

INTRODUCTION

This is Lakewood

The City of Lakewood is a large suburban community of Denver. Statistically Lakewood is the fourth largest city in the state of Colorado. The city was incorporated in 1969 and a majority of what is now Lakewood was agricultural land and rural in character. This character is still important to many residents of Lakewood. However, the renewed interest in city living has created demand for more urban-style development. The ideal of “live-work-play-shop-learn” shapes the most interesting projects and creates a livable environment for the residents in the community.

The majority of the future projects in the City of Lakewood are infill type. The goal is to introduce elements that will generate vitality. No city or neighborhood grows desirable without first making its streets and cultural offerings more vibrant. The streets should be created to serve as public living rooms, places in which people want “to see and be seen”. The Lakewood Planning Department wants to continue to strive to make Lakewood a more livable and economically viable community, while preserving its uniqueness.



Purpose and Goals of the Manual

Design guidelines contained in this Design Manual are a component of existing zoning laws. Traditional or standard zoning regulations do not typically address the quality or appearance of development, but instead they merely regulate the types and locations of land uses as well as health, safety and welfare issues. It is evident however that the appearance of development and building design are directly related to economic stability, managed growth and improved quality of life.

These design guidelines are based on public survey that reveals a strong desire for safer, friendlier neighborhoods, well landscaped streets, and quality designed commercial and office centers, with emphasis on human scale and pedestrian amenities that can improve and support a high quality of life. These values and qualities must be taken into consideration when developing and redeveloping any site in the City of Lakewood.

Through the combined use of zoning, the adopted design standards contained in the Lakewood Zoning Ordinance, and this Design Manual the City will be able to more effectively promote thoughtful and responsible design that is consistent with the community’s vision for future development. This Design Manual is created to provide a clear understanding of what the City expects for future development. It sets forth a proactive approach to guiding development to ensure that new development, as well as renovations of older buildings and infill development, does not negatively impact the unique character of the City. It establishes urban design details such as the relationship between buildings and streets. The Design Manual is not meant to hide creativity, but instead to ensure that new development is compatible to existing. The examples provided in this Design Manual are meant to serve as possible solutions to the many challenges that arise in development proposals.

Discretionary Decision Making

Each project is unique and requires a review on a case-by-case basis. Clarifying and defining good and bad design techniques for site development and architectural designs, this Design Manual is the Director’s interpretation of Site Development Standards of the City of Lakewood Zoning Ordinance (Article 15). This

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Design Manual is merely a tool to be used in conjunction with Article 15 and should not supersede or conflict with the specific requirements of Article 15.

Organization of this Design Manual

The Design Manual is organized into three general sections: Single-family and Duplex Residential Development, Multi-family Development and Office, Commercial and Industrial Development. There is a special chapter addressing Mixed-Use Development. Each section discusses Overall Site Design, Building Design and Streetscape. Under Overall Site Design you will find the design guidelines on street layout, natural features, physical organization, open space, and relationship to adjacent uses. The Building Design section discusses general building design, architectural style and transition, rooflines, materials, and colors. The Streetscape section discusses building setbacks and building design, including the primary façade and entrance treatment that are to be incorporated into the development to create a visually appealing streetscape.

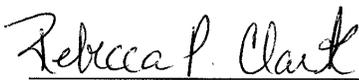
Consultation with Staff

Applicants should review the design guidelines contained in this Design Manual to understand the rational and spirit of the guidelines and contact the City of Lakewood Community Planning and Development Department early in the project planning and design process to discuss key issues particular to their specific site. The Lakewood Planning Staff realizes that not all ideas presented in this Manual may be applicable to all properties within the City of Lakewood and looks forward to working with you to determine what designs will best fit your site.

Comments and Suggestions

To ensure that the design guidelines contained in this Design Manual achieve their objectives, they will be reviewed on a periodic basis. Comments and suggestions to improve them are welcome and should be made in writing to:

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Civic Center North
Lakewood, CO 80226-3106
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April 12, 2006

Date

DEFINITION OF TERMS

Americans with Disabilities Act (ADA): a 1990 Federal law designed to bring disabled Americans into the economic mainstream by providing them equal access to jobs, transportation, public facilities, and services.

Arcade: a continuous passageway parallel to and open to a street, open space, or building, usually covered by a canopy or permanent roofing, and accessible and open to the public.

Articulation: emphasis given to architectural elements on a building (like windows, balconies, and entries, etc.) that create a variety of patterns or rhythms, dividing a large structure into smaller identifiable pieces.

Affordable Housing: residential housing meeting applicable construction and building codes that is priced to provide ownership or rental opportunities to households with annual incomes that do not exceed more than 30% of the reported median annual household income for the Denver metropolitan area.

Bulk: the total three-dimensional volume of a building.

Building footprint: the total area that is encompassed by a building's perimeