



CLEAR CREEK CROSSING

WHEAT RIDGE, CO

Design Pattern Book

January, 2018

Revised - January 2020 - Case #WZ-19-09



Evergreen
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EXPLANATION OF AMENDMENTS



- January 2020 – Case No. WZ-19-09 -
Administrative amendment of the ODP and DPB to modify the boundary between PA 1 and PA 2. The revised boundary reflects the parcel and ownership boundaries and coincides with the SDP boundary for PA 1. The boundary was revised on all pages depicting PA 1 and 2 including on all full site diagrams, planning area diagrams, and key maps. In addition, the planning area connectivity icons were shifted to straddle the modified boundary and to maintain two connections.

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0.0 - DESIGN REVIEW PROCESS



0.0 Schematic Design Review Process



GENERAL COMPLIANCE

Clear Creek Crossing ODP must comply with all applicable statutes, ordinances, rules and regulations promulgated by the City and other governmental entities which have jurisdiction over the Project, including revocable permits in the right-of-way (ROW), Americans with Disabilities Act, building permits, and permits for other public works matters.

APPLICABILITY

All development within Clear Creek Crossing is subject to the Clear Creek Crossing Design Pattern Book. Design review shall be conducted by the Architectural Control Committee (ACC) as established by the Master Developer and the City of Wheat Ridge.

OBJECTIVE

The objective of the design review process is to create a clear, consistent, and predictable process for development at the Project. The ACC shall perform schematic design review prior to the planning review process required and conducted by the City of Wheat Ridge.

SUBMITTAL REQUIREMENTS

The Applicant team shall meet with or submit approved design documents to the ACC at the following four key Project phases: Pre-Application Conference, Schematic Design, Design Development, and Final Recordation Phase. Informal design review meetings may be requested by the Applicant at any point in the development process as necessary to identify solutions on specific issues.

PRE-APPLICATION MEETING

A pre-application meeting shall be held between the Applicant and with both the ACC as well as City of Wheat Ridge to review the scope of the Project, the design review process, and identify all requirements, presumptions and considerations. The Applicant shall submit at the pre-application meeting the following:

- Intent Statement
- Development scope, Project uses and adjacent uses, and Project description
- Context Photos
- Conceptual Site Plan
- Conceptual Elevations, are encouraged
- Any special considerations

SCHEMATIC DESIGN

The Applicant team shall submit a Schematic Design Development Plan to the ACC. The ACC will request a meeting to discuss the application within 14 days from the receipt of the Schematic Design Plan. At this meeting, the Schematic Plan will be reviewed for compliance with the ODP and Design Pattern Book. In addition, the Application will be reviewed for its overall compatibility with the Project Vision Book. The applicant shall submit the following:

- Narrative describing elements of Project design and their compliance with the ODP and DPB.
- Site Plan
- Floor Plans
- Elevations

APPROVAL

The Schematic Design Development Plan shall be reviewed and comments shall be provided by ACC to Applicant within 14 business days after receipt of such submittal. ACC shall approve, recommend revision and re-submittal for subsequent Schematic Design Review or deny the submittal.

0.1 Design Development Review Process



DESIGN DEVELOPMENT

City Staff shall include the Clear Creek Crossing ACC in its referral process as it relates to documents and plans submitted to City of Wheat Ridge within the requirements of Specific Development Plan review and approval processes. The ACC will provide comments on these documents and plans to Wheat Ridge planning staff as requested in referral correspondence. Schematic Design review comments and approval correspondence will be provided to Wheat Ridge planning staff as an attachment to the referral comments. The City of Wheat Ridge Planning Commission has the ability to grant waivers to the standards set forth in this Design Pattern Book through a Specific Development Plan public hearing.

MODIFICATION OF DESIGN STANDARDS

These Design Standards are intended to have some flexibility. The ACC, with Wheat Ridge Community Development Director review and approval, may grant an alternative to a design standard if it finds the Applicant has satisfied the following:

- Alternative is consistent with the stated intent of the design standard.
- Alternative achieves or implements the stated intent to the same degree or better than strict compliance to the design standard would have achieved otherwise.
- Alternative will not create adverse impacts on adjacent developments.

AMENDMENT OF DESIGN PATTERN BOOK

The ACC shall be permitted to recommend amendment of the text of the Design Pattern Book at any time. However, if the ACC elects to amend the text of any of the provisions, such amendment shall not be effective until the ACC obtains written approval of the consent of the Wheat Ridge Community Development Director.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Committee:

- 3 seats, appointed by mutual agreement between the Developer and City of Wheat Ridge Community Development Director:
- 2 seats held by the Developer
- 1 seat held by City of Wheat Ridge Planning Staff member

Summary of Schematic Review Procedure and Architectural Control Committee's Role:

- Submittal to ACC for Schematic Design Review and Approval
- ACC provides letter to City regarding required schematic design review indicating plans are consistent with the intent of the overall development including any conditions or stipulations of approval.
- City of Wheat Ridge referral to ACC during SDP review and approval processes.
- ACC provides letter from to City regarding SDP document referrals, describing any significant differences from approved schematic design and including any additional comments relative to the design intent of the proposed site plan.





1.0 - PROJECT OVERVIEW



1.1 Property Description

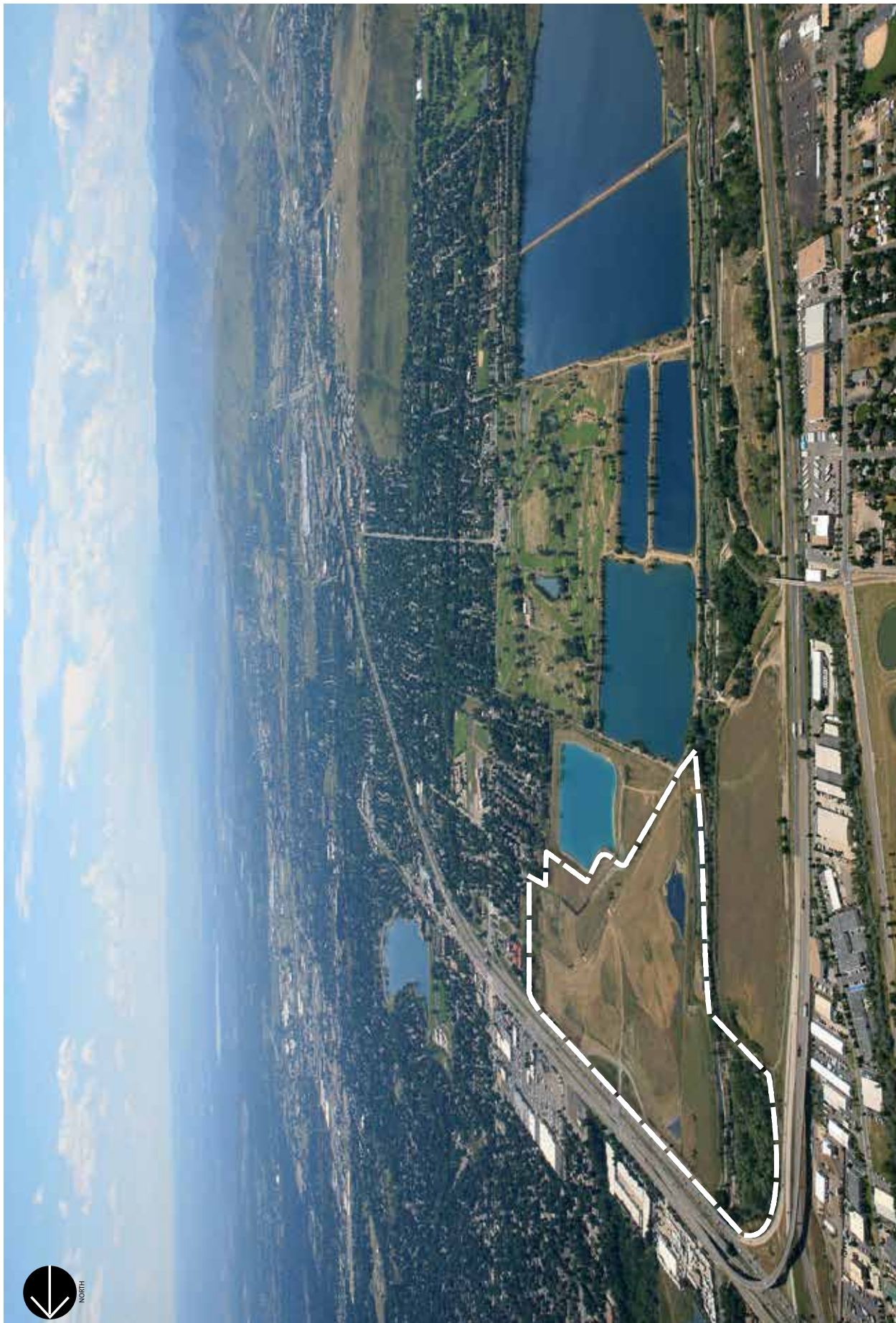


Located at the southwest quadrant of Hwy 58 and I-70 in Wheat Ridge, Clear Creek Crossing is an 100-acre Planned Mixed-Use development, including retail, entertainment, hotel, multifamily residential and employment land uses. With the site's proximity to Clear Creek, the Project will include a strong connection to the creek with its trail networks to and through the planned development. Clear Creek Crossing's community-driven approach will embrace simplicity in its design, taking cues from the natural beauty and history of the location while taking advantage of visibility and direct accessibility to a major freeway corridor, providing the community with exciting new opportunities to live, work, shop, dine, stay and play.

Clear Creek Crossing Outline Development Plan (ODP) includes eight (8) planning areas, each with unique development standards. The site's location at the junction of I-70 and Hwy 58 offers an opportunity for a wide mix of uses within the planned development, given its superb visibility and accessibility, via planned ramps directly into Clear Creek Crossing. The site envelopes a significant portion of Clear Creek and its associated trail, providing existing connections to regional trails and surrounding communities. Refer to the Clear Creek Crossing ODP for the allowable use chart and a depiction of the individual planning areas. Specific Project guidelines and land development standards are detailed in the Clear Creek Crossing Design Pattern Book, intended to provide clear and consistent direction for the future development of the Project.



1.1 Vicinity Map



1.2 Purpose and Guidelines



The Clear Creek Crossing Design Pattern Book, (the “CCC-DPB”) serves as a complementary document to the Clear Creek Crossing Planned Mixed Use Outline Development Plan, (the “CCC-ODP”) approved pursuant to Case No. WZ-16-07. The purpose of the CCC-DPB is to establish design and regulatory guidelines adopted by City of Wheat Ridge, intended as a guiding document that works with the CCC-ODP. Included with the CCC-ODP submittal, the Clear Creek Crossing Vision Book articulates the conceptual design direction of the planned mixed use development, whereas the CCC-DPB and ODP provide the framework for guiding the development requirements and design direction through the various Specific Development Plan approvals that will be processed throughout the duration of Project’s development.

The CCC-DPB establishes guidelines as well as standards for Clear Creek Crossing, through the application of rules and regulations with the intention of creating a unique mixed-use environment optimally suited to its location at the confluence of a state highway and interstate freeway. These guidelines will establish a framework to guide developers, users, tenants and their respective design teams through the process of creating a clear and consistent design aesthetic that will work in unity with each of the Project’s Planning Areas, while contributing to the greater whole that is the City of Wheat Ridge. While the goals established in the CCC-DPB are meant to provide a clear and consistent direction for the initial and future development, they are also intended to be reasonably flexible. As market conditions change and building uses and types evolve over time, these guidelines are intended to encourage a level of design creativity that contributes to the uniqueness and sense of place envisioned for Clear Creek Crossing. The guidelines and standards set forth must strike a balance between flexibility and predictability as follows:

1. Recognize that the Project will be developed over time;
2. Create and maintain a standard of quality that will sustain value;
3. Promote a cohesive development pattern, while allowing for diversity and variety in the design and construction of individual Projects; and
4. Guide city planners, designers, developers and users/owners in making consistent choices that reinforce the Project goals.

1.3 Planning Goals



PROJECT GOAL:

The overall goal for Clear Creek Crossing is to create a thriving mixed use environment that creates a strong sense of place and provides the community with a gathering place in an environment that is safe, comfortable, casual and enjoyable to visitors of all ages. The development plan will guide the combination of a variety of uses such as retail, restaurant, hospitality, entertainment, multifamily residential, office and/or employment into a cohesive Project with strong patterns that are walkable and easily identifiable, with well-balanced groupings of buildings that work together to enhance not only the overall character of the Project, but its surroundings as well. The character of Clear Creek Crossing will be defined by its unique architectural style, pedestrian plazas, multi-use trail connections and cohesive unifying elements that integrate its varied land uses into one Project that enhances the community with its unique identity.

CORE DESIGN OBJECTIVES:

The core architectural and urban design values in the Clear Creek Crossing Development Plan should be implemented through the following objectives:

- Create a diverse, mixed use context that creates a strong sense of place and a destination for the surrounding communities.
- Develop a master site plan that encourages connectivity of uses through vehicular and pedestrian circulation where possible given the constraints present within the site.
- Provide a rich and diverse network of streets and pedestrian walks and bike ways that connect the Project both internally and externally to surrounding neighborhoods, in a meaningful way providing the user with a unique experience not found elsewhere.
- Create a walkable outdoor experience that extends the hours of activities and provides the community with a central gathering space that offers a variety of activities for everyone to enjoy.
- Establish an architectural theme that connects to the history of the site and community, while encouraging progressive design with high quality and efficient materials.

1.4 Document Organization

The Clear Creek Crossing Design Guidelines are organized into six categories:

- Site Design
- Building Design / Architectural Elevations
- Product Standards
- Landscape
- Lighting
- Signage

Each of the topics are then comprised of three major components that shall provide a guide for developers and designers through the process.

- Design Intent
- Design Standards
- Design Guidelines

DESIGN INTENT

The Intent Statement serves as a big picture goal with objectives establishing principles for the design topic. In areas where there may not be a specific Standard or Guideline, the Intent Statements are used to provide the design team with direction in resolving any questions or lack of clarity that the Outline Development Plan does not address. These Intent Statements should not be used, in and of themselves, as Standards or Guidelines.

DESIGN STANDARDS

Design Standards are prescriptive criteria that provide specific directions based on the Intent Statements. These Design Standards denote issues that are considered essential and will use the term "shall" to indicate that compliance is required.

DESIGN GUIDELINES

Design Guidelines provide the designers with additional considerations and alternative ways to accomplish the Intent Statements. The Design Guidelines are not mandatory criteria but will be considered a strong desire of the development. Design Guidelines use the term "should" or "may" to denote direction considered appropriate rather than mandatory in accomplishing the Intent Statement.

1.5 Site Planning Approach



When developing the Clear Creek Crossing site plan, consider physical characteristics and surrounding interests.

1. First and foremost, recognize the impacts of traffic to and through the site, outside of any site design, but given the uses being requested based on relevant market demand. Limit allowable development based on what "Phase Two I-70 Improvements" can support.
2. Consider the relative peripheral location of the site, and how it connects to surrounding established neighborhoods as well as to the region/city.
3. Consider physical characteristics of the site including topography as well as set public street and freeway ramp connections and their related constraints such as A-line, the Colorado Department of Transportation "access control line" is used to regulate the "control of access" to interstate rights-of-way and designated frontage roads for both transportation and non-transportation purposes. All land owners adjacent to "access control lines" are restricted from each and every right of access, from or to any part of Clear Creek Crossing Drive and the west-bound Interstate 70 off and on ramps, including the ability to ingress and egress properties adjacent and abutting the access control. Recognize that there are two streets in the Project, connecting offsite to the east and south and terminating in the Project where they connect to create a signalized intersection within the Project.
4. Ensure that site planning efforts on this phase of CCC will not constrain future phases, including Molson Coors land as well as proposed extension/connection of Clear Creek Dr to Hwy 58, neither of which are included in this ODP.

Set site planning priorities to guide successful Project outcomes.

1. Create marketable parcels to support the feasibility of CCC:
 - a. Parcels, especially retail and hotel, should maximize opportunities of an interstate location, focusing on accessibility as well as visibility to broaden market as much as possible, capitalizing on "drive-by I-70" traffic, whether as commute or mountain trip.
 - b. Multifamily residential and hotel parcels should capitalize on view corridors as well as connections to other parcels for working and shopping.
 - c. Employment parcel should respond to a user's likely site design requirements to maximize marketability, including:
 - i. Multiple buildings with varying functions and required interconnectivity,
 - ii. Large parking fields to accommodate parking-ratio requirements and optimize access to buildings from parking lots,
 - iii. Ring road providing access to parking fields as well as building entrances,
 - iv. Allow walls, fencing, security gate, etc. depending upon Employer's operational needs.
2. Recognize that retail sales tax revenues from future users/tenants support the overall feasibility of this Project.
3. Meet parking requirements of users as a peripheral location is vehicle-oriented.

Design circulation networks (vehicular/pedestrian/bicycle) to be effective onsite as well as offsite

1. Consider 'who' will be visiting CCC and facilitate where they need to go, both with the Project and in terms of access to/from CCC:
 - a. Employees and Employment Campus Visitors
 - b. Apartment residents
 - c. Hotel guests
 - d. Retail shoppers
 - e. Local and "Regional Traffic" Diners
 - f. Drive-through customers, whether to bank(s), fuel, restaurants or "other" such as pharmacy, car wash, package pick-up, etc.
 - g. Traffic with no intentions of stopping at CCC, including local traffic as well as "bypass" traffic avoiding I-70 issues.
 - h. Visitors to Clear Creek Trail, whether driving, walking or cycling to and through the site, potentially with an intention of shopping or dining.
2. Maintain pedestrian/cyclist connectivity. Safety should be a high priority in design.

1.5 Site Planning Approach (cont.)



Determine the overall approach to site planning for the Project, from which development standards will be established.

1. Walkability and connectivity are high priorities for this mixed-use development.
2. Interstate visibility corridors are significant factors in marketability of parcels and drive value for many parcels. Given this consideration, view corridors must be maintained and in many locations along both Clear Creek Dr. and 40th Avenue, the street-oriented building placement is not the best approach to developing an effective master site plan.
3. Natural amenities define the uniqueness of the site and should be embraced whether through view corridors to the mountains and creek, or through a circulation plan that integrates on the on-site multi-use trail and sidewalk system with existing sidewalks and regional trails.

Planning Area (PA) access points should respond to Circulation Plan as well as likely uses within each PA and adjacent PAs.

1. PA site design should respond to street and pedestrian circulation system (see Sections 2.2 Streets & 2.3 Pedestrian Connectivity) as well as future users' site requirements in a way that supports parcel marketability but also promotes the Project vision, connecting the proposed land uses within the Master Plan as well as to the community.
2. PA site design should consider requirements and constraints of physical characteristics of each respective area.
3. PA site design should facilitate connections between planning areas as well as throughout the Project in order to encourage an optimally functioning mixed-use development.

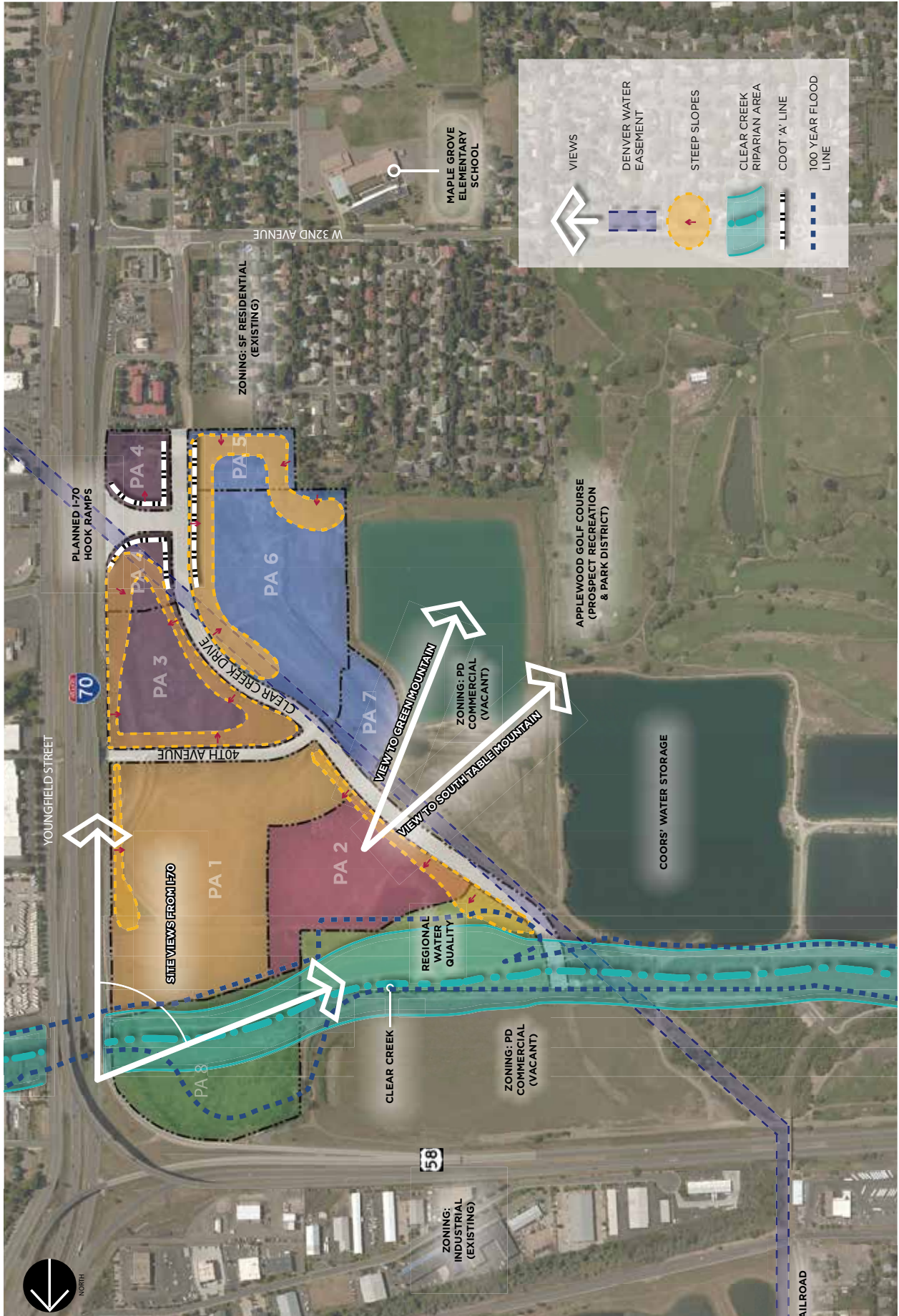
1.5.1 Site Analysis and Constraints



The site planning approach for Clear Creek Crossing is influenced by several key opportunities as well as constraints presented by the existing site conditions that drive the development plan. The proximity to Clear Creek as well as its regional trail, and spectacular views of Green Mountain and South Table Mountain are significant to the site as a whole and especially to Planning Area 2's multi-family residential use; its location directly adjacent to this corridor aims to embrace the Creek and associated views and to provide convenient access for the residents to the Clear Creek Trail. The I-70 visibility corridor drives the location of all the site uses, especially as it pertains to visibility of retail and commercial uses. The CDOT "access line" or "A-Line" which restricts any access drives in this defined area associated with the freeway ramps, limits access point flexibility to several parcels also directing the overall traffic patterns in the development. Also, the steep slopes throughout the site drive where access points can be placed along public roadways and influence opportunities for cross access between planning areas. The Denver Water easement that runs through the site constrains land use options given the restrictions on various elements within that easement. Lastly, the 100-year and 500-year flood plains further constrain the site overall.



1.5.1 Site Analysis and Constraints Diagram



1.6 Concept Description & Site Plan



Clear Creek Crossing will focus on creating a strong sense of place, protecting the area's heritage while introducing a wide array of land uses to a site located at a key confluence of a major traffic corridor. The planned development will celebrate the intrinsic values that define the City of Wheat Ridge, embracing the simple beauties of the landscape in an authentic gesture. Through a community-driven approach, Clear Creek Crossing has been planned around the priority of connecting the surrounding neighborhoods and the Clear Creek Trail. The unified design elements will connect the various uses within the planned mixed use development particularly at the ground plane, with site signage. Pedestrian circulation, and landscape elements providing common visual cues across the development.

Through the use of unifying design elements, including architectural style, landscape design, urban design with special attention paid to its public spaces, this Project is envisioned to be unique and authentic in its uses and architectural style, while still providing a cohesive experience for the user. The overall design theme for the Project is a modern agrarian design aesthetic that blends traditional agrarian forms and materials with modern archetypes and users. The Project is envisioned to be one grown from the earth with a strong emphasis on the base plane and the buildings integration with the site and surrounding context. With the site's proximity to Clear Creek, along with the rich history of the area, the overall character of the Project will focus on a strong connection to the creek through the trail networks, signage, wayfinding graphics, and other site amenities.



1.6.1 Concept Site Plan







2.0 - SITE DESIGN



2.1 Development Standards



The CCC-ODP includes eight (8) Planning Areas. Each Planning Area has a distinct set of development standards, providing an overall foundation upon which all future development shall be built. In the CCC-ODP, employment uses abut the interstate within PA-1, providing maximum visibility and access from high traffic corridors, specifically I-70 to the east and Hwy. 58 to the north. Residential uses are thoughtfully placed to the south of Clear Creek and west of the employment uses in PA-2, providing opportunities for beautiful, unobstructed mountain and creek views, as well as excellent trail access. The balance of the planned development allows various commercial uses including retail, office and hotel uses. Refer to the CCC-ODP map for the permitted uses chart by Planning Area.

2.2 Districts



The Districts have been created to define groupings of the eight (8) Planning Areas in the Project. The Districts are intended to provide design direction unique to the use and character of these defined areas, while still maintaining cohesive theming through the use of architecture, landscape, urban design and signage within the Project. There are five unique District types within the Project:

MILL - Employment uses, encouraging medium to high density development, with uses including corporate campus-type uses such as office, research & development, hospital, and university/education uses. Parking is likely to be a combination of surface and structure. Building height, density and setbacks reflect the site's location at the junction of a State highway and on an interstate freeway.

VINEYARD - Retail and entertainment uses including stores, shop buildings, banks, restaurants including both full-service and quick-serve and entertainment including theater and gaming. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site, while placing a priority on circulation, walkability and common site amenities. Parking will be in surface lots, with potential for a structure to serve entertainment uses. Site design at the pedestrian level, will take an urban approach in that the site will encourage walkability, connecting Planning Areas and various tenants/users/owners within them. Where possible, siting of buildings should prioritize fronting to public or private streets with parking located behind to help establish placemaking.

