

Design Guidelines for the Lowry community

Before commencing any development of property within the Lowry Community, you must obtain approval of the proposed development from the Lowry Design Review Committee (LDRC). “Development” is defined in these Design Guidelines and includes most types of building or construction activities. Before beginning any development, please consult these Design Guidelines and contact the LDRC or the Lowry Redevelopment Authority (LRA) at the address identified in Section 1.4

Addendums

Updated

Supplement to the Design Guidelines for Northwest Neighborhood...	4/18/2000
PowerHouse Plaza Design Guidelines...	4/18/2000
Supplement to the Design Guidelines for the 6 th Avenue Parkway...	8/23/2000
Summary of Additional TDM-Friendly Site Design Elements	
Side Yard Amendment to the Design Guidelines...	6/24/2003
East Neighborhood Design Guidelines (Revised)...	2/15/2009
Lowry Vista Design Guidelines...	11/17/09

Updated:

November 2009

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1.0 Introduction and Interpretation

In 1991, the U.S. Secretary of Defense announced the closure of Lowry Air Force Base located in Denver and Aurora, Colorado, as part of the overall downsizing of America's military. Since that time, the Cities of Denver and Aurora, in conjunction with the surrounding neighborhoods, have undertaken a comprehensive planning process for reuse and redevelopment of the former base. This process has resulted in the preparation of the Lowry Development Plan which details a vision of the development of "vibrant communities in the heart of the Denver metro area where citizens can live, learn, work, and play." The Lowry Development Plan provides a "blue print" for the development and a framework to guide short- and long-term decision in order to achieve the communities' vision. The goals, vision, and objectives expressed in the Lowry Development Plan are incorporated into these Design Guidelines to aid in the interpretation of the Design Guidelines.

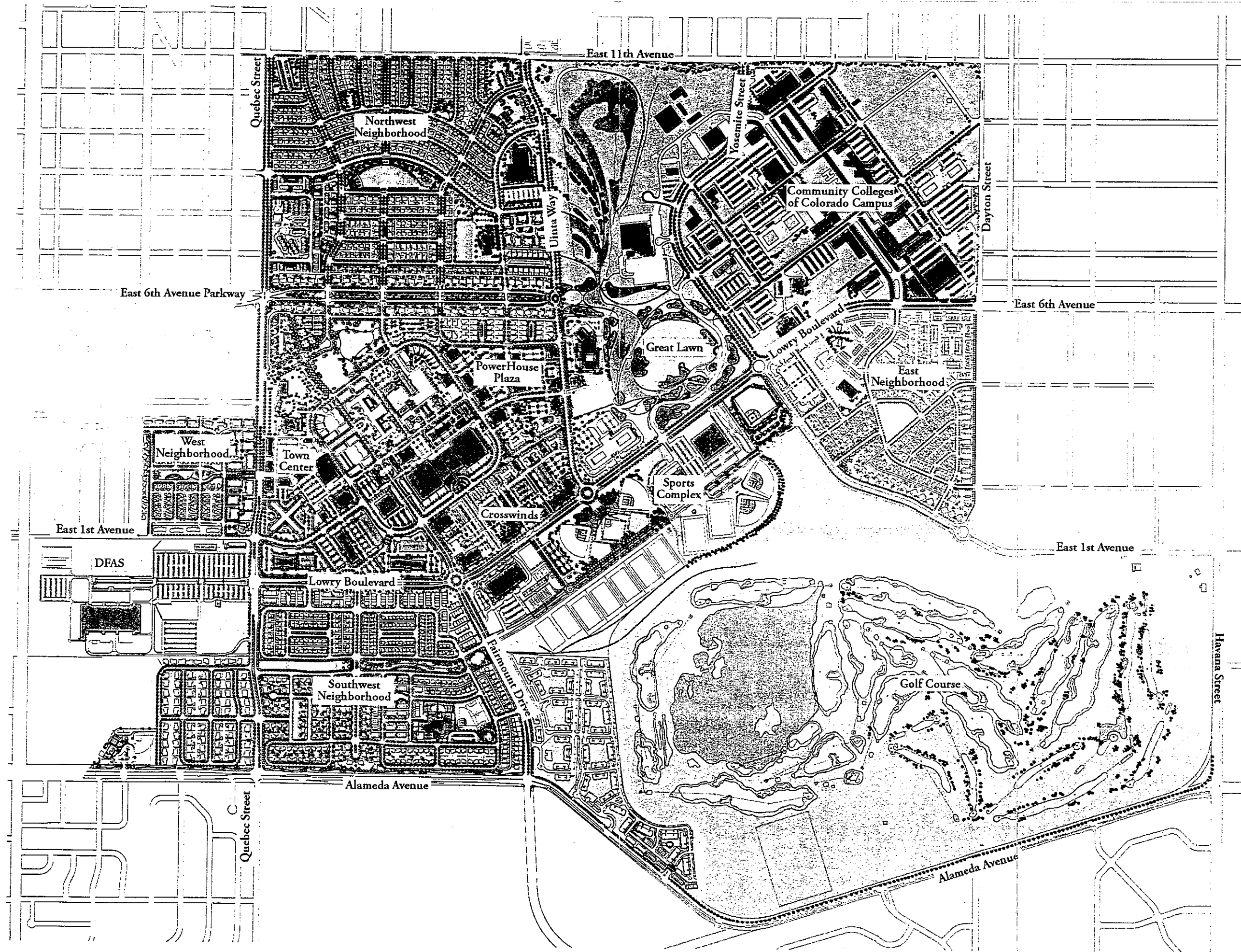
1.1 Organization of the Design Guidelines

These Design Guidelines are authorized by the Master Declaration of Covenants, Conditions, and Restrictions for the Lowry Community ("Master Declaration"). The Lowry Community is generally depicted in *Illustration No. 1*. The Master Declaration sets forth covenants, conditions, and restrictions (CC&Rs) applicable to the property within the Lowry Community. These Design Guidelines therefore form one part of the CC&Rs for the Lowry Community. The Lowry Design Guidelines consist of both minimum standards and suggested guidelines necessary to achieve a high level of quality, promote flexibility, and establish continuity within Lowry. The guiding principles for these guidelines are:

- ▶ Protect the positive character and attractive features of the existing built environment
- ▶ Establish a consistent level of quality and character in new additions to the Lowry community maintain quality to sustain real estate values over time
- ▶ Assist planners, designers, review boards, and users/owners to make consistent choices that reinforce an overall vision

The Design Guidelines are organized into the following major components of the built Environment:

- ▶ Non-residential Architecture
- ▶ Residential Architecture
- ▶ Site Circulation and Parking
- ▶ Landscape and Streetscape
- ▶ Site Improvements
- ▶ External Illumination
- ▶ Signage
- ▶ Utilities
- ▶ Construction Activities
- ▶ Maintenance



LOWRY ILLUSTRATIVE MASTERPLAN

This plan is for illustration purposes only and is subject to change without notice. 5/05

1.2 Interpretation of Design Guidelines

For purposes of interpretation of these Design Guidelines, the following rules of interpretation shall apply:

- 1.2.1 The use of “may” or “should” means permissive recommended, or advised but is not mandatory; the use of “shall,” “must,” or “will” means compliance is mandatory and not voluntary or permissive.
- 1.2.2 Where terms or phrases are subject to more than one (1) reasonable interpretation, the more stringent interpretation shall be intended.
- 1.2.3 Where two (2) or more provisions conflict, the more specific shall control over the more general.
- 1.2.4 Where these Design Guidelines conflict with provision of the Master Declaration, the Master Declaration shall control.
- 1.2.5 Where an applicable governmental code, ordinance, or regulation is more stringent than a provision of these Design Guidelines, the governmental code, ordinance, or regulation shall control.
- 1.2.6 Where a Design Guideline requirement is more stringent or restrictive than a local government requirement, the Design Guidelines shall control.

1.3 Design Guidelines and Local Government Regulations

Development within the Lowry Community is governed or controlled by two (2) different and distinct organizations:

- (1) the Master Association of which the Lowry Design Review Committee (LDRC) is the committee that administers the Design Guidelines; and
- (2) the local government in which the property is located. Because a vast majority of the proposed Lowry Community is within the City and County of Denver, the local government that controls the development of the property in most instances will be the City and County of Denver; otherwise, the local government will be the City of Aurora.

The process, review, and approval of Development by the LDRC pursuant to these Design Guidelines are separate and independent from any review and procedures required by the local government in which the property is located.

1.4 Conflict Between Guidelines and Local, State, and/or Federal Governmental Regulations

Because these Design Guidelines and the regulation of the governmental body may be different, some conflict between the Guidelines and the regulations may be encountered. In such a situation, the more stringent or more restrictive standard shall apply. Approval of Development by the LDRC does not constitute approval of conformance of the Development with local, state, and/or federal governmental requirements or regulations.

Information, forms, and documents referred to in the Design Guidelines may be obtained from the LDRC or the Lowry Redevelopment Authority at:

**555 Uinta Way
Denver, CO 80230**

Telephone: 303-343-0276

Fax: 303-343-9135

2.0 Definitions

Words and phrases used in these Guidelines shall have the following meanings unless a different meaning is evident from the context. Words and phrases not defined in this Part 2.0 shall be subject to the interpretation of the LDRC. The LDRC may utilize the commonly accepted meanings of such words and phrases and may utilize the zoning ordinances and regulation of the City and County of Denver to assist in any interpretation.

Accessory Building

A detached subordinate structure located on the same lot with the main building the use of which is customary or incidental to, and used only in conjunction with, the main primary building.

Alley

A public or private roadway which is a narrow way, less in width than a street and not designed for general travel, used primarily as a means of access to the rear of residences and business establishments and which generally affords only a secondary means of access to the property abutting along its length.

Applicant

Any owner, developer, builder, or other Person seeking approval of the LDRC as required by these Design Guidelines.

Balcony, Exterior

An elevated floor space projecting beyond the outface faces of the exterior walls of a building.

Berm

An earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.

Billboards

A sign that is intended to identify or communicate a commercial or non-commercial message which is unrelated to any activity, service, or business that is conducted, rendered, or undertaken at, on, or upon the site, lot, property, or location where the sign is located.

Block

An area enclosed by streets, and occupied by, or intended for, public or private uses.

Block Length

The distance along a side of a street located between the nearest two (2) intersecting streets.

Board of Directors

The Board of Directors of the Lowry Community Master Association.

Buffer or Buffering

The ameliorating of a view with landscaping, berms, or other similar techniques.

Build-to-Zone

A zone which is defined as the area between the required setback and a line measured from, and parallel to, the lot line within which a specified percentage of the façade of the building facing the street shall be located. *See Illustration No. 2.*

Building

Any covered structure intended for the shelter, housing, or enclosure of any person, animal, or chattel.

Building, Front

That exterior wall of a building facing a front property or lot line of the lot.

Building Height

The vertical distance measured from the highest point of the building to the average elevation of the corners of a building at finished grade. The highest point of the building shall be either the top of the parapet or coping of a flat-roofed building or the ridge of a sloping roof. In measuring the height of a building, the following structures or ridge of a sloping roof. In measuring the height of a building, the following structures shall be excluded: chimneys, cooling towers, elevator bulkheads, ornamental cupolas, domes, or spires.

Building Line

A line parallel, or approximately parallel, to the street right-of-way, and beyond which buildings may be erected.

Business Center

That area shown in *Illustration No. 1.*

Caliper

The diameter of the trunk of a tree measured at a point six (6) inches above the ground.

Campanile

A bell tower usually freestanding.

Carport

Space for the housing or storage of motor vehicles and enclosed on not more than two (2) sides by walls.

Character

The distinctive structure, form, materials, and style of a place. Character is apparent to people as a result of the landscape, buildings, trees, spaces, furniture, materials, colors, and organization of the area.

Commercial Street/Area

Any street or area that is primarily retail shops, restaurants, stores, offices, or services.

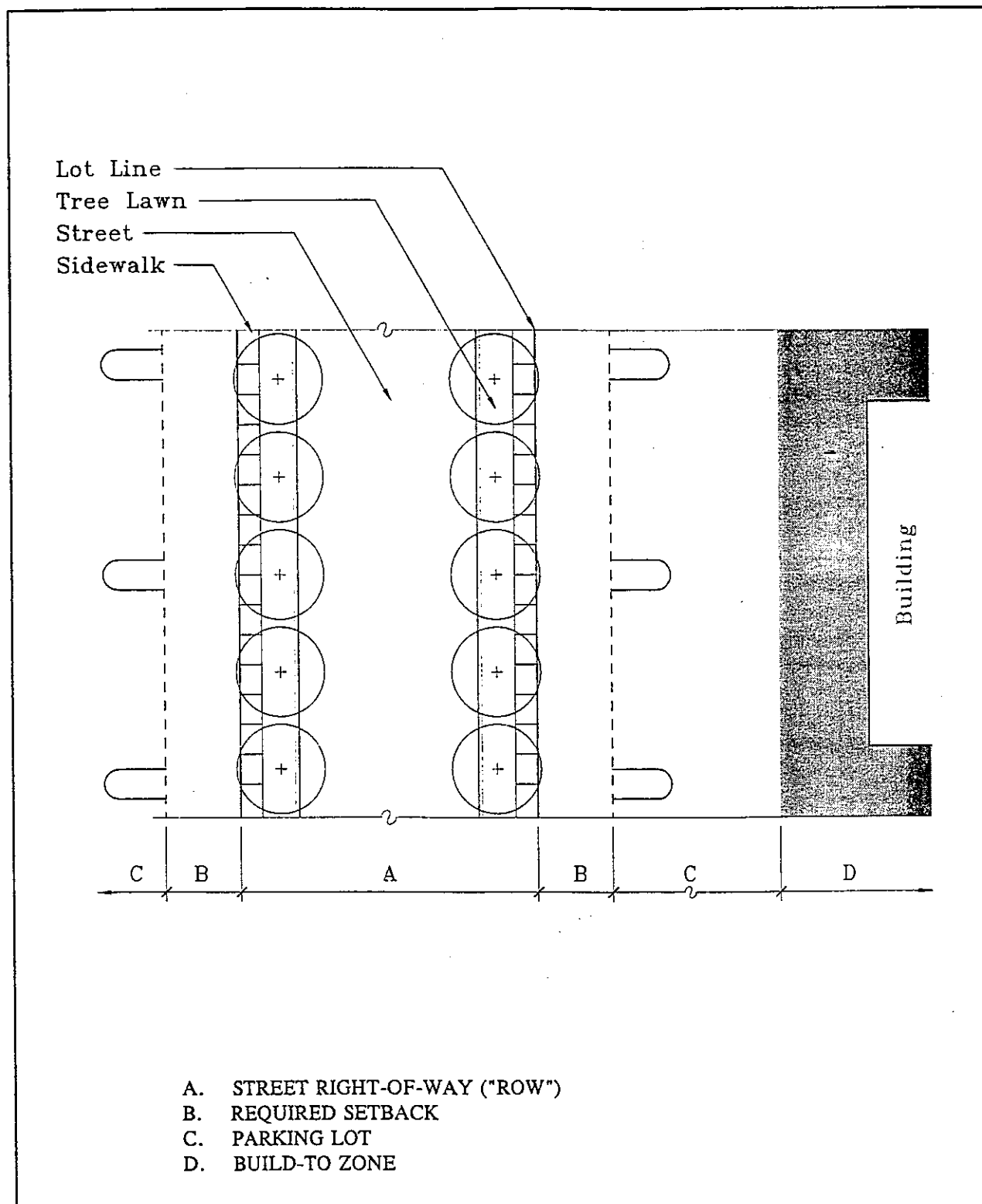


Illustration No. 2
Build-to-Zone, Setback, and Street Right-of-Way

Common Area

Any portion of the Property together with all improvements thereon owned by the Master Association, or any subassociation created as provided in the Master Declaration, for the primary benefit of all owners of property subject to the Design Guidelines as a whole including, without limitation, landscaped areas adjacent to the public rights-of-way, landscaped areas within island and/or median areas associated with public rights-of-way, entrance areas, postal facilities, parking areas, trails, parks, gardens, recreation areas, and other personal and real property now or hereafter owned or controlled by the Master Association, or any subassociation created in the Master Declaration.

Concealed Light Source

An artificial light intended to illuminate the face of a sign, which light is shielded from public view and from adjoining zone lots.

Coping

A protective cap, top, or cover of wall, parapet, or chimney.

Corner Lot

A lot situated at the junction of two (2) or more intersecting or intercepting public streets.

See Illustration No. 3

Cupola

A domical roof on a circular base, often set on the ridge of a roof.

Curb Cut

Any break in the curb for a vehicle entry or driveway apron.

Curb Ramp

A sloping area of a sidewalk allowing access for bikes, wheelchairs, and people with physical disabilities, generally located at corners.

Curtain Wall

A non-load-bearing wall applied to a structure to shield or protect against weather conditions. Certain walls are typically constructed of steel, glass, or a combination of such materials.

Declarant

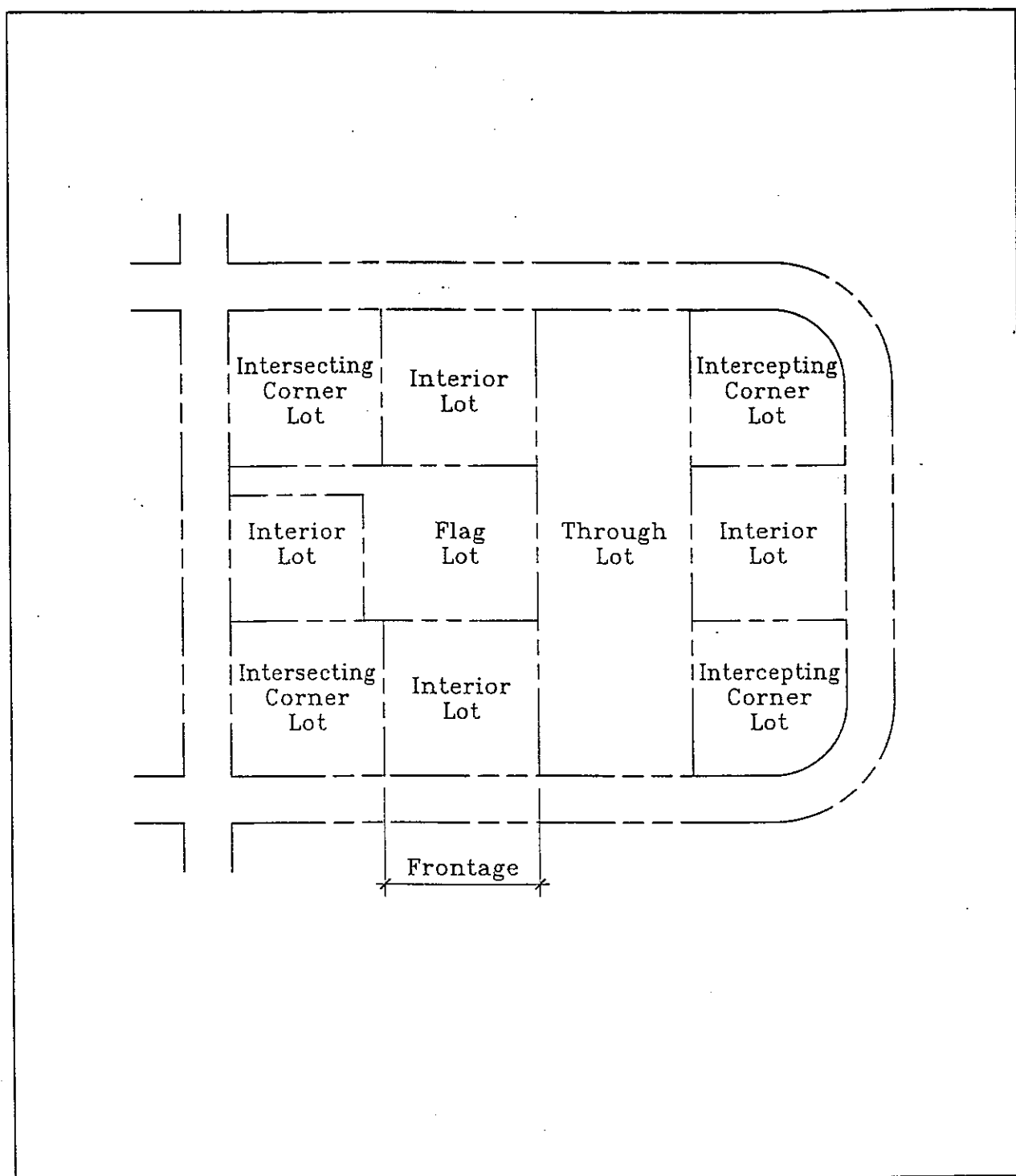
The Lowry Economic Redevelopment Authority d/b/a Lowry Redevelopment Authority ("LRA"). The term Declarant shall also include one (1) or more successors in interest which have been designated in writing by the ten existing Declarant and who have purchased all or substantially all of the Property then owned by the existing Declarant.

Deciduous

Trees that lose or shed foliage at the end of a growing season.

Detached Sidewalk

A paved walkway that is not attached to the street curb and is commonly separated from the curb by a tree lawn.



Illustration¹ No. 3
Corner Lot and Interior Lot

¹ Adapted from: Burrows, T., *A Survey of Zoning Definitions*, Planning Advisory Report No. 421, American Planning Association (Washington, D.C. 1989).

Detached Structure

Any structure having no party wall or common wall with another structure.

Developer

An agent of the owner of a lot authorized to act on behalf of the owner in the design and construction of any Development within the Lowry Community.

Development

Development includes, without limitation:

1. the construction, installation, erection, restoration, renovation, or expansion of any building, structure, or other improvements, including utility facilities;
2. the demolition or destruction, by voluntary action, of any building, structure, or other improvements;
3. the grading, excavation, filling or similar disturbance to the surface of the land, including, without limitation, change of grade, change of ground level, change of drainage pattern, or change of stream bed;
4. landscaping, planting, clearing or removing of trees, shrubs, grass, or plants; and
5. any change, alteration, renovation, rehabilitation, or conversion of any previously approved Improvements or any building, structure, or other improvement existing within the Lowry Community, including any change of exterior appearance, color, or texture.

Duplex

A single residential structure having only two (2) dwelling units.

Dwelling Unit

One (1) or more rooms constructing a separate, independent housekeeping unit for permanent occupancy with facilities for sleeping, bathing, and cooking and which units may occupy a portion of a structure containing other dwelling units, other uses by right, or a combination of these uses.

Education Campus

That area shown in *Illustration No. 1*.

Enhanced Landscape Zone

Area along Uinta Way and Lowry Boulevard.

See Illustration No.10.

Enhanced Landscape Zone

Area along Uinta Way and Lowry Boulevard.

See Illustration No. 10.

Façade

The most exterior part of a wall, sunscreen, or any screening or material covering a building, including any covered porch or portico which comprises a substantial part or portion of the face of the building.

Floor Area Ratio

Ratio determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Front Yard

That portion of a lot located between side lot lines and lying between a lot line abutting a public street and the face or façade of a structure which is intended to be the front or principal face or façade of the structure. The front or principal face or façade of a structure is typically the face or façade used in the designation of the permanent street address and is commonly identified by the existence of the main entrance to the structure and/or from fenestration, decoration, architectural details, or other physical characteristics which are greater in number or extent than other sides of the structure.

See Illustration No. 4.

Furnishings

Any of numerous types of street amenities most commonly used on commercial streets. Examples include pedestrian lights, benches, newspaper vending boxes, trash receptacles, planters, tree grates, fences, railings, bicycle racks, mailboxes, fountains, kiosks, and public telephones.

Garage

A building or part of a building wherein motor vehicles are housed or stored.

Ground Level

A horizontal plane passing through the average highest and lowest elevation of the ground along that façade of the building or structure which is nearest the street. In the absence of any building or structure, the points shall be located on the front setback line, between the two (2) side setback lines.

Ground Sign

A sign supported by poles, uprights, or braces extending from the ground or from an object on the ground but not attached to any part of any building.

Groundcover

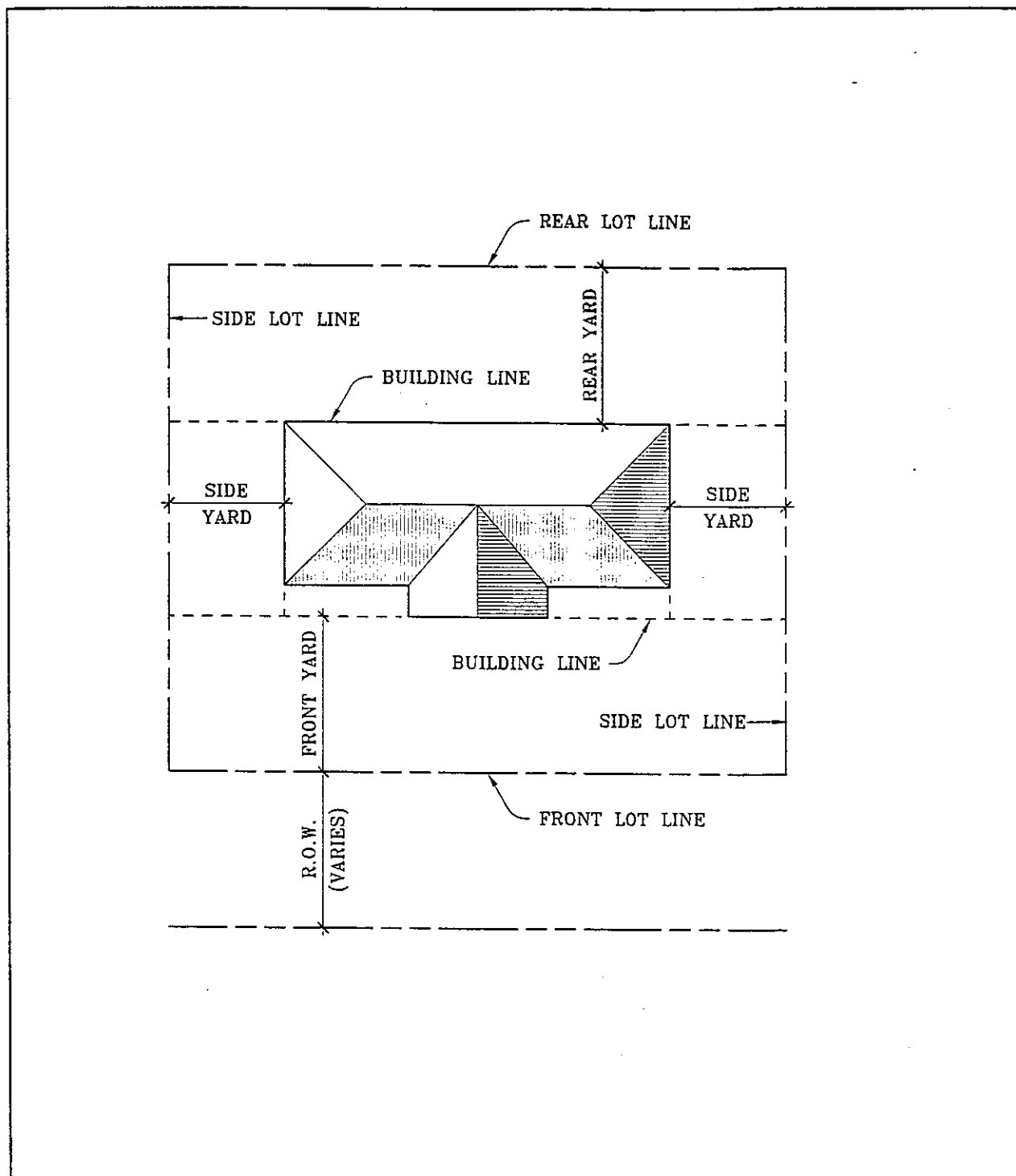
Low-lying plants, generally lower than six (6) inches in height, requiring relatively little maintenance compared to turf grasses.

Illuminated Sign

A sign lit by or exposed to artificial lighting either by lights on the sign, within the sign, or directed toward the sign.

Improvement

Every structure and all appearances thereto of every type and kind including, but not limited to, buildings, outbuildings, fixtures, utilities, patios, tennis courts, swimming pools, garages, doghouses, mailboxes, aerials, antennas, satellite and telecommunication dishes, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior air conditioning units, water softener fixtures or equipment, poles, pumps, wells, tanks, solar collectors, reservoirs, pipes, lines, meters, towers, and other facilities use in connection with water, sewer, gas, electricity, solar energy, telephone, regular or cable television, or other utilities.



Illustration¹ No. 4
Front, Side, Rear Yards and Lot Lines

¹ Adapted from: Burrows, T., *A Survey of Zoning Definitions*, Planning Advisory Report No. 421, American Planning Association (Washington, D.C. 1989).

Interior Lot

A lot, other than a corner lot, which abuts another lot on at least two opposing sides.

See Illustration No. 4.

Kiosk

A small pavilion, usually open, built in gardens and parks.

Landscaped or Landscaping

A combination of permanently bedded living plants (such as grass, ground cover, shrubs, vines, hedges, or trees) and non-living landscape material (such as rocks, pebbles, sand, mulch, walls, fences, or decorative paving materials).

Light Fixtures

Light fixtures contain the lamp light source of lights and can sit on poles or be mounted on walls.

Lot

The land designed by subdivision, plat, or other commonly recognized means as the building site for a structure, accessory structures, setbacks, and associated open space. Lots adjacent to public rights-of-way commonly include lot lines, which are coterminous with the edge of the right-of-way.

Lot Line

A front side, or rear lot line as defined by this Part 2.0. Lot line is synonymous with "Property line."

See Illustration No. 4. A lot adjacent to a public right-of-way will commonly include a lot line, which is coterminous with the edge of the right-of-way.

Lowry Community

That property within the area generally depicted in *Illustration No. 1*, which is or may become subject to the Master Declarations.

Lowry Design Review Committee (LDRC)

The Lowry Community Design Review Committee described in Section 5.1 of the Master Declaration, is authorized to administer the Design Guidelines. The Master Declaration should be consulted for information regarding the appointment and powers of the LDRC.

Lowry Development Plan

The Development Plan for the Lowry Community prepared by Sasaki Associates, Inc. and BRW, Inc. dated June 1996. A copy of the Lowry Development Plan is available for review and inspection at the offices of the:

Lowry Redevelopment Authority

555 Uinta Way

Building 1435

Denver, Colorado 80230

Telephone: 303-343-0276. Fax: 303-343-9135

The Development Plan is a "blueprint" for the redevelopment of Lowry and a framework for short- and long-term decisions in order to achieve the live, work, and play version for Lowry.

Lowry Economic Redevelopment Authority or Lowry Redevelopment Authority (LRA)

Non-profit public entity formed to redevelop the former Lowry AFB and established pursuant to C.R.S. § 29-1-202 and an Intergovernmental Agreement between the City and County of Denver, Colorado and the City of Aurora, Colorado, dated August 1, 1994, and recorded at Filing No. 94-496A (and also known as Auditor's No. XC4X040) in the office of the Clerk and Recorder for the City and County of Denver.

Master Association

The Lowry Community Master Association, Inc., a Colorado non-profit corporation, as described in the Master declaration, and its successors. The Master Association exercises and administers the powers and authority specified in the Master Declaration.

Master Declaration

The recorded Master Declaration of the Lowry Community Master Association, Inc. as it may be amended from time-to-time. The Master Declaration sets the structure, powers, obligations, and duties of the Master Association and the LDRC.

Median

The area of raised paving and/or landscaping located in the center of a street which separates the directions of vehicular traffic.

Mixed Use

The use of a structure that combines or integrates both residential and non-residential uses. A mixed use structure shall be classified as a non-residential use for purposes of these Design Guidelines regardless of the relative amount or proportion of the uses of the structure.

Multifamily Residences

A single, detached building structurally divided into three (3) or more separate independent dwelling units for permanent occupancy, each dwelling unit having but one (1) kitchen.

Non-residential Use

All uses of property other than residential use. Non-residential use includes mixed use.

Owner

A Person or Persons owning a recorded fee simple interest in a lot from time-to-time. Such term shall include a contract vendee under an installment land sales contract, but shall not include:

1. the vendor under such a contract; or
2. a Person holding an interest in a Lot merely as security for the performance of an obligation (unless and until such a security holder becomes an owner in fee simple of a lot).

Parapet

A low guarding wall at the edge of a terrace, roof, or balcony.

Parking Structure

Any building or part of a building wherein more than three (3) motor vehicles are or can be housed or stored, including, but not limited to, parking decks and multilevel parking structures.

Parkway

A type of street generally having medians. For purposes of these Design Guidelines, a parkway may not necessarily include a street designated as a city parkway by the City and County of Denver.

Paving Setback

The required distance normally in a commercial or multi-family residential, and between a lot line and the closest possible line of a parking lot or driveway, except driveways may run perpendicular through a paving setback to connect with an adjacent roadway or parcel.

See Illustration No. 5.

Pedestrian Lighting

Special lighting that adds drama, character, and light to pedestrian areas. Pedestrian lighting may consist of pole-mounted luminaries fourteen (14) feet or lower in height.

Person

An individual including any receiver, guardian, personal representative, registered agent, fiduciary, or representative of any kind, and any corporation, partnership, firm, association, joint venture, or other legal entity possessing the right to hold title to real property.

Piazza

A public open space or square surrounded by buildings.

Plans and Specifications

Any and all documents designed to guide or control the construction of an improvement including, but not limited to, those indicating size, shape, configuration, materials, and all site plans, excavation and grading plans, foundation plans, drainage plans, landscaping and fencing plans, elevation drawings, floor plans, specification of building materials, products, and construction techniques, samples of materials, products, and colors, plans for utility services and all other documentation or information relevant to the particular Development or Improvement.

Plaza

An open area at ground level accessible to the public and unobstructed from its lowest level to the sky. Any portion of a plaza occupied by landscaping, statuary, pools, and open recreation facilities shall be considered to be a part of the plaza. The term "plaza" shall not include off-street loading areas, driveways, off-street parking areas, or pedestrian ways accessory thereto.

Porch

Any gallery, veranda, terrace, piazza, portico, or similar projection from the main wall of a building and covered by a roof, other than a carport, as defined herein, with no opaque side enclosures (except screens and handrails) that is more than thirty-six (36) inches in height other than the side of the building to which the porch is attached.

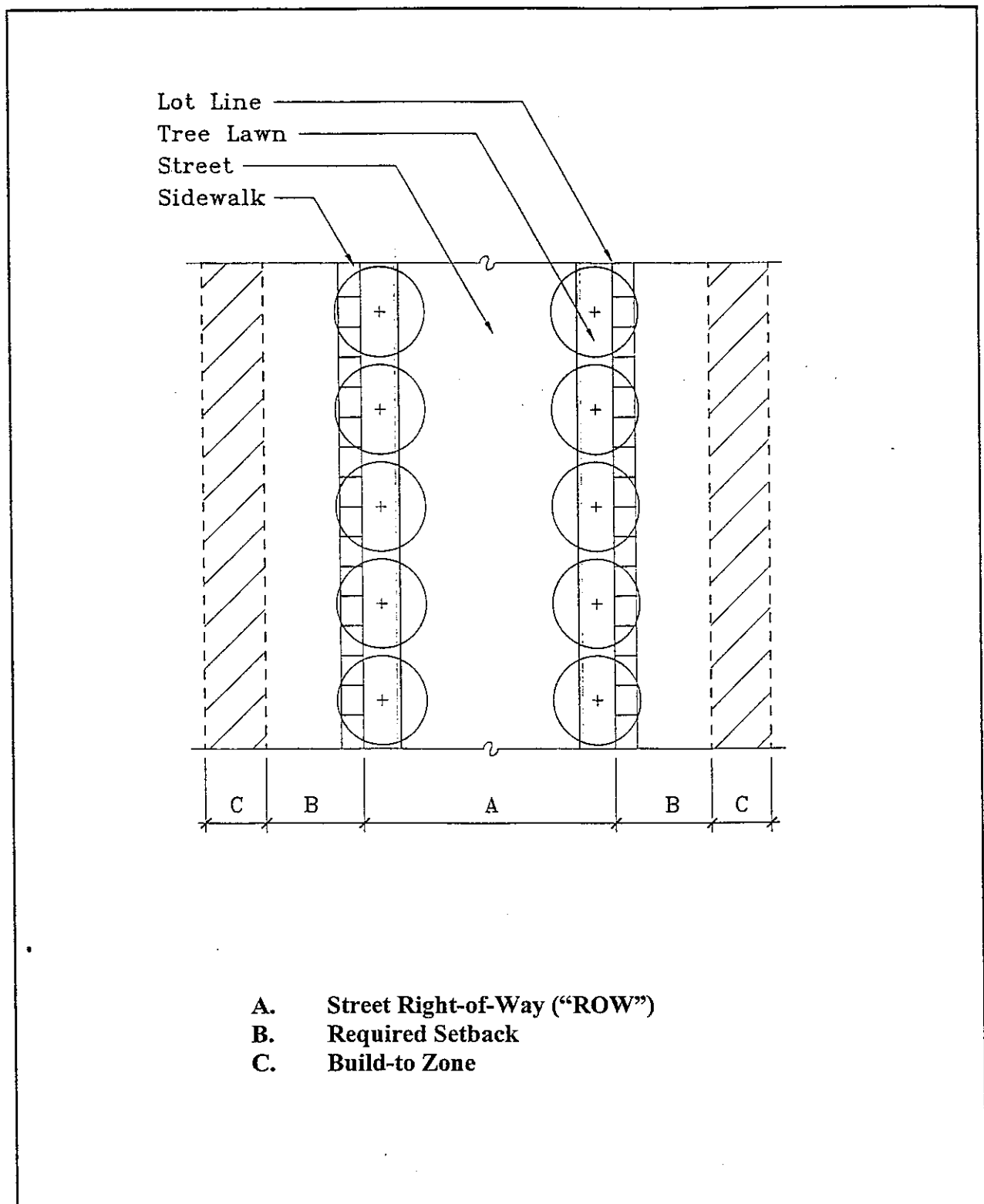


Illustration No. 5
Commercial, Multi-Family Paving Setback and Build-to-Zone

Portico

A porch or covered walk consisting of a roof support by columns; a colonnaded porch.

Prominent Buildings

Buildings located at entryways to the Business Center along Lowry Boulevard and Uinta Way. Special architectural attention should be provided to the entry buildings.

See Illustration No. 10.

Property

Any land, buildings, or other structure, or part thereof.

Public Park

An area of land which is developed or intended for Development, with landscaping and other features which promote either active or passive recreational activities by the public. May be either publicly or privately owned.

Rear Yard

That portion of a lot extending between side lot lines and lying between the rear lot line and the structure on a lot. *See "Front Yard" and Illustration No. 4.*

Residential Street

Any street along which the uses are primarily residential. A residential street is typically not a major through street.

Residential Use

Any use or building constructed with or as permanent sleeping accommodations for a person or group of persons. Other housekeeping accommodations also may be provided.

Retail

Sale to the ultimate consumer for direct consumption and not for resale.

Right-of-Way

The area of land under public ownership and commonly reserved for public use as a street or alley which may also include areas devoted to tree lawns, sidewalks, trails, bicycle paths, benches, and other public amenities. *See Illustration Nos. 2 or 5.*

Roadway

Public and private streets or alleys.

Roof Line

The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for the housing of mechanical equipment.

Roof Sign

A sign attached to a building which projects above the highest point of the roof of the building or the roof of that portion of the building to which it is attached.

Scale

The perceived size of a building, space, or roadway in relation to a human or automobile which affects the apparent size of street spaces and how comfortable they are for drivers and pedestrians. Architectural design details and overall organization of the street affect scale.

Screen

A method or technique by which a view is permanently shielded, concealed, or hidden by an opaque, solid, or substantially solid features such as a fence, wall, hedge, berm, or a combination of features.

Setback

The required distance, and the land resulting therefrom, between a lot line and the allowed building line of a structure. *See "Build-to-Zone" and Illustration No.2.*

Set to Line

A line at which a structure must be placed.

Side yard

That portion of a lot that is not within the front or rear yard or occupied by a building. *See definition of "Front Yard" and Illustration No. 4*

Sign

Any object or devise or part thereof situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, or illuminations.

Single Family Residence

A single detached structure having but one (1) or two (2) dwelling units.

Storage

The act of depositing goods, wares, and merchandise in any structure, part of a structure, or warehouse, gratuitous or otherwise.

Story

That part of a building between the surface of a floor and the ceiling immediately above.

Street

A thoroughfare, avenue, road, highway, boulevard, cul-de-sac, parkway, driveway, lane, court, or public or private easement providing, generally, the primary roadway to and egress from the property abutting along its length. Use of the term "street" shall generally be taken to include right-of-way or public or private easements associated with the public street including sidewalks and landscaping within public or private easements.

Street Light

Street lights are provided by the Public Service Company of Colorado and are primarily intended to light the roadway.

Street Trees

Trees that line the street in regularly spaced rows between the curb and lot line, public right-of-way, or public easement.

Streetscape

A term generally referring to pedestrian amenities and landscape improvements located within the public right-of-way or public easement. The term “streetscape” generally refers to public sidewalks, street trees, lighting, street furniture and furnishings, and landscaped medians.

Structure

Anything which is constructed or erected and the use of which requires more or less permanent location on ground or attachment to something having permanent location on ground but does not include wheels, and edifice or a building of any kind, any production or piece of work, artificially built up or composed of parts and jointed together in some definite manner.

Subarea

Areas within the Lowry Community depicted in *Illustration No. 1* and commonly known as the Business Center, Town Center, Residential Areas, Education Campus, and Open Space areas.

Subassociation

Any Colorado corporation and its successors, organized, and established by, pursuant to, or in connection with, a Subsidiary Declaration recorded as provided in section 2.1 of the Master Declaration.

Subsidiary Declaration

Any declaration of covenants, conditions, and restrictions affecting any portion of subarea of the Property, which may be hereafter recorded in accordance with the Master Declaration by Declarant. The term “Subsidiary Declaration” does not include the Master Declaration and, further, any Subsidiary Declaration shall be interpreted in a manner consistent with the Master Declaration.

Temporary Sign

Any sign or advertising display constructed primarily of cloth, canvas, fabric, plywood, plastic, or other relatively light material which is intended to be displayed for a short period of time, for a temporary period, or is capable of being easily moved, changed, or relocated. These will typically include all advertising displays not permanently attached, anchored, or affixed to a building or permanent structure.

Town Center

A subarea of the Business Center. The LDRC may modify the area included within the Town Center by adoption of an amendment to these Guidelines.

Tree Lawn

The area of lawn or planting between the curb and the detached sidewalk and where street trees are or may be planted.

Use

The purpose for which land or structures thereon is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

Variation

Reduction of a standard or requirement contained in the Design Guidelines.

The process for obtaining a variance is show in Illustration No. 6.

Waiver

Waiver of a standard or requirement contained in the Design Guidelines.

The process for obtaining a waiver is show in Illustration No. 6.

Wall Sign

A sign attached to, painted on, or erected against a wall, fascia, parapet wall, or pitched roof of a building.

Window Sign

A sign which is applied or attached to, or located within three (3) feet of, the interior of a window in such a manner as being seen through the window from the exterior of the structure.

Xeriscape

A total design concept by which sound horticultural and landscaping principles are applied to reduce water usage and maintenance in the landscape. Xeriscape is not meant to reduce water needs to a minimum, nor is it meant to eliminate irrigation.

3.0 Administration of Design Guidelines

3.1 Applicability

This Part 3.0 shall apply to all Development within the Lowry Community.

3.2 General Requirements

3.2.1 Authority of LDRC

The Lowry Design Review Committee (LDRC) shall have and process those powers, obligations, and authority granted to the LDRC by the Master Declarations. This Part 3.0 is intended to implement the powers, obligations, and authority granted by the Master Declarations.

3.2.2 Amendment of the Design Guidelines

As provided by the Master Declaration for the Lowry Community, these Design Guidelines may be amended by a majority vote of the Board of Directors. The LDRC may make recommendations to the Master Association regarding proposed amendments.

3.2.3 Termination of Design Guidelines

As provided by the Master Association for the Lowry Community, these Design Guidelines shall be terminated upon the earlier of

1. an unanimous vote of the Board of Directors
2. the expiration of twenty-five (25) years following the date of recordation, providing that the Board of Directors may extend such termination date for successive five (5) year periods by a majority vote.

3.2.4 Supplemental Design Guidelines

From time-to-time, the Board of Directors may approve, in accordance with the Master Declaration, supplemental requirements and guidelines for the Development within the Lowry Community. Such supplemental requirements and guidelines may constitute amendments to these Design Guidelines and may be limited in application to specific parcels of property within the Lowry Community

3.2.5 Additional Subassociation Approval

In addition to approval of any Development by the LDRC, approval of any Development shall also be required by the design review or architectural review body of any Subassociation to the extent set forth in any Subsidiary Declaration.

3.2.6 Administrative Interpretations

The LDRC may promulgate and retain for inspection written administrative Interpretations necessary to implement the provisions of these Guidelines. Such interpretations shall not be inconsistent with these Guidelines and the Master Declarations, and a copy of any administrative interpretation shall be provided to the Board of Directors.

3.2.7 Review Fees

The LDRC may require payment of a fee to accompany each request for approval or inspection of any proposed Development or any request for a waiver or variance. The LDRC may provide that the amount of such fee shall be uniform for similar types of proposed Development or requests or that the fee shall be determined in any other reasonable manner, such as based on the estimated cost, total square footage, or total number of dwelling units. A schedule of fees set by the LDRC shall be provided at least annually to the Board of Directors; such fees shall be subject to review and approval by the LDRC.

3.2.8 Forms and Format for Application and Documentation

The LDRC may create and require the use of standard forms for all applications and supporting documents submitted for Development approval or for waivers and variances. The LDRC may also require the submission of applications and supporting documentation on a computer diskette in a form and format specified by the LDRC.

3.2.9 No Implied Waiver or Estoppel

No action or failure to act by the LDRC or by the Board of Directors shall constitute a waiver or estoppel with respect to future action by the LDRC or the Board of Directors with respect to any Development. Specifically, the approval by the LDRC of any Development shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar Development or any similar proposals, plans, specifications, or other materials submitted with respect to any other Development.

3.3 Developmental Approval

3.3.1 Approval of Development Required

The approval of the LDRC shall be required prior to initiation or commencement of any Development to any Property within the Lowry Community.

3.3.2 Pre-submission Meeting Required

Prior to the submission of Plans and Specifications as required by these Design Guidelines, every Applicant proposing any Development shall request and shall attend a pre-submission meeting with the LDRC or its designee. The pre-submission meeting shall provide an opportunity to the Applicant to discuss the proposed Development with the LDRC or its designee and to obtain suggestions, regarding the application of these Design Guidelines.

3.3.3 Meeting During Review

The LDRC may request that the Applicant attend review meetings as necessary to permit the LDRC to evaluate the proposed Development and materials.

3.3.4 Submission of Plans and Specifications

Prior to commencement of any work to accomplish any proposed Development, an Applicant shall submit to the LDRC such Plans and Specifications necessary to demonstrate conformance of the Development with these Design Guidelines as the LDRC shall reasonably request showing, among other things, the nature, kind, shape, floor area, length, height, width, color, materials, and location of the proposed Development. All plans shall be signed and sealed by a registered architect/engineer/landscape architect as permitted by Colorado law. The LDRC may require submission of additional Plans and Specifications or other information as required to fully describe the physical properties of the Development prior to approving or disapproving the Development. Upon request, the Applicant shall receive from the LDRC a written acknowledgement that the Plans and Specifications submitted are complete and the date of such acknowledgement. Until the LDRC receives all required materials in connection with the proposed Development, the LDRC may postpone review of any materials submitted for approval.

A two-step review process is required for the LDRC's approval of all proposed development:

- (1) Step 1 " Schematic/Preliminary Design;" and

- (2) Step 2 "Final Plan." Plans and Specifications and other required documentation must be submitted in triplicate to the LDRC at these stages. The LDRC will retain one copy of each submittal, one will be returned to the Applicant following review, and one will be provided to the Lowry Redevelopment Authority.

Step 1: Schematic/Preliminary Design

The preliminary review will be concerned with overall compliance with design standards, such as site layout, building form and placement, building materials, colors and finishes, architectural treatment, and roof lines.

For preliminary review of building and site studies, the following information shall be submitted:

- Existing site survey (including existing trees four (4) inches in caliper and larger)
- Preliminary Site Plan (at a scale not smaller than one (1) inch = forty (40) feet) showing:
 - Buildings on adjacent parcels
 - Building location and critical dimensions (including required setbacks)
 - Percent of lot coverage (structure, impermeable surface, landscaping, etc.)
 - Drive, parking locations, and sidewalks (public and private)
 - Garage location (and garage door location)
 - Approximate finished floor elevation(s)
 - Dimensions of setbacks, etc.
 - Parking count
- Building elevations (all sides)
- Proposed building materials (type and color)
- Conceptual landscape plan
- Floor Area Ratio of all structures, where required

Additional requirements for non-residential developments include:

- Projected number of employees
- Amount and location of employee and guest parking
- Truck loading and service needs

Step 2: Final Plan

Final plans and construction documents for the proposed development shall be completed in sufficient detail to fully explain the intent of all site work, landscape, structural and architectural design, including all materials and finishes.

Submittal requirements for this stage of work shall include:

- Site plan
- Grading and drainage plan
- Building floor plans
- Final building elevations
- Roof plan
- Architectural details
- Landscape plans (including type, size, and location of existing plant material to be retained and proposed plant material)
- Irrigation plans
- Site lighting plans
- Sign plan
- Specifications of building materials, type, and color (including samples)

Revisions to the approved construction drawings and Plans and Specifications are subject to review and approval by the LDRC.

3.3.5 Criteria for Development Approval

The LDRC shall approve any proposed Development only if it deems in its reasonable discretion that the Development in the location indicated **reasonably meets all applicable requirements** of the Design Guidelines and the Master Declaration or that a waiver or variance to any applicable requirement is granted as provided in this Part 3.0.

The LDRC may condition its approval of any proposed Development upon the making of such changes to the proposed Development as the LDRC may deem appropriate to bring the proposed Development into conformance with the requirements and standards of these Design Guidelines.

Evidence that the proposed Development will meet or exceed any recommended or permissive standards contained in these Design Guidelines or evidence that the proposed Development significantly advances the goals and policies of the Lowry Development Plan and/or these Design Guidelines, may be favorably considered by the LDRC and

may be found to justify deviations from requirements of these Design Guidelines.

3.3.6 Decision of LDRC

At such time as the proposed Development and/or the Plans and Specifications meet the approval of the LDRC, one set of Plans and Specifications will be retained by the LDRC, one set will be marked "Approved" and provided to the LRA, and one set will be marked "Approved" and returned to the Applicant.

