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
6	Maximum Building Length along any Public Way	150'	Refer to M-4ions M-4.H for Building Massing Requirements.
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	65% 25%	Refer to Section M-1.I. Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to Section 9-9-12, B.R.C., 1981, for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley Rear facade only; if no rear facade, Type B Frontage street is permitted	Refer to Subsection M-4.C.2. Driveways for sites without alley access and a hierarchy of permitted driveway locations.
HEIGHT Refer to FIGURE M-3 (9) .			
10	Overall: Minimum Height Maximum Height	2 stories 5 stories up to 55' unless otherwise required by M-1.D Regulating Plan and/or M-1.E. View Corridors	Refer to Subsections M-3.H.3 Measuring Height and M-4.H for Building Massing requirements. Subsection M-3.I.5 Tower allows additional height in a limited footprint.
11	All Stories: Minimum Height Maximum Height	9' 18'	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.
USES Refer to FIGURE M-3 (9) .			

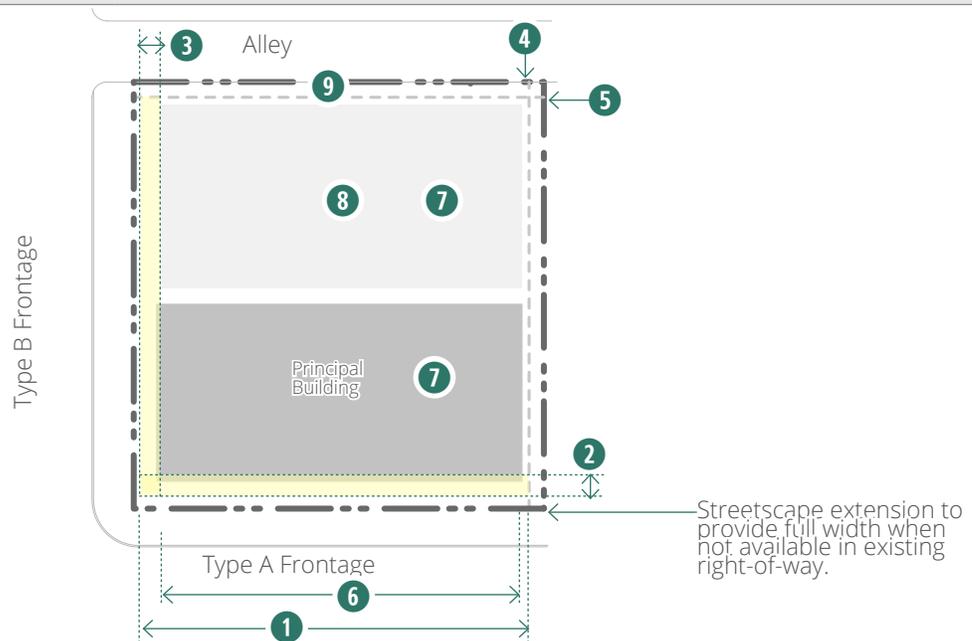


Figure M-3 (8). General Building: Building Siting

	BOULDER JUNCTION PHASE I	REFERENCES/ ADDITIONAL REQUIREMENTS
13 Type A Frontage Ground Story	Where Storefront is required per M-4.D Regulating Plan; limited to dining & entertainment, personal service, retail uses consistent with Chapter 9-6	Refer to Chapter 9-6, B.R.C., 1981, for permitted uses per zoning district and definition of uses.
14 All Frontages & Stories	All uses consistent with Chapter 9-6	
15 Required Occupied Building Space	Minimum 20' deep on all full height floors from any street facade	
16 Parking within Building	Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.	Refer to Occupied Building Space requirement above.
FACADE & CAP REQUIREMENTS Refer to FIGURE M-3 (10).		
17 Type A Frontage Ground Story Facade Transparency	Where Storefront is required per M-1.G. Regulating Plans, minimum 75% required between 2' and 10' of facade, minimum of 60 feet along facade from building corner.	Note that Subsection M-3.A.6 requires this treatment to turn corners. Refer to Subsection M-3.H.5 for information on measuring transparency.
18 Required Transparency All Street, Courtyards, Rail Way?, & Public Way Facades	Minimum 20%, measured per story of all stories, including blank wall limitations defined in M-3.H.5.	Refer to Subsection M-3.H.5 for information on measuring transparency.
19 Entrance Location & Number	Principal entrance required on Type A frontage facade: entrances required a minimum of one per every 50' of building facade. Where Storefront is required per M-1.G. Regulating Plans, one entrance per 60 feet of storefront area.	Refer to Section M-3.H.6 for information on measuring entrance location.
20 Entrance Configuration	Entry doors shall be off a stoop, minimum 6' wide and 3' deep. Where Storefront is required per M-1.G. Regulating Plans, recessed between 3' and 8', maximum 8' wide, from the portion of the Type A frontage facade closest to street.	Refer to Section M-1.I. Definitions for Stoop and Porch. Refer to Subsection M-4.E.6 for Principal Entryway requirements.
21 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Exception: Entrances along Goose Creek frontage shall be located in reference to the elevation of 30th Street, Carbon Place, and/or Junction Place, whichever is closest.
22 Ground Story Vertical Facade Divisions	One minimum 2" deep expression line per every 60' of facade width	Refer to Section M-1.I. Definitions for Expression Line.
23 Horizontal Facade Divisions	One minimum 2" deep expression line within 3' of the top of the ground story and the bottom of any 5th story	
24 Permitted Cap Types	Parapet, Pitched, Flat; No more than 2 Towers permitted within 15' of any Type A or Type B frontage facade; 2 additional Towers permitted beyond the facades.	Refer to Section M-3.I for Cap Types, including Towers, and other cap requirements.

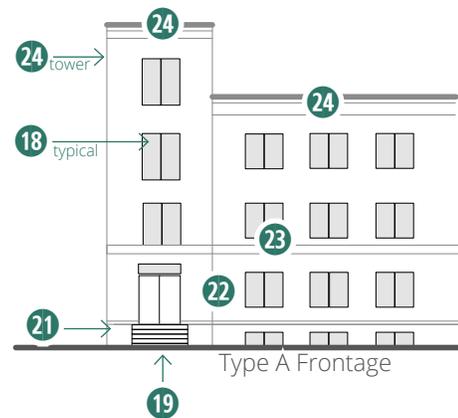
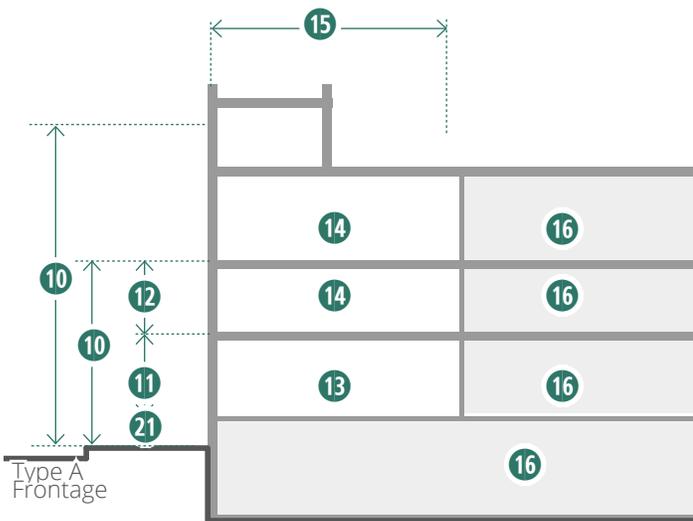


Figure M-3 (9). General Building: Height & Use Requirements

Figure M-3 (10). General Building: Facade Design Requirements

M-3. Building Types

Row Building Type

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1 Note that this would not permit the row buildings backing up to Bluff nor the buildings south of Foundry Place without a green roof or other change - allow more site coverage with public space requirement?

F. ROW BUILDING TYPE

Refer to M-1.A Overview: Regulating Plans for the locations of buildings in the Special Design Area.

		BOULDER JUNCTION PHASE I	REFERENCES/ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE M-3 (11) .			For the purposes of the Row Building, a building consists of multiple vertical units.
1	Minimum Type A Frontage Build-to Zone Coverage	80% required	Each unit shall have a facade located within the build-to zone, except 1 of every 3 units may front a courtyard or public outdoor space type. Courtyards, maximum 30 feet wide, may count towards Type A Frontage build-to zone coverage.
2	Type A Frontage Build-to Zone	5' to 15' from minimum streetscape, see note right	Minimum 16' and 13' wide streetscape area from back of curb is required adjacent to non-residential and residential ground story uses, respectively, per M-2.C, Street & Public Way Types; build-to zone measurement is from the edge of minimum streetscape.
3	Type B Frontage Build-to Zone	5' to 15' from minimum streetscape, see note right	
4	Minimum Side Setback	7.5'; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C, Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
5	Minimum Rear Setback	20'; 30' if no alley; 5' for detached garage	Refer to Sections M-2.C, Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
6	Maximum Building Length Space between Buildings	Maximum 6 units or 120', whichever is less. Paseo or multi-use path is required between buildings.	Refer to Sections M-2.C, Street & Public Way Types for Paseo and Multi-Use Path required easement widths; Refer to Section M-4.H for Building Massing Requirements.
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	60% 20% ¹	Refer to Section M-1.J, Definitions for semi-pervious coverage.
8	Minimum Yard Area	Minimum 225 square feet rear yard required for each unit not fronting a courtyard or public outdoor space type.	Minimum yard area shall meet the standards of one of the applicable types of useable open space specified in Subsection 9-9-11(e), B.R.C., 1981.
9	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to Section 9-9-12, B.R.C., 1981, for screening requirements.
10	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley Rear facade only; if no rear facade, one shared entrance off a Type B Frontage street is permitted.	Refer to Subsection M-4.C.2, Driveways for sites without alley access and a hierarchy of permitted driveway locations.