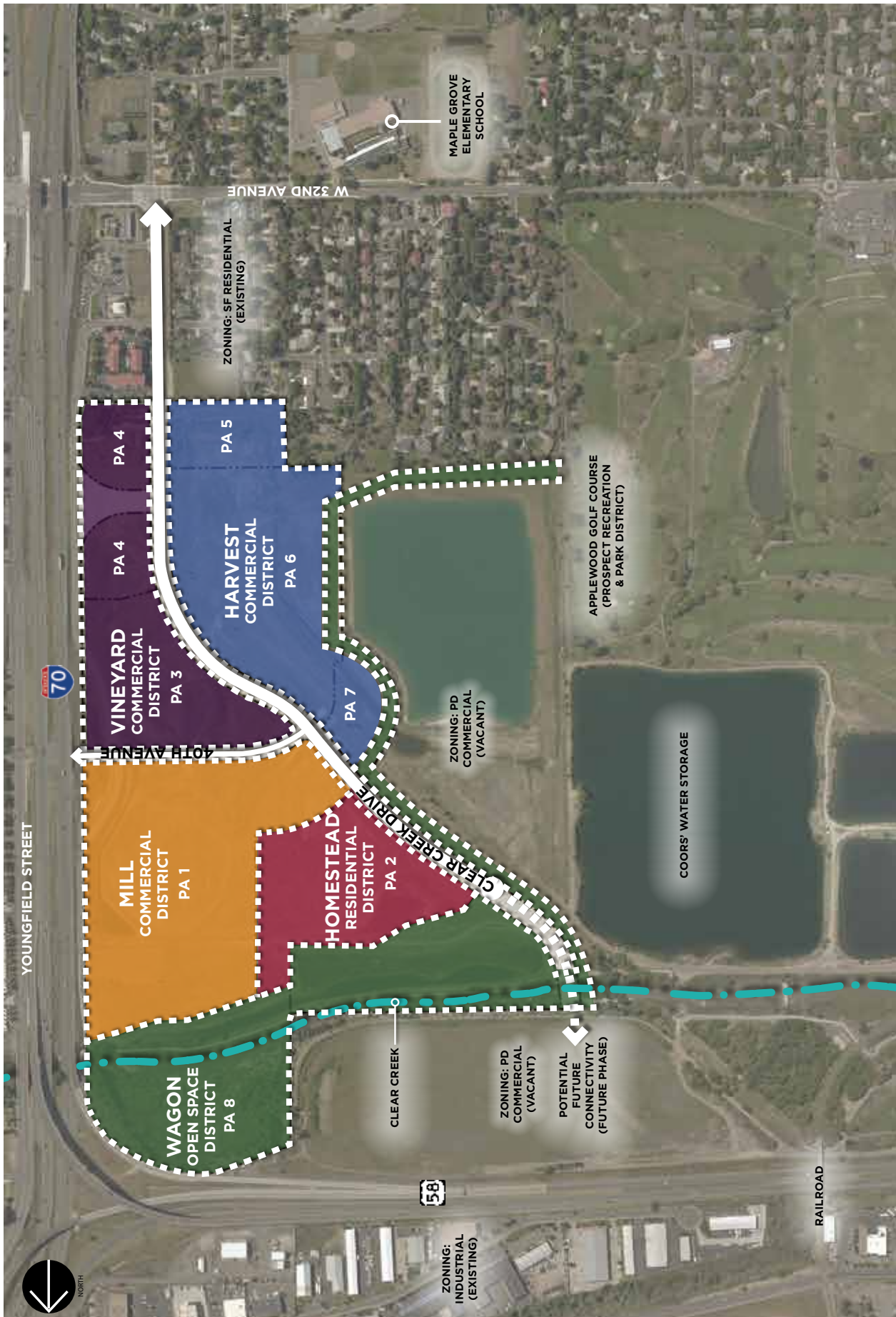
HOMESTEAD - Multifamily residential uses, including apartments and/or town home formats. Buildings shall be placed according to the requirements of the use and in consideration of the characteristics of the site, while placing a priority on circulation and walkability to other Districts including the adjacent Clear Creek Trail. Parking will be in surface lots; with above-grade garages tucked under units in buildings or in separate buildings allowed as well.

HARVEST - Retail, in the form of large-format retail with accessory small retail, restaurants and hotel uses will create the Harvest District. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site particularly its shape and vehicular/pedestrian connections to other Districts. Parking will be in surface lots with potential for a structure to serve more intense retail or hotel uses. Signage will be "brand-forward" as required by national operators but will meet the requirements of the Clear Creek Crossing Master Sign Package.

WAGON - Multi-use trail and sidewalk networks connect to all other Districts, as well as locations off-site to the north at Clear Creek Trail and to the south, at the planned trail by Prospect District connecting to the existing Applewood Golf Course and adjacent neighborhood. The trails will include common surface design, wayfinding signage, trash receptacles, benches and other amenities. Landscape will be natural and native to the region. Shade will be provided by trees and a small structure near a small surface parking lot located at the end of Clear Creek Dr. Additional street parking will be located along Clear Creek Dr, near Clear Creek and for convenient access to the existing regional trail system.



2.2.1 District Diagram



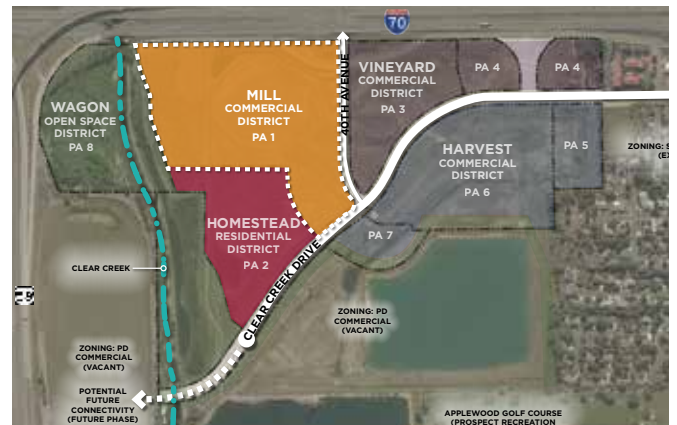
2.2.2 PLANNING AREA 1: MILL DISTRICT



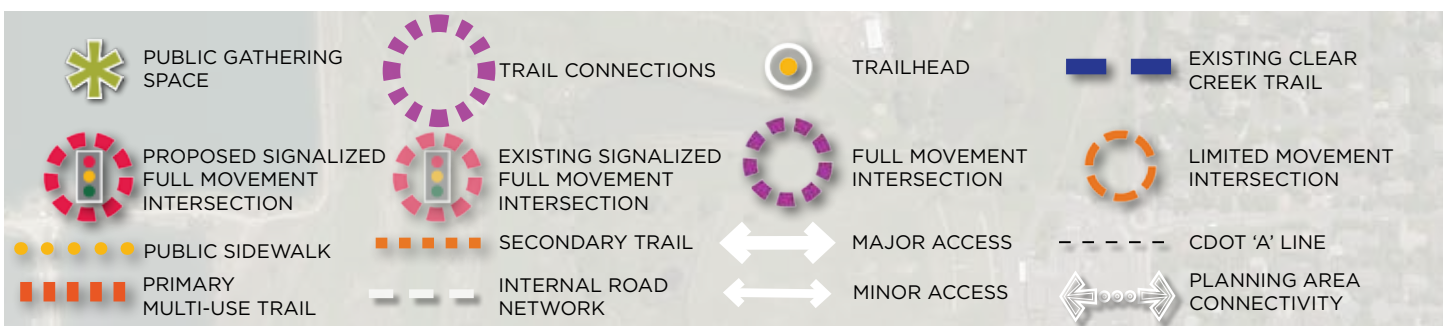
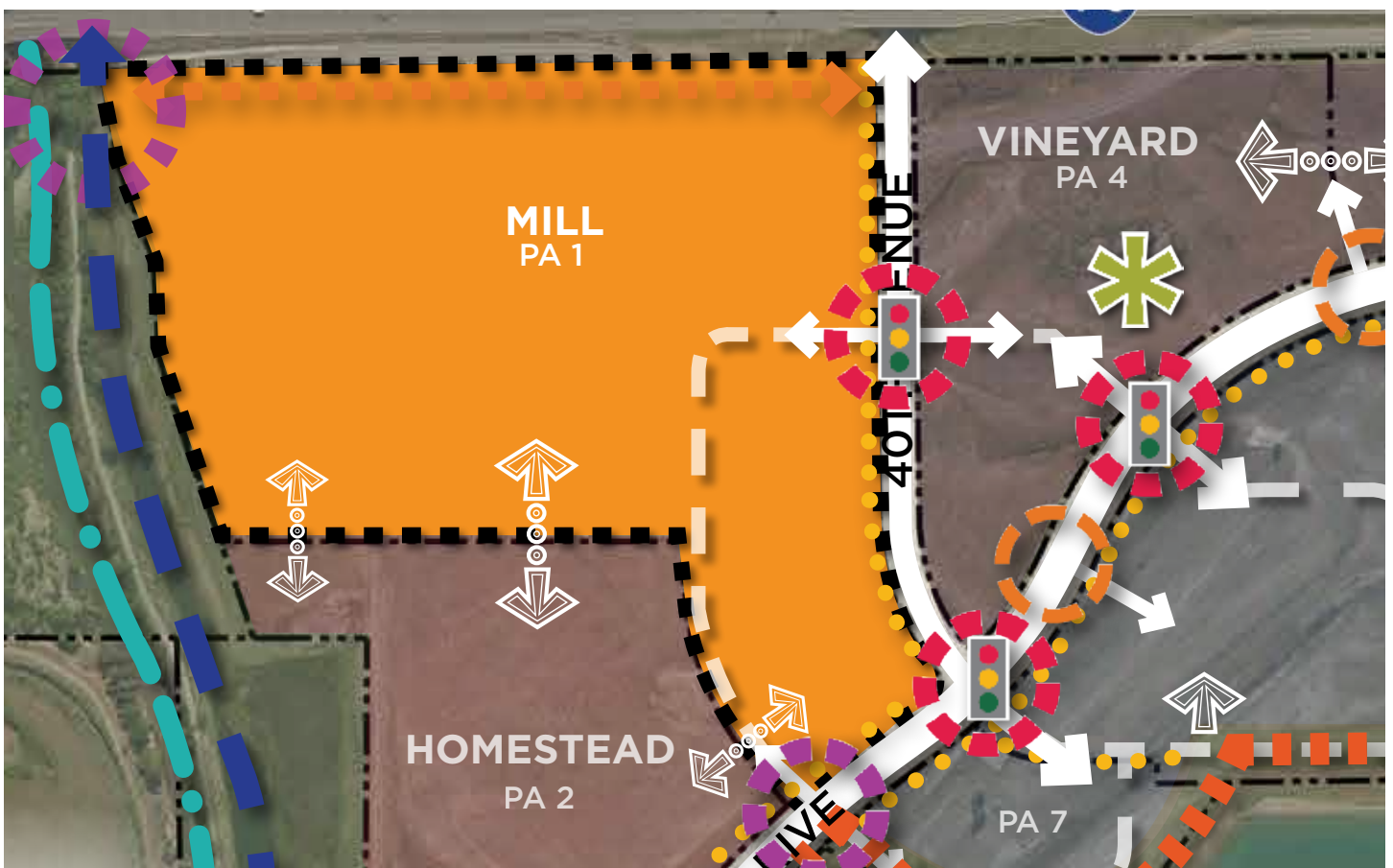
MILL DISTRICT

Employment uses encouraging medium to high density development in area adjacent to I-70 and visible from Hwy 58. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



PLANNING AREA DIAGRAM



DEVELOPMENT STANDARDS: MILL DISTRICT

DEVELOPMENT STANDARDS

PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES	
SETBACKS AND BUILDING ORIENTATION	PRIMARY EMPLOYMENT USES	
	NO MORE THAN 30% OF THE FRONTAGE OF PA-1 MAY HAVE SURFACE PARKING WITHIN 20 FEET OF A ROADWAY. PARKING MUST BE BUFFERED FROM THE ROADWAY BY LANDSCAPING AND / OR A BUILDING	
	MINIMUM SETBACK ADJACENT TO PA-2 SHALL BE 5' PER STORY	
	COMMERCIAL / RETAIL / OTHER USES	
	<u>PRIMARY STREET FRONTAGE: CLEAR CREEK DRIVE</u>	
	AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	<u>SECONDARY STREET FRONTAGE: 40TH AVENUE</u>	
	AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG 40TH AVENUE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	WHERE THE PROVIDED BUILD-TO EXCEEDS THE MINIMUM REQUIREMENT, THE EXCESS SHALL BE TRANSFERRED TO MEET THE STANDARD ON THE OTHER STREET FRONTAGE	
	MINIMUM SETBACK ADJACENT TO PA-2 SHALL BE 5' PER STORY	
	NOTE: BUILDING PLACEMENT, HEIGHT, DENSITY AND SETBACKS REFLECT THE SITE'S LOCATION AT THE JUNCTION OF A STATE HIGHWAY AND AN INTERSTATE FREEWAY	
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	PRIMARY EMPLOYMENT USES:	90'-0"
	COMMERCIAL / RETAIL / OTHER SINGLE COMMERCIAL USES:	62'-0"
	RESIDENTIAL USES:	65'-0"
	MIXED USE (DEFINED AS VERTICAL INTEGRATION OF USES):	90'-0"
PARKING	SURFACE AND/OR STRUCTURED PARKING PER SECTION 2.5 (PARKING AND SERVICE). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.6 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES	
	REFER TO SECTION 3.0 (BUILDING DESIGN)	
	REFER TO SECTION 4.0 (MATERIALS)	
	REFER TO SECTION 5.0 (LANDSCAPE)	
	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	
OTHER REQUIREMENTS	PLAZA AND GATHERING AREA REQUIREMENT, REFER TO SECTION 2.10	
	PUBLIC ART REQUIREMENT, REFER TO SECTION 2.12	

FIGURE 1:

PLANNING AREA 1: EMPLOYMENT USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

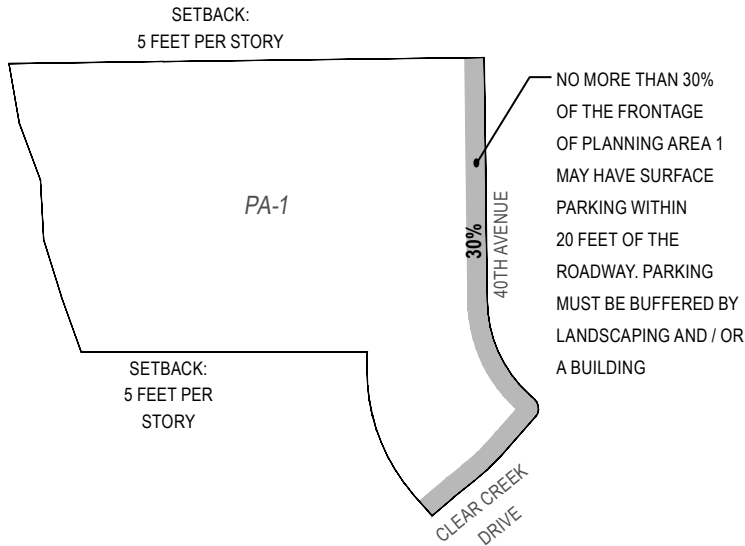


FIGURE 2:

PLANNING AREA 1: COMMERCIAL / RETAIL / OTHER USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

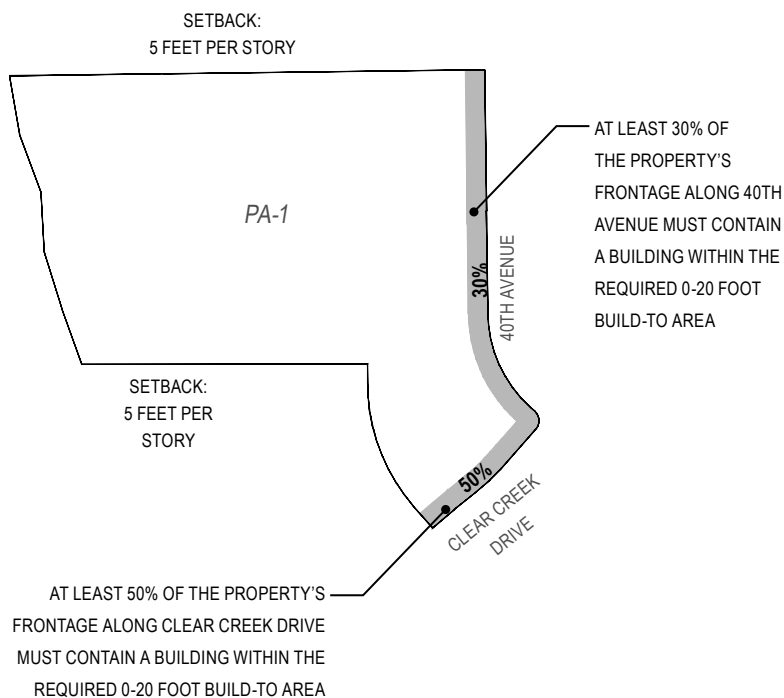
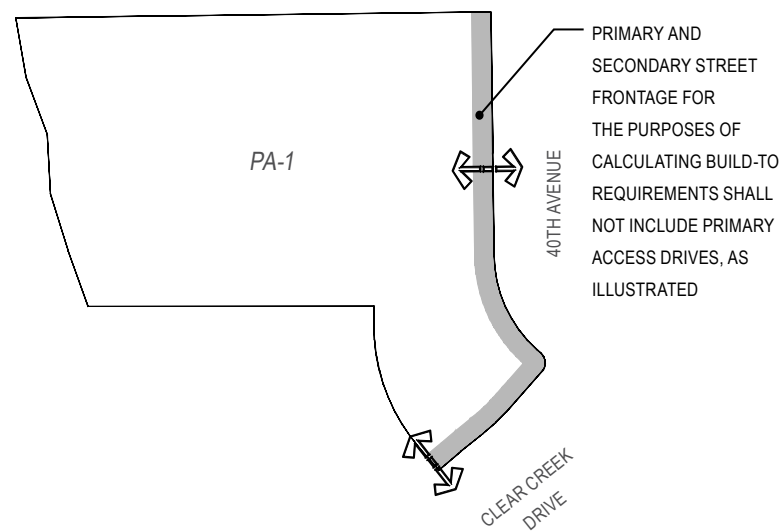




FIGURE 3:

PLANNING AREA 1

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)



2.2.3 PLANNING AREA 2: HOMESTEAD DISTRICT



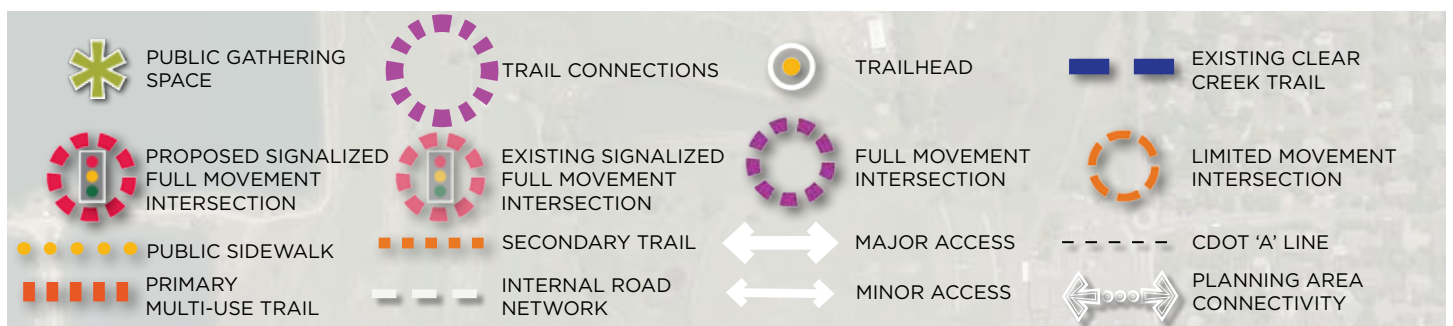
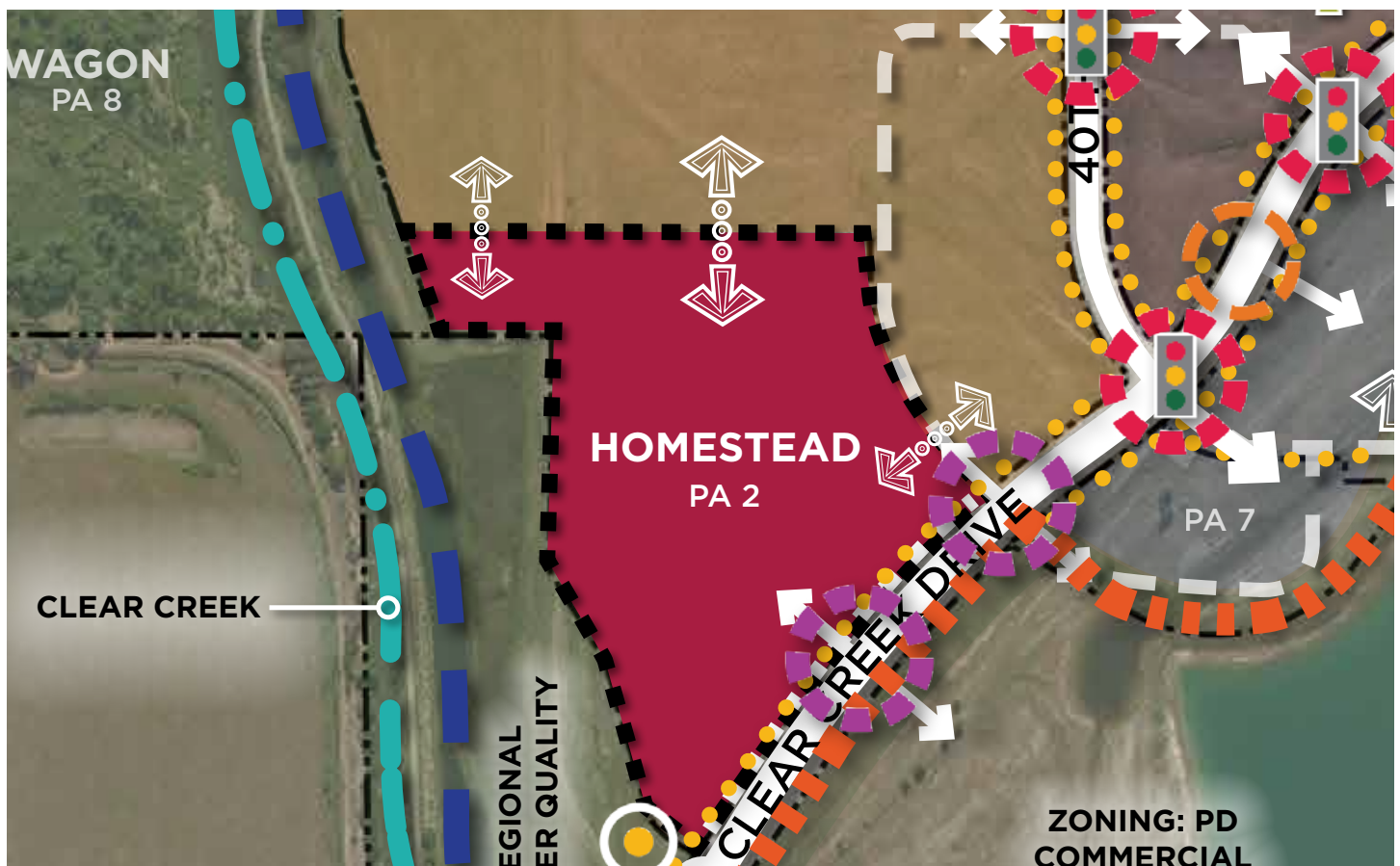
HOMESTEAD DISTRICT

Residential uses encouraging medium to high density development at a location adjacent to I-70 and visible from Hwy 58. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book. Flexibility to shift the Homestead District to other planning areas that allow residential uses.

KEY MAP



PLANNING AREA DIAGRAM



DEVELOPMENT STANDARDS: HOMESTEAD DISTRICT

DEVELOPMENT STANDARDS

PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES	
SITE PLANNING	BUILDINGS SHALL BE PLACED ACCORDING TO THE SETBACKS OUTLINED BELOW. GIVEN PLANNING AREA'S ADJACENCY TO CLEAR CREEK TO THE NORTH AND MOUNTAIN VIEWS TO THE SOUTH, BUILDINGS SHALL BE PLACED TO CAPTURE VIEWS. PEDESTRIAN CONNECTIVITY TO ADJACENT USES AS WELL AS WITH THE TRAIL NETWORK IS REQUIRED. WHEN MULTI-FAMILY USES ARE PROPOSED IN OTHER PLANNING AREAS, THE FOLLOWING DEVELOPMENT STANDARDS FROM THE HOMESTEAD DISTRICT SHALL APPLY: MINIMUM LANDSCAPE REQUIRED, MAXIMUM BUILDING HEIGHT, PARKING, BICYCLE PARKING, BUILDINGS / ARCHITECTURE, MATERIALS, LANDSCAPE, LIGHTING, SIGNAGE, AND OTHER REQUIREMENTS.	
SETBACKS AND BUILDING ORIENTATION	RESIDENTIAL USES	
	<u>PRIMARY FRONTAGE: CLEAR CREEK ORIENTATION</u>	
	AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK MUST CONTAIN A BUILDING WITHIN 0-20 FEET OF THE PROPERTY LINE ORIENTED TOWARD CLEAR CREEK	
	<u>SECONDARY FRONTAGE: CLEAR CREEK DRIVE</u>	
	AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	NON-RESIDENTIAL USES:	
	<u>PRIMARY FRONTAGE: CLEAR CREEK DRIVE</u>	
	AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN 0-20 FEET OF THE PROPERTY LINE	
	<u>SECONDARY FRONTAGE: INTERNAL DRIVE</u>	
	- AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG THE INTERNAL DRIVE MUST CONTAIN A BUILDING WITHIN THE 0-20 FOOT BUILD-TO AREA - NOTE: BUILDINGS SHALL BE PLACED ACCORDING TO THE REQUIREMENTS OF THE USE AND IN CONSIDERATION OF THE CHARACTERISTICS OF THE SITE, WHILE PLACING A PRIORITY ON CIRCULATION AND WALKABILITY TO OTHER DISTRICTS INCLUDING THE ADJACENT CLEAR CREEK TRAIL	
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	SINGLE USE, COMMERCIAL:	56'-0"
	MIXED USE (DEFINED AS VERTICAL INTEGRATION OF USES):	90'-0"
	RESIDENTIAL USES:	65'-0"
PARKING	SURFACE AND/OR STRUCTURED PARKING PER SECTION 2.5 (PARKING AND SERVICE). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501	
	1.0 SPACE PER 1 BEDROOM MFR UNIT	
	2.0 SPACES PER 2-3 BEDROOM MFR UNIT	
	2.5 SPACES PER 4 BEDROOM MFR UNIT	
	PLUS 1.0 GUEST SPACE PER 10 SPACES	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.6 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 10 UNITS, BUT NO LESS THAN 3 SPACES	
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN) AND 3.10.2 (MULTI-FAMILY ARCHITECTURE)	
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)	
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)	
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	
OTHER REQUIREMENTS	PLAZA AND GATHERING AREA REQUIREMENT, REFER TO SECTION 2.10	
	PUBLIC ART REQUIREMENT, REFER TO SECTION 2.12	



FIGURE 1:

PLANNING AREA 2: RESIDENTIAL USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

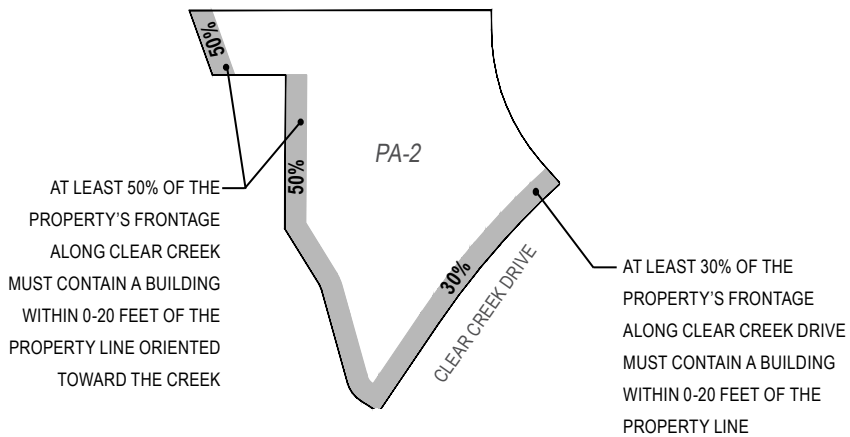


FIGURE 2:

PLANNING AREA 2: NON-RESIDENTIAL USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

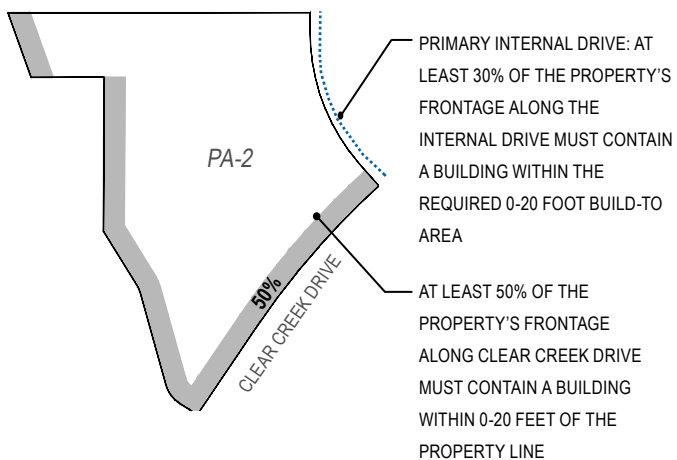
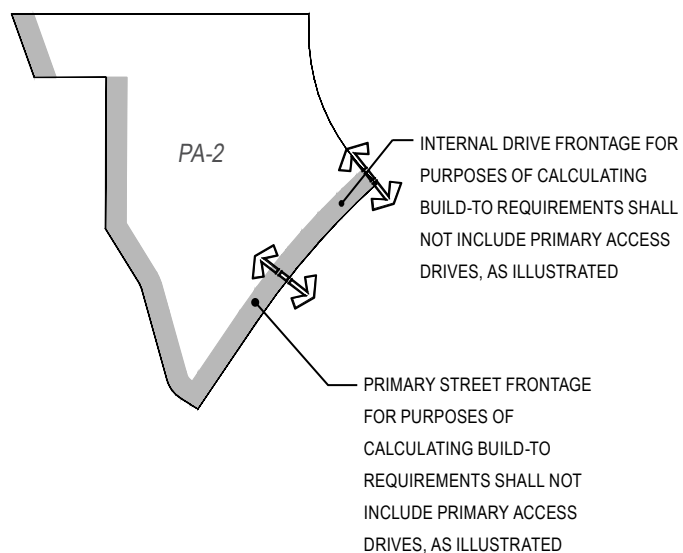




FIGURE 3:

PLANNING AREA 2

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)



2.2.4 PLANNING AREAS 3-4: VINEYARD DISTRICT



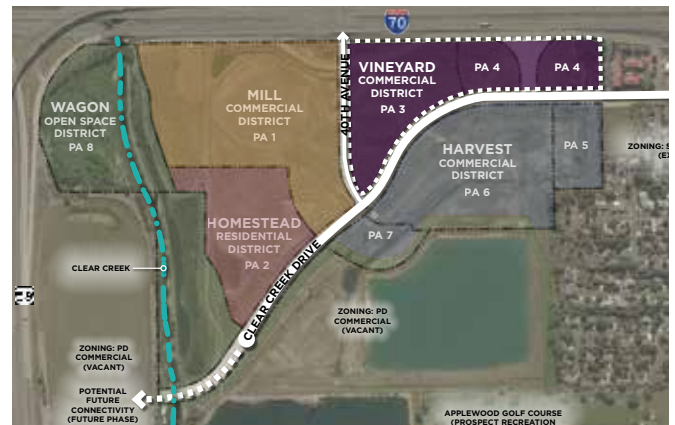
VINEYARD DISTRICT

Planning Area 3: Commercial uses including retail, restaurant and entertainment at a highly visible and accessible location adjacent to I-70.

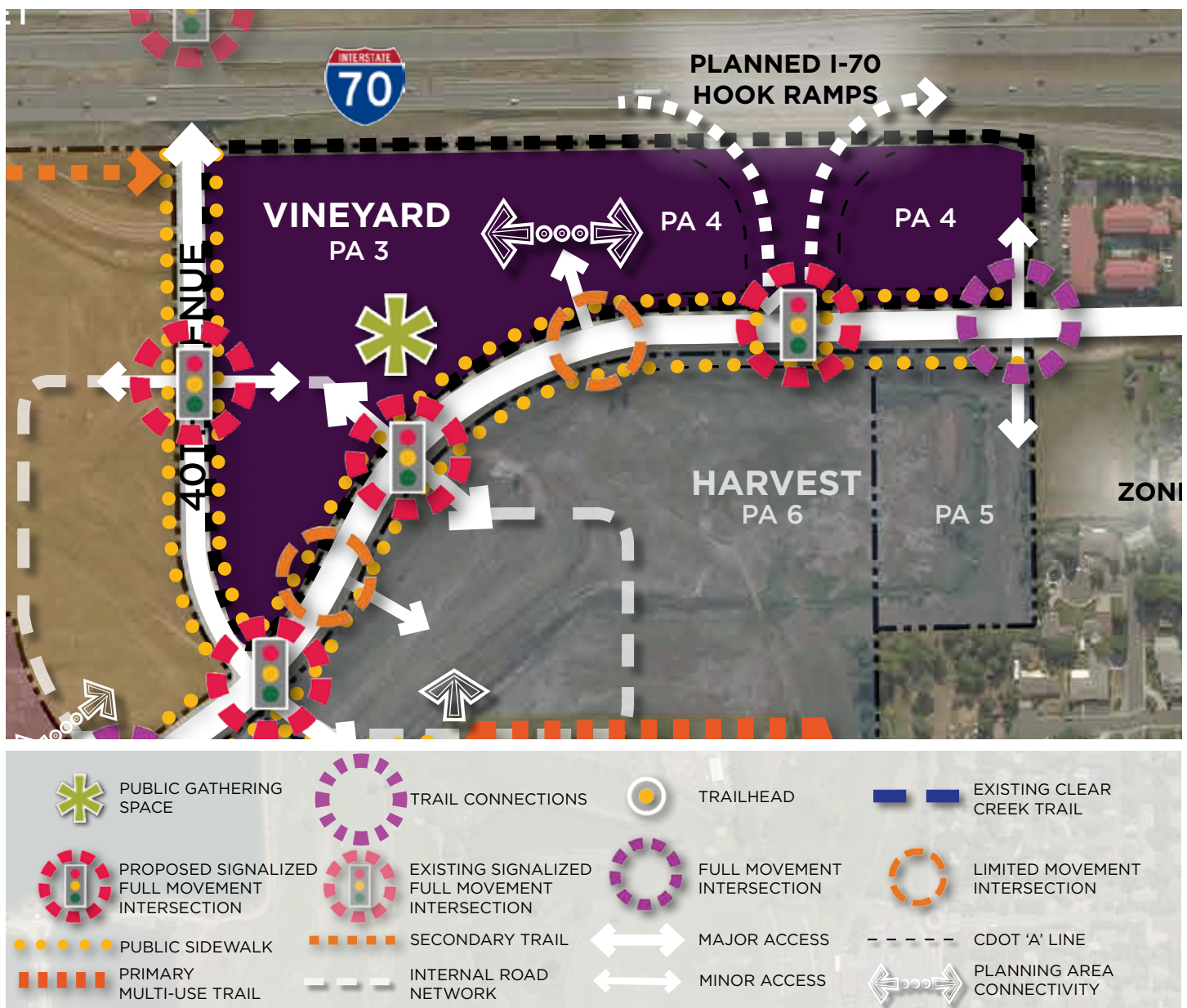
Planning Area 4: Commercial uses including retail and restaurant on highly visible and accessible pad locations north and south of the planned westbound I-70 hook ramps.

Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



PLANNING AREA DIAGRAM



DEVELOPMENT STANDARDS: VINEYARD DISTRICT

DEVELOPMENT STANDARDS: PLANNING AREA 3

PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES	
SITE PLANNING	BUILDINGS SHALL BE PLACED ACCORDING TO THE SETBACKS OUTLINED BELOW. BUILD-TO STANDARDS FOR PLANNING AREA 3 SHALL BE REQUIRED ON CLEAR CREEK DRIVE, 40TH AVENUE AND/OR PRIVATE INTERNAL DRIVES.	
SETBACKS AND BUILDING ORIENTATION	<u>PRIMARY FRONTAGE: CLEAR CREEK DRIVE</u>	
	AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	<u>SECONDARY FRONTAGE: 40TH AVENUE</u>	
	AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG 40TH MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	WHERE PROVIDED BUILD-TO EXCEEDS THE MINIMUM REQUIREMENT, THE REQUIRED BUILD-TO REQUIREMENT ALONG THE OTHER STREET FRONTAGE MAY BE REDUCED BY AN EQUAL AMOUNT. THIS TRANSFERABILITY APPLIES TO 40TH AVENUE, CLEAR CREEK DRIVE, AND THE INTERNAL PRIVATE DRIVE	
	A SETBACK OF 5 FEET PER STORY SHALL APPLY FROM THE PROPERTY LINE ABUTTING INTERSTATE 70	
	MODIFICATIONS AND VARIATIONS TO THE BUILD-TO CAN BE APPROVED DURING THE SDP PROCESS, WHERE THE INTENT OF THE BUILD-TO REQUIREMENT IS BEING MET	
	NO PARKING SHALL BE ALLOWED WITHIN 50 FEET OF THE RIGHT-OF-WAY AT THE INTERSECTION OF CLEAR CREEK DRIVE AND 40TH AVENUE, ONLY BUILDINGS, LANDSCAPING AND HARDSCAPING SHALL BE PERMITTED (SEE PA-3 AND PA-4 SITE PLANNING ILLUSTRATION)	
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	SINGLE USE, COMMERCIAL:	56'-0"
	MIXED USE (DEFINED AS VERTICAL INTEGRATION OF USES):	90'-0"
	RESIDENTIAL USES:	65'-0"
PARKING	SURFACE AND/OR STRUCTURED PARKING PER SECTION 2.5 (PARKING AND SERVICE). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501	
	1.0 SPACE PER 1 BEDROOM MFR UNIT	
	2.0 SPACES PER 2-3 BEDROOM MFR UNIT	
	2.5 SPACES PER 4 BEDROOM MFR UNIT	
	PLUS 1.0 GUEST SPACE PER 10 SPACES	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.6 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 10 UNITS, BUT NO LESS THAN 3 SPACES	
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN) AND 3.10.2 (MULTI-FAMILY ARCHITECTURE)	
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)	
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)	
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	
OTHER REQUIREMENTS	PLAZA AND GATHERING AREA REQUIREMENT, REFER TO SECTION 2.10	
	PUBLIC ART REQUIREMENT, REFER TO SECTION 2.12	

DEVELOPMENT STANDARDS: VINEYARD DISTRICT



DEVELOPMENT STANDARDS: PLANNING AREA 4

PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES	
SITE PLANNING	BUILD-TO STANDARDS ARE NOT REQUIRED ON CLEAR CREEK DRIVE IN PLANNING AREA 4	
SETBACKS AND BUILDING ORIENTATION	FRONT (ADJ. STREET):	15'-0"
	SIDE (ADJ. STREET):	10'-0"
	REAR (ADJ. STREET):	15'-0"
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	50'-0"	
PARKING	SURFACE AND/OR STRUCTURE PARKING PER SECTION 2.3.4 (PARKING AND SERVICE) AND SECTION 3.8 (PARKING STRUCTURES)	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES	
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN)	
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)	
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)	
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	



FIGURE 1:

PLANNING AREAS 3 & 4: ALL ALLOWABLE USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

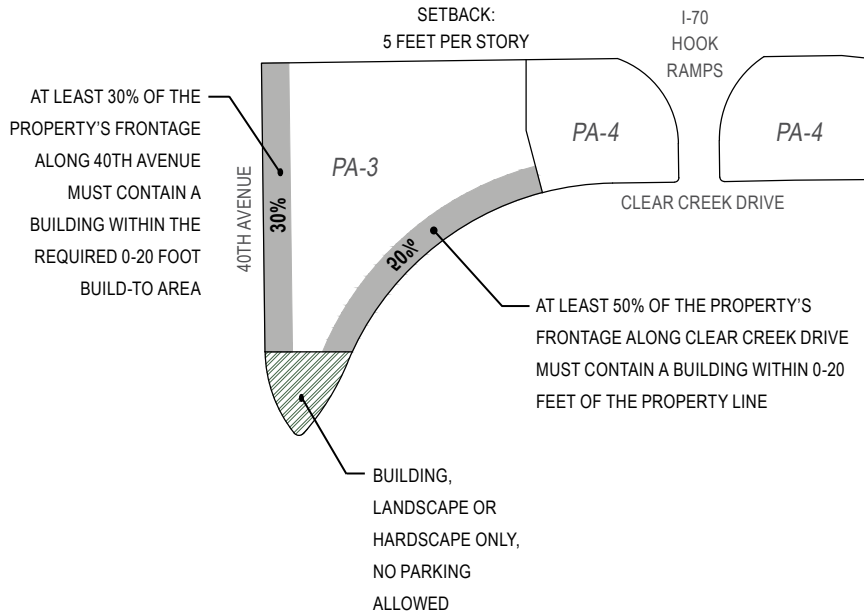
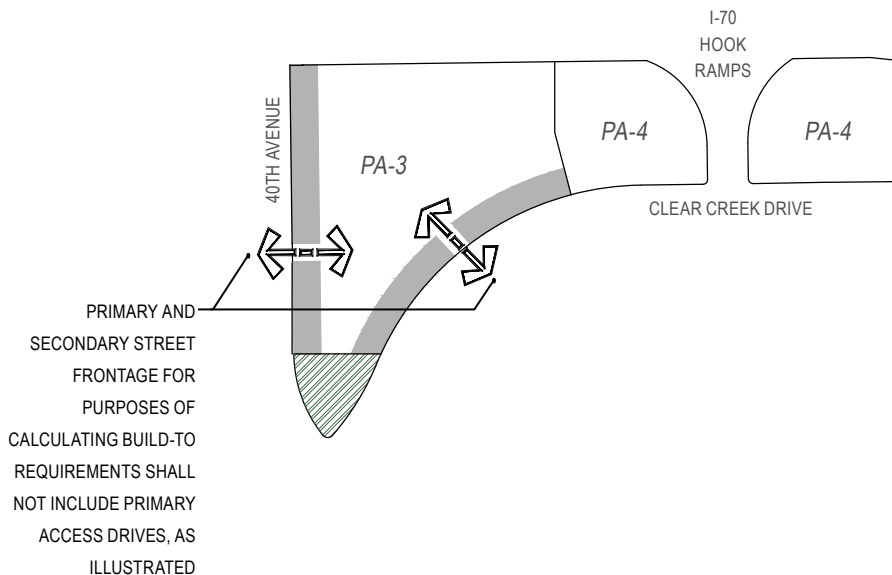


FIGURE 2:

PLANNING AREAS 3 & 4

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)



2.2.5 PLANNING AREAS 5-7: HARVEST DISTRICT



HARVEST DISTRICT

Planning Area 5: Commercial uses including retail, restaurant and hotel on accessible pad sites along Clear Creek Drive.

Planning Area 6: Commercial uses including retail, restaurant and entertainment at a highly visible and accessible location adjacent to I-70.

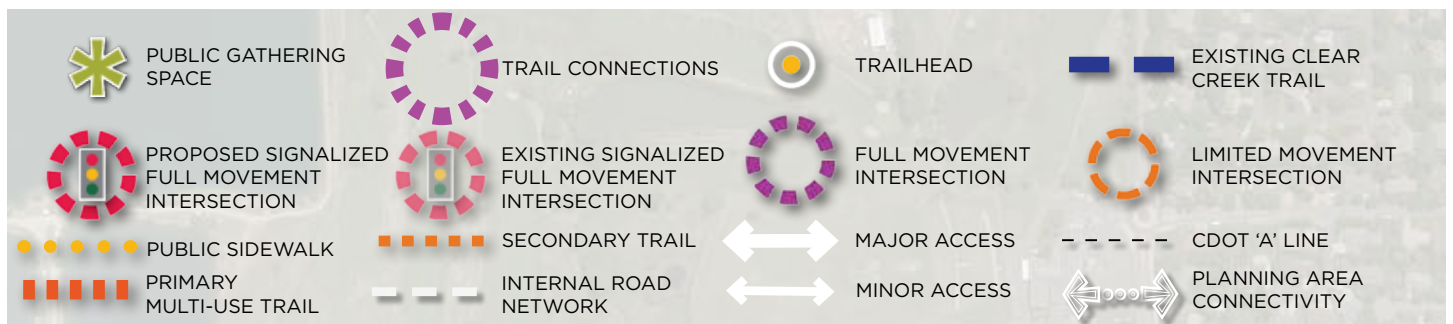
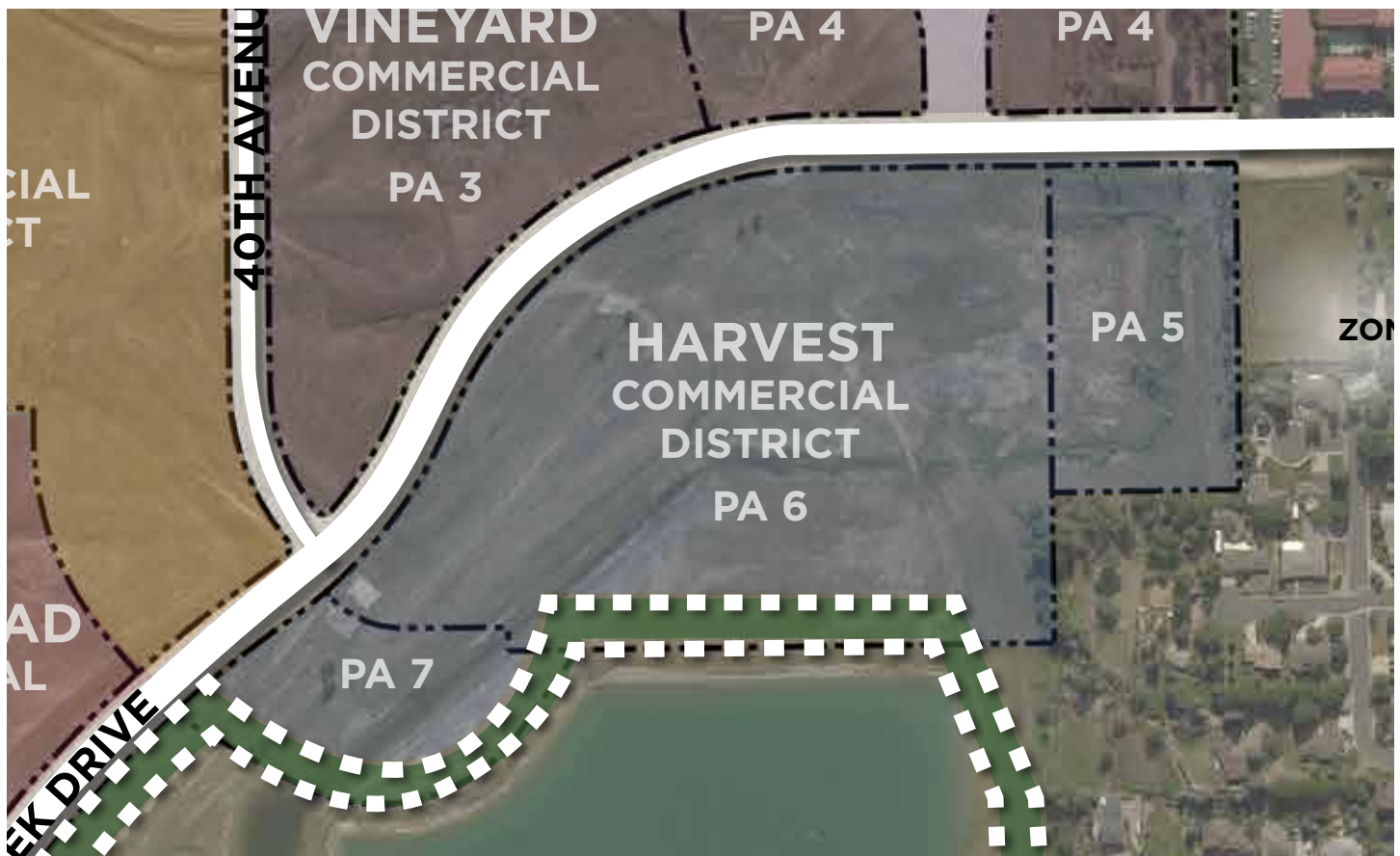
Planning Area 7: Commercial uses including retail, restaurant and hotel on accessible pad sites along Clear Creek Drive at the 40th Avenue intersection.

Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



PLANNING AREA DIAGRAM



DEVELOPMENT STANDARDS: HARVEST DISTRICT

DEVELOPMENT STANDARDS

PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES
SITE PLANNING	BUILDINGS SHALL BE PLACED ACCORDING TO THE SETBACKS OUTLINED BELOW. BUILD-TO STANDARDS ARE NOT REQUIRED ON CLEAR CREEK DRIVE IN PLANNING AREA 5, 6, OR 7. WHEN MULTI-FAMILY USES ARE PROPOSED IN THE HARVEST DISTRICT (PA-5, PA- 6, OR PA-7), THE FOLLOWING DEVELOPMENT STANDARDS FROM THE HOMESTEAD DISTRICT SHALL APPLY: MINIMUM LANDSCAPE REQUIRED MAXIMUM BUILDING HEIGHT, PARKING, BICYCLE PARKING, BUILDINGS / ARCHITECTURE, MATERIALS, LANDSCAPE, LIGHTING, SIGNAGE, AND OTHER REQUIREMENTS
SETBACKS AND BUILDING ORIENTATION	<u>PLANNING AREA 5</u>
	- MINIMUM SETBACK IS 5' PER STORY - WHERE DEVELOPMENT ABUTS A LOW DENSITY RESIDENTIAL USE, A 20 FOOT SETBACK LANDSCAPED WITH GRASS AND TREES AND/OR SHRUBS SHALL APPLY
	<u>PLANNING AREA 6</u>
	- BUILDINGS SHALL BE ORIENTED PROXIMATE TO PRIMARY PEDESTRIAN ROUTES WITHIN AND AMONG THE PLANNING AREA, TO BE APPROVED DURING SDP REVIEW - ALONG THE SOUTHERN AND WESTERN PROPERTY LINES OF THE PLANNING AREA, A MINIMUM SETBACK OF 5 FEET PER STORY SHALL APPLY - WHERE DEVELOPMENT ABUTS A LOW DENSITY RESIDENTIAL USE, A 20 FOOT SETBACK LANDSCAPED WITH GRASS AND TREES AND/OR SHRUBS SHALL APPLY
	<u>PLANNING AREA 7:</u>
	MINIMUM SETBACK OF 5 FEET PER STORY SHALL APPLY
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE REQUIRED	20%
MAXIMUM BUILDING HEIGHT	65'-0"
PARKING	SURFACE AND/OR STRUCTURE PARKING PER SECTION 2.5 (PARKING AND SERVICE).
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.6 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN)
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)

2.2.6 PLANNING AREAS 8: WAGON DISTRICT



WAGON DISTRICT

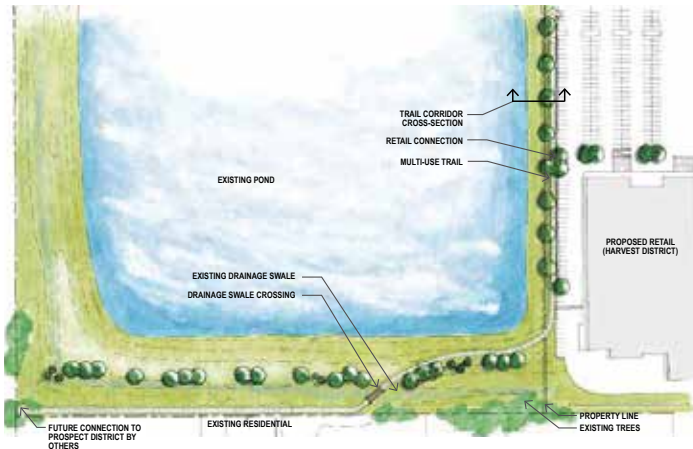
Multi-use trail, open space and water storage land uses, connected by a pedestrian network that links to the Clear Creek Regional Trail. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



MULTI-USE TRAIL

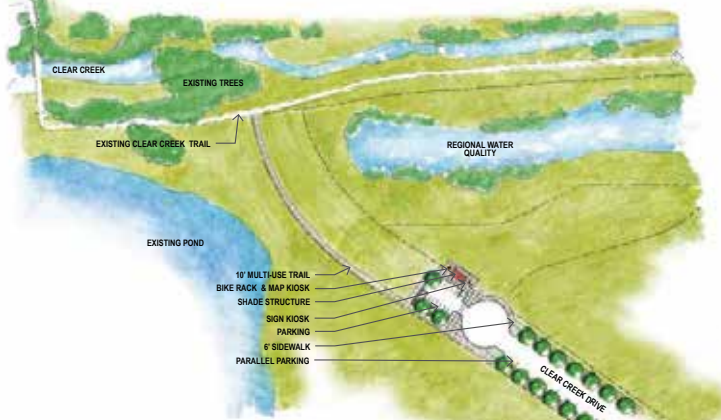
NEIGHBORHOOD TRAIL CONNECTION



TRAIL CORRIDOR CROSS-SECTION



CONNECTION TO CLEAR CREEK TRAIL



Note: Both of the above trail alignment and amenity graphics are conceptual in nature and subject to change pursuant to future approvals by the City of Wheat Ridge

DEVELOPMENT STANDARDS: WAGON DISTRICT



DEVELOPMENT STANDARDS

PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES
SETBACKS	10'-0" FROM ALL PROPERTY LINES
BUILDING ORIENTATION	N/A
MAXIMUM LOT COVERAGE	20%
MINIMUM LANDSCAPE REQUIRED	80%
MAXIMUM BUILDING HEIGHT	35'-0"
UPPER STORY STEPBACKS	N/A
OPEN SPACE	REFER TO SECTION 2.11 (OPEN SPACE AND VIEWS)
TRAILS AND SIDEWALKS	INTERCONNECTED SYSTEM INCLUDES SIDEWALKS, BIKE PATHS, MULTI-USE TRAILS AND TRAIL HEADS. CIRCULATION DESIGN PER SECTION 2.2.4.2 (PUBLIC TRAILS, SIDEWALKS AND BIKE LANES) AND TRAIL AMENITIES PER SECTION 5.6 (TRAIL FURNISHINGS).
PARKING	SURFACE PARKING LOT AND STREET PARKING SHALL SERVE THE CLEAR CREEK TRAIL AT THE CLEAR CREEK DRIVE CUL-DE-SAC TERMINATION, PER SECTION 2.3.3 (PUBLIC STREET SECTIONS). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.6 (BICYCLE PARKING) AND SECTION 5.6 (TRAIL FURNISHING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN)
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)

2.3 Streets



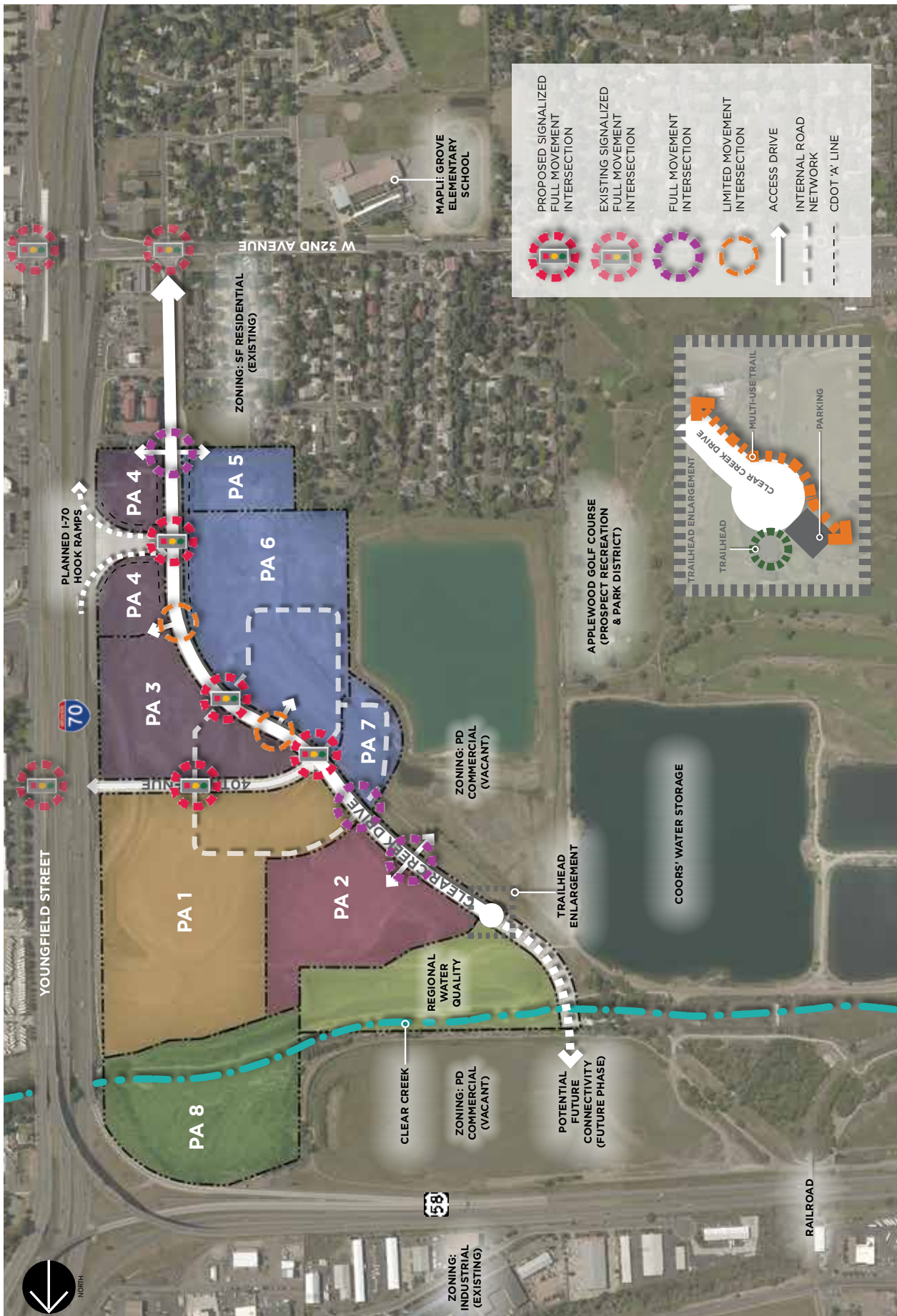
Access to the surrounding thoroughfares will provide multiple opportunities to enter the development including connections planned for the Project density and trips produced. Four access points are planned to accommodate the development, including a direct access to and from Interstate 70 through the use of planned hook ramps, a 40th Avenue underpass connection to Youngfield Road, a connection to the south to 32nd Avenue and a future extension of Clear Creek Drive to the north of Clear Creek Crossing and connecting with Highway 58.

There are two primary streets within Clear Creek Crossing, both extending and connecting to existing streets adjacent to the Site. Clear Creek Drive is a planned four-lane street with a dedicated turning lane extending southerly to its alignment with the existing Youngfield Service Rd, where it connects to 32nd Ave at a signalized intersection, just west of the existing I-70 freeway bridge. To the north, Clear Creek Drive will cross a planned signalized intersection with the planned I-70 ramps, aligned at approximately 38th Ave, after which the collector street will cross the Site diagonally to the northwest, intersecting with 40th Ave. Clear Creek Drive will terminate near the northwest boundary of the Site in a cul-de-sac near a planned trailhead and trail, which will connect to the existing Clear Creek Regional Trail, along the creek. A future phase of the development to the north and west future phase eventually will extend the street beyond the cul-de-sac to its proposed connection with Hwy 58. The other planned primary street which runs east/west within the Site, 40th Avenue is a two-lane street with a dedicated turning lane aligned to connect to existing 40th Ave, just east of the Site boundary at its intersection with Youngfield Service Rd. The existing 40th Ave is also a two-lane street with a dedicated turning lane, extending westerly, under the I-70 40th Ave bridge where the street intersects and terminates at Youngfield Rd.

The Project will require a variety of intersection types and design to enhance safety and connectivity throughout the site. Within Clear Creek Crossing, there are four signalized full movement (primary) intersections and five additional full movement and two limited movement intersections at various planned drive locations, primarily along Clear Creek Dr. Treatments of the planned primary intersections, including the I-70 ramp entrance to Clear Creek Dr, as well as the 40th Ave and Clear Creek Dr intersection may utilize design enhancements to include, raised crosswalks, change in pavement pattern and/or materials and additional signage.



2.3 Street Map



2.3.1 Public Street Design and Circulation



DESIGN INTENT

- Introduce a street and sidewalk pattern, orientation, and hierarchy that encourages walkability between and through the Districts.
- Design and construct streets that support a multi-modal environment, including vehicular, pedestrian and bicycle traffic.
- The streetscape treatments should be an element that provides continuity throughout the Project.
- Maintain pedestrian safety at primary intersections within the Project.
- Signage on streets should be a cohesive design element that clearly identifies the Project and its users from the streets



Vehicular, Pedestrian and Bicycle Network



Landscaped streetscape



Enhanced paving at crosswalks

DESIGN STANDARDS

- Ensure clear sight lines are maintained at public street intersections to provide for vehicular, pedestrian, and bicycle safety.
- Public street design shall follow the appropriate street section templates included in 2.3.3 Public Street Sections in this document.
- Clear lane marking and signs for bicycle and vehicle travel shall be maintained throughout the Project's public streets.
- Vehicle access driveways on public streets shall meet the following requirements:
 - No vehicle access driveways may be closer than twenty-five (25) feet to any property line except when used for joint access for two (2) or more parcels within a planning area. Flexibility in this requirement is allowed should the Planning Areas be further subdivided in the future.
 - Vehicle access drives on the same parcel shall be spaced at not less than 100' intervals.
 - Curb cuts in commercial districts shall not be more than 35' in width when serving an individual parcel and shall not in any instance be less than 20'.
 - All curb cuts and driveways shall be not less than 10 degrees off perpendicular to the street it serves.
- Any potential vehicular traffic conflicts with users of multi-use trails shall be minimized.
- Tree lawns (area between sidewalk and street) shall be landscaped with street trees and sod, or in lieu of sod a combination of shrubs, ornamental grasses, and perennials.
- Street tree selection and planting design along public streets shall be designed to unify the project through consistent application of landscape patterns.
- Landscape design within tree lawns shall not interfere with walkability, accessibility, or safety along public streets.

DESIGN GUIDELINES

- Shared curb cuts and driveways are encouraged between multiple parcels. Where access points are shared or where adherence to these standards would leave a parcel without vehicular access, curb cut setback or spacing requirements may be adjusted.
- Use of wayfinding signage to communicate access to trail connection amenities is highly encouraged. Provide wayfinding signage at key locations along public streets.
- Use of enhanced paving crosswalks or other alternative methods of making pedestrian travel for clarity and safety is highly encouraged.
- Landscape islands with pedestrian walkways may be incorporated at street intersections, amenity spaces, or building entrances creating clear separation from vehicular and pedestrian circulation.

2.3.2 Private Street Design and Circulation



Pedestrian walking zone

DESIGN INTENT

- Assure through internal streets that traffic is dispersed efficiently and safely providing ease of entry to the Project, as well as exit from the various Districts.
- Establish logical, safe and attractive connections to and throughout the development.
- At Project's vehicular entry points, provide clear separation from bicycles and pedestrians.
- Minimize conflicts between vehicles and pedestrians by limiting curb cuts along pedestrian centric streets.
- Encourage site access drives that promote effective circulation among adjacent parcels within the Project.

DESIGN STANDARDS

- Internal streets shall include a Pedestrian Walking Zone (sidewalk) and an Amenity Zone.
- Pedestrian walking zones shall be unobstructed and clear along all streets. Private zones should connect to adjacent streets and Walking Zones through a combination of concrete w/ pattern, texture, or concrete pavers.
- The Amenity Zone shall be a minimum of six ft. (6') wide and contain trees, pedestrian lighting, streetscape elements, wayfinding, signage, and furnishings to maintain Project continuity .
- Pedestrian Walking Zones and bicycle lanes shall prioritize safety in design, particularly in areas near the planned I-70 ramps.
- The branching height of mature trees shall be a minimum of eight (8') feet in height for unobstructed Walking Zones.
- Walking Zones shall be organized to create a continuity of walkable areas throughout the Project.



Landscaping to enhance pedestrian zones

DESIGN GUIDELINES

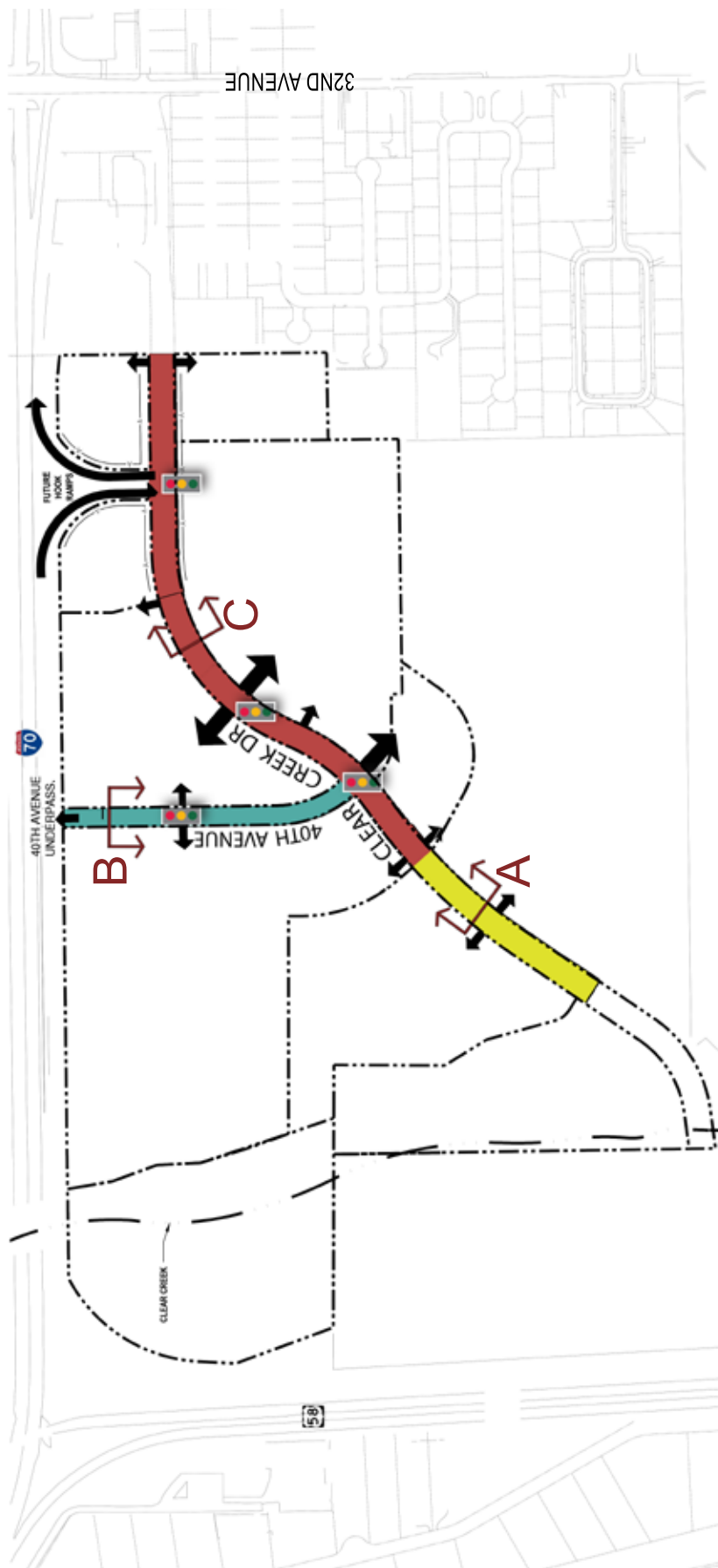
- Specialty intersection treatments are encouraged to support pedestrian traffic.
- Throughout the Project the streets should be visually cohesive through the use of similar or complementary streetscape elements, hardscape treatments and planting.
- Street trees should be selected to create a continuous canopy at maturity allowing 30' spacing where available.
- A specialty paving system or pattern, with or without a change in material is encouraged at primary street intersections with the Walking Zone.
- Signage on streets should be a cohesive design element that clearly identifies the Project and its users from the streets.



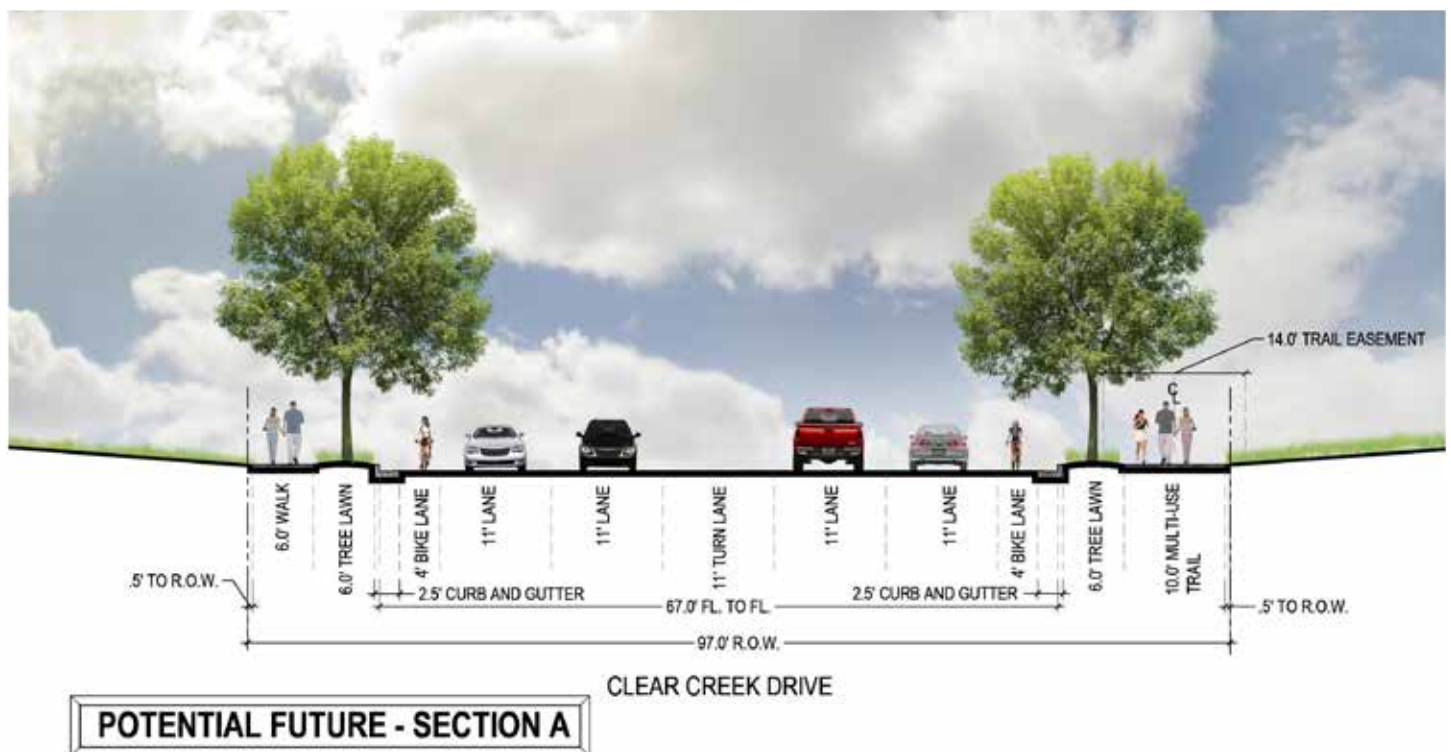
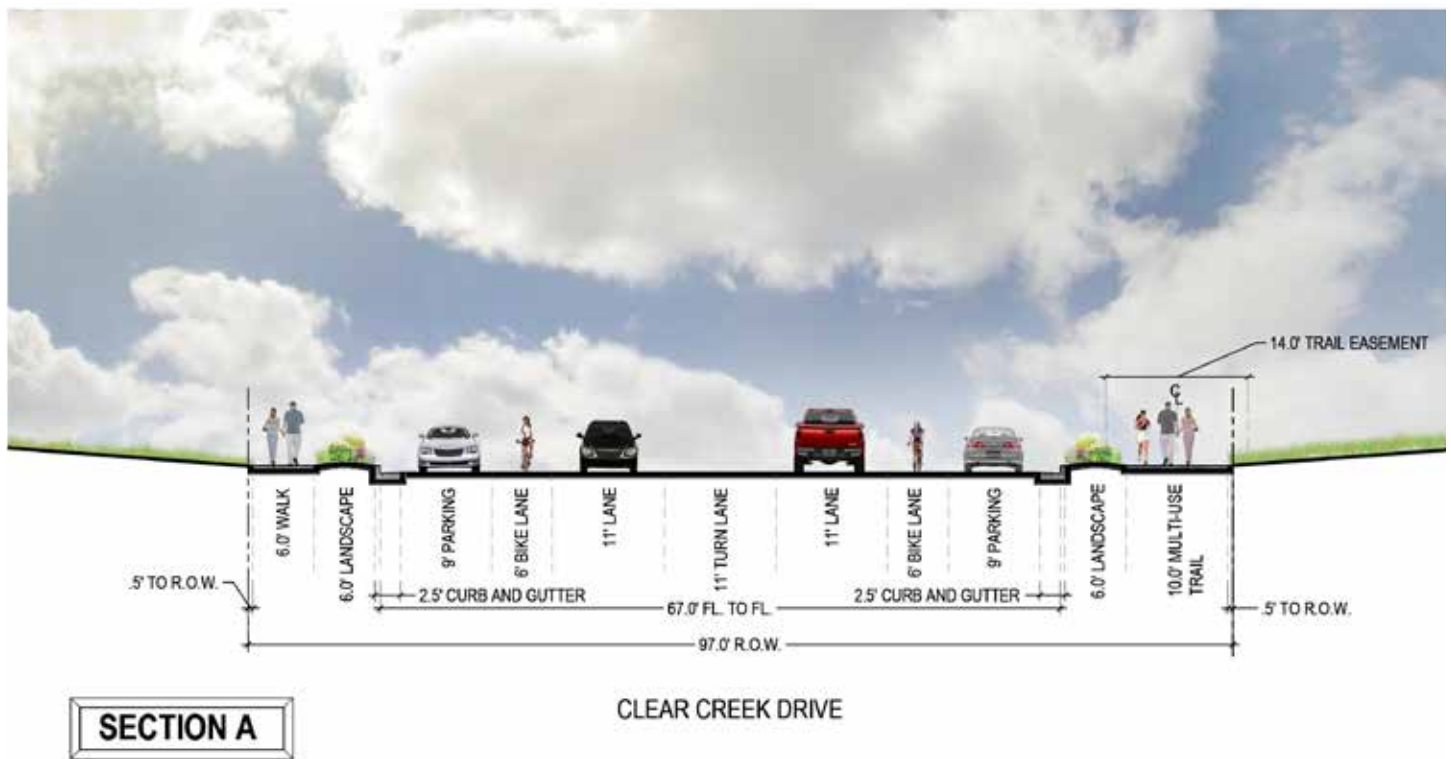
Landscaped amenity zone



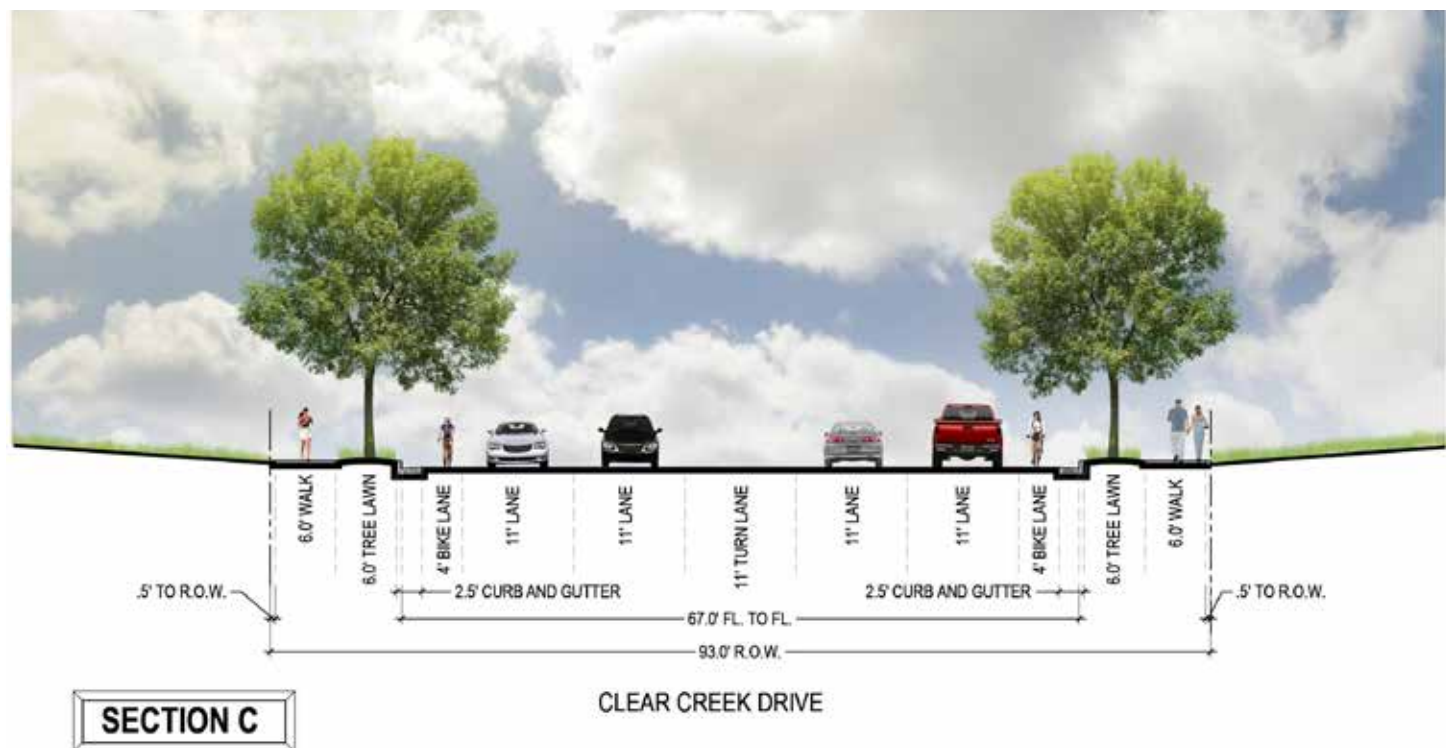
2.3.3 Public Street Section



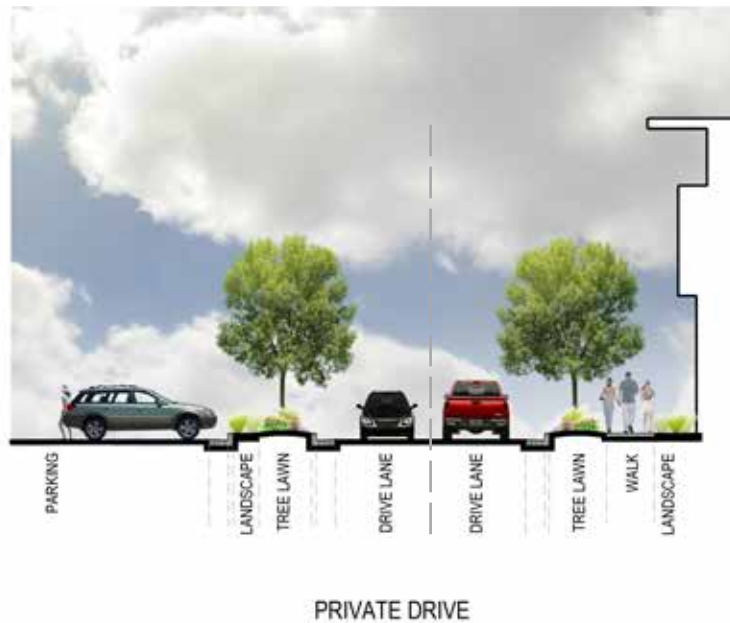
2.3.3 Public Street Sections (cont.)



2.3.3 Public Street Sections (cont.)



2.3.4 Conceptual Private Street Section



PRIVATE DRIVE

The above conceptual private street section is intended to provide an idea of the spatial feel of the internal private drives. Actual internal access drives will be proposed, reviewed and approved by the City of Wheat Ridge at the time of the Specific Development Plan. The above graphic demonstrates two street section instances, the left demonstrating a street abutting a parking field primarily applicable to the Harvest and Mill Districts and the right side of the section demonstrating a more pedestrian oriented section likely to be proposed in the Vineyard District.

2.4 Pedestrian Connectivity



A major component of Clear Creek Crossing is pedestrian connectivity, both internal to the site, as well as externally to existing adjacent neighborhoods and the Clear Creek Trail. This connectivity is intended to serve the needs of the community encouraging use of the trail. Access to the Clear Creek Trail will be of importance in site planning efforts for the Development, as Clear Creek and its associated trail not only drives the design inspiration of Clear Creek Crossing, but also provides a regional connection to the community that should be celebrated.

Special emphasis placed on quality and functionality of the pedestrian environment improves social interaction, connects the existing fabric of the adjacent neighborhood and encourages travel from destination to destination within the larger community without the use of a motor vehicle.



2.4.2 Public Trails, Sidewalks & Bike Lanes



DESIGN INTENT

- Provide entry points to the Project for vehicles, bicycles, and pedestrians.
- Create a vibrant streetscape environment that focuses on the pedestrian and complements the vision for a walkable, mixed-use planned development.
- Provide clear paths of travel for bicyclists, pedestrians, and vehicles with designated areas of travel to minimize conflicts.
- Encourage a safe and convenient pedestrian and bicyclist experience at the Project, maintaining safety as the highest priority.
- Provide direct and comfortable pedestrian connections between developed uses and publicly accessible open space including Clear Creek Trail and plazas within the Project.
- Incorporate a public amenity zone with enhanced streetscape amenities including street trees, plantings, benches, and pedestrian lighting that form a cohesive image for the Project.



Multi-Use trail



Multi-modal connections



Comfortable and direct connections

DESIGN STANDARDS

- Vehicular access shall be designed to minimize any conflicts between streets and primary pedestrian or bicycle access at the Project.
- Detached sidewalks with tree lawns (which shall include street trees) or attached sidewalks with Amenity Zones (which shall include street trees in cut-outs) between the curb and walking zone shall be provided.
- Streets, pedestrian networks and bike routes shall be connected to the existing development in the surrounding area.
- Sidewalks shall be at least six (6') feet wide and the Amenity Zone shall be at least six (6') feet wide.
- A system of pedestrian sidewalks shall be provided and designed to provide direct access and convenient connections to and between the following:
 - All site amenities or publicly accessible open spaces and plazas.
 - Public and private sidewalks on adjacent properties that extend to adjoining land uses, developments, and public facilities such as parks, green-ways, schools, recreational facilities and public office buildings.
- Pedestrian lighting shall be provided on streets that are considered major pedestrian environments within the Project. At plaza and trail locations, site amenities shall support the pedestrian and cyclist experience, providing adequate and convenient facilities.

DESIGN GUIDELINES

- Primary intersections may be set apart with aesthetic design elements that mirror the significance of the signalized full movement.
- Landscape should consider its purpose as a visual cue and unifying element. Landscape in the Amenity Zones should not impede circulation for any of the modes of travel through the Project.
- Where possible, private amenity zones should be utilized to provide additional pedestrian amenities, such as benches or planters. Additional seating areas within the streetscape, especially near corners and areas with high pedestrian traffic, are encouraged.

2.4.3 Pedestrian Access & Circulation



DESIGN INTENT

- Create an inviting environment that has clear circulation paths from parking areas to building entries.
- Provide accessibility for pedestrians to safely navigate within Districts as well as between them.
- Provide clear, visually interesting accessible routes for pedestrians to navigate through the mid-points of blocks and intersections.
- Provide direct and comfortable pedestrian connections between developed uses and publicly accessible open space including Clear Creek Trail and plazas within the Project.



Pedestrian connections

DESIGN STANDARDS

- An on-site system of pedestrian walkways shall be provided and designed to provide direct access and convenient connections to and between the following:
 - Primary entrances to each primary building, including pad site buildings;
 - All surface parking areas or parking structures;
 - Nearby site amenities.
- Walkways must be clear of low branches, vegetation and similar impediments.
- Areas within the Project where the pedestrian walkway crosses a parking area or internal street, the walkway shall be clearly differentiated through a change in color or material.
- Pedestrian walkways shall be continued across driveways and drive aisles in parking lots.
- Where walkways occur along a building facade, the required walkway must be clear of door swings, exterior display areas, shopping cart storage, and similar impediments.

DESIGN GUIDELINES

- The number of curb cuts should be minimized to the extent possible and be shared between uses and parking areas except in retail.
- Drop off areas for specific uses such as hotels, employment, and residential areas may be allowed when deemed appropriate and not in conflict with the general pedestrian and vehicular traffic patterns.
- Connections between pedestrian walking zones and multi-use trails are encouraged.
- Design of pedestrian elements should be cohesive throughout the Project, serving as a visual connector between the Districts.



Clear walkways along building facade



Material change at walkways

2.5 Parking and Service



Landscaped Parking Islands



Aggregate Landscaping

DESIGN STANDARDS

- Parking requirements by use are set forth in the Development Standards Table in Section 1.7 of this document.
- When a parking lot or loading area is placed between the public right-of-way and a building, or adjacent to existing residential uses, view-obscuring screening shall be established between the ROW or residential use and the parking area and composed of live plantings, berms, or walls, or a combination thereof. The height of the screening shall be subject to the sight distance triangle requirements.
- Drive-through lanes are allowed within a "build-to" area as long as lane(s) is (are) screened with 3' tall landscaping, berming, and/or wall.
- Landscaped islands and/or medians are required in larger parking areas to minimize the aesthetic impacts of large, uninterrupted parking areas. Large areas of surface parking shall be divided by landscaped medians, accordingly:
 - All parking areas in excess of twenty-five (25) spaces shall have at least one (1) interior landscaped island per twenty-five (25) spaces. For double bay parking this space may be reduced to one parking lot island per thirteen (13) double bay parking spaces.
 - Each such landscaped island shall occupy the equivalent of one (1) parking space (minimum) and each such required island shall be landscaped with a minimum of one (1) two-inch caliper tree or larger and four (4) shrubs or accepted groundcover.
 - Parking lot islands shall be irrigated with an automated sprinkler and have raised concrete curbs.
 - No landscaping within landscaped islands may obstruct visibility for vehicles entering, maneuvering in, or exiting the parking lot.
- Parking lots over 400 spaces shall be broken up into smaller lots with landscaped pedestrian paths leading to primary building entrances.
- Stacking for drive-through facilities shall not be located directly adjacent to existing residential uses.
- Multifamily parking shall not be placed within the minimum frontyard setback. Where the sideyard or rearyard setback is adjacent to a public street, a landscape buffer of at least 10 feet is required.

DESIGN GUIDELINES

- The visibility of parking from the street should be minimized.
- Shared parking between users is encouraged.
- The use of perimeter walls, berms, landscaping, or placement of buildings may be used to reduce the visual impact of parking areas.
- Parking Structures are encouraged where appropriate and cost effective within the development to help manage large expanses of parking lots as well as to encourage effective pedestrian connectivity within the Project.
- In order to minimize large expanses of parking, interior landscaped pedestrian paths are suggested to break up large lots and provide safe pedestrian connection to the primary building entrances.
- Minimize surface parking where possible through the use of Shared Parking and Parking Reductions as outlined in 26-501.

DESIGN INTENT

- Promote a walkable, pedestrian-friendly site with minimizing visual impact of parking areas.
- Encourage a visually appealing appearance of surface parking areas while maintaining adequate facilities to serve various uses within the Project.
- Consider shared parking as a way to promote connectivity through the Project.
- Accommodate and encourage multi-modal transportation usage which may reduce parking through parking reductions.
- Provide adequate lighting levels to create a safe, secure environment while limiting negative impacts on adjacent properties.



Landscaped Parking Islands



Landscaped Parking Islands

2.6 Bicycle Parking



Bicycle parking

DESIGN INTENT

- Accommodate and encourage multi-modal transportation usage which may reduce parking lot sizes overall through parking reductions.
- Provide adequate bicycle parking facilities to encourage cycling as a viable transportation mode for visitors and residents of the Project.
- Encourage the connection between Clear Creek Trail and the Project by providing conveniently located bicycle parking in all Districts.
- Maintain safety for cyclists through thoughtful location of bicycle parking facilities.

DESIGN STANDARDS

- Bicycle parking requirements by use are set forth in the Development Standards Table on Page 12 of this document.
- The required bicycle rack is the “inverted U” type and shall count as two (2) bicycle spaces. Other types of bicycle racks may be approved by the community development director
- Parking for bicycles shall be provided on site and shall be well-lit areas as near to the building or facility entrance as possible but not more than fifty (50) feet away.

DESIGN GUIDELINES

- Bicycle parking should be encouraged near RTD bus stops to facilitate multi-modal transportation.
- Bicycle parking facilities should be safely accessible from streets and multi-use trails.
- Where possible, bicycle parking areas should utilize already existing weather protected areas such as building overhangs.
- Bicycle parking facilities should include provisions for storage and locking of bicycles in secure racks, or equivalent installation, in which the user may lock both the bicycle frame and wheels to the rack.



Bicycle parking



Bicycle parking

2.7 Service & Loading Areas



DESIGN INTENT

- Minimize visibility and impact of service areas by locating parking and service access away from primary building access points, and pedestrian activity areas, providing screening as necessary.
- Eliminate conflicts between service areas, on-site vehicular circulation and pedestrian connections.
- Provide clean, safe and functional service areas behind buildings.



Trash enclosure screening



Minimize visibility of service areas



Solid screening

DESIGN STANDARDS

- Loading shall not occur from any public street, major interior drive, nor occupy or intrude into any fire lane or required parking spaces. Where possible, loading docks must be located on the site so as not to be viewed from major roads, access ways, or residentially zoned property.
- On-site loading shall not be located near pedestrian-use areas such as sidewalks, plazas, or open spaces.
- Service and delivery activities shall be separated from primary building access points and shall be screened from the public view and avoided along the street.
- Sufficient loading and maneuvering space shall be provided for trucks and other service vehicles.
- Locate service areas and associated equipment (i.e. dumpsters, loading docks) away from residential zones, to limit smell and visual disturbance.
- Service areas that are visible from public/private streets will be screened from view with walls matching the architectural character of the building to which it is attached, or through extensive landscaping.
- 8'-0" Max. height for screen wall.
- Trash dumpsters shall be shielded from view by solid screen walls with a gate or door at least 6'-0" in height, creating a trash enclosure.
- Trash dumpsters may not project above the trash enclosure.
- Trash enclosures may not be located within five feet of windows, doors, combustible walls or roof eaves.
- Trash enclosures may not be located between the building and street unless screened from visibility.

DESIGN GUIDELINES

- Combining multi-tenant trash receptacles and service areas is encouraged to maximize operations efficiency and minimize obstacles in pedestrian zones.
- Screen walls and trash enclosures should be similar in design and materials within the various Planning Areas.

2.8 Fencing & Screening



Screen Wall

DESIGN INTENT

- Minimize the visual presence of off-street service functions, such as deliveries and refuse pick up, by locating service areas away from primary public points.
- Screen or buffer service areas, refuse containers and mechanical/utility equipment from views from streets, open spaces and adjacent properties.
- Provide security for private and common spaces not open to the general public.

DESIGN STANDARDS

- Service and delivery facilities and utility appurtenances such as gas meters, transformers, and switch gear shall be separated from the primary public building entries and shall be screened if visible from the public right-of-way.
- All fencing must exhibit a high quality design and construction reflecting the architectural character, color and material of the building or buildings to which it is attached or directly related.
- Screening enclosures for refuse container and service areas shall be consistent with building architecture and shall utilize similar materials.
- Screen walls and fences shall be a minimum of one foot higher than the object being screened, but not more than eight feet high on all sides where access is not needed.
- An opaque metal gate shall be included where required for complete screening.
- All fences and railings must be securely fastened in place in pavement or footings.
- Pool enclosure fence = 60" minimum height.

DESIGN GUIDELINES

- Where topography or building forms create special conditions, screen wall height, and / or location requirements may be modified.
- Where building form or architecture suggests that ancillary structures or walls contrast with the primary building, fences and screen walls may differ in design and materials from the primary building.
- Fencing may be combined with low walls for enhanced design.
- When possible, equipment screens should be placed back from building edges so as to not negatively affect building mass and scale.
- Fencing and walls in the commercial, retail and high density residential areas of Clear Creek Crossing should be as minimal as possible.
- The height of fences and walls may vary depending on the purpose and location. Where pedestrian access needs to be limited, a fence or wall as high as 4 feet may be used. Where a parking lot screen is required, the fences or walls may be as low as 3 feet. Where a fence, wall or railing provides a safe barrier between severe grade changes, a minimum height of 42 inches must be provided.



Screen Wall



Site Fencing



Screen Wall

2.9 Walls



DESIGN INTENT

- Walls, particularly in visible areas, will incorporate or give the appearance of field stone and natural stone to create an agrarian feel.
- Wall design, particularly in areas adjacent to ROW, should incorporate color and materials to complement the architecture and provide a unifying element throughout the Project.
- Wall types will vary depending on visibility from the R.O.W.
- Highly visible walls in pedestrian areas should be designed with materials for the pedestrian scale.



Natural Stone

DESIGN STANDARDS

- Walls shall meet City of Wheat Ridge minimum standards as reflected in the Architectural and Site Design Manual.
- Large retaining walls where hidden from view can be MSE type walls.
- Incorporate tiering of walls where possible and provide planting area between tiered wall partitions.
- Select materials for high quality and durability.
- Where segmental block walls are used, the masonry units shall have multiple sizes, textures, or a randomized pattern to add interest.
- Provide blended color throughout block selection to be visually appealing.

DESIGN GUIDELINES

- Emphasize raw material in gathering areas. May include board formed concrete or gabion type walls.
- Utilize landscape design to screen retaining walls where visible from the ROW.
- Walls visible from the R.O.W. should have an enhanced finish similar to field stone or natural stone and may include faux stone products.



Segment Block



Board Form



Gabion



MSE

CLEAR CREEK CROSSING

2.10 Plaza & Gathering Areas



Plazas and gathering areas

DESIGN INTENT

- Provide spaces that are open and inviting to the public, which serve as areas for relaxation and community interaction, and create variety and interest in the public realm.
- Allow for spaces adjacent to building and public rights-of-way that can accommodate special amenities such as café seating, public art, water features, and planters.
- Design spaces that can accommodate high levels of pedestrian use.
- Create a comfortable night ambiance in publicly accessible open space and plazas utilizing adequate light levels to achieve safety and efficient wayfinding.
- Provide multi-functional spaces that can accommodate special events and functions.

DESIGN GUIDELINES

- Plaza/gathering areas shall be required in PA1, PA3, and PA6 only.
 - Plaza/gathering areas shall provide a minimum of 5,000 square feet within each Planning Area; designated plaza/gathering areas may be divided into up to five (5) non-contiguous locations within each Planning Area, as required.
 - Locate plazas and gathering areas for high visibility and public safety.
 - Each plaza shall provide at least one (1) tree for every 1000 square feet of plaza area.
 - A minimum of 15% of the plaza shall be composed of planting materials (grass, ground covers, planting beds, etc.)
 - Deciduous shade trees shall be provided near seating areas.
 - Lighting shall be designed to illuminate pedestrian pathways and provide for human safety and security.
 - Paving materials shall incorporate colored, patterned or decorative concrete, crusher fines, brick or stone pavers, exposed aggregates and/or other decorative finish elements.
 - At least two of each of the following design elements shall be incorporated in the Homestead, Mill, Vineyard and Harvest Districts:
 - Plazas or courtyards that contain open eating areas, landscaping, and/or fountains. Where possible, buildings should be placed to enclose these spaces on three sides. These areas shall count toward the minimum required landscaped area established in Chapter 26 of the Code of Laws.
 - Pedestrian activities such as seating areas, arcades, bike racks, benches and seat walls should be placed on site, close to building entrances.
 - For multi-family residential properties, open space shall incorporate amenities for play or congregation. Acceptable amenities include play structures, picnic tables, benches, community gardens, doggie yard or sporting area/fields.
- Design of plazas should take into consideration ease of maintenance and snow removal.
 - Paving/hardscape should be considered as the primary surface treatment, with landscaping and or turf as secondary surface treatments.
 - Where possible, permeable paving or landscaping should be used to reduce water run off on site.
 - Trash receptacles should not be placed immediately adjacent to benches or other seating areas.
 - Other amenities, such as water features, public art, power outlets, and drinking fountains, should be incorporated into a plaza.
 - Plaza standards may be modified for special plaza conditions, configurations, functions or size.
 - Plazas should be oriented to take advantage of views and sun exposure.
 - Plazas should feature entrances to retail spaces along their perimeter where possible to activate the space.
 - Keep lighting fixtures at a pedestrian scale. Light bollards, step, and walkway lights are encouraged.



2.11 Open Space & Views



DESIGN INTENT

- Open space should feature high-quality amenities and encourage pedestrian activity.
- In site planning, emphasize views toward the foothills and other prominent natural features around the site including Clear Creek.
- Public areas and landscape features should embrace scenic view corridors unique to the Project's location.



Site Views

DESIGN STANDARDS

- Site planning, landscape design and building orientation as well as placement shall respect the site's natural beauty as well as existing view corridors.
- Site planning shall require pedestrian connections from the planning areas to points of accessibility to the multi-use trail system, whether direct or indirect.
- Detention areas may be used as open space, provided that they are designed to be usable and do not allow standing water.
- Multi-use trails, not included in rights-of-way, may be used as open space.



Multi-use trail

DESIGN GUIDELINES

- All open spaces should be designed with quality hardscape and planting materials. Ornamental trees and other plantings that provide seasonal interest are encouraged.
- Open spaces should be oriented to take advantage of views and sunlight; where possible, open spaces should connect visually and physically to adjacent sidewalks and multi-use trails.
- Rooftop amenities and patios are encouraged to maximize opportunities for the enjoyment of scenic views of both the mountains and the creek.



Site Views

2.12 Public Art



DESIGN INTENT

- Engage the City's diverse communities by creating collaborations between artists and community members to achieve works of artistic excellence.
- Creatively express the memory, values, traditions, customs or aspirations of community members.
- Support the opportunity for public art to respond to the character and history of particular places.
- Use public art and the public input process to promote a sense of unity among various groups within a community.



Sculptural art

DESIGN STANDARDS

- Exterior art may be in the form of sculptures, statues, paintings or fountains. Art should be located where it is visible from the public right-of-way or in a prominent location in a public plaza.
- Public Art is required in the Mill, Vineyard and Harvest Districts (Planning Areas 1,3, and 6).
- All Public Art shall be submitted to the Design Review Process of the ACC.
- All Public Art installations shall be approved by the City of Wheat Ridge Cultural Commission.
- The ACC will interview and approve the artists for these amenities.

DESIGN GUIDELINES

- Locate artwork in public plazas near major entries or where otherwise visible and accessible for public enjoyment.
- The provision of public art is encouraged and may be functional or purely an art form.
- Public art should be considered a complement to other amenities in plazas, private amenity zones, public amenity zones or other public areas.
- Public art should not compete with or detract from buildings or storefronts, nor should it obstruct pedestrian walkways or vehicular traffic.
- Public Art may include but is not limited to: sculpture, two-dimensional works, wall murals and graphics, hardscape, towers, landscape and water features. Art installations should be constructed of durable and maintainable materials such as stone or metal.
- Public Art shall be encouraged in any of the Planning Areas where it is not required, with exception of PA-4.
- Proposed public art should represent a reasonable investment relative to the scale of the development within the Planning Area.



Mural



Sculptural art





3.0 - BUILDING DESIGN



3.1 Building Form, Height, and Massing



DESIGN INTENT

- Create building forms that are consistent with the Agrarian style of architecture defined in the Clear Creek Crossing Vision Book.
- Provide for continuity between the Districts and varied building types.
- Form the building edges that reinforce pedestrian activity and create a sense of place.
- Enhance corners and facades of buildings with architectural elements that support their function as 'gateway' buildings as well as providing iconic features throughout the Project.
- Provide visual interest at pedestrian levels, reduce the bulk of large buildings and use architectural features and materials to reflect the Project's character.
- Create buildings with mass and form that provide a human-scale relationship between structures, streets and open spaces/plazas.



Creating a sense of place

DESIGN STANDARDS

- Buildings shall use a graduation of the building height and mass through modulation of the building form.
- Roof forms longer than 100' shall be broken with a vertical change of not less than 2' in height.
- Building masses shall provide a clear delineation of entries through the use of varied building forms and roof elements.
- The base of buildings shall provide visual mass utilizing a variety of materials that grounds the building and ties it into the Agrarian theme of the Project.
- Buildings shall utilize forms (such as corner elements, protruded or recessed bays, changes of materials or, expressed structural elements), to transition between higher and lower buildings.
- Architectural features such as corners or tower elements shall be 4 sided elements and clearly be differentiated at the parapet line if all sides are visible from a primary public right of way.
- Architectural details shall occur on all four sides of the building to reduce the back of house appearance.
- Roof forms and parapet heights should be varied, and where appropriate, should emphasize the facade articulation and variation of building materials. Roof forms over 50 linear feet shall incorporate at least two of the following:
 - Changes in roof or parapet height
 - Decorative cornice or eave treatment
 - Differentiation in material and/or color
 - Changes in roof type, such as hipped or gabled rooflines and modulated flat roof lines.

DESIGN GUIDELINES

- EIFS may be used as a material for roof top screening or enclosures.
- Consider views from neighboring buildings in the design and enclosure of rooftop equipment.
- Consider the possibility of rooftop patios, green roofs, or decorative ballast on flat roofs.
- Encourage rooftop activation that captures scenic views of the mountains and Clear Creek.



Varied roof form



Agrarian forms



Clear delineation of building entries

3.2 Pedestrian Oriented Design



Activate pedestrian zones

DESIGN INTENT

- Use the location of building walls to define pedestrian areas and streetscapes at a human scale.
- Reinforce pedestrian activity and create a pedestrian-friendly environment.
- Create continuity of edges to articulate the pedestrian walking zone.



Outdoor seating



Sculptural design in pedestrian zones



Durable materials



Pedestrian scale environment

DESIGN STANDARDS

- Ground floors along primary pedestrian routes shall be given extra attention to achieve a higher level of architecture, by using pedestrian scaled facades.
- Overhanging elements shall be a minimum of 10-ft above the sidewalks except for signage.
- Overhanging pendant/blade signs and awnings may extend as low as 8-ft.
- A variety of large overhangs, projecting roof forms, extension of entries or overhead trellises shall be encouraged in pedestrian areas to provide cover and visual interest to the public areas.
- High Quality durable building materials shall be used in major pedestrian areas.
- Special attention is required to manage rain water, snow melt, etc. in pedestrian areas in order to mitigate hazards, damage and nuisances in these areas.

DESIGN GUIDELINES

- Canopies, awnings, blade signs, balconies, and other architectural elements may overhang and extend from buildings, creating shade, amenities and pedestrian scale signage in order to activate buildings and encourage pedestrian traffic close to buildings.

3.3 Variety and Scale



DESIGN INTENT

- Create buildings that provide visual interest and variety.
- Create buildings that provide human scale in the lower portions of the public facing facades.
- Create buildings that are contextual with the Districts and transition well to adjacent Districts.
- Take advantage of view corridors into the site, using a variety and a range of building scale to pique curiosity of traffic on adjacent highways and freeways.



Use of varied materials



Projecting architectural elements



Modern Agrarian aesthetic



Creative use of materials and signage

DESIGN STANDARDS

- Buildings shall be designed to accommodate human scale, providing interest and variety, using the following:
- Expression of architectural or structural modules.
- Varied window sizes, shapes, and patterns pertaining to visible/logical changes in massing and/or function.
- Varied shadow patterns using Projecting architectural elements.
- Variation of material modules, joints and connection details, surface relief, color and texture.
- Building form such as recessed or Projecting bays or balconies, contrasting shapes, or changes in basic modules
- Emphasis of building entries or important corners through Projecting or recessed forms, detail, color or materials, or windows/glazing.
- Facades or forms of a building that face the pedestrian or open space shall receive a high level of design attention and detailing, using materials consistent with Clear Creek Crossing Building Design Standards.
- Breaking up long building facades is required. Maximum length of blank wall along pedestrian zone is 20 horizontal feet

DESIGN GUIDELINES

- Portions of the street-facing facade that are stepped back from the facade should be allowed greater simplicity in façade detailing and scale.
- Buildings that are immediately adjacent to residential neighborhoods should minimize the impact of building height, shadow and sun exposure on adjacent properties.
- Buildings closest to major highways should embrace scale as an opportunity to mirror the intensity of nearby traffic, whereas buildings closer to pedestrian routes should scale to a more human level in design of architectural elements.

3.4 Building Facades



DESIGN STANDARDS

- All building facades visible from a street or public space shall provide a level of finished architectural quality and be designed to the human scale. Each facade that is visible from a street or public space shall incorporate at least three of the following elements:
 - Reveals
 - Belt courses
 - Cornices
 - Deep overhangs a minimum of 3 feet in depth
 - Expression of a structural or architectural repeating element of at least one foot in depth
 - Recessed windows and/or storefronts
 - Color and/or texture differences
 - Articulation of windows and doorways, which may include sills, mullions, or pilasters that create a three-dimensional expression
- When changes in plane and material occur, materials shall return to the inside corner of the projecting element.
- For buildings taller than one story or setback 20 feet or more from the street, changes in plane depth to achieve facade articulation should be greater than one foot.
- Each facade that faces a street or public space shall have at least one variation in plane depth, a minimum of one foot for every 50 linear feet of the length of the facade. Non-permanent features such as canopies or awnings will not qualify as variation. Plane depth variation may be accomplished through elements such as:
 - Upper level setbacks
 - Dormers
 - Recessed entries
 - Porticos
 - Recessed windows and/or storefronts
 - Offset in the general plane of the facade including columns, pilasters, protruding bays, reveals, fins, ribs, balconies, cornices or eaves.
- Building parapet heights shall be varied and provide vertical relief to the parapet line. Parapet changes should be proportionate to the building element that it reflects; at a minimum there must be at least of (1) foot in height in difference from the adjacent parapet.
- For facades longer than 200 feet, at least one major identifying feature shall be incorporated into the building design. This feature shall be one of the following or a similar feature that creates visual interest: cupola, rotunda, spire, dome or clock.
- Base elements shall not exceed two stories in height unless overall height of the building form and massing dictate a taller base.
- Base elements shall be detailed to enhance the architectural character of the streetscape and provide pedestrian friendly scale.
- Provide appropriate building accent lighting above street level to highlight architectural elements.

DESIGN INTENT

- Emphasize important elements, and attract interest in buildings along primary view corridors.
- As the physical constraints of the site allow, shape the location of building walls to define and contain the street space in a way that reinforces pedestrian activity and creates a coherent “place”.
- Provide human-scaled architectural elements through changes in plane, material, texture and detail.
- Moderate scale changes between adjacent buildings.
- Take advantage of opportunities to enhance the arrival experience, terminate vistas, and identify building entries.

DESIGN GUIDELINES

- Large areas of undifferentiated or blank building facades should be avoided.
- Where buildings have base, middle, and top, floor lines in buildings should be articulated, helping to differentiate each layer.
- Scaling elements and details should be integral with the building form and construction, not a thinly applied façade.
- Variation in building scaling and detail should relate to the scale and function of pedestrian-active uses along the facade, creating human-scale design to support entrances, plazas, patios and amenity areas.
- Both horizontal and vertical architectural scaling patterns should be used.



Varied treatment of adjacent facades



Enhanced arrival experience

3.5 Building Transparency



DESIGN STANDARDS

- Ground floor transparency shall be measured by the length of transparent area between 0 feet and 10 feet above finish floor divided by the total length of that same building facade.
- Windows used to meet the transparency requirements shall comply with the following standards:
 - Windows shall be a minimum of 5 feet in vertical dimension.
 - Window glazing shall be clear and shall transmit at least 65% of the visible daylight.
 - There shall be no reflective coatings on the first surface of the glass.
 - Open display of individual merchandise is permitted.
 - Where operationally required for screening of utility spaces such as kitchens, stock rooms, offices, etc. of commercial uses, use of graphic window coverings shall be permitted including vinyl decals or other artistic screening materials.

DESIGN GUIDELINES

- A variety of glass types may be used at or above the ground floor, such as translucent glass, etched glass, glass block, acrylic channel glass, as long as the minimum transparency standards are met.
- Operable openings that integrate indoor and outdoor spaces are encouraged where uses permit and is relevant to the building use.
- Opaque glass or spandrel glass may be used but may not be counted towards meeting the minimum percentage for transparency.
- Low-E coating are encouraged on the second and third surfaces to provide greater energy conservation.
- Sun screens and shades are encouraged as long as they don't significantly obstruct views through the windows.
- A lower ratio of transparency to opacity may be allowed on the upper floors of buildings if additional architectural treatments are provided.
- Retail or restaurant uses: Where a retail or restaurant use occupies the ground floor, the facade facing the primary street shall be at least 60% transparent. All other facades facing a street or public space shall be at least 30% transparent.
- All other residential uses (excluding retail/restaurant): The facade facing the primary street shall be at least 40% transparent. All other facades facing a street or public space shall be at least 25% transparent.
- Residential uses: Where a residential use occupies the ground floor, windows shall be provided where appropriate to create visual interest, while also balancing the need for residents' privacy.
- Transparency shall be calculated as the percentage of clear, non-reflective glass within the area between three (3) feet and eight (8) feet above the first floor finished elevation.
 - Transparent doors and window mullions shall count as transparent area.
 - Structural elements and opaque or reflective glass shall not be counted as transparent area.
 - Glass display cases may count toward transparent area if they give the appearance of windows and are maintained with items of interest, including window display graphics that do not include advertisements.
 - For retail or restaurant uses on corner lots, the minimum transparency required for the primary street facade may be transferred to the secondary street facade provided that the primary street transparency is not less than 30%.

DESIGN INTENT

- In Districts with commercial uses provide glazing on the ground floor that increases the visibility of active uses or goods.
- Create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the Project.
- Reveal the activity of the building to the pedestrian, to activate and secure the street.



Ground floor transparency



Ground floor transparency



Window display graphic

3.6 Building Entries



DESIGN INTENT

- Visually emphasize the major entry or entries to a building or ground floor use.
- Provide convenient access to buildings from streets, drives and pedestrian corridors.
- Enhance the scale, activity, and function of the public streets.
- Promote the convenience of pedestrian activity and circulation along the street by creating external, street-oriented entries.



Recessed entrance

DESIGN STANDARDS

- Buildings shall provide at least one primary building entry oriented to or visible from a public right-of-way. A corner building may combine two required entrances in one “corner entrance”.
- Street oriented building entries shall be directly connected to the public sidewalk by a paved walk, stair or ramp.
- The primary entry of each building shall be emphasized through at least two of the following:
 - Changes in the wall plane or building massing
 - Differentiation in material and/or color
 - Higher level of detail
 - Enhanced lighting
 - Greater amount of transparency
- The following are standard acceptable entrance types:
 - Flush: An entrance on the same plane as the subject building facade.
 - Recessed Entrance: An entrance inset behind the plane of the subject building facade by no more than 10 feet.
 - Corner Entrance: An angled or rounded street-facing entrance located on the corner of a building 45 degrees to the intersecting streets.

DESIGN GUIDELINES

- Primary entries that are located on the side of a building may be allowed so long as they are visible from the public right-of-way and are directly connected to the public sidewalk by a paved walk, stair, or ramp.
- Where parking is located internal to the site, multiple building entries are encouraged to allow direct access to the buildings.



Change in material



Greater amount of transparency

3.7 Awnings and Canopies



Cantilevered details

DESIGN INTENT

- Create clear identifiable entry points for specific users.
- Enhance the pedestrian-oriented design and attractiveness, adding visual interest.
- Enhance the pedestrian environment, reinforce building patterns and rhythms.
- Create shade and comfort on the sidewalks.

DESIGN STANDARDS

- Generally, awnings shall be cantilevered from the building face to keep the sidewalk as clear and unobstructed as possible.
- Awnings shall be an integral part of the architectural design of the building to which they are attached and shall be compatible with the building.
- No back lit awnings shall be permitted.
- Awnings shall be durable and designed with high quality materials.

DESIGN GUIDELINES

- Awnings should be unique, creative and pedestrian in scale.
- Awnings should be consistent with and relate to the facade of the building.
- Awnings should be durable and designed with high quality materials.
- Awnings should be positioned so that signage is not obstructed.



Identifiable entries



Modern Agrarian aesthetic



Unique materiality



Provide shade in pedestrian zones

3.8 Parking Structures



DESIGN INTENT

- Mitigate the visual impact from parking garages onto public streets, open spaces and residential units such as glare of vehicle headlights, and the light trespass of internal lighting.
- Create parking structures with signage that clearly identify parking opportunities and fit within the context of the District.
- Provide ground floor pedestrian-active fenestration within parking garage facades that adjoin a public street or open space.
- Avoid large areas of undifferentiated or blank walls along public streets or open spaces.



Durable materials

DESIGN STANDARDS

- Spandrel panels, decorative panels or walls shall be at least 3 foot 6 inches high in order to conceal the headlights of parked cars from pedestrians on the opposite side of the street.
- Rooftop parking deck lighting shall be limited to 20 feet in height, and shall be low cut-off type fixtures.
- Parking structures that front on public streets, shall include retail, commercial, or office on 40% of the ground level.
- Enhanced architecture with upgraded materials shall be required on first floor (minimum).
- Parking garage facades oriented to public streets shall include a minimum of three (3) architectural elements that provide variety and human scale, such as the following:
 - Expression of building structure;
 - Differing patterns or sizes of openings.
 - Changes in plane of walls.
 - Changes in material, pattern or color.
 - Expression of material or cladding system modules;
 - Joint patterns and attachment details.
 - Signs, art or ornament graphics integral with the building.
 - Quality, durable materials with smaller scaled modules, patterns, or textures.
 - Concealment of the parking garage interior at the street or aggregated open space-facing ground floor level.



Durable materials



Durable materials

DESIGN GUIDELINES

- Encourage parking garage facades adjoining public pedestrian areas to be partially or wholly concealed behind a building structure that can accommodate other active uses such as commercial, institutional or residential.
- When public garages occur along major street frontages, ground floor activation/uses should be implemented.
- Architectural and/or pedestrian active use standards for a parking garage may be waived if planned future building phases conceal the parking garage or add further building elements that provide pedestrian active uses or architectural interest to it.
- Where it is impractical due to depth or slope to include ground floor activation or to conceal the garage behind other street facing uses, the architectural treatment of the street facing garage façade, especially the ground floor, should be fenestrated or screened for variety and human scale.



Durable materials

3.9 Roof Top Design



DESIGN INTENT

- Reduce the visual clutter of rooftop equipment as seen from the street.
- Reduce equipment noise impacts onto adjacent residential uses.
- Incorporate rooftop screening elements into the architectural design of the building.



Screened rooftop equipment

DESIGN STANDARDS

- Roof mounted mechanical, electrical and communication equipment that is visible from public streets, adjacent to residential uses or open spaces shall be screened from public view.
- Rooftop design shall be designed either to be unobtrusive or subordinate to the building's form and façade architecture, or should be designed to complete the building's architectural expression.
- Sloped roofs are acceptable. If asphalt shingles are used they must be high quality architectural shingles.
- Rooftop equipment shall be screened via extended parapet or other compatible screening material.
- Roof top patios shall not be oriented to adjacent residential properties located within 300 feet.

DESIGN GUIDELINES

- EIFS may be used as a material for roof top screening or enclosures.
- Consider views from neighboring buildings in the design and enclosure of rooftop equipment.
- Encourage rooftop activation that captures scenic views of mountains and Clear Creek including rooftop patios, green roofs or decorative ballast on flat roofs.



Screen wall



Rooftop views

3.10.1 Multifamily - Site Planning



Pedestrian circulation

DESIGN STANDARDS

- Any parking lot adjacent to a public street shall be screened by a combination of a minimum 5-foot wide landscape buffer and a vertical screening device, 30" to 42"
- Where a parking lot abuts a property with a residential use such as where the Mill District shares a boundary with the Homestead District, a minimum 10-foot wide landscape buffer is required between the parking lot and the adjacent property line.
- On-street parking on adjacent streets may count toward minimum required visitor parking and requires approval by Public Works Department.
- For multi-family residential properties, open space shall incorporate amenities for play or congregation. Acceptable amenities include play structures, picnic tables, benches, or sporting area/fields.

DESIGN GUIDELINES

- Pedestrian circulation should be incorporated into the design of each site with a network of walkways into, across, and through the site.
- Parking lots should be arranged to maximize the connectivity and continuity of pedestrian walkways and minimize the distances pedestrians must travel between buildings. Wherever possible, parking lots should be placed in locations internal to the site, where they are not visible from the street.
- Parking areas should be in safe, convenient locations for residents and guests. Carports and garages are encouraged for resident parking spaces.
- Subject to approval of Community Development and Public Works Departments, detention areas may be used as open space.

DESIGN INTENT

- Site design approach is suburban with buildings setback from the street and parking lots internal to the development, minimizing their view from surrounding street(s).
- Take advantage of view corridors from the site, providing residents opportunities to enjoy adjacency to Clear Creek as well as mountain vistas to the South and West of the site.
- Design site with a convenient system of travel for residents, including connections within the site as well as to adjacent street(s).



Landscape buffers



Carports

3.10.2 Multifamily - Architecture



DESIGN INTENT

- Create building forms that are consistent with the Modern Agrarian style of architecture defined in the Clear Creek Crossing Vision Book – Homestead District.
- Provide visual interest at pedestrian levels, reducing the bulk of large buildings through architectural detail, landscaping and site amenities.
- Place buildings on the site in a way that reinforces pedestrian activity and creates a coherent place.
- Relate building height and scale to neighboring properties.



Reinforce pedestrian activity



Material variation

DESIGN STANDARDS

- Facade detail: Building facades visible from a street or public space shall provide a level of finished architectural quality and be designed to the human scale.
- Facade articulation: Each facade that faces a street or public space shall have at least one variation in plane depth, a minimum of one foot for every 50 linear feet of the length of the facade. Non-permanent features such as canopies or awnings will not qualify as variation.
- Primary entrance: The primary entry of each building shall be emphasized through at least two of the following:
 - Changes in wall plane or building massing
 - Higher level of detail
 - Enhanced lighting
- Transparency: Where a residential use occupies the ground floor, windows shall be provided where appropriate to create visual interest, while also balancing the need for residents' privacy.
- Fenestration: At least 25% of each facade shall contain openings such as doors, windows, or balconies.
- Multiple unit entrances: For buildings with multiple exterior entrances to multiple units, each unit's entrance shall be defined with recessed entrance, projecting entrance, change in height, change in material
- Buildings shall be constructed of durable materials. Approved materials include, but are not limited to:
 - Stone
 - Integral colored textured concrete block
 - Hard coat stucco
 - Synthetic stone and masonry materials
 - Fiber Cement Siding/Panel
- Material variation: All building facades visible from a street or public space shall employ differentiation in materials and/or colors
- When multiple garages or carports are attached as one structure, there shall be a clear delineation between parking stalls or garages.



Varied roof heights



Defined entrances



Material variation

DESIGN GUIDELINES

- Roof forms and parapet heights should be varied, and where appropriate, should emphasize the facade articulation and variation of building materials.
- Accessory structures such as carports, garages, and storage units should be designed to be consistent with the primary building(s) and to avoid monotonous facades. Wherever possible, garage doors should be placed so that they are not visible from the street.
- Service, loading, and utility areas should be screened from view and minimize impact to surrounding properties.







4.0 - MATERIALS



4.1 Building Materials



DESIGN INTENT

- Utilize materials that are compatible with the modern Agrarian design aesthetic.
- Encourage human-scaled buildings through the use of well-detailed and articulated materials, individually and in combination.
- Use materials that convey a sense of quality, permanence and attention to detail, creating a rich variety of materials, colors and textures.
- Use materials that support a more sustainable environment.
- Ensure that building facades are visually active and are appropriately scaled through the use of varied architectural details, materials, textures and colors.
- Use of materials to create continuity between buildings and Districts.



Modern Agrarian materials



Mix of materials



Accent stone

DESIGN STANDARDS

- Buildings shall be comprised of materials from the Agrarian Materials Palette consisting of Primary and Secondary Materials.
- Alternative materials are allowed but are required to be submitted by the applicant as such, subject to ACC and City of Wheat Ridge approval.
- Materials shall be selected with the objectives of quality and durability appropriate to the development.
- Building color schemes shall tie building elements together, relate separate buildings to each other, and shall be used to enhance the architectural form and character of the building.
- Intense bright or florescent colors shall be limited in use, as accents or to create brand identify and shall not be the predominate color on any wall or roof of a building.
- Primary materials shall consist of more than 50% of the overall buildings material palette.
- Primary materials shall be focused in areas where public interaction and visibility is more prominent.
- Secondary materials shall be utilized in non-pedestrian areas or areas that are less visible from public view.
- Buildings should incorporate at a minimum of (3) primary materials.
- Facades at street level that are adjacent to the public right-of-way, private streets or sidewalks shall be constructed of material that is durable and appropriate to pedestrian contact.
- EIFS is not allowed at ground level or adjacent to primary pedestrian activity areas without appropriate hard surface material treatment to protect lower portion of wall.

DESIGN GUIDELINES

- Building colors should utilize earth and other natural tones as found in the surrounding environment as their primary consideration.
- Building materials at the pedestrian level should respond to the character of the streetscape environment through scale, texture, color and detail.
- In selecting materials, consideration should be given to ongoing maintenance and vandalism.
- Natural wood siding or an equivalent synthetic product should be considered for use in areas as accent features on the buildings.
- Building materials should incorporate new technologies and materials when possible in order to promote sustainability and energy resource responsibility.

4.2 Building Material Types



PRIMARY BUILDING MATERIALS:

- A. **STONE:** A variety of stone options are available throughout the Project. The three primary stone options shall be the following:
- **Field Stone:** Large random sized shapes laid in a random pattern.
 - **Coursed Stone:** Varied sizes of cut and tumbled stone with natural face features laid in an ashlar coursing.
 - **Cut Stone:** Regular sized stone modules laid in traditional masonry patterns, i.e. running bond, stacked bond, etc.
- B. **METAL:** A variety of metal options are available through the Project. Colors are to be consistent with the overall Project. Bright colors are discouraged and shall not make up more than 20% of the building's surface area.
- Natural copper, rust colored, bronze or zinc finishes having self-healing patinas are preferred over painted finishes.
 - The three primary metal panel options are the following:
 - a. **Standing Seam:** Metal panels that utilizes a raised seam in a regular pattern or spacing.
 - b. **Ribbed or Corrugated:** Metal panels that have curved or ribbed linear patterns.
 - c. **Flat Panel:** Metal panels that have a flat surface and utilize dry or wet sealed joints in rhythmic or random patterns for articulation.
- C. **WOOD:** A variety of wood products are available through the Project. The three primary wood finishes are the following:
- **Board and Batten:** Flat panel
 - **Pre-finished or painted wood panels** with protruding vertical smaller wood strips creating a regular vertical pattern.
 - **Cedar Siding:** Natural rough sawn or milled cedar lap siding with overlapping or flush joints. May be installed in vertical or horizontal patterns and can be used on vertical or horizontal surfaces.
 - **Reclaimed Wood or Barnwood:** Wood that has been reclaimed and has a natural aged aesthetic.
 - **Additional Wood Note:** Synthetic or Alternative wood options may be utilized

in lieu of natural wood if it is deemed to be unfit for the application but the desired look is to mimic or represent a wood product..

- D. **FIBER CEMENT PANELS:** Acceptable material. Colors and textures to be complementary to overall development.
- E. **GLASS:** All glass or glazing is considered a primary building material and counts towards the overall building materials percentage.
- F. **ARCHITECTURAL PRECAST & DECORATIVE STONE ELEMENTS:** Include caps, lintels, cornices. All aforementioned are acceptable. Colors shall be complementary to overall Project.

SECONDARY BUILDING MATERIALS:

- A. **COLORED AND TEXTURED CONCRETE MASONRY UNITS (CMU):** Standard gray colored CMU is NOT acceptable, unless covered by another building finish material. Split faced or honed CMU must be used as the primary element when exposed to view. CMU shall not be painted except where not visible from public streets or walkways.
- B. **MASONRY BRICK:** Acceptable material. Colors and textures to be complementary to overall development. Design and detail is to be varied and interesting and not portray a neo traditional or faux historic character. Shall not be painted unless requested and approved by the Community Development Director.
- C. **STUCCO:** Acceptable material. Generally discouraged at the bases of buildings and adjacent to pedestrian walkways. Should have natural stone aggregates and texture. Standard sand or quartzputz textures are prohibited. Break up large components and fascias through the use of joints and changes in plane and color to maintain scale of the facade.
- D. **EIFS:** Allowed on the ground floor, street facing facades directly abutting the R.O.W. in a limited amount (20%) and should only be used as ornamental details such as parapet caps, cornices, belt courses, window details, etc.
- Allowed material in non-pedestrian areas such as loading areas and internal courtyards not visible from public view.

- Allowed on the upper floors (2nd Floor and above) on all building types but may not exceed 75% of the façade material including windows and fenestration.
- If located on the ground floor in any location of a building shall have a masonry or stone base provided as a water table feature.
- In limited applications EIFS or Synthetic Stucco may be used as a primary building materials that exceeds the above requirements at the discretion of the ACC and the City of Wheat Ridge's Planning Director's approval.
- EIFS reveals are required to break up big fields of EIFS walls.



Mix of materials



Mix of materials





5.0 - LANDSCAPE



5.1 General Landscape Design



Seasonal landscaping

DESIGN STANDARDS

- The Project shall meet the City of Wheat Ridge Landscape Regulations as referenced in the Code or Ordinances, Chapter 26-502.
- The Project shall utilize the concepts of water-wise and xeriscape landscaping as a means to water conservation in a semi-arid climate.
- Specified plant materials shall meet industry standards and City requirements and be suited to the environment.
- Landscape and irrigation design shall reduce the impact of drought on landscape and provide for efficient water usage.
- All landscaped areas shall be irrigated with an underground automatic irrigation system. All new irrigation systems shall utilize automatic rain shut-off technology.
- Artificial turf or artificial plants are not allowed.
- Reference the recommended plant list in Appendix C. Final plant selection to be reviewed at time of specific plan review.

DESIGN GUIDELINES

- Use plants with more naturalized form in the buffers and open spaces throughout the Project, whereas planting selection for central gathering spaces should complement the form and architecture of the surrounding buildings and amenities.
- Select trees, shrubs and perennials for their hardiness and demonstrated success in this semi-arid environment.
- Encourage lower water use turf grasses in select locations. In high visibility areas, manicured turf or ground cover should be used to maintain a well-kept appearance. In other areas, native and/or adapted grass plantings may grow to maintain a naturalized appearance.
- Utilize high efficiency irrigation systems capable of adjusting water application according to plant's needs.
- Inconspicuous landscape lighting shall be provided to enhance landscape features.
- General landscape design, including the location of landscape areas, their type, form and materials, should aim to control erosion and prevent sedimentation in municipal water drainage systems.

DESIGN INTENT

- Obtain landscape design inspiration from native regions proximate to the site as well as from the site's rich cultural history.
- Complement the overall modern agrarian design theme with landscape design through use of consistent patterns, texture, and form.
- Provide seasonal interest and visual enhancement of the Project.
- Create an overall landscape design that is ecologically sensitive, demanding fewer resources than a typical landscape.
- Promote diversity of tree and plant material, while maintaining sustainable, water-wise, and low maintenance landscape approaches.
- Utilize landscape to enhance site user experience by emphasizing views, providing screening, and offering a comfortable experience in outdoor spaces throughout the Project.
- Promote a walkable, pedestrian friendly site utilizing landscape design to enhance the site experience.
- Improve the appearance of surface parking areas with landscape that complements without creating hindrances.
- The metropolitan district will maintain and install 40th Avenue and Clear Creek Drive Right of Way landscaping on both sides of the road, with the exception of the Coors frontage along Clear Creek Drive.



Agrarian aesthetic

5.2 Landscape Design Within Districts



DESIGN INTENT

- Emphasize the modern agrarian design theme as a commonality among all Districts.
- Coordinate the landscape design between and through the Districts including landscape areas surrounding buildings, parking lots, streetscape, plaza areas or other gathering spaces, as well as the multi-use trails, which connect to regional trail systems including Clear Creek.
- Create distinct patterns within each District through plants selection and overall design while still providing cohesive elements throughout the Project that relate back to the overall theme. Use of each District's distinct character can further drive the landscape design. Refer to the Clear Creek Crossing Vision Book precedents for District character guidance.
- Provide consistent landscape elements and materials throughout the Project, while adhering to the District design direction as well as guidelines and standards for other elements outlined herein.



Agrarian aesthetic



Agrarian aesthetic



Design cues from site and site history

DESIGN STANDARDS

- In all Districts, any area of the lot not covered by building, parking, walkways, storage, service areas or display shall receive landscape treatment.
- Within commercial zones landscaping shall not be less than 20% of the gross lot size. No more than 30% of the total landscape coverage can be manicured turf.
- Within multi-family residential zones landscaping shall not be less than 30% of the gross lot size. No more than 60% of the total landscape coverage can be manicured turf.
- When a use / structure is adjacent to an existing residential use, a 20 foot landscape buffer is required in addition to the required setback

DESIGN GUIDELINES

- Plant materials should be predominantly drought tolerant species suitable to the climate and/or native to the region.
- Where substantial pedestrian traffic and informal recreational activities are likely to occur, irrigated turf, either native or non-native, may be used so long as the overall plant palette is primarily drought tolerant. High water use turf types should be confined to high visibility areas, such as tree lawns, and active parks, retail/commercial building frontages.
- Consider use of low water demand turf varieties such as Texas hybrid bluegrass, buffalo grass, blue grama grass, and tall fescue grass in low visibility, passive areas, and areas outside of retail/commercial building frontages.
- To enhance the water quality leaving the site, water may be treated with water quality ponds or swales where appropriate. Water quality ponds or swales should be designed with the naturalized landscape strategy in mind.

5.3 Trees, Shrubs & Plants



DESIGN STANDARDS

- Specified plant materials shall meet industry standards and City requirements and be suited to an urban environment.
- Artificial turf or artificial plants are not allowed.
- All new plantings shall meet these minimum size requirements:
 - Deciduous Trees: 2-inch caliper
 - Ornamental Trees: 2-inch caliper
 - Evergreen and coniferous trees: 6-feet tall
 - Shrubs: #5 container
 - Vines, perennials, and ornamental grasses: #1 container
 - Mass Ground covers: #1 container
- Street trees, whether on public or private property, shall conform to the plant list contained in the City of Wheat Ridge Streetscape Design Manual.
- Deciduous trees in key public gathering areas shall be up-sized to 2.5" caliper.
- Reference the recommended plant list in Appendix C. Final plant selection to be reviewed at time of specific plan review.

DESIGN GUIDELINES

- Strong patterning in landscape layout is encouraged throughout the project to communicate the agrarian design theme. Design form should emphasize simple lines and agricultural character.
- To ensure the landscape design provides an appealing and low-maintenance result, avoid over-use of a single plant species or excessively large mono-culture plant groupings. Evergreen and deciduous plants, as well as cool and warm season grasses should be mixed with enough variety to provide seasonal interest and visual enhancement.
- Select trees and other plant materials that are drought tolerant and suitable to the climate or native to the region.
- Natives should be given preference where appropriate.
- Native plants should be used in designated natural areas and trail corridors to transition from developed areas to open space and the Clear Creek Trail.
- Adapted and commonly accepted species may be used in high visibility areas. Use the recommended plant list in Appendix C as a guide for plant characteristics when selecting plants.

DESIGN INTENT

- Convey a strong connection to agrarian land patterns as a design theme through landscape planting design.
- Maintain both variety and distinct geometry in the landscape to recall cultivated land. Maintain strong year-round form in landscape design utilizing variety within landscape layout and plant selection.
- Plant massings and monocultures can contribute to communicating the agrarian design theme. However, large plant massings should be designed in a way that can accommodate plant life cycles or disease within a species without detracting from the overall landscape appearance and character.
- Provide seasonal interest and visual enhancement of the Project.
- Utilize landscape design to add value to the community while maintaining sustainable, water-wise, and low maintenance landscape approaches.



Seasonal landscaping

CLEAR CREEK CROSSING

5.4 Streetscapes



Interactive design elements

DESIGN INTENT

- Create a functional streetscape environment that unifies the Project while providing necessary amenities to pedestrians.
- Provide unique character by using cohesive plantings, street trees, and other amenities within the Project.
- Create a streetscape that promotes overall pedestrian circulation in a safe manner.
- Encourage pedestrian activity on the sidewalk, supporting adjacent activities such as shopping, dining, strolling and gathering.
- Each District's character should drive the landscape design, with agrarian style influencing elements within the streetscape.

DESIGN STANDARDS

- Amenity Zone shall be a minimum of 6 (six) feet in width. Reference the Wheat Ridge Streetscape Design Manual for further information on Amenity Zone design.
- Trees must be provided within a required Amenity Zone, with minor adjustments for elements such as signage, light pole spacing, driveways, or required public/private utility facilities.
- Street lights shall be placed as generally required by the City of Wheat Ridge standards.
- Trees shall be located in tree openings that are 6' x 10' minimum with an understory treatment that contains either sod, ornamental grasses, perennials, shrubs or a combination thereof.
- Avoid random changes in street tree species. One tree species on both sides of street shall be utilized on the same block.
- Vary street tree species in logical locations to limit potential impacts from loss of a particular species. Utilize trees with similar form, color, and texture characteristics for design continuity.
- Aside from trees, the R.O.W. landscape from the back-of-curb and the property line shall not exceed a height of 36" above the level of the roadway.



Pedestrian scaled elements

DESIGN GUIDELINES

- Active uses should be placed along the streets to encourage and enhance pedestrian circulation within Districts, and enhance overall experience. Follow industry standards to address potential public safety concerns.
- Streets should be visually consistent and have a cohesive rhythm created by street trees, plantings, furnishings, paving, and lighting.
- Street furnishings, trees and amenities should occupy consistent, well defined amenity zones parallel to the pedestrian walking zone.
- Sidewalk uses, outdoor seating, street-carts and vendors are subject to compliance with all applicable City laws and regulations, and are encouraged outside of the pedestrian walking zone.
- Temporary lighting for special events and holidays is allowed and should be used for decorative purposes only.



Agrarian aesthetic

5.5 Site Furnishings



DESIGN INTENT

- Enhance the pedestrian experience along public rights-of-way as well as within the Districts through use of appropriate site furniture.
- Provide visual cohesiveness through site furnishings that are consistent and complementary throughout the Project while also allowing for distinctive variation within each District.
- Although site furniture in each District may vary, site furniture selection should achieve a recognizable agrarian style through the use of common materiality and form.
- Provide necessary elements for pedestrian comfort and convenience, as well as site orderliness.
- Complement the simple agrarian materiality relating to architecture, paving, walls, etc.



Site Furnishings



DESIGN STANDARDS

- Benches along sidewalks shall be oriented so they will not impede pedestrian movement.
- A consistent standard for site furniture shall be developed before any installation is approved.
- Seating shall be placed near building entrances, plazas, and gathering spaces.
- Site furniture shall meet minimum City of Wheat Ridge and ADA requirements.
- Placement of site furniture shall complement the overall walkability of the development.
- Bicycle and scooter parking shall utilize cohesive and consistent bicycle parking fixtures.
- A minimum of one bench is suggested for every 200 feet of commercial building frontage. Benches shall be grouped where appropriate.
- At least one trash and one recycling receptacle shall be located at each main building entry, common courtyard, or seating area.
- Raw, simple materials such as corten steel, concrete and natural wood or wood-look shall be emphasized in furnishings to relate to the modern agrarian theme.
- A simple unified color palette and agrarian feel shall be maintained in site furnishing choices.



Site Furnishings

DESIGN GUIDELINES

- Maintenance, safety, and comfort should be considered in the selection, design and placement of site furniture.
- Site furniture should be used to create public open spaces and plazas where heavy pedestrian use is anticipated.
- Adequate quantities of site furniture should be implemented in all public areas, including benches, bicycle racks, and trash receptacles.
- Patio seating for restaurants, coffee houses, or similar uses is encouraged.
- Within plazas and gathering spaces more unique site furniture is encouraged to provide added visual interest and promote the use of these spaces.

5.6 Trail Furnishings



DESIGN INTENT

- Provide furnishings along the multi-use trail for comfort and convenience, as well as cleanliness.
- Create visual continuity across the Project by connecting trail furnishings to the agrarian style.
- Enhance the Trail with amenities to better serve those who live, work, and play nearby.
- At the trailhead, provide adequate site amenities to serve a larger group of users such as parking and other facilities commonly found along the regional Clear Creek Trail.
- Locate trail benches to provide respites for enjoyment of key views of surrounding natural features or points of interest.



Trail Head Example



Bicycle Parking

DESIGN STANDARDS

- Benches shall be located along the perimeter of the Trail and out of the main throughways.
- Trail furnishings shall not block the minimum unobstructed pedestrian walking zones.
- Simple forms emphasizing concrete, wood, and steel shall be used. Manufactured, wood-look materials are acceptable.
- 42" height 3-rail fence with wire mesh shall be used where necessary for trail user safety and must be compatible with site furnishing design direction. Trail fencing shall comply with Parks & Recreation Guidelines as well as City of Wheat Ridge Code.



Site Furnishings

DESIGN GUIDELINES

- Maintenance, safety, and comfort should be a primary consideration in the type, design, and placement of trail furniture.
- Site furniture should be placed along trail in locations that have heavy pedestrian use.
- Durable, high quality site furniture should be employed along the trail.
- Bicycle parking for convenience of visitors to the trail should be located so that stopping at the Project to shop or dine is convenient.
- Adequate quantities of site furniture should be provided in all public areas, including benches, bicycle racks, and trash receptacles.





6.0 - LIGHTING



6.1 Street and Parking Area Lighting



DESIGN INTENT

- Lighting design provides an opportunity to unify the Project through connectivity of fixtures, harmonizing with the agrarian theme.
- The street and parking area light fixture design should be minimalistic with a clean appearance that diminishes visually during the day time without detracting from the overall design theme.
- Streets and parking areas should be illuminated in a consistent, attractive and unobtrusive manner that minimizes light pollution, light trespass and glare.
- Lighting provides an opportunity to demonstrate energy efficiency and promote sustainability initiatives at the Project.

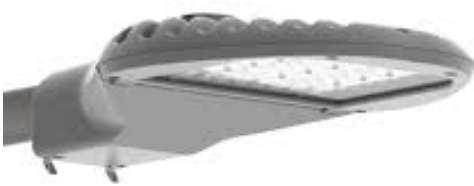


Parking Lot Lighting



DESIGN STANDARDS

- Provide adequate lighting for safety and security following IESNA illumination guidelines.
- All exterior lights for streets, parking drives, walkways and buildings shall be LED.
- Pole height shall not exceed 25 feet, including pole base height.



LED lighting



Downcast lighting

DESIGN GUIDELINES

- Parking area light fixtures should complement the lighting of adjacent streets and properties using consistent fixtures, LED color temperature and illumination levels.
- Street lighting fixture placement should create an organized appearance that is coordinated with the location of trees, curb cuts, signage and other design features to provide a coordinated and consistent streetscape.
- Light poles should be located in a manner that provides a unified, organized appearance throughout the development, with spacing that meets the lighting criteria standards, as outlined.
- Accessories and banners may be included in pole and fixture design if there is a clear connection to the overall agrarian design theme.
- Lighting design should minimize light pollution, light trespass, uplight and glare.

6.2 Pedestrian Lighting



DESIGN STANDARDS

- Provide adequate lighting for safety and security following IESNA illumination guidelines. This shall include areas providing pedestrian connection to the primary multi-use trail.
- All light fixtures shall be integral LED type.
- Light fixtures and pole height shall not exceed 14 feet (this includes the pole base height).
- Lighting shall be directed to the pedestrian zone avoiding glare to adjacent areas.
- Lighting shall be designed to provide even and uniform light distribution.
- Pedestrian light fixture design shall be of a consistent type, color temperature and illumination levels.

DESIGN GUIDELINES

- When pedestrian lighting is used on streets or in parking areas it should be distinguishable, clearly defining the pedestrian path of travel.
- Raw, simple materials and finishes should be emphasized in lighting components to relate to the modern agrarian design aesthetic to complement the overall unifying theme of the Project.
- Lighting within Districts should be relevant and useful, connecting to the character and use of each respective District.
- Various post attachment methods may be used, but priority should be given to maintaining a cohesive look throughout the Project.
- Lighting design should minimize light pollution, light trespass, uplight and glare.

DESIGN INTENT

- Lighting on-site will promote a safe environment in all areas.
- Incorporate pedestrian lighting at a useful and appealing scale to create visual interest in public areas, plazas and on-site amenities.
- Use lighting fixtures as a design element that unifies the Districts through connections to the modern agrarian style at the Project.



Streetscape / Pedestrian lighting



Streetscape lighting



Pedestrian scale lighting

6.3 Accent Lighting



DESIGN INTENT

- Enhance night-time views of buildings with accent lighting highlighting key amenities and architectural elements.
- Incorporate pedestrian lighting to enhance the building entrances and facilitate ease of circulation.
- Accent lighting fixtures should enhance and unify the Districts through connection to the agrarian style of the Project.
- Select accent lighting for highlighting key areas of the site as appropriate.
- The accent lighting design should add to the character and aesthetic appeal of the Project.
- Enhance or highlight key architectural elements and informational displays.
- Accent lighting fixture selection should enhance and unify the Districts through connection to the modern agrarian style of the Project.
- The accent lighting should minimize light pollution, light trespass, uplight and glare.



Accent lighting



Accent Lighting

DESIGN STANDARDS

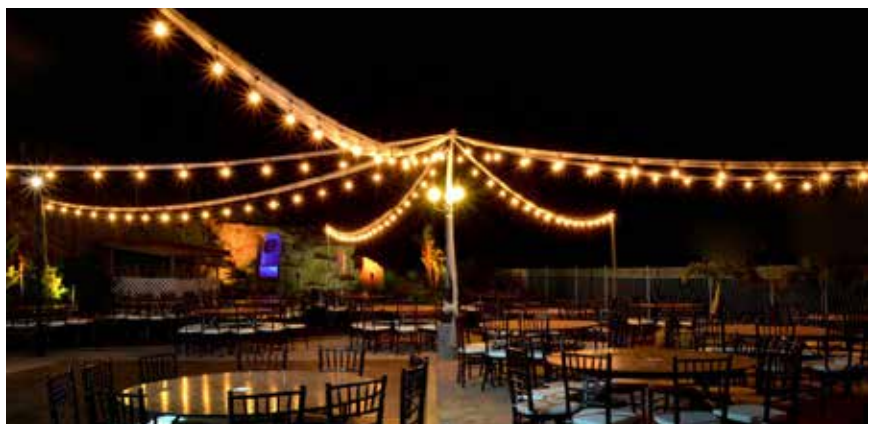
- Lighting shall be used to highlight entrances and other prominent architectural features to provide clear direction for both pedestrian and vehicular traffic through the Districts.
- Fixture color selection shall correlate with the material palette as well as natural color choices. Galvanized aluminum or similar finishes are also acceptable.
- Simple, rustic, or plain forms shall be emphasized over ornate or decorative styles.
- A unified color temperature and lamp type shall be maintained wherever possible.
- Fixtures shall contain only low wattage bulbs that are not greater than fifty lumens per bulb (equivalent to a seven watt C7 incandescent lamp); LED lamps are preferred.
- Light fixtures shall be approved by the ACC and the City of Wheat Ridge.

DESIGN GUIDELINES

- Accent lighting design should minimize light pollution, light trespass, up-light and glare.
- The overall scale of architectural accent lighting should be proportional to the building or structure to which the fixture is mounted.
- Public gathering areas are encouraged to utilize decorative lighting, overhead string lighting or outdoor track lighting, as long as it connects to the character and use of the District.
- Low level bollards, tree accent lights, or similar accent lighting should be provided in key landscape areas for night-time interest and wayfinding.
- Holiday lighting is encouraged.



Selective use of accent lighting



Accent lighting to highlight pedestrian spaces

6.4 General Light Standards and Intensity



DESIGN INTENT

- The light intensity levels within all areas should correspond to use and potential hazards.
- Lighting should provide adequate for adequate safety and security.
- Lighting should not be placed to cause glare or excessive light spillage on neighboring sites.
- Site lighting should provide consistent levels of illumination, avoiding pockets of very high or low levels of illumination.

DESIGN STANDARDS

- All exterior lights for streets, parking drives, walkways and buildings shall be LED (light emitting diode), casting a white light.
- Full cut-off fixtures shall be used on all exterior locations.
- A photometric lighting plan is required for all Specific Development Plans to ensure adequate and appropriate light levels are provided for each site condition.
- Light levels at the property line shall be measured as line of sight from five (5) feet above the ground at the property line to the nearest and brightest light source on the property. Light plans shall reflect the theoretical light levels at the property line using this method.
- Lighting plans shall identify the light loss factors (adjustments for dirt and age of fixture/lamp) for all types of exterior lights proposed. The specified lighting levels for any use are maximums under any fixture and are the light levels allowed without adjustments for light loss factors.
- All canopy lights shall be recessed so that no lens or light source drops below the ceiling surface of the canopy.
- Site lighting shall conform to the standards contained in the Lighting for Exterior Environment RP-33-99 by the Illuminating Engineering Society of North America (IESNA).

DESIGN GUIDELINES

- Lighting shall provide uniform illumination in compliance with the following maximum levels of light fixture illumination:

Commercial and Retail Uses Minimum to Maximum*	
<i>Parking Lots</i>	<i>1.0 to 5.0 foot-candles</i>
<i>Driveways</i>	<i>1.0 to 2.0 foot-candles</i>
<i>Property Line</i>	<i>No Minimum to 0.10 foot-candle (line of sight)</i>
<i>Walkways</i>	<i>2.0 to 2.0 foot-candles</i>
<i>Canopy Areas / Entryways</i>	<i>5.0 to 5.0 foot-candles</i>
<i>Loading Docks</i>	<i>5.0 to 5.0 foot-candles</i>
<i>Bikeways, Multi-Use Trails</i>	<i>1.0 to 2.0 foot-candles</i>
<i>Courts, Plazas, Terraces</i>	<i>1.5 to 2.0 foot-candles</i>

*Values given are a minimum average maintained horizontal, foot-candles which are measured at the average point of illumination between brightest and darkest areas, 4-5 feet above the ground surface. (Source: IES Lighting Handbook - 4th Edition)





7.0 - SIGNAGE



7.1 Conceptual Signage



DESIGN INTENT

- Creates a unified signage family, encouraging well-placed shared signs throughout the development.
- Provide guidelines and standards for master sign plans to be submitted for each planning area, or portion thereof at least two (2) acres or more in size which is under unified control either by ownership, legal association or leasehold.
- Through materials, parallels the relationship between the development and the nearby Clear Creek with its natural trails as well as the Project's agrarian design theme.
- An innovative design approach to signage is encouraged and is important to establishing the Project's unique brand and image.
- Accommodates the varied needs of a large mixed-use planned development with a functional signage program that supports a wide spectrum of uses and visitors.



DESIGN STANDARDS

- All signage shall be designed according to the standards and guidelines of the signage family.
- Two types of signage shall be allowed at the Project: free-standing signage or site signs and wall-mounted signage or building signs.
- Temporary signs shall be allowed according to City Code.
- All signs shall be constructed of materials from the Clear Creek Crossing palette, see Section 4.0.
- All sign design including color and materials, must be submitted to the ACC and the City for review and approval, respectively.
- All illuminated signage shall comply with Section 26-503 of the Zoning and Development code.
- Signage locations must generally comply with the Project Signage Map and/or general specifications for placement of signs as determined by type included herein.
- All signs must comply with Chapter 26 of the Zoning and Development Code, including sight triangle requirements, subject to a future master sign plan, as approved by the Planning Commission.

DESIGN GUIDELINES

- Overall signage design should embrace the use of natural materials, juxtaposed with the contemporary materials, using a natural color palette, accented by one or more vibrant colors.
- Sign design should correspond to the set signage family; variations may be allowed subject to ACC review and City approval.
- Signage should have simple, modern, and efficient style that connects to the Project's agrarian theme and the material palette, with some flexibility allowed to accommodate users, whether more creative or more programmed.
- Signage should be designed to minimize clutter, with an emphasis on managing locations to minimize conflicts, blockages and obstructions of both circulation patterns and view corridors.

7.2 Signage Family



BRAND DESIGN

The landmark “C” and “Clear Creek Crossing” are both die cut through the various materials to reveal the layered aspects of both the literal materials and the diversity of businesses and services offered at this development.

Detail on the signage creates dimensionality and interaction between the natural wood material and the refined metal, again reinforcing the relationships between Clear Creek and the Project and uniquely identifies Clear Creek Crossing with a logo: a beautiful natural amenity along with its associated regional trail, both crossing through the newly developed site. The accent color is a fresh and modern green, inspired by new growth at the Project with the option to further expand upon and integrate additional brand accent colors.

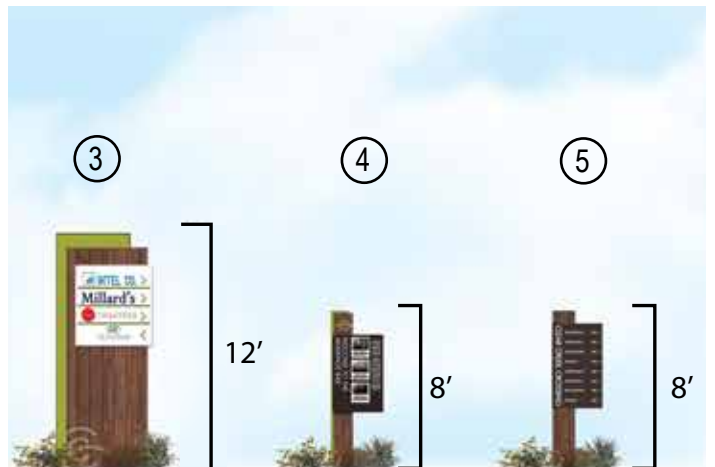


Landmark ID

7.2 Signage Family, Cont.



- ① Primary Monument
- ② Major Tenant ID
- ③ Secondary Monument
- ④ Interpretive / Trail Head
- ⑤ Wayfinding
- ⑥ Project ID



7.2 Signage Family, Cont.

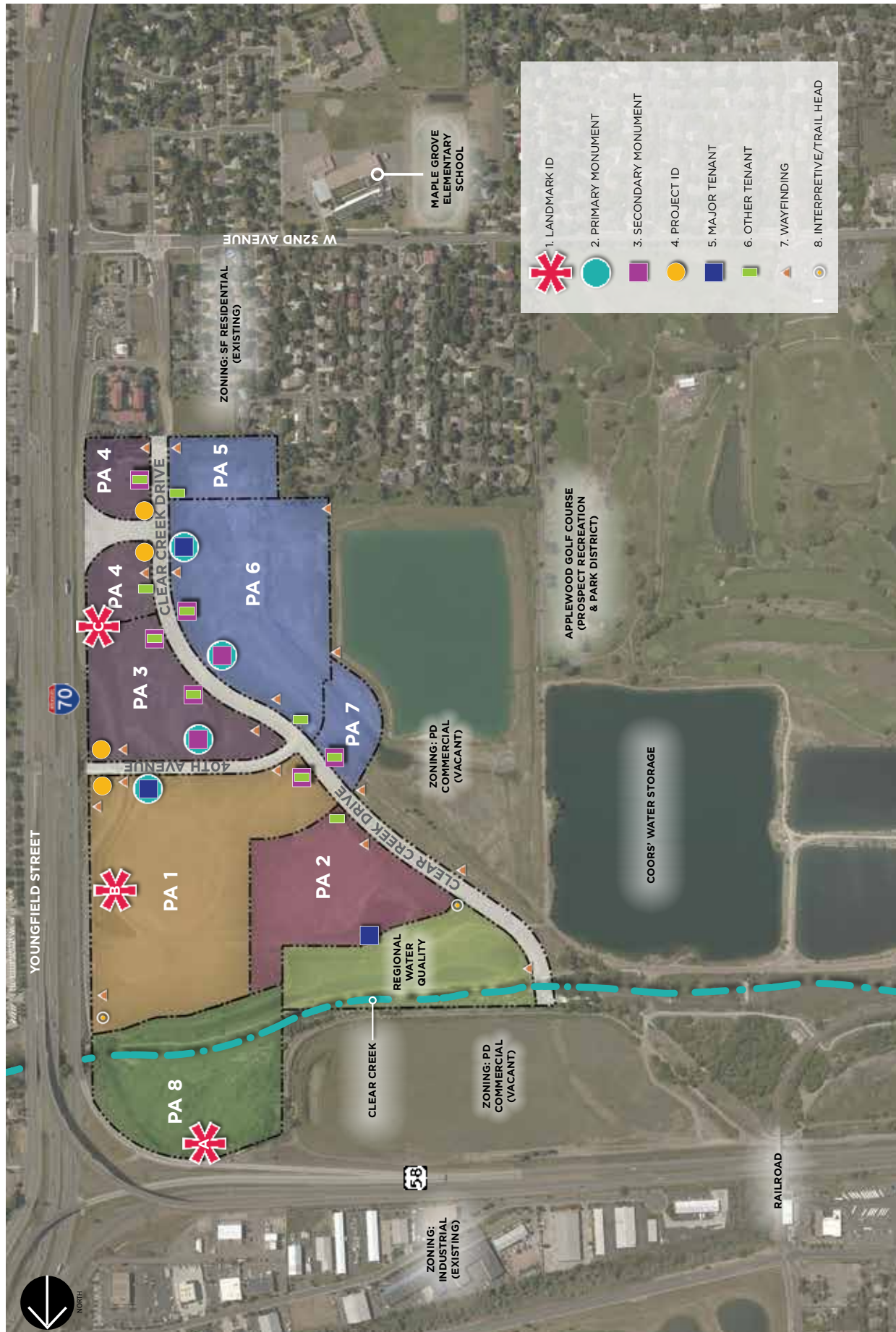


SIGNAGE						
REFER TO SECTION 7.0 SIGNAGE OF THIS DOCUMENT FOR ADDITIONAL INTENT, GUIDELINES, AND STANDARDS						
	SIGN TYPE	PLANNING AREA*	MAX SIGN AREA	MAX NUMBER OF SIGNS	MAX. SIGN HEIGHT	MIN. SETBACK
FREESTANDING SIGNAGE	LANDMARK ID*	1,3,8	900 SF	3	75'	30'
	PRIMARY MONUMENT*	1,3,6	400 SF	4	20'	10'
	SECONDARY MONUMENT*	1,3,4,6,7	150 SF	10	12'	5'
	MAJOR TENANT ID*	1,2,3,6	150 SF	4	12'	5'
	OTHER TENANT *	1,2,3,4,5,6,7,8	50 SF	12	8'	5'
	PROJECT ID	1,3,4	50 SF	4	6'	5'
	WAYFINDING	1,2,3,4,5,6,7,8	25 SF	8	8'	5'
	INTERPRETIVE/TRAIL HEAD	1,2	25 SF	2	8'	5'
	*MAXIMUM TOTAL NUMBER OF TENANT RELATED SIGNS:			26		
BUILDING SIGNAGE	TOTAL SIGN AREA PERMITTED EQUAL TO:	LENGTH OF ELIGIBLE WALL X 1 SQUARE FOOT (SEE SECTION 7.5 FOR WALL ELIGIBILITY)				
	PRIMARY WALL-MOUNTED SIGN	1,2,3,4,5,6,7,8	MAXIMUM = TOTAL SIGN AREA (SF) ALLOWED			
	SECONDARY WALL-MOUNTED SIGN	1,2,3,4,5,6,7,8				
	UNDER CANOPY SIGN	1,2,3,4,5,6,7,8				
	PROJECTING SIGN	1,2,3,4,5,6,7,8				
	PAINTED & CREATIVE SIGN	3,4,6				
	OTHER SIGNS	PER CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, 26-701				

* Note: The following sign location graphic map is conceptual and intended to give an idea of the overall sign plan for the site. The signage allowance chart dictates the total number of signs allowed.



7.3 Signage Map



7.4 Freestanding Signs



DESIGN STANDARDS

- Freestanding signs will consist of the following types of site signage:
 - Landmark ID Monument
 - Primary Monument
 - Secondary Monument
 - Project ID Monument
 - Major Tenant Sign
 - Other Tenant Sign
 - Wayfinding Signage
 - Interpretive / Trail head Signage
- Landmark ID Monument Signs shall be designed to be visible by traffic along the adjacent highways, with clear identification of CCC as well as major tenants, with no more than six tenant panels. Maximum height of these signs shall be 50 feet, unless the panels are not visible to nearby highway traffic; Landmark signs may be up to 75 feet and only as tall as necessary to provide adequate visibility.
- Monument and Project ID signs establish the character and identify of the development and shall be sited in key locations, primarily at intersections or important access drives.
- Project ID signs identify the development and shall be sited in key locations, primarily at intersections or important gateways. Project ID and Monument signs are intended for a similar purpose; these sign types shall be interchangeable at gateway locations and key intersections.
- Major Tenant signs shall include freestanding signs for users >30,000 SF.
- Other Tenant signs shall not be required to connect to the sign family but should follow all other standards and shall be located on the lot which they advertise.
- All freestanding signs shall be integrated into the streetscape, complementing items such as plantings, trees, paving patterns, and street furnishings.
- No signs shall obstruct designated sidewalks.
- Designated setback requirements begin at edge of ROW. The materials of freestanding signs shall be similar or closely related to the materials of the primary structures.
- Variations in design and location from Master Signage Plan are allowed subject to approval of the Community Development Director.
- All signs must comply with the method of measuring the surface area of the sign as outlined in Chapter 26 of the Zoning and Development Code.
- All signs must comply with sight triangle requirements as outlined in Chapter 26 of the Zoning and Development Code.

DESIGN INTENT

- Develop freestanding sign family for the site that allows some flexibility while maintaining a brand identity for the site that serves to connect the Districts.
- Through materials and color palette, design a freestanding sign family that is inspired by the natural and cultural cues that surround the site's location
- Create a balance in both design and placement of site signage, so that the Project brand is unique while the users/tenants logos are prominently placed appropriately based on relative significance within the overall development.

DESIGN GUIDELINES

- Visibility, location of trees and vegetation, and compatibility with the surrounding landscaping and hardscaping should be considered in the placement and design of signs.
- Sign lighting should be consistent with the lighting of building elements and storefront lighting.
- Signs adjacent to residential neighborhoods should be turned off after business hours.
- Sign lighting should be designed to minimize light pollution, in compliance with dark sky principles. Pedestrian lights shall be semi-cutoff fixtures at a minimum.
- Except for Other Tenant signs, all sign types should have simple, modern, and efficient style that connects to the sign family and material palette.
- A Master Sign Plan shall be submitted for each Planning Area, and shall conform to the overall intent, standards and guidelines set forth in this document.

7.4 Freestanding Signs (cont.)



LANDMARK ID MONUMENT

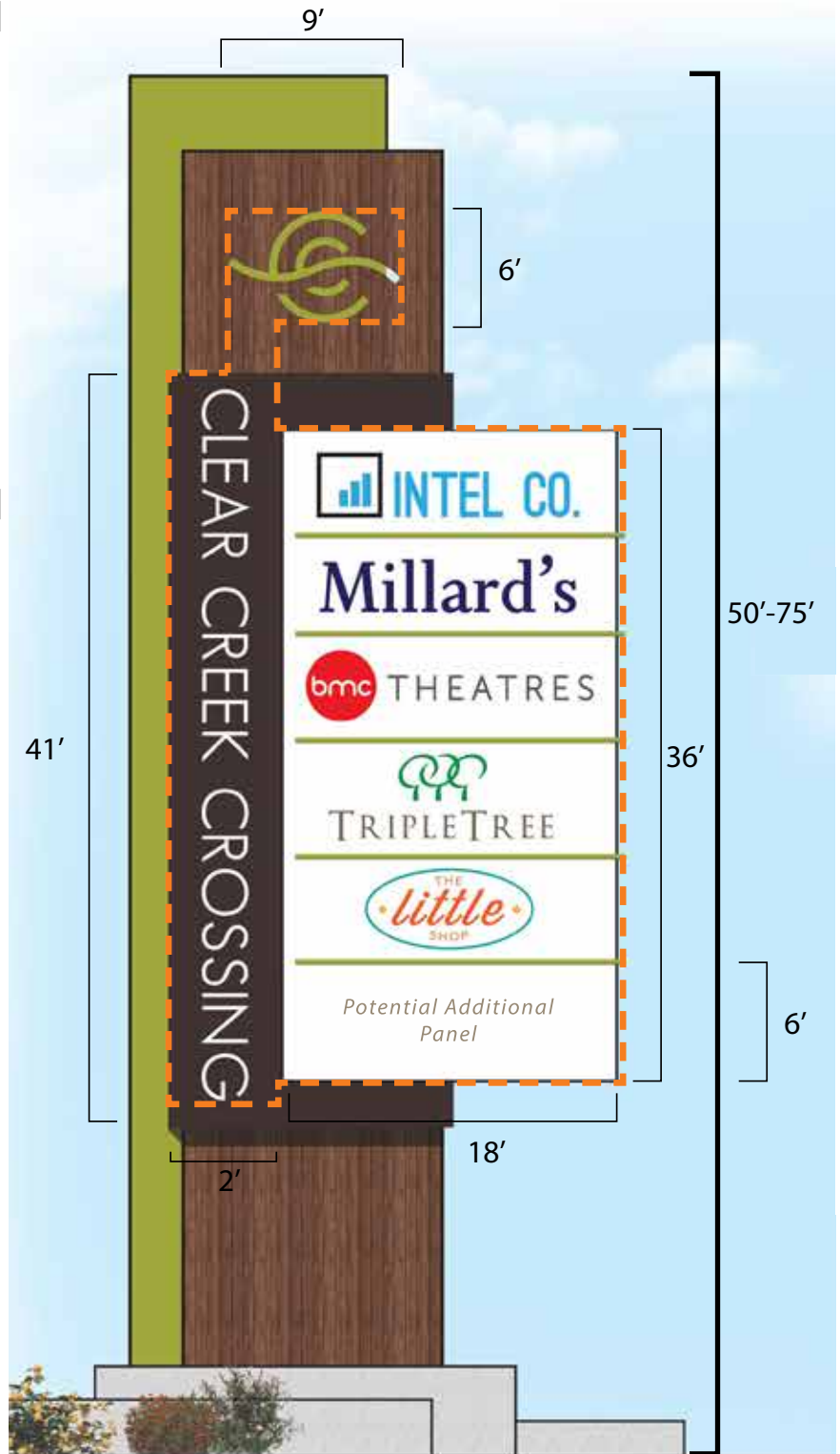
Freestanding sign, significant in height to allow visibility from freeway and highway corridors

Maximum area:	900 SF
Maximum height:	50'-75'
Minimum setback:	30'
Maximum number in project:	3
Maximum number of panels:	6 (per sign)

- Signs may be internally illuminated
- May utilize a digital reader board
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	9' x 6'	54 SF
'Clear Creek Crossing':	41' x 2'	82 SF
Store Panels (6)	6' x 18'	648 SF
Total Sign Area:		784 SF



Landmark ID

7.4 Freestanding Signs (cont.)



PRIMARY MONUMENT

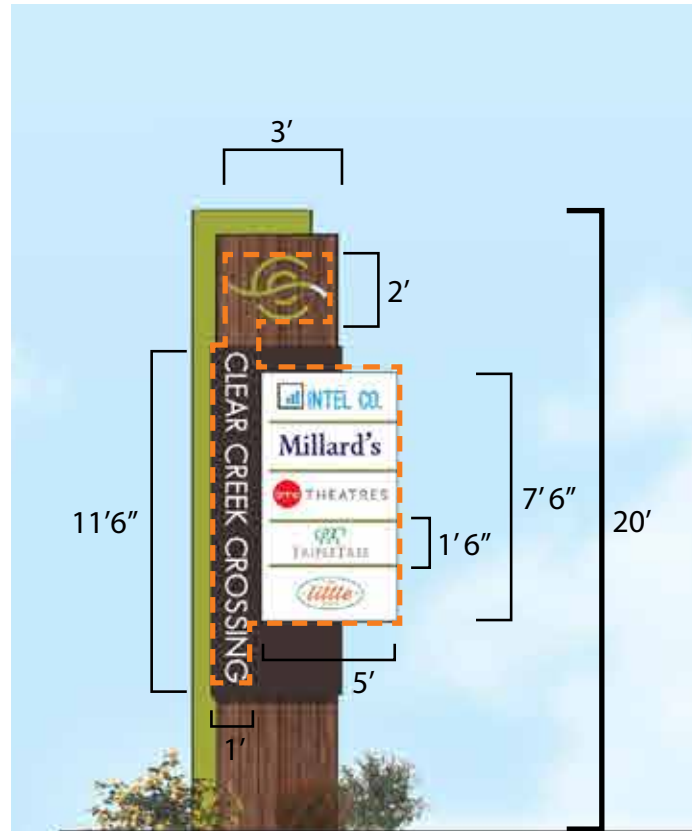
Freestanding sign, providing prominent onsite identification of both CCC and its most significant retail, entertainment and employment uses at CCC. Primary Monument Signs will be encouraged to minimize the total number of Major Tenant Signs

Maximum area:	400 SF
Maximum height:	20'
Minimum setback:	10'
Maximum number in project:	3
Maximum number of panels:	6 (per sign)

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	3' x 2'	6 SF
'Clear Creek Crossing':	11'-6" x 1'	11.5 SF
Major Tenant / User	5' x 1" 6"	45 SF
Panels (6)		
Total Sign Area:		62.5 SF



Primary Monument

SECONDARY MONUMENT

Freestanding sign, designed to identify CCC as well as smaller tenants/users. Located along public streets, near access drives within CCC. Secondary Monument signs will be encouraged to minimize the total number of 'Other Tenant' signs.

Maximum area:	150 SF
Maximum height:	12'
Minimum setback:	5'
Maximum number in project:	6
Maximum number of panels:	4 (per sign)

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	2' x 2'	4 SF
Tenant / User Panels (4)	4' x 1'	16 SF
Total Sign Area:		20 SF



Secondary Monument

7.4 Freestanding Signs (cont.)

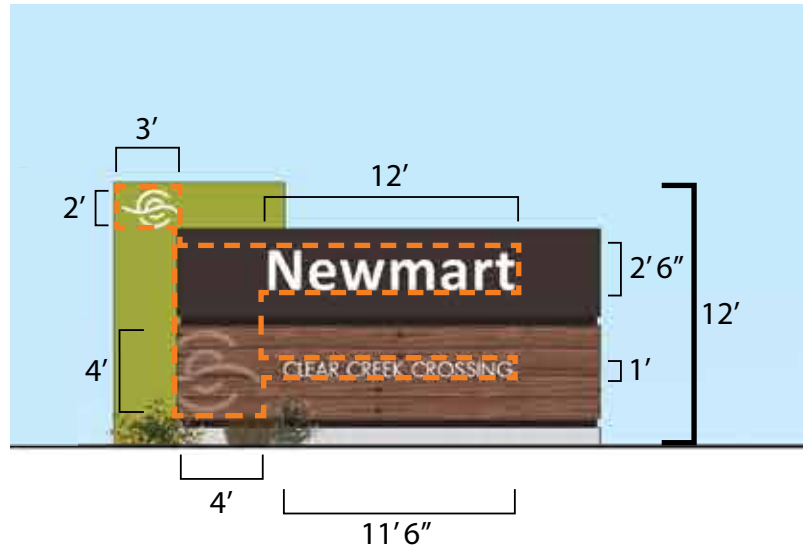


MAJOR TENANT MONUMENT

Freestanding signs are associated with large commercial or employment users, generally greater than 30,000 square feet. Designed to associate with the CCC signage family, Major Tenant signs provide clear identification of the tenant along a public street within CCC. Primary Monument signs will be encouraged to minimize the total number of Major Tenant signs.

Maximum area:	150 SF
Maximum height:	12'
Minimum setback:	5'
Maximum number in project:	5

- Identification of CCC is required
- Signs may be internally illuminated
- Signs must be placed within a landscaped area



Major Tenant

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	3' x 2' / 4' x 4'	22 SF
'Clear Creek Crossing':	11'-6" x 1'	11.5 SF
Major Tenant Logo	12' x 2'-6"	30 SF
Total Sign Area:		63.5 SF

OTHER TENANT SIGN

Freestanding 'Other' signs are associated with residential, commercial or employment users. Designed to associate with the CCC signage family, other tenant signs provide clear identification of the tenant within the boundaries of the lot, either on public street or visible from a public street within CCC. Secondary Monument signs will be encouraged to minimize the total number of Other Tenant signs.

Maximum area:	50 SF
Maximum height:	8'
Minimum setback:	5'
Maximum number in project:	12

- Identification of CCC is required
- Signs may be internally illuminated
- Signs must be placed within a landscaped area





Freestanding Project ID signs are located at gateway entrances to CCC at the I-70 ramps and 40th Avenue. The Project ID signs are designed to convey a sense of arrival as well as an identification of CCC that connects to the balance of the signage family design. Flanked signs are encouraged in a well landscaped buffer. Length of the sign at its base should be guided by site characteristics and may employ a wrap design.

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	5' x 6'	30 SF
'Clear Creek Crossing':	30' x 2'	60 SF
Total Sign Area:		90 SF

7.4 Freestanding Signs (cont.)



INTERPRETIVE / TRAIL HEAD

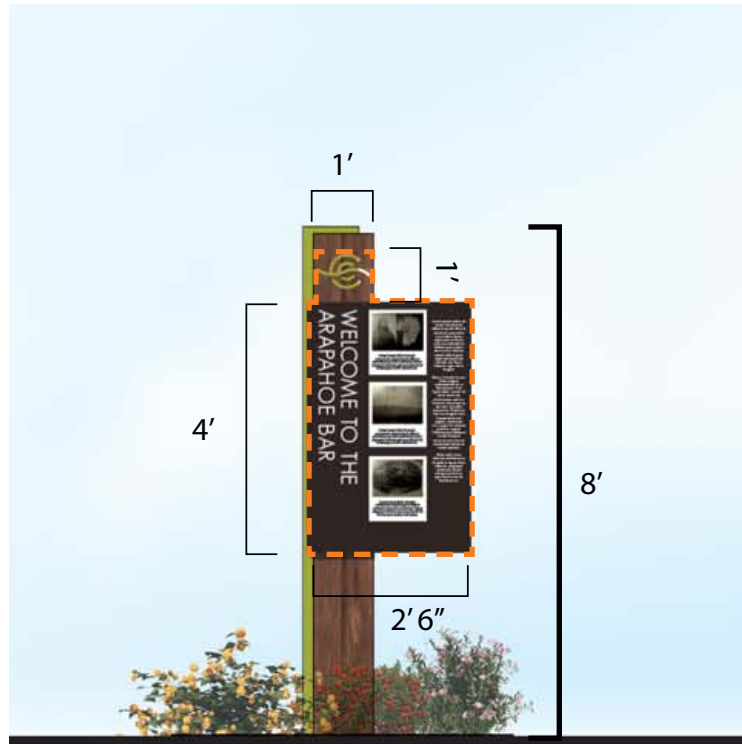
Freestanding Interpretive / Trail head signs are directional signs associated with the multi-use trail and have the similar design and scale of the Wayfinding signs within the Project. The Interpretive / Trailhead signs are located where they best assist pedestrians, hikers and cyclists.

Maximum area:	25 SF
Maximum height:	8'
Minimum setback:	5'
Maximum number in project:	2

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	1' x 1'	1 SF
Info Panels	4' x 2'-6"	10 SF
Total Sign Area:		11 SF



Interpretive / Trail Head

WAYFINDING

Freestanding Wayfinding signs are directional signs within the Project, providing distance/direction to tenants/users, trails and other CCC Project amenities. Wayfinding signs are located where they can provide guidance within CCC.

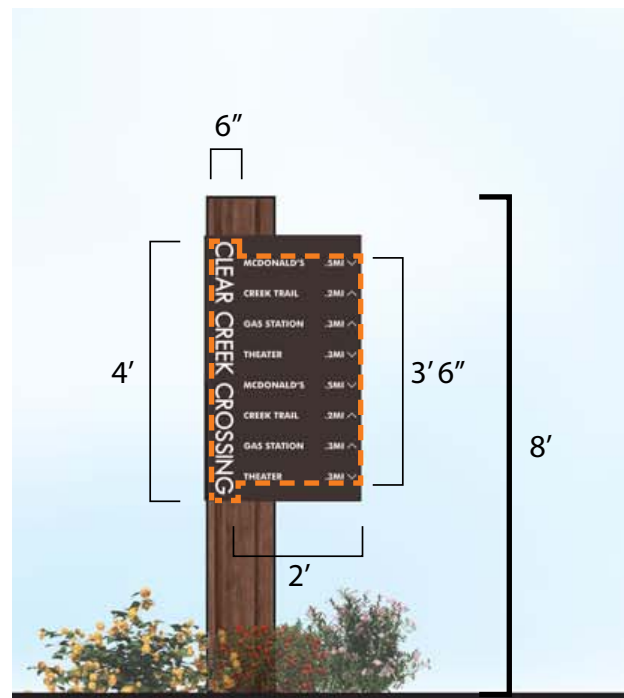
Maximum area:	25 SF
Maximum height:	8'
Minimum setback:	5'
Maximum number in project:	8

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
'Clear Creek Crossing':	0'-6" x 4'	2 SF
Info Panels	3'-6" x 2'	7 SF

Total Sign Area: 9 SF



Wayfinding

7.5 Building Signs



DESIGN INTENT

- Identify individual retail shops, anchor tenants, commercial tenants, or Project with wall mounted signs as required.
- Intended to be visible from both building entrances as well as traffic thoroughfares, depending upon orientation.
- Through materials and style, connects to building architecture.
- Prioritize legibility and brand recognition, providing clear identification and direction complementary to freestanding signage.



DESIGN STANDARDS

- Building signs shall consist of the following types:
 - Primary Wall Mounted Tenant Sign
 - Secondary Wall Mounted Tenant Sign
 - Under Canopy Sign
 - Projecting Sign
- Total allowable wall sign area shall be determined for each user by calculating the linear footage of eligible sign frontage and allowing one (1) square foot of signage per lineal foot of eligible frontage.
- In determining wall eligibility, only the footprint of the structure can be used. The floor area of gas station and drive-thru canopies cannot be applied toward the freestanding sign allowance.
- Total allowable wall sign area may be re-distributed among signs provided signs are located on an eligible building frontage.
- Building signs shall be constructed of durable materials permanently affixed to an exterior surface of any building, wall or structure.
- Building signs shall not extend more than 15 inches beyond the wall, with exception of projecting signs, which are allowed when oriented toward pedestrians..
- Signs placed upon marquees, canopies or awnings shall be considered as signs.
- Sign design shall correspond to a set signage family, with variations allowed subject to approval of the Community Director.
- Building signs located within 300 feet of and/or highly visible from existing residential uses shall be constructed either with an opaque background and translucent text and symbols, or with a dark (not white, off-white, light gray, cream or yellow) background and generally lighter colored text and symbols.
- House or building address number signs shall be consistent with section 26-639 of the Zoning and Development Code.

DESIGN GUIDELINES

- Painted signs and other creative signage expressions, including possible unique roof signage, are encouraged in Vineyard and Harvest Districts only, subject to approval of ACC and at the sole discretion of the Community Development.
- Building sign lighting should be designed to minimize light pollution, in compliance with dark sky principles.



7.5 Building Signs (cont.)



Primary Wall Mounted Tenant Sign:

These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant is located. These signs should be located on the side of the building that is considered the primary entry/exit to the tenant space. For tenants with a corner entry, the tenant may choose which side is considered primary. Tenants are permitted multiple signs on the primary entry/exit facade of the building, as long as the overall permitted sign area is not exceeded.



Secondary Wall Mounted Tenant Sign:

Tenants are also permitted secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenant's space. Secondary Wall Mounted Signs are permitted provided they face public right-of ways, parking areas, private streets or drives. Secondary signs may not exceed the size of primary signs on the same building.



7.5 Building Signs (cont.)



Under Canopy Sign:

In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian-oriented under canopy or arcade sign with a maximum area of 6 SF. These under canopy signs are not permitted to be internally illuminated, must maintain 9' vertical clearance above pedestrian walkways, and shall only contain the tenant name and logo associated with the space. May use up to 50% of the allowed wall sign allocation for canopies



Projecting Sign:

Projecting signs are defined as signs affixed to any building, wall or structure, extending beyond the building more than 15". Projecting and wall signs are not permissible on the same wall. Tenants are allowed one projecting sign per street frontage per business and should be oriented toward pedestrians. Sign area is limited to 1 SF for each foot of height of the building to which the sign is attached. The maximum height is the top of the wall or parapet, and signs may not be roof mounted. The maximum Projection is 10'. The sign must maintain a minimum distance of 7' from the street frontage or sidewalk.



Painted & Creative Signs:

These signs are expressive and intended to be used sparingly, in order to maximize impact while maintaining a tasteful aesthetic at the Project. Limited to use in the Vineyard and Harvest Districts, artistic signs shall count toward total allowed sign area for wall mounted signs. Individual designs are subject to the approval of the ACC and the Community Development Director.









APPENDIX A : GLOSSARY OF TERMS



Glossary of Terms



Active Use

A use that invites and plans for pedestrian activity.

Acrylic Channel Glass

Channel glass wall system consisting of self-supporting translucent glass channels and an extruded metal perimeter frame. The end result is a wall that obscures vision but allows light to pass through.

Amenity Zone

The portion of the public rights-of-way adjacent to the back of the curb reserved for amenities. The purpose of the amenity zone is to locate elements of the streetscape, such as trees, benches, lights, bicycle racks and trash receptacles, in a consolidated area outside of the pedestrian walking zone.

Applicant

Any owner, developer, builder, or other person seeking approval from the City as required by these Urban Design Standards and Guidelines.

Architecture Review Board

The applicant will have a Covenants, Controls, and Restrictions review board that will review all development for the compliance with this Official Development Plan prior to submission to the City of Wheat Ridge. After review of the proposal, a letter of approval or disapproval will be submitted to the City.

Tenants of the development will have the opportunity to design and develop their own buildings and storefronts, which designs will be reviewed by the Covenants, Controls, and Restrictions review board.

The Covenants, Controls, and Restrictions review board reserves the right to reject any submittal that does not comply with the intent of this document.

Block

For purposes of these Standards and Guidelines, a tract of land within the Site bounded by public streets, private streets, or by private drives.

Build-to Line

A line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation, exclusive of porches, bay windows, canopies, awnings and similar appurtenances, must be erected.

CDOT 'A' Line

The Colorado Department of Transportation "access control line" depicted as the CDOT 'A' Line is used to regulate the "control of access" to interstate rights-of-way and designated frontage roads for both transportation and non-transportation purposes. All land owners adjacent to "access control lines" are restricted from each and every right of access, from or to any part of Clear Creek Crossing Drive and the west-bound Interstate 70 off and on ramps, including the ability to ingress and egress properties adjacent and abutting the access control.

Detached Sidewalk

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

The terms included here are terms that are consistently referenced throughout this design guidelines and standards document.

Glossary of Terms



Developer

The owner of a site, or a Project proponent or agent authorized by the owner to act on behalf of the owner in the design and construction of any development within the site.

EIFS

Exterior Insulating Finishing System.

Façade

The exterior vertical walls of a building and any face of a building given special architectural treatment.

Fenestration

The arrangement, proportioning and design of windows and openings within a building façade.

Floor Area Ratio (FAR)

The ratio of gross floor area of a building to the area of the zone lot on which the building is located.

Furnishings

Any of numerous types of street furniture, fixtures, or equipment 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.

Gabion Wall

A gabion is a cage, cylinder, or box filled with rocks used for landscaping. A gabion wall is a retaining wall made of stacked stone-filled gabions tied together with wire.

LEED® Certification, Leadership in Energy and Environmental Design.

Green Building Rating System, developed by the U.S. Green Building Council (USGBC), which provides a suite of standards for environmentally sustainable design.

Live Work buildings

A building type that has a commercial use on the main floor and residential above or attached.

Mixed Use Buildings

The use of a structure that combines or integrates both residential and non-residential uses in the same structure/building.

Modification

Any departure from a standard or requirement contained in these Urban Design Standards and Guidelines as reviewed during the Design Review Process (Chapter 10.0).

Mechanically Stabilized Earth (MSE)

Glossary of Terms



Mechanically Stabilized Earth or MSE walls stabilize unstable slopes and retain soil on steep slopes and under crest loads.

Non-Residential Uses

All uses of property other than residential use.

Open Space

Open Space is defined to include plazas and landscape areas open to the sky. This definition includes both green landscapes and hardscape areas outside of the public rights-of-way.

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.

Park

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

Parkway

Parkways are typically characterized by landscape features such as broad medians incorporating tree and shrub masses, spacious tree lawns and linear tree plantings flanking wide streets. The term parkway and boulevard are often used interchangeably.

Pedestrian Active Uses.

Business or activities that engages the interest of people passing by on adjacent sidewalks and allows views into store windows and building interiors.

Pedestrian Walking Zone

The portion of sidewalk either within public rights-of-way or on private property, between the amenity zone and the building related zone and reserved for unimpeded pedestrian travel. The purpose of the pedestrian walking zone is to provide an area outside of the amenity zone the remains clear for pedestrian walking. See Illustration No. 2.

Plaza

An open area at ground or elevated level accessible to the public at all times, and not within the right-of-way, which is unobstructed from its lowest level to the sky, although it may contain arbors, trellis, gazebos, picnic covers, sun shades and other non-enclosed roof-like forms that add to the usability and enjoyment of outdoors. The majority of the surface is hardscaped, but any portion of a plaza occupied by landscaping, statuary, pools, and open recreation facilities shall be considered to be a part of the plaza for the purpose of computing a floor area premium credit. The term "plaza" shall not include off-street loading areas, driveways, off-street parking areas or pedestrian ways accessory thereto.

Quality

Refers to the use of a material that is low maintenance, will stand up to wear and tear and is appropriate for the intended use or design application.

Glossary of Terms



Quartzputz

Quartzputz is one of the original stucco textures. Not an acceptable texture at Clear Creek Crossing.

Retail

Any space or building used for the sale of goods 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, which may also include areas devoted to tree lawns, sidewalks, trails, bicycle paths, benches, and other public amenities and subsurface utilities.

Scale

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

Story

Where the term “story” is used in the various zone districts for the purpose of determining setback from perimeter lot lines for nonresidential buildings, each twelve (12) feet of building height shall be considered a story, and for residential buildings, each ten (10) feet of building height shall be considered a story

Street Trees

Trees that line the street in a right-of-way between the curb and the abutting property line, or pedestrian path.

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 the public amenity zone, the unobstructed pedestrian zone and the pedestrian amenities, furnishings and landscape improvements such as tree lawns or trees in grates.

Terminating Vistas

A term generally referring to points of interest at the end of certain important street view corridors through the Development.

Tree Lawn

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

Wayfinding

How occupants traverse a space. Supplemented with signage and the built environment.





APPENDIX B : MATERIAL LIST





STONE

- **Field Stone:** Large random sized shapes laid in a random pattern.
- **Coursed Stone:** Varied sizes of cut and tumbled stone with natural face features laid in an ashlar coursing.
- **Cut Stone:** Regular sized stone modules laid in traditional masonry patterns, i.e. running bond, stacked bond, etc.

METAL

- **Standing Seam:** Metal panels that utilizes a raised seam in a regular pattern or spacing.
- **Ribbed or Corrugated:** Metal panels that have curved or ribbed linear patterns.
- **Flat Panel:** Metal panels that have a flat surface and utilize dry or wet sealed joints in rhythmic or random patterns for articulation.

WOOD

- **Board and Batten:** Flat panel prefinished or painted wood panels with protruding vertical smaller wood strips creating a regular vertical pattern.
- **Cedar Siding:** Natural rough sawn or milled cedar lap siding with overlapping or flush joints. May be installed in vertical or horizontal patterns and can be used on vertical or horizontal surfaces.
- **Reclaimed Wood or Barnwood:** Wood that has been reclaimed and has a natural aged aesthetic.
- **Additional Wood Note:** Synthetic or Alternative wood options may be utilized in lieu of natural wood if it is deemed to be unfit for the application but the desired look is to mimic or represent a wood product.

FIBER CEMENT PANELS

- **Nichiha -** Acceptable material. Colors and textures to be complementary to overall development.

GLASS

- All glass or glazing is considered a primary building material and counts towards the overall building materials percentage.

PRECAST & DECORATIVE STONE ELEMENTS

- Include caps, lintels, cornices. All aforementioned are acceptable. Colors shall be complementary to overall Project.

SECONDARY MATERIALS

- **COLORED AND TEXTURED CONCRETE MASONRY UNITS (CMU):** Standard gray colored CMU is NOT acceptable, unless covered by another building finish material. Split faced or honed CMU must be used as the primary element when exposed to view. CMU shall not be painted except where not visible from public streets or walkways.
- **MASONRY BRICK:** Acceptable material. Colors and textures to be complementary to overall development. Design and detail is to be varied and interesting and not portray a neo traditional or faux historic character. Shall not be painted.
- **STUCCO:** Acceptable material. Generally discouraged at the bases of buildings and adjacent to pedestrian walkways. Should have natural stone aggregates and texture. Standard sand or quartzputz textures are prohibited. Break up large components and
- **ARCHITECTURAL PRECAST CONCRETE:** Shall be integrally colored and may be textured if desired. May be used as a veneer applied over an independently constructed enclosure and substrate. Break up large components and fascias through the use of joints and changes in plane and texture to maintain scale of the facade.
- **EIFS or Synthetic Stucco:** Allowed on the ground floor, street facing facades directly abutting the R.O.W. in a limited amount (20%) and should only be used as ornamental details such as parapet caps, cornices, belt courses, window details, etc.







APPENDIX C : PLANT LIST



Plant List



DECIDUOUS CANOPY TREES

Scientific Name

Acer Miyabei 'Morton'
Catalpa speciosa
Celtis occidentalis
Gleditsia triacanthos inermis 'Imperial'
Gleditsia triacanthos inermis 'Shademaster'
Gymnocladus dioica
Populus x acuminata
Populus sargentii
Quercus macrocarpa
Ulmus Parvifolia 'Emerii'

Common Name

State Street Maple
Western Catalpa
Western Hackberry
Imperial Honeylocust
Shademaster Locust
Kentucky Coffeetree
Lanceleaf Cottonwood
Plains Cottonwood
Burr Oak
Allee Elm

ORNAMENTAL TREES

Scientific Name

Acer grandidentatum
Amelanchier x grandiflora
Betula occidentalis fontinalis
Craetagus crus-galli 'Inermis'
Crateagus phaenopyrum
Korelreuteria paniculata
Malus X 'Spring Snow'
Prunus americana
Syringa reticulata

Common Name

Bigtooth Maple
Autumn Brilliance Serviceberry
Western Red Birch
Thornless Cockspur Hawthorn
Washington Hawthorn
Goldenrain Tree
Spring Snow Crabapple
American Plum
Japanese Tree Lilac

EVERGREEN TREES

Scientific Name

Abies concolor
Juniperus scopulorum
Picea pungens
Picea engelmanni
Pinus aristata
Pinus edulis
Pinus flexilis
Pinus nigra
Pinus ponderosa

Common Name

White Fir
Rocky Mountain Juniper
Colorado Spruce
Engleman Spruce
Bristlecone Pine
Pinyon Pine
Limber Pine
Austrian Pine
Ponderosa Pine

EVERGREEN SHRUBS

Scientific Name

Arctostaphylos 'Panchito'
Cotoneaster dammeri 'Coral Beauty'
Euonymus Fortunei 'Emerald Gaiety'
Picea pungens 'Globosa'
Picea pungens 'R.H. Montgomery'
Pinus mugo 'Slowmound'
Pinus mugo 'Tannenbaum'
Pinus mugo 'White Bud'
Juniperus communis 'Mondap'
Juniperus sabina 'Monna'
Juniperus sabina 'Buffalo'
Juniperus virginiana 'Blue Arrow'
Yucca filamentosa 'Ivory Tower'

Common Name

Panchito Manzanita
Coral Beauty Cotoneaster
Emerald Gaiety Euonymus
Globe Spruce
R.H. Montgomery Spruce
Slowmound Mugo Pine
Tannenbaum Mugo Pine
White Bud Mugo Pine
Alpine Carpet Juniper
Calgary Carpet Juniper
Buffalo Juniper
Blue Arrow Juniper
Ivory Tower Yucca

DECIDUOUS SHRUBS

Scientific Name

Amelanchier alnifolia
Amorpha fruticosa
Aronia arbutifolia 'Brilliantissima',
Aronia melanocarpa 'Iriquois Beauty'
Buddleia davidii
Caryopteris x clandonensis
Cercocarpus intricatus
Chamaebatiaria millefolium
Chrysothamnus nauseosus
Cornus sericea 'Isanti'
Forsythia 'Arnold Dwarf'
Lonicera involucrata
Mahonia repens
Philadelphus microphyllus
Physocarpus monogynus
Prunus besseyi
Prunus besseyi 'Pawnee Buttes'
Rhus Glabra
Rhus trilobata
Ribes cereum
Rosa woodsii
Salix purpurea 'Nana'

Common Name

Saskatoon Serviceberry
False Indigo
Brilliant Red Chokeberry
Dwarf Chokecherry
Butterfly Bush
Blue Mist Spirea
Littleleaf Mountain Mahogany
Fernbush
Rabbitbrush
Isanti Dogwood
Arnold Dwarf Forsythia
Twinberry Honeysuckle
Creeping Oregon Grape
Littleleaf Mockorange
Mountain Ninebark
Western Sandcherry
Pawnee Buttes Sandcherry
Smooth Sumac
Three Leaf Sumac
Golden Currant
Woods Rose
Dwarf Arctic Blue Willow

Scientific Name

Spiraea Japonica 'Goldflame'
Spiraea Nipponica 'Snowmound'
Spiraea Japonica 'Little Princess'
Symphoricarpos albus
Syringa patula 'Miss Kim'
Syringa vulgaris
Physocarpus monogynus
Prunus besseyi
Prunus besseyi 'Pawnee Buttes'
Rhus Glabra
Rhus trilobata
Ribes cereum
Rosa woodsii
Salix purpurea 'Nana'
Spiraea Japonica 'Goldflame'
Spiraea Nipponica 'Snowmound'
Spiraea Japonica 'Little Princess'
Symphoricarpos albus
Syringa patula 'Miss Kim'
Syringa vulgaris

Common Name

Goldflame Spirea
Snowmound Spirea
Little Princess Spirea
Snowberry
Miss Kim Lilac
Common Purple Lilac
Mountain Ninebark
Western Sandcherry
Pawnee Buttes Sandcherry
Smooth Sumac
Three Leaf Sumac
Golden Currant
Woods Rose
Dwarf Arctic Blue Willow
Goldflame Spirea
Snowmound Spirea
Little Princess Spirea
Snowberry
Miss Kim Lilac
Common Purple Lilac

Plant List (Cont)



ORNAMENTAL GRASS

Scientific Name	Common Name
<i>Andropogon Gerardii</i>	Big Bluestem
<i>Bouteloua curpitendula</i>	Side-Oats Grama
<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass
<i>Deschampsia caespitosa</i>	Tufted Hairgrass
<i>Miscanthus sinensis</i> 'Adagio'	Adagio Maiden Grass
<i>Panicum virgatum</i>	Switchgrass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sporobolus heterolepis</i>	Prairie Dropseed



PERENNIALS

Scientific Name	Common Name
<i>Achillea millefolium</i>	Common White Marrow
<i>Aquilegia caerulea</i>	Native Columbine
<i>Arnica cordifolia</i>	Heartleaf Arnica
<i>Coreopsis tinctoria</i>	Plains Coreopsis
<i>Erigeron speciosus</i>	Aspen Daisey
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Delphinium virescens</i>	Plains Larkspur
<i>Gaillardia aristata</i>	Blanket Flower
<i>Geranium richardsonii</i>	Richardson Geranium
<i>Iris missouriensis</i>	Rocky Mountain Wild Iris
<i>Liatris punctata</i>	Spotted Gayfeather
<i>Oenothera caespitosa</i>	Tufted Evening Primrose
<i>Penstemon strictus</i>	Rocky Mountain Penstemon
<i>Ratibida columnifera</i>	Mexican Hat
<i>Rudbeckia hirta</i>	Black Eyed Susan
<i>Thermopsis divaricarpa</i>	Gold Banner
<i>Yucca glauca</i>	Soapweed
<i>Zinnia Grandiflora</i>	Rocky Mountain Zinnia