If the proposed Development and/or the Plans and Specifications are found by the LDRC not to be in compliance with these Design Guidelines, one set of such Plans and Specifications will be returned to the Applicant marked "Disapproved," accompanied by a statement of items found not to so comply. Any material modification or change to an approved set of Plans and Specifications must again be submitted to the LDRC, for its inspection and approval.

If the LDRC fails to approve or disapprove properly submitted and fully completed Plans and Specifications within thirty (30) days following the date of the LDRC's written acknowledgement that the Plans and Specifications submitted are completed, the submitted Plans and Specifications shall be deemed to have been approved. Such time deadline for approval or denial shall be extended in the event that the LDRC requests from the Applicant additional documentation or information necessary to evaluate the proposed Development for conformance with these Design Guidelines. A written summary of the LDRC's decision and any statement of the LDRC shall be promptly transmitted to the Applicant via first class U.S. Mail at the address furnished by the Applicant to the LDRC; however, Plans and Specifications which are to be returned to the Applicant may be held by the LDRC for later pick-up by the Applicant or, at the LDRC's option, mailed, or delivered to the Applicant via delivery or mail service, whichever is determined to be most economical by the LDRC.

3.3.7 No Waiver of Future Approvals

The approval or consent of the LDRC to any Plans or Specifications for any work done or proposed or in connection with any other matter requiring the approval or consent of the LDRC, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any Plans or Specifications or other matter subsequently or additionally submitted for approval or consent by the same or a different Person.

3.3.8 Appeal to Master Association Board

If the LDRC denies, imposes conditions on, or refuses approval of a proposed Development, the Applicant may appeal to the Board of Directors by giving written notice of such appeal to the Master Association and the LDRC within twenty (20) days of the date of the denial or refusal. The Board of Directors shall hear the appeal in accordance with the provisions of the Bylaws for Notice and Hearing, and the Board shall decide whether or not the proposed Development or the conditions imposed by the LDRC, shall be approved, disapproved, or modified.

3.3.9 Completion of Work After Approval

After approval of any proposed Development, the proposed Development shall be accomplished as promptly and diligently as possible and in complete conformity with the description of the proposed Development, any materials submitted to the LDRC in connection with the proposed Development, these Design Guidelines, and any conditions imposed by the LDRC. Failure to complete the Development in accordance with the description and materials furnished to and the conditions imposed by the LDRC shall constitute noncompliance with the requirements for approval of Development.

3.4 Inspection of Completed Work

Inspection of completed work and correction of defects therein shall proceed as follows:

- 3.4.1 Upon the completion of any Development for which approved Plans and Specifications are required under these Design Guidelines or the Master Declaration, the Applicant shall give written Notice of Completion to the LDRC. Where a Development comprises more than five (5) single family residential units within one subdivision, Notice of Completion may be provided by the Applicant for groups of any number of completed units, and inspection and approval of such units may be undertaken at the same time by the LDRC
- 3.4.2 Within such reasonable time as the LDRC may designate, but not to exceed fifteen (15) days after LDRC's receipt of written Notice of Completion, the LDRC or its duly authorized representative may inspect such Development. If the LDRC finds that the Development complies with all applicable requirements and the approved Plans and Specifications, the LDRC shall provide to the Applicant written certification of such finding. If the LDRC finds that such work was not performed in strict compliance with all applicable requirements and the approved Plans or Specifications submitted or required to be submitted for

the Development's approval, the LDRC shall issue Notice of Noncompliance in accordance with section 3.5.1 and shall provide written demand that such noncompliance be remedied within fifteen (15) days.

- 3.4.3 If for any reason after receipt of written Notice of Completion from the Applicant, the LDRC fails to send Notice of Noncompliance to the Applicant as required by section 3.4.2 and 3.5.1 within forty-five (45) days of LDRC's receipt of the Notice of Completion, the Development shall be deemed to be in conformance with the approved Plans or Specifications. The Applicant may demand, and the LDRC shall provide, written certification of such conformance when the LDRC is unable to verify that Notice of Nonconformance was timely sent as required by this section.

3.5 Noncompliance

3.5.1 Notice of Noncompliance

In addition to the inspection of completed work as provided by sections 3.4, the LDRC may investigate or inspect any Property within the Lowry Community for conformance or compliance with the mandatory requirements of these Design Guidelines. Where such investigation or inspection reveals that the Property is not in compliance with the requirements of these Design Guidelines, the LDRC may send Notice of Noncompliance to the Owners of such Property. Such Notice shall be sent via certified mail/return receipt requested and shall identify the particular circumstances or conditions of the Property that fail to conform to specified sections of these Design Guidelines. Such notice shall also contain the date, time, and place of a hearing held by the LDRC for the purpose of evaluating the Property's conformance with these Design Guidelines and to consider the issuance of a Finding of Noncompliance. Notice of Noncompliance shall also be sent via first class U.S. Mail addressed to "Occupant" at the addresses of properties adjacent to the Property for which the Notice of Noncompliance is issued. All notices of hearing shall be sent no less than fifteen (15) days prior to the date of the hearing.

3.5.2 LDRC Hearing and Finding of Noncompliance

On the date and time of the noncompliance hearing noticed as provided by section 3.5. 1, the LDRC shall hear and consider information and evidence presented by interested parties regarding the conformance of the Property with the requirements of these Design Guidelines. Such hearing shall be conducted in accordance with bylaws, rules, and procedures promulgated by the LDRC. At the conclusion of the hearing, the LDRC shall either:

- (1) make a finding that the Property is in conformance with these Design Guidelines;
- (2) make a finding that the Property is not in conformance with these Design Guidelines; or
- (3) continue the hearing to a date certain for the purpose of obtaining additional information regarding conformance. Where the Property is determined to be not in conformance with these Design Guidelines, the LDRC shall issue a written Finding of Noncompliance. Such Finding of Noncompliance shall be sent to the Board of Directors.

3.5.3 Appeal to Board of LDRC Finding of Noncompliance

If the LDRC issues a Finding of Noncompliance, the Applicant or Owner may appeal to the Board of Directors by giving written notice of such appeal to the Board and the LDRC within thirty (30) days after receipt of the Finding of Noncompliance by the Applicant. The Board of Directors shall provide notice and shall hear the matter in accordance with the provisions of its Bylaws. At the conclusion of the hearing, the Board shall decide whether or not there has been such noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. Where the Applicant or Owner does not timely appeal the LDRC's Finding of Noncompliance, the Board shall ratify the Finding of Noncompliance and the Board may correct, remedy, or remove such noncompliance as provided by section 3.5.4 and in accordance with these Design Guidelines and the Master Declaration.

3.5.4 Correction, Remedy, or Removal of Noncompliance

If the Board of Directors determines that noncompliance exists or ratifies a Finding of Noncompliance, the Applicant or Owner shall correct, remedy, or remove the same within a period of not more than twenty (20) days from the date of receipt by the Applicant or Owner of the ruling of the Board of Directors. The Board may provide additional time, not to exceed a total of sixty (60) days, in which the Applicant or Owner must bring the Property into compliance. If the Applicant or Owner does not comply with the Board ruling within such period, the Board may, at its option:

- (1) record a Notice of Noncompliance against the real property on which the noncompliance exists,
- (2) remove the noncomplying Development, or
- (3) otherwise remedy the noncompliance,

and the Applicant shall reimburse the Master Association, upon demand, for all expenses incurred therewith. If such expenses are not promptly repaid by the Applicant or Owner to the Master Association, the Board may levy such assessments and penalties as permitted by the Master

Declaration against the Owner of the property for such costs and expenses. The right of the Master Association to correct, remedy, or remove any noncompliance shall be in addition to all other rights and remedies which the Master Association may have at law, in equity, or under these Design Guidelines or the Master Declaration.

3.5.5 Compliance by Applicant or Owner

If at any time prior to the Board of Director's final determination of noncompliance or ratification of a Finding of Noncompliance, the Applicant or Owner may notify the LDRC in writing that the noncompliance has been corrected, remedied, or removed. Following LDRC inspection of the Property and confirmation that the Property is in compliance, the LDRC may suspend all actions to enforce compliance.

3.6 Waivers and Variances

3.6.1 Waivers and Variances Permitted

The LDRC may, at its discretion and subject to ratification of the Board of Directors in accordance with these Design Guidelines, recommend that a waiver (elimination of the requirement) or variance (reduction of the standard) be granted to the requirements and standards of these Design Guidelines, including restrictions upon height, size, floor area, setback, or placement of structures or similar restrictions. *Illustration No. 6* summarizes the procedure for the consideration and granting of a waiver or variance.

3.6.2 Standards for Granting Waiver or Variance

A waiver or variance may be granted where all of the following factors are found to be present or exist:

- A. The Applicant has requested in writing the granting of a waiver or variance to a specific requirement imposed by the Design Guidelines. Forms for requesting a waiver or variance may be obtained from the LDRC; and
- B. Strict application of the Design Guideline requirement would be impossible, unduly harsh, or unnecessary in light of either:
 - (1) physical conditions or physical restraints such as topography, natural obstructions, or aesthetic or environmental considerations are present on the Applicant's property; or

- (2) the presence of an extreme and unjustified economic hardship to the Applicant under the circumstances particular to the proposed Development; or
 - (3) the Applicant's proposal, although not meeting the requirements of the Design Guidelines, directly and substantially advances the stated intent of the Design Guidelines; and
- C. The waiver or variance would not unreasonably burden other property within the Lowry Community or an adjacent property; and
 - D. The waiver or variance granted is the minimum possible to alleviate the physical condition or relieve the hardship; and
 - E. The waiver or variance is not necessary as a result of a violation by the Applicant of any covenant, condition, restriction, architectural guideline, rule, regulation or policy of the Association.

The Applicant shall bear the burden of establishing the standards justifying the waiver or variance and shall present sufficient information justifying the granting of any requested waiver or variance. The LDRC may impose reasonable conditions on such waiver or variance as are necessary or desirable to advance the intent or goals of these Design Guidelines. Evidence that the proposed Development will exceed other standards or requirements or where the proposed Development significantly advances the goals and policies of the Lowry Development Plan and/or these Design Guidelines, may be favorably considered by the LDRC in the determination of the granting or denial of a waiver or variance.

3.6.3 Hearing to Consider Waiver or Variance

The LDRC shall hold at least one hearing to consider the request for any variance or waiver. No less than fifteen (15) days before such hearing, notice of the time, date, place, description of the requested waiver or variance, and the street address or other identifying description of the property shall be sent or delivered by the Applicant to the mailing address for each property which is adjacent to the property for which the waiver or variance is requested. The Applicant shall provide an affidavit to the LDRC at the time of the hearing evidencing that the required mailing was performed in accordance with this section. The LDRC may require by rule or regulation additional notice requirements for hearings of requests for waivers or variances.

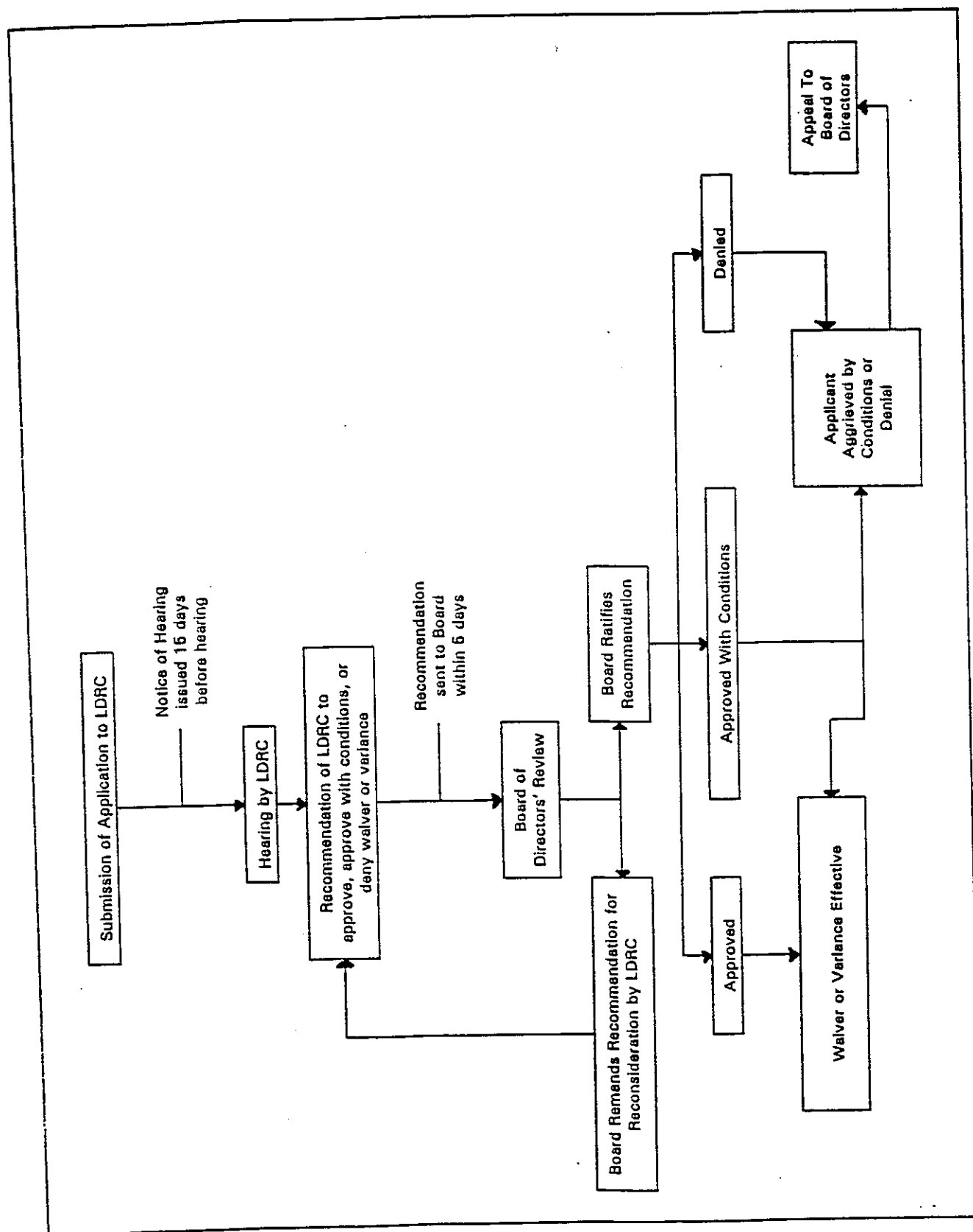


Illustration No. 6

Flowchart/Process for Consideration and Granting of a Waiver or Variance

For purposes of Section 3.6.3, adjacent properties shall include those on both sides of the property, in back of the property, adjacent to the back corners of the property, and directly across the street and on both sides of the house directly across the street. Adjacency shall not be affected by the existence of alleys, streets, and news. *Illustration No. 7* depicts the adjacent properties to which notice must be delivered.

3.6.4 LDRC Recommendation for Granting Waiver or Variance

Where the LDRC determines that the standards for granting a waiver or variance are satisfied, a written recommendation that the waiver or variance be granted shall be signed by the Chairperson of the LDRC. Such recommendation shall be delivered by the LDRC to the Board of Directors or the Board's designee within five (5) days of the date of such recommendation.

3.6.5 Board Action upon Receipt of Recommendation of LDRC

Upon receipt of a recommendation for granting of a waiver or variance, the Board may either ratify the recommendation or remand the recommendation to the LDRC for further consideration. If the Board ratifies a recommendation of approval or denial, such ratification shall become effective immediately upon issuance of a written ratification of the LDRC's recommendation by the Board of Directors. Any remand to the LDRC shall be accompanied by a statement of reasons for such remand, and such remand shall be reconsidered by the LDRC. Following such remand, the LDRC, shall reconsider the requested waiver or variance and resubmit its recommendation to the Board within seven (7) days following receipt of the remand and the statement of reasons. No hearing or notice of the Board's action shall be required prior to remand or ratification of any recommendation. In the event that the Board of Directors fails for any reason to remand or ratify a recommendation of the LDRC within seven (7) days of receipt of the recommendation, the recommendation of the LDRC shall be deemed, ratified and effective.

3.6.6 Appeal to Master Association Board

Any applicant aggrieved by the denial of a request for a waiver or variance or aggrieved by a condition imposed upon an approved waiver or variance may appeal to the Board of Directors by giving written notice of such appeal to the Board of Directors and to the LDRC within twenty (20) days of the date of the Board's ratification of such denial or refusal as provided in section 3.6.5. The Board of Directors shall hear the appeal in accordance with the provisions of the Bylaws for Notice and Hearing, and the Board shall decide whether or not the requested waiver, variance, or the conditions imposed by the LDRC shall be approved, disapproved, or modified. The Board of Director's decision on appeal shall be final.

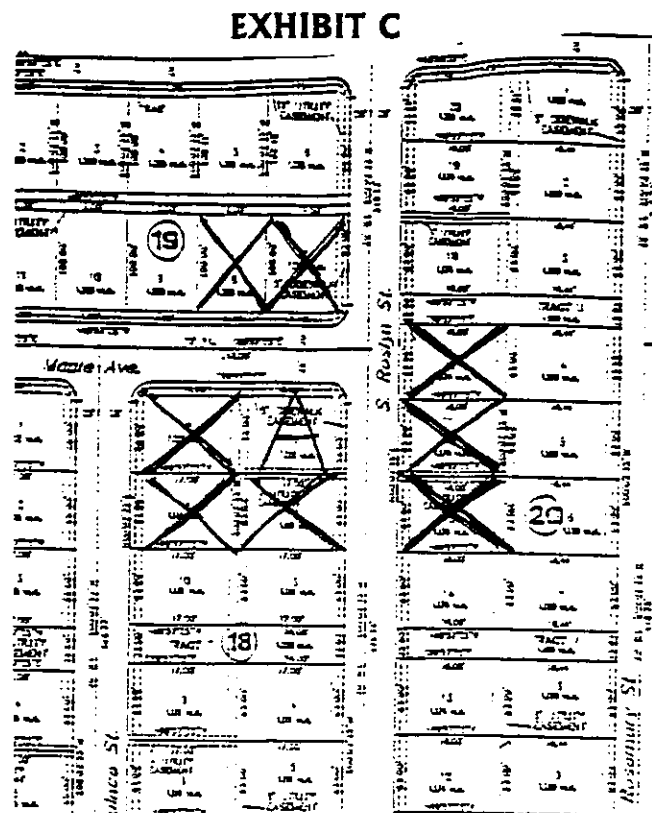
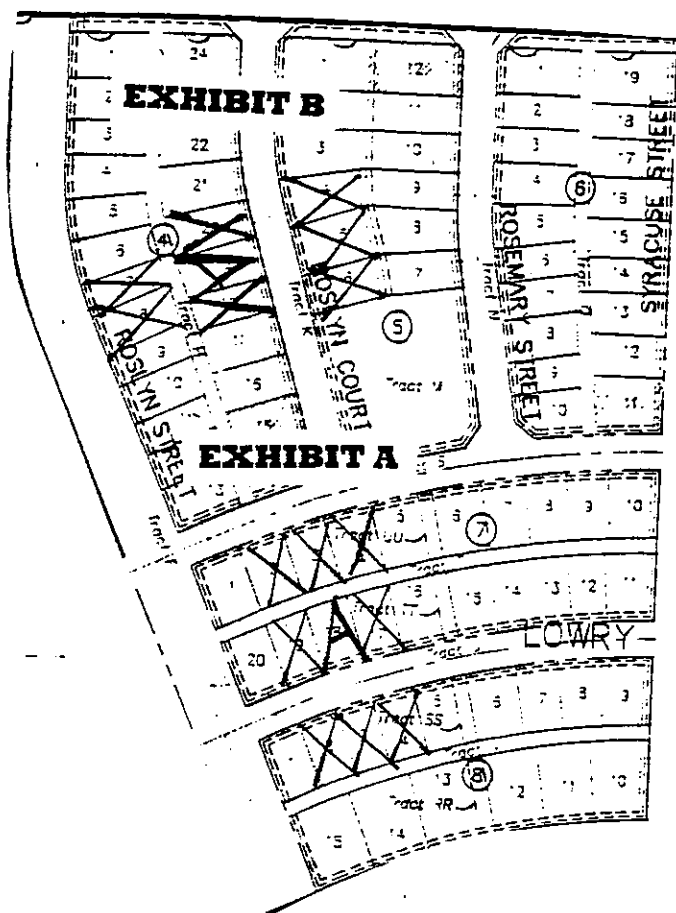


Exhibit "A" illustrates to whom the Applicant must give notice of a Hearing To Consider a Waiver or Variance if the houses are *directly* across the street from each other.

Exhibit "B" illustrates to whom the Applicant must give notice of a Hearing to Consider a Waiver or Variance if the houses are *not directly* across the street from each other.

Illustration No. 7
Variance Notice Procedure

3.6.7 Effect of Granting Waiver or Variance

If a waiver or variance is granted in accordance with these Design Guidelines, no violation of the provisions of these Design Guidelines shall be deemed to have occurred with respect to the matter for which the waiver or variance was granted; provided, however, that the granting of a waiver or variance shall not operate to waive or vary any of the provisions of these Guidelines or the Master Declaration for any purpose except as to the particular property and particular provision hereof covered by the waiver or variance, nor shall the granting of any waiver or variance affect the jurisdiction of any architectural or design control of a Subassociation or committee created by a Supplemental Declaration, nor shall the granting of a waiver or variance affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the property concerned, including, but not limited to, the subdivision regulations and zoning ordinances and setback lines or requirements imposed by any governmental authority having jurisdiction.

4.0 Non-Residential Architecture

4.1 Applicability

This Part 4.0 shall apply to all Development within the Lowry Community zoned for any use other than single family, duplex, or multifamily residential use, unless otherwise provided by this Part 4.0

4.2 Intent

It is the intent of this Part 4.0 to ensure consistency and quality in architectural design and to protect and enhance values in the Lowry Community. In order to maintain consistency, yet permit interest, variety, and the use of new materials as they may develop, all architectural designs, including those for alterations, additions, or exterior remodeling are subject to the review and approval of the LDRC in accordance with these requirements.

4.3 Architectural Character Within Planned Subareas

The Lowry Development Plan provides for a variety of land uses for subareas within the Lowry Community. These subareas are generally identified in *Illustration No. 1*. Development within these subareas requires different architectural considerations. The general architectural character of key non-residential uses are as follows:

4.3.1 Business Center

The fundamental design concept of the Business Center is the creation of an urban, campus-style business community. This concept is characterized by a grouping of buildings surrounded by well-landscaped areas. The core of the Business Center, bounded by 4th Avenue, Spruce Street, Academy Boulevard, and Roslyn Street, will focus on the reuse of existing buildings with limited infill, development. Development of new buildings will primarily occur along Lowry Boulevard and Uinta Way.

To reflect a more urban, pedestrian-oriented character envisioned for the interior of the Business Center, buildings will be built within a consistent build-to zone relatively close to the street edge. Buildings along Lowry Boulevard and Uinta Way will be set back farther from the streets to reflect the more vehicular nature of these roadways and to allow for visitor parking in the front of the building.

New buildings within the Business Center should generally be one (1) to three (3) story structures, although four (4) story structures are not inconsistent with the concept. One (1) to two (2) story buildings should occur within the interior of the campus because of the narrow road layout, with three (3) and four (4) story buildings occurring along Lowry Boulevard and Uinta Way. Special architectural attention should be given

to buildings at prominent entries to the Business Center, as well as to buildings which front on the intersection of Lowry Boulevard and Uinta Way as shown on *Illustration No. 10*.

Architecture within the Business Center should present a consistent architectural expression in style, color, material, and scale.

Streets shall be landscaped with a consistent planting of street trees to create a cohesive, unified character to the Business Center. Detached sidewalks will be provided to encourage pedestrian circulation.

Parking shall generally be surface lots with some low rise parking structures not exceeding three (3) above ground levels. Landscaping shall be used to minimize the views of parked cars for both employees and the public. Planted landscape strips shall be provided between adjacent parking lots to minimize visual impact of the parking. Parking along Lowry Boulevard and Uinta Way shall be enhanced with special pavement treatment and landscaping as described in Parts 8.0, 9.0, and 10.0.

4.3.2 Town Center

The Town Center is characterized by a pedestrian-scaled environment for services, convenience shopping, offices, and community activities. User convenience should be a principal concern. The location of structures reflect consideration of neighboring developments, roadway visibility, and vehicular and pedestrian access and circulation. Town Center architecture should present a consistent architectural expression in style, color, material, and scale and be compatible with surrounding development. The use of arcades or landscaped, sheltered walkways across the front of stores as a physical and visual linkage is encouraged. Long arcades shall be divided into sections to provide variety. Monotony of continuous, large expanses of façade shall be avoided. Architectural materials on all building faces of a structure shall be compatible.

The streetscape within the Town Center will have a high proportion of hardscape, including wide sidewalks, trees, and other landscaping to enliven the area and make it inviting to pedestrians. Making this area attractive to pedestrians shall be a major design consideration. Considerable planted areas within the hardscape areas, open plazas, pedestrian access, glass storefronts at street level, visitor drop-off areas, and similar features should be incorporated into designs. It is important to establish a simple, clear, spatial relationship between buildings to create a cohesive, unified Town Center. Consideration should also be given to shared parking.

Stand-alone retail structures, such as restaurants, are discouraged and, if permitted by the LDRC, shall be designed and sited to be harmonious architecturally with adjacent retail and other structures. Standardized architectural designs commonly employed by national or regional businesses, such as fast food restaurants and "chain" stores, for retail use shall not be permitted unless they are consistent with the Design Guidelines. Use of company logos, themes, and colors should be incorporated into the architectural design. Landscaping shall be used to minimize the views of parked cars.

4.3.3 Other Non-Residential Uses

Buildings within non-residential areas, other than the Business Center and the Town Center, shall generally be low-rise to mid-rise structures surrounded by well-landscaped areas. Parking shall generally be surface parking. Landscaping should minimize the views of parked cars for both employees and the public.

4.4 General Architectural Style

Architecture of new buildings should be consistent with the character of existing buildings within the Lowry Community.

- 4.4.1 Architecture shall maintain the appearance of straight forward, undecorated architecture without eclectic styles and without nonfunctional, large scale ornamentation. Design shall display thoughtful attention to quality, image, and detail.
- 4.4.2 Buildings shall be designed primarily as simple, rectangular volumes or a combination of rectangular forms.
- 4.4.3 Buildings should be organized into subdistricts or subareas where buildings are related to each other by being aligned in a consistent grid pattern.
- 4.4.4 Buildings should have horizontal consistency so buildings are distinctive because of their shape and roof form rather than the building's height.
- 4.4.5 Buildings should have distinctive roof profiles and colors, such as bow trusses, red tile pitched, metal pitched, and flat roofs.
- 4.4.6 Use of brick façades that are planar with windows appearing to be cut out of the planes of brick are encouraged.
- 4.4.7 The arrangement of windows, doors, and other openings, and other building elements should be repetitive on the façades of buildings.

- 4.4.8 *Illustration Nos. 8 and 9* depict key aspects of and specifies additional requirements for the general architectural style within the Lowry Community and illustrates styles to be discouraged within the Lowry Community.

4.5 Building Siting and Mass

It is the intent of this section to establish guidelines such that new buildings are located to reinforce the subareas of Lowry by aligning buildings along streets and linear green spaces consistent with the prevailing street grid in each subarea. Guidelines attempt to reinforce an urban order of buildings along streets rather than promote the development of isolated buildings surrounded by lawns or single buildings surrounded by parking lots, characteristic of suburban approaches to non-residential development.

- 4.5.1 Site layout shall reinforce street edges and create pedestrian-scaled open spaces.
- 4.5.2 Buildings shall align with the prevailing grid of surrounding buildings and/or streets.
- 4.5.3 Buildings shall be sited perpendicular and parallel to streets.
- 4.5.4 Building fronts and entries shall be oriented toward streets, and buildings should be arranged to create courtyards and other human-scaled spaces.
- 4.5.5 If possible, buildings should be arranged to provide views of and access to open space.
- 4.5.6 Buildings and uses with "drive-up" or automobile service access are prohibited.

4.6 Setbacks

This section provides minimum paving setback and building setback requirements for non-residential Development adjacent to certain streets within the Lowry Community except for Development within the Town Center. Setbacks and build-to zones for Development within the Town Center shall be reviewed and approved by the LDRC as part of the approval of any proposed Development within the Town Center. All set-backs shall be measured perpendicular to lot lines. Setbacks applicable to Development pursuant to local government regulation shall apply to property within the Lowry Community, unless a more stringent standard is provided by this Part 4.0.

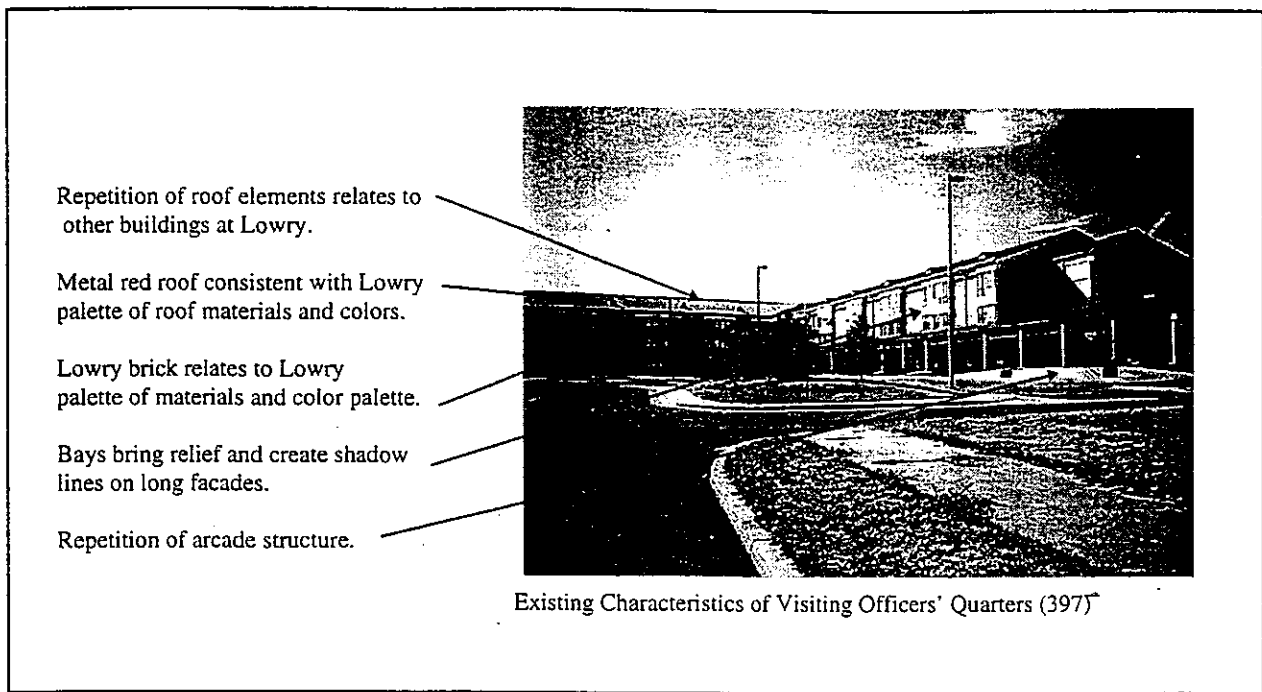


Illustration No. 8

Encouraged General Non-Residential Architectural Style

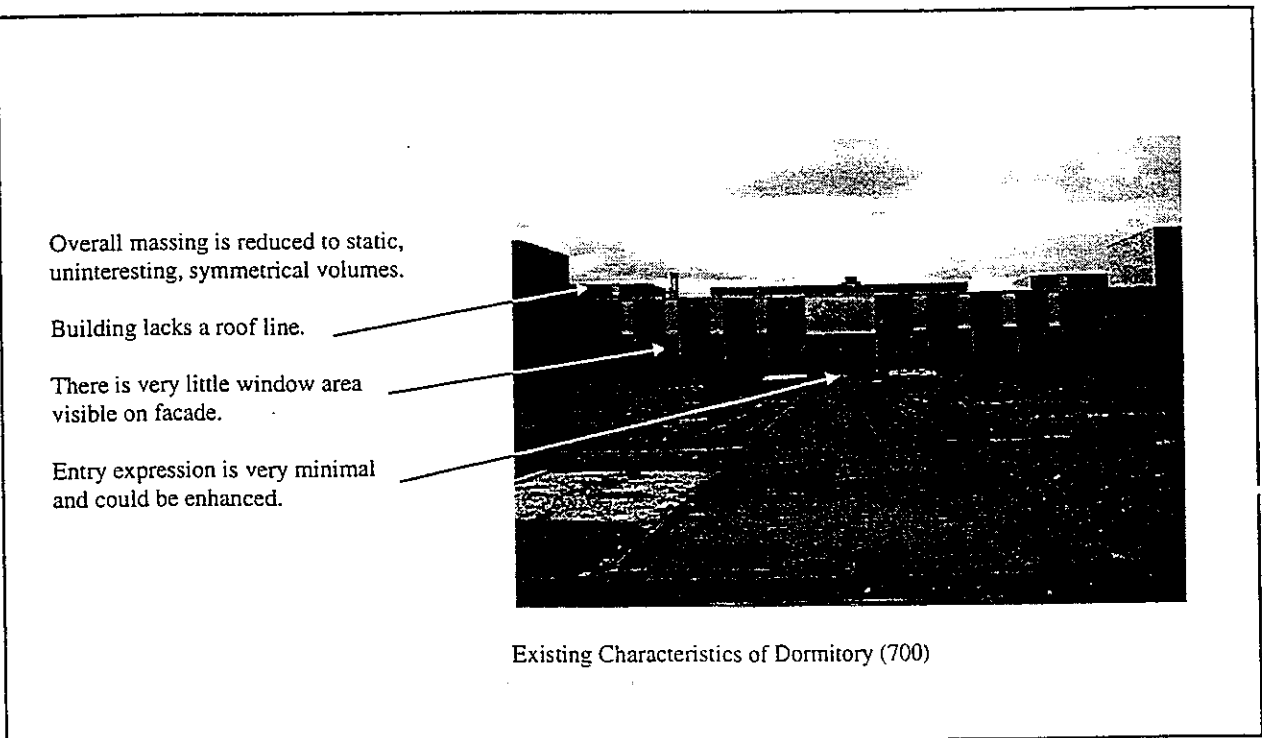


Illustration No. 9

Encouraged General Non-Residential Architectural Style

4.6.1 Paving Setbacks

Minimum paving setbacks are required along any lot line as provided by this section except in the Town Center. Landscaping shall be installed by the owner within the paving setbacks in accordance with Part 9.0 of these Design Guidelines. No site improvements other than landscaping shall be installed in the paving setbacks except for:

- ▶ Any structure or part thereof which is completely below grade may project any distance into setback space
- ▶ Steps, driveways, curbing, sidewalks, pedestrian plazas, lighting fixtures, benches, and related hardscape
- ▶ Planter and retaining walls less than three (3) feet in height
- ▶ Underground utilities and related surface utility equipment to the extent such equipment is required by utility companies and is screened as required by the LDRC
- ▶ Signage approved by the LDRC
- ▶ Sculptures, flags, and other external decorations approved by the LDRC

The following minimum paving setbacks shall apply for all non-residential and mixed use Development within the Lowry Community:

Street	Paving Setback
Lowry Boulevard	10 Feet
Uinta Way	10 Feet
All Other Streets	5 Feet
Rear and Side Lot Lines	5 Feet

4.6.2 Building Setbacks and Build-To Zones

Required build-to zones and/or minimum building setbacks are required from lot lines as provided by this section. No site improvements shall be constructed or installed within any building setback except for:

- ▶ landscaping;
- ▶ surface parking lots and driveways; and
- ▶ those site improvements expressly permitted within paving setbacks.

The following build-to zones are established for the Business Center:

Street	Build-to-Zone
Lowry Boulevard	90 to 100 feet
Uinta Way	90 to 100 feet
Rampart Way (Lowry Boulevard to Academy Boulevard)	25 to 30 feet
1 st Avenue (Uinta Way to Roslyn Street)	25 to 30 feet
All Other Rights-of-Way	15 to 20 feet
Non-Residential Rear and Side	20 feet

Up to twenty-five (25) percent of the street frontage of a building may be constructed farther from the right-of-way than the prescribed build-to zone, but in no case shall any building be built closer than the prescribed build-to zone.

Permitted encroachments into building setbacks include:

- ▶ Belt courses, sills, lintels, and pilasters may project eighteen (18) inches into front, rear, and side setback spaces
- ▶ Cornices, eaves, and gutters may project three (3) feet into the front setback space, five (5) feet into rear setback space, and eighteen (18) inches into side setbacks
- ▶ Outside stairways may project five (5) feet into front and rear setback space and three (3) feet into side setback
- ▶ Access ramps for the handicapped may encroach into any required building setback space, providing no alternative location is available and providing the ramp construction is compatible with the character of the structure
- ▶ Unwalled porches, terraces, and balconies may extend five (5) feet into the front and rear setback spaces
- ▶ Chimneys and stacks not to exceed six (6) feet in width may project eighteen (18) inches into front, rear, and side setback space
- ▶ Building accessories, except projecting windows, designed and intended to control light entering a building and being a permanent part of such building may project five (5) feet into front setback space and three (3) feet into the rear and side setback space
- ▶ Any structure or part thereof which is below the grade of any setback space may project any distance into such setback space
- ▶ Gas and electric meters may project eighteen (18) inches into any side and rear setback space. Utility pedestals, transformers, or other similar mechanical equipment may be installed in any side or rear setback providing they do not exceed a height of three (3) feet

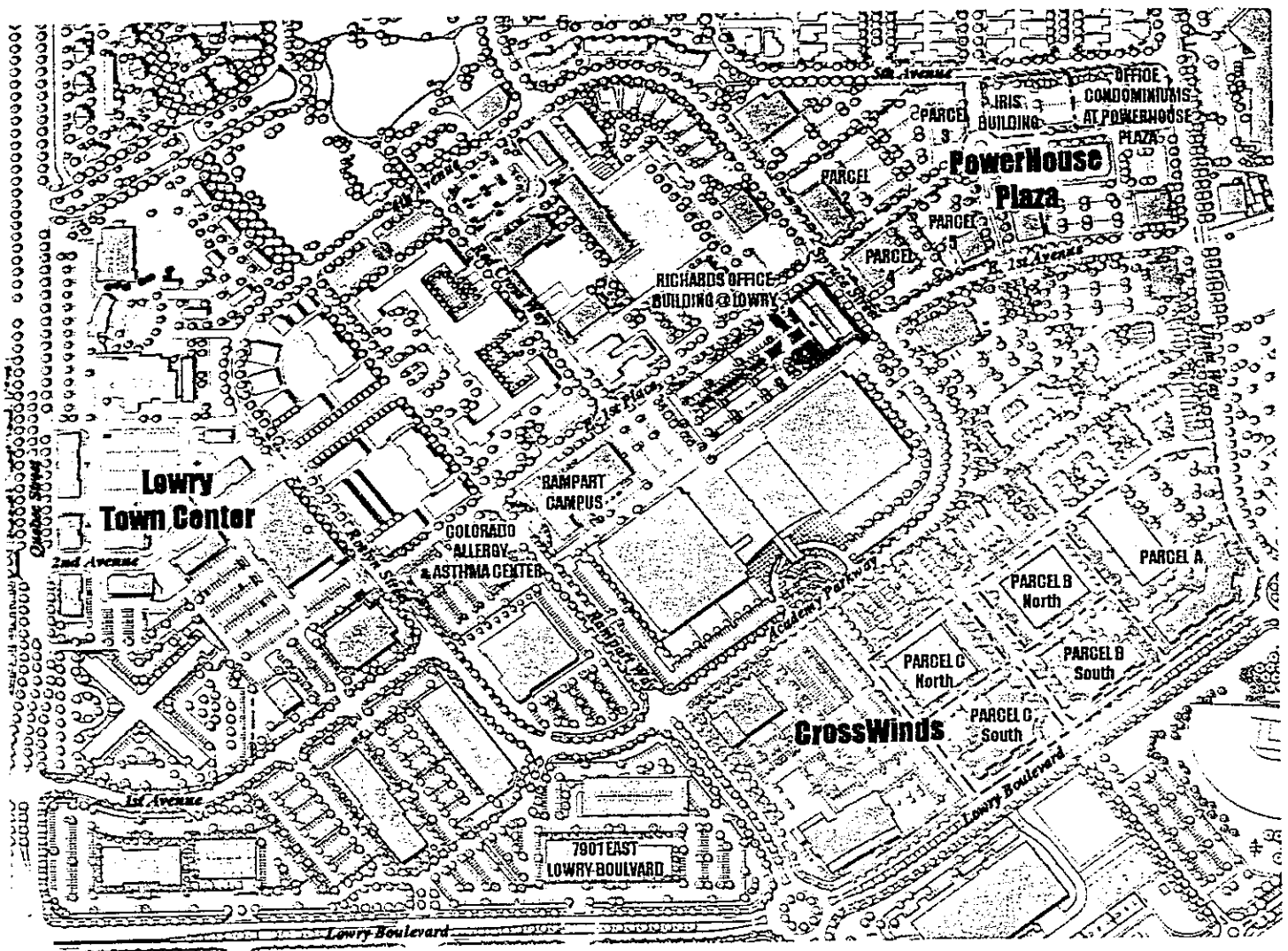


Illustration No. 10
Business Center Proposed and/or Existing Buildings

4.6.3 Town Center Setbacks

Paving and building setbacks for Development within the Town Center shall be determined by the LDRC on a case-by-case basis.

4.7 Building Height

It is the intent of this section to reinforce the identity of subareas by not significantly exceeding the height of existing buildings within each subarea.

4.7.1 Maximum Building Heights

Location	Building Height
Business Center/ Town Center	2 to 4 Stories not to exceed sixty (60) feet as indicated on <i>Illustration No. 10</i>
Education Center	4 Stories not to exceed sixty (60) feet
All other subareas	2 Stories

In the Business Center and Education Campus, a range of building heights is encouraged to reinforce the urban design plan for the area.

4.7.2 Special Architectural Features

Subject to LDRC approval, special architectural features, such as a tower or a campanile, may exceed the maximum building height where such features create focal elements to buildings, provided that such architectural feature is not more than fifteen (15) feet higher than the maximum permitted height of the building and the architectural feature has a floor plate which is ten (10) percent or less of the ground floor area of the building of which the feature is a part.

4.8 Building Materials

It is the intent to continue to unify the built environment at Lowry with a consistent material and color palette. Flexibility is provided by defining materials and color ranges that allow a flexible choice of materials that are consistent in color.

4.8.1 Building Facades

In the design of building facades, all cladding materials shall be of a high quality, durable material such as, but not limited to, quarried stone, precast stone, architectural precast concrete, stucco, and brick. Finished metal panels may be permitted, if approved by the LDRC. Buildings exteriors shall be at least thirty (30) percent masonry, which includes brick, stucco, stone, and other masonry materials. (Glass block is not considered masonry.) Concrete products can be utilized if approved by the LDRC.

4.8.2 Approved and Prohibited Materials

All materials are subject to LDRC approval. A list of approved façade materials is attached as Appendix 1. The LDRC may amend the approved materials list as needed and may identify prohibited materials.

4.8.3 Windows

Reflective and mirrored glass with a visible reflectivity greater than twenty-five (25) percent is prohibited unless approved by the LDRC. When reflective glass is used, such glass shall be gray, bronze, or other similar neutral shade. The use of silver, gold, blue, highly mirrored glass, or first surface reflective coatings is prohibited.

4.8.4 Roof Drainage

Where roof drainage is utilized on non-residential buildings, it shall be accommodated by interior roof drains except that drainage by down spouts is permitted on small or unusual roofs, such as those over entrances, as may be approved by the LDRC. Down spouts and emergency overflow scuppers shall be concealed to blend with the building façade to minimize their visibility. Scuppers, with the exception of emergency overflow scuppers that channel water from the roof over the edge of the structure, are prohibited unless such scuppers are integrated into unique roof designs and are approved by the LDRC.

No water from roofs, balconies, or ledges shall be permitted to run down the façade of any building or parking structure. Roof water runoff shall be channeled directly into enclosed storm drainage systems.

4.8.5 Unified Design

Multiple structures planned as part of a single ownership or project shall be designed in a unified architectural style. Façade treatment and colors of secondary structures shall be compatible with principal structures.

4.9 Recommended Building Colors

4.9.1 All colors shall be approved by the LDRC. A recommended color palette delineating colors, color ranges, and combinations of colors will be produced and recorded as an appendix to this document at a later date. Fluorescent colors are prohibited.

4.9.2 Color schemes are to be in keeping with the aesthetic context of the surrounding older neighborhoods. The building colors shall work together to create a unified whole, i.e., the roof color, the trim and siding colors, as well as any accent colors shall work with the brick or primary building

color so that no accent color dominates the exterior or causes the building to feel like it is built of separate pieces.

- 4.9.3 Accent colors should be minimal (no more than 10 percent) and only serve to punctuate the whole color scheme and not become more noticeable than the whole. No large expanses, like panels, shall be painted in, accent colors. Bright and fluorescent colors are prohibited.
- 4.9.4 Roofs shall be harmonious with the total color scheme. A darker value is recommended.

4.10 Building Renovations

It is the intent that renovated buildings be modified in a manner that preserves architecturally significant buildings, facades, and elements of buildings. Renovated buildings can be modified to a degree and manner that preserves, and possibly enhances, the characteristics and, visual connections to the Lowry palette of materials and colors. Buildings can be modified to meet new needs and be more attractive, while preserving the distinctive character of buildings within the Lowry Community. (*See Illustration Nos. 11 and 12.*) Adding new decorative elements, appliqué, or other fakery, which are inconsistent with the simple modern buildings within the Lowry Community, is prohibited unless approved by the LDRC.

It is the further intent that renovated buildings be modified in a manner that ensures that modifications to existing buildings are in general compliance with the standards established within these Design Guidelines.

4.10.1 Significant Buildings

Facades of the following architecturally-significant buildings shall be preserved or modified in a way that is sensitive to the existing architectural character of the building through and following renovations. These buildings are formally designated as City of Aurora or City and County of Denver landmarks, and compliance with all requirements and restrictions resulting from this designation is required.

- ▶ Eisenhower Chapel Building (27)
- ▶ Headquarters Building (349)
- ▶ Original Armament School (376 and 379)
- ▶ Original Air School Headquarters (380)
- ▶ Hangars (401 and 402)
- ▶ Officers' Housing (1-5 and 201-210)
- ▶ Museum (880)
- ▶ Commander's House (251)

The Eisenhower Chapel is also listed on the National Register of Historic Places.

References to building numbers are references to common designations of buildings utilized by the former Lowry Air Force Base. A key map indicating the location of these buildings is available from the LRA or LDRC.

References to building numbers are references to common designations of buildings utilized by the former Lowry Air Force Base. A key map indicating the location of these buildings is available from the LRA or LDRC.

- 4.10.2 Significant buildings may be subject to additional restrictions and limitations on development or redevelopment imposed as a condition of sale.
- 4.10.3 Additions shall be located to the rear or back of buildings and architecturally designed to complement the existing architectural character. However, additions may be added to the front or side of the building which are not architecturally significant if they reinforce and complement the existing architecture.
- 4.10.3 New entries to renovated buildings shall be integrated into the design of the building with similar materials and height and should not appear as an add-on or appendage. The use of special architectural treatment or accent colors to create a focus to otherwise static façades is encouraged.

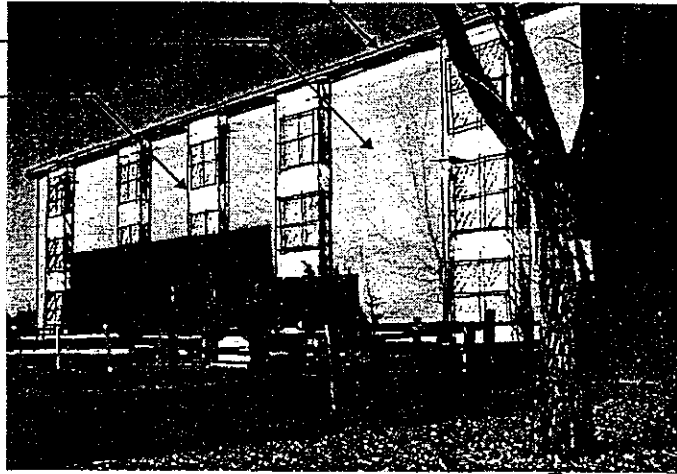
Extend overhang to increase Shadow line.

Retain Brick Planes.

New bays and windows with expanded glass areas. Bays could be new material (steel and metal panels) painted to complement the Lowry color Palette.

Intent:

Maintain flat roof design but create a roof line with overhang that is also environmentally useful. Create three dimensional relief on facades. Preserve planes of Lowry brick. Add accent colors with paint or material on new bays.



Potential Modifications to Dormitory Building

Illustration No. 11

Non-Residential Building Renovation Intent

RESERVED

Illustration No. 12

Non-Residential Building Renovation Intent

4.11 Floor Area Ratio Monitoring System

In accordance with zoning approved by the City and County of Denver for the Business Center, the maximum overall floor area ratio (FAR) for the Business Center is 0.5:1. However, each Lot within the Business Center may develop up to a maximum FAR of 1:1, provided that the total floor area for the entire Business Center does not exceed an aggregate of 3,268,000 square feet. *No Development shall be approved that will exceed a FAR of 1:1 or which will result in a total FAR for the Business Center to exceed an aggregate of 3,268,000 square feet.* An aggregate of 3,268,000 square feet is equivalent to the total amount of developable floor area within the Business Center at a 0.5:1 FAR.

In order to account for and manage the amount of total square footage developed within the Business Center and the allowable FAR, each application for proposed Development for any Lot within the Business Center shall include, as part of the Plans and Specifications submitted to the LDRC, a statement identifying the total building square footage and FAR proposed for the Lot(s) within the proposed Development and the total remaining square footage and FAR available for development within the Business Center. For example, such statement shall provide:

- A. Maximum Aggregate Square Footage Allowed within the Business Center
3,268,000 square feet
- B. Total *Existing and Proposed* Square Footage Constructed or Planned To Date* for Lots within the Business Center. This total shall be obtained from the LRA.
[B]
- C. Square Footage Remaining Available for Development for all Property within the Business Center. $[A - B = C]$ This total shall be obtained from the LRA:
[C]
- D. FAR of Applicant's Proposed Development (Must be below 1:1 FAR): _____
- E. Total Square Footage of Applicant's Proposed Development:
[E]
- F. $C \text{ minus } E = [F]$

Where F = Remaining Available Square Footage for Business Center

- * All applications for Development which are pending approval before the LDRC shall be considered for purposes of calculating total available FAR.