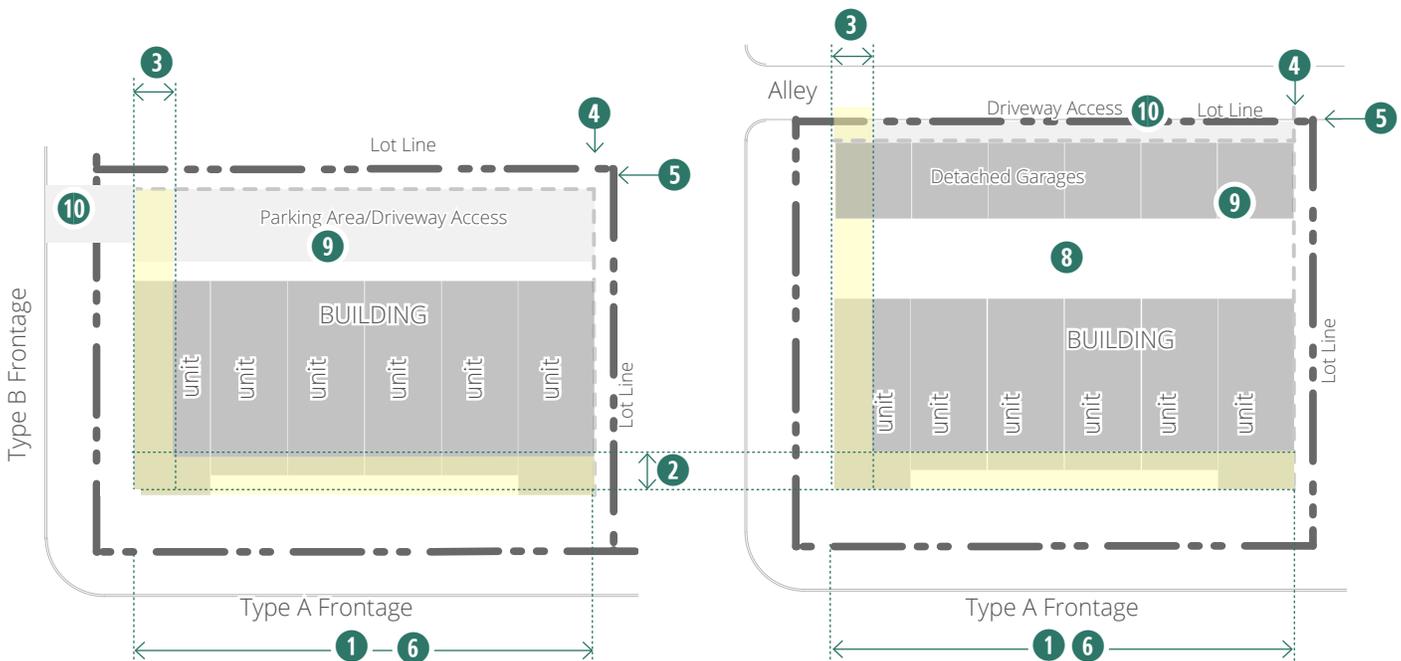


Figure M-3 (11). Row Building: Building Siting

BOULDER JUNCTION PHASE I

REFERENCES/ADDITIONAL REQUIREMENTS

HEIGHT Refer to FIGURE M-3 (12).			
11	Overall: Minimum Height Maximum Height	2 stories 3.5 stories, maximum 35'	Refer to Subsections M-3.H.3 Measuring Height and M-4.H for Building Massing requirements. Subsection M-3.I.5 Tower allows additional height in a limited footprint.
12	All Stories: Minimum Height Maximum Height	9' 16'	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.
USES Refer to FIGURE M-3 (12).			
14	All Frontages & Stories	All uses consistent with Chapter 9-6	Refer to Chapter 9-6, B.R.C., 1981, for permitted uses per zoning district and definition of uses.
15	Required Occupied Building Space	Minimum 20' deep on all full height floors from any Type A street facade	Refer to Section M-1.I. Definitions for Occupied Building Space.
16	Parking within Building	Permitted fully in any basement and in rear of ground story. Prohibited where occupied space is required.	Refer to Occupied Building Space requirement above.
FACADE & CAP REQUIREMENTS Refer to FIGURE M-3 (13).			
18	Required Transparency All Street, Courtyards, Rail Way?, & Public Way Facades	Minimum 20%, measured per story of all stories, including blank wall limitations defined in M-3.H.5.	Refer to Subsection M-3.H.5 for information on measuring transparency.
19	Entrance Location & Number	One entrance required per unit on the Type A frontage facade; minimum of one principal entrance per 30' of facade.	Refer to Section M-3.H.6 for information on measuring entrance location.
20	Entrance Configuration	Entry doors shall be off a stoop, minimum 4' wide and 3' deep, OR a porch, minimum 8' wide & 5' deep. No more than 2 entry doors may be located off each stoop or porch.	Refer to Section M-1.I. Definitions for Stoop and Porch. Refer to Subsection M-4.E.6 for Principal Entryway requirements.
21	Entrance/Ground Story Elevation on Type A Frontage Facade	All Type A frontage facade entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	
22	Ground Story Vertical Facade Divisions	One minimum 2" deep expression line per every 60' of facade width or every 2 units, whichever is less	Refer to Section M-1.I. Definitions for Expression Line.
23	Horizontal Facade Divisions	One minimum 2" deep expression line within 3' of any Visible Basement	
24	Permitted Cap Types	Parapet, Pitched, Flat; One tower is permitted per building.	Refer to Section M-3.I for Cap Types, including Towers, and other cap requirements.

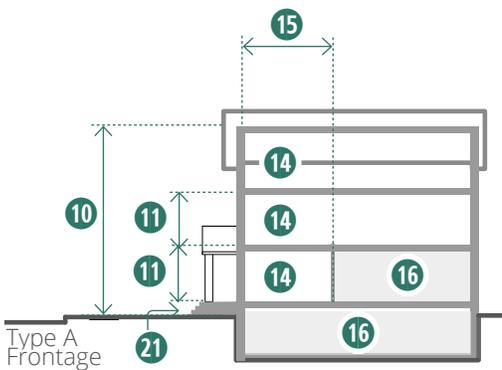


Figure M-3 (12). Row Building: Height & Use Requirements



Figure M-3 (13). Row Building: Facade Design Requirements

G. CIVIC BUILDING TYPE

The Civic building type is not mapped on the Regulating Plans, but is permitted in any location, limited by the permitted uses inside. Refer to M-1.A Overview: Regulating Plans.

		BOULDER JUNCTION PHASE I	REFERENCES/ ADDITIONAL REQUIREMENTS
BUILDING SITING Refer to FIGURE M-3 (14).			
1	Minimum Type A Frontage Coverage	none required	.
2	Type A Frontage Minimum Setback	20'	Minimum 16' wide streetscape area is required adjacent.
3	Type B Frontage Minimum Setback	15'	
4	Minimum Side Setback	15'; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
5	Minimum Rear Setback	15'; 0' required at Paseo or Multi-Use Path	Refer to Sections M-2.C. Street & Public Way Types for Paseo and Multi-Use Path required easement widths.
6	Maximum Building Length	None required	Refer to Section M-4.H for Building Massing Requirements.
7	Maximum Site Impervious Coverage Additional Semi-Pervious Coverage	50% 20%	Refer to Section M-1.J. Definitions for semi-pervious coverage.
8	Surface or Accessory Parking, Refuse & Recycling, Utilities, & Loading Location	Rear yard only	Refer to Section 9-9-12, B.R.C., 1981, for screening requirements.
9	Permitted Driveway Access Locations Permitted Garage Entrance Location	Alley Rear facade only; if no rear facade, Type B Frontage street is permitted	Refer to Subsection M-4.C.2. Driveways for sites without alley access and a hierarchy of permitted driveway locations.
HEIGHT Refer to FIGURE M-3 (15).			
10	Overall: Minimum Height Maximum Height	1 stories 5 stories up to 55'	Refer to Subsections M-3.H.3 Measuring Height and M-4.H for Building Massing requirements. Subsection M-3.I.5 Tower allows additional height in a limited footprint.
11	All Stories: Minimum Height Maximum Height	9' 18'; 24' on single story building	Stories are measured floor to floor. Refer to Subsection M-3.H.4 for explanation of measurement.

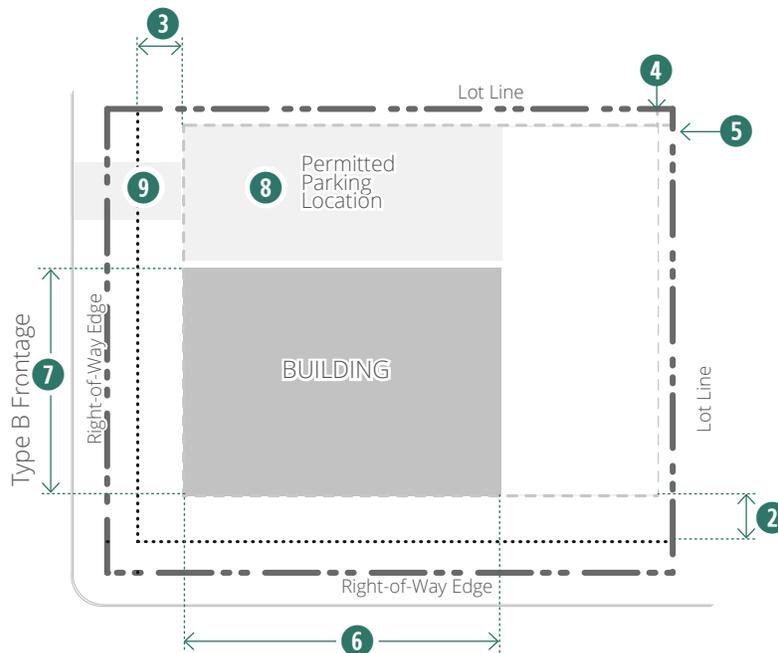


Figure M-3 (14). Civic Building: Building Siting

BOULDER JUNCTION PHASE I		REFERENCES/ ADDITIONAL REQUIREMENTS
USES Refer to FIGURE M-3 (15).		
14 All Frontages & Stories	Limited to museum, theater, governmental facilities, religious assemblies, transportation stations , park & recreation uses, public schools consistent with Chapter 9-6	Refer to Chapter 9-6, B.R.C., 1981, for permitted uses per zoning district and definition of uses.
15 Required Occupied Building Space	Minimum 20' deep on all full height floors from any street facade	Refer to Section M-1.1. <u>Definitions</u> for Occupied Building Space.
16 Parking within Building	Permitted fully in any basement and in rear of all other stories. Prohibited where occupied space is required.	Refer to Occupied Building Space requirement above.
FACADE & CAP REQUIREMENTS Refer to FIGURE M-3 (16).		
18 Required Transparency All Street, Courtyards, Rail Way? , & Public Way Facades	Minimum 15%, measured per story of all stories.	Refer to Subsection M-3.H.5 for information on measuring transparency.
19 Entrance Location & Number	Principal entrance required on Type A frontage facade	Refer to Section M-3.H.6 for information on measuring entrance location.
20 Entrance Configuration	No requirement other than principal entryway requirements per M-4	Refer to Subsection M-4.E.6 for Principal Entryway requirements.
21 Entrance/Ground Story Elevation	80% of entrances and the ground story shall be within 30" of adjacent street sidewalk average elevation OR between 30" and 5' with visible basement (transparency required)	Exception: Entrances along Goose Creek frontage shall be located in reference to 30th Street, Carbon Place, and/or Junction Place, whichever is closest.
22 Ground Story Vertical Facade Divisions	No requirement	Refer to Section M-1.1. <u>Definitions</u> for Expression Line.
23 Horizontal Facade Divisions	No requirement	
24 Permitted Cap Types	Parapet, Pitched, Flat, other with minor design exception ; No more than 2 Towers permitted within 15' of any Type A or Type B frontage facade; 2 additional Towers permitted beyond the facades	Refer to Section M-3.I for Cap Types, including Towers, and other cap requirements.

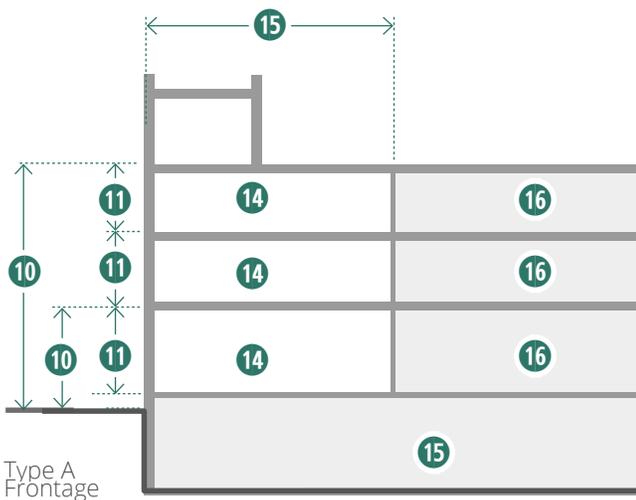


Figure M-3 (15). Civic Building: Height & Use Requirements

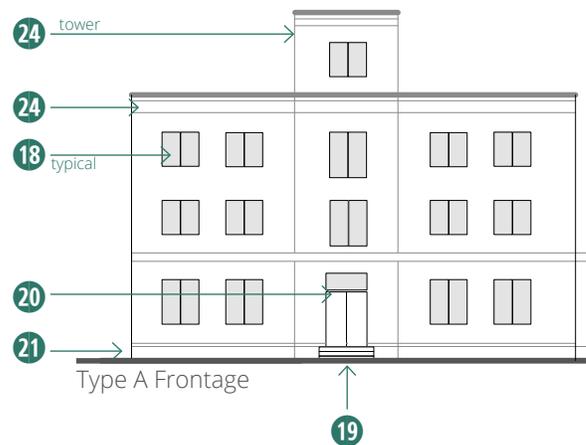


Figure M-3 (16). Civic Building: Facade Design Requirements

M-3. Building Types

Measurement of Building Type Requirements

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H. MEASUREMENT OF BUILDING TYPE REQUIREMENTS

The standards outlined in the tables in [Sections M-3.C through G](#), applicable to each building type, shall be measured and calculated consistent with the provisions of the following:

1. Minimum Type A Frontage Lot Line Coverage.

The minimum percentage of building facade along the Type A Frontage of a lot is measured as follows:

- a. Measurement.** The minimum front lot line coverage shall, at a minimum, equal the width of the principal structures (as measured within the build-to zone along the frontage edge), divided by the length of the frontage parallel to the property line following the street minus setbacks. Refer to [Figure M-3 \(17\)](#). [Minimum Type A Frontage Coverage](#).
- b. Courtyards.** For some building types, courtyards located along the facade in the build-to zone count towards the minimum coverage. Refer to Building Type requirements.

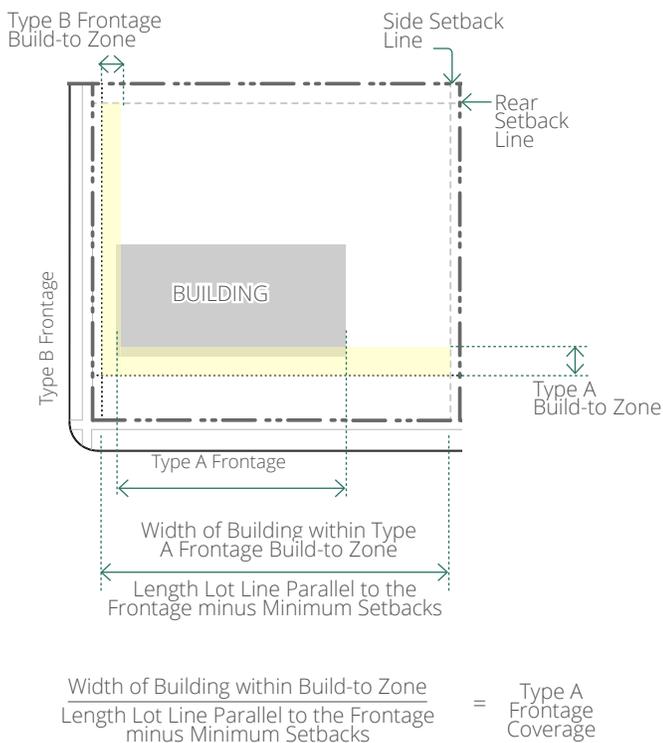


Figure M-3 (17). Minimum Type A Frontage Coverage

- c. Public Outdoor Space Type.** Open spaces per public outdoor space type requirements are exempt from minimum Type A frontage lot line coverage.
- 2. Build-to Zone.** The build-to zone shall be calculated and measured as follows. Refer to [Figure M-3 \(18\)](#). [Build-to Zones](#).
- a. Measurement.** The build-to zone for all frontages is measured from the property line parallel to the frontage, unless additional streetscape area is required per [Section M-2.C. Street & Public Way Types](#).
 - b. Additional Streetscape Area.** When additional streetscape area is required per [Section M-2.C. Street & Public Way Types](#), the build-to zone is measured from the edge of the required streetscape onto the site.
 - c. Encroachments.** Awnings, architectural projections, balconies, and building mounted signage may extend beyond the build-to zone into any yard area, but shall not extend into the street right-of-way unless approved with a revocable permit or lease, as applicable.

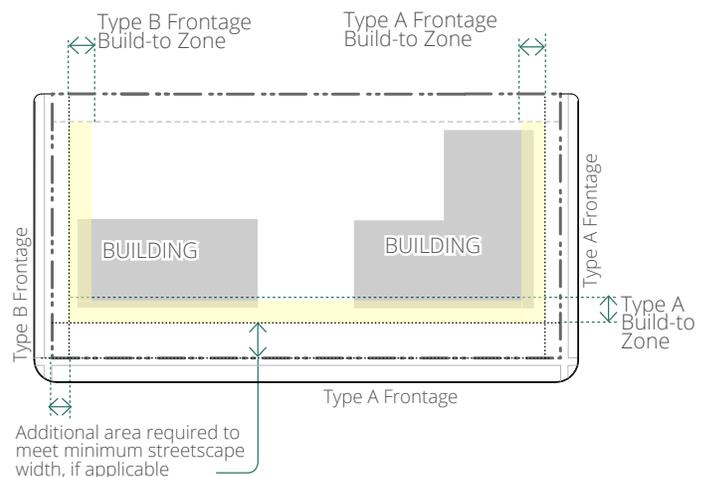


Figure M-3 (18). Build-to Zones

3. Overall Minimum and Maximum Height. (Refer to Figure M-3 (19). Measuring Stories with Floor-to-Floor Height).

- a. **Minimum Overall Height.** Each building type requires a minimum number of stories. The building must meet the minimum required height along all Type A frontage facades and measured a minimum of 30 feet deep into the building.
- b. **Maximum Overall Height.** Maximum heights are specified both in number of stories and overall dimension. This requirement applies to the entire building.
 - i. **Towers.** Where specifically allowed in the building type tables, Sections M-3.C through G, towers may exceed the overall maximum height per Section M-3.I. Cap Types.
 - ii. **Cap Type.** Where specified in Section M-3.I. Cap Types, certain cap types may allow additional height.
 - iii. **Maximum Heights per the City Charter and Land Use Code.** Refer to Sec. 84 of the

city charter for information on measuring overall maximum height, section 9-8-5, "Building Height," B.R.C. 1981, and the definitions of "Height" within chapter 9-16, "Definition," B.R.C. 1981.

- iv. **View Corridors.** Refer to M-1.D Regulating Plan and M-1.E. View Corridors for locations where maximum heights may be restricted due to preservation of certain view corridors.

c. Two Half Stories. Refer to chapter 9-16, B.R.C. 1981, for definition of a half story. A building incorporating both a half story within the roof and a visible basement shall count the height of the two half stories as one full story.

4. Minimum & Maximum Height per Story. Each story is measured with a range of permitted floor-to-floor heights. Refer to Figure M-3 (19). Measuring Stories with Floor-to-Floor Height.

a. Measurement. Floor height shall be measured in feet between the floor of a story to the floor of the story above it. Minimum and maximum floor-to-floor heights are required to be met along facades, a minimum of 80 percent of each story.

b. Single Story Buildings & Top Floor Measurement. For single story buildings and the uppermost story of a multiple story building, the range of allowable floor-to-floor height shall be one foot less than that required per building type. The measurement shall be from the floor of the story to the ceiling.

c. Mezzanines. Mezzanines may be included within the floor-to-floor height of any story, included in the calculation of stories. Mezzanines occupying more than 30 percent of the floor area below and extending above the story's allowable floor-to-floor height shall count as an additional story, including articulation of the story per Section M-4.G. Building Articulation.

d. Taller Spaces. Spaces exceeding the allowable floor-to-floor heights of the building type are not permitted on Type A Frontage facades. These spaces are unlimited on interior lots and Type B Frontage facades.

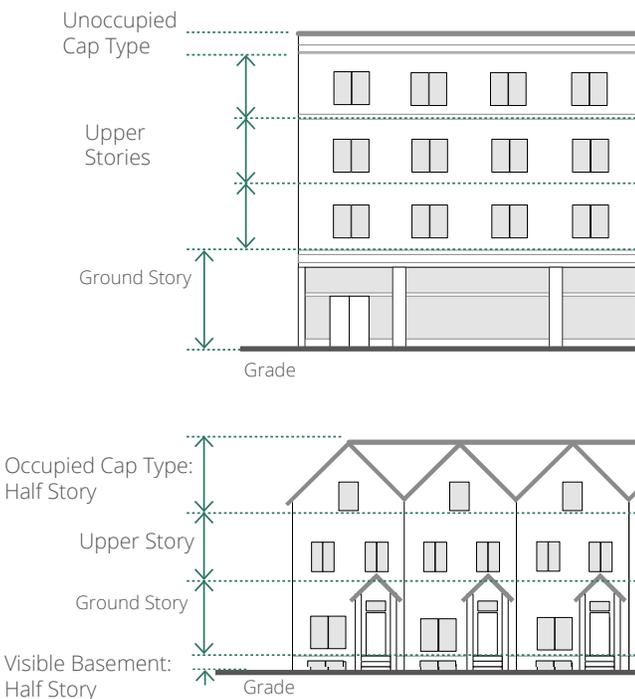


Figure M-3 (19). Measuring Stories with Floor-to-Floor Height

M-3. Building Types

Measurement of Building Type Requirements

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5. Minimum Required Transparency. Per the requirements of each building type, a minimum amount of transparency is required on all stories of street, courtyard, and public way facades.

a. Measurement. Minimum facade transparency is measured from floor-to-floor of each story separately, except for required minimum ground story transparency (refer to [Subsection M-3.H.5.d.](#), below). Refer to [Figure M-3 \(20\)](#). [Measuring Minimum Facade Transparency.](#) Transparency, defined in chapter 9-16 “Definitions”, B.R.C. 1981, includes windows and any glass in doors that is highly transparent with low reflectance. The measurement may include the frame, mullions, and muntins, but shall not include trim or casing.

b. Blank Wall Segments. No rectangular area greater than 30% of the story’s facade, as measured floor to floor, shall be without transparency. And, no horizontal segment of a story’s facade greater than 15 feet in width shall be without transparency. Refer to [Figure M-3 \(21\)](#). [Measuring Blank Wall Limitations.](#)

c. Exception. When the facade of any story is located less than 6 feet from another parallel building facade, no minimum transparency is required for that story.

d. Minimum Ground Story Transparency. When required by the building type tables, Sections M-3.C through G, ground story transparency shall be measured between 2 feet and either 8 or 10 feet, as specified per building type, from the average grade at the base of the facade. Minimum ground story transparency supersedes the overall minimum transparency required for the building type.

e. Tall Stories. Stories that are 18 feet or taller in height shall include additional transparency as follows. Refer to [Figure M-3 \(22\)](#). [Transparency on Tall Stories.](#)

- i. **Separate Ground Story Transparency Required.** When a separate minimum ground story transparency is required per the building types requirements ([Sections M-3.C through G](#)), the facade design shall fulfill that requirement in addition to a minimum of 25 percent transparency for the remainder of the ground story.
- ii. **No Separate Ground Story Transparency Required.** When no separate ground story transparency is required per the building

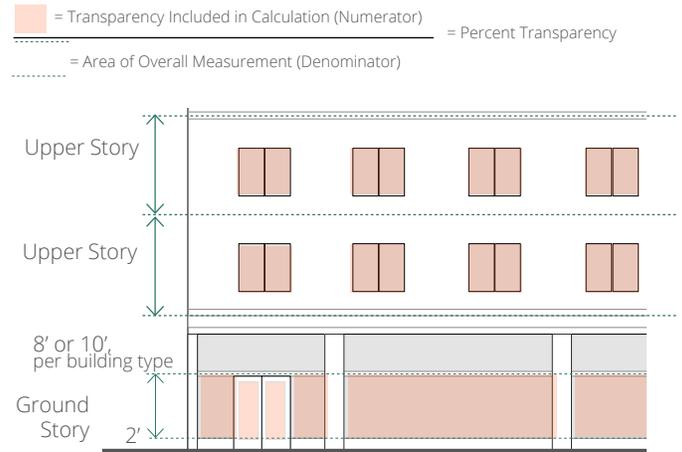


Figure M-3 (20). Measuring Minimum Facade Transparency

Examples of rectangular areas measured per story on a building facade, meeting the blank wall limitation requirement

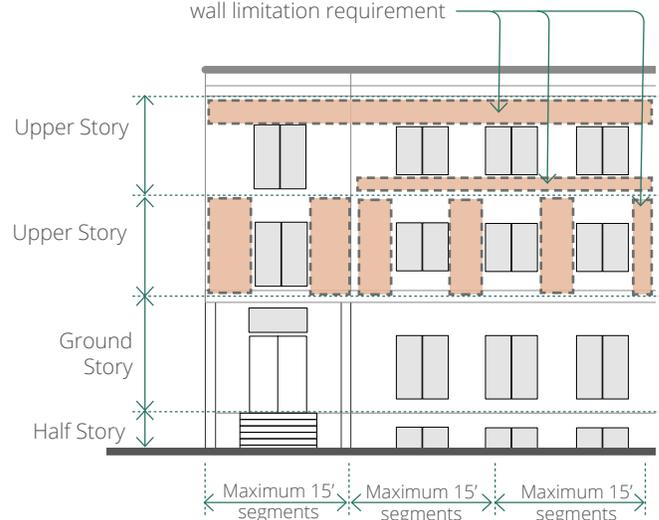


Figure M-3 (21). Measuring Blank Wall Limitations

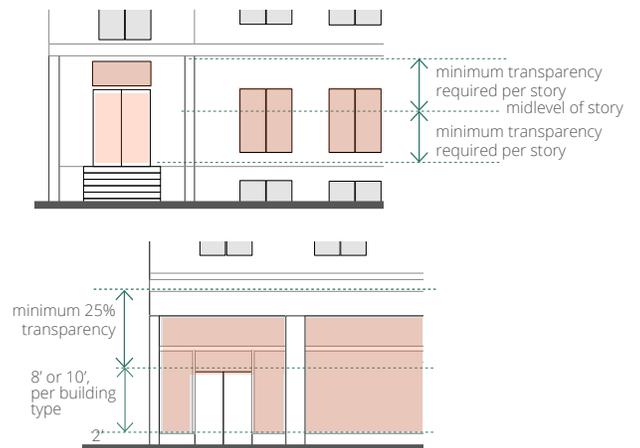


Figure M-3 (22). Transparency on Tall Stories

types requirements (Sections M-3.C through G), the story shall be treated as two separate stories, dividing in half horizontally, with the minimum transparency per story applied to each half.

f. **Half Stories.** All half stories located within roof structure and visible basements are required to meet the minimum required transparency.

6. **Minimum Number of Required Entrances.**

The number of entrances is required along Type A frontages, spaced per the building type requirements. For each increment of facade, one entrance is required. Refer to Figure M-3 (23). Number of Required Entrances

I. CAP TYPES

The major components of any roof shall meet the requirements of one of the cap types permitted for the building type. Roofs for bay or bow windows and dormers are not required to meet a cap type.

1. **Other Cap Types.** Special cap designs may be submitted for a **minor design exception** during the design review process with the following requirements:

- a. The building shall warrant a separate status from the fabric of surrounding buildings, with a correspondence between the form of the cap and the meaning of the building use, such as a dome for a planetarium or a unique roof for a civic building type.
- b. The cap type shall not create additional occupiable space beyond that permitted by the building type.
- c. The shape of the roof shall be different from those defined in this section M-3.I. Cap Types, such as a dome, spire, or vault, and not a gabled roof, hipped roof, butterfly roof, gambrel roof, mansard roof, roof with parapet, flat roof.

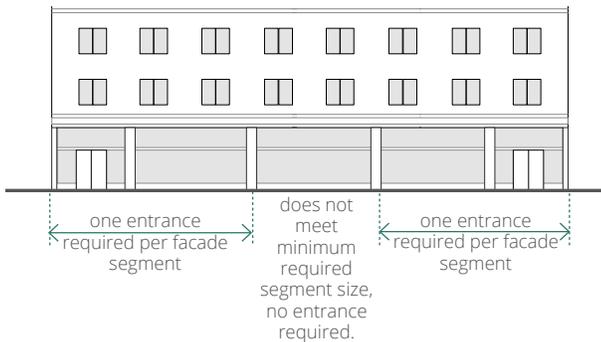


Figure M-3 (23). Number of Required Entrances

M-3. Building Types

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Cap Types

2. Pitched Cap Type. The pitched cap type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run as shown in Figure M-3 (24). Examples of Pitched Cap Type.

a. Pitch Measure. The roof shall not be sloped less than a 4:12 (rise:run) or more than 14:12. Slopes less than 4:12 are permitted to occur on second story or higher roofs.

b. Configurations.

- i. Hipped, gabled, and combination of hips and gables with or without dormers are permitted.
- ii. Butterfly (inverted gable roof) and shed roofs are permitted with a maximum height of 8 feet, inclusive of any overhang.
- iii. **Gambrel and mansard roofs are not permitted.**

c. Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every 100 feet of roof when the ridge line runs parallel to the front lot line. (Refer to Figure M-3 (24). Examples of Pitched Cap Type.).

d. Roof Height. Roofs without occupied building space and/or dormers shall have a maximum height on Type A and Type B Frontage facades equal to no more than 1.5 times the upper story floor to floor height utilized on the building.

e. Occupied Building Space. Occupied building space may be incorporated within the pitched cap type. If occupied, the space counts as a half story.

f. Rooftop Appurtenances. Any rooftop appurtenances shall be recessed within the pitched roof with no visibility on any street elevation drawing. Refer to Sec. 9-7-7 for additional requirements.

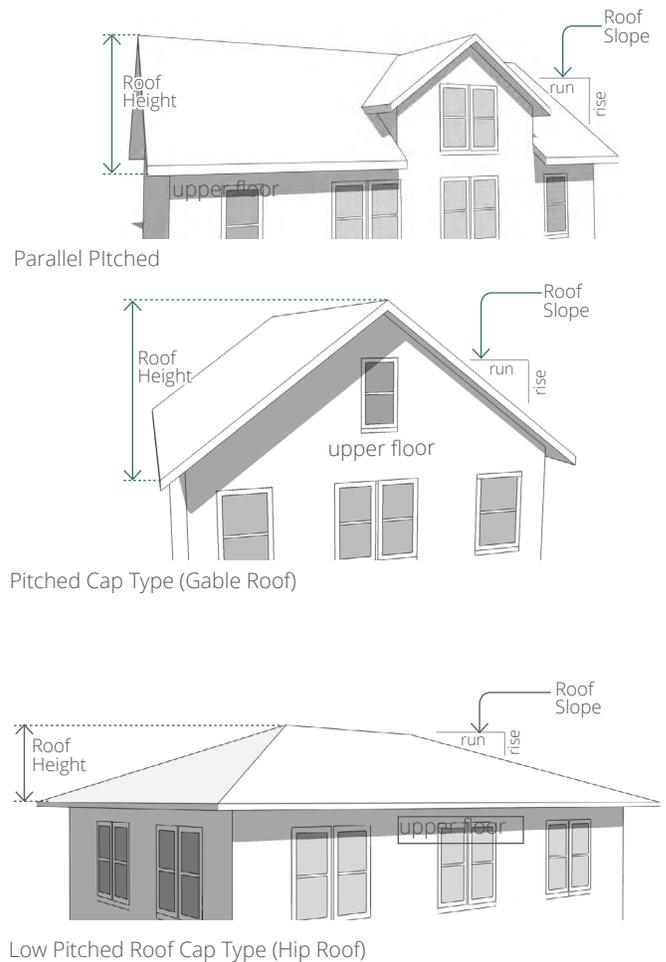


Figure M-3 (24). Examples of Pitched Cap Type

- 3. **Parapet Cap Type.** A parapet is a low wall projecting above a building's roof along the perimeter of the building as shown in [Figure M-3 \(25\)](#). Example of a Parapet Cap Type.
 - a. **Parapet Height.** Parapet height is measured from the top of the upper story to the top of the parapet.
 - i. **General Parapet Heights.** Minimum parapet height is 2 feet with a maximum height of 6 feet.
 - ii. **Parapets Exceeding 55 foot Height.** The city manager may approve a parapet causing the building height to exceed the maximum permitted height pursuant to Section 9-7-7, B.R.C., 1981.¹
 - b. **Horizontal Expression Lines.** A minimum 2" deep expression line shall define the parapet from the upper stories of the building and shall also define the top of the cap.
 - c. **Occupied Building Space.** No building shall have occupied space behind a parapet cap.
 - d. **Rooftop Appurtenances.** Any rooftop appurtenances shall be located towards the rear or interior of the parapet roof. The parapet shall screen the mechanicals from the elevation of the sidewalk across the street within the permitted overall heights of the building and parapet. Refer to Sec. 9-7-7 for additional requirements.

- 4. **Flat Cap Type.** The flat cap type has a visually flat roof with overhanging eaves as shown in [Figure M-3 \(26\)](#). Example of a Flat Cap Type.
 - a. **Configuration.** The roof shall have no visible slope from the street and eaves are required on all Type A and Type B Frontage facades.
 - b. **Eave Depth.** Eave depth is measured from the building facade to the outside edge of the eave. Eaves shall have a depth of at least 14 inches.
 - c. **Eave Thickness.** Eave thickness is measured at the outside edge of the eave, from the bottom of the eave to the top of the eave. Eaves shall be a minimum of 6 inches thick.
 - d. **Interrupting Vertical Walls.** Vertical walls may interrupt the eave and extend above the top of the eave with no discernible cap with the following requirements:
 - i. No more than one-third of the front facade shall consist of an interrupting vertical wall.
 - ii. Vertical walls shall extend no more than 8 feet above the top of the eave. Refer to [M-5.F. Building Proportions](#).
 - e. **Occupied Building Space.** No building shall have occupied space behind a flat cap.
 - f. **Rooftop Appurtenances.** Any rooftop appurtenances shall be located behind the interrupting vertical wall with no visibility on any street elevation drawing. Refer to Sec. 9-7-7 for additional requirements.

¹ 18" over the 55' height is permitted per 9-7-7 with special approval. This is not high enough proportionately for a parapet, if they max out the building spaces at 55 feet.

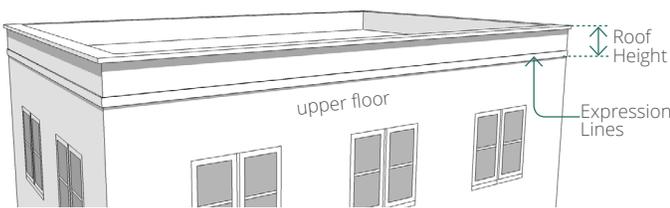


Figure M-3 (25). Example of a Parapet Cap Type

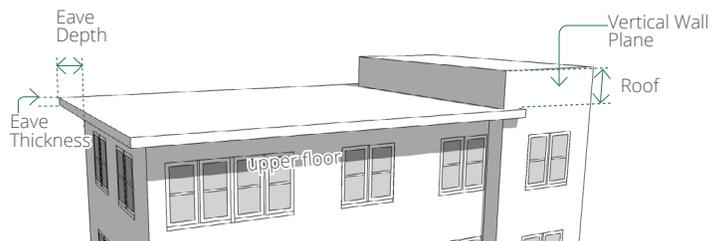


Figure M-3 (26). Example of a Flat Cap Type

M-3. Building Types

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Cap Types

5. **Towers.** A tower is a vertical element, polygonal (simple), rectilinear or cylindrical in plan that shall be used with other cap types. Refer to [Figure M-3 \(27\)](#). Example of a Tower.
- a. **Quantity.** The number of towers permitted on each building type is specified in the building type tables ([M-3.C through G](#)). Tower locations include the following:
 - i. **Towers close to the facade.** When specified per building type, the number of towers permitted close to the facade are associated with the facade design and will be visible from the street.
 - ii. **Additional Towers.** When specified per building type, additional functional towers, located beyond the facade a minimum of 15 feet and spaced a minimum of 30 feet apart, may be permitted, utilities, or provide locations for viewing the mountains or other scenery.
 - iii. **Flexible Location.** If permitted without any location limitations, the number of permitted towers may be located anywhere on the building.
 - b. **Tower Height.** The maximum tower height, measured from the top of the parapet or eave to the top of the tower shaft not including the cap, shall be the equivalent of the height of one upper floor of the building to which the tower is applied.
 - c. **Additional Height.** Towers may add a single story of additional height beyond the maximum height allowed per building type provided the following standards are met:
 - i. **Maximum Building Height of 35 feet.** For buildings where the maximum height is limited to 35 feet, the tower is permitted to exceed that height by one story plus the height of the cap, not to exceed 55 feet.
 - ii. **Maximum Building Height of 55 feet.** For buildings where the maximum height is 55 feet (per the city charter), the tower is permitted to exceed that height by 18' with a pitched cap and 14' with a parapet or flat cap. Occupied building space is not permitted in this tower.¹
 - d. **Tower Width.** The maximum tower width along all facades shall be one-third the width of the front facade or 30 feet, whichever is less. Refer to [Section M-5.F. Building Proportions](#).
 - e. **Tower Spacing.** Towers shall be spaced from other towers no less than 60 feet, but no less than 120 feet along a Type A or Type B Frontage facade.
 - f. **Transparency.** Towers that meet the minimum floor-to-floor to height of the building type and are located within 30 feet of a facade shall meet the minimum transparency requirements of the building.
 - g. **Horizontal Expression Lines.** An minimum 2" deep expression line is required between the 4th and 5th stories of any tower and at the cap of the tower.
 - h. **Occupied Building Space.** Towers with minimum floor to floor heights required by the building type may be occupied by the same uses allowed in upper stories of the building type to which it is attached, with the exception of towers exceeding height limits per [Subsection M-3.1.5.c.ii](#).
 - i. **Rooftop Appurtenances.** No rooftop appurtenances are permitted on tower roofs.
 - j. **Tower Cap.** The tower shall be capped by a cap permitted on the building per the building type.

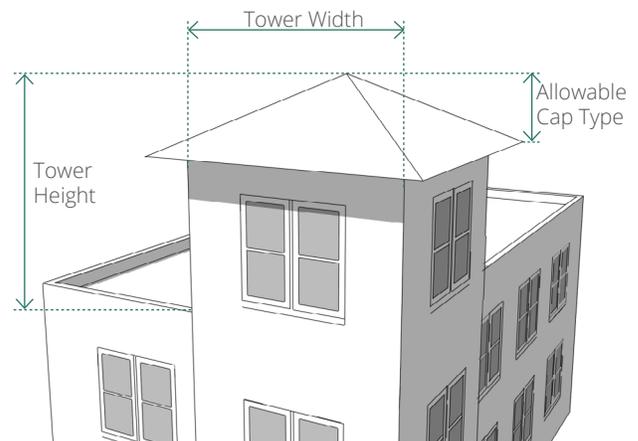


Figure M-3 (27). Example of a Tower

¹ Verify permissibility with CAO, but this would provide additional height variability.

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M-4. Site & Building Design

M-4. Site & Building Design

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Applicability

A. APPLICABILITY

The following outlines general design requirements applicable to all building sites and facades within the Special Design Area.

B. INTENT

The intent of the requirements in this Section M-4, is to address each building's design, elicit high quality buildings, enhance the pedestrian experience, maintain an appropriate scale, and implement the vision for the area as defined in current plans.

All buildings are intended to be articulated in a simple, honest manner at human-scaled dimensions.

- 1. Simple.** Simple means the buildings shall be organized and easy to understand and comprehend, through the use of repetition, regularity, and clear hierarchy.
- 2. Honest.** Honest means the buildings shall clearly articulate their structure and function through the use of real, ideally natural materials. Entrances, stories, and potentially technology should be apparent in the design.
- 3. Human-Scaled.** Human-scaled means the buildings shall be scaled to people. A more fine-grained design approach shall be used, particularly on the ground story where people walk adjacent to the building.

C. SITE DESIGN REQUIREMENTS

- 1. Treatment of Build-to Zones, Yards, & Setbacks.** All build-to zones not occupied by building, all minimum setbacks, and all yards shall be treated as follows:
 - a. Vehicular Areas.** Surface parking lots, driveways, mechanicals, refuse/recycling areas, and loading spaces are not permitted within any build-to zone or minimum setback.
 - b. Driveways.** Driveways may cross perpendicularly through build-to zones and setbacks, when permitted per Subsection M-4.C.2 Driveways, below, or to connect to a parking lot on abutting lots.
 - c. Site Open Space Areas.** Build-to zones, setbacks, and yards, with the exception of parking, driveways, loading facilities, mechanicals, and refuse/recycling spaces, shall meet the standards of one of the applicable types of useable open space specified in Sec. 9-9-11(e), and meeting Sec. 9-9-11(a) Purpose of Open Space.

- 2. Driveways.** Location of vehicular driveway access is regulated for each Type A and Type B Frontage in Section M-1.G. Regulating Plans. The following supercedes Sec. 9-9-5 (c) Site Access Control.

- a. Hierarchy for Access Location.**¹ All buildings shall meet the following as shown in Figure M-4 (1). Driveway Locations by Frontage Type. The following hierarchy applies:
 - i. Alleys or Lanes.** Access from an adjacent alley or lane is unlimited. Construction of new alleys is required per Section M-1.G Regulating Plans.
 - ii. Type B Frontage Access.** If no alley exists, one driveway entrance may be constructed every 400 linear feet of street frontage or 2 total drive entrances, whichever is less, on each Type B Frontage street.
 - iii. Type A Street.** If no alley or Type B street exists, one driveway access is permitted on a local Type A street, base street or residential collector street (refer to Subsections M-2.C 1 and 2 respectively).
 - iv. Two Type A Streets.** If two Type A streets abut the lot and no other access option exists, the access shall be located off the Type A street determined by the city

¹ Incorporates 9-9-5 (d) specific statements regarding the Transit Village access, related to the plan: Site Access in the area that is a part of the Transit Village that is shown on Appendix G of Title 9, "Land Use Regulation," B.R.C. 1981, all properties that request a development approval that includes any additional residential units or the addition of any nonresidential floor area shall take primary vehicular access off of a street that is consistent with the approved Transit Village Connection Plan and that is not a street that is classified as minor arterial or above on the Transportation Master Plan. Secondary vehicular access on a street that is classified as minor arterial or above may be approved if it meets all of the requirements of this section.

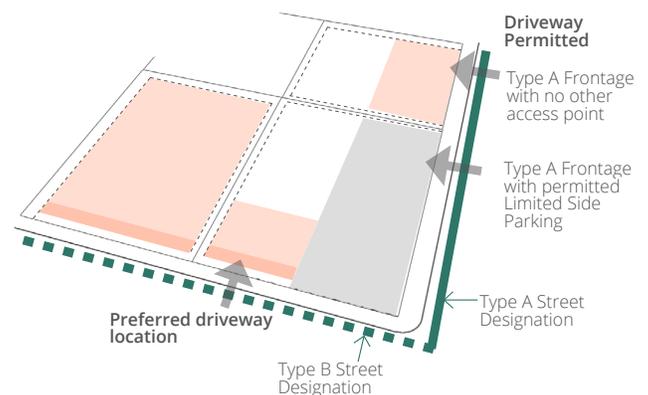


Figure M-4 (1). Driveway Locations by Frontage Type

manager. The city manager shall consider the orientation of other parcels along the street, locations of other vehicular access, the street classification of the street, and considerations in the area plan.

- v. **Type A Minor Arterial or Above.** New driveways off minor arterials or above are not permitted, unless other access is not available. The city manager may permit a second driveway as a minor exception to provide access off a minor arterial or above, based on recommendations from a traffic study.
- b. Shared Driveways.** Shared driveways are encouraged for all adjacent developments.
- c. Side Parking off Type A Street.** When side parking with the drive located perpendicular to the street centerline is utilized as permitted by the building type, one driveway is permitted off the Type A street. This driveway counts towards entrances permitted by above (Subsection M-4.C.2.a). The sidewalk paving shall extend across the driveway, signaling priority to the pedestrian.
- d. Inter-Lot Drives.** When two or more surface parking lots are located adjacent to each other, the parking lots shall be connected with a drive perpendicularly crossing the side and/or rear setback.
- e. Driveway Width.** Driveways shall be no greater than 24 feet in width at the right-of-way line. Driveways wider than 20 feet shall include landscaped, pedestrian refuge islands with a walk area to reduce the crossing to no more than 22 feet.

D. FACADE MATERIALS

- 1. Intent.** The intent of the following requirements is to require well-tested, high quality, durable, natural materials intended for the majority of finished surfaces, while permitting a wider range of materials for details. Further, the regulations are intended to limit the number of materials to promote simpler, clearly articulated facades.
- 2. Major Materials.** A minimum of 80 percent of each facade, not including window and door areas, shall be constructed of major materials.
 - a. Simplicity of Surface Materials.** A minimum of 60 percent of each facade, not including window and door areas, shall be faced of a single major material, with the exception of architectural metal panel systems.
 - b. Permitted Major Materials.** The following are acceptable major facade materials. Refer to Figure M-4 (2). Acceptable Materials and Figure M-4 (3). Unacceptable Major Materials.
 - i. Stone
 - ii. Brick
 - iii. Already Aged, Natural Cedar, sourced locally or from a similar climate²
 - iv. Architectural metal panel systems
 - c. Prohibited Major Materials.** The following materials are not permitted for use as major materials.
 - i. Exposed, unfinished concrete
 - ii. Synthetic stucco (using foam insulation board)
 - iii. Unfinished wood except as listed above
 - iv. Glass block
 - v. Vinyl siding
 - vi. Plastic, including high-density polyethylene, polyvinyl chloride (PVC), and polycarbonate, panels
 - vii. Fiberglass and acrylic panels
 - d. Limited Use Major Materials.** The following materials are prohibited except consistent with the following:
 - i. **Economy Bricks.** Brick types larger than 3 inches in height are permitted as major materials on rear, alley, and rail corridor facades.

² Any other acceptable woods?

M-4. Site & Building Design

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Facade Materials

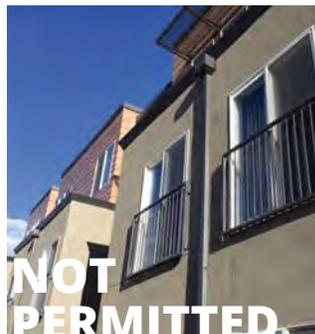
- ii. **Fiber Cement Board.** Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar) are permitted on the Row building type.
 - iii. **Wood Lap Siding and Shingles.** Painted wood lap siding and wood shingles are permitted on the Row building type.
 - iv. **Cement-Based Stucco.** Cement-based stucco is permitted on all stories above the ground story, and on ground story facades facing rear yards, alleys, or the rail corridor. On the ground story, permitted major materials (per M-4tion M-4.D.2.b, above) shall turn the corner of the ground story facade no less than 30 feet along the adjacent facade.
 - v. **Concrete Masonry Units (CMU).** Burnished, glazed, or honed concrete masonry units (CMU) or block are permitted as major materials on facades facing rear, alley, and the rail corridor. Major materials shall turn the corner of the ground story facade no less than 30 feet along the adjacent facade.
- 3. Minor Materials.** Minor materials are limited to trim, details, and other accent areas that combine to **20 percent or less** of the total surface of each facade.
- a. **Major Materials.** All permitted major materials may serve as minor facade materials.
 - b. **Permitted Minor Materials.** Permitted minor materials include the following:
 - i. Fiber cement and wood trim pieces
 - ii. Metal for beams, lintels, trim, exposed structure, and other ornamentation
 - iii. Burnished, glazed, or honed concrete masonry units (CMU) or block for columns, trim, and details, and no surfaces except storefront knee walls.
 - iv. Split-face, honed, or glazed concrete masonry units with a height less than 4.5 inches for surfaces less than 10 percent of the facade surface
 - v. Cast stone concrete elements
 - vi. Vinyl for window trim and soffits
 - vii. Glass curtain wall
 - viii. Cement-Based Stucco for surfaces
 - c. **Limited Use Minor Materials.** The following materials are permitted as minor surface materials on upper floor facades only:
 - i. Fiber cement lap siding or shingles (such as HardiePlank or HardieShingle or similar)



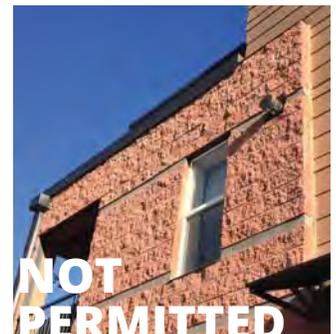
Brick with Metal Details



Architectural Metal Panels



Synthetic Stucco



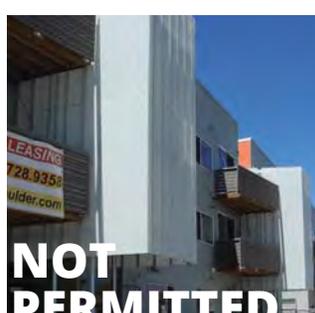
Concrete Masonry Units



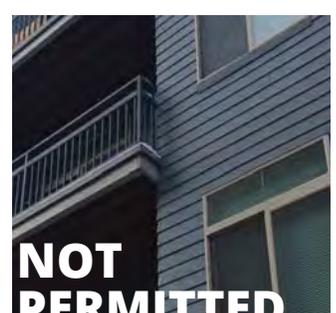
Wood with Metal Details



Cut Stone



Plastic Panels



Vinyl Siding

Figure M-4 (2). Acceptable Materials

Figure M-4 (3). Unacceptable Major Materials

- d. **Prohibited Minor Materials.** The following materials are prohibited for use as minor materials:
 - i. Face-sealed synthetic stucco or exterior insulation and finishing systems (EIFS)
 - ii. Synthetic stucco decorative elements, with the exception of drainage assemblies
- 4. **Other Materials with Approval.** Other high quality materials, not listed, may be requested with a **minor design exception** during the design review approval process. Samples and examples of successful, high quality local installations shall be provided by the applicant. **The materials shall be proven to be durable, high quality, and XXX.**
- 5. **Color.** Dominant building colors shall be from a historic palette from any major paint manufacturer. Other colors may be utilized for details and accents, but shall not exceed a total area larger than 10 percent of the facade surface area.³

³ This is a pretty safe way to limit paint colors from garish colors. While some may want to open it up, per the IPS, colors that were too intense did not score well and were stated as a concern.



Figure M-4 (4). Vertically Oriented Windows with Expressed Lintels

E. BUILDING FACADE ELEMENTS

- 1. **Windows.** Windows on all buildings shall be constructed per the following requirements as shown in Figure M-4 (4). Vertically Oriented Windows with Expressed Lintels. The following requirements apply to all buildings in the Special Design Areas.
 - a. **Amount.** Percent of transparency is required per building type.
 - b. **Recessed.** On all buildings, all windows, with the exception of ground story storefront systems, shall be recessed with the glass a minimum of 2 inches back from the facade surface material or adjacent trim.
 - c. **Vertically Oriented.** All windows shall be vertically oriented with the following exceptions:
 - i. **Flat Cap Type.** When the flat cap type (refer to Section M-3.I. **Cap Types**) is utilized, horizontally oriented windows are permitted for 30 percent of the total transparency area of each story above the ground story.
 - ii. **Rear & Side Facades.** On rear and side facades, up to 50 percent of the total transparency area of each story may include horizontally oriented windows.
 - iii. **Exception.** Horizontally oriented windows may be requested through the **minor design exception** process when the transparency for each story is exceeded by 40 percent or more, the height of at least 75 percent of the windows is a minimum of 5 feet, and the windows are located no more than 3 feet above the interior floor level.
 - d. **Visibility through Glass.** Reflective glass and glass block are prohibited on street facades. Refer to 9-16 Definitions for permitted reflectance of window and door glass.
 - e. **Operable Windows.** ~~A minimum of 50 percent of the windows on each story of each facade shall be operable.~~⁴
 - f. **Expressed Lintels.** Lintels shall be expressed above all windows and doors, whether by a change in brick coursing or a separate element.

⁴ Intent is to provide ready access to outside air and a human connection to the outdoors, but this requirement conflicts with energy code requirements. Could require mechanism to turn off system with open windows. Is it worth requiring?

M-4. Site & Building Design

Building Facade Elements

- 2. **Awnings.** Refer to [Figure M-4 \(5\)](#). Examples of [Permitted Awnings](#).
 - a. **Material.** All awnings shall be canvas or metal. Plastic cloth awnings are prohibited. Solar awnings are permitted.
 - b. **Shapes.** Waterfall or convex, dome, and elongated dome awnings are prohibited.
 - c. **Lighting.** Backlit awnings are prohibited.
 - d. **Supports.** Frames shall be metal and shall be wall mounted. Support poles are prohibited unless utilized for outdoor eating areas over 8 feet in depth.
 - e. **Clearance.** All portions of any awning shall provide at least 8 feet of clearance over any walkway and shall not extend over any driveway.
 - f. **Multiple Awnings on the Facade.** When more than one awning is mounted on a facade, the awning types and colors shall be coordinated by matching the color, shape, material, or other element.

- 3. **Balconies.** The installation or construction of balconies on street facades is encouraged, but not required. Refer to [Figure M-4 \(6\)](#). Examples of [Balconies](#).
 - a. **Applicability.** These provisions apply to locations where balconies are incorporated into the facade design facing any street or public way.
 - b. **Size.** Balconies shall be a minimum of 4 feet deep and 5 feet wide.
 - c. **Balcony Support Structure.** Balconies shall be integral to the facade. Balconies on stepped-back stories may be independently secured, extending from the facade. Balcony support structures shall not include more than one balcony. Refer to [Figure 10.3-9 Examples of Permitted and Prohibited Balconies](#).
 - d. **Platform.** The balcony platform shall have significant thickness to appear structurally sound, a minimum of 3 inches. The underside of the balcony, as visible from any public way, shall be finished.
 - e. **Facade Coverage.** A maximum of 40 percent of the Type A and Type B Frontage facades, calculated separately for each facade, may be covered by balconies. The balcony area is calculated by drawing a rectangle around the platform/floor of balcony, any columns or indentions, and any ceiling/upper balcony.



Metal Awning

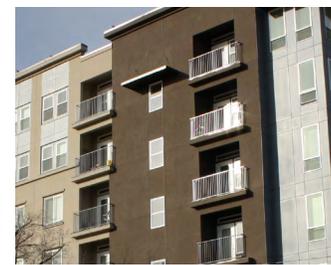


Canvas Awning

Figure M-4 (5). Examples of Permitted Awnings.



Balconies: Covers More than 40 Percent of Facade



Balconies Appropriately Attached to or Incorporated into Facade.

Figure M-4 (6). Examples of Balconies.

4. **Shutters.** If installed, shutters on any facing facade, whether functional or not, shall meet the following requirements:
 - a. **Size.** All shutters shall be sized for the windows, so that if the shutters were to be closed, they would not be too small for complete coverage of the window.
 - b. **Materials.** Shutters shall be wood, metal, or fiber cement. Vinyl shutters are prohibited. Other “engineered” woods may be submitted for a minor design exception during the design review process with an approved sample and examples of high quality local installations, installed a minimum of 5 years earlier and showing no degradation or wear of the material.
5. **Security Grills.** Interior and exterior security bars, grills, mesh or similar obstructions, whether permanently or temporarily affixed, shall not cover any exterior door or more than ten percent of any individual window or contiguous window area.
6. **Principal Entryway.** Refer to [Figure M-4 \(7\)](#). [Examples of Defined Principal Entryway.](#) Principal entrances to buildings or units shall be clearly delineated through one or more of the following:
 - a. **Cap or Canopy.** The entryway shall be covered by a cap or canopy differentiating it from the overall building cap.
 - b. **Sidelights and Transom.** Sidelights and/or transom windows shall be included around the entryway.
 - c. **Extended Articulation.** The entryway shall be included in a separate bay of the building extended up at least two stories.
 - d. **Other Design Options.** The city manager may approve different design options through a minor exception during design review if the design adds emphasis, draws attention to the entryway, and the above requirements are not feasible.



Figure M-4 (7). Examples of Defined Principal Entryway.

F. MECHANICAL APPURTENANCES.

Mechanical appurtenances shall be located to create the least visual impact.

1. Rooftop Mechanical Equipment. The visual impact of rooftop mechanical equipment, including, without limitation, vents, ventilators, skylights, antennas, solar systems, and excluding wind energy systems, shall be minimized.

- a. Rooftop mechanical equipment shall be located using one of the following methods.
 - i. Locate all equipment within the building.
 - ii. Incorporate equipment into the roof design per Section M-3.I. Cap Types.
 - iii. Locate the equipment in a tower set a minimum of 15 feet from any Type A or B frontage facade. Refer to Section M-3.I.5. Towers
- b. Rooftop mechanical equipment shall not exceed 1000 square feet or 30 percent of the footprint, whichever is less.
- c. Rooftop mechanical equipment shall not exceed the height permitted by building type.
- d. The city manager may approve rooftop mechanical equipment that exceeds the height of the building type or is not located per paragraph 1.a, above, through a minor design exception, if the following standards are met:
 - i. The requirements of section 9-7-7 (a) (2) are met.
 - ii. The requirements of section 9-7-7 (a) (3) are met.
 - iii. No other alternative is feasible.

2. Mechanical Appurtenances on Facades.

Mechanical appurtenances, such as but not limited to dryer vents, gas meters, and air conditioners, shall be located as follows:

- a. **Facade.** All mechanical appurtenances required to be exposed on an exterior facade shall be located on a non-Type A frontage facade.
- b. **Alignment.** Multiple mechanical appurtenances shall be organized on the facade in a regular pattern, aligned, and illustrated on the drawing elevations submitted for approvals.
- c. **Material Coordination.** To the extent possible, mechanical appurtenances shall be located on a surface material that limits their visibility. For

example, dark colored vents will likely be more visible on light colored stucco than a textured, darker surface such as brick.

3. Mechanical Appurtenances on Other Horizontal Surfaces.

Mechanical appurtenances located on the ground, decks, or horizontal surfaces other than the roof, such as but not limited to electrical equipment and air conditioners, shall be located as follows:

- a. All mechanical appurtenances may be located in the rear yard or Type B street yard.
- b. Mechanical appurtenances may be located in a side yard, provided the side yard does not contain a paseo.
- c. The city manager may approve appurtenances located on a Type A street or on a paseo through a minor design exception, if the following conditions are met:
 - i. No other feasible option is available for the equipment.
 - ii. The appurtenance is fully screened with a wall and the wall does not prevent the facade from fulfilling any transparency requirements.

G. BUILDING ARTICULATION

Articulated buildings include clearly differentiated, components, using surface materials, expression lines, and separate patterns or configurations.

1. Base, Middle, Top. Layering the components of the building provides a sense of order and stability to buildings. The following intent statements support the requirements specified in Section M-3. Building Types and Section M-4. Site & Building Design. All buildings are meant to include a clearly articulated base, middle, and top as discussed in the following. Refer to Figure M-4 (8). Illustration of Base, Middle, and Cap.

- i. **Base.** The base of a building shall be differentiated from the upper stories per the requirements of Section M-3. Building Types.
 - (1) For mixed-use and non-residential buildings, the base is meant to establish an active ground story along the street, providing a public face (such as retail, service, or restaurant USES) for activities that occur within a building.
 - (2) For residential buildings, the base may be offset in height to separate the ground story from the sidewalk elevation as permitted by the building type regulations, Section M-3. More public spaces, such as lobbies, community rooms, workout rooms, should be located on the ground story as transition space between the public and the private residences.
- ii. **Middle.** The middle section of a building is meant to be occupied by people and shall be highly transparent to provide eyes on the

street. Balconies and terraces in the middle section of the building further this intent.

- iii. **Top.** The top of the building shall cap the building, clearly reading as the end of the building and completing the design, as required by Section M-3.I. Cap Types.

- 2. Articulation of Stories.** Stories shall be clearly readable and articulated on all street, paseo, and multi-use path facades utilizing the following.
 - a. Fenestration.** Fenestration or window placement shall be organized by stories. Minimum transparency is required per story per building type (refer to Section M-3. Building Types C through G). Refer to M-3section M-3.H.5. for requirements for measuring transparency.
 - b. Expression Lines.** Horizontal expression lines and/or lintels may be used to delineate stories. Minimum expression lines are required per building type (refer to Section M-3. Building Types C through G).
 - c. Mezzanines.** Mezzanines designed with a separate floor to floor height and story shall be articulated on the facade as a separate story.
 - d. Taller Spaces.** Refer to Subsection M-3.H.5.d for transparency requirements on tall stories, over 18 feet in floor to floor height. Transparency is required for that additional height and shall articulate the
- 3. Building Facade Variety.** All buildings 100 feet in width or greater along any Type A or B Frontage shall fulfill the following requirements:

- a. Increments.** Each Type A or B Frontage facade shall be varied in segments less than or equal to 90 feet.
- b. Requirements.** Each facade segment shall vary by the type of dominant material, or color, scale, or orientation of that material, and at least two of the following:
 - i. The proportion of recesses and projections.
 - ii. The location of the entrance and window placement, unless storefronts are utilized
 - iii. Roof type, plane, or material, unless otherwise stated in the building type requirements
 - iv. Building heights

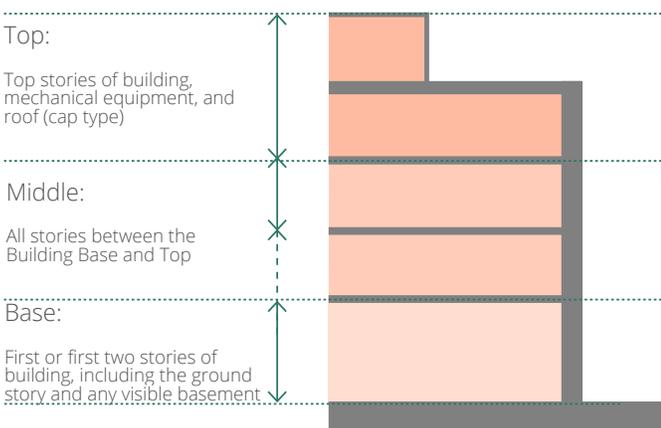


Figure M-4 (8). Illustration of Base, Middle, and Cap

Building Massing

H. BUILDING MASSING

1. **Intent.** The goals of the building massing standards are to ensure an appropriate perceived scale of buildings from the public ways -- breaking up large buildings in a simple way, to ensure a human-scaled place, and to provide a high level of permeability to all blocks.
2. **Multiple Buildings on One Site.** When more than one building is located on one development site and any building is over 45 feet in height, the following applies:
 - a. **Varied Building Heights.** For buildings more than 3 stories, a minimum of 30 percent of the total footprint of all buildings combined on the site shall be at least one story lower than the tallest portion of the building footprint, not including towers.
 - i. **Stepped-Back Facade.** The requirement for varied building heights, in Subsection M-4.H.2.a, above, shall not be met by a linear stepping-back of the facade along the top story, but shall constitute a change in massing of the building.
 - b. **Terraces & Pitched Roofs.** Roof areas on lower buildings are encouraged to be used for roof terraces, located to maximize mountain views, and/or for pitched cap types per Subsection M-3.1.2 Pitched Cap Type to increase the variety of caps in the area.

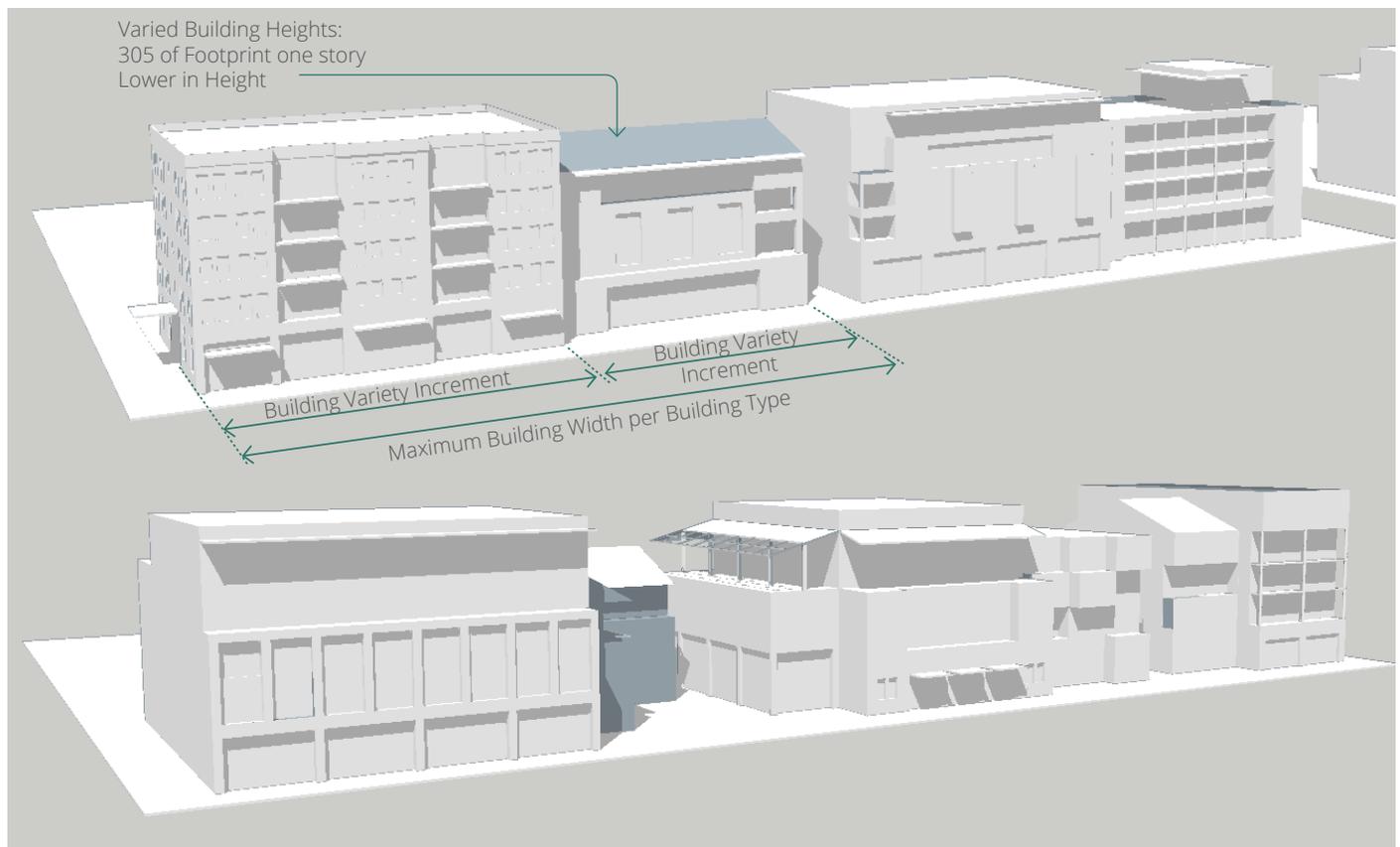


Figure M-4 (9). Illustrations of Building Massing and Articulation

I. BUILDING PROPORTIONS

All building designs shall include the aesthetically pleasing proportion of the golden ratio consistent with the following standards:

- 1. Historical Use of the Golden Ratio.** The golden ratio is a proportioning metric used throughout history to achieve what has been considered “divine” (as in the divine proportion) or visually pleasing proportions. The ratio is frequently found in art and architecture, as well as in nature.
- 2. Definition of the Golden Rectangle.** The golden rectangle uses the golden ratio, where the sides of the rectangle divided into a square and the remaining rectangle fulfill the metric. Refer to Figure M-4 (11), below.

Mathematically, the ratio is found by dividing a line into two parts so that the longest part divided by the smallest part is equal to the whole length divided by the longer part, written as $b/a = (b + a)/b$.

+ a)/ b. Numerically, the ratio is approximately 1:1.6180339887.

- 3. Demonstrate Use of Golden Ratio.** All projects are required to submit a diagram or series of diagrams demonstrating the use of the golden ratio in the design of the building, including the massing of the building and the design of the facade. Use of the golden ratio may include massing of building segments, windows, divisions of the facade, and overall height to width of the building. Refer to Figure M-4 (10) for examples of demonstrated use of the golden ratio.



Figure M-4 (10). Example of Documentation of Use of the Golden Ratio in the Building Design

What is the Golden Ratio (AKA the Divine Proportion)?

Two objects are in the golden ratio if their ratio is the same as the ratio of their sum to the larger of the two quantities. For example, a golden rectangle with longer side *a* and shorter side *b*, when placed adjacent to a square with sides of length *a*, will produce a similar golden rectangle with longer side *a + b* and shorter side *a*. This illustrates the relationship:

$$\frac{a+b}{a} = \frac{a}{b} = 1.6180\dots$$

1.618
Golden Rectangle=
1:1.618

The Golden Ratio is intimately related to the Fibonacci spiral, which is an approximation of the golden spiral created by drawing circular arcs connecting the opposite corners of squares in the Fibonacci tiling. The golden ratio appears in some patterns in nature, including the spiral arrangement of leaves and other plant parts.

Figure M-4 (11). Description of the Golden Ratio

J. BUILDING CONSTRUCTION QUALITY

1. **Intent.** The intent of the building construction quality requirements is to advance the quality of the construction of new buildings.
2. **Transition in Material.** Changes in surface materials shall meet the following standards.
 - a. **Corners.** Changes in major facade materials (refer to Section M-4.B) shall occur only at concave or interior corners.
 - b. **Same Surface.** Transitions in surface materials that occur on the same surface shall include one of the following:
 - i. A trim piece covering the transition.
 - ii. A change in plane of **at least 2 inches**, where the more detailed material is elevated above the less detailed material; e.g. brick is more detailed with joints and stucco is less detailed as a constant surface.
 - c. **Expression or Shadow Lines on Surfaces.** Materials that have significant thickness may be used to create shadow or expression lines on surfaces. For example, cast stone pieces may be offset to create a shadow line, where the actual convex corner of the piece is used to create the corner of the detail.

Conversely, materials that have less thickness shall not be used in such a manner as to insinuate thickness. For example, stucco shall not be formed to create a pilaster on the surface.
 - d. **Window/Door & Surface Transitions.** Windows and doors shall transition to facade surface materials other than glass with a trim piece a minimum of 3 inches in width.
3. **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all building types with the exception of the Row building type.
4. **Applique Materials.** Materials with thickness less than 2.5 inches are not permitted to cantilever or extend beyond their structural support. These materials shall be used only in a surface application.
5. **Stucco Installation.** Stucco, when permitted, shall be of the highest installation quality, meeting the following criteria:
 - a. **Contractor Submittal.** The contractor utilized for installing the stucco shall have a minimum of 5 years experience with a minimum of at least **30**

projects. Projects shall be high quality, meeting the requirements of this Subsection M-4.J.5. Contractor name, address, experience level (years and number of projects), and examples of installations within the last 5 years shall be submitted with the Design Review application.

- b. **Jointing.** All stucco joints shall be aligned along the facade in the pattern shown on the elevations submitted for the design approval. Joints shall also align with the locations of windows and doors and other changes in material.
- c. **Stucco Finish.** To limit the occurrence of hairline cracks and create consistent finishes, either an acrylic based resin finish or a two step paint base stucco system **shall** be used to texture and color the stucco finish.



Applique materials that inadequately cover the underlying structure



Transition of materials on outside corner



flush windows



transition of material with no trim piece or shadow line

Will replace images with photos from other cities. Will add images of acceptable quality construction details..

M-4. Site & Building Design

Building Construction Quality

DRAFT