4.12 Town Center Architecture

Additional guidelines regarding architectural standards for the Town Center may be developed when deemed appropriate by the LDRC.

5.0 Single Family or Duplex Residential Architecture

5.1 Applicability

This Part 5.0 shall apply to all Development within the Lowry Community zoned and Developed for single family or duplex residential use.

5.2 Intent

Single-family development within the Lowry Community has been organized to create a sense of place and neighborhood. These residential areas complement the residential setting of Denver's traditional high quality neighborhoods and have a complementary street pattern and architectural appearance. They are organized around central amenities, such as parks or open spaces. Building siting should be used to form these spaces, as well as to relate to and define street edges. Street elevations should be interesting and diverse, and garages should not be the dominating element or feature in the elevation.

The intent of this Part 5.0 is to obtain consistency and quality in architectural design and site planning for new and existing development and to protect and enhance values in the Lowry Community. *Illustration Nos. 13 through 18 identify* many of the requirements and recommendations of this Part 5.0.

5.3 Building Siting and Massing

5.3.1 Siting

Buildings shall be arranged so as to reinforce the street edge. Buildings should be arranged to take advantage of topography and other natural features of the site and, if possible, arranged to provide views of and access to open space and natural features.

Privacy from other houses and adjacent properties should be considered in the siting and design of homes. The finished floor height of new buildings should be raised a minimum of sixteen (16) inches above the adjacent curb.

5.3.2 Massing

Architectural massing shall conform to the bulk plane requirements of the zoning code for the City and County of Denver. Solar access bulk plane shall occur on the side that most favors southerly sun exposure on the adjacent property.

Dormers and variety in roof design
relieve the mass of homes.

Front porches provide interest to
the facade of the building and
encourage interaction with pedestrians.



Illustration No. 13
Single Family and Duplex Design Intent

Variety in roof forms relieves the
mass of the house.

Raising the finished floor elevation
creates a sense of entry and defines public
and private space.

Recessed garages minimize the visual
impact of the street.



Illustration No. 14
Single Family and Duplex Design Intent

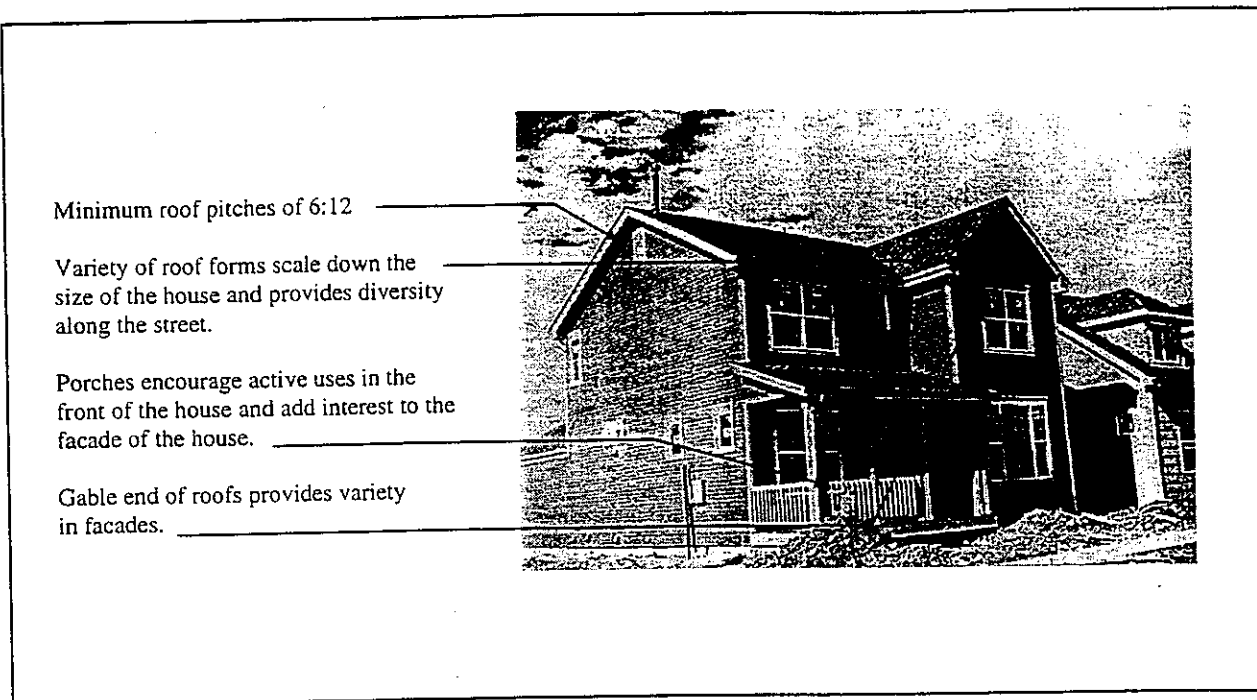


Illustration No. 15
Single Family and Duplex Design Intent

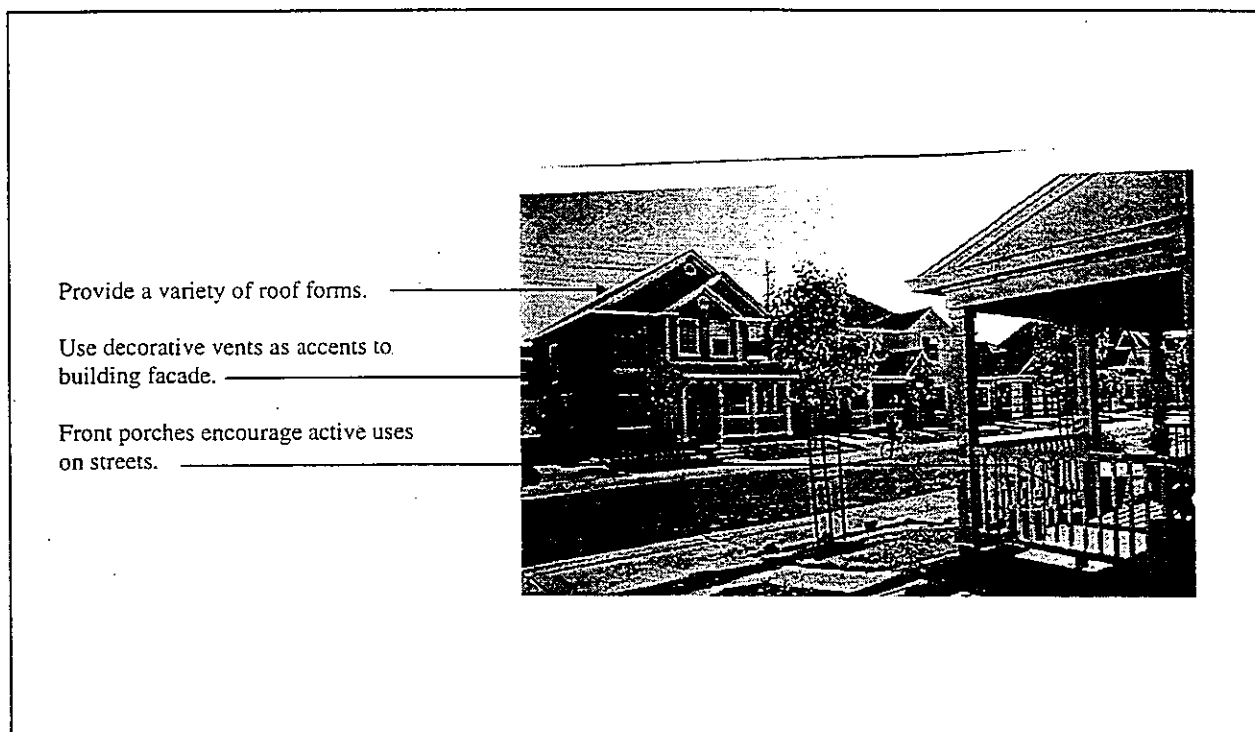


Illustration No. 16
Single Family and Duplex Design Intent

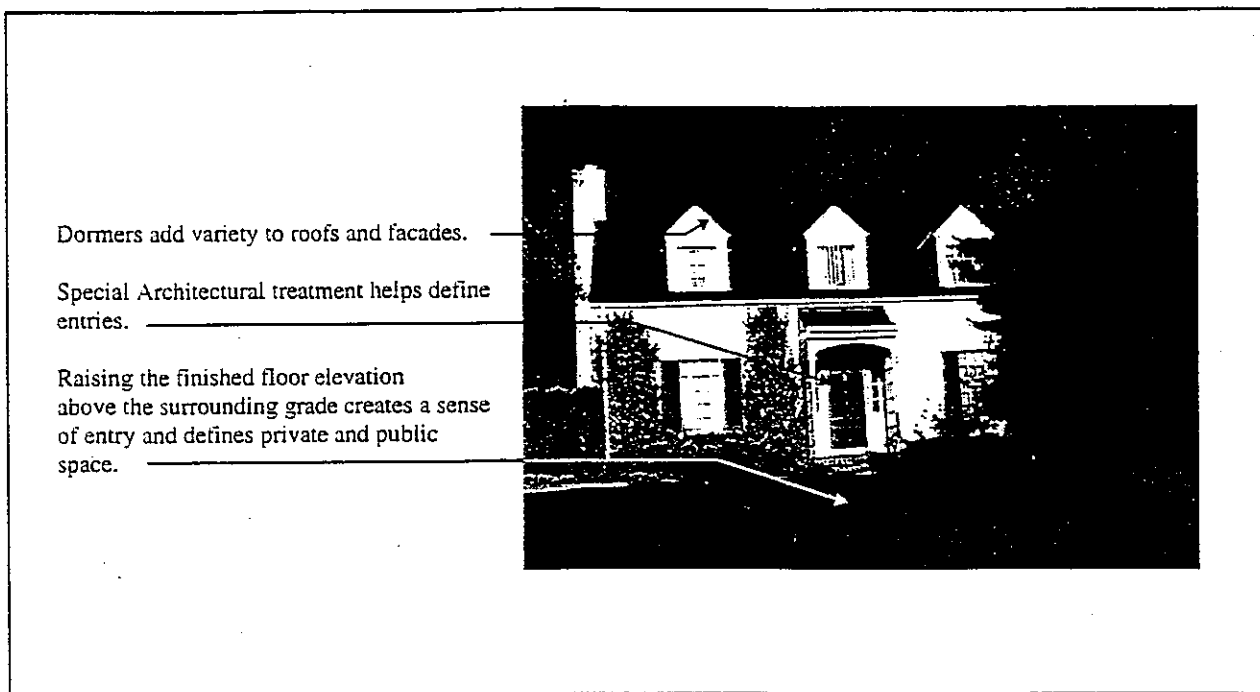


Illustration No. 17
Single Family and Duplex Design Intent

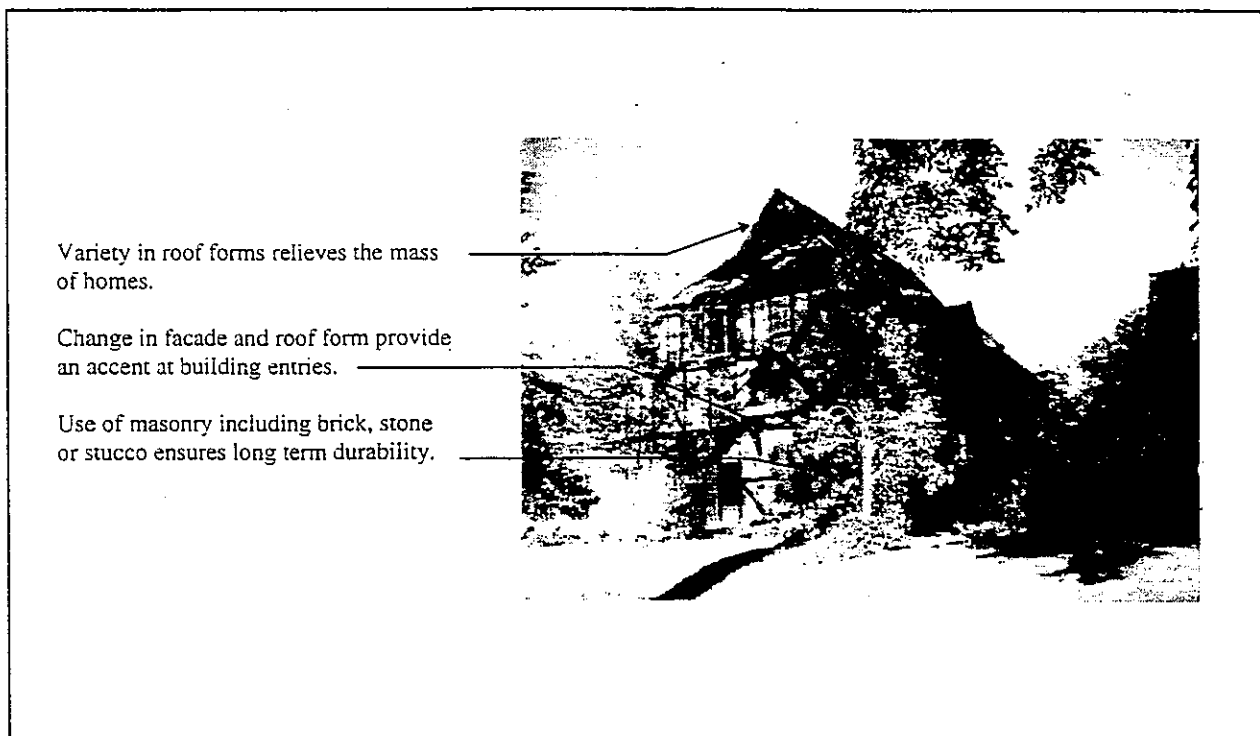


Illustration No. 18
Single Family and Duplex Design Intent

5.4 Setbacks

Unless a greater setback is required by the local government, the minimum setbacks for any single family or duplex property within the Lowry Community measured perpendicular from the lot line of the property are as follows:

	Front	Rear	Side¹
Primary Structures²	20 Feet	20 Feet	7.5 Feet
Lots fronting on 6th Avenue	35 Feet	20 Feet	5 Feet
Garage³ and Ancillary Structures	25 Feet	5 Feet	5 Feet

- ¹ If the house faces the long end of the block, the setback on the short (side) end is 5 feet; if the house faces the short end, the setback on the long (side) end is 10 feet.
- ² These setbacks are to be used for all straight zoning areas; any area zoned with a Planned Building Group (PBG) should follow the Denver Zoning Ordinances standards.
- ³ See garages, paragraph 5.5.11, regarding set-to line for alley garages. See 5.5.2 for garage setback on corner lots.

5.4.1 Additional Arterial Roadway Setback

In addition to the minimum required front setback for a lot, an additional ten, (10) feet of setback shall be required along the front of any arterial roadway. Arterial roadways within the Lowry Community are Quebec Street, 11th Avenue, 6th Avenue, Uinta Way, Lowry Boulevard, Fairmount Drive, Yosemite Street, Dayton Street, 1st Avenue, Havana Street, and Alameda Avenue. This requirement shall not apply if there exists a frontage road separating the structure from an arterial street, or a separate dedicated lane is provided for parking between the structure and the arterial.

5.4.2 Improvements Within Setbacks

Side Yard Amendment to Lowry Design Guidelines

Adopted: June 24, 2003

Improvements Within Setbacks

Architectural plans and elevations shall support the use of outdoor space within the building separation/side yard setbacks.

The following outdoor uses shall be permitted for single-family detached patio homes, duplex, townhome, and other multifamily products within the Lowry Community. Outdoor uses that appear tacked on and are not appropriately integrated into the design shall be prohibited.

Note: Location of property line or imaginary property line shall be determined by developer/owner.

Definitions

Passive Wall

The wall of a home adjacent to outdoor living areas of the neighboring home windows are permitted only with six (6) foot minimum sill heights, or glazing which shall consist of obscure glass or glass block.

Use Easement

Any easement granted to a neighboring property for specific uses, i.e.:

- Patios
- Decks
- Landscaped areas

This easement must retain access rights for maintenance and repair of the home.

For single family and duplex homes spaced ten (10) feet or greater.

No improvements other than landscaping shall be installed in any setback except for:

- ▶ Subsurface structures covered by the ground
- ▶ Steps, driveways (*no hard surface shall be located within 18" of the property line of an adjacent lot - Amended by the Lowry Master Association, 4/18/00*),
- ▶ curbing, sidewalks, pedestrian plazas, benches, and related hardscape.
- ▶ Planter and retaining walls less than three (3) feet in height
- ▶ Underground utilities and related surface utility equipment to the extent such equipment is required by utility companies and is screened as required by the LDRC
- ▶ Fences

Permitted encroachments into building setbacks include:

- ▶ Landscaping including hedges, trees, shrubs, and ground cover with a low volume irrigation system.
- ▶ On-grade patios and related hardscape constructed with non-combustible materials.
- ▶ Decks (maximum twelve (12) inches above finish grade), minimum three (3) feet from property line or imaginary property line if constructed with combustible materials; three (3) feet from wall of adjacent structure if constructed with non-combustible materials.
- ▶ Fences or walls between two (2) adjacent homes a maximum of six (6) feet in height with access gates provided from either front or rear.
- ▶ Balconies or verandas a minimum of three (3) feet from property line.
- ▶ Retaining walls and planter walls no greater than three (3) feet in height.
- ▶ Stationary barbeque grills a minimum of five (5) feet from passive wall of adjacent home.
- ▶ All items included in the Denver Zoning Ordinance.
- ▶ For SFD zero lot line homes (patio homes), adjacent “passive” wall shall incorporate obscure glass windows for light (i.e. glass block) or windows with sill heights not less than six (6) feet as measured from the finished floor.
- ▶ For SFD zero lot line homes (patio homes), buildings may be located one (1) to five (5) feet from the property line and use easements established for the purpose of creating useable side yards and to allow for maintenance and repair of adjacent structure.
- ▶ Landscape and grading designs shall support the proposed use of the useable side yard.
Submittals shall demonstrate that adequate drainage is provided.
- ▶ Drainage within usable side yard areas shall not be encumbered.
- ▶ Outdoor living spaces (patios) in side yards must be placed so as to minimize the impact on the neighbor’s homes.
- ▶ Attached wing walls and fence walls.
 - Wings walls attached to the primary structure may encroach three (3) feet into the building separation/side yard setback.
 - Opposing wing walls from two (2) adjacent structures may contain a non-locking gate between the ends of the two (2) walls.
- ▶ Belt courses, sills, lintels, and pilasters may project eighteen (18) inches into front, rear, and side setback spaces

- ▶ Cornices, eaves, and gutters may project three (3) feet into front setback space, five (5) feet into rear setback space, and three (3) feet into side setback space
- ▶ Outside stairways may project five (5) feet into front setback space, ten (10) feet into rear setback space, and three (3) feet into side setback
- ▶ Access ramps for the handicapped may encroach into any required building setback space, providing no alternative location is available and providing the ramp construction is compatible with the character of the structure
- ▶ Unwalled porches, terraces, and balconies may extend five (5) feet into the Front and rear setback spaces
- ▶ Chimneys and stacks not to exceed six (6) feet in width may project eighteen (18) inches into front, rear, and side setback space
- ▶ Building accessories designed and intended to control light entering a building and being a permanent part of such building may project three (3) feet into any setback space, if approved or accepted by the appropriate local government jurisdiction
- ▶ Gas and electric meters may project eighteen (18) inches into any side and rear setback space. Utility pedestals, transformers, or other similar equipment excluding mechanical equipment may be installed in any side or rear setback, providing they do not exceed a height of three (3) feet
- ▶ If approved by the appropriate governmental jurisdiction, air conditioning and air cooling units may be located within side yard setbacks

Not Permitted:

- ▶ No outdoor element touching or supported by adjacent structure/passive wall.
- ▶ No playground equipment.
- ▶ No railings on decks.
- ▶ No patio covers or trellis structures.
- ▶ No sprayhead type sprinklers

5.5 Garages

All garages shall meet the following requirements:

Amended by the Lowry Master Association, April 18, 2000

- 5.5.1 Front Loaded Garages** (garage doors facing the street): These garages shall be recessed a minimum of five (5) feet from the front façade of the building and shall be limited to two (2) cars in width. An additional car may be accommodated by providing sufficient space for a tandem space behind one of the side-by-side spaces.

Side Loaded Garages (garage doors facing the side property line): One or more of the garage doors may be side loading, rather than facing the street. Side loaded garage façades that face the street shall incorporate design elements, including windows, to blend the garage into the house design.

Rear Loaded Garages (garage doors facing the alley): Setbacks are two (2) foot set back lines if alleys are private and five (5) set back lines if alleys are public. Exceptions shall be granted for exceptionally long lots.

5.5.2 Comer Lots

Garages on comer lots shall not be located on the comer of the lot adjacent to the intersection. They shall be located adjacent to the side property line, the rear property line or the alley. Setbacks for garages on block ends of comer lots are 25 feet.

Front Loaded Garages:

Front loaded garages are defined as garages with doors facing either of the two streets. Requirements for these garages shall be the same as mid-block lots.

Side Loaded Garages:

Side loaded garages are defined as those with doors facing the adjacent property line, not facing either of the streets. Other requirements are the same as for mid-block lots.

Rear Loaded Garages:

Rear loaded garages are defined as those with doors facing the alley, not the street running along the end of the block. Other requirements are the same as for mid-block lots.

5.5.3 General Requirements

- ▶ Front-loaded garages are prohibited on all lots less than fifty (50) foot in width.
- ▶ Garages shall be set above grade.
- ▶ Doors fronting on public streets shall not be wider than sixteen (16) feet or higher than nine (9) feet measured from the floor at the center of the door opening.
- ▶ Garage doors, other than windows, shall not be constructed of fiberglass or similar materials, which permit interior light to be visible from the exterior of the garage.

- ▶ Garage façades that face the street when side loaded shall incorporate design elements, including windows, to blend the garage into the house design.
- ▶ Detached garages shall be designed and constructed to be compatible with the house.
- ▶ Metal garages, other than garage doors, are prohibited.
- ▶ Carports are prohibited on single-family lots.

5.5.4 Habitable living areas, with the exception of a kitchen, are permitted above detached garages with the written approval of the LDRC.

5.6 Roofs

All roofs shall meet the following requirements:

- 5.6.1 All single family or duplex structures shall have sloped roofs. The slope of all roofs shall maintain at least a six (6) in twelve (12) ratio of rise to run.
- 5.6.2 A flat roof or mansard roof shall be prohibited unless such a roof is a secondary roof form on the structure and is approved by the LDRC.
- 5.6.3 For all roofs, both vertical and horizontal articulation is encouraged. Roof articulation may be achieved by changes in plane through the use of traditional roof forms such as gables, hips, and dormers. Fifty (50) percent of homes on any block face shall have gable ends or dormers facing the street.
- 5.6.4 No cooling tower, fans, heating and air conditioners, evaporative coolers, antennas, aerials, communication towers or any other structures or equipment shall be located on the roof unless screened from view in a manner approved by the LDRC; vents and skylights located on the roof shall be architecturally compatible with the building and approved by the LDRC.

5.7 Building Height

- 5.7.1 Residential buildings shall not exceed the following height restrictions:
 - A. On lots less than fifty-four (54) feet in width, no single family or duplex residential structure shall exceed thirty (30) feet in height.
 - B. On lots greater than fifty (50) feet in width, the height of the structure may exceed thirty (30) feet at a rate of one (1) foot of height for every five (5) foot increase in width up to a maximum height of thirty-five (35) feet. This could include varying roof heights or rooms above the garage.

- C. Eaves, spires, flag poles, chimneys, flues, and vents are not included for purposes of determining the maximum building height in this section.

- 5.7.2 Building heights on any one (1) block face should vary in order to create interest and variety within the Development.

5.8 Architectural Style

Within a residential neighborhood, consistent use of materials, architectural detailing, and massing should be maintained to achieve an integrated appearance within each residential development area. The following guidelines apply to the design of single family or duplex residential Developments and residential structures.

- 5.8.1 Exterior façades shall include architectural detail and relief. Façades shall be articulated with architectural elements such as building breaks and varied architectural treatment to avoid long, monotonous walls. Architectural elements, which create shadows on the house, such as roof overhangs, offset wall planes, window boxes, and cantilevers, should be incorporated into the design of the facade.
- 5.8.2 A minimum of sixty (60) percent of the homes on a block face shall have covered front porches integrated into the design of the building façade for fifty (50) percent of the first floor frontage; such front porches or patios shall be a minimum of twelve (12) feet wide by five (5) feet deep. The remainder of the homes on a block face shall have a front stoop or uncovered porch a minimum of five (5) feet wide by five (5) feet deep.
- 5.8.3 Housing facades, roof lines, and materials of residential structures shall vary on adjacent lots. The same front elevation shall not be repeated more often than every fifth (5th) house on a block face.
- 5.8.4 Multiple structures on a single lot shall be designed in a unified architectural style.

5.9 Façade Materials

- 5.9.1 All sides of a residential structure shall be designed and constructed so as to carry through a single design concept and to produce an integrated, harmonious, and complete appearance.
- 5.9.2 Approved façade materials are identified in Appendix 1. Materials other than those identified in Appendix I shall be subject to approval of the LDRC.

- 5.9.3 Except as otherwise provided by section 5.9.4, each single family or duplex structure shall be constructed of at least sixty (60) percent brick, stucco, or stone on all sides of the structure; the remaining forty (40) percent of the façade shall be constructed of glass, or other materials. Stucco products must be approved by the LDRC and shall be of high quality and long lasting.
- 5.9.4 Each developer or builder constructing more than five (5) single, family or duplex residences in a single subdivision shall meet the following requirements:
- A. At least sixty-six (66) percent of the total number of structures shall be constructed with at least sixty (60) percent brick, stucco, or stone on all sides of the structure; and
 - B. The remaining thirty-four (34) percent of the total number of structures shall be constructed with at least thirty (30) percent brick, stucco, or stone on the front façade or sixty (60) percent masonry materials on all sides. Stucco products must be approved by the LDRC and shall be of high quality and long lasting.
 - C. In the case of custom and semi-custom single family detached structures, at least 66% of all such structures on each side of a block shall be constructed with at least sixty percent (60%) brick, stone or stucco on all sides of the structure.
- 5.9.5 Curtain walls are not permitted on façades facing or visible from public roadways, parks, or open space.
- 5.9.6 If approved in writing by the LDRC, areas may be finished with wood siding or other materials with the appearance of wood siding. Any such wood siding or other materials with the appearance of wood siding must be of a treatment, quality, and appearance approved by the LDRC. All wooden building materials must be properly maintained at all times.
- 5.9.7 Concrete block, split block, metal and vinyl are not permitted; however, concrete block is permitted as a foundation material.
- 5.9.8 Foundations which extend above grade more than twelve (12) inches shall be covered with the same material used in the façade of the building.
- 5.9.9 The entire façade of any enclosure surrounding a chimney flue shall be constructed of brick or stone for any structure which employs any amount of brick or stone in the façade of the structure.

5.10 Recommended Building Colors

- 5.10.1 All colors shall be approved by the LDRC. A recommended color palette delineating colors, color ranges, and combinations of colors will be produced and recorded as an appendix to this document at a later date. Fluorescent colors are prohibited.
- 5.10.2 Color schemes are to be in keeping with the aesthetic context of the surrounding older neighborhoods. The building colors shall work together to create a unified whole, i.e., the roof color, the trim and siding colors, as well as any accent colors shall work with the brick color so that no accent color dominates the exterior or causes the building to feel like it is built of separate pieces.
- 5.10.3 Accent colors should be minimal (no more than ten (10) percent) and only serve to punctuate the whole color scheme and not become more noticeable than the whole. No large expanses, like panels, shall be painted in accent colors. Bright or fluorescent colors not normally associated with residential buildings are not permitted.
- 5.10.4 Roofs shall be harmonious with the total color scheme. A darker value is recommended.

5.11 Windows

- 5.11.1 Windows shall be consistent with the scale, spacing, and proportions typical of adjacent residential neighborhoods except for where they are used for special purposes (e.g. bay windows/green houses) or design accents (e.g. round/fan windows).
- 5.11.2 Reflective and mirrored glass with a visible reflectivity greater than ten (10) percent is prohibited. Where reflective glass is used, such glass shall be gray, bronze, or other similar neutral shade. The use of silver, gold, blue, green, or highly-mirrored surfaced glass is prohibited.
- 5.11.3 Exterior window frames shall be compatible with the exterior color of the house. Window frames other than wood shall be either anodized, electrostatically-painted, or vinyl clad. Unpainted aluminum window frames are prohibited. Wood frames shall be painted, sealed, or stained.

5.12 Roofs

All roof colors and materials shall be subject to approval of the LDRC and shall meet the following requirements:

- 5.12.1 Roof materials shall be limited to ceramic or concrete tile, or laminated or multiple-ply composition shingles meeting the requirements of this section.
- 5.12.2 Laminated or multiple-ply composition shingles shall meet all of the following conditions:
 - A. Shingle product is covered with a minimum thirty (30) year manufacturer's warranty.
 - B. The shingle product has a multi-dimensional appearance with a resemblance to weathered wood shake or shingles, in both depth and perception.
- 5.12.3 Woodshake roofs and metal roofs are prohibited.
- 5.12.4 All rooftop equipment, piping, flashing, and other roofing materials exposed to view shall be finished to match the roof surface color or otherwise designed to blend with the roof surface.
- 5.12.5 Roof color shall be in dark natural tones, such as browns and dark grays. Roof color shall not be white or light grays color and materials shall not be used which will weather to a white or bright color.

5.13 Renovations

It is the intent that renovated buildings be modified in a manner that ensures that modifications to existing buildings are in general compliance with the standards established within these Design Guidelines.

5.13.1 Architecturally-Significant Buildings

Per the Denver Landmark Commission, façades of the following architecturally significant buildings shall be preserved during renovations:

- ▶ Officers' Housing (1-5 and 201-210)
- ▶ Commander's House (251)

5.14 Golf Course Lot Frontage Guidelines

It is the intent of this section to reduce the visual impact of residential buildings visible from the golf course. Unless otherwise provided by this section, this section shall apply to all residential lots that are within the area bounded by Lowry Boulevard, Dayton Street, East 1st Avenue, Havana, Street, Alameda Avenue, and Fairmount Drive ("Golf Course Residential Area").

- 5.14.1 Articulation on building façades which are visible from the golf course shall include architectural elements such as building breaks and varied architectural treatment; such elements or treatment shall be required a minimum of every twenty (20) feet.
- 5.14.2 Parking areas, such as driveways, shall not be visible from the golf course. Garages and service areas should be located or screened to minimize their view from the golf course.
- 5.14.3 The lot edge between the golf course and Development shall be landscaped to screen and soften the view from the golf course while ensuring and enhancing views from the buildings to the golf course. Notwithstanding any applicable setback requirement that is, less than ten (10) feet for any lot, buildings shall be set back a minimum of ten (10) feet from the maximum fairway envelope edge which shall be defined prior to the subdivision or platting of any residential area within the Golf Course Residential Area.
- 5.14.4 As part of any Golf Course Residential Area Development, additional design guidelines may be adopted by the LDRC which impose requirements for Development to enhance and protect the values and amenities of the golf course and, in turn, benefit the residential area, such as a uniform fencing or landscaping plan.

5.15 Trash Containers

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

5.16 Mailboxes

All mailboxes and clustered mailbox systems must be approved by the LDRC. Housing for mailboxes shall be architecturally integrated with the individual residential project to which such mailboxes are related and shall be of similar construction, materials, design, and form to said residential project. Clustered mailbox systems shall include lighting fixtures sufficient to illuminate the mailboxes and clustered mail box area.

5.17 Swimming Pools

Above ground swimming pools greater than twenty-five (25) inches in depth and nine (9) feet in diameter are prohibited. Above grade enclosures or structures which create an enclosed pool are prohibited. The definition of a swimming pool shall not include a spa or hot tub provided that such spa or hot tub is no greater than ten (10) feet in diameter and no greater than four (4) feet in depth.

5.18 Air Conditioning and Air Cooling Devices

Air conditioning and cooling devices shall not be located in the front yard.

5.19 Basketball Backboards and Hoops

Free-standing poles shall be set back a minimum of ten (10) feet from the front or side lot line.

5.20 Floor Area Ratio Monitoring Systems

All Development within the Business Center shall comply with Section 4.11.

6.0 Multifamily Residential Architecture

6.1 Applicability

This Part 6.0 shall apply to all Development within the Lowry Community zoned and developed for multifamily residential use as that term is defined in Part 2.0.

6.2 Intent

Multifamily residential Development at Lowry has been planned to provide for a diversity of housing types. This residential product will complement adjacent uses, as well as support the development of a transit-oriented community. Site planning and architectural design for multifamily residential units must reflect the high level of quality envisioned for the Lowry Community.

The objective of these standards for multifamily residential architecture is to obtain consistency and quality in architectural design and site planning to protect and enhance values in the Lowry Community. In order to maintain consistency, yet permit interest and variety, as well as the use of new materials as they may develop, all architectural designs, including those for alterations, additions, or remodeling, are subject to the review and approval of the LDRC.

The review of building design shall consider, among others, the integration of form, massing and scale, texture, materials and colors. Design shall display thoughtful attention to quality, image, and detail.

Although many of the standards and requirements of this Part 6.0 are mandatory, a waiver or variance of these standards or requirements may be granted by the LDRC where a comprehensive site plan is prepared which incorporates many of the standards and requirements but which also demonstrates conformance with the intent of this Part 6.0.

6.3 Building Siting and Massing

Multifamily residential buildings should be organized to create a sense of place and neighborhood. These residential areas should complement the character of adjacent uses and have a complementary architectural appearance. As appropriate they should be organized around central amenities such as courtyards, plaza, or open spaces. The following requirements and recommendations are applicable to siting and massing within multifamily residential Development:

- 6.3.1 Buildings shall be sited to be generally perpendicular and parallel to streets, unless buildings are located on a cul-de-sac.
- 6.3.2 Building siting should be used to form these spaces, as well as to relate to adjacent streets and reinforce street edges.

- 6.3.3 Buildings and windows are recommended to be arranged to provide views of and access to open space and natural features.
- 6.3.4 Buildings and windows are recommended to be arranged to respect the privacy from other units and adjacent properties.
- 6.3.5 Common facilities and amenities, e.g., clubhouse and leasing office, should be easily identifiable and accessible.

6.4 Setbacks

This section provides minimum paving setback and building setback requirements for multifamily residential Development within the Lowry Community except for residential development within the Town Center which shall comply with the paving and building setbacks contained in section 4.6.1. All setbacks shall be measured perpendicular to lot lines. The applicable local government setback requirements shall apply to Development of property within the Lowry Community unless a more stringent standard is provided by this section.

6.4.1 Paving Setbacks

Lot Line	Paving Setback
Front	20 Feet
Side	10 Feet
Rear	10 Feet

Landscaping shall be installed by the developer or owner, within the paving setbacks in accordance with the provisions of the landscape standards established in these Design Guidelines. No site improvements other than landscaping shall be installed in the paving setbacks except for:

- ▶ Subsurface structures covered by the ground
- ▶ Steps, driveways, curbing, sidewalks, pedestrian plazas, benches, and related hardscape
- ▶ Planter and retaining walls less than three (3) feet in height
- ▶ Underground utilities and related surface utility equipment to the extent such equipment is required by utility companies and is screened as required by the LDRC
- ▶ Signage approved by the LDRC
- ▶ Sculptures, flags, and other external decorations approved by the LDRC
- ▶ Drainage structures and flume

6.4.2 Building Setbacks *Improvements*

Side Yard Amendment to Lowry Design Guidelines

Adopted: June 24, 2003

Improvements Within Setbacks

Architectural plans and elevations shall support the use of outdoor space within the building separation/side yard setbacks.

The following outdoor uses shall be permitted for single-family detached patio homes, duplex, townhome, and other multifamily products within the Lowry Community. Outdoor uses that appear tacked on and are not appropriately integrated into the design shall be prohibited.

Note: Location of property line or imaginary property line shall be determined by developer/owner.

Definitions

Passive Wall

The wall of a home adjacent to outdoor living areas of the neighboring home windows are permitted only with six (6) foot minimum sill heights, or glazing which shall consist of obscure glass or glass block.

Use Easement

Any easement granted to a neighboring property for specific uses, i.e.:

- Patios
- Decks
- Landscaped areas

This easement must retain access rights for maintenance and repair of the home.

Minimum building setbacks are required from lot lines as provided below. No site improvements shall be constructed or installed within any building setback except for:

- ▶ Landscaping
- ▶ Site improvements permitted within paving setbacks
- ▶ Gate houses
- ▶ Drainage structures and flumes

The following minimum building setbacks shall apply for all multifamily residential Development within the Lowry Community:

Lot Line	Paving Setback
Front	20 Feet*
Side	10 Feet**
Rear	10 Feet**

* The front building setback, at the sole discretion of the LDRC, may be reduced to a distance of not more than ten (10) feet and not less than five (5) feet to allow for the development of a residential street with an urban, higher density character. Where the front building setback has been reduced to a distance of not more than ten (10) feet and not less than five (5) feet, at least seventy-five (75) percent of the street frontage of any building must be constructed at the setback. The zone between the front building lot line and the line of the minimum front building setback line shall be landscaped with trees, shrubs, and ground cover.

** Side and rear building setbacks shall be increased to twenty (20) feet for any lot contiguous to any single family or duplex lot.

Permitted encroachments into building setbacks include:

- ▶ Landscaping including hedges, trees, shrubs, and ground cover with a low volume irrigation system.
- ▶ On-grade patios and related hardscape constructed with non-combustible materials.
- ▶ Decks (maximum twelve (12) inches above finish grade), minimum three (3) feet from property line or imaginary property line if constructed with combustible materials; three (3) feet from wall of adjacent structure if constructed with non-combustible materials.
- ▶ Fences or walls between two (2) adjacent homes a maximum of six (6) feet in height with access gates provided from either front or rear.
- ▶ Balconies or verandas a minimum of three (3) feet from property line.
- ▶ Retaining walls and planter walls no greater than three (3) feet in height.
- ▶ Stationary barbeque grills a minimum of five (5) feet from passive wall of adjacent home.
- ▶ All items included in the Denver Zoning Ordinance.
- ▶ For SFD zero lot line homes (patio homes), adjacent "passive" wall shall incorporate obscure glass windows for light (i.e. glass block) or windows with sill heights not less than six (6) feet as measured from the finished floor.

- ▶ For SFD zero lot line homes (patio homes), buildings may be located one (1) to five (5) feet from the property line and use easements established for the purpose of creating useable side yards and to allow for maintenance and repair of adjacent structure.
- ▶ Landscape and grading designs shall support the proposed use of the useable side yard.
Submittals shall demonstrate that adequate drainage is provided.
- ▶ Drainage within usable side yard areas shall not be encumbered.
- ▶ Outdoor living spaces (patios) in side yards must be placed so as to minimize the impact on the neighbor's homes.
- ▶ Attached wing walls and fence walls.
 - Wings walls attached to the primary structure may encroach three (3) feet into the building separation/side yard setback.
 - Opposing wing walls from two (2) adjacent structures may contain a non-locking gate between the ends of the two (2) walls.
- ▶ Belt courses, sills, lintels, and pilasters may project eighteen (18) inches into front, rear, and side setback spaces.
- ▶ Cornices, eaves, and gutters may project three (3) feet into front setback space, five (5) feet into rear setback space, and three (3) feet into side setback space.
- ▶ Outside stairways, to include roof and support structures, may project five (5) feet into front setback space, ten (10) feet into rear setback space, and three (3) feet into side setback.
- ▶ Access ramps for the handicapped may encroach into any required building setback space; providing no alternative location is available and providing the ramp construction is compatible with the character of the structure.
- ▶ Unwalled porches, terraces, and balconies may extend five (5) feet into the front and rear setback spaces.
- ▶ Chimneys and stacks not to exceed six (6) feet in width may project eighteen (18) inches into front, rear, and side setback space.
- ▶ Building accessories designed and intended to control light entering a building and being a permanent part of such building may project three (3) feet into any setback space.
- ▶ Any structure or part thereof which is below the grade of any setback space may project any distance into such setback space.
- ▶ Gas and electric meters may project eighteen (18) inches into any side and rear setback space. If approved by the appropriate governmental jurisdiction, utility pedestals, transformers, or other similar mechanical equipment may be installed in any side or rear setback providing they do not exceed a height of three (3) feet.

Not Permitted:

- ▶ No outdoor element touching or supported by adjacent structure/passive wall.
- ▶ No playground equipment.
- ▶ No railings on decks.
- ▶ No patio covers or trellis structures.
- ▶ No sprayhead type sprinklers

Structures containing three (3) or more residential units.**Permitted:**

- ▶ All outdoor uses as noted for single-family patio homes, however, unenclosed or covered patio areas shall not extend more than fifteen (15) feet from the primary structure into the required building separation.
- ▶ Courtyard walls or fences surrounding patios are permitted for purposed of privacy and shall be not more than four (4) feet in height.
- ▶ Said wall shall be architecturally integrated to match the primary structure.
- ▶ Patios directly opposite each other shall be separated by a distance of not less than ten (10) feet.
- ▶ Unwalled covered porches shall not extend more than ten (10) feet into the required building separation.
- ▶ Unwalled covered porches directly opposite each other shall be separated by a distance of not less than (10) feet.

6.5 Architectural Character

The following shall apply to the design of all multifamily residential buildings:

- 6.5.1 Façade articulation and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls.
- 6.5.2 Street façades of all multifamily residential buildings shall contain windows.
- 6.5.3 Buildings shall not exceed two hundred twenty-five (225) feet in length
- 6.5.4 Pilasters, cornices, string courses, window sills, and lintels should be incorporated into the building façade and must be constructed from brick, cast stone, stone, stucco, or concrete.

- 6.5.5 Fronts of buildings are encouraged to include articulations such as bays, insets, or porches or stoops related to entrances and windows. To encourage the provision of front porches or stoops, appropriately designed porches or stoops are a permitted encroachment in front yard setbacks.

6.6 Garages

When provided, garages shall consist of the same exterior materials as the primary building and shall meet the following requirements:

- 6.6.1 Garage doors shall be no wider than sixteen (16) feet.
- 6.6.2 Carports are prohibited, except where they are incorporated into a comprehensive site plan design as approved by the LDRC.
- 6.6.3 Detached garages are allowed as long as they consist of the same exterior materials as the main buildings.
- 6.6.4 Parking structures shared by more than one unit shall meet the guidelines for parking structures identified in Part 8.5.

6.7 Roofs

All roofs shall meet the following requirements:

- 6.7.1 All multifamily structures shall have sloped roofs at a minimum of five (5) to twelve (12) ratio of rise to run; a six (6) to twelve (12) ratio is preferred.
- 6.7.2 Flat roofs and mansard roofs shall be prohibited unless such roof are secondary roof forms and are approved by the LDRC.
- 6.7.3 For all roofs, both vertical and horizontal articulation is encouraged. Roof articulation may be achieved by changes in plane through the use of traditional roof forms such as gables, hips, and dormers.
- 6.7.4 No cooling tower, fans, heating and/or air conditioners, evaporative coolers, antennas, aerials, communication towers, or any other structures or equipment shall be located on the roof unless screened from view in a manner approved by the LDRC; vents and skylights located on the roof shall be architecturally compatible with the building and approved by the LDRC.

6.8 Building Height

- 6.8.1 Except in the Town Center, multifamily residential buildings shall not exceed forty-five (45) feet in height (measured from grade to mid-line of roof) without the approval of the LDRC.

- 6.8.2 Turrets, stair towers, eaves, spires, flag poles, chimneys, flues, and vents are not included for purposes of determining the maximum building height in this section.
- 6.8.3 A range of building heights or roof heights should be provided to create interest and variety.
- 6.8.4 Up to three (3) story buildings are allowed, except that buildings within the Town Center may be up to four (4) stories.

6.9 Recommended Building Material and Color

6.9.1 Façades

- A. All façades of a multifamily residential structure shall be constructed of at least ninety (90) percent brick, stone, stucco, glass, or a combination thereof, with the exception of sloping roofs.
- B. Façades should not generally incorporate more than two (2) basic building materials in addition to glass. All sides of a residential structure shall be designed and constructed so as to carry through a single design concept and to produce an integrated, harmonious, and complete appearance.
- C. All cladding materials shall be of a high quality, durable material such as, but not limited to, quarried stone, precast stone, concrete, stucco, and brick. Glass block is not considered masonry.
- D. A list of LDRC-approved materials is attached as Appendix 1. The LDRC may amend the approved materials list as needed and may identify prohibited materials.
- E. Glass within the front façade of a building (excluding glass on balconies and patios) shall not exceed thirty (30) percent of the surface area. Curtain walls are not permitted on façades facing or visible from public roadways, parks, or open space.
- F. Multiple structures planned as part of a single ownership or project shall be designed in a unified architectural style. Façade treatment and colors of secondary structures shall be compatible with principal structures.
- G. Foundations which extend above grade more than twelve (12) inches shall be finished with a material approved for use on the building façade or screened with landscaping.

- H. Building details shall be included and expressed in use of masonry and stucco, such as pilasters, quoins, belt courses, sills, caps, lintels, arches, keystones, friezes, and cornices. Masonry or stucco used to create a base or wainscot shall extend completely around all sides of the building. Changes in materials shall occur at inside comers horizontally and where trimmed with appropriate detail, such as a belt course, vertically. Detail and materials shall be appropriate to building form and style.

6.9.2 Recommended Colors

- A. A recommended color palette delineating colors, color ranges, and combinations of colors will be produced and recorded as an appendix to this document at a later date. Fluorescent colors are prohibited.
- B. Color schemes are to be in keeping with the aesthetic context of the surrounding older neighborhoods. The building colors shall work together to create a unified whole, i.e., the roof color, the trim and siding colors, as well as any accent colors shall work with the brick or primary building color so that no accent color dominates the exterior or causes the building to feel like it is, built of separate pieces.
- C. Accent colors should be minimal (no more than ten (10) percent) and only serve to punctuate the whole color scheme and not become more noticeable than the whole. No large expanses, like panels, shall be painted in accent colors. Bright or fluorescent colors not normally associated with residential buildings are not permitted.
- D. Roofs shall be harmonious with the total color scheme. A darker value is recommended.

6.9.3 Windows

- A. Windows shall be consistent with the scale, spacing, and proportions typical of adjacent residential neighborhoods except for where they are used for special purposes (e.g. bay windows/green houses) or design accents (e.g. round/fan windows).
- B. Reflective and mirrored glass with a visible reflectivity greater than ten (10) percent is prohibited. Where reflective glass is used, such glass shall be gray, bronze, or other similar neutral shade. Silver, gold, blue, green, or highly-mirrored surfaced glass is prohibited.

- C. Exterior window frames shall be a color compatible with the exterior color of the building. Window frames other than wood shall be either anodized, electrostatically-painted, or vinyl clad. Unpainted aluminum window frames are prohibited. Wood frames shall be painted, sealed, or stained.

6.9.4 Roofs

All roof colors and materials shall be subject to approval of the LDRC and shall meet the following requirements:

- A. Roof materials shall be limited to ceramic or concrete tile, or laminated or multiple-ply composition shingles meeting the requirements of this section.
- B. Laminated or multiple-ply composition shingles shall meet all of the following conditions:
 - ▶ Shingle product is covered with a minimum twenty-five (25) year manufacturer's warranty.
- C. Woodshake and metal roofs are prohibited.
- D. All rooftop equipment, piping, flashing, and other roofing materials exposed to view shall be finished to coordinate with the roof surface color or otherwise designed to blend with the roof surface.
- E. Roof color shall be in dark natural tones, such as browns and dark grays. Roof color shall not be white or light gray color and materials shall not be used which will weather to a white or bright color.

6.10 Renovations

It is the intent that renovated buildings be modified in a manner that ensures that modifications to existing buildings are in general compliance with the standards established within these guidelines. Variances from these standards shall be subject to LDRC approval.

6.11 Trash and Waste Disposal

The sorting, handling, moving, storing, removing, and disposing of all waste materials must be housed or screened in a manner and in locations approved by the LDRC. Each kitchen facility within any building will contain a water flushing garbage grinder disposal.

6.12 Mailboxes

All mailboxes and clustered mailbox systems must be approved by the LDRC. Housing for mailboxes shall be architecturally integrated with the individual residential project to which such mailboxes are related and shall be of similar construction, materials, design, and form to said residential project. Clustered mailbox systems shall include lighting fixtures sufficient to illuminate the mail boxes and clustered mail box area.

6.13 Swimming Pools

Above ground swimming pools are prohibited in multifamily residential Development.

6.14 Air Conditioning and Air Cooling Devices

Air conditioning and cooling devices may be located in front and side yards as long as they are screened in accordance with section 11.3

6.15 Floor Area Ratio Monitoring System

All Development within the Business Center shall comply with Section 4.11.

7.0 Site Circulation and Traffic Guidelines

7.1 Applicability

This Part 7.0 applies to all Development within the Lowry Community.

7.2 Intent

One of the fundamental organizing elements of a site is the vehicular and pedestrian circulation system. Guidelines for site circulation have been established to ensure a clear hierarchy of circulation, minimize traffic impact on adjacent roadways, and enhance the overall quality within the Lowry Community.

7.3 Service, Delivery, and Loading Areas

Service and delivery activities shall be separated from the primary public access and screened from public view. Such areas shall not be visible from streets, other public areas, or adjacent properties. Adequate loading and maneuvering space shall be provided for trucks and other service vehicles.

7.4 Upgrade and Improvements of Existing Roadways

Existing roadways and driveways selected for reuse may require improvements to meet standards comparable to those for new city streets, and upgrade and improvements shall be subject to approval of the appropriate local government and the LDRC.

7.5 Street Cross Sections

The following street cross sections (*Illustrations Nos. 19 through 28*) shall be applicable to the design and construction within the Lowry Community. Streetscape sections are preliminary and may vary based on detailed design.

7.6 Street and Driveway Design

Unless otherwise prohibited by the appropriate local government, the following provisions shall apply in the Lowry Community:

- 7.6.1 All public and private streets, alleys, drives, and driveways shall be paved with concrete or asphalt in accordance with the requirements of this Part 7.0. Dirt or compacted gravel roads are prohibited.
- 7.6.2 All Development shall locate and configure roads and driveways to ensure a road system that minimizes congestion. Use of special vehicular plazas, turnarounds, and motor courts for visitors shall be encouraged. Shared access drives are strongly encouraged.

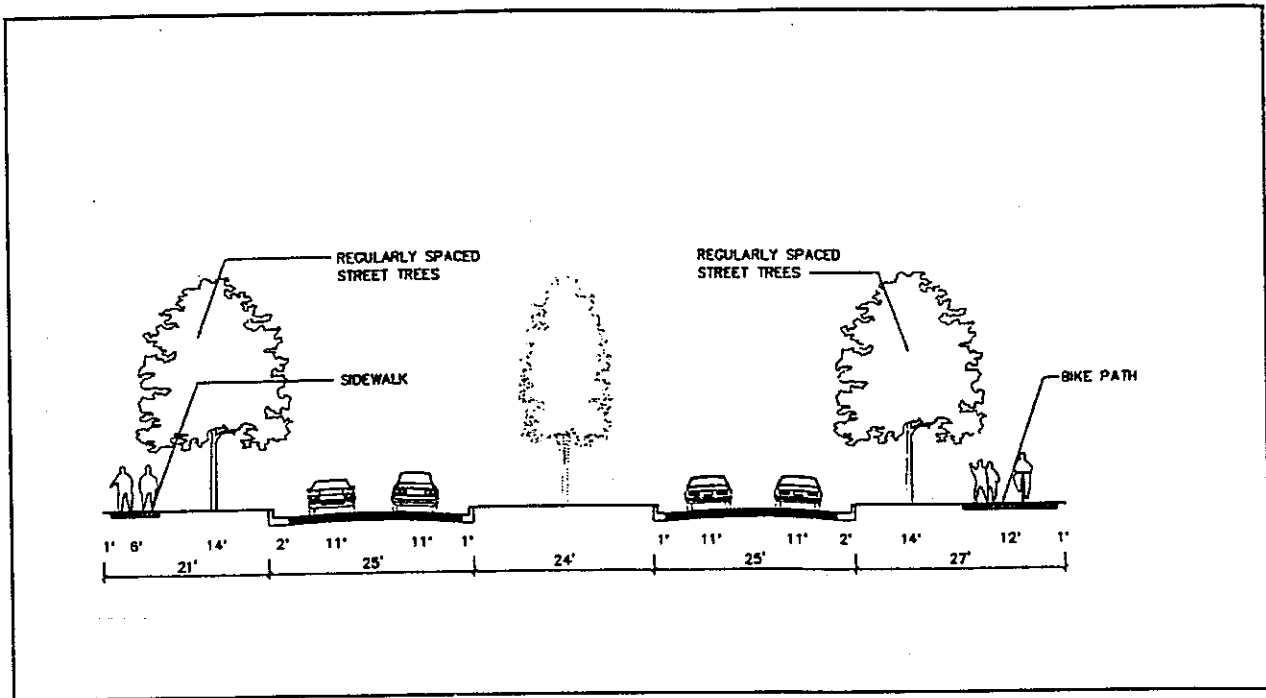
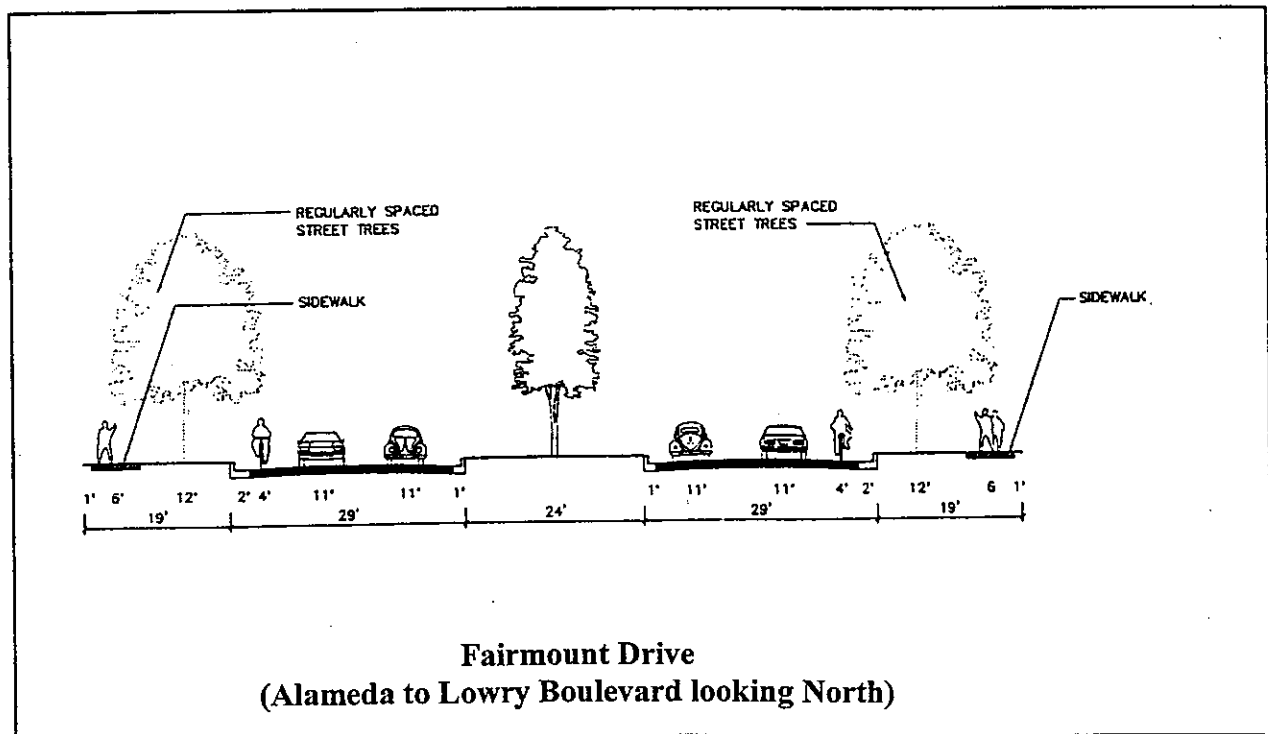


Illustration No. 19
Yosemite Street



Fairmount Drive
(Alameda to Lowry Boulevard looking North)

Illustration No. 20
Fairmount Drive

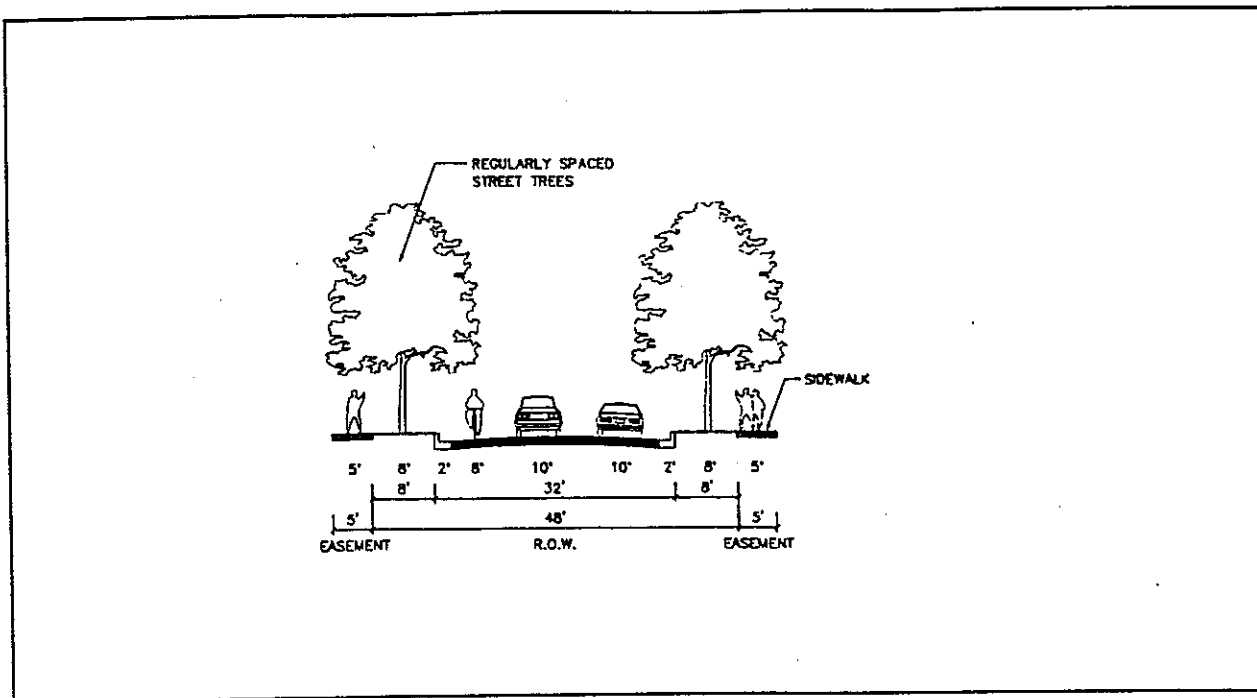


Illustration No. 21
Residential Local Street

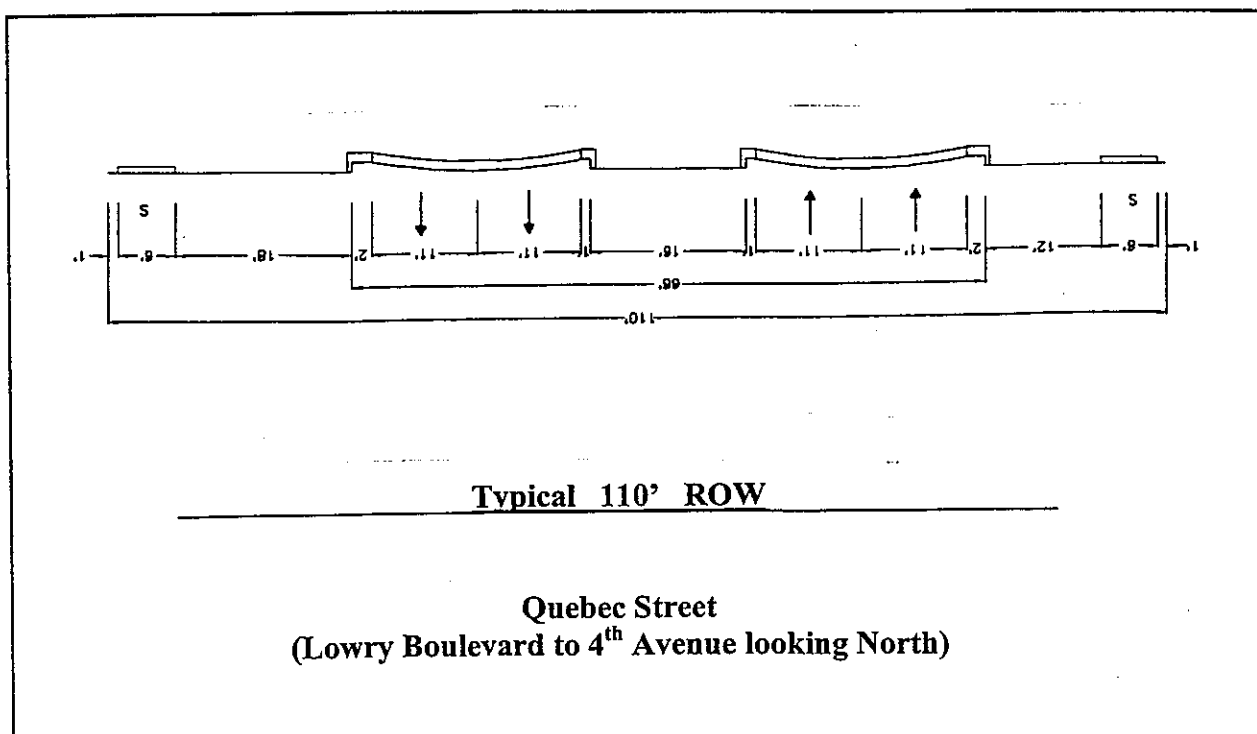


Illustration No. 22
Quebec Street

N/A Not to be Built

Illustration No. 23
7th Avenue Open Space Crossing

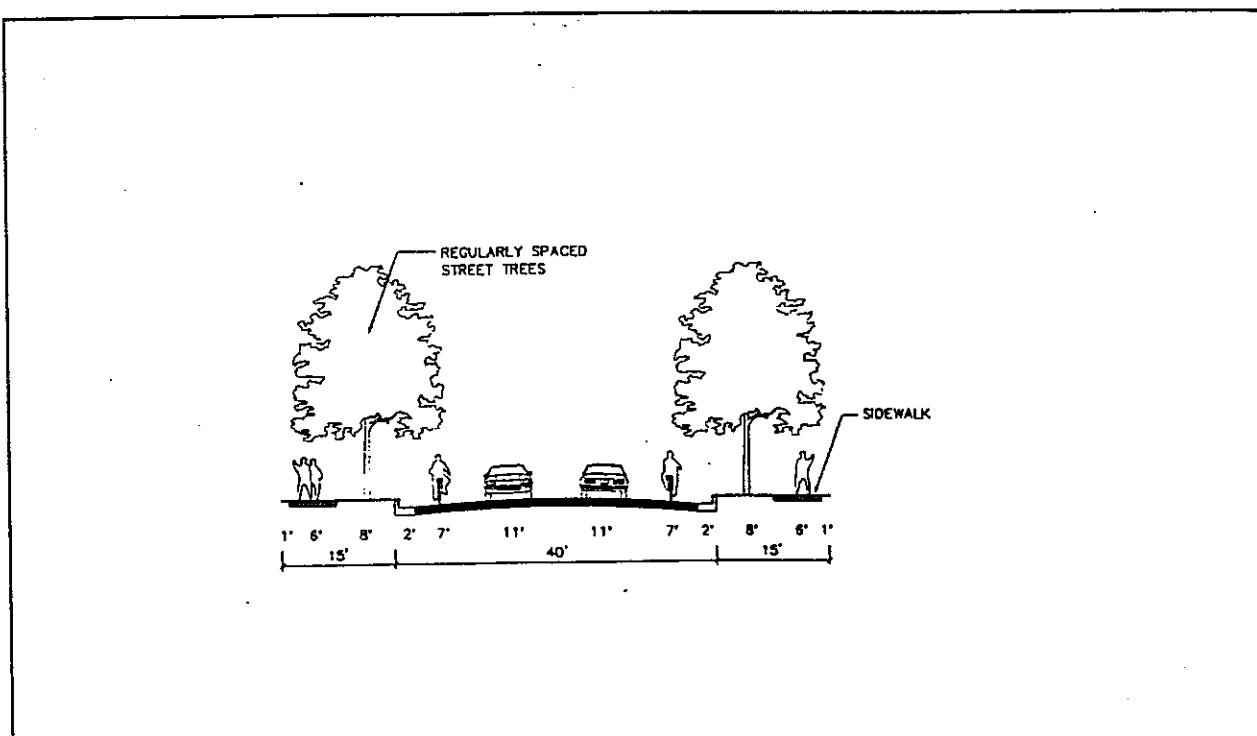


Illustration No. 24
Residential Collector Street

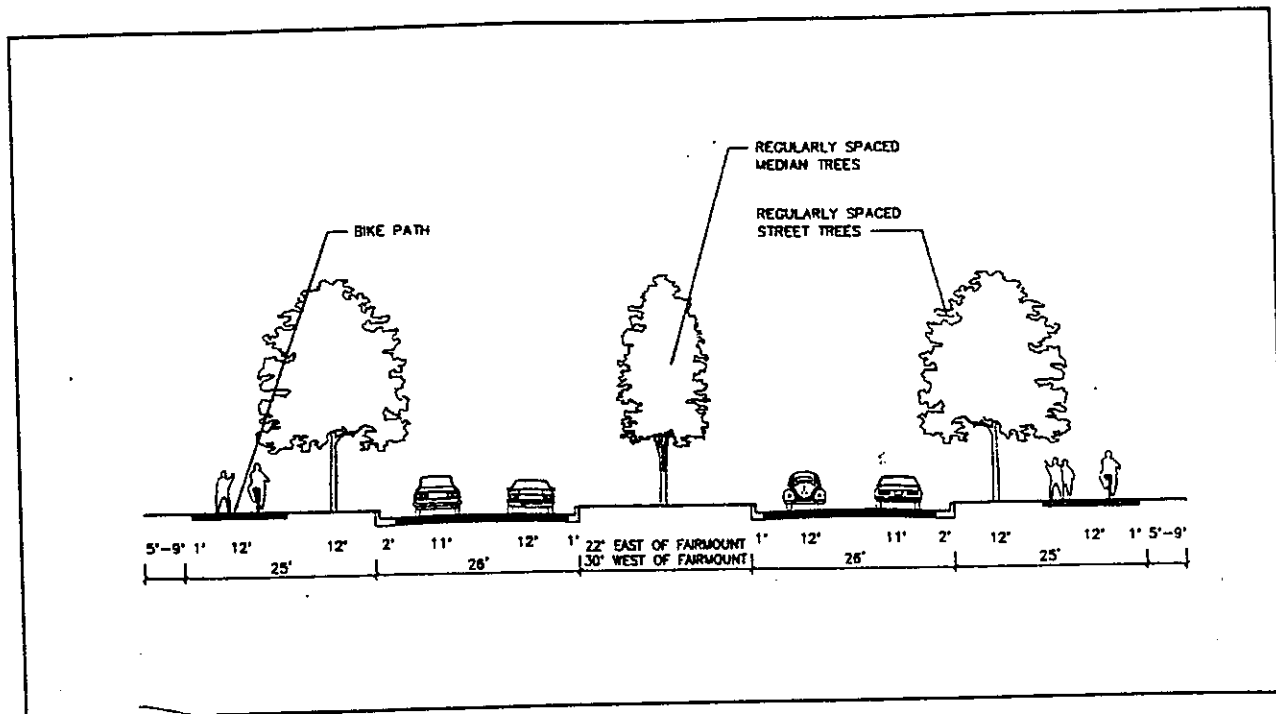
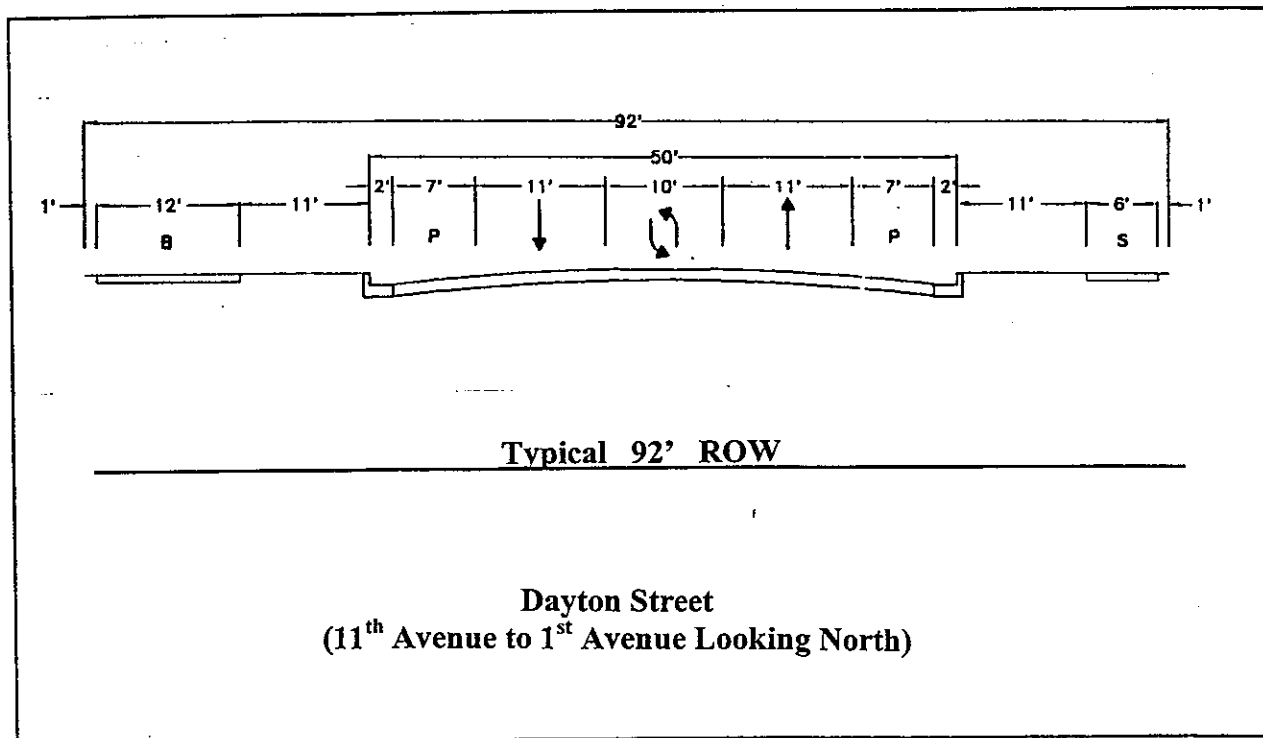


Illustration No. 25
Lowry Boulevard



Dayton Street
(11th Avenue to 1st Avenue Looking North)

Illustration No. 26
Dayton Street

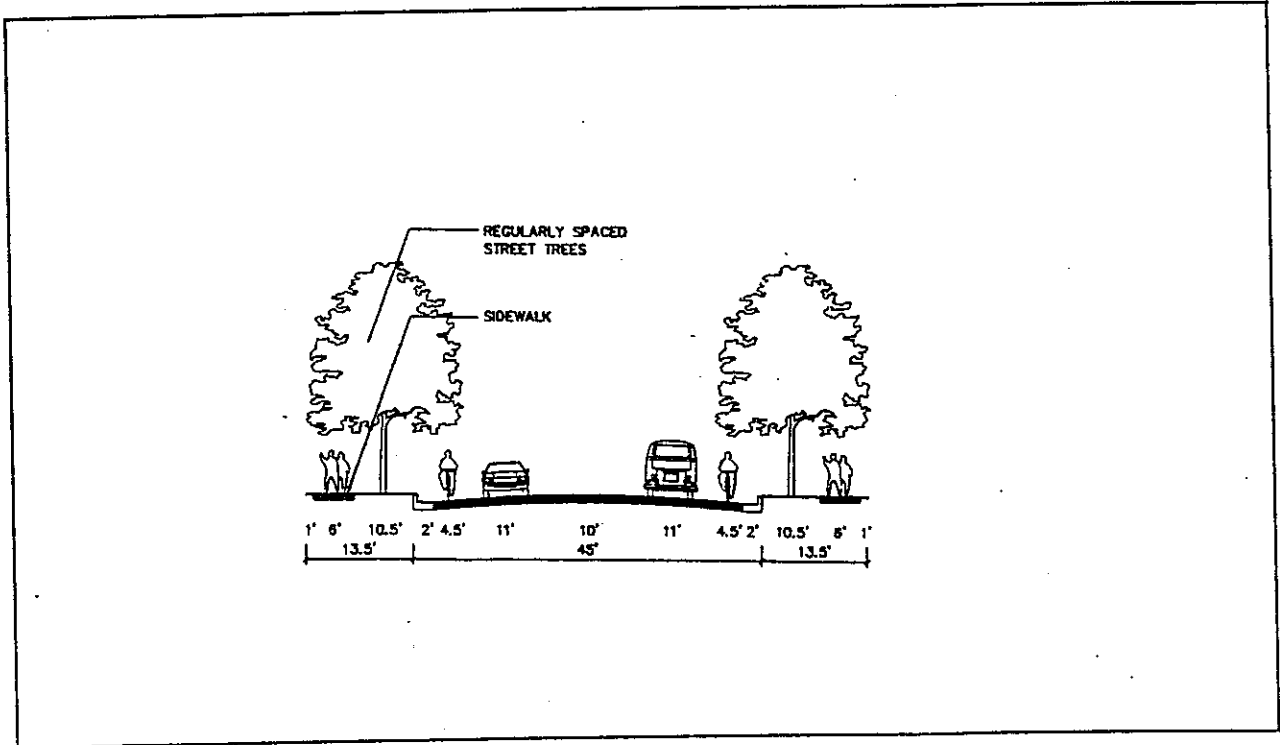


Illustration No. 27
8th Avenue

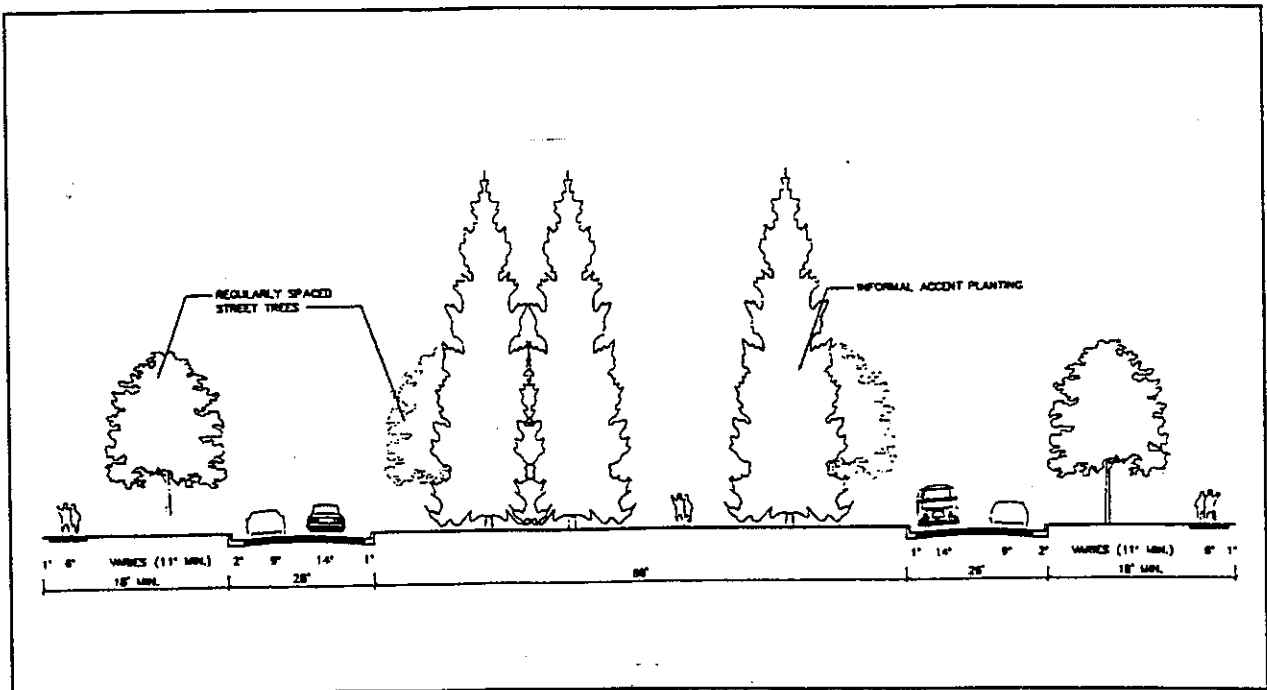


Illustration No. 28
6th Avenue Parkway

- 7.6.3 If a driveway is more than twenty-five (25) feet in width, driveways shall include a landscaped median not less than ten (10) feet in width. A four (4) lane divided driveway shall have a minimum paved width of forty-four (44) feet and a maximum overall width of sixty (60) feet. A landscaped median shall extend from the street for a distance not less than the depth of the applicable paving setbacks.
- 7.6.4 One (1) way driveways are prohibited.
- 7.6.5 Sleeves for future utilities shall be placed under all driveways crossing front setbacks. At a minimum, three (3), four (4) inch sleeves at two (2) feet deep shall be provided under the driveway in the front setbacks of nonresidential and multifamily uses.
- 7.6.6 No parking shall be allowed in entry drives, emergency vehicle lanes, or drop-off plazas.

7.7 Median and Driveway Curb Cuts

Unless otherwise prohibited by the appropriate local government, the following provisions shall apply in the Lowry Community:

- 7.7.1 Development should attempt to minimize median and curb cuts and all such cuts require approval by the LDRC and the appropriate local government. Median cuts for private entrances are discouraged.
- 7.7.2 Driveways or curb cuts for non-residential and multifamily residential uses shall not intersect any public right-of-way within one hundred fifty (150) feet of any intersection (measured between center lines) unless otherwise approved by the LDRC and the appropriate local government. Curb cuts within the Town Center and Business Center may be located closer than one hundred fifty (150) feet of any intersection.

7.8 Paving of Driveways

Driveways for non-residential and multifamily uses shall be paved with asphalt or concrete and shall include concrete curb and gutter in accordance with specifications approved by the LDRC. However, brick, paving stone, or natural stone may be used to accent all or portions of such driveways. Asphalt paving is prohibited for single family or duplex driveways.

7.9 Alleys

All alleys shall be paved; dirt and gravel alleys are prohibited. Alleys should be significant assets to the neighborhoods in which they are located and the houses to which they are adjacent. They should provide safe, clean, and inviting service access to homes.

7.9.1 Width

Easement or Right of Way:

Minimum Width - twenty (20) feet

Paving:

Minimum Width - sixteen (16) feet

Landscaped Edge:

Minimum Width - two (2) feet on each side

7.9.2 Paving

Paving material should be asphalt, concrete, brick, stone, or a material of equal or higher quality.

7.9.3 Lighting

Lighting should be consistent or compatible design for all of the homes adjoining the alley, and should be located at pedestrian eye level or slightly above eye level (generally six (6) feet or seven (7) feet above grade) on either the garages or the fences or walls adjacent to the alley.

7.9.4 Landscaping

At a minimum, the area, if any, between the paving and the adjoining fences and walls should be landscaped with shrubs and groundcover. Ideally, alley landscaping should also include trees from the approved street

7.9.5 Fences, Walls, and Gates

1. Location: All fences and walls on any given alley should be located the same distance from the centerline of the alley.
2. Design: All fences and walls on any given alley should be of the same design, with a solid lower portion and a minimum one (1) foot latticed top to balance privacy and visibility. Alternatively, each of the fences along an alley might be more open, such as wood picket fence.
3. Height: Fences and walls shall not exceed a maximum height of six (6) feet.

4. **Materials:** Fences and walls should be built of high quality materials, such as wood or wrought iron. Walls must be constructed of stone, brick, or block provided that such block is surfaced with a high quality stucco material.
5. **Gates:** Every fenced lot adjacent to an alley shall include a gate which provides direct pedestrian access to the alley. Gates may vary in design in order to provide a distinction among-the homes, but should be compatible with one another and of the similar width and height.

7.9.6 Trash Collection

Individual trash receptacles or collective trash dumpsters should be located on paved pads in consistent locations along the length of the alley and on the outside of the travel lane. The location and the screening of the trash receptacles should allow a relatively unbroken line to be created by the perimeter fences or walls. Screening should consist of either or both additional fencing or landscaping. Public dumpsters do not have to be screened.

7.9.7 Utilities

All utilities shall be installed and provided underground.

7.9.8 Maintenance

Maintenance of all alleys shall be provided by a subassociation created in accordance with the Master Declaration.

7.9.9 Parking

Parking shall be prohibited in all alleys at all times. Vehicles shall be parked within enclosed garages.

7.10 Traffic Lights

The location and design of traffic lights and support standards shall be determined by the city having jurisdiction over the property.

7.11 Pedestrian Circulation and Sidewalks

As part of any proposed Development, the Applicant shall prepare and submit to the LDRC a pedestrian circulation plan for LDRC approval. Such plan shall, at a minimum, conform to the following requirements:

- 7.11.1 All new sidewalks, roadway intersections, and driveways shall meet or exceed the requirements of the Americans with Disabilities Act, 42 U.S.C. §§ 12101 et seq.
- 7.11.2 Site design shall accommodate pedestrian circulation between major activity centers, parking, and access to public transportation stops.
- 7.11.3 Pedestrian and vehicular traffic shall be separated to the extent possible. In areas where pedestrian and vehicular traffic intersect, consideration should be given to special paving or other techniques to clearly mark such intersection.
- 7.11.4 Parking areas shall be designed to include clearly-defined pedestrian corridors to provide safe access to adjacent buildings.
- 7.11.5 Within retail areas, parking should be located adjacent to a pedestrian circulation corridor. Pedestrian circulation between retail and adjacent office structures is encouraged.
- 7.11.6 Sidewalks shall be constructed in accordance with Part 10.

7.12 Public Transportation

In areas other than public right-of-way, the location of stops for public transportation, such as Regional Transportation District (RTD) bus routes and bus stops, shall be subject to approval of the LDRC and the Board of Directors.

Bus benches are not to be placed by RTD except as part of a bus shelter. Benches shall be a Bowery Style Bench (*Illustration No. 29*), and the use of advertising or other sign content on benches is prohibited.

Bowery Style Bench
(Intermediate Arms Required)

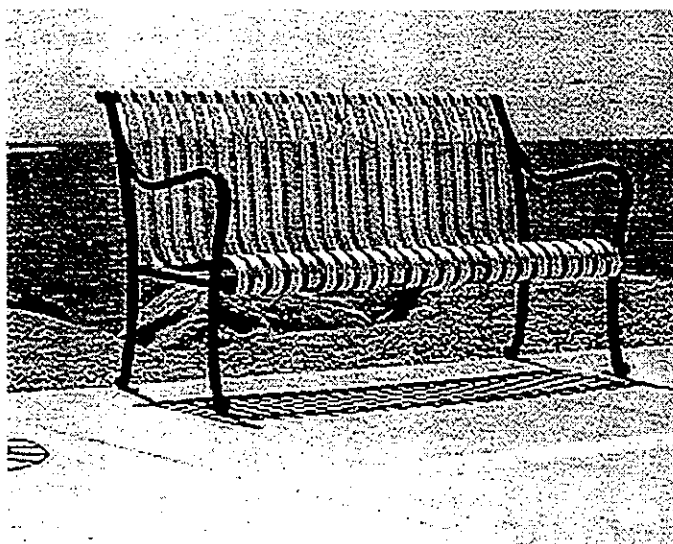


Illustration No. 29
Bowery Style Bench

8.0 Parking Guidelines

8.1 Applicability

This Part 8.0 applies to all Development within the Lowry Community.

8.2 Intent

With a substantial portion of a non-residential or multifamily parcel devoted to parking, the design and character of parking areas and structures will have a significant impact on the quality of the built environment within the Lowry Community. The following minimum standards for parking areas have been established to ensure that the character of parking areas and structures is consistent with the overall character and quality intended for the Lowry Community.

8.3 General

All parking shall conform to the following requirements:

- 8.3.1 Parking for non-residential and multifamily uses shall meet, at a minimum, the parking requirements of the appropriate governmental jurisdiction. The LDRC may require, as a condition of LDRC approval for any nonresidential Development, that parking immediately adjacent to building entrances be reserved for car or van pool vehicles.
- 8.3.2 The location, size, and design of all parking for non-residential and multifamily uses is subject to approval of the LDRC. Within non-residential and multifamily zoned property, no parking shall be permitted within setbacks or along entrance driveways or emergency vehicle lanes.
- 8.3.3 Access to parking areas shall be designed to minimize stacking on streets.
- 8.3.4 Parking areas within non-residential and multifamily areas shall not be used for permanent or overnight storage of trucks, trailers, buses, or other similar equipment; provided, however, that within non-residential areas the parking or temporary storage of maintenance vehicles, equipment, or other items on a regular basis as part of the operations of the owner or lessee of the property may be permitted provided that such parking or temporary storage is screened from view and approved by the LDRC.
- 8.3.5 The sharing of parking areas for two (2) or more uses is encouraged if it can be demonstrated that the demand for parking for each use occurs at alternating periods of time and that the peak parking demand for the uses will be accommodated.
- 8.3.6 In all residential areas, parking of vehicles shall be prohibited on unpaved areas including, but not limited to, unpaved front, side, and rear yards.

8.4 Surface Parking

All surface parking areas shall conform to the following requirements:

- 8.4.1 All surface parking shall meet, at a minimum, the parking requirements of the appropriate governmental jurisdiction.
- 8.4.2 Parking areas shall be screened in accordance with Parts 9.0 and 11.0 to minimize the ground level view of automobiles below their hoodlines and otherwise reduce the ground level visibility of vehicles and parking surfaces from streets.
- 8.4.3 Parking lots in multifamily areas greater than fifty (50) cars in size shall be subdivided so that no more than fifty (50) cars are within any individual area and adjacent parking areas shall be separated with a ten (10) foot landscaped buffer strip.
- 8.4.4 Parking between a roadway and a multifamily building shall be limited to one bay in depth.
- 8.4.5 All parking areas shall be designed to include clearly defined walkways and crossings of vehicular routes for the movement of pedestrians to the adjacent buildings.
- 8.4.6 Parking areas shall be landscaped in accordance with Part 9.0.
- 8.4.7 With the exception of enhanced parking within the Business Center, parking areas shall be constructed of concrete or asphalt pavement with concrete curbs constructed on a stabilized sub-base. Enhanced parking shall be constructed of concrete with concrete curbs on a stabilized sub-base. Brick pavers, concrete unit pavers, colored concrete, or concrete with special finishes or an equal are also acceptable and encouraged for entry drives, drop-off areas, sidewalks, crosswalks, or similar pedestrian areas.
- 8.4.8 Concrete curbs shall be installed around the perimeter of all landscaped islands and at the edges of all parking areas. Gravel parking areas, driveways, and sidewalks are prohibited.
- 8.4.9 Landscaped islands, a minimum of ten (10) feet wide, shall be provided at the ends of parking bays.
- 8.4.10 The maximum number of parking spaces between any two landscaped islands shall be nine (9).

- 8.4.11 All new sidewalks, roadway intersections, and driveways shall meet or exceed the requirements of the Americans with Disabilities Act, 42 U.S.C. §§ 12101 et seq.

8.5 Parking Structures

All parking structures shall conform to the following requirements:

- 8.5.1 The height of all parking structures must be approved by the LDRC. Shared parking structures accessible from two (2) or more buildings is encouraged.
- 8.5.2 Parking structures shall be designed to minimize the ground level view of automobiles below their hood lines.
- 8.5.3 Parking structures should be designed so that the first level of parking is depressed below the finished grade of the lot.
- 8.5.4 The design of parking structures should consider incorporation of other uses at around level adjacent to pedestrian areas.
- 8.5.5 The use of planters and vegetation in parking garages is encouraged.
- 8.5.6 To the extent possible, signage and lighting internal to the parking structure shall not be visible from outside the parking structure. Lighting, particularly on parking decks, should not illuminate or produce glare to adjacent properties.
- 8.5.7 Parking decks at the perimeter of parking structures shall be horizontal unless otherwise approved by the LDRC.
- 8.5.8 The materials, colors, and design of parking structures shall be substantially similar to and compatible with the materials, colors, and design of any nonresidential or multifamily building served by the parking structures.
- 8.5.9 Parking structures shall be located to minimize visibility from streets or adjacent properties.
- 8.5.10 Any parking structure that is physically detached from the principal building served by the structure shall be connected to such building with a landscaped pedestrian walkway a minimum of eight (8) feet in width.

8.6 Vehicular Prohibitions

The following requirements shall apply to single family, duplex, and multifamily residential areas:

- 8.6.1 Except for the permanent residential structures constructed on a lot, no other facility or vehicles, including but not limited to garages, trailers, mobile homes, tents, campers, recreational vehicles, motor homes, or the like, may be used on a lot for habitation on either a temporary or permanent basis.
- 8.6.2 No trailer, mobile home, motor home, bus, camper, recreational vehicle, boat, or boat trailer shall be kept, stored, or maintained within any portion of the property except within an enclosed garage or a fully screened area which prevents the view thereof from adjacent lots, streets, or common areas in accordance with Part 11.0, nor shall the same nor any time be connected to any utilities. A trailer, mobile home, motor home, bus, camper recreational vehicle, boat trailer may be parked within the Lowry Community for a period not to exceed twenty-four (24) hours during any seven (7) day period for the purpose of preparing and loading such vehicle or boat for travel.
- 8.6.3 No stripped down, wrecked, junked, unlicensed, or inoperable motor vehicle shall be kept, parked, stored, maintained, dismantled, or assembled in any lot other than within an enclosed garage.
- 8.6.4 No commercial vehicle bearing commercial insignia or names shall be parked on any lot except within an enclosed structure or a fully screened area which prevents the view thereof from adjacent lots and streets, unless such vehicle is temporarily parked for the purpose of providing services to adjacent properties or property or property owners. Vehicles bearing commercial insignia, names, signs, or banners shall not be parked with the intent or the purpose of advertising.

9.0 Landscape Standards

9.1 Applicability

This Part 9.0 shall apply to all Development within the Lowry Community.

9.2 Intent

Elements of property devoted to public use, such as parkways, parks, open spaces, and streets, are the unifying thread which ties together the diverse districts and neighborhoods within the Lowry Community. This Part 9.0 is intended to ensure that a strong framework which will tie together the various elements of Lowry will be developed.

9.3 Landscaping General Requirements

9.3.1 Landscaping Plans and General Requirements

As part of any proposed Development, the owner or developer shall prepare and submit a landscape plan to the LDRC for approval. Such plan shall, at a minimum, demonstrate consideration and conformance to the provisions of this Part 9.0 and where appropriate, Part 10-0. Such landscaping plan shall specify plant material, including location, species, and size; site improvements to be installed on the property; and, shall include plans for installation of an underground irrigation system sufficient to maintain all landscaped areas. Landscaping plans and irrigation systems shall be designed by a competent, experienced professional unless otherwise approved by the LDRC. In addition to conformance with specific requirements for single family, multifamily, and non-residential areas provided in this Part 9.0, all landscaping plans shall demonstrate conformance with the following requirements:

- A. All front, side, and rear setbacks shall be landscaped utilizing ground, covers, trees, and shrubs; however, landscaping shall not be required as a condition of Development approval in the rear setback of single family residential lots.
- B. Trees shall not be located or planted within any utility easement.
- C. All trees shall be a minimum of three (3) inch caliper at the time of installation; evergreen should be a minimum of six (6) feet.
- D. Shrubs shall be a minimum of five (5) gallons in size at time of planting.

- E. Trees used for screening shall be nondeciduous, and shrubs should be nondeciduous or densely twigged deciduous shrubs like Alpine Current or Viburnums. In residential areas, five (5) types of shrub shall be used for screening and hedging within any one residential lot area. These are intended to be clipped and shall be consistently maintained in order to sustain a solid character in residential areas and a solid, opaque to the ground character in other areas.
- F. Grass areas shall be separated from shrubs and ground cover areas by edging material as defined in section 9.9.12. Shrub and similar planting beds shall be mulched.
- G. Landscaping shall be used to mark prominent area entrance points and parking areas, to screen service and equipment areas and property divisions, and to enhance building scale and forms.
- H. All lots shall have properly maintained grass according to the City of Denver standards or ground cover spread over the lots, including the area along the front of each lot between the street curb and the lot line of the site. Stone or other material ground covers may be an accessory use only unless approved by the LDRC.
- I. Planting concepts, plant varieties and irrigation techniques (xeriscape) which minimize water consumption are encouraged. For more information on water conservation, refer to Denver Water Department publications.

9.4 Maintenance of Landscaping and Improvements

Unless otherwise agreed by the LDRC, all landscaping proposed as part of an approved Development within the Lowry Community shall be installed by the owner of the property within six (6) months of occupancy or use of any structure within the approved Development. Diseased or dead plant materials shall be removed within thirty (30) days and replaced by the owner or the party responsible for maintenance of landscaping in accordance with the location, variety, and size of the original plant material specified and approved by the LDRC. The LDRC may extend such thirty (30) day deadline for good cause, except that such deadline shall not be extended beyond June 30 of the following year after issuance of such certificate of occupancy if such delay is the result of winter weather conditions. Landscaping improvements other than plant materials, including but not limited to, irrigation systems, retaining walls, edging, and planters, shall be maintained in good repair and condition by the owner.

9.5 Irrigation of All Landscaping

9.5.1 Irrigation Required

All non-residential and multifamily residential properties, as well as front yards of single family or duplex residential properties, shall be irrigated with an automatic irrigation or sprinkler system unless otherwise approved by the LDRC. Where water conserving or xeriscape planting concepts and plant materials are incorporated into a landscaping plan, the LDRC may waive irrigation requirements.

- A. Landscaping and any irrigation system plans submitted and approved by the LDRC shall be installed within sixty (60) days following the issuance of a certificate of occupancy for any building to which such landscaping relates. The LDRC may extend such deadline for good cause, except that such deadline shall not be extended beyond June 30 of the following year after issuance of such certificate of occupancy if such delay is the result of winter weather conditions.
- B. In non-residential areas, the design of automatic irrigation or sprinkler systems should incorporate the following:
 - 1. Rainfall or soil moisture sensors, pressure reducers, and low sensors;
 - 2. Techniques to ensure that turf areas, groundcover, and shrub beds can be irrigated separately. Automatic irrigation controllers should have repeat cycle capability to permit moisture to penetrate into the soil rather than run-off.

9.5.2 Use of Non-Potable Water

Parcels greater than seven (7) acres in size shall be required to utilize a non-potable water for irrigation of landscaping, if such water becomes available to the site.

9.5.3 Other Requirements

Irrigation systems shall be designed to avoid or minimize overspray of water onto sidewalks, patios, fences, buildings, driveways, and streets. Where such overspray occurs and can be corrected through the use of pressure regulation, replacement of sprinkler heads, adjustment, or other reasonable maintenance activity, owners shall undertake such corrective measure within forty-eight (48) hours of knowledge of such overspray problem.

9.6 Tree Preservation

It is the intent of this section to preserve healthy, existing trees, a minimum caliper of four (4) inches measured six (6) inches above grade, within the Lowry Community. In addition to complying with applicable tree preservation ordinances and regulations of local jurisdictions, the following requirements shall apply to all Development within the Lowry Community:

- 9.6.1 To the extent possible, siting of buildings shall be undertaken to preserve existing trees.
- 9.6.2 No existing tree shall be removed or damaged without the written permission from the LDRC.
- 9.6.3 Existing trees and their root systems shall be protected during construction through the use of barricades and fencing.
- 9.6.4 The grading and slope within the root area or drip line of an existing tree shall not be altered without the written approval of the LDRC. The LDRC may condition the alteration of grading adjacent to existing trees upon the implementation by the owner of reasonable methods or techniques designed to protect and ensure the health and continued irrigation of the existing tree.

9.7 Site Line Requirements

Plant materials, fencing, or landscaping improvements greater than six (6) inches in height shall not extend into the sight triangle for any intersection of a street or driveway as required by the local government.

9.8 Berms

Berms may be used where appropriate. Slopes should be gentle to reduce erosion and to facilitate mowing. The maximum slope permitted shall be no greater than a one (1) to three (3) ratio of rise to run with a slope of one (1) to four (4) or less preferred. Berms used to control erosion should not exceed three (3) feet in height.

9.9 Plant Materials

All plant materials used within the Lowry Community shall meet the following requirements:

- 9.9.1 Only tree species identified in the approved plant list attached as Appendix 2 shall be planted as street trees within the Lowry Community, unless otherwise approved by the LDRC.
- 9.9.2 The use of water conserving landscape materials are encouraged.

- 9.9.3 Coniferous trees shall be prohibited from locations within twenty-five (25) feet of the south curb line of any east/west street where such plants at maturity will cast a shadow onto the public right-of-way and impede snowmelt.
- 9.9.4 Sod, rather than seed, shall be used where soil erosion is expected to occur due to topography and run-off on the site which would prohibit the rooting of grass seed. Seeding with erosion control netting and/or tackifier is permitted with LDRC approval.
- 9.9.5 Existing topsoil on the site shall be amended with compost or a minimum of five (5) inches of topsoil shall be installed on the surface of all areas prior to planting.
- 9.9.6 Planting of shrubs and ground covers under existing tree masses is encouraged. The existing trees are adapted to less water (i.e., no artificial irrigation). Shrubs and ground covers require less irrigation than sod, which is more suitable to the natural conditions of the existing trees.
- 9.9.7 Ground cover should be installed on all slopes that exceed a one (1) to three (3) ratio of rise to run.
- 9.9.8 Crushed stones shall not be used as a ground cover.
- 9.9.9 Unless approved by the LDRC, the **following trees are prohibited** from use within the Lowry Community:
- A. **Any species of Poplar (*Populus*, sp.)**
 - B. **Any species of Willow (*Salix*, sp.)**
 - C. **Box Elder (*Acer negundo*)**
 - D. **Siberian Elm (*Ulmus pumila*)**
 - E. **Silver Maple (*Acer saccharinum*)**
- 9.9.10 No artificial plant materials shall be used.
- 9.9.11 Rocks used in landscaping shall be material native to Colorado and approved by the LDRC.
- 9.9.12 Edging materials used within front setbacks within non-residential and multifamily areas are limited to:
- (1) steel;
 - (2) concrete installed flush with the ground surface; or
 - (3) brick installed on a concrete foundation.

9.10 Non-Residential Landscaping Requirements

9.10.1 Landscaping Plan Requirements

In addition to general landscaping requirements required by section 9.3, landscaping plans for non-residential development shall conform with the following requirements:

- A. All setbacks, excluding parking encroachments, driveways, access lanes, and sidewalks that may be permitted in setbacks, shall be landscaped.
- B. A minimum of one (1) three (3) inch caliper canopy tree shall be installed for every one thousand (1000) square feet of landscaped lot area, including setback areas, but excluding parking islands. Trees planted in accordance with the streetscape standards of this section shall be counted toward the minimum requirement; however, trees required within parking areas are excluded from inclusion in satisfying the number of trees required by this section. Two ornamental trees may be substituted for one canopy tree up to a maximum of thirty-three (33) percent of the total tree requirement.
- C. Credit shall be provided for preserved trees at a ratio of two (2) trees for every tree over four (4) inches in caliper that is preserved.
- D. A minimum of seventy-five (75) shrubs per one hundred (100) linear feet of building façade shall be provided. Shrub planting shall be massed to provide interest and accent key features such as building entries.
- E. Large walls without windows shall be visually buffered with plant material grouped to minimize the mass and size of the wall.
- F. The use of open plaza, walkways, planters, fountains, and similar features is strongly encouraged.

9.11 Single Family or Duplex Residential Landscape

9.11.1 Landscaping Plan Requirements

In addition to general landscaping requirements required by section 9.3, landscaping plans for single family or duplex residential development shall conform with the following requirements:

- A. In addition to street trees required by Part 10.0, each lot shall be landscaped with the following minimum number of trees:

Lot Width	Number/Type of Tree	Location
Less than 50 feet	1 Ornamental 1 Shade	Front Yard Rear Yard
50 feet or greater	1 Shade 1 Shade	Front Yard Rear Yard

- D. All trees shall be a minimum of three (3) inches in caliper at the time of planting except that evergreen trees shall be six (6) feet in height at the time of planting.
- E. All shrubs shall be a minimum of five (5) gallon in size at time of planting.
- D. Credit shall be provided for preserved trees at a ratio of two (2) trees for every tree over four (4) inches in caliper that is preserved.
- E. A minimum of seven and one-half (7.5) shrubs per twenty (20) linear feet of building façade shall be provided. Shrub planting does not have to be planted in a linear fashion along the foundation and may be massed to provide interest and accent key features of the house such as entries.

9.12 Multifamily Residential Landscape

9.12.1 Landscaping Plan Requirements

In addition to general landscaping requirements required by section 9.3, landscaping plans for multifamily developments shall conform with the following requirements:

- A. All setbacks, excluding parking encroachments, driveways, access lanes, and sidewalks that may be permitted in setbacks, shall be landscaped.
- B. A minimum of one (1) three (3) inch caliper canopy tree shall be installed for every one thousand (1000) square feet of landscaped lot area, including setback areas but excluding parking area islands. Trees planted in accordance with the streetscape standards of this section shall be counted toward the minimum requirement; however, trees required within parking are excluded from inclusion in satisfying the number of trees required by this section. Two

ornamental trees may be substituted for one canopy tree up to a maximum of thirty three (33) percent of the total tree requirement.

- C. Credit shall be provided for preserved trees at a ratio of two (2) trees for every tree over four (4) inches in caliper that is preserved. Tree caliper shall be measured at a point six (6) inches above grade.
- D. A minimum of seventy-five (75) shrubs per one hundred (100) linear feet of building façade shall be provided. Shrub planting need not be planted in a linear fashion along the foundation and may be massed to provide interest and accent key features such as building entries.

9.13 Parking Area Landscaping

9.13.1 Perimeter of Surface Parking Areas

Surface parking areas shall be designed to incorporate the use of berms, trees and shrubs along the perimeter of the parking area to views of automobiles below hood lines from adjacent roadways and structures. Shrubs and berms adjacent to parking areas and which are used to minimize views shall be a minimum thirty-six (36) inches high and shrubs shall be planted a maximum of thirty-six (36) inches on center, triangular spacing.

9.13.2 Internal Area within Surface Parking Areas

Surface parking areas shall be designed to incorporate the use of landscaped islands, divider islands, berms, trees, and shrubs within the internal parking area to reduce the visual impact of parked cars. With the exception of enhanced parking areas within the Business Center, a minimum of one (1) canopy tree with a minimum three (3) inch caliper trunk shall be planted within parking areas for every nine (9) surface parking spaces. Trees shall be planted in islands which are a minimum of ten (10) feet wide or in pavement "cutouts" five (5) feet square. All islands shall be planted with shrubs or groundcover material. The location of such trees shall be approved by the LDRC as part of the approval of the landscape plan required by section 9.3. All trees shall be located so as to avoid damage from vehicular circulation, maneuvering, parking, and snow plowing.

A minimum ten (10) foot planting strip shall be provided between abutting parking lots on adjacent properties. This strip shall be planted with trees having a minimum three (3) inch caliper trunk and spaced every thirty (30) feet on center.

9.13.3 Business Center Parking Area Landscaping

Enhanced parking within the Business Center shall be uniformly planted with a minimum of one (1) canopy tree with a minimum of three (3) inch caliper trunk measured a point six (6) inches above the grade for every four (4) surface parking spaces. Trees shall be planted in ten (10) foot islands.

9.14 Parks and Open Space

It is the intent of this section to recommended general landscaping goals for public parks and public open spaces within the Lowry Community. The existing open character of the Lowry Community should be maintained in the landscape treatment of the parks and open space in contrast with the more heavily planted approach required in the developed areas. In addition to reflecting the characteristics of the natural landscape, this approach will attempt to ensure that views to the Front Range and downtown Denver will be preserved and enhanced.

In contrast to the proposed streetscape, the landscape treatment of the parks-and open space should generally be more informal in character. Neighborhood parks and the park north of Lowry Boulevard should be landscaped in a character consistent with the tradition of major Denver parks such as Cheesman Park, Washington Park, and City Park. These parks are highly manicured with irrigated lawn, shrub beds, and a variety of shade, evergreen, and accent trees.

The more natural portions of the park system should be landscaped in a character reminiscent of the indigenous High Plains prairie and associated riparian landscapes. This should be accomplished through the development of the landscape framework that includes native prairie grasses and trees.

The golf course should remain relatively open, with selective planting of tree masses to focus views and/or screen adjacent uses.

Riparian plantings should be provided along creeks and drainage swales to provide contrast to the openness of the adjacent open space.

Mass plantings of coniferous groves should be provided to relieve the open character of the site and to direct views. Conifers should also be used on medians reminiscent of the parkways of Denver or as accent planting in lawns adjacent to buildings.

The stark simplicity of the dams should remain the same, thereby accentuating the contrast, of the landform with the adjacent open space.

10.0 Streetscape Standards

10.1 Applicability

This Part 10.0 shall apply to all Development within the Lowry Community.

10.2 Denver Streetscape Manual

The provisions of this Part 10.0 are intended to supplement standards and guidelines established in the Denver Streetscape Manual (1993), Denver's parking lot landscaping standards, the Planned Building Group (PBG) Manual, and Development Handbook. In addition to complying with the guidelines and requirements identified in this Part 9.0, streetscape improvements must conform with the City standards. If the requirements of this Part 9.0 and the Denver Streetscape Manual should conflict, the more restrictive standard shall control.

10.3 Intent and Streetscape Requirements

The streets within the Lowry Community will be the primary elements that will establish a basic framework for Development and establish connections between different uses. To ensure that a unifying streetscape is developed, a consistent streetscape program is proposed. Plantings are intended to reinforce the linear nature of roadways. Streetscape concepts have been developed to respond to the different use and status of roadways. These concepts are subject to change based upon more detailed design and existing conditions within the Lowry Community. The following are the streetscape requirements which shall be required for the Development of all landscaping plans and Developments along the identified roadways within the Lowry Community. Property owners adjacent to tree lawns are responsible for planting and irrigating this area at the street edge. See *Illustrations 19-28* for cross sections of the streets indicating the tree lawns requirements.

10.3.1 Uinta Way

Uinta Way shall be developed as a tree-lined roadway with linear formality created by regular plantings of large shade trees in an eleven (11) foot tree lawn on either side of the roadway. Six (6) foot wide sidewalks shall be provided along either side of the roadway separated from the roadway by tree lawns.

10.3.2 6th Avenue Parkway (Quebec Street to Uinta Way)

6th Avenue Parkway is seen as an extension of the existing parkway which extends from Colorado Boulevard to Quebec Street. The proposed streetscape is consistent with the historic parkway design consisting of a tree-lined boulevard with linear formality created by a regular planting of large shade trees of the same or similar tree species along the tree lawn and outside edges of the median. The eighty-eight (88) foot wide median

shall also be informally planted with both large deciduous and coniferous trees in a way to create informal open areas. A minimum eleven (11) foot wide tree lawn shall separate six (6) foot wide sidewalks from the edge of the roadway, providing a sense of safety to pedestrians and bicyclists.

10.3.3 Lowry Boulevard

The streetscape treatment for Lowry Boulevard is intended to be a tree lined boulevard with a linear formality created by a single row of trees down the center of the median and the tree lawn. A twelve (12) foot wide tree lawn shall separate twelve (12) foot sidewalks/bikepath from the edge of the roadway.

10.3.4 Dayton Street

Dayton Street shall be landscaped similar to Uinta Way as a tree-lined road with linear formality created by regular plantings of large shade trees in an eleven (11) foot wide tree lawn and a twelve (12) foot wide bikepath/sidewalk along the western side of the roadway only. Final sidewalk alignment and location of trees may, however, be adjusted to respond to existing conditions.

10.3.5 Fairmount Drive and Yosemite Street

Fairmount Drive and Yosemite Street shall be developed as formally landscaped boulevards with a single row of trees down the center of the median and the tree lawn and within a twenty-four (24) foot wide median. Along Fairmount Drive a twelve (12) foot wide bikepath/sidewalk shall be provided along the east side of the roadway and a six (6) foot wide sidewalk on the western side. A fourteen (14) foot tree lawn shall be provided on either side of Fairmount Drive. Yosemite Street shall have a (6) six foot wide sidewalk on either side of the roadway, separated by a twelve (12) foot wide tree lawn.

10.3.6 Quebec Street

While the proposed cross-section for Quebec Street varies considerably where it abuts the Lowry Community, the development of a consistent streetscape will provide a unifying element for the roadway. The street shall be developed as a formally landscaped street with a single row of large shade trees along the tree lawns and within the median. Frontage roads shall have a single row of street trees on either side of the roadway. Six (6) foot wide sidewalks shall be provided on either side of the roadway, separated from the roadway by a tree lawn.

10.3.7 Other Roadways

Other roads within Lowry shall be landscaped with a single row of, large shade trees on both sides of the roadway. A minimum of five (5) foot wide sidewalks shall be provided along both sides of the residential roadways and a six (6) foot sidewalk shall be provided along both sides of roadways within the Business Center. Sidewalks shall be separated from the roadway with an eight (8) foot wide tree lawn unless adjacent to a right of way that contains an existing sidewalk or other areas with limitations. Five (5) foot wide bicycle lanes will be provided along both sides of 8th Avenue; bicycle lanes associated with residential collector streets will vary.

As appropriate, median boulevards or parkways have been proposed for the Business Center and within residential neighborhoods. Where possible, five (5) to six (6) foot wide sidewalks shall be provided on either side of the roadway, separated by a minimum eight (8) foot tree lawn. A single row of street trees will be provided on either side of the roadway, with a single or double row planted within the median.

10.3.8 Pedestrian Corridors

Pedestrian corridors shall be tree-lined walkways. Walkways shall be a minimum of six (6) feet wide.

10.4 Additional Streetscape Standards

In addition to the requirements of Part 9.0, the following requirements shall apply to street trees within the Lowry Community:

- 10.4.1 Street trees in tree lawns shall be uniformly spaced along all new and existing streets and shall be spaced not more than fifty (50) feet apart on center at street lights; elsewhere a spacing of thirty (30) feet to thirty-five (35) feet minimum is recommended. Final spacing should be determined by street light location, tree species, size at maturity, and lot sizes. To the extent that adjustments in the spacing of trees is required due to the location of driveways, streets, alleys, signs, lights, or other similar obstacles, such adjustment shall give due consideration to maintaining a uniform spacing along the thoroughfare.
- 10.4.2 Trees within tree lawns shall be located in a straight line and shall be located midway between the curb and detached sidewalk.
- 10.4.3 To maintain sufficient sight triangles, trees should not be planted closer than thirty (30) feet from the curb face of intersections and street corners. Within the sight triangle, plant material, fencing, or site improvements over six (6) inches in height is prohibited except for overhanging deciduous trees, traffic control, and light standards. Trees shall not

interfere with the visibility of traffic control devices or driver visibility of traffic on intersecting streets within the required sight triangle.

- 10.4.4 Trees shall not be located closer than ten (10) feet from the projected alley lot line.
- 10.4.5 For street trees required by this section 10.4, only four (4) species of similar shapes, sizes at maturity, and growth characteristics shall be planted per street with a median and two (2) species of similar shapes, sizes at maturity and growth characteristic per street without a median. Where an area or neighborhood is to be unified by uniform street tree plantings, trees of similar shapes, sizes at maturity, and growth characteristics should be used throughout the areas. All street trees will require approval of the appropriate local government and the LDRC.
- 10.4.6 Trees near walks shall be thornless and fruitless to minimize maintenance and to reduce pedestrian hazards.
- 10.4.7 The minimum caliper of installed street trees shall be as follows:

Tree Spacing	Minimum Caliper Size
30 feet to 45 feet	3 inches
46 feet to 50 feet	4 inches

- 10.4.8 *Street trees shall be selected from the **recommended tree list** attached in Appendix 2.*

10.5 Tree Lawns

Tree lawns shall meet the following requirements:

- 10.5.1 All tree lawns shall be installed with sod. Gravel, tree bark, wood chips, loose stones, or other non-organic materials are prohibited for use in tree lawns.
- 10.5.2 Tree lawns should not be utilized where pedestrian traffic will be high, such as in the Town Center. Paving and tree grates should be utilized in such higher pedestrian traffic areas.

10.6 Sidewalks

Sidewalks shall meet the following requirements:

- 10.6.1 Minimum sidewalk widths are provided in section 10.3 for the major roads within the Lowry Community.

- 10.6.2 Sidewalks shall be constructed of concrete, brick, or concrete unit pavers. If concrete color is used, it shall be subdued earth tones. Only concrete unit pavers and paving bricks specifically designed for sidewalk paving according to industry standards shall be used.
- 10.6.3 Stamped concrete, seeded concrete, and glazed or smooth, slippery surfaces are prohibited.
- 10.6.4 Handicapped ramps shall be constructed using colored concrete per Denver standards.

10.7 Street Furniture

It is intended that street furniture will enhance and reinforce the pedestrian environment of public rights-of-way and areas within the Lowry Community. Maintenance, safety, and comfort are primary considerations in the design and placement of street furniture. Street furniture shall meet the following requirements:

- 10.7.1 All street furniture shall conform to the requirements of the City and County of Denver which are attached in Appendix 3 unless otherwise approved by the LDRC. All furniture shall be designed for outdoor use and require minimum maintenance.
- 10.7.2 Street furniture should be located at least two and one-half (2.5) feet from the face of the curb where the face of the curb is adjacent to on-street parking and three and one-half (3.5) feet from the curb face where the curb face is adjacent to the traveled portion of a roadway or driveway.
- 10.7.3 All benches, trash receptacles, and bicycle racks shall meet the approved specifications identified in **Appendix 3**.
- 10.7.4 Newspaper racks shall be clustered together and screened to minimize views from the street and public areas. Racks should be placed as close as possible to pedestrian areas, such as parks and clustered boxes.
- 10.7.5 Tree grates are recommended for tree plantings in high pedestrian traffic areas. The size and shape of tree grates should be related to the adjacent paving pattern and openings shall be no more than one quarter (1/4) inch in width. They should be designed to allow for tree growth and be a dark brown or black in color.
- 10.7.6 The location of all proposed utility boxes and meters, including irrigation controls, shall be located to avoid conflicts with the proposed streetscape.

11.0 Site Improvements

11.1 Applicability

This Part 11.0 applies to all Development within the Lowry Community.

11.2 Intent

This Part 11.0 is intended to ensure that site improvements to parcel and lots are consistent with the character and quality of development envisioned for Lowry.

11.3 Screening

11.3.1 The following elements shall be reasonably screened from ground-level view from streets, entry drives, parking areas, and building structures:

- A. trash containers
- B. trash collection area
- C. maintenance facilities
- D. ground-mounted utility equipment, including meters
- E. storage areas
- F. air conditioning chillers
- G. storage tanks
- H. truck staging and unloading areas
- I. service areas
- J. construction and maintenance equipment based on the building sites (except when actually in use)
- K. tennis courts and swimming pools
- L. antennas, towers, satellite dishes
- M. loading docks and loading areas

11.3.2 Trash containers and collection areas shall be oriented toward service corridors and completely screened from view.

11.3.3 Loading docks may be either fully or semi-recessed within structures to fulfill part or all of the screening requirements..

11.3.4 Screening with masonry walls, berms, topography, or landscaping may be utilized if necessary to comply with these screening requirements.

11.3.5 Roof-mounted equipment, including, but not limited to, vent stacks and other penetrations, elevator machinery, storage tanks, antennas, compressor units, and water towers shall be integrated into the building design and screened to minimize visibility from ground level. In all cases, roof-top screening shall use building materials and design identical to or substantially similar to the façade of the building on which such items are

located or be painted to blend with the building's walls and roof and create a smooth, clean appearance.

11.4 Outside Storage

No outside storage of materials, supplies, or equipment shall be permitted except during construction and for a period not to exceed five (5) days in a row, nor more than ten (10) total days per calendar year unless otherwise approved by the LDRC and shall be screened in accordance with Part 10.0.

11.5 Service Areas

All service areas shall be paved and curbed. Service areas shall avoid conflicts with and be screened from customer and employee access, parking, and walkways.

11.6 Site Grading and Drainage

Any modifications to existing topography and modification of drainage over any property shall comply with the following requirements:

- 11.6.1 Finished grades and elevations shall be contoured to meet the grade on adjacent lots.
- 11.6.2 Graded slopes, including but not limited to those on berms, shall not exceed a one (1) to three (3) ratio of rise to run unless approved by the LDRC. A slope of four (4) to one (1) or less is preferred.
- 11.6.3 Parking areas shall have a maximum grade slope of five (5) percent and a minimum grade slope of one (1) percent.
- 11.6.4 Lawn areas shall have slopes to provide adequate drainage. A minimum slope of two (2) percent is required.
- 11.6.5 Roadway and driveway gradients shall have a minimum slope of one-half (1/2) percent and a maximum slope of six (6) percent.
- 11.6.6 Cross slopes for roads and driveways shall be a minimum of one-quarter (1/4) inch per foot.
- 11.6.7 Topsoil shall be preserved and reused where reasonable.
- 11.6.8 Grading, area catch basins, and similar methods shall be used to manage and direct surface water away from improvements and to reduce runoff on roads, sidewalks, and parking areas.
- 11.6.9 All drainage improvements shall meet Urban Drainage and Flood Control District and local municipal standards.

- 11.6.10 Drainage design should include use of best management practices for water quality as described in Volume 3 of the Urban Storm Drainage Criteria Manual.
- 11.6.11 At the time of Development, all existing drainage ways shall either be piped or, if remaining surface flow, be integrated into the overall site landscaping in an aesthetically acceptable manner. Off-site runoff shall be directed or conveyed to an established principal drainage way.
- 11.6.12 Drain inlets shall be placed flush with the surface, and grate patterns shall comply with the Americans with Disabilities Act, 42 U.S.C. §§ 12101 et seq., and have openings that run perpendicular to the direction of bicycle or wheelchair traffic.
- 11.6.13 Surface storm water or irrigation should not be discharged onto sidewalks.
- 11.6.14 The rate of surface water run-off shall be engineered, managed, and controlled so that the rate of runoff shall not exceed that permitted by the applicable ordinances and regulations of the governmental authority, or exceed the carrying capacity of conveyance facilities. The size and location of all detention facilities are subject to approval by the LDRC.
- 11.6.15 All on-site drainage shall be handled in a storm drainage system by use catch basins or inlets or directly piped into storm drains.
- 11.6.16 Whenever possible, easements for drainage purposes shall run along lot lines.
- 11.6.17 Use of detention facilities shall be evaluated for each building sites and may be required at the option of the LDRC. The goal for each building site should be to maintain the same rate of runoff before and after the construction of improvements. Acceptable concepts include roof and parking lot detention as well as detention ponds.
- 11.6.18 Where detention ponds are utilized, ponds that will retain or maintain a permanent body of water on an annual or seasonal basis shall use pumps, aerators, fountains, or other methods to prevent water stagnation. The depth and grading of ponds shall be such so as not to require fencing or encourage erosion. Grading should follow natural appearing, gentle contours. All water features or ponds must be reviewed and approved by the LDRC.
- 11.6.19 All detention areas and swales shall be landscaped and maintained to provide an appearance consistent with the landscape guideline established in Part 9.0.

- 11.6.20 Concrete trickle channels in detention areas are allowed to facilitate maintenance. Use of such channels should be minimized to improve aesthetics and improve water quality by promoting contact with vegetation. Use of cobblestone and artificial materials are preferred over concrete.
- 11.6.21 Erosion control measures, such as, but not limited to, proper grading and vegetation; temporary and permanent detention and retention facilities; reducing land areas devoid of vegetation; and sediment basins and straw bale dikes (during construction only), shall be utilized during and after construction to the extent necessary to minimize soil erosion. All such facilities must be maintained so that they continue to function as designed.

11.7 Walls and Fences

Walls and fences within the Lowry Community shall meet the following requirements. The plans and specifications of all fencing and walls are subject to the approval of the LDRC.

- 11.7.1 All retaining or wing walls should be constructed of brick, stone, or other materials of an appearance compatible with the primary building.
- 11.7.2 General fencing of non-residential and multifamily properties shall be prohibited unless otherwise approved by the LDRC.
- 11.7.3 Continuous solid masonry walls longer than ninety (90) feet in length are prohibited unless otherwise approved by the LDRC.
- 11.7.4 Wood fencing is prohibited in non-residential and multifamily areas.
- 11.7.5 Fencing within the front setback of single family, the front setback of duplex residential lots, and the rear yard of lots adjacent to the golf course is prohibited, except where such fencing meets the following limitations:
 - A. Fencing shall be no greater than forty-two (42) inches in height measured from the grade level; and
 - B. Fencing shall be at least fifty (50) percent open.
- 11.7.6 Where fencing is installed adjacent to mews, such fencing shall be either:
 - A. No greater than forty-two (42) inches in height measured from grade level; or
 - B. Six (6) feet in height provided that the top two (2) feet of such fencing is constructed of a lattice material or at least fifty (50) percent open.

- 11.7.7 Except as provided by this section, the height of side and rear yard fences within single family or duplex residential areas shall **not** be greater than **six (6) feet above grade level** unless otherwise approved by the LDRC. Use of landscaping to soften the visual impact of fences shall be encouraged. **Wood fencing shall be double-faced or constructed to ensure that no stringers or posts shall be visible from any roadways, greenbelt areas and parks** (*amended by the Lowry Master Association, 4/18/00*). Wood fences shall be painted white or be composed of cedar or redwood and have an even or flat top.
- 11.7.8 The use of barbed wire is prohibited everywhere within the Lowry Community. Chain link and woven wire fencing shall not be used unless approved by the LDRC. Where chain link or wire fencing is permitted by the LDRC, the use of visual buffers such as landscaping and/or painted fencing in dark colors is strongly encouraged.

11.8 Mail and Service Boxes

Boxes for mail drops, newspapers, and similar items shall be installed within buildings or an appropriate facility that screens the boxes from general view.

11.9 Flagpoles and Communication Antennas

- 11.9.1 Flagpoles shall not exceed twenty (20) feet in height within residential areas.
- 11.9.2 Exterior antennas and satellite dishes greater than twenty-four (24) inches in diameter are prohibited within single family or duplex and multifamily residential areas within the Lowry Community. No antenna or satellite dish shall be visible from public rights-of-way. Antennas and satellite dishes within non-residential areas are subject to approval of the LDRC and shall be screened from view from adjacent properties.

11.10 Noise and Environmental Performance Criteria

No owner of property within the Lowry Community shall permit noise, odor, smoke, dust, fumes, vibrations, gas, or radiation to be emitted from the property and exceed the following levels or criteria:

- 11.10.1 Sound or noise shall not exceed 68 decibels (db) for the 20 to 75 cycles per second (cps) frequencies graduating to 37 decibels (db) for frequencies exceeding 4800 cps measured from the lot line of the property emitting the sound or noise. The emission of sounds from a property shall be muffled so as not to be objectionable due to intermittent, beat frequency, shrillness or intensity as observed from the property or lot line.

- 11.10.2 Noxious odor created on a property shall not be discernible to occupants on adjacent properties.
- 11.10.3 Gases or fumes shall not emitted at any point in concentrations or amounts that are hazardous, noxious, toxic, or corrosive.
- 11.10.4 Electrical radiation shall not adversely affect any persons or any equipment other than those of the person creating the electrical radiation.
- 11.10.5 The discharge of any sewage and other wastes into any drainage area within the Lowry Community is prohibited.

11.11 Sustainable Design

The owner shall demonstrate a good faith effort to plan and design sites and buildings to reduce energy and water consumption, as well as utilizing renewable building materials and minimizing solid waste. General guidelines for incorporating sustainable design elements include:

11.11.1 Solar Orientation:

Buildings, to the extent possible, should be sited on the northern portions of lots and designed with their longitudinal axis aligned in an east-west orientation.

11.11.2 Effective Use of Plant Materials:

The use of plant materials to moderate all aspects of climate is encouraged. Deciduous trees can be used to reduce heat absorption during the summer, while allowing heat gain during the winter.

11.11.3 Energy and Water Efficiency.

The use of energy and water efficient appliances and fixtures is encouraged. Examples include:

- A. Low flow water fixtures
- B. Sealed-combustion water heater and furnace
- C. Gas-powered range and dryer with electronic ignition

11.11.4 Building Materials

Renewable or natural building materials as well as recycled materials, should be utilized wherever possible. Examples include:

- A. Recycled-content carpet and pad, tacked but not glued to the floor.
- B. Cabinets made with formaldehyde-free particle board and treated with least-toxic finishes
- C Recycled-content paints
- D. Recycled-content roof material, hail-rated for Colorado
- E. Recycled-content kitchen and bath tiles

11.11.5 LDRC Approval

Energy conservation features visible from the exterior of any building, such as solar panels, shall be integral to the form an architecture of the building and shall be subject to approval of the LDRC.

12.0 External Illumination

12.1 Applicability

This Part 12.0 applies to all Development within the Lowry Community.

12.2 Intent

Exterior lighting shall be designed and installed within each Development to illuminate pedestrian pathways, streets, entrances, service areas, and certain signage subject to the provision of this Part 12.0. The following requirements shall be required for exterior lighting within the Lowry Community.

12.3 General Guidelines for All Exterior Lighting

The following requirements shall apply to all exterior lighting:

- 12.3.1 Illumination shall be designed, to the extent reasonable, to eliminate glare or excessive light spillage onto adjacent properties.
- 12.3.2 Light levels may be reduced after business operation hours to minimize the impact on surrounding neighborhoods and conserve energy.
- 12.3.3 Exterior lights on poles or mounted on buildings shall direct light downward and not horizontally.
- 12.3.4 Exterior lighting on non-residential and multifamily Developments shall be photoelectrically-controlled by light sensors.
- 12.3.5 Building mounted lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. Shields of building mounted lighting fixtures shall be painted to match the surface to which it is attached or be part of an approved color scheme.
- 12.3.6 Security lighting fixtures shall not be substituted for parking area or walkway lighting fixtures and are restricted to illumination of only loading and storage locations or other similar areas.
- 12.3.7 All wiring, transformers, and related equipment shall be below ground or screened from view.

12.4 Street Lighting

The following requirements shall apply to all exterior street lighting:

- 12.4.1 Light poles shall be aligned with street trees as required by Part 9.0.

- 12.4.2 Lights shall be located at least five (5) feet from the point of tangency of the curb transition point nearest driveways, curb cuts, or alleys, and at least twenty (20) feet from the extended curb line of the nearest intersection.
- 12.4.3 Street lights shall be uniformly spaced alternating from one side of the street to the other as follows:

Street Width	Required Spacing
Non-residential Areas	100 feet to 150 feet
Residential Areas	150 feet to 175 feet

To the extent that adjustments in the spacing of lighting is required due to the location of driveways, streets, alleys, signs, or other similar obstacles, such adjustments shall give due consideration to maintaining a uniform spacing along the roadway.

- 12.4.4 Residential public street lights shall be federal green or black colored "curved" **hockey puck style fixtures** on direct burial tapered fiberglass poles mounted at thirty (30) feet, with 100 watt high pressure sodium luminaire. Fixture, lens, and pole examples are provided in *Appendix 4* and discussed in *Appendix 3*.
- 12.4.5 Street lights shall use high pressure sodium luminaire.
- 12.4.6 Street lighting shall be installed at sufficient illumination levels to provide safety and security and shall comply with minimum illumination criteria established by the Cities of Denver or Aurora.

12.5 Pedestrian Lighting

The following requirements shall apply to all exterior pedestrian lighting as defined in Part 2-0:

- 12.5.1 Pedestrian lighting shall be acorn type fixtures on poles fourteen (14) feet in height and spaced at least fifty (50) feet apart. A spacing of sixty (60) to one hundred (100) feet is recommended. Fixture, lens, and pole examples are provided in *Appendix 4* and discussed in *Appendix 3*.
- 12.5.2 **Poles and luminaries shall be forest green (federal color specification # 14056).**
- 12.5.3 Single luminaries are preferred over multiples, which shall only be utilized at special locations such as gateways or entries. Light fixtures shall be translucent or glare free, utilizing obscure glass or acrylic lenses.
- 12.5.4 Pedestrian-scale lighting shall be mercury vapor or metal halide lighting

or low wattage, color corrected, high pressure sodium lighting.

- 12.5.5 Globe type fixtures shall be used in parks and along 6th Avenue Parkway. Fixture, lens, and pole examples for parks and along 6th Avenue Parkway is provided in *Appendix 4* and discussed in *Appendix 3*.
- 12.5.6 Pedestrian-scale lighting shall be installed at sufficient illumination levels to provide for safety and security. Following are recommended levels of illumination:

Areas	Levels
Non-Residential	0.9 foot candles
Residential	0.2 foot candles
Parks	0.5 foot candles

A uniformity ratio of 4 (four) foot candles for pedestrian areas is recommended.

12.6 Drives and Parking Area Lighting

The following requirements shall apply to all exterior drives and parking area lighting:

- 12.6.1 Driveway and parking areas should be illuminated to a minimum one (1) foot candle with a preferred uniformity rate of three (3).
- 12.6.2 Fixtures along driveways and parking lots shall be consistent in type and color with those specified in section 12.4 and shall not exceed thirty (30) feet in height.
- 12.6.3 No parking lot illumination or driveway lighting source shall be attached to any multifamily or non-residential primary use building.
- 12.6.4 No general illumination light poles shall be allowed on or adjacent to perimeter parapet walls of parking structures.
- 12.6.5 Light pole height on the upper floor of parking garages shall not exceed twenty (20) feet in height. Such light poles shall be consistent in appearance with the fixtures specified in section 12.4.
- 12.6.6 Lighting with light sensor devices shall be provided in alleys for rear-loaded garages in single family and duplex residential areas.

12.7 Accent Lighting

The following requirements shall apply to all exterior accent lighting:

- 12.7.1 Accent lighting of buildings, landscaping, plazas, and other special features is encouraged.
- 12.7.2 Primary use buildings shall employ accent lighting of their entrances and façades facing any street.
- 12.7.3 Architectural lighting should be metal halide, incandescent fluorescent mercury vapor, or color corrected high pressure sodium lighting.
- 12.7.4 Landscape lighting shall be ground mounted or mounted on buildings. The source of light shall be screened from view and light levels should be subdued to prevent hot spots. Flood lighting is prohibited.

13.0 Signs

13.1 Applicability and Exemption

This Part 13.0 applies to all property within the Lowry Community. All signs erected by local governments acting pursuant to their authority to regulate, control, and direct traffic shall be exempt from the provisions of this Part 13.0.

13.2 Intent

It is the intent of this Part 13.0 to regulate the use and display of signage to promote traffic safety, aesthetics, successful way finding, and ensure an orderly and consistent appearance for all properties with the Lowry Community.

13.3 Directional Signage

Directional signage may be erected within the Lowry Community by or at the direction of the Declarant or Master Association. Standards for signage shall be established by the Declarant and Master Association. A directional sign shall not exceed thirty (30) square feet in surface area per sign face, shall not exceed a maximum width of seven (7) feet, and shall not project higher than seven (7) feet above the ground level.

13.4 General Signage Requirements and Prohibitions

Unless otherwise approved by the LDRC in writing, the following general requirements and prohibitions shall apply to the design, usage, and installation of all exterior signs within the Lowry Community:

- 13.4.1 Flashing, blinking, moving, exposed light, iridescent colors, fluorescent materials, animated or audible signs, banners, streamers, balloons, and searchlights are prohibited.
- 13.4.2 Off-premises billboard signs are prohibited.
- 13.4.3 Bench signs are prohibited.
- 13.4.4 Neon or gas tubing signs including fiber optics shall generally not be permitted except for signs approved by the LDRC which are associated with retail businesses or areas.
- 13.4.5 Portable signs, sandwich boards, trailer signs, and signs attached to structures with one (1) or more wheels are prohibited.
- 13.4.6 Signs constructed of three (3) dimensional, vacuum-formed plastic sign faces are prohibited.

- 13.4.7 No owner shall add or request permission from the City to add any lettering to any tower or utility structure located within Lowry or to change the color of a tower or utility structure. Subject to City approval, the only lettering shall be limited to the City name and logo and the word "Lowry. "
- 13.4.8 No sign shall be attached or painted upon any building façade except specifically permitted in this Part 13.0.
- 13.4.9 Signage shall have no exposed wiring, conduits, tubing, lamps, ballast boxes, or raceways. All cabinets, transformers, ballasts, attachment devices, and similar equipment shall be concealed.
- 13.4.10 All materials used in signage, except temporary signage, shall be durable, of permanent nature, require minimum maintenance, and be resistant to weathering and staining.
- 13.4.11 No signs shall be posted or attached to trees, public utility improvements, lighting poles or fixtures, traffic signs, or traffic control devices.
- 13.4.12 No signs shall be posted, placed, or erected within public rights-of-way and thoroughfares.
- 13.4.13 The display of banners (signs made of fabric, plastic, or other similar material) is prohibited unless approved for special uses by the LDRC.
- 13.4.14 No sign or any portion thereof may project or extend above the parapet wall or top of the exterior wall or building façade upon which the sign is mounted.
- 13.4.15 Rooftop signs are prohibited.
- 13.4.16 Signs perpendicular to the face of a building or façade are prohibit unless both approved by the LDRC and associated with a retail area or use.
- 13.4.17 Except for directional and traffic control signs erected by the Master Association, the Declarant, or a governmental agency, off-site signs (signs advertising products or services available at other locations other than the property on which the sign is located or signs directing persons to locations other than the property on which the sign is, located) are prohibited through-out the Lowry Community.
- 13.4.18 Rear illuminated awnings or awnings illuminated from a lighting source mounted behind the awning are prohibited.

13.5 Non-Residential and Multifamily Residential Signage

Prior to approval of any non-residential or multifamily residential Development, the Applicant shall submit a sign plan to the LDRC for review and approval. The sign plan shall include drawings and illustrations sufficient to identify the size, height, color, shape, material, content, illumination source, and location of every permanent and temporary sign proposed for the Development. All signs and the sign plan shall conform to the requirements of this Part 13.0. Once approved, no other sign, banner, flag, balloon, or other similar device shall be erected or maintained on the property without the approval of an amendment to the sign plan for the property by the LDRC.

Unless otherwise approved by the LDRC, the following requirements shall apply to all nonresidential and multifamily residential development subject to the requirements and limitations provided by this Part 13.0:

13.5.1 Number and Type of Permitted Signs

	Primary Monument	Secondary Monument	Internal Directional	Façade Mounted
Single Office Building	1	1	LDRC Approved**	Not Permitted
Single Office Building with Service Retail Uses(s)	1	1	LDRC Approved**	Not Permitted
Office Complex*	1	1	LDRC Approved**	Not Permitted
Office Complex with Service Retail Uses(s)	1	1	LDRC Approved**	Not Permitted
Single Retail Use	1 or a Façade Mounted	Not Permitted	Not Permitted	1 or a Monument Sign
Retail Complex***	1	Not Permitted	Not Permitted	1 per Tenant
Theater		Not Permitted	Not Permitted	1
Multifamily Building or Complex	1	1	LDRC Approved**	

* A "complex" is any group of two (2) or more buildings designed, constructed, or developed to be architecturally similar or uniform in appearance, under a single ownership, or within one subdivided lot.

** Subject to LDRC approval as part of a sign plan.

*** A retail complex includes any single retail building or a group of buildings that provides retail space for more than one tenant or retail user and which is designed, constructed, or developed to be architecturally similar or uniform in appearance, under a single ownership, or within one subdivided lot.

13.5.2 Non-Residential and Multifamily Sign Requirements and Limitation

The following requirements and limitations apply to all signage permitted within nonresidential and multifamily uses by section 13.6.1:

- A. A primary or secondary monument sign is a ground-mounted sign that is not attached to a building and which is typically erected near the main or secondary entry driveway to a property. A primary or secondary monument sign shall be architecturally compatible with or similar to the architecture of the primary building on the property.
- B. A primary monument sign shall not exceed forty-five (45) square feet of surface area per sign face, shall not exceed a maximum of five (5) feet in width, and shall not project higher than nine (9) feet above ground level.
- C. A secondary monument sign shall be smaller in size than the primary monument sign on the property. The secondary monument sign shall not exceed thirty (30) square feet of surface area per sign face, shall not exceed a maximum of four (4) feet in width, and shall not project higher than seven and one-half (7-1/2) feet above ground level. Lettering on any secondary monument sign is limited to the building, company, or business name and the purpose of entry e.g. "Visitors' Entrance".
- D. All primary and secondary monument signs shall be illuminated by concealed floodlights from ground level or back lit, as approved by the LDRC. No lights exposed to view from the street shall be mounted on the sign.
- E. Internal directional signs are permanent signs designed and located throughout the property for the purpose of directing vehicles and pedestrians to destinations on the property such as parking areas, entrances/exits, and buildings. Signs should be the minimum size necessary to communicate the most essential information without decoration. Such signs shall be architecturally compatible with or similar to the architecture of the primary building on the property. To the extent practical, internal directional signs shall not be

visible from beyond the boundaries of the property, shall have a narrow profile and, except for signs identifying entrances and exits, shall not be located within the paving setbacks. Internal directional signs within parking structures should not be visible from outside the structure. An internal directional sign shall not exceed a maximum of six (6) feet six (6) inches in height and shall not have a sign panel larger than nine (9) square feet in size. The appearance, content, and location of all internal directional shall be subject to LDRC approval as part of a sign plan for the property.

- F. In general, the informational content of all signs shall be limited to letters designating the establishment name and/or type of establishment (which designation shall be generally descriptive and shall not include any specification of the merchandise offered for sale therein or the services rendered therein), and shall contain no advertising devices, slogans, symbols, or marks except corporate logos, street number, and street name.
- G. For any theater, two (2) signs are permitted. One (1) ground mounted marquee sign shall identify the name of the theater and shall include space for current programs. One (1) building mounted sign shall including the name of the theater and space for the current program shall also be allowed. The size, configuration, and location shall be subject to approval of the LDRC. All ground mounted marquees monument signs shall be architecturally compatible with or similar to the architecture of the theater. Pylon mounted marquees are prohibited.
- H. Monument signs associated with any retail use may be located within the paving setbacks in front of their building. Entry signs associated with retail uses shall not be located closer together than three hundred (300) feet without approval of the LDRC.
- I. Any façade mounted sign associated with a retail use or a retail complex shall be limited to the trade name of the retail use or store. All façade mounted signs within a retail complex shall be consistent in height, color, and location on the building with other retail uses in the same retail complex.

13.5.3 Storefront and Window Areas in Non-residential Areas

Glass storefronts and windows shall remain free of signs, banners, graphics with the exception of signs not exceeding four (4) square feet in size displaying the address of the building, hours of operation, and entrance/exit information unless otherwise approved by the LDRC.

13.6 Neighborhood/Sub-area Monumentation and Entry Signage

A uniform and consistent program for residential neighborhood and sub-area monumentation and entry signage for larger single-family or duplex residential subdivisions is encouraged within the Lowry Community. It is the intent of the landscape and open space guidelines to integrate signage and neighborhood and district entry monuments into the total design of the streetscape. Prior to approval of any single family or duplex residential Development the Applicant shall submit a sign plan to the LDRC for review and approval. The sign plan shall include drawings and illustrations sufficient to identify the size, height, color, shape, material, content, illumination source, and location of permanent neighborhood monumentation and entry signage proposed for the Development. All signs and the sign plan shall conform to the requirements of this Part 13.0. Once approved, no other neighborhood monument or entry sign shall be erected or maintained within the property of the Development without the approval of an amendment to the sign plan by the LDRC.

General requirements for single family or duplex monumentation and entry signage include:

- 13.6.1 Neighborhood and district monuments should be appropriately scaled for both the pedestrian and the automobile.
- 13.6.2 Monumentation should be limited to principal or primary entries and not all entries should necessarily have monuments.
- 13.6.3 Monument design should embody elements of form, materials, and details which unify, define, and identify the neighborhood or district.
- 13.6.4 Monuments shall not obstruct or interfere with vehicle sight lines at intersections.

13.7 Single Family or Duplex Residential Signage

In all single family or duplex residential areas, the following signs are permitted subject to the following standards:

- 13.7.1 One (1) sign identifying the address street number of each dwelling unit is permitted, provided the surface area of each such sign does not exceed one (1) square foot.
- 13.7.2 One (1) sign identifying each public or quasi-public use is permitted, provided the surface area of such sign does not exceed ten (10) square feet.

13.8 Temporary Signs and Banners

Temporary signs and banners are prohibited within the Lowry Community, except for the following temporary signs which may be erected subject to the following restrictions:

13.8.1 Non-Residential/Multifamily Temporary Signage

- A. After commencement of construction on any tract, one temporary construction/leasing sign announcing such construction shall be permitted with the maximum dimensions of eight (8) feet by four (4) feet wide mounted on two (2) posts no larger than six (6) inches by six (6) inches.
- B. All construction/leasing signs shall be constructed of dimensional lumber and shall have all exposed surfaces painted. If a sign is to be supported by exposed posts, the base of the sign shall be framed out to give a finished solid appearance. Such signs may set forth the name of the project, a short description of the project, the owner, contractor, architect, engineer, financing information, completion date, and leasing information. No sign is to be constructed more than two and one-half (2-1/2) feet above ground level to the base of the sign, unless otherwise approved in writing by the LDRC.
- C. All construction signs shall be removed from the tract upon the earlier of one (1) year following completion of construction or:
 - (1) For residential buildings, sale or rental of ninety (90) percent of the dwelling units within the development.
 - (2) For non-residential buildings, occupancy of ninety (90) percent of the total leasable square footage of the building(s) within the development.
- D. Time limitations for construction signage may be extended at the discretion of the LDRC upon a showing of good cause.
- E. Such temporary signs shall conform to a standard format provided by Declarant.
- E. Lighting shall not be used for temporary signs unless otherwise approved by the LDRC.

13.8.2 Single Family or Duplex Residential Temporary Signage

No temporary sign or banner shall be displayed on any single family or duplex residential lot, except for the following:

- A. A builder, construction or remodeling company, or other residential service provider may display one sign of not more than six (6) square feet in size on the lot to which services are being provided for the purpose of advertising the company's name, address and telephone number, logo, and the service provided. No such temporary sign shall be displayed for more than the period of time that services are provided to the lot or for one thirty (30) day period during a single calendar year, whichever is shorter. No more than one (1) such sign shall be displayed on any lot at any time.
- B. A ground mounted "for sale" or "for rent" sign not greater than six (6) square feet in size may be displayed for the applicable sale or rent situation. "For rent" signs shall be removed immediately upon lease; "for sale" signs shall be removed three days following closing of the sale. No such signs shall be illuminated by any artificial light source.
- C. Development related signs owned or erected by the Declarant shall be permitted.
- D. No more than two (2) signs displaying the name of a security company or security service shall be permitted on each lot, provided that each such sign is ground mounted and no larger than two (2) square feet in surface area.

13.8.3 One general temporary sign per lot shall be permitted. An example of the content of such sign may include supporting or opposing a political candidate or political issue or advertising for sale personal property (a "garage sale" sign). Any such sign shall be displayed for no more than forty-five (45) days. No such signs shall be illuminated by any artificial light source.

13.8.4 Temporary signs directing the public to various model complexes, sales offices, leasing offices, and community facilities are permitted for up to five (5) years, provided such signs do not exceed sixteen (16) square feet in surface area per sign face, do not exceed a maximum of four (4) feet in width, and do not project higher than four (4) feet above ground level.

13.9 Town Center Signage

Additional guidelines regarding signage within the Town Center may be developed when deemed appropriate by the LDRC.

14.0 Utilities

14.1 Applicability

This Part 14.0 applies to all Development within the Lowry Community.

14.2 General Requirements

The following requirements shall apply to all utility connections associated with Development:

- 14.2.1 The owner shall construct all permanent utilities underground from the nearest available source. The LDRC may grant an exception to this requirement where it is demonstrated that site specific physical conditions prevent the undergrounding of utilities or render such undergrounding unsafe. In the event an exception is granted, above ground utilities and equipment shall be installed within the primary building or shall be screened with walls, landscaping, or a combination- thereof unless prohibited by the City or by the applicable utility company.
- 14.2.2 No surface mounted utilities or equipment shall be located in any front paving setbacks. The LDRC may grant an exception to this requirement where it is demonstrated that site specific physical conditions prevent the location of utilities or render such undergrounding unsafe.
- 14.2.3 Where possible, utility equipment shall be located to facilitate access and connection to multiple properties.
- 14.2.4 Each owner is responsible for the payment of costs incurred in connection with the installation of utilities to the owner's building sites and site improvements. To the extent feasible, all utility connections shall be made through existing stub-outs at locations approved by the LDRC.
- 14.2.5 No completed and paved roads shall be open cut or trenched to connect to any utility systems. If a subsurface bore under an existing road is required, the bore shall be done only with the prior approval of the LDRC and the appropriate governmental entity or entities having jurisdiction or control over such road.
- 14.2.6 Temporary utilities used during the construction period may be located above ground, but shall be removed once permanent, below-grade utilities are in place and operational.

- 14.2.7 All new utility construction shall meet standards of the appropriate governmental entity or entities and the relevant utility provider.
- 14.2.8 No water or communications towers shall be permitted on the property other than those owned by the City, the Master Association, the Declarant, or as otherwise approved by the LDRC.
- 14.2.9 With appropriate City and LDRC approval, private utilities, such as security and communications systems, may be installed in the public right-of-way. Declarant reserves the right to own or authorize any private utilities that serve the general ownership within the Lowry Community.

14.3 Easements

- 14.3.1 In addition to the easements established by the Declarant, each owner shall provide easements to public utilities as required to provide services to such owner's project.
- 14.3.2 No building, foundation, or structure shall be allowed within easements.

14.4 Water

- 14.4.1 All water service lines must be metered in accordance with standards of the appropriate governmental entity and service provider. Back flow prevention devices are required and separate water taps are required for irrigation.
- 14.4.2 No water wells shall be drilled within the Lowry Community except required or approved by the Master Association.
- 14.4.3 Fire hydrant locations must be approved by the appropriate fire department.

14.5 Sewer

Each owner shall connect sewer lines to existing stub-outs at the owner's cost and expense. All improvements must comply with applicable municipal or service provider regulations.

14.6 Electrical

- 14.6.1 All electrical distribution lines must be installed below grade.
- 14.6.2 All electrical service lines must be metered. All work should be coordinated with the appropriate service provider.
- 14.6.3 The owner shall pay for any switch gear and the cost of running cable from the nearest manhole. All electrical ducts (except for secondary power), installed on the owner's property up to the switch gear on each building sites shall be concrete encased.

14.7 Telephone and Communication Services

All new telephone, cable information/television lines, and associated manhole connections shall be located underground.

14.8 Natural Gas

All natural gas connections and distribution line construction must be coordinated with the appropriate service provider. All natural gas service lines must be metered.

15.0 Construction Activities

15.1 Applicability

This Part 15.0 shall apply to all Development within the Lowry Community.

15.2 General Rights and Responsibilities

Any owner of property within the Lowry Community undertaking, permitting, or contracting for construction activities for Development shall do all things reasonably necessary to expeditiously commence, continue, and diligently complete construction of any improvements, subject to the requirements of this Part 15.0.

15.2.1 Construction activities may include the provision of temporary buildings or trailers for administration of work and for the storage of materials and equipment, and the construction of temporary security fences and lighting except that all construction activities, temporary structures, storage of materials and equipment, and temporary security fences shall be confined entirely on the lot(s) or tract(s) under construction and behind the front paving setbacks of the affected lot(s) or tract(s).

15.2.2 Once commenced, all construction shall be diligently pursued to completion.

15.3 Access:

Access to property under construction shall meet the following requirements during construction.

15.3.1 Construction access points shall be subject to approval of the LDRC.

15.3.2 Streets soiled by construction work shall be cleaned as reasonably necessary to prevent the tracking and accumulation of mud, dirt, and construction materials. At a minimum, cleaning shall be performed once per week. At the sole option of the LDRC, contractors may be required to provide dirt drop-off and tire washing areas for construction vehicles to use before entering a street.

15.4 Environment

All owners shall take reasonable precautions to protect the environment, including the following:

15.4.1 Detention ponds and lakes shall be maintained.

- 15.4.2 Owners shall install silting basins to intercept runoff before entering catch basins and outfall locations. Silting basins shall be cleaned regularly.
- 15.4.3 Clearing and grading operations should be phased or staged so that vacant and idle property retains its protective vegetation until such time that construction is commenced. In the event this is not possible, planting annual grasses is required.

15.5 Site Maintenance

Each owner shall meet the following requirements during construction:

- 15.5.1 Each owner shall keep building sites and improvements in a safe, clean, and neat condition; shall remove, replace, or restore all such items not in such condition, and shall comply with all applicable government, health, and safety requirements.
- 15.5.2 Owners shall remove debris and unneeded construction materials on a frequent, routine basis. All trash containers shall be kept covered. Trash shall be picked up immediately. No trash or construction materials shall be burned or buried within the Lowry Community.

15.6 Dumping

Each owner shall meet the following requirements during construction:

- 15.6.1 No construction materials or trash shall be dumped or disposed of within the Lowry Community except in temporary construction dumpsters, trailers, or other refuse collection devices leased to the owner or the owner's contractor.
- 15.6.2 The owner shall designate a place on the owner's property for the washout of concrete trucks and such washout debris shall be removed periodically.
- 15.6.3 All topsoil shall be reused on the owner's building sites or offered to the Master Association for purchase before disposal elsewhere. Rock not required by the contractor shall be removed from Lowry unless another use can be found for the material. Topsoil stockpiled on the building sites shall be seeded or otherwise protected to avoid wind and water erosion.

15.7 Signage

Signage during the construction period shall be maintained in accordance with Part 13.0.

15.8 Construction Storage and Parking

Each owner shall meet the following requirements during construction:

- 15.8.1 Parking for construction workers and equipment and space for storage of construction materials shall be provided entirely on the owner's property and behind the paving setbacks from any street unless otherwise approved by the LDRC.
- 15.8.2 Site storage of materials and equipment shall be located so that visibility from streets and adjacent properties is minimized. Parking and material handling shall not unreasonably impede street traffic.

15.9 Compaction

Each owner shall meet the following requirements during construction:

- 15.9.1 All backfill under any pavement or their permanent facility shall be compacted to minimize future settlement and cracking of the pavement. The degree of compaction shall be determined by a qualified testing laboratory. Other backfill, including backfill over irrigation shall be compacted to prevent noticeable settlement. Compaction by jetting is prohibited.

15.10 Surveys

Each owner shall meet the following requirements during construction:

- 15.10.1 All survey shall be tied back to at least two (2) range points or section comers.
- 15.10.2 All structures, driveways, and roadways, parking areas, and utilities shall be tied to the master survey monuments and provided to the Master Association for its records. In the event any permanent survey monument is disturbed by an owner or the owner's contractor or agent, the Master Association shall be immediately notified so that a replacement can be provided; such replacement shall be provided at the owner's expense. All permanent secondary control points that are tied back to the master survey monuments shall be set on concrete piles embedded in rock to prevent movement. Identification numbers of such secondary monuments shall be provided by the Master Association.

15.11 Conduct of Contractors and Agents

The owner shall cause its contractors and agents during construction to observe the following requirements:

- 15.11.1 Radio, tape decks, and other sources of amplified sound shall not exceed 68db for the 20 to 75 cycles per second frequencies graduating to 37db for frequencies exceeding 4800 cps measured from the lot line of the lot or tract under construction.
- 15.11.2 Unless approved by the LDRC, no construction work shall begin before 7:00 a.m. or continue after 7:00 p.m., nor shall construction work on the exterior of any building be permitted on Sundays.

16.0 Maintenance

16.1 Applicability

This Part 16.0 applies to all property within the Lowry Community.

16.2 Intent

All owners and occupants are responsible, at their expense, for the maintenance of their buildings, improvements and grounds in a safe, clean, and attractive condition. The following is a description of minimum standards for maintenance of all building site within the property:

16.2.1 Paint

All painted improvements and other painted structures on each lot shall be repainted by the owner thereof at his sole cost and expense as often as is reasonably necessary to insure the attractiveness and aesthetic quality of such lot and improvement. All such repainting shall be to the same color, scheme, and arrangement as the original paint unless otherwise approved by the LDRC.

16.2.2 Building Maintenance

Each owner is responsible for external maintenance of all structures on each building sites, including, but not limited to, repairing building façades and surfaces, repairing unsafe drives and sidewalks, and replacing glass.

All improvements, including, but not limited to, driveways, walkways, private infrastructure, courts, plazas, benches, lights and light fixtures, signs, fences, walls, gates, and pavement striping within a building sites shall be maintained in good working order and appearance.

16.2.3 Trash and Litter

Burning and burying of trash or debris within the Lowry Community is prohibited. Any trash dumped within Lowry by an owner or an owner's agent shall be removed at the owner's expense. Each owner is responsible for securing trash collection services.

External trash receptacles must be covered to prevent trash from blowing out of containers. All trash dropped during the transfer operation must be picked up immediately. Garbage containers shall be property cleaned, maintained, and emptied on a regular basis. Complexes of buildings shall use trash compactors adequate to handle the trash and waste items generated.

16.2.4 Landscaping Maintenance

A regular landscape maintenance program shall be implemented by each owner/occupant and shall include lawn mowing, tree and shrub pruning, weeding, fertilizing, irrigation, edging, disease and pest treatment, and plant replacement, as needed. Dead or discarded material shall be promptly removed and replaced.

16.2.5 Irrigation System Maintenance

Each owner is responsible for irrigating plant materials on its property. Irrigation shall be at a rate to maintain the materials in good condition. Irrigation schedules shall be set to prevent low water pressure. To the extent possible, irrigation should be planned and controlled to minimize runoff. No irrigation adjacent to streets or public sidewalks is permitted at temperatures below thirty-five (35) degrees Fahrenheit or when predicted to go below thirty-five (35) degrees Fahrenheit within the following eight (8) hours.

16.2.6 Vacant Lot Maintenance

Vacant property on which construction will not commence within the next sixty (60) days may be maintained in natural condition. As necessary, perennial native grass ground cover shall be provided to control dust and surface erosion. Plant materials shall be cut periodically if necessary to maintain a height of twelve (12) inches.

16.3 Sub-association Requirements

In the event that a sub-association or homeowners' association is created within the Lowry Community, the covenants, conditions, and restrictions of the sub-association or homeowners' association shall govern the maintenance of property to the extent that such covenants conditions, or restrictions are more stringent than this Part 16.0.

Design Guidelines for the Northwest Neighborhood

Applicability

These guidelines shall apply to single family residential homes within Filing 9 and Filing 11 (as shown on location map). They are intended to supplement the already approved *Design Guidelines for the Lowry Community*.

Intent

The intent of these guidelines is to obtain consistency and quality in the siting of new residential homes within the Northwest Neighborhood. These guidelines are also intended to provide an image and identity for the development as a whole.

Building Siting- Front Yards

The siting of residential homes shall be arranged as to reinforce the street edge. The front yard should serve as a traditional space between the “public” sidewalk and the “private” building entry.

The finished floor height of new buildings shall be raised a minimum of eighteen (18) inches above the adjacent sidewalk to define private (front yard property lines) and public space (sidewalk and tree lawns). The maximum height of this grade change should not exceed thirty-six (36) inches.



The change of grade from the sidewalk/tree lawn to the front yard of residential houses should not exceed a 3:1 slope, and should be planted with lawn, shrubs or groundcover or designed with retaining walls and steps.



Steps, Walls, and Fences

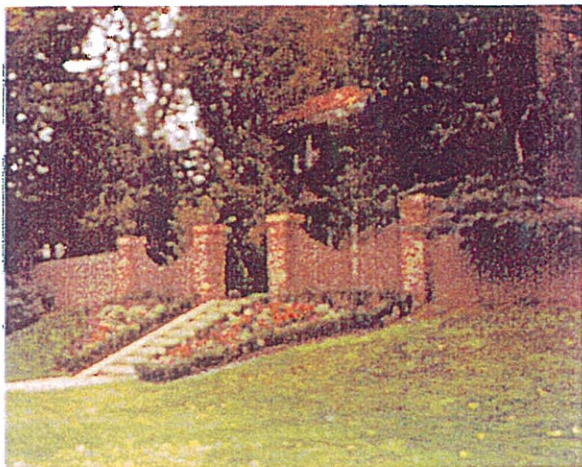
Retaining walls and fences define property lines, provide security, and provide visual interest, diversity and uniqueness to individual residences ("gift to the street").

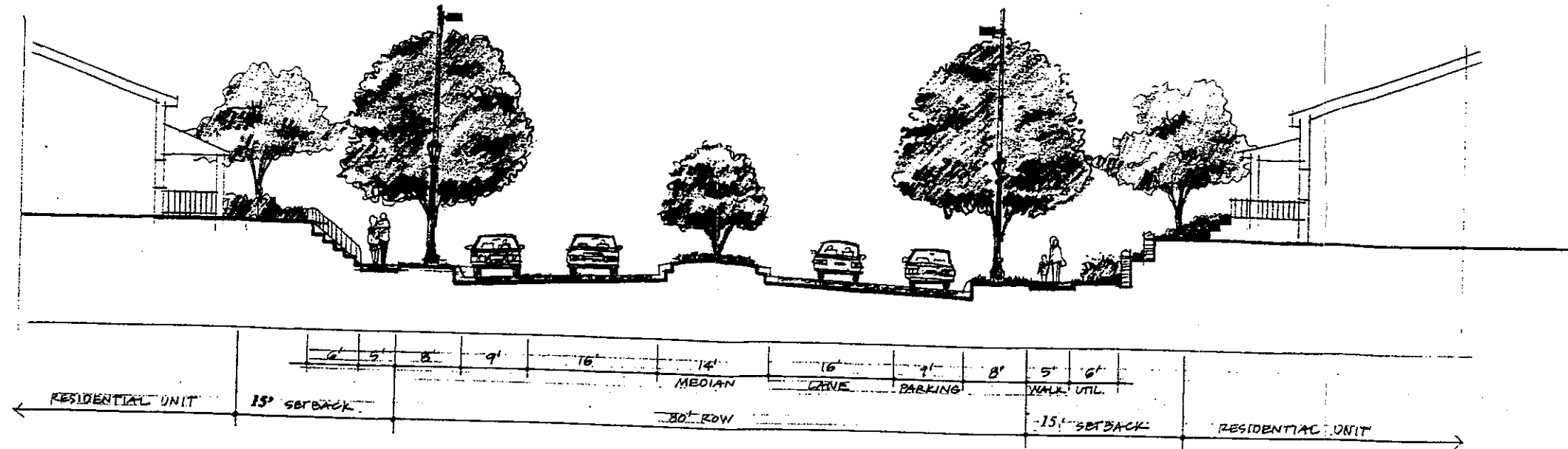
Walls and fences which extend above the finished grade shall not exceed 3'-6" in height and should be placed a minimum of 12" away from back of sidewalk to allow for the utility easement.

Exterior walls and steps that face a public R.O.W. should be constructed of brick, stone, concrete, or stucco and should be compatible with adjacent building materials.

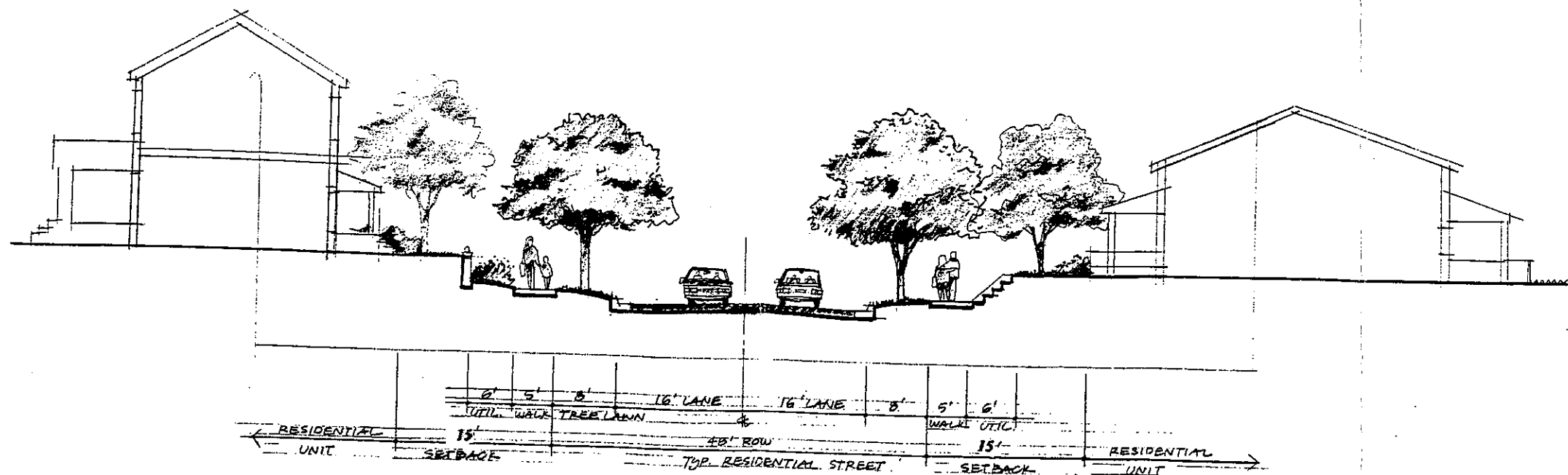
Grade changes in walls must be taken up in steps and top of walls must be keep level.

Fences should be constructed of wrought iron or wood and have spaces between vertical members to ensure transparency- allowing views into front yards.





LANE SECTION



RESIDENTIAL STREET SECTION
ALLEY-LOADED LOTS

NORTHWEST NEIGHBORHOOD

STREET SECTIONS

LOWRY
REDEVELOPMENT
AUTHORITY
555 UNTA WAY
DENVER, CO 80220
PHONE: 303.343.0276

DESIGNWORKSHOP
1390 LAWRENCE STREET, SUITE 200
DENVER, CO 80204
PHONE: 303.623.5186
FAX: 303.623.2260

SCALE: 1/8"=1'-0"
AUGUST 1999

Supplement to the Design Guidelines for Northwest Neighborhood at the Lowry Community

Division 5.0 Single Family or Duplex Residential Architecture

SECTION 5.8 Architectural Style

Add as introduction to the first paragraph of this section.

The objective for the Lowry Community is to create architecturally diverse residential neighborhoods, reflective in character of the established neighborhoods adjacent to Lowry. The use of brick masonry is critical to this concept, the goal is that brick be the predominate building façade material experienced on any block.

Paragraph 5.8.3 Replace with:

Housing facades, rooflines, and materials of residential structures shall vary on adjacent lots. *The same front elevation shall not be repeated along any block face.*

Paragraph 5.8.5 New Paragraph

Builders shall provide particular attention to houses located at the corners of each block face. It is recommended that these homes be of brick masonry. Builders shall specifically identify side elevations that face the street at corner lots, material usage shall be consistent with the front façade.

SECTION 5.9 Façade Materials

Paragraph 5.9.1

Changed to read as follows:

- 5.9.1 *All sides of a residential structure shall be designed and constructed so as to carry through a unified design concept and to produce an integrated and complete appearance. The same palette of materials and window lite pattern shall be applied to all four sides of the home.*

Paragraph 5.9.3 Change to read as follows:

5.9.3 *Section 5.8 encourages the use of brick masonry as the predominate material in residential neighborhoods at Lowry. The goal is that brick be the predominate building façade material experienced on any block. The LDRC will seek to ensure that at least two-thirds of the homes on any residential block use brick as the predominate façade material. The term "predominate façade material" means that the façades of the house that are visible from any public street will use brick masonry as the primary face material and that brick use on the non-street front façades shall be consistent with a "unified" design concept.*

Use of alternative materials will be considered by the LDRC on a first come, first served basis and when the objective for brick use on any block has been achieved.

- A. *The use of masonry materials, brick and stone, should reflect the traditions of design and detail of these materials. These traditions are based on the use of masonry as both structure and weather enclosure (even though residential masonry is typically applied as a veneer). The integrity of the design and detail of the masonry will be evaluated by the LDRC.*
- B. *The following describe positive and negative masonry applications.*

Positives:

- ✓ *Brick elements that run full height to the roof line (examples with brick complete into gable and alternative gable treatments) or to an expressed change in floor level between the first and second floors of a house.*
- ✓ *Brick elements that express structure - up to the first floor line expressed as the house base or as columns, chimneys, etc.*
- ✓ *Turning corners with brick turns - detailed with logical carry back of brick and vertical locations for change of materials.*
- ✓ *Painted brick is acceptable, it is a Denver tradition of diversity - appropriate paint shall be used allowing brick to breath and expel moisture.*
- ✓ *Attention to detail to minimize the visual impact of bricks use as veneer.*

Negatives:

- ✓ *Full use of brick on the front facade, with only wainscot use on the other three. Appropriate wainscot use is as weather base below stucco or siding on all sides of the home, not just the back sides. Some masonry wainscot or base may be appropriate when used for protection at grade and in low visibility areas.*
- ✓ *How brick turns corners - exposed end of veneer is only width of a single brick, avoid strange locations for vertical change of materials.*

Section 5.9.4 Change to read as follows:

Each Developer or Builder in the Northwest Neighborhood shall have sufficient plan models and elevation variations to assure that no two houses on the same block face are the same. Unless specifically approved by the LDRC, each developer will construct at least two-thirds of their allocation of residences using brick as the predominate material.

As a part of the Schematic Design review process for the Northwest Neighborhood each builder shall provide an elevation of each block face. The LDRC will review and approve the use of façade materials for each site on a block face as a part of the Schematic Design Review.

Section 5.10 Recommended Building Colors**Add introduction:**

The Design Guidelines provide criteria for color use. It is the concern of the LDRC that the definition of color and material palettes provided by each Production Builder include greater diversity in the use of both color and material than experienced in the Southwest Neighborhoods of Lowry. Builders are urged to provide clear intentions on how they will address this issue in the Schematic Design submissions.

PowerHouse Plaza Design Guidelines

March 31, 2000

These PowerHouse Plaza Design Guidelines are meant to supplement the exciting Design Guidelines for the Lowry Community and be inserted after 4.3.2 Town Center as 4.3.3 PowerHouse Plaza. Other Non-Residential uses would be numbered 4.3.4. These guidelines are intended to provide architectural and site planning direction for the PowerHouse Plaza Planned Building Group (PBG) area as a whole. In addition, the PowerHouse PBG sets out the land plan and provides engineering detail.

Site Planning Objective

PowerHouse Plaza is a planned office development for small-scale office buildings ranging in size from 5,000 to 40,000 square feet and consists of the Lowry PowerHouse Plaza PBG Area together with Lots 18 and 20 of Block 1, Lowry Filing 5. At proposed build out, PowerHouse Plaza will contain an approximately 250,000 square feet of office space as illustrated in Figure A and live/work space on the west side of Spruce Street. The overall plan emphasizes common pedestrian and vehicle movements across the site, orientation of the buildings close to adjacent streets to create an urban edge and flexible parking arrangements. A continuous pedestrian walk/open space will be established running east-west through the center of the site from Spruce Street to Uinta Way on the extension of 1st Place and north-south on Ulster Court.

Vehicle Access and Parking

Curb cuts will allow for primary vehicle access from Spruce Street, East First Avenue, and Uinta Way. 1st Place and Ulster Court will converge on a paved turnaround in the center of the block. Ulster Court coincides with a sanitary sewer easement. No building or landscaping, unless permitted by Denver Waste Water, shall be allowed in the easement. East 5th Avenue is intended for residential traffic only and shall not be used for access to PowerHouse Plaza except for emergency vehicles.

In addition to curb cuts for the extension of 1st Place and Ulster Court, an additional curb cut shall be allowed into Parcel 1 from Spruce Street and an additional curb cut shall be allowed from East 1st Avenue into Parcel 10. No additional curb cuts shall be allowed on Uinta Way between East 1st Avenue and East 5th Avenue, except for the extension of 1st Place to Uinta as shown on Figure A.

A blanket access easement will be recorded across the PowerHouse Plaza PBG site. Parking areas and drive aisles shall be coordinated so that vehicles may move freely across adjacent sites. Individual parcel driveways shall be coordinated with each other to minimize vehicle conflicts and driver confusion. The PowerHouse Plaza PBG is illustrative of a parking layout that allows for vehicle movements across PowerHouse Plaza. However parking configurations may vary according to building size and orientation.

A reciprocal parking easement will be recorded against parcel 8, 9, and 10. Special attention shall be given to ensure that all parking in this area is accessible to each of the three properties.

Building Setbacks and Orientations

There shall not be more than one building per parcel unless allowed by the LDRC. As illustrated in Figure A, building setbacks and orientation shall be as follows:

- Parcels 1, 2, and 4:** 20-foot setback from the right-of-way line on Spruce Street. The buildings on these parcels shall have their primary entries on Spruce Street and secondary entries toward their parking fields.
- Parcel 3 and 6:** These parcels are directly north of the roundabout. The side setback from the 50-foot utility easement shall be 0 feet. The primary entry of the buildings shall orient to the south with their south façades no less than 20 feet or greater than 30-feet from the curb of the roundabout. In no event shall parking be allowed between the south building façades and the roundabout. A secondary entry off of the parking areas will be allowed.
- Parcel 7:** The building on Parcel 7 shall orient toward Uinta Way with its primary entry on Uinta Way and a secondary entry off of the parking field. The building shall be setback 20 feet from the Uinta right-of-way line.
- Parcel 8:** This is the existing LRA building. It has an orientation toward Uinta Way and East 1st Avenue. The north façade of the building shall be enhanced architecturally to emphasize the entry and landscaping shall be added on all sides to counterbalance the low, horizontal architecture of the building.
- Parcels 5 and 9:** The buildings on Parcels 5 and 9 shall orient toward East 1st Avenue with their primary entries on East 1st Avenue and their secondary entries off of their respective parking fields. The buildings shall be set back 20 feet from the East 1st Avenue right-of-way line.
- Parcel 10:** The building planned for Parcel 10 has a rectangular footprint of 15,000 square feet and garden-level parking underneath. Orienting this building toward East 1st Avenue is problematic, although the developer has requested a street address on East 1st Avenue. While the building needs to "greet" Uinta, primary access will be from the parking below and to the rear. The building shall be set back 20-feet from the Uinta Way right-of-way line.
- Parcel 11, 12, and 14:** The buildings on Lots 18 and 20, Block 1, Filing shall orient toward Spruce Street with their primary entries on Spruce Street and a secondary entry off of their respective parking fields. The buildings shall be setback 20-feet from the Spruce Street right-of-way line.

Pedestrian Walkways

Pedestrian walkways shall be developed generally along all drives and will connect to the system of walkways on adjacent blocks, to create a continuous pedestrian system throughout Lowry. The pedestrian walkways shall be shaded by trees and pedestrian lights shall be installed.

Landscape

Landscape areas located along Uinta Way, East 1st Avenue, Spruce Street, and East 5th Avenue shall be enhanced as shown in the attached Figure B. These areas are intended to provide a special landscape character to street exposures of PowerHouse Plaza.

Landscape at Building Entries

Building entries shall be landscaped and provide a sheltered, inviting transition area from parking to the building.

Landscape at Parking and Pedestrian Walkways

Landscaping in parking areas shall be concentrated at the edges of the parking areas. Landscaping shall be used to provide shade and amenities for pedestrian walkways across the parking areas. Otherwise, the landscape standards for parking areas found in Section 9.13 of the Design Guidelines for the Lowry Community shall be followed.

Parcel 3 shall have an area of landscaping and pavers on the south and east sides of the building.

Parcel 6 shall have an area of landscaping and pavers on its west and south sides. These specially paved areas shall provide additional shade trees for seating in this area.

Parcels 3 and 6 shall coordinate pedestrian area and landscape design to integrate the utility easement and roundabout.

Low shrub hedge rows shall be installed behind the back of the sidewalk and the parking lots along PowerHouse Place on either side. The hedge rows shall allow views over them, but shall be of sufficient height to visually buffer vehicles and provide a sense of separation from parked cars.

See attached Figure C.

Building Heights

No building may exceed three stories in height on any portion of this site.

General Architectural Style

There shall be no required architectural style in PowerHouse Plaza; in fact, architectural diversity is encouraged. The Lowry Community Design Guidelines for Non-Residential Architecture (Section 5.0) shall apply except as modified herein. The developer shall note that the PowerHouse Plaza area acts as a transition between the larger scale office buildings anticipated in the Business Park to the south and the high-end single family residential along 6th Avenue. In addition, the character of the historic Lowry Power House provides architectural context for this project.

Scale, massing, detailing, and delineation of the buildings shall reflect the smaller scale and more intimate character of the individual projects.

The buildings shall exhibit architectural interest that extends around all four sides, rather than just a street front character and a "back side".

The buildings shall have both front and rear entries that provide courtyards, landscaped areas and/or transitions from parking areas to the buildings. The entry that relates to the street shall appear to be the primary entry. The secondary entry shall relate to parking.

PowerHouse Plaza Design Guidelines Addition

The PowerHouse Plaza Design Guidelines are an approved addendum to the existing Lowry Design Guidelines for the Lowry Community. The Master Association Board approved the addendum on March 31, 2000.

The addendum to the Lowry Design Guidelines is intended to provide architectural and site planning direction for the PowerHouse Plaza Planned Building Group area as a whole.

The addendum requested is to include Parcels 15 and 16, south of east First Avenue between Spruce Street and Uinta Way (see attached map) to the PowerHouse Plaza Design Guidelines.

The building on Parcel 15 shall orient towards either Spruce Street or East First Avenue with a secondary entry off their respective parking fields. The building shall be setback twenty (20) feet from both the Spruce Street and East First Avenue right-of-way lines.

The building on Parcel 16 shall orient towards either East First Avenue or Uinta Way with a secondary entry off their respective parking fields. The building will be setback twenty (20) feet from both East First Avenue and Uinta Way right-of-way lines.

The Lowry Design Review Committee unanimously approved the requested addition at their September 20, 2001 meeting.

Buildings shall not have a residential character, but roof shapes and forms other than flat roofs, and some offsetting surfaces along a facade's length is encouraged.

Building Materials

Section 4.8 of the Lowry Community Guidelines shall be applicable to this project, except as modified hereafter:

Building Facades:

In the design of building facades, all cladding materials shall be of high quality, durable material such as but not limited to, quarried stone, precast stone, architectural precast concrete, stucco, and brick. Finished metal panels and exposed metal structures may be permitted, if approved by LDRC. Building exteriors shall use brick and masonry as the predominate material.

The application of masonry materials, brick or stone, shall reflect traditional masonry design and details. These traditions use masonry to create structure and mass as well as weather enclosure. While the masonry may be constructed as a veneer, its character should reflect traditional uses.

Roof Material:

Roof elements other than flat roofs are encouraged. Ceramic and concrete roof tiles and high quality metal roofs are recommended for pitched roof elements. Use of composition shingles will require specific review and approval by the LDRC. Roof colors shall be in natural tones of brown, terra cotta, green, or gray.

PowerHouse Plaza Monumentation/Signage

Because of the smaller scale of the buildings in PowerHouse Plaza, certain signage guidelines differ from those in Section 13 of the Design Guidelines. The following will apply to this area, and shall take precedence over the other guidelines.

PowerHouse Plaza Primary Monumentation

There will be three (3) primary monumentation designations for PowerHouse Plaza. They will be located at: (for size, see Lowry Design Guidelines 13.5.2 C)

1. East 1st Avenue and Ulster Way
2. Uinta Way and East 1st Place
3. East 1st Place and Spruce Street

No monument signs shall be allowed adjacent to East 5th Avenue.

PowerHouse monumentation will be in the same design vocabulary as designed for the corner of Lowry Boulevard and Quebec Street. *(See attached sample)*

Parcel Identification Signage

One parcel identification signage will be allowed, oriented toward the adjacent street, at the entry to the parking lot for that parcel.

Project Building Identification Signage for Individual Users

Individual building signage will be prescribed as follows:

- The primary occupant of the building may have one (1) facade-mounted sign on the façade of the front of the building facing the adjacent street. The lettering (including logo) will have the maximum height of 24 inches. All building signage shall be scaled to the size of the building(s) in PowerHouse Plaza and adjacent development.

Supplement to the Design Guidelines for 6th Avenue Parkway

5.3 Building Siting and Massing

5.3.1 Siting

Overlot grading plan for lots along 6th Avenue shall establish an elevated slope in the front setback where existing grade would allow based on grading conditions. Those lots that would require significant grade changes including flat lots, to accommodate an elevated slope, would not seek an elevated slope.

5.4 Garages

5.4.3 General Requirement

There shall not be any front loaded garages on 6th Avenue.

5.6 Roof

5.6.5 Roofing materials for custom homes on 6th Avenue will be of diverse quality roofing materials.

5.9 Façade Materials

5.9.3 All façade materials for the custom home products on 6th Avenue shall be masonry or stucco. Use of wood or other siding products will be limited to dormers, gables of roof enclosures and special details such as bow windows. All use will require LDRC approval.

5.16 Mailboxes

Each custom home on 6th Avenue shall provide an individual mailbox in a covered pillar with carriage light and address. The mailbox shall be constructed from the same materials as the house.

Addition to Supplemental Design Guidelines for 6th Avenue
(First Supplement approved by the Lowry Master Association on 8/23/00)

Paragraph 5.4 - Setbacks

On 6th Avenue frontage lots, the setbacks are as follows:

	Front	Rear	Corner Lot	Side
Primary Structure	35 Feet	20 Feet	11 Feet	10 Feet
Garages and Ancillary Structures		25 feet Alley-2.5 feet		

Finished Floor Height

The finished floor height of new residential building will be raised between 18 inches and 36 inches from the front of the public sidewalk (see attached exhibit). Also see attached exhibit outlining which blocks and lots are affected. A top of foundation elevation will be recommended for each lot.

Summary of Additional TDM-friendly Site Design Elements Recommended as a Supplement to the Existing Lowry Design Guidelines

7.0 Site Circulation and Traffic Guidelines

7.6 Street and Driveway Design

Paragraph 7.6.2 Replace with:

All Developments shall locate and configure roads and driveway to assure a road system that minimizes congestion. Use of special vehicular plazas, turnarounds, and motor courts for visitors shall be encouraged. Passenger loading areas or turnout lanes designed for the pick-up or drop-off of carpool and vanpool passengers in front of the building are strongly encouraged. Shared access drives are strongly encouraged.

Change Section Title as Follows:

Section 7.11 Pedestrian and Bicycle Circulation

Replace introductory text with:

As part of any proposed Development, the Applicant shall prepare and submit to the LDRC a pedestrian and bicycle circulation plan for LDRC approval. Such plan shall, at minimum, conform to the following requirements:

Paragraph 7.11.2 *Change to read as follows:*

Site design shall accommodate pedestrian and bicycle circulation between major activity centers, parking areas, and public transportation stops. Circulation continuity between adjacent Developments shall be ensured. Clear and direct pedestrian connections between public transportation stops and on-residential building entrances shall be provided. Connections to regional bicycle and pathway networks should be provided where applicable.

Paragraph 7.11.6 *Change to read as follows:*

Sidewalks, bikeways, and bicycle lanes shall be constructed in accordance with Part 10.

Add:

Paragraph 7.11.7

Non-residential Development providing 20 or more parking spaces shall provide bicycle racks designed to accommodate 5 bicycles for every 100 parking spaces required per Part 8. Developments providing fewer than 20 spaces shall provide bicycle racks to accommodate one bicycle.

8.0 Parking Guidelines

Section 8.5 Parking Structures

Add:

Paragraph 8.5.11

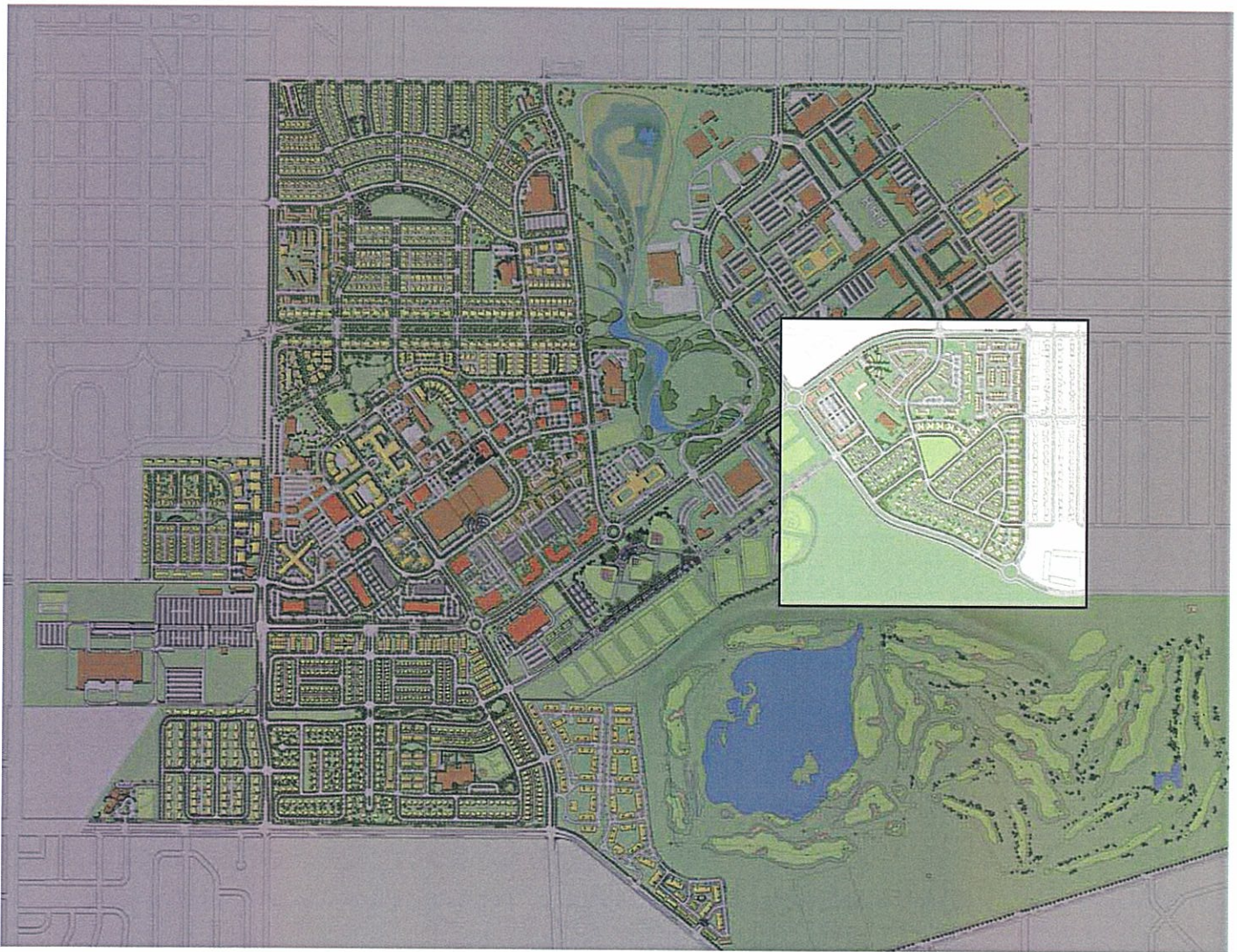
Parking structures shall be designed so that the entrance to the structure and the first level of parking can accommodate vanpool vehicles requiring clearance of up to eight (8) foot two (2) inches.

EastPark Residential Design Guidelines

Approved: October 6, 2005

Revised: February 15, 2009

LOWRY



DESIGNWORKSHOP

DESIGNWORKSHOP

1390 Lawrence Street
Suite 200
Denver, Colorado 80204

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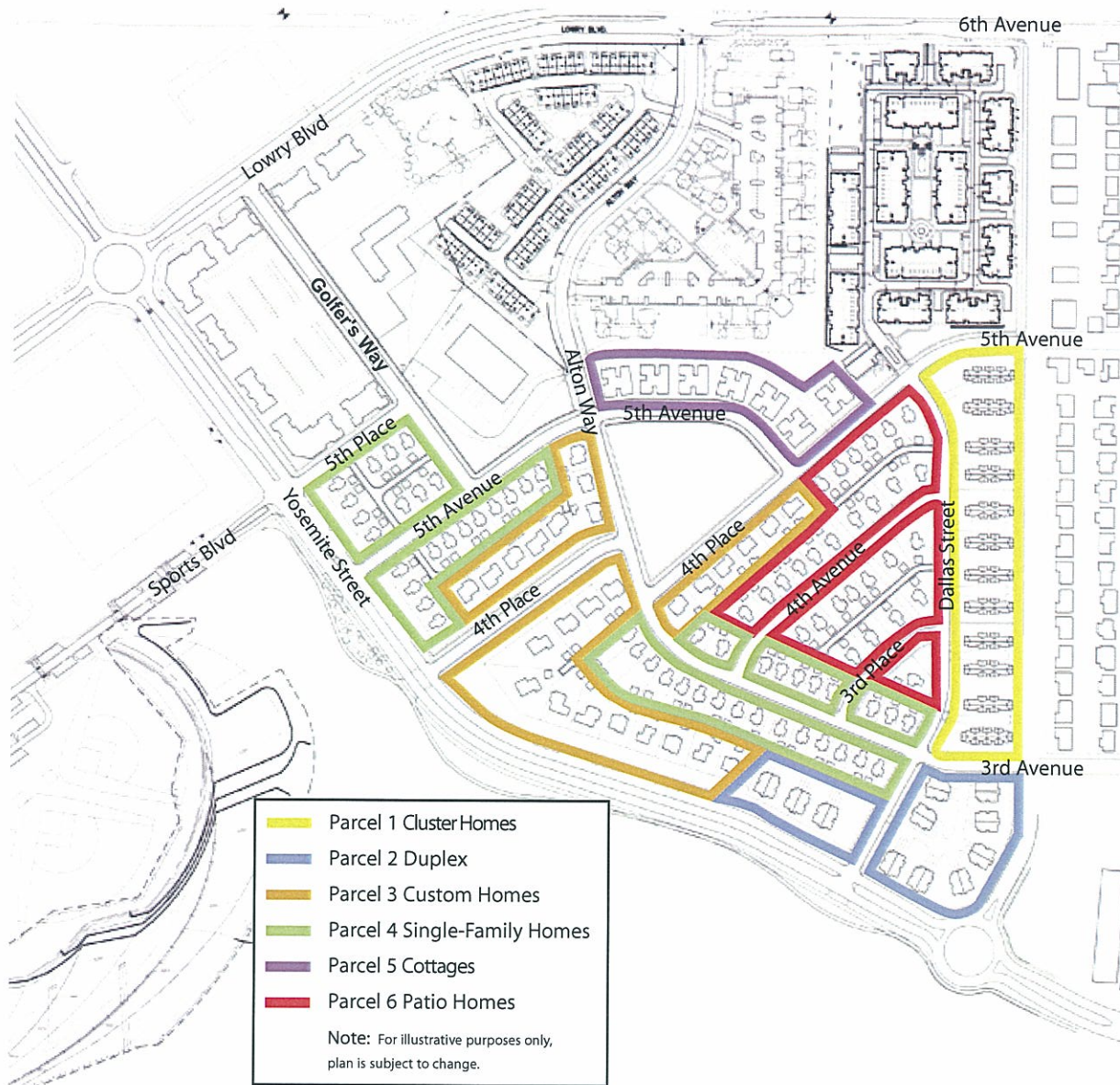
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Introduction

EastPark is located on the eastern edge of Lowry, south of Lowry Boulevard, west of Dayton Street, and north of an open space area at the foot of the engineered dam to the south of the neighborhood. This document provides qualitative and quantifiable guidelines for residential development supplemental to the *Design Guidelines for the Lowry Community*. Where standards conflict, this addendum shall take precedence. The document is organized as follows:

- Vision
- Community Principles
- Community Framework Elements
- Residential Design Guidelines





Vision

The vision for EastPark is “Amenity for All” and is based on a belief that all residents should not only be connected to unique open spaces but should also enjoy benefits such as views, easily accessible recreational space and social interaction. The proposed system will knit the community together and give it a clear identity.

The successful integration of this vision into community planning elements is predicated upon two major systems that define the EastPark development plan. These two systems consist of destinations (parks, open spaces, and moments along the way) and connections that make the community unique. The connections include a diverse system of streets, walks and other neighborhood pathways that link homes and pedestrians to parks and open spaces. All design aspects of the development plan for EastPark aim to satisfy community needs through a focus on the human scale.

Community Principles

The image and character to be embodied by EastPark are derived from five Community Principles. The principles establish the framework regarding the design of neighborhoods, the location of important public spaces, the interrelationship between land uses and connections to parks and open spaces. The principles are:

1. Connectivity

- Provide interconnected streets, sidewalks, trails and opportunities for transit that allow easy access to local destinations and through neighborhoods.
- Connect people to people and people to nature.

2. Diversity

- Provide a diversity of experiences and destinations.
- Create a diverse and attractive housing base.

3. Walkability

- Provide neighborhood streets that are safe for children, comfortable for bicycling and pleasant to walk along.
- Create connections and destinations that encourage social interaction.

4. Respect for Context

- Reinforce the greater Lowry concept of a balanced community that provides jobs, housing, schools and parks within close proximity to one another.
- Create amiable connections to the City of Aurora, inviting their residents to share in the unique experiences at Lowry.

5. Sustainability

- Create a quality environment that enhances residential values.
- Design with an emphasis on natural habitat and conservation of water resources, as well as the relative ease of long-term maintenance associated with these environments.

Community Framework Elements

The community plan for EastPark was designed so that several major systems will knit the various residential product types into a cohesive neighborhood. These underlying framework elements include: The Open Space System, The Road System, Portals and Gateways, and The Dayton Street Edge. These framework elements are described in detail on the following pages.

The Open Space System

The residents of the EastPark will benefit from a system of physical and visual connections that link parks and open spaces to the residential neighborhood. This system consists of two primary parts—pedestrian walks located adjacent to the street, and neighborhood connections (mews) that link various parts of the neighborhood to a central park, open space tracts along Yosemite Street and 4th Place, and open space area at the foot of the engineered dam to the south. The design incorporates sustainable design practices such as water harvesting and the use of native plantings, and will focus on maximizing the value of adjacent properties. Parks and mews connections will greatly contribute to the establishment of a distinct character for the community, providing visible and obvious locations for social, cultural and educational activity.

The Road System

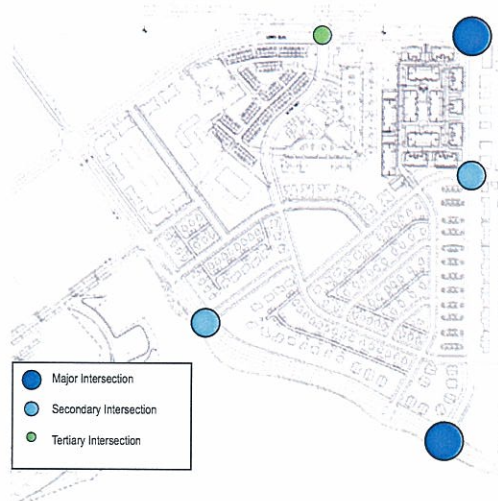
This system creates the framework and rhythm of EastPark's neighborhood fabric, establishing a spatial hierarchy that is necessary to ensure the compatibility of adjoining uses. The streetscape design intends to provide meaningful transitions between the land uses and easy interaction among residents. Generous setbacks from 4th Place and Yosemite Street create generous open space tracts that are distinctively planted to enhance the role of these streets as important connections to neighborhood and overall Lowry open spaces.





Portals and Gateways

Expressions of neighborhood identity will occur at key vehicular and pedestrian entryways. The portals and gateways will help reinforce a distinct sense of place and will contain landmarks that orient visitors and local residents. Built monuments and signage will reinforce the architectural context of the EastPark neighborhood and the overall identity of the Lowry community.



The Dayton Street Edge

EastPark promotes a cohesive urban and social fabric along Dayton Street, between Yosemite Street and 6th Avenue. Dayton Street is the border between the cities of Denver and Aurora. The Aurora (east) side of Dayton is lined with apartment buildings from 5th Avenue to 6th Avenue, and with single family cluster homes from 3rd Avenue to 5th Avenue. The residents of Aurora have always looked out on the empty stretches of roadways and runways of the former Air Force base, and have never enjoyed a completed streetscape, much less an active one.

The design of the new Dayton streetscape seeks to activate the edge and to promote a dialogue between the two communities. Neighborhood connections will cut through condominium and town home products along the Dayton Street edge encouraging pedestrian movement through visual and physical permeability.





Residential Design Guidelines

Applicability

These guidelines shall apply to residential housing units within Filing 23 of the Lowry Community. They are intended to supplement the approved *Design Guidelines for the Lowry Community*. Where standards conflict, this addendum shall take precedence.

Intent of the Guidelines

The intent of these guidelines is to achieve consistency and quality in the siting of new residential homes within EastPark. These guidelines, along with the design of the street and open space systems, are also intended to provide an image and identity for the development as a whole. They consist of both minimum standards and suggested guidelines necessary to achieve a high level of quality, to promote flexibility, and to establish continuity within Lowry. The principles for the *Lowry East Residential Design Guidelines* are to promote:

- Connectivity of streets and open space
- Diversity of experiences and housing choices
- Active streets and open space destinations
- Respect for the existing Lowry community and the City of Aurora
- Sustainability

These guidelines also respect the principles of the *Design Guidelines for the Lowry Community*, which are as follows:

- Protect the positive character and attractive features of the existing built environment
- Establish a consistent level of quality and character in new additions to the Lowry community
- Maintain quality to sustain real estate values over time

- Assist planners, designers, review boards, and users/owners to make consistent choices that reinforce an overall vision

Organization of the Guidelines

Due to the diversity of product types and edge conditions within EastPark, the standards and suggestions will vary from parcel to parcel. The parcels are delineated as follows:

Parcel 1: Cluster Homes

Parcel 2: Duplexes

Parcel 3: Custom Homes

Parcel 4: Single-Family Homes

Parcel 5: Cottages

Parcel 6: Patio Homes

Parcel 1 - Cluster Homes



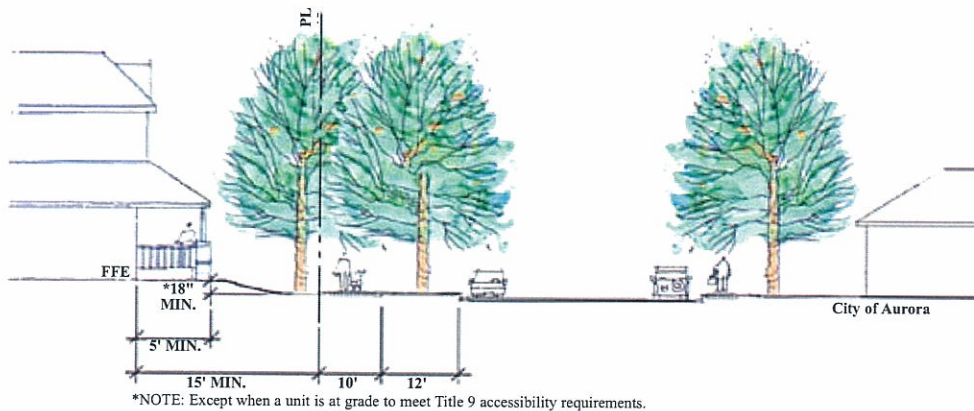
PARCEL 1: Cluster Homes

The guidelines for Parcel 1:

- reinforce the Dayton Street edge and character with homes that front on the street;
- incorporate enhanced building and landscape materials;
- promote connectivity to the interior of the neighborhood and its park through hallways of open space called mews; and,
- provide adequate transitions between this parcel and the adjacent Aurora neighborhood.

The numbered items in the legend and illustration above are expanded upon in the following pages.

1) Dayton Street Frontage



Urban Design Elements

The buildings along Dayton Street shall require:

- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Building finished floor elevation (FFE) 18 inches minimum above sidewalk grade except when a unit is at grade in order to meet Title 9 accessibility requirements.

Architectural Massing

The following architectural massing requirement shall be followed:

- 40 feet maximum building height, blending to lower massing at building ends.

Architectural Features

The streetscape along Dayton Street shall require:

- Porches with a minimum depth of five feet, occupying a minimum of 15 percent of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides.
- Roof articulation.

- Garage elevations to be screened with evergreen plantings with upright form.

Patios

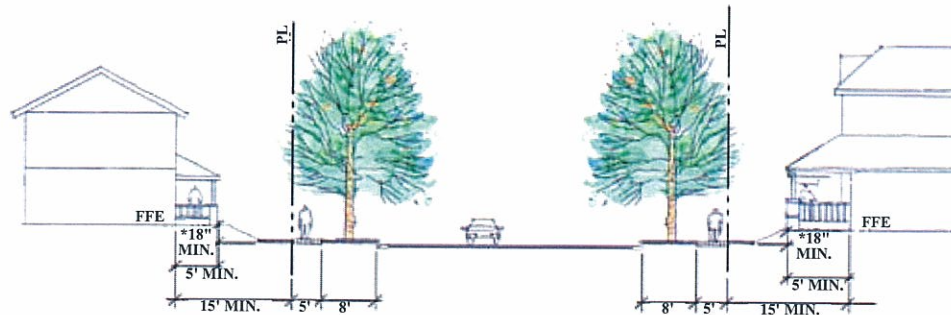
- If a patio faces Dayton Street, it shall be screened with a low wall whose quality of detailing, materials and finish shall be integral to the architecture of the building. A fence combined with planting or planting alone is permitted as screening.
- Walls or fences shall not exceed 48 inches in height.

Parking Screening

- There shall be no parking located between buildings and Dayton Street.
- If parking is visible from Dayton Street, it shall be screened with planting.



2) Local Street:



*NOTE: Except when a unit is at grade to meet Title 9 accessibility requirements.

Urban Design Elements

Buildings along a local street shall require:

- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Building finished floor elevation (FFE) to be 18 inches minimum above sidewalk grade except when a unit is at grade in order to meet Title 9 accessibility requirements.

Architectural Massing

The following architectural massing requirements shall be followed:

- 40 feet maximum building height, blending to lower massing at building ends.

Architectural Features

The streetscape along local streets shall require:

- Porches with a minimum depth of five feet, occupying 15 percent minimum of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides.
- Roof articulation.
- Garage elevations to be screened with evergreen plantings with upright form.

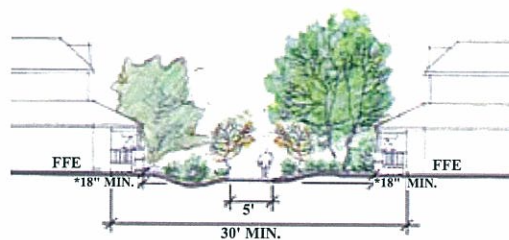
Patios

- If a patio faces a local street, it shall be screened with a low wall whose quality of detailing, materials and finish shall be integral to the architecture of the building. A fence combined with planting or planting alone is permitted as screening.
- Walls or fences shall not exceed 48 inches in height.

Parking Screening

- If parking is visible from a local street, it shall be screened with planting, preferably evergreen plantings with upright form.

3) Neighborhood Connections



Neighborhood Connections shall include:

- Minimum of two inner-block green connections linking the Dallas Street sidewalk to the Dayton Street sidewalk, with

a 5-foot-wide sidewalk running through the middle of each.

- Alignment as much as possible with the streets and alleys leading to the mews in Parcel 6.
- 30-foot minimum width between buildings.
- Building finished floor elevation (FFE) of 18 inches minimum above sidewalk grade except when a unit is at grade in order to meet Title 9 accessibility requirements.

4) Architectural Character

Cluster homes in the parcel shall include:

- 50 percent masonry or stucco as a percentage of the entire structure.
- A minimum of two different building elevations dispersed throughout the parcel.

Parcel 2 - Duplexes



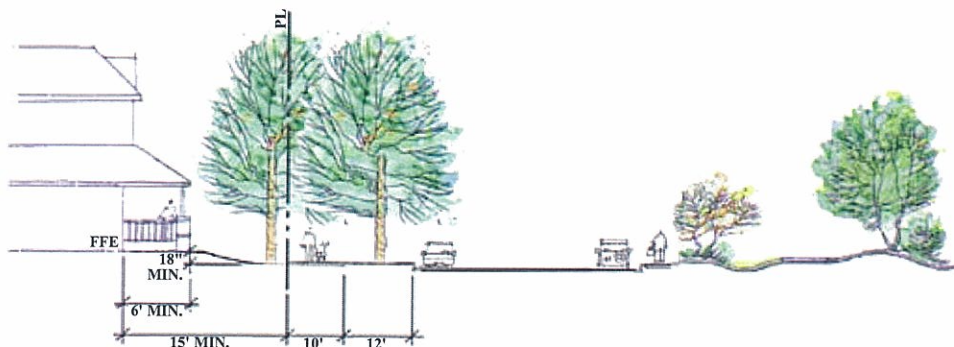
PARCEL 2 - Duplex

The guidelines for Parcel 2:

- reinforce the urban character of the Dayton and Yosemite Street frontages;
- provide adequate transitions between this parcel and the adjacent Aurora neighborhood;
- encourage the use of enhanced building and landscape materials for properties, including alleys; and,
- optimize views to the open space across Yosemite Street and to the mountain ranges beyond.

The numbered items in the legend and illustration above are expanded upon in the following pages.

1) Dayton Street Frontage



Urban Design Elements

The buildings along Dayton Street shall require:

- Minimum setback of 15 feet from the property line.
- Building finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.

Architectural Massing

The following architectural massing requirements shall be followed:

- 35-foot maximum building height.

Architectural Features

The streetscape along Dayton Street shall require:

- Porches with a minimum depth of six feet, occupying 50 percent minimum of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides.
- Roof articulation.
- Garage elevations to be screened with evergreen plantings with upright form.

Patios

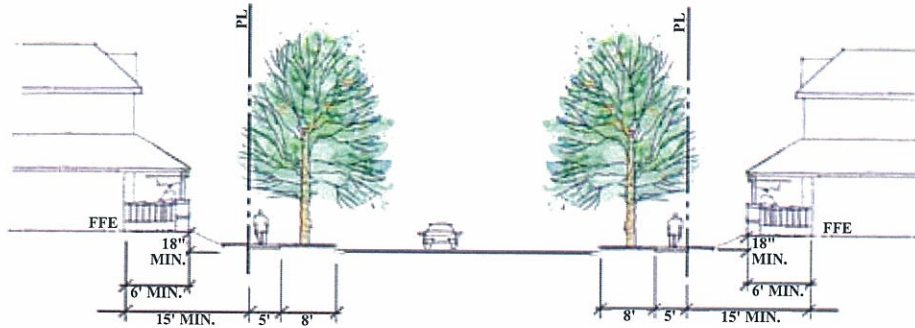
- If a patio faces Dayton Street, it shall be screened with a low wall whose quality of detailing, materials and finish shall be integral to the architecture of the building. A fence combined with planting or planting alone is permitted as screening.
- Walls or fences shall not exceed 48 inches in height.

Parking Screening

- There shall be no parking located between any building and Dayton Street.
- If parking is visible from Dayton Street, it shall be screened with planting, preferably evergreen plantings with upright form.



2) Local Street



Urban Design Elements

Buildings along a local street shall require:

- Minimum setback of 15 feet from the property line.
- Finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.

Architectural Massing

The following architectural massing requirements shall be followed:

- 35-foot maximum building height.

Architectural Features

The streetscape along local streets shall require:

- Porches with a minimum depth of six feet, occupying 50 percent minimum of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides
- Roof articulation.
- Garage elevations to be screened with evergreen plantings with upright form.

Patios

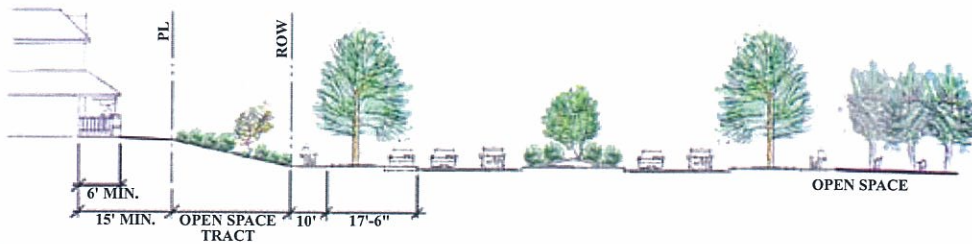
- If a patio faces a local street, it shall be screened with a low wall whose quality of detailing, materials and finish shall be integral to the architecture of the building. A fence combined with planting or planting alone is permitted as screening.
- Walls or fences shall not exceed 48 inches in height.

Parking Screening

- If parking is visible from a local street, it shall be screened with planting, preferably evergreen plantings with upright form.

3) Yosemite Street/Open-Space Tract Frontage

West of Dallas Street



East of Dallas Street



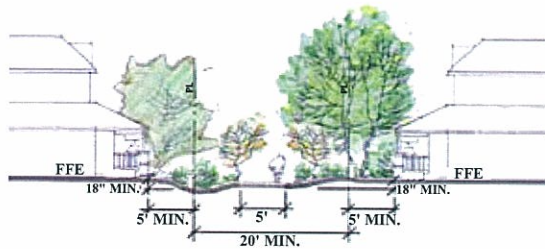
Duplexes facing Yosemite Street and the open-space tract shall require:

- Minimum setback of 15 feet from the property line.

Duplexes west of Dallas Street shall require:

- Landscaping coordinated with that of the open-space tract along the north side of Yosemite Street.

4) Neighborhood Connections



Neighborhood Connections shall include:

- 20-foot minimum width between property lines of neighboring lots.
- 5-foot-wide sidewalk running through the middle of the connection.
- Finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.
- Fenestration and roof articulation of units facing the connection.
- Minimum side setback of 5 feet (neither porch nor building can encroach).



Fences adjacent to Neighborhood Connections shall require:

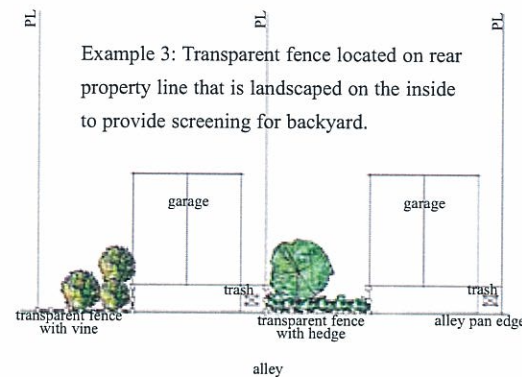
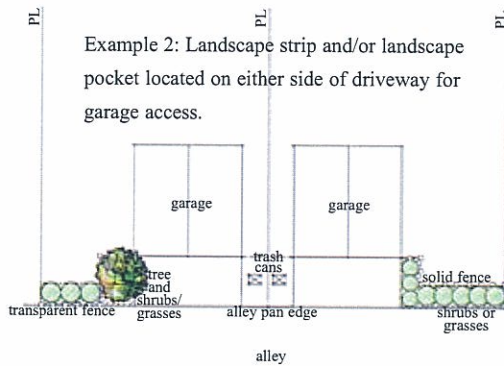
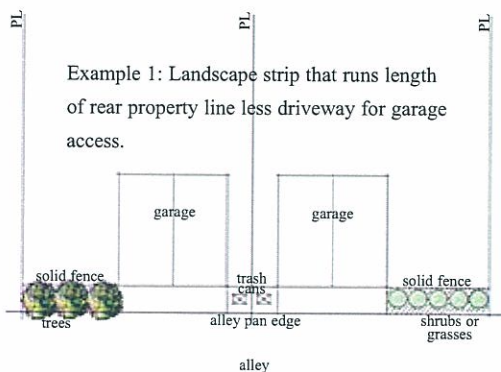
- Quality of detailing, materials and finish integral to the architecture of adjacent buildings. A fence combined with planting or planting alone is permitted as screening.
- 6-foot maximum height.

5) Alleys

The character of alleys behind the duplexes west of Dallas Street only shall include:

- Fenestration and roof articulation on all sides of garages.
- Alleys enhanced with planted areas that can vary from home to home, examples of which are illustrated below.
- Planting shall extend to edge of alley pan.
- A minimum space of 3 feet for any proposed tree plantings.
- No solid fences across the back of the rear property line.
- Plantings from the approved list on pages 150-152 of the *Design Guidelines for the Lowry Community*. Other drought-tolerant species that have been proven to thrive in tight spaces with proximity to vehicular traffic may be proposed.
- Maintenance and automatic irrigation.

Examples of alley enhancements are illustrated below:



6) Architectural Character

Duplexes in the parcel shall include:

- 60 percent masonry or stucco as a percentage of the entire structure.
- A minimum of two different building elevations dispersed throughout the parcel.

Parcel 3 - Custom Homes



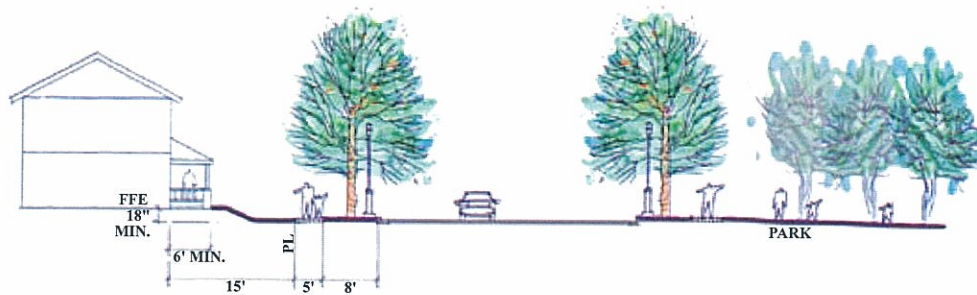
PARCEL 3 – Custom Homes

The guidelines for Parcel 3:

- reinforce the urban character of Yosemite Street;
- optimize views to the open space across Yosemite Street and to the mountain ranges to the south and west;
- provide adequate transitions through this parcel to connect the interior of the neighborhood to the Yosemite open-space tract and open space at the foot of the engineered dam; and,
- encourage the use of enhanced building and landscape materials for properties, including alleys.

The numbered items in the legend and illustration above are expanded upon in the following pages.

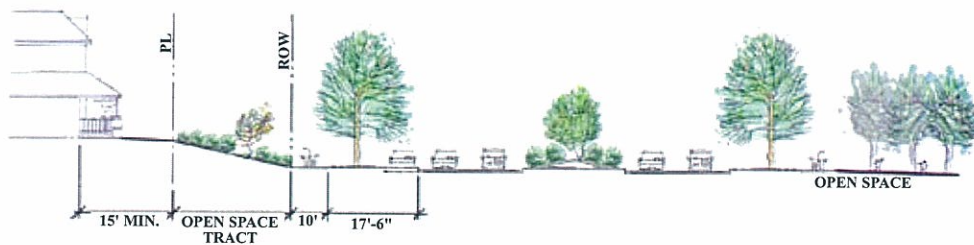
1) Park Frontage



Custom homes along the neighborhood park shall require:

- Frontage on the park.
- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Building finished floor elevation (FFE) to be 18 inches minimum above sidewalk grade.

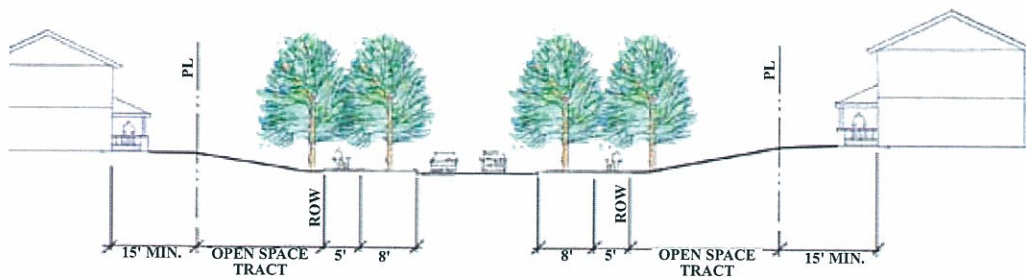
2) Yosemite Street and the Open-Space Tract Frontage



Custom homes facing Yosemite Street and the open-space tract shall require:

- Frontage on Yosemite Street.
- Minimum setback of 15 feet from the property line.
- Landscaping coordinated with that of open-space tract along the north side of Yosemite Street.

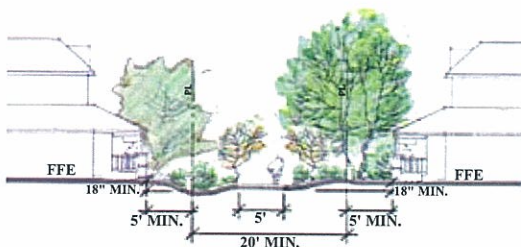
3) Fourth Place Frontage (Lots Not Facing Park)



Custom homes along Fourth Place shall require:

- Frontage along Fourth Place.
- Minimum setback of 15 feet from the property line.
- Landscaping coordinated with that of the Fifth Avenue open-space tract.

4) Neighborhood Connections



Neighborhood Connections shall include:

- 20-foot minimum width between property lines of neighboring lots.
- 5-foot-wide sidewalk running through the middle of the connection.
- Building finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.
- Fenestration and roof articulation of units and garages facing the connections.
- Minimum side setback of 5 feet (neither porch nor building can encroach).

Fences adjacent to Neighborhood Connections shall require:

- Quality of detailing, materials and finish integral to the architecture of adjacent buildings. A fence combined with planting or planting alone is permitted as screening.
- 6-foot maximum height.

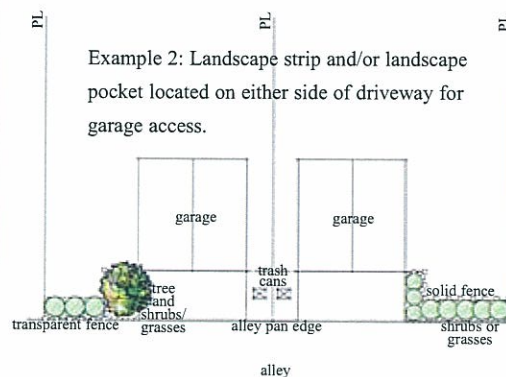
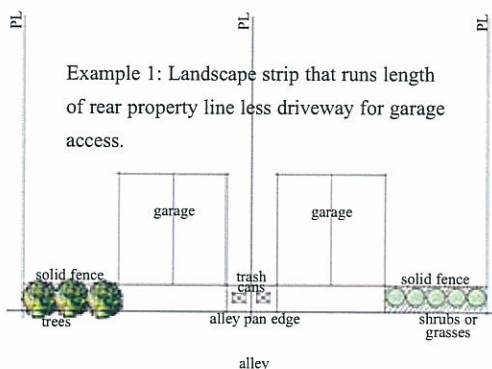
5) Alleys

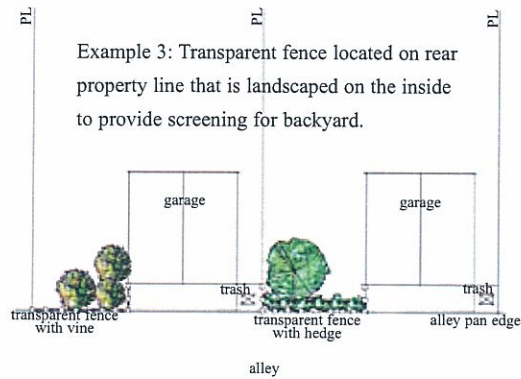
The character of alleys shall include:

- Fenestration and roof articulation on all sides of garages.

- Alleys enhanced with planted areas that can vary from home to home, examples of which are illustrated below.
- Planting shall extend to edge of alley pan.
- A minimum space of 3 feet for any proposed tree plantings.
- No solid fences across the back of the rear property line.
- Plantings from the approved list on pages 150-152 of the *Design Guidelines for the Lowry Community*. Other drought-tolerant species that have been proven to thrive in tight spaces with proximity to vehicular traffic may be proposed.
- Maintenance and automatic irrigation.

Examples of alley enhancements are illustrated below:





6) Architectural Character

Custom homes in this parcel shall include:

- 60 percent masonry or stucco as a percentage of the entire structure.
- A minimum of two different home elevations dispersed throughout the parcel.

Parcel 4 - Single-Family Homes

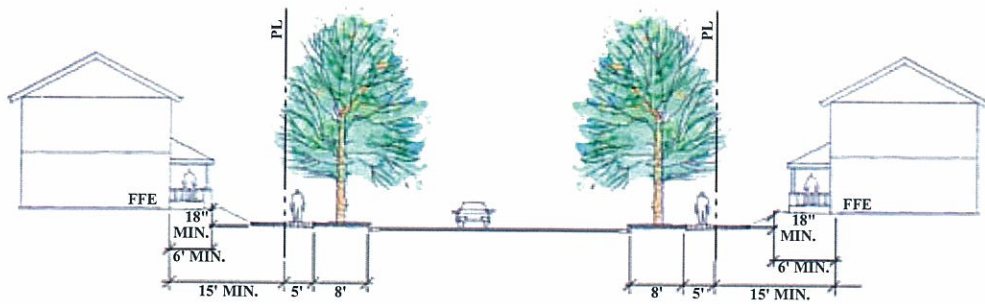


PARCEL 4 – Single-Family Homes

The guidelines for Parcel 4 reinforce important street, park and open-space frontages. The use of enhanced building and landscape materials for properties, including alleys, is encouraged. The numbered items in the legend and illustration above are expanded upon in the following pages.



1) Local Street Frontage



Urban Design Elements

Buildings along a local street shall require:

- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Building finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.

Architectural Features

The streetscape along local streets shall require:

- Porches with a minimum depth of six feet, occupying 50 percent minimum of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides.
- Roof articulation.
- Garage elevations to be screened with evergreen plantings with upright form.

Corner Lots

- Garages shall be set in from street frontage.
- Garages cannot face Fifth Avenue, Fifth Place or Fourth Place.
- Design shall incorporate fenestration and roof articulation.

2) Yosemite Street and Open-Space Tract Frontage

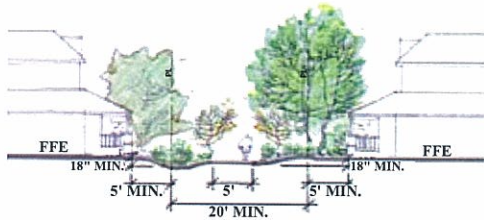


Traditional single-family homes facing Yosemite Street and the open-space tract shall require:



- Frontage on Yosemite Street.
- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Landscaping to be coordinated with that of the open-space tract along the north side of Yosemite Street.

3) Neighborhood Connections



Neighborhood Connections shall include:

- 20-foot minimum width between property lines of neighboring lots.
- 5-foot-wide sidewalk running through the middle of the connection.
- Finished floor elevation (FFE) of 18 inches above sidewalk grade.
- Fenestration and roof articulation on units and garages facing the connections.
- Minimum side setback of 5 feet (neither porch nor building can encroach).

Fences adjacent to Neighborhood Connections shall require:

- Quality of detailing, materials and finish integral to the architecture of adjacent buildings. A fence combined with planting or planting alone is permitted as screening.
- 6-foot maximum height.

4) Alleys

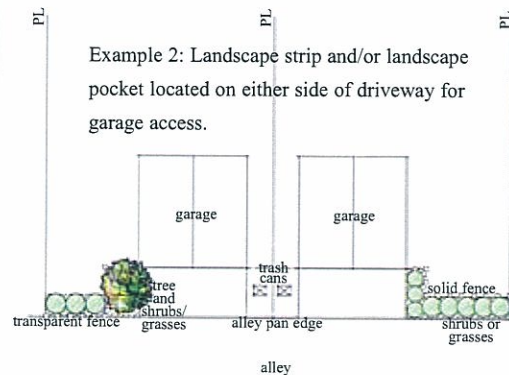
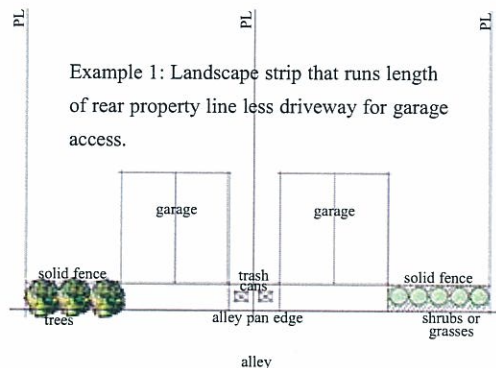
The character of alleys shall include:

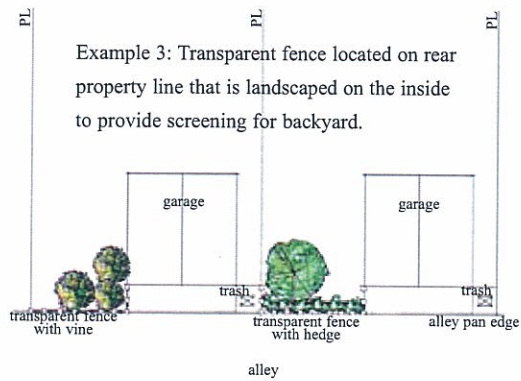
- Fenestration and roof articulation on all sides of garages.
- Alleys enhanced with planted areas that can

vary from home to home, examples of which are illustrated below.

- Planting shall extend to edge of alley pan.
- A minimum space of 3 feet for any proposed tree plantings.
- No solid fences across the back of the rear property line.
- Plantings from the approved list on pages 150-152 of the *Design Guidelines for the Lowry Community*. Other drought-tolerant species that have been proven to thrive in tight spaces with proximity to vehicular traffic may be proposed.
- Maintenance and automatic irrigation.

Examples of alley enhancements are illustrated below:



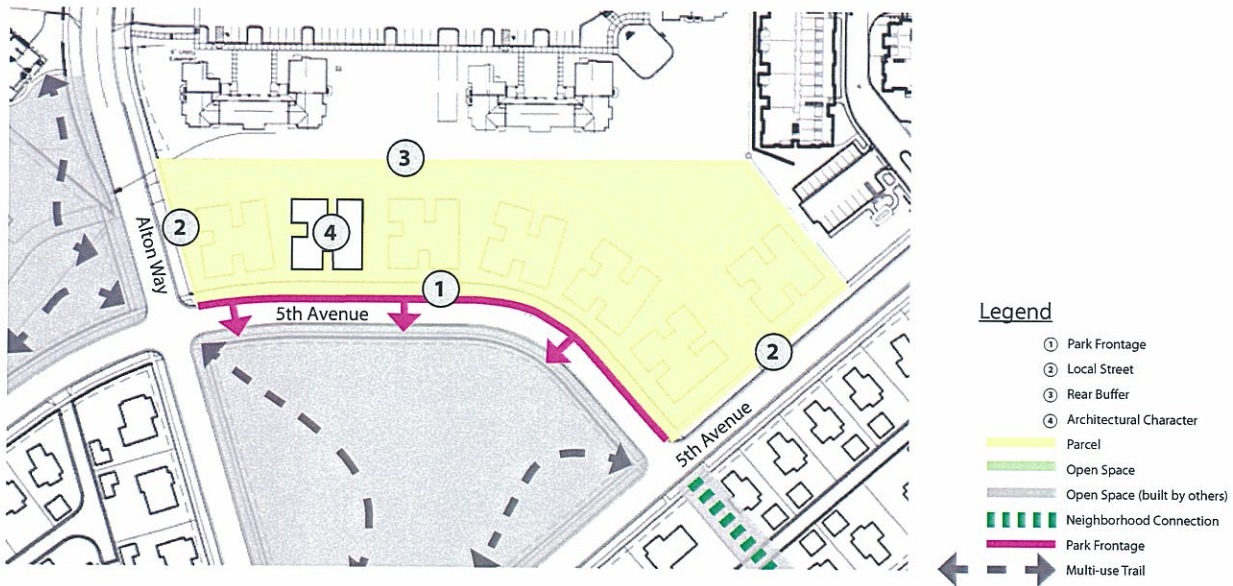


5) Architectural Character

Single-family homes in the parcel shall include:

- 60 percent masonry or stucco as a percentage of the entire structure.
- A minimum of three different home elevations dispersed throughout the parcel.

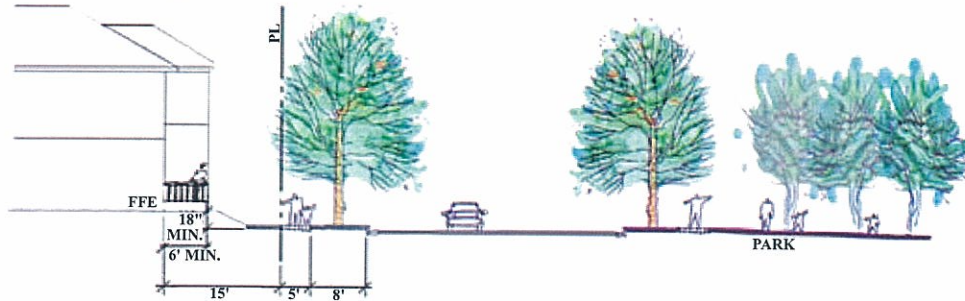
Parcel 5 - Cottages



PARCEL 5 – Cottages

The guidelines for Parcel 5 reinforce the park frontage and neighborhood circulation. The numbered items in the legend and illustration above are expanded upon in the following pages.

1) Park Frontage

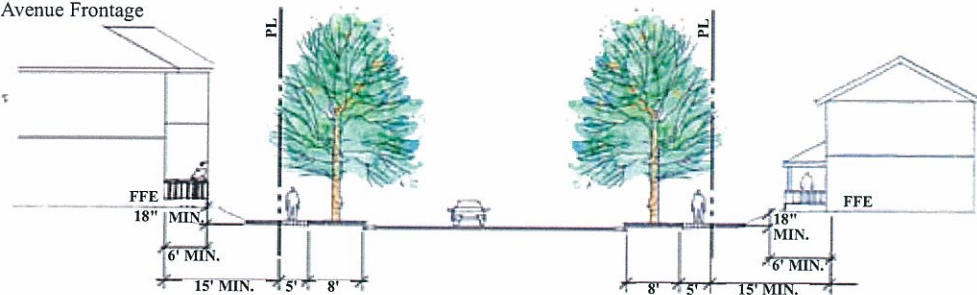


Triplex buildings along the neighborhood park shall require:

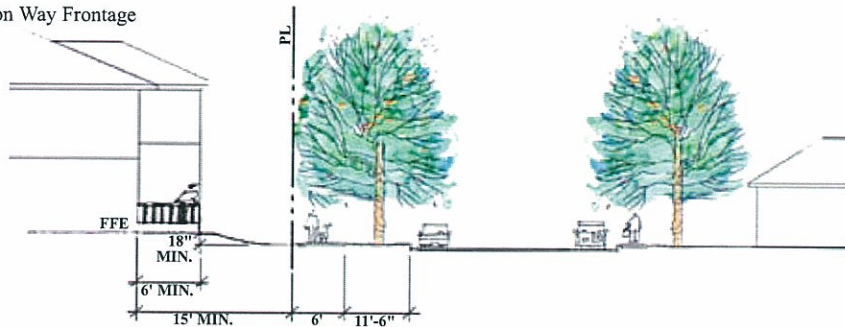
- Frontage on the park.
- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.

2) Local Street:

5th Avenue Frontage



Alton Way Frontage



Urban Design Elements

Buildings along a local street shall require:

- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.

**Architectural Massing**

The following architectural massing requirements shall be followed:

- 35-foot maximum building height.

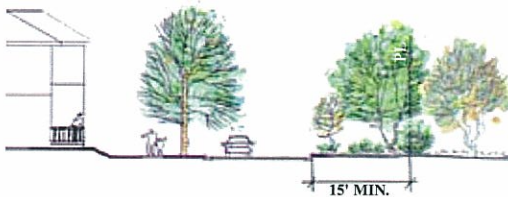
Architectural Features

The streetscape along local streets shall require:

- Porches with a minimum depth of six feet, occupying 50 percent minimum of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides.
- Roof articulation.
- Garage elevations to be screened with evergreen plantings with upright form.

Parking Screening

- If parking is visible from a local street, it shall be screened with planting, preferably evergreen plantings with upright form.

3) Rear Buffer

The rear buffer shall require the following:

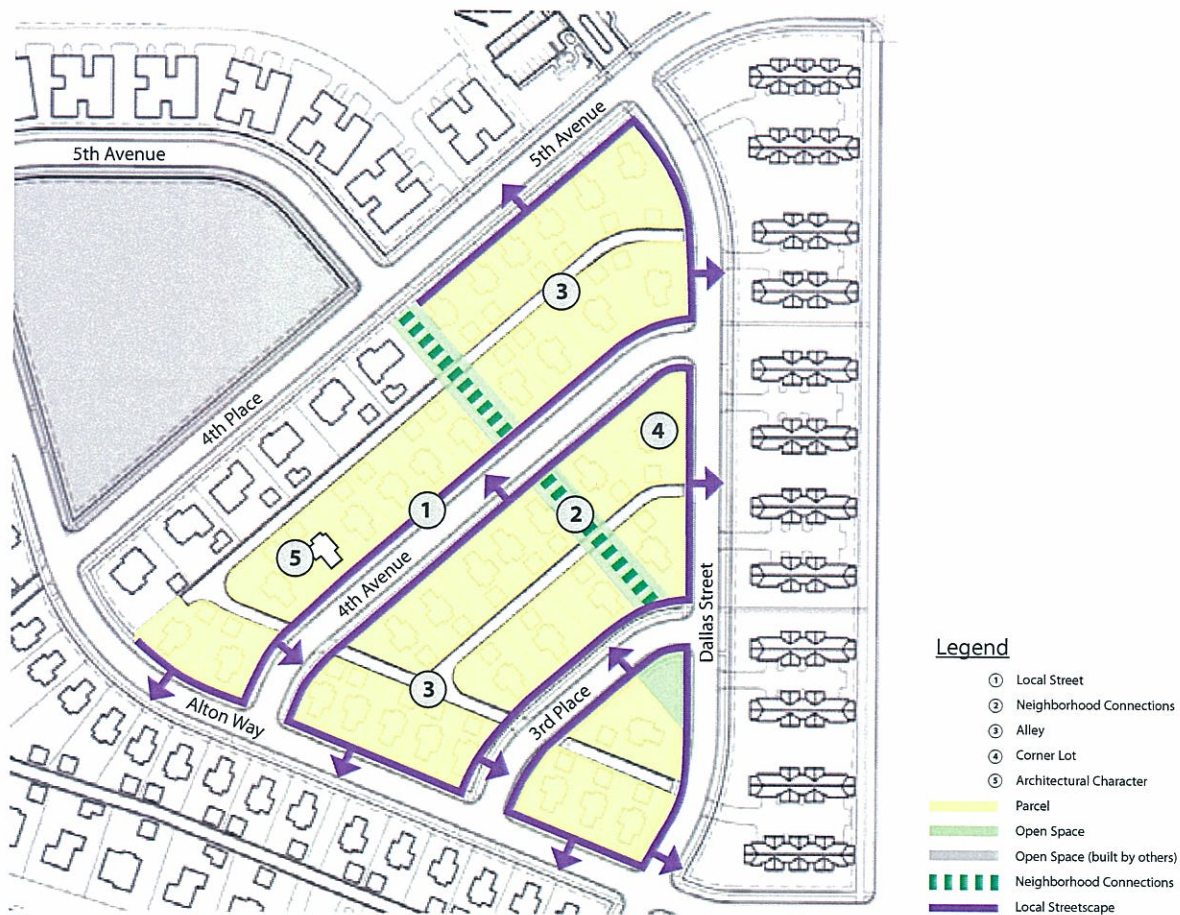
- 15-foot-wide minimum width planted landscape zone.

4) Architectural Character

Triplexes in the parcel shall include:

- 60 percent masonry or stucco as a percentage of the entire structure.
- A minimum of two different building elevations dispersed throughout the parcel.

Parcel 6 - Patio Homes



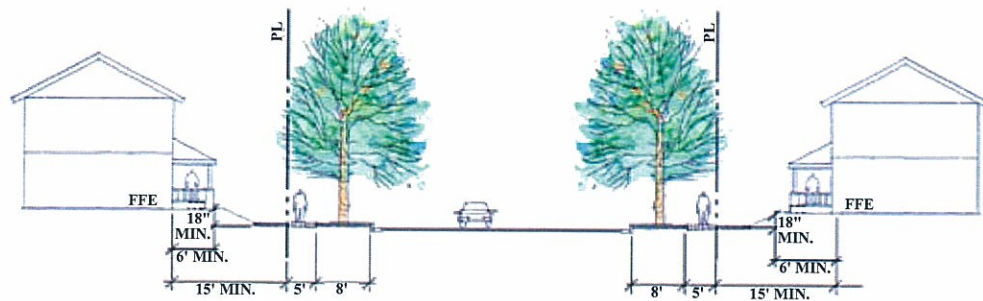
PARCEL 6 - Patio Homes

The guidelines for Parcel 6:

- reinforce consistent street frontages;
- encourage the use of enhanced building and landscape materials for properties, including alleys; and,
- promote connectivity to the interior of the neighborhood and its park through hallways of open space called mews.

The numbered items in the legend and illustration above are expanded upon in the following pages.

1) Local Street Frontage



Urban Design Elements

Buildings along a local street shall have:

- Minimum setback of 10 feet with an average of 15 feet from the property line.
- Finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.

Architectural Features

The streetscape along local streets shall require:

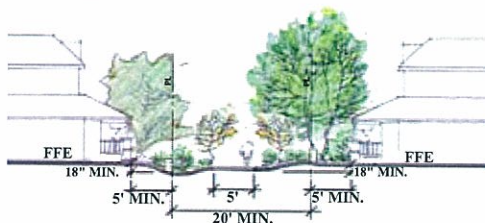
- Porches with a minimum depth of six feet, occupying 50 percent minimum of the building façade. A porch may encroach on the setback as per Denver zoning rules.
- Fenestration on all building sides
- Roof articulation.
- Garage elevations to be screened with evergreen plantings with upright form.

- 20-foot minimum width between property lines of neighboring lots.
- 5-foot-wide sidewalk running through the middle of the connection.
- Building finished floor elevation (FFE) of 18 inches minimum above sidewalk grade.
- Fenestration and roof articulation of units and garages facing the connections.
- Minimum side setback of 5 feet (neither porch nor building can encroach).

Fences adjacent to Neighborhood Connections shall require:

- Quality of detailing, materials and finish that is integral to the architecture of adjacent buildings. A fence combined with planting or planting alone is permitted as screening.
- 6-foot maximum height.

2) Neighborhood Connections



Neighborhood Connections shall include:

3) Alleys

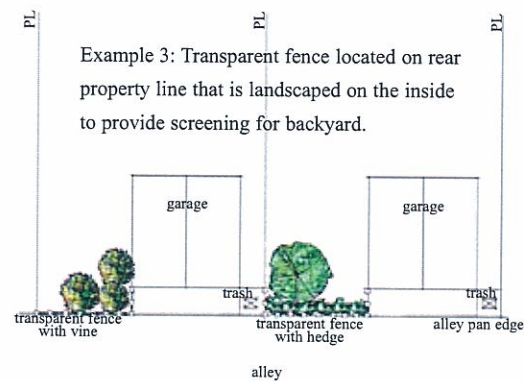
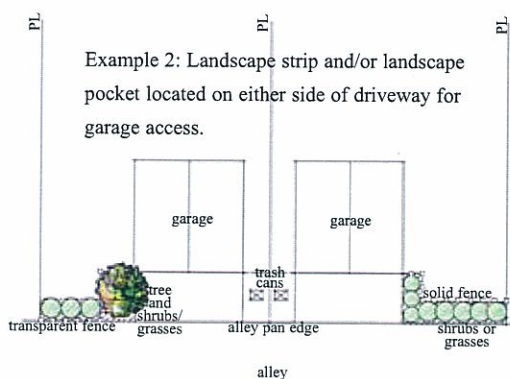
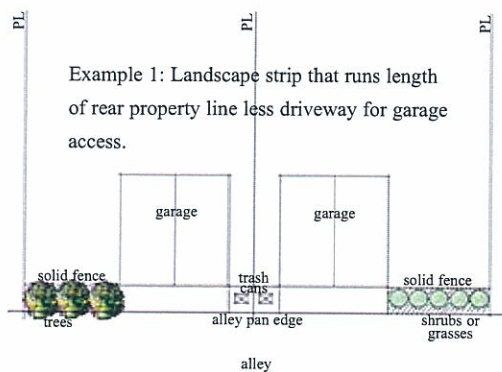
The character of alleys shall include:

- Fenestration and roof articulation on all sides of garages.
- Alleys enhanced with planted areas that can vary from home to home, examples of which are illustrated below.
- Planting shall extend to edge of alley pan.
- A minimum space of 3 feet for any proposed tree plantings.



- No solid fences across the back of the rear property line.
- Plantings from the approved list on pages 150-152 of the *Design Guidelines for the Lowry Community*. Other drought-tolerant species that have been proven to thrive in tight spaces with proximity to vehicular traffic may be proposed.
- Maintenance and automatic irrigation.

Examples of alley enhancements are illustrated below:



4) Corner Lot

- Architecture must address side or corner frontage conditions, with fenestration and roof articulation on all sides of building and garage.
- Landscaping shall be enhanced.
- Garages shall be alley-loaded.

5) Architectural Character

Patio homes in the parcel shall include:

- 60 percent masonry or stucco as a percentage of the entire structure.
- A minimum of three different home elevations dispersed throughout the parcel.

Appendix 1: Approved Façade Materials

The following materials have been approved for use on building facades. Alternate materials may be used as approved by the LDRC. This list is subject to changes without notice and may be updated periodically. Contact the LDRC or LRA to obtain the current, effective version.

Non-Residential	Buildings over two (2) stories in height shall use "screenwall" technology for exterior cladding.
Brick	<p>Shall be 6,000 psi face brick, type FSB, grade SW</p> <p>Colors to match Desert tan matte brick manufactured by Denver Brick Company of Denver, Colorado or approved equal.</p>
Concrete	<p>Shall be architectural grade, 5,000-6,000 psi with galvanized reinforced and stainless steel connectors, integral color</p> <p>Concrete on building façades shall match paint colors identified in Appendix, or approved equal</p>
Stucco	<p>Shall be Portland Cement based modified stucco installed on galvanized metal lath over masonry or on extruded insulation over fiberglass reinforced weatherproof sheathing.</p> <p>Manufacturers to be approved by LDRC.</p>
Finished Metal Panels	<p>Shall be performed, factory insulated, horizontal and/or vertical exterior grade metal panels with interior liners, seals, anchors, and accessories.</p> <p>Manufacturers to be approved by LDRC</p>
Precast Stone	<p>Shall be similar to "concrete", except that exterior cladding may be designed by contractor's engineer licensed to practice in Colorado.</p> <p>Manufacturers to be approved by LDRC.</p>
Roofing	Shall be single ply membrane system (EPDM) for instance) or metal roofing system, all components provided and warranted by one supplier and all installations to meet Factory Mutual requirements for specific location. Provide roofing inspection. All run-off is to be piped to storm sewer or drainage facilities.

Residential

Brick

Shall be same as non-residential, except veneer may be over wood, insulated construction with fiberglass reinforced weather proof sheathing.

Bricks manufactured by Denver Brick Company of Denver, Colorado or approved equal.

Stucco

Shall be Portland Cement based modified stucco (w/plasticizers) installed over masonry or fiber glass reinforced water proof sheathing with insulation appropriate to meet energy coded.

Manufacturers to be approved by LDRC.

Wood Siding

Shall be solid species over weatherproof sheathing or composition panels of weather proof construction, to accept either stain or paint, and installed to vent moisture build-up. Provide appropriately sealed trim and flashings.

Manufacturers to be approved by LDRC.

Roofing Materials

Thick butt profile 30-year minimum, composition fiberglass shingles, slate, metal roofing systems, or tile, all over minimum. Two (2) layers 15 pound felt. Provide all compatible accessories, including venting as required for design, and means to carry run-off.

Note:

All warranties to run ten (10) years minimum.

Appendix 2: Approved Street Tree Palette

The following trees have been approved for use within the Lowry Community. This list is **subject to change without notice and may be updated periodically**. Contact the LDRC or LRA to obtain the current effective version.

Street and Canopy Trees

The following trees are permitted for use as street trees. Other trees may be utilized upon LDRC approval.

Acer plantanoides var. 'Emerald Queen and Cleveland	Cleveland and Emerald Queen Norway Maple
Aceeer rubrum 'Red Sunset'	Red Sunset Maple
Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry
Corylus columna	Turkish Filbert
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash
Fraxinus pennsylvania lanceolata	Patmore Ash
Gleditsia triacanthos inermis var. 'Skyline' and 'Shademaster'	'Skyline' and Shademaster Honeylocust
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus robur	English Oak
Quercus borealis	Northern Red Oak
Tilia americana	American Linden
Tilia cordata 'Greenspire'	Greenspire Linden
Tilia cordata 'Glenleven'	Glenleven Linden
Tilia x euchlora 'Redmond'	Redmond Linden

Ornamental Trees

The following trees are permitted for use as accent trees within parkway medians. Other accent trees may be utilized upon LDRC approval.

Acer ginnala	Amur Maple
Acer tataricum	Tatarian Maple
Crataegus crusgalli 'intermis'	Thornless Cockspur Hawthorn
Cercis canadensis	Eastern Redbud
Koelruteria paniculata	Golden Rain Tree
Malus sp.	Flowering Crabapples
Prunus cerasifera	Newport Plum
Pyrus calleryana 'Aristocrat'	Aristocrat Pear
Pyrus calleryana 'Redspire'	Redspire Pear
Syringa reticulata	Japanese Tree Lilac

Evergreen Trees

Selected use of Picea pungens glauca (Colorado Blue Spruce), and other evergreens as approved by the LDRC, may be used within medians and along north/south roadways, but must be located no closer than twenty-five (25) feet from the southern curb line of roadways to avoid casting shadows which will hamper snow melt.

P. nigra	Austrian Pine
P. sylvestris	Scotch Pine
Picea pungens glauca	Colorado Green Spruce
P. edulis	Pinyon Pine
P. strobus	Eastern White Pine
P. aristata	Bristlecone Pine
picea dungens glauca	Colorado Blue Spruce

Prohibited Trees

The following trees shall not be planted within Lowry:

Acer negundo

Box Elder

Acer saccharinum

Silver Maple

Populus sp.

Any Poplar species

Salix sp.

Any Willow species

Ulmus pumila

Siberian/Chinese Elm

Any Weeping or Pendulous Trees

Appendix 3: Approved Street Furniture

The following street furniture has been approved for use at Lowry. Reference to a specific manufacturer is for approval of appropriate style and character only and does not imply a preferred manufacturer. This list is subject to change without notice and may be updated periodically. Contact the LDRC or LRA to obtain the current, effective version.

Street Lights

Street lights shall be **“hockey puck”** style fixtures on direct burial tapered fiberglass poles in accordance with standards established by the Cities of Denver and Aurora, and the Public Service Company. Fixtures and poles shall be **“federal green”** (*federal color specification #14056*).

Pedestrian Lights

Light pole #V1-Den-1-OT with acorn globe FP 118 or standard globe fixture by Visca, Eugene, Oregon, or approved equal.

Benches

Vandal resistant black or green wrought iron **“Modified” Bowery bench**, with intermediate arms, by Canterbury International, Los Angeles, California or approved equal.

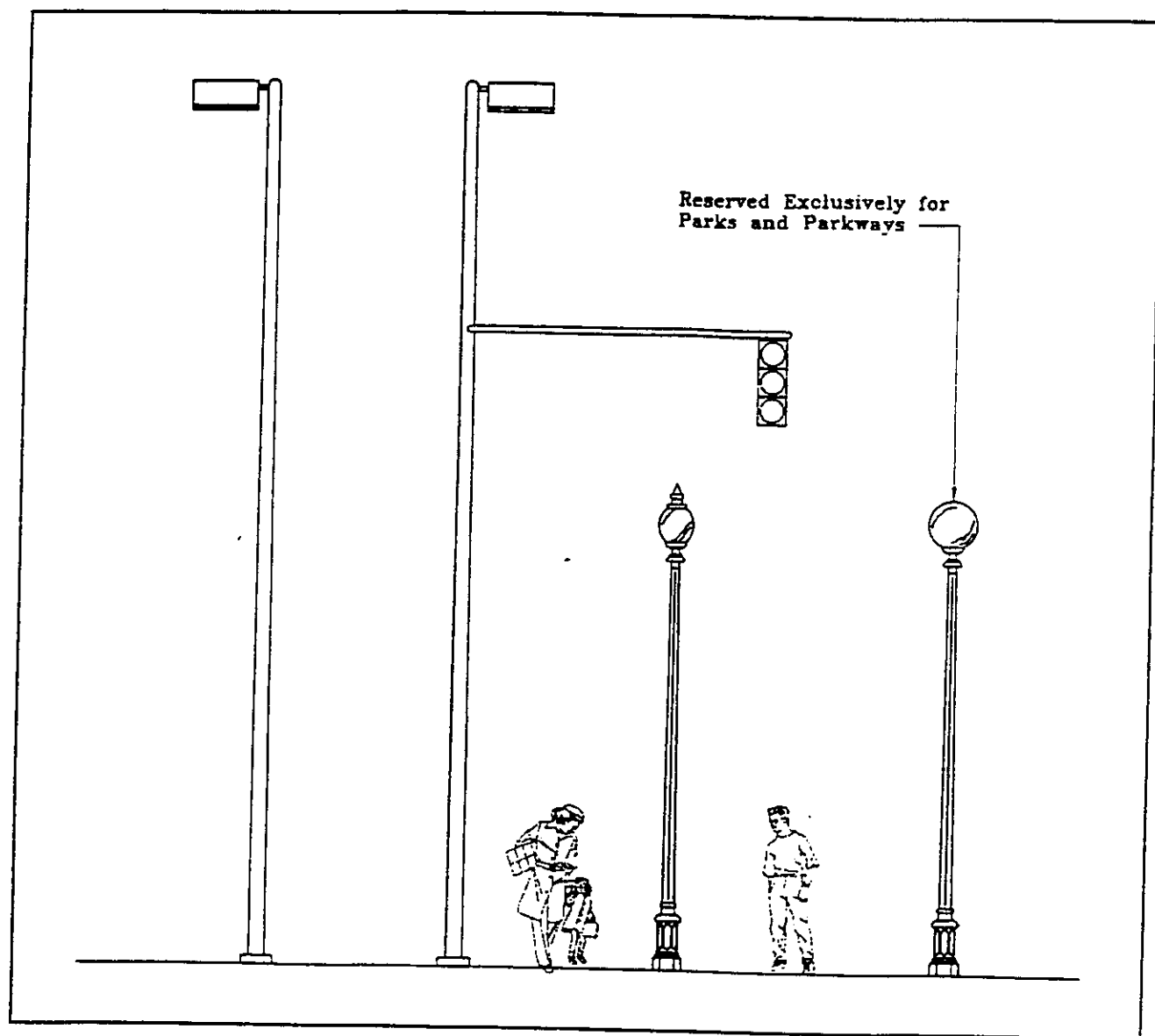
Trash Receptacles

Vandal resistant, black or green wrought iron **“Modified” Bowery Trash Receptacle** (with removable liner) by Canterbury International, Los Angeles, California or approved equal.

Bicycle Racks

CycLoops by Timberform of Portland, Oregon, or approved equal. **Painted federal green.**

Appendix 4: Approved Fixture, Lens, and Pole Examples



Source: Denver Streetscape Design Manual

LOWRY VISTA

DESIGN GUIDELINES



ADDENDUM

**To the DESIGN GUIDELINES
for the LOWRY COMMUNITY
November 17, 2009**

IRG Redevelopment I, LLC

Applicability

These Lowry Vista addenda shall apply to all development within the parcel area as identified as Lowry Vista (the Site) on the revised Lowry Illustrative Master Plan, see *Illustration No 1*. The following addenda are meant to supplement the existing *Design Guidelines for the Lowry Community*. Where the addenda are silent, the Lowry Vista development will refer back to the main design guideline document. In no way are these addenda modifying the original document dated March 2006, but drawing from that document for specific development issues related to Lowry Vista. Lowry Vista will be considered a Town Center and any reference to Town Center within the Lowry Vista addenda are also specific to this site only.

This Lowry Vista Addendum will guide developers and architects through the process of creating buildings, streets and outdoor spaces.



LOWRY ILLUSTRATIVE MASTERPLAN

Illustration No 1 – Lowry Illustrative Master Plan –

Lowry Vista (the “Site”) with the surrounding context - The site is approximately 80 acres. All property is located north of E. Alameda Avenue generally between Xenia and Dayton Streets, west of Mira Vista Golf Course and east of the AMLI Development.

Introduction

History:

This Site was formerly part of the Lowry Air Force Base. During the time the base was active, the area was used as a debris landfill. Following base closure, the landfill was environmentally “closed” under Colorado Department of Health and Environment (CDHPE) regulations through the placement of a clay cap.

Vision:

The development and design intent proposed for the 80 acres that make up the Lowry Vista project is to create a new mixed-use neighborhood that welcomes people, ties to the surrounding community and encourages a variety of activities. The proposed development shall accommodate a mix of uses, such as retail, entertainment, hotel, office, and residential among other uses, integrated into a variety of outdoor plazas and landscapes. The environment will consist of walkable streets that link to active pedestrian spaces suitable for hosting a variety of events. The design concept shall encourage a vibrant place with a distinctive identity that embraces the idea of sustainability, strata, and recycling. Lowry Vista’s ultimate theme of the development is to tell the “story” of recycling disturbed land. The adjacency to a drainage area also is an inspiration to find ways to link Lowry Vista with this open space such that this area is accessible to pedestrians and is an asset to those who live, work and visit Lowry Vista. The environmental conditions have led to the landscape, urban design and architectural approaches to the development.

Lowry Vista is designed to be a flexible, phased development that can evolve and change as market conditions dictate. The proposed streets will provide an infrastructure of developable parcels which can be conveyed as separate entities or developed comprehensively.

The development concept for Lowry Vista will be guided by the following;

- Create a neighborhood that incorporates multiple uses, including live work possibilities, public services and appropriate public spaces
- Plan a pedestrian friendly environment which incorporates bicycle, vehicle and pedestrians
- Provide streets of major image and character, creating walk-able streets that work together as a planned cohesive development hosting a variety of activities
- Create an environment that welcomes walking, strolling, shopping, stopping, sitting, watching, and conversing
- Accommodate a wide mix of uses, such as retail, entertainment, hotel, office, and residential
- Develop open spaces to serve multiple needs
- Create a park space for the surrounding neighborhoods
- Provide a broad mix of housing types, densities and price ranges

- Create a unique, distinctive and identifiable development that unites all characteristics of the existing site (landfill, sustainability, recycling)
- Develop the site to be creative in the use of storm detention, water quality, wildlife habitat and passive recreation
- Encourage neighborhood & regional public transportation
- Create a system of trails linking the site to the greater Lowry Community and regional trail system.
- Encourage renewable energy systems as well as features, materials and systems that conserve energy.

Development through Lowry Vista will be consistent with the principles set forth by the City and County of Denver. Development should encourage and foster the following:

- Land use that supports a variety of transportation alternatives (vehicular, pedestrian and bicycle)
- A variety of living and employment opportunities
- Land uses and designs that emphasize water conservation
- Parks and open space that embrace the existing vegetation and respect the natural surroundings

Design Intent:

Architectural Character: The dam that embraces the existing natural drainage area to the north and west, Alameda Avenue to the south, and the Mira Vista Golf Course to the east isolate the development property of Lowry Vista. While initially this seems an obstacle, the richness of the adjacencies offers tremendous and unique opportunities for the Lowry community separate from the influences of the historical Lowry Air Force Base.

The Lowry Vista development will draw its architectural and material influences from its immediate context of the Natural Area, the visual connection to the Rocky Mountains, and the influence of the landfill reclamation. When considering urban design strategies, a dedication to making the most of the land reclamation has led to a mixed-use strategy of concentrating a variety of uses along Main Street and adjacent side streets including; retail, commercial, hotel, office and residential. Environmentally sensitive materials that evoke the beauty of the natural surroundings in durability, texture, and color will be encouraged to ensure execution of the overall intent.

The West Parcel is envisioned as primarily residential similar to the development of the adjacent AMLI Lowry Development.

Street Character: All internal streets will be private except for the approaches to the signalized intersections on Alameda which will be public streets and designed to Public Works standards and criteria. The primary focus of this development is to encourage pedestrian activity through the creation of an environment that offers a quality experience

for people. The scale of buildings and their relationship to the streets combined with the scale and detail of paving, landscape and site elements, encourage walking and offer a variety of pedestrian experiences. A variety of amenities and elements that tell the "story" will be dispersed throughout the development to enhance the experience. Buildings will be oriented toward the street or primary pedestrian circulation routes and ground-floor retail will reinforce the pedestrian level experiences. There will be identifiable pedestrian entry points to the buildings from the street. Some of the streets may feature parallel and/or diagonal parking on one or both sides providing close access to uses and a buffer between the pedestrians and moving traffic. Way-finding will be enhanced through clear pedestrian corridors.

A central Main Street District is intended to not only serve pedestrians and the automobile, but also to create the framework of internal organization. Retail mixed-use building fronts line the street to make the space village-like and scaled for the pedestrian, and connect the site access points to the natural amenity to the north. Walks, street trees, lighting, furniture, signs and the architecture will all combine to create a clear, consistent language that provides a cohesive and unique image to the development. The street will provide on-street parking for convenience and activity and the orientation of Main Street toward Long's Peak will center on the vista.

Parks, Open Space and Trails: Publicly accessible and usable open space will be integrated within the overall development. The open space system will consist of open space amenities to accommodate the public and connect to the surrounding uses.

Typical landscape development practices of expanses of irrigated turf and water-demanding plant life will not be appropriate for this reclamation effort and therefore alternative, more contextually sensitive plant material and landscape practices will be implemented with the desire of creating a unique and natural experience in the Denver area.

Introduction to Standards:

These Addenda help support the intent and the vision for Lowry Vista by amending only the sections necessary to tell "the story" of the Site. The following Addenda are meant to be flexible and to encourage design creativity while respecting the original *Design Guidelines for the Lowry Community* and the rules and regulations of the City and County of Denver (CCD), or other agencies which have jurisdiction over the project.

**Specific Addenda to the *Design Guidelines for the Lowry Community*
for the development referred to as Lowry Vista**

Section 2.0 – Definitions

Change to read as follows:

Lowry Vista Town Center

The development parcel known as Lowry Vista. The LDRC may modify the area included within Lowry Vista by adoption of an amendment to these Guidelines.

3.0 Administration of Design Guidelines

The Lowry Vista Addenda to the *Design Guidelines for the Lowry Community* will be reviewed by the City of Denver as informational only as part of the Lowry Vista GDP under section 59-314 (e) (2) a. of the Denver Revised Municipal Code, however, Part 3.0 of the Design Guidelines of the Lowry Community will apply to the administration of the Lowry Vista development.

4.0 Non-Residential Architecture

4.3.2 Lowry Vista Town Center

Change to read as follows:

Town Center areas within Lowry Vista are characterized by a pedestrian-scaled environment for services, convenience shopping, offices, and community activities. User convenience should be a principal concern. The locations of structures reflect consideration of neighboring developments, roadway visibility, and vehicular and pedestrian access and circulation. Lowry Vista Town Center architecture should present a consistent architectural expression in style, color, material, and scale and be compatible with the surrounding context. Monotony of continuous, large expanses of façade shall be avoided. Architectural materials on all building faces of a structure shall be compatible.

The streetscape within the Lowry Vista Town Center areas will have a high proportion of hardscape, including wide sidewalks, trees, and other landscaping to enliven the area and make it inviting to pedestrians. Making this area attractive to pedestrians shall be a major design consideration. Considerable planted areas within the hardscape areas, open plazas, pedestrian access and glass storefronts at street level, should be incorporated into designs. It is important to establish a simple, clear, spatial relationship between buildings to create a cohesive, unified Lowry Vista Town Center. Consideration should also be given to shared parking.

Any stand-alone retail structures shall be designed and sited to be harmonious architecturally with adjacent retail and other structures. Use of company logos, themes, and colors should be incorporated into the architectural design. Landscaping shall be used to minimize the views of parked cars.

4.4 General Architectural Style

Change to read as follows:

Architecture of new buildings should be consistent with the character of the existing neighboring context and the Community Vision of Lowry Vista.

4.4.8 Not Applicable

4.5 Building Siting and Mass

It is the intent of this section to establish guidelines such that new buildings are located to reinforce the subareas of Lowry by aligning buildings along streets and linear *landscaped* spaces consistent with the prevailing street grid in each subarea. Guidelines attempt to reinforce an urban order of buildings along streets rather than promote the development of isolated buildings surrounded by lawns or single buildings surrounded by parking lots, characteristic of suburban approaches to non-residential development.

Change to read as follows:

4.5.3 Buildings shall be sited perpendicular and parallel to streets. *Provide façade and massing variations within the building plane hierarchy to create pedestrian areas of interest.*

4.5.4 Building fronts and entries shall be oriented toward streets, *associated parking areas*, and buildings should be arranged to create courtyards and other human-scaled spaces.

4.7 Building Height

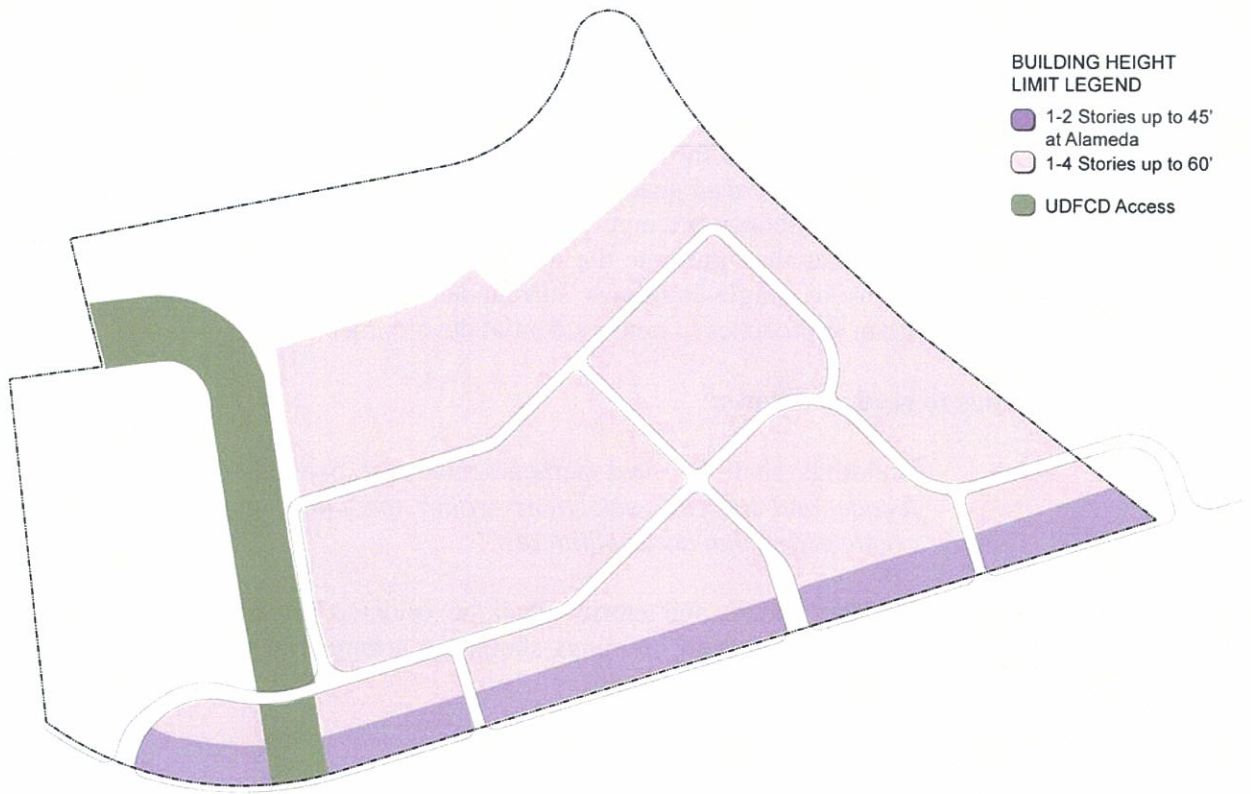
Change to read as follows:

It is the intent of this section to reinforce the identity of subareas by not exceeding the height, as proposed in 4.7.1.

4.7.1

Maximum Building Heights

Location	Building Height
Lowry Vista Town Center	1 to 4 Stories, not to exceed 60' height, as indicated below. Intent is to increase height gradually from Alameda edges. Parking floors below main pedestrian entry levels are not included in height calculation. A 4 story hotel may be allowed with the Alameda frontage zone.



Height Diagram

4.8 Building Materials

Change to read as follows:

The Lowry Vista development will draw its material influences from its immediate context of the Natural Area, the visual connection to the Rocky Mountains, and the influence of the landfill reclamation. Therefore environmentally sensitive materials that evoke the beauty of the natural surroundings in durability, texture, and color will be encouraged. Flexibility is provided by defining materials and color ranges that allow a flexible choice of materials that are complementary in color.

4.9 Recommended Building Colors

Change to read as follows:

- 4.9.2 *Color schemes are to be evocative of the scenic natural beauty found in the Natural area and mountain vistas. Individual building colors shall work together to create a unified whole, i.e., the roof color, the trim and siding colors, as well as any accent colors shall work with the brick or primary building color so that no accent color dominates the exterior or causes the building to feel like it is built of separate pieces.*

4.11 Floor Area Ratio Monitoring System

Change to read as follows:

The entire Lowry Vista development shall follow the Guidelines of the "Business Center", therefore while individual sites within the proposed development may develop up to a FAR of 1:1, the overall development of Lowry Vista, regardless of individual zone lots or parcels, will not exceed a maximum developable floor area at 0.5:1 FAR.

4.12 Lowry Vista Town Center Architecture

Additional guidelines regarding architectural standards for the Lowry Vista Town Center may be developed when deemed appropriate by the LDRC.

Refer to revisions above.

5.0 Single Family or Duplex Residential Architecture

No Change

6.0 Multifamily Residential Architecture

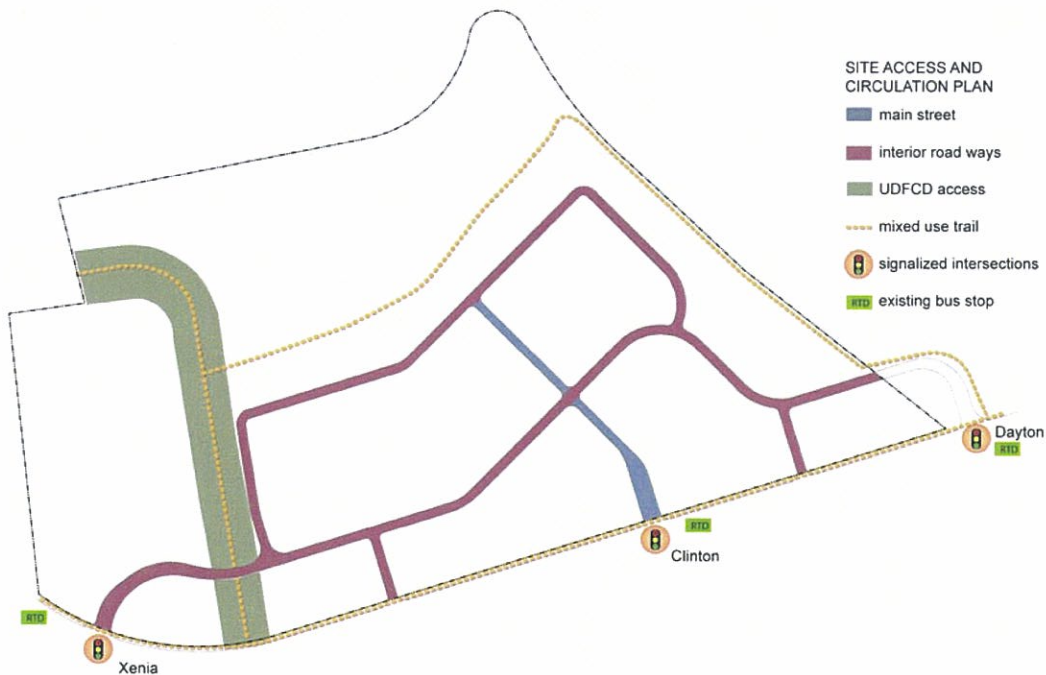
No Change

7.0 Site Circulation and Traffic Guidelines

7.5 Street Cross Sections

Change to read as follows:

It is intended that access from Alameda Avenue will be through signalized intersections (Xenia Street, Clinton Street, Dayton Street) together with other proposed right in/right out accesses. The internal site circulation will be via private roadways and pedestrian and bicycle systems.



Site Access and Internal Road Circulation

The following street cross sections shall be applicable to the design and construction within the Lowry Vista Community. Streetscape sections are preliminary and may vary based on detailed design.

Section A Main Street

Main Street is the north-south street that runs through the center of the site with an eighty-two (82) foot typical building line and parallel parking on both sides.

Section B Commercial Street

Section B is the primary east-west street that consists of a ninety (90) foot typical building line with on-street parallel and/or diagonal in select locations close to Main Street.

Section C Commercial Street

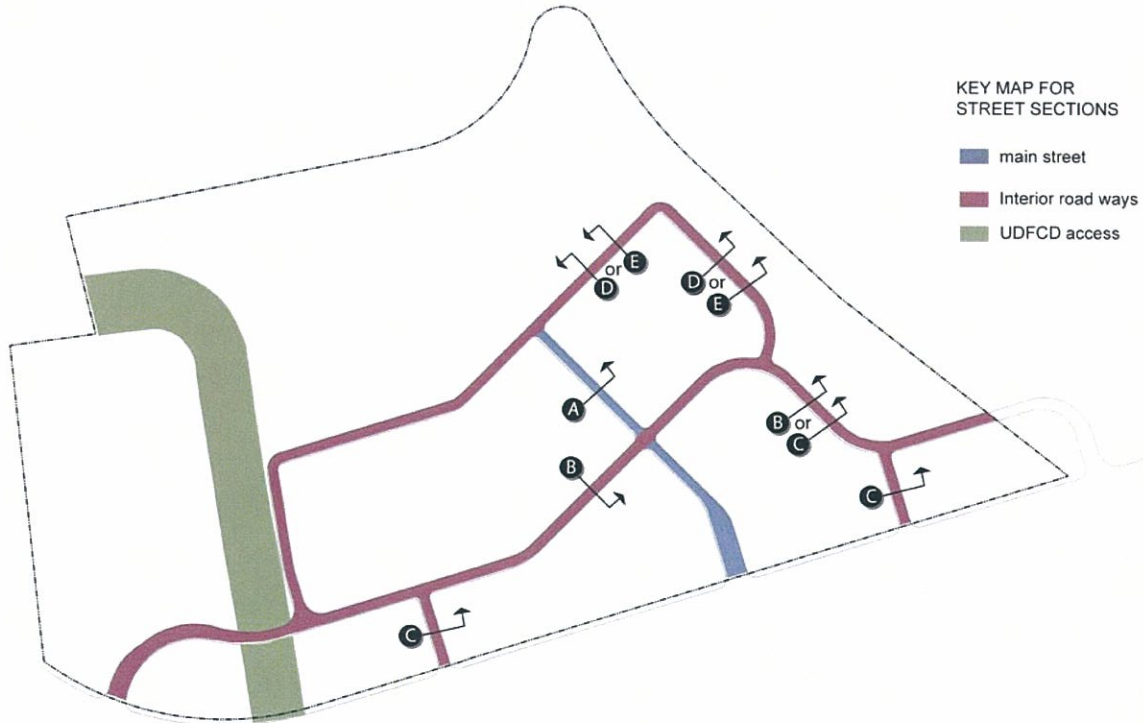
Section C is the primary east-west street where there is no on street parking. This section of street is further from Main Street and serves as a traffic/pedestrian mover. It is typically adjacent to parking lots or other commercial/residential use.

Section D / Section E Residential Street

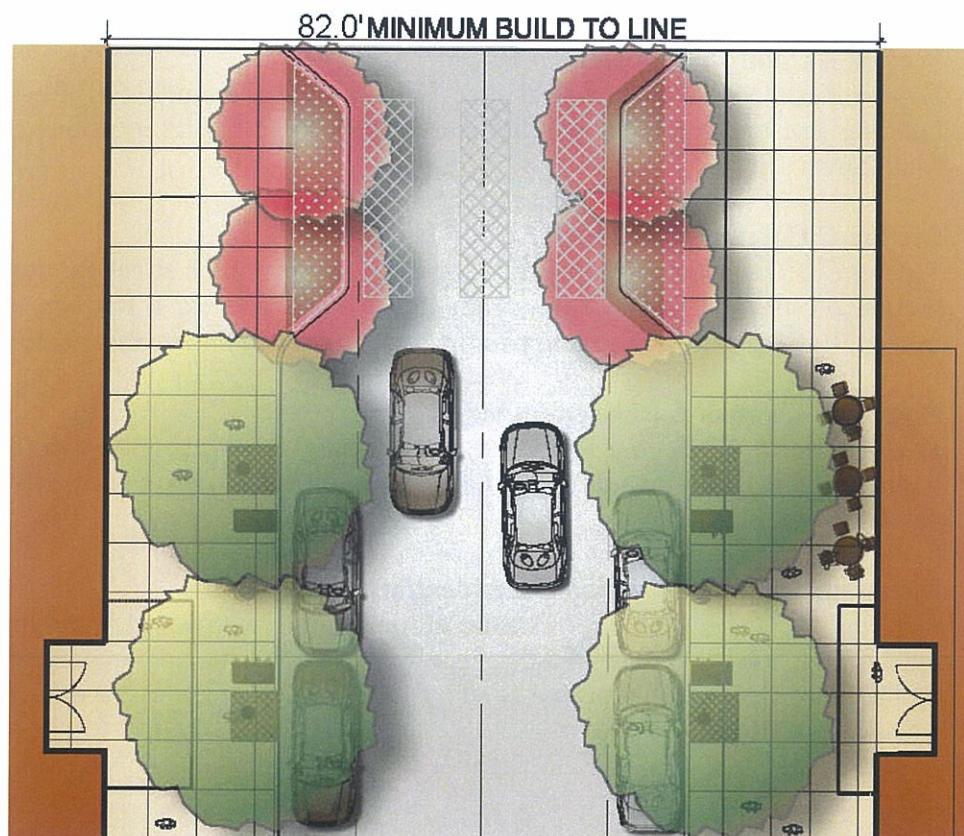
East and North Residential Streets are all residential, with an eighty-two (82) foot typical building line including parallel parking on both sides and a six (6) foot detached walk, .

Alternate Section D / Section E Residential Street

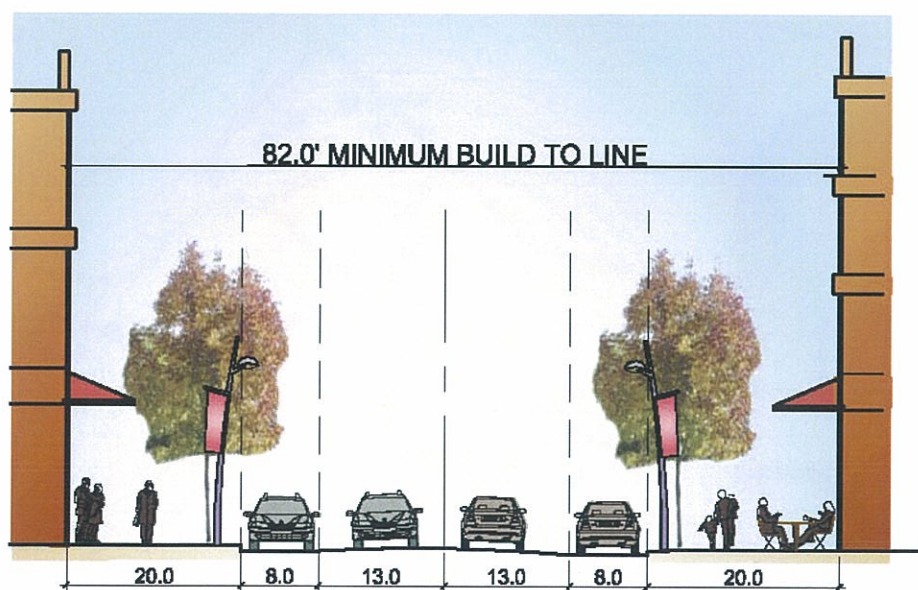
East and North Residential Streets are all residential, with a varied building line including parallel parking and a detached walk on one side, and an attached walk on the other side. The *Alternate Sections* will be used in the event of a required waterline easement.



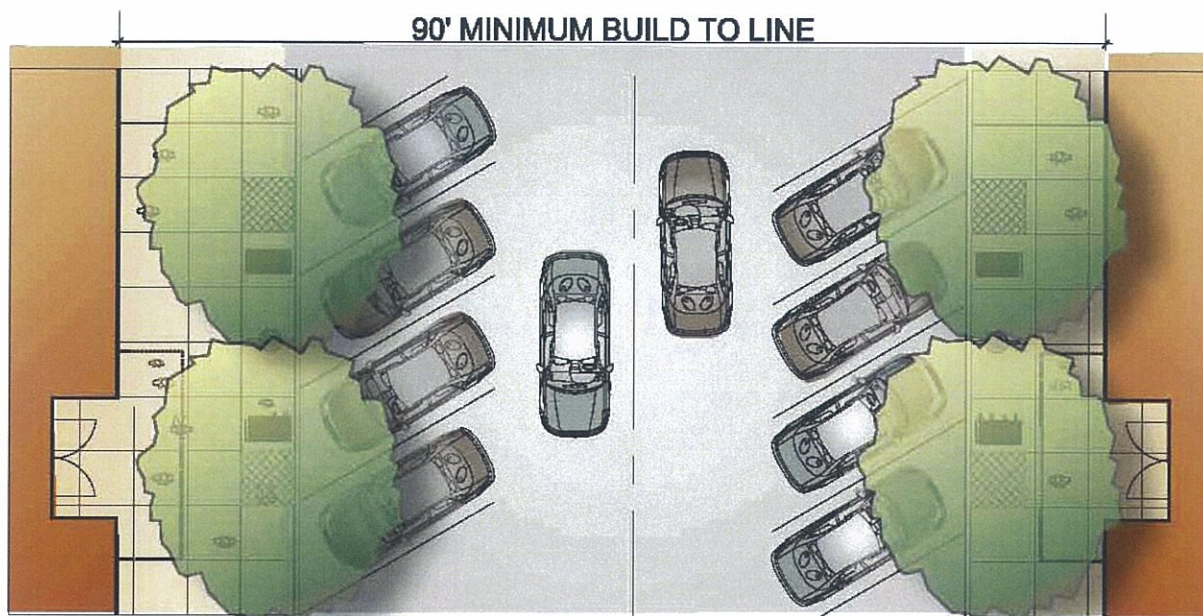
Key Map for Cross Section



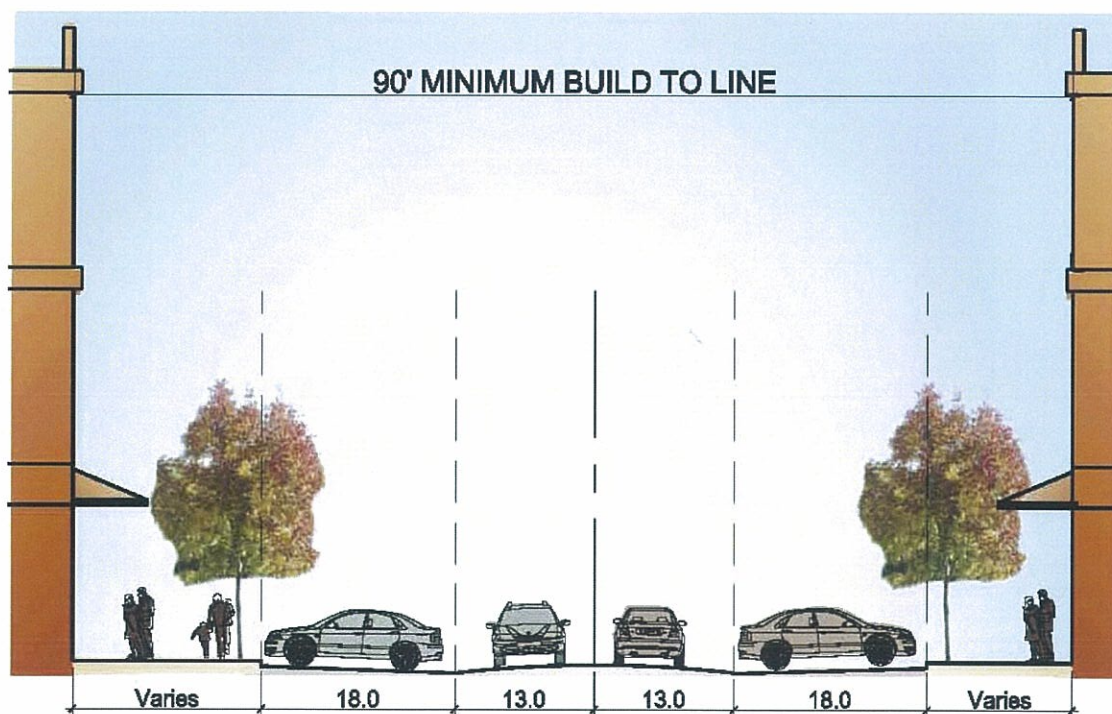
TYPICAL MAIN STREET PLAN



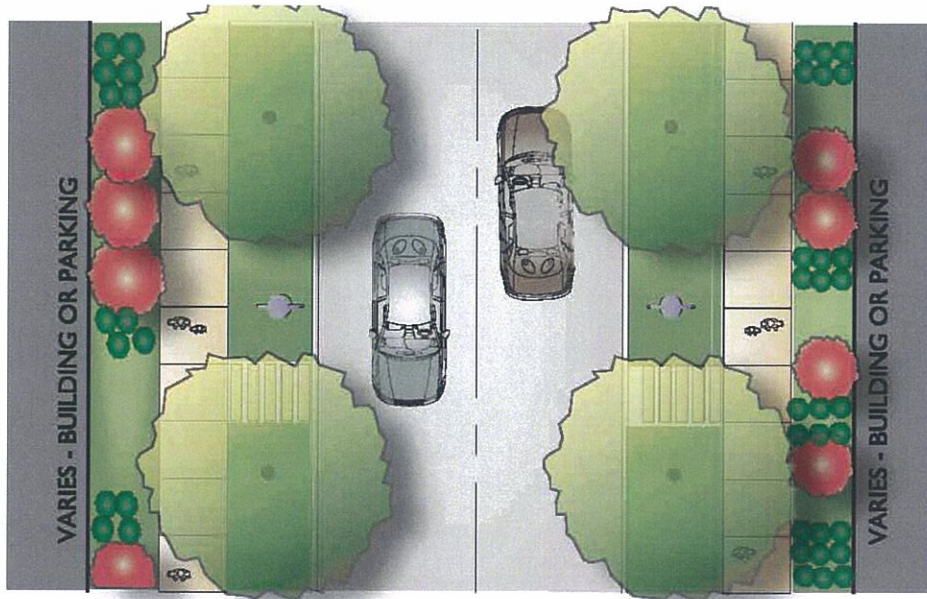
SECTION A - TYPICAL MAIN STREET SECTION
NOT TO SCALE



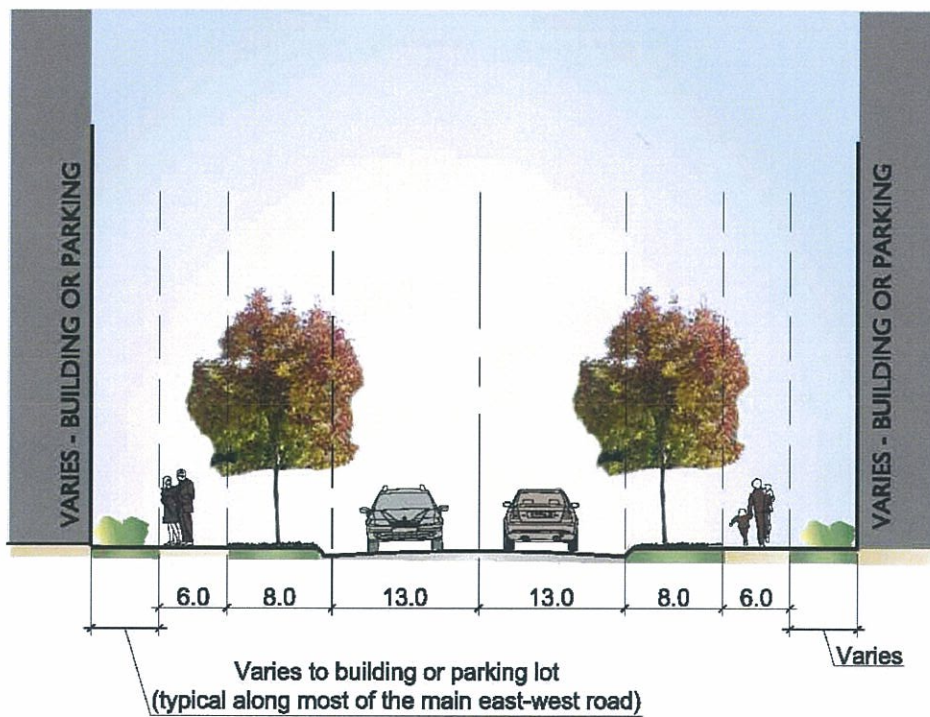
TYPICAL STREET WITH DIAGONAL PARKING



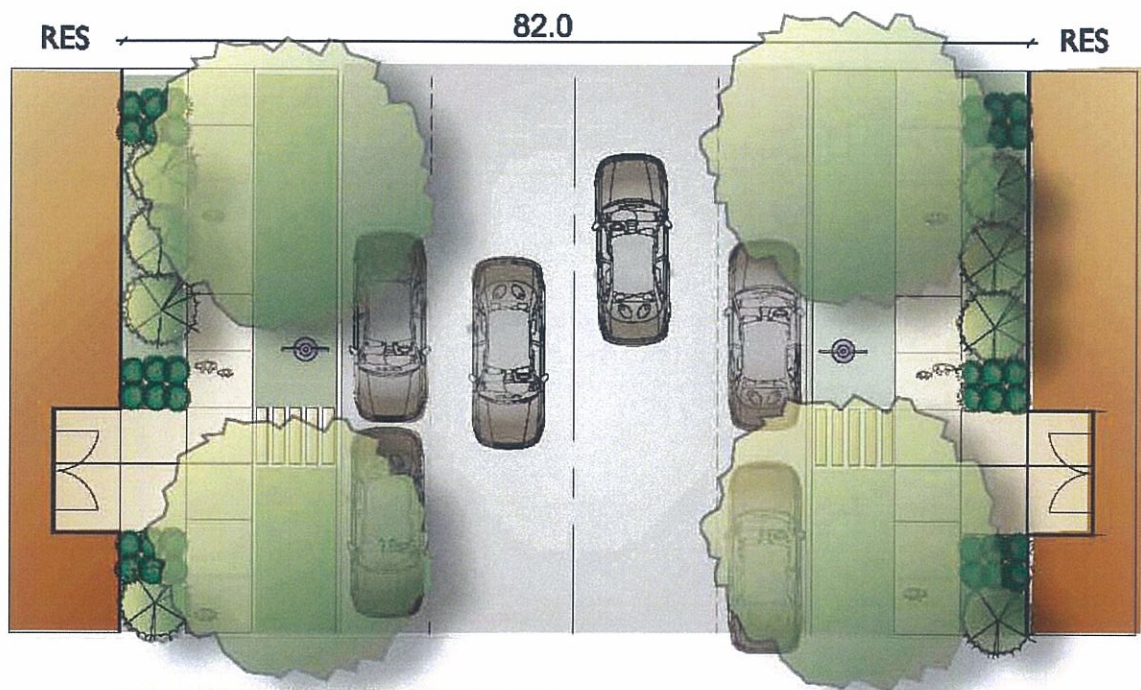
SECTION B - (Main east-west street where diagonal parking occurs)
NOT TO SCALE - NOT TYPICAL OF ENTIRE STREET SECTION (REFERENCE SECTION C)



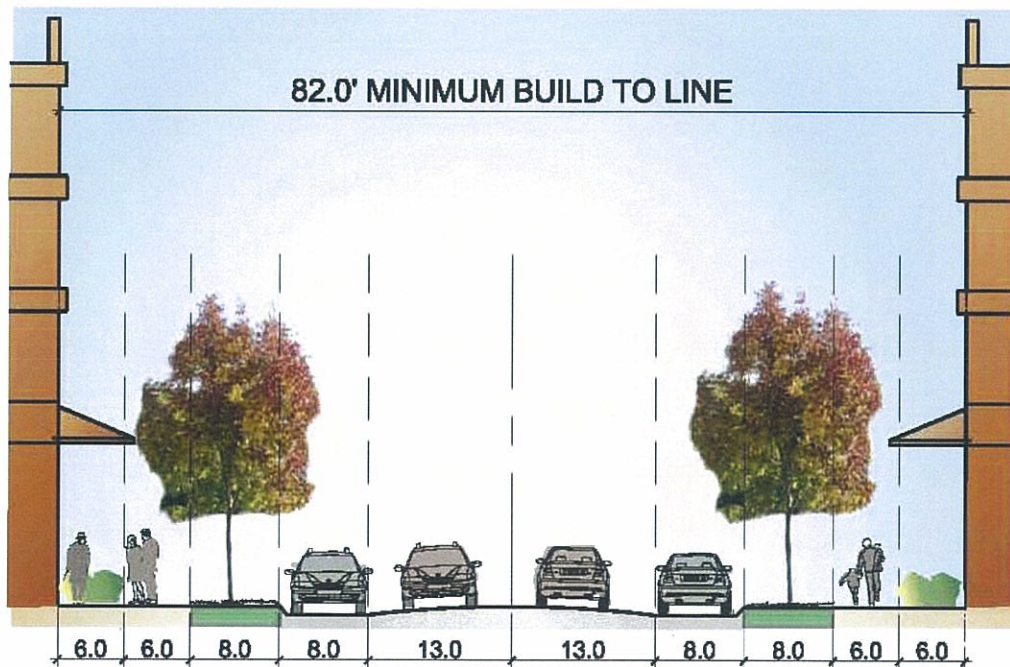
TYPICAL STREET WITH NO PARKING



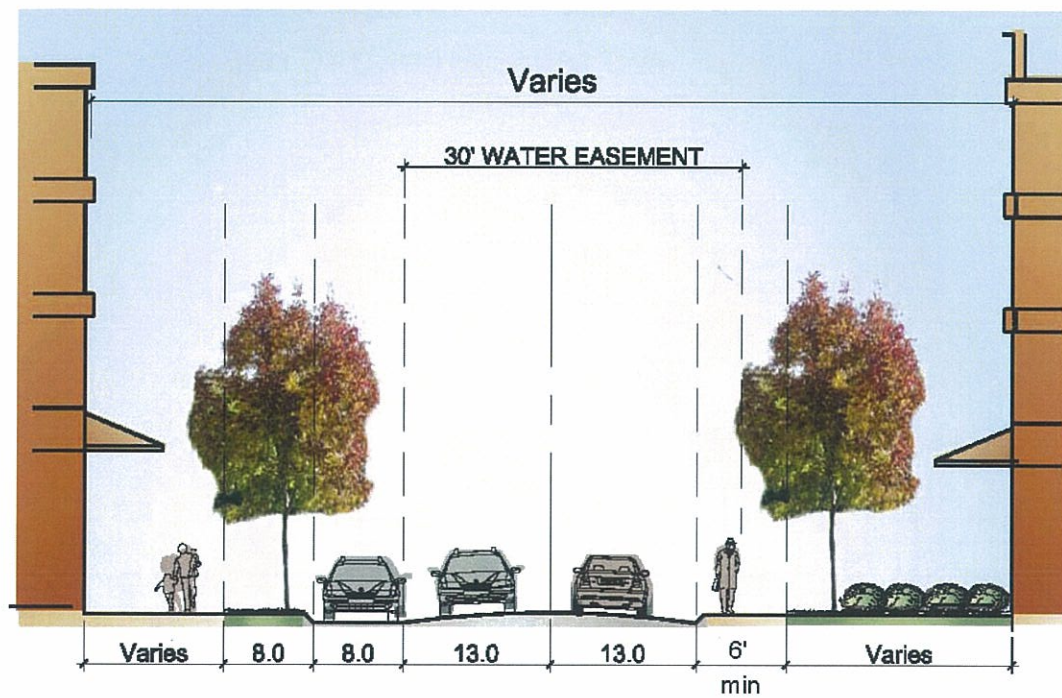
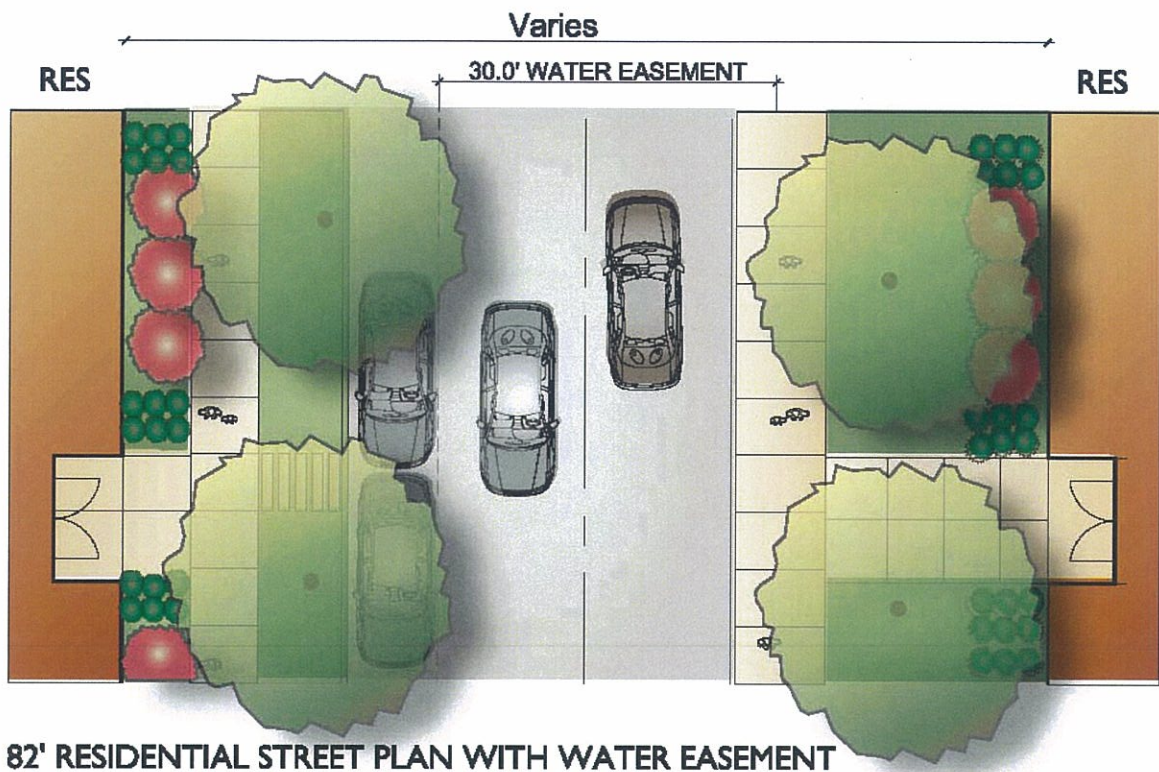
SECTION C - (Main east-west street where no parking occurs)
NOT TO SCALE - NOT TYPICAL OF ENTIRE STREET SECTION (REFERENCE SECTION B)



82' RESIDENTIAL STREET PLAN



SECTION D / E - 82' RESIDENTIAL STREET
NOT TO SCALE



ALTERNATE SECTION D / E
 * MAY BE USED TO ACCOMMODATE WATER EASEMENT
 NOT TO SCALE

8.0 Parking Guidelines

8.4 Surface Parking

Change to read as follows:

8.4.10 *In general the maximum number of parking spaces between any two landscaped islands should not exceed 20 spaces where bio swales are used. The locations must offer visual relief and enhanced pedestrian walks, while implementing sustainable storm water management practices. In parking lots that do not include bio swales, a maximum number of parking spaces between any two landscaped islands shall be nine (9).*

8.5 Parking Structures

Change to read as follows:

8.5.3 *Parking structures should be designed so that the first level of parking does not detract from the pedestrian experience.*

9.0 Landscape Standards

Section 9.8 Berms

Add paragraph to read as follows:

Excluded in this section is anything within the existing Urban Drainage Easement.

Section 9.13 Parking Area Landscape

Paragraph 9.13.2 Internal Area within Surface Parking Areas

Change to read as follows:

Surface parking areas shall be designed to incorporate the use of landscaped islands, divider islands, berms, trees, and shrubs within the internal parking area to reduce the visual impact of parked cars. With the exception of enhanced parking areas within the Business Center, a minimum of one (1) canopy tree with a minimum three (3) inch caliper trunk shall be planted within parking areas for every nine (9) surface parking spaces. *In the event of restricted root depth over the landfill, an alternative plant species maybe used to provide equivalent landscaping.*

Due to the unique nature of the site, grouping the required island counts to provide larger parking islands that become water collectors or bio swales are encouraged. These islands shall be planted with water tolerant trees, shrubs and boulders to reduce the visual impact of parked cars while demonstrating sustainable landscapes. Sod will not be allowed within parking islands. Center islands that are not grouped together to collect water should be eliminated while end islands should remain as landscaped.

The location of such trees shall be approved by the LDRC as part of the approval of the landscape plan required by section 9.3. All trees shall be located so as to avoid damage from vehicular circulation, maneuvering, parking, and snow plowing.

Paragraph 9.13.3 Business Center Parking Area Landscaping
Change to read as follows:

Business Center Parking Area Landscaping shall follow the Internal Area within Surface Parking Areas 9.13.2.

Division 9 Landscape Standards

Section 9.14 Parks and Open Space
Change to read as follows:

It is the intent of this section to recommended general landscaping goals for public parks and public open spaces within the Lowry Community. The existing open character of the Lowry Community should be maintained in the landscape treatment of the parks and open space in contrast with the more heavily planted approach required in the developed areas. In addition to reflecting the characteristics of the natural landscape, this approach will attempt to ensure that views to the Front Range and downtown Denver will be preserved and enhanced.

Due to the nature of the landfill, the landscape treatment of the parks within Lowry Vista will be in contrast to the streetscape with its introduction of more informal plant material within formal park areas. Highly manicured lawn areas will be discouraged. Shrub Beds and a variety of shade, evergreen and accent trees will be used in a water conserving, innovative ways. Natural trails, natural plant material low water grasses or synthetic grasses and drip irrigated beds will be encouraged. Natural parks and less "recreational" parks will be encouraged.

The open space area within the Development that interfaces with the 100-acre natural off-site area should include circulator trails closer to the development connecting to the overall trail system. This trail should be highlighted with minimal light levels and low growing native grasses, transitioning down to more naturalized trails and plantings closer to the 100-acre natural off- site area.

The more natural portions of the park system should be landscaped in a character reminiscent of the indigenous High Plains prairie and associated riparian landscapes. This should be accomplished through the development of the landscape framework that includes native prairie grasses and trees.

Riparian plantings should be provided along creeks and drainage swales to provide contrast to the openness of the adjacent open space.

Mass plantings of coniferous groves should be provided to relieve the open character of the site and to direct views. Conifers should also be used on medians reminiscent of the parkways of Denver or as accent planting in lawns adjacent to buildings. The stark simplicity of the dams should remain the same, thereby accentuating the contrast, of the landform with the adjacent open space.

10.0 Streetscape Standards

Section 10.3.4 Dayton Street

Change to read as follows:

Dayton Street shall be landscaped similar to Uinta Way as a tree-lined road with linear formality created by regular plantings of large shade trees in an eleven (11) foot wide tree lawn and a twelve (12) foot-wide bike path/sidewalk along the western side of the roadway only. Final sidewalk alignment and location of trees may, however, be adjusted to respond to existing conditions.

This section does not refer to the east-west street in the Lowry Vista development which shares an intersection with Dayton Street, but will have its own name and unique identity addressed in 10.3.7 Other Roadways.

Section 10.3.7 Other Roadways

Change to read as follows:

Other roads within Lowry Vista shall be landscaped with a single row of, large shade trees on both sides of the roadway. A minimum of five (5) foot wide sidewalks shall be provided along both sides of the residential roadways and a six (6) foot sidewalk shall be provided within the Business Center. Sidewalks shall be separated from the road-way with an eight (8) foot wide tree lawn/*buffer* unless adjacent to a right of way that contains an existing sidewalk or other areas with limitations. Five (5) foot wide bicycle lanes will be provided along both sides of 8th Avenue; bicycle lanes associated with residential collector streets will vary.

As appropriate, median boulevards or parkways have been proposed for the Business Center and within residential neighborhoods. Where possible, five (5) to six (6) foot wide sidewalks shall be provided on either side of the roadway, separated by a minimum eight (8) foot tree lawn/*buffer*. A single row of street trees will be provided on either side of the roadway, with a single or double row planted within the median.

Irrigated sod shall be limited along the eight (8) foot wide buffer zone unless a low water turf is used, but more encouraged would be the use of a combination of any approved low

water turf, low water shrubs, crusher fines paving, stone paving, or other combination in the buffer.

Add following Section:

Section 10.3.9 Alameda Avenue

Alameda Avenue where it abuts the Lowry Vista Development will be maintained as a tree-lined roadway with linear formality created by regular plantings of large shade trees in an existing tree lawn. The existing 8' sidewalk separated from the roadway by the tree lawn will remain, and will be extended along the full length of the property.

10.4 Additional Streetscape Standards

Change to read as follows:

10.4.1 Street trees in tree lawns shall be uniformly spaced along all new and existing streets and shall be spaced not more than fifty (50) feet apart on center at street lights; elsewhere a spacing of thirty (30) feet to thirty-five (35) feet minimum is recommended *but will ultimately be determined by the restrictions of planting over the landfill*. Final spacing should be determined by street light location, tree species, size at maturity, and lot sizes. To the extent that adjustments in the spacing of trees is required due to the location of driveways, streets, alleys, signs, lights, *and the restriction from the existing site conditions/restrictions* or other similar obstacles, such adjustment shall give due consideration to maintaining a uniform spacing along the thoroughfare.

Section 10.6 Sidewalks

Add to exiting paragraphs

10.6.2 Sidewalks shall be constructed of concrete, brick, or concrete unit pavers. If concrete color is used, it shall *preferably* be subdued earth tones, *but can have accent colors approved by the LDRC*. Only concrete unit pavers and paving bricks specifically designed for sidewalk paving according to industry standards shall be used.

10.6.3 Stamped concrete, seeded concrete, and glazed or smooth, slippery surfaces are prohibited. *Concrete impressions may be allowed as long as they do not cause a slippery surface, and must be approved by LDRC.*

11.0 Site Improvements

No change

12.0 External Illumination

Section 12.4 Street Lighting

Replace Section:

Section 12.4.4

Residential street lights will be direct-buried thirty (30) feet poles and incorporate the use of sustainable luminaries where possible. Fixtures, lenses and pole examples are provided in Appendix 4 and discussed in Appendix 3.

Replace section:

Section 12.4.5

Streetlights shall incorporate the use of sustainable luminaries where possible.

Section 12.5 Pedestrian Lighting

Replace Section:

Section 12.5.1

Pedestrian street lights will be on poles a maximum of fourteen (14) feet in height and spaced at least thirty (30) feet apart. Sustainable luminaries shall be incorporated where possible. Pedestrian trail lighting shall minimize light pollution near the 100-acre natural area that is off site and should be focused on the trails closer to the Development. Pedestrian trail lighting should minimize brightness and reduce or turn off at typical park closure times. Fixtures, lenses and pole examples are provided in Appendix 4 and discussed in Appendix 3.

Replace section:

Section 12.5.2

Poles and luminaries shall be the color specified in Appendix 3.

Replace Section:

Section 12.5.4

Pedestrian scale lighting shall incorporate the use of sustainable lighting where possible.

Section 12.7 Accent Lighting

12.7.2 Primary use buildings shall employ accent lighting of their entrances and façades facing any street or associated parking area.

Replace section:

Section 12.7.3

Architectural lighting shall incorporate the use of sustainable lighting where possible.

13.0 Signs

Section 13.9 Lowry Vista Town Center Signage

Lowry Vista anticipates creating a comprehensive signage district program to ensure quality, consistency with the character prescribed in section 4.3.2 of this document (Lowry Vista Town Center) tailored the specifics of the site and market conditions. The plan's purpose will be to create the policy for a comprehensive and balanced system of signs and street graphics to facilitate the enhancement and improvement of the Lowry Vista Sign Plan. The encouragement of innovative signs and street graphics will aid in the creation of a unique shopping, commercial, and residential areas, facilitate an easy and pleasant communication between people and their environment and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. At this time it is anticipated that the signage plan will include the districts found in the plan below.



Signage District Plan

14.0 Utilities

No Change

15.0 Construction Activities

No Change

16.0 Maintenance

No Change

Appendix 1: Approved Façade Materials

Change to read as follows:

Non-Residential

No Change

Brick

Shall be at least 3,000 psi face brick, type FBS, grade SW

Color ranges shall complement the *scenic natural Beauty found in the Natural area and mountain vistas*.

Manufacturers to be approved by LDRC.

Roofing

Provide roofing inspection. All run-off is to be piped to storm sewer or drainage facilities.

Appendix 3: Approved Street Furniture

The following site furniture list has been modified as noted below for the Lowry Vista project.

Street Lights

Street lights to be determined

Pedestrian Lights

Pedestrian lights to be determined

Benches

Arcata Bench with Polysite Seat, Backed Bench with or without arms, or backless model, by Landscape Forms or other recycled content bench approved equal. Color Metal.



Trash Receptacles

Scarborough Litter Receptacle, vertical stripe with removable liner, by Landscapeforms, or other recycled content receptacle approved equal. Color Metal.



Bicycle Racks

Bola Bike Rack, by Landscapeforms, or other recycled content rack approved equal. Color Metal.



Landscape Bollards

Annapolis Bollard, by Landscapeforms, or other smart bollard with solar powered recycled content bollard approved equal. Color Metal.



Appendix 4: Approved Fixture, Lens, and Pole

Use the pedestrian lights in Appendix 3.

All light fixtures, included public service fixtures are encouraged to be sustainable, environmentally friendly lights were possible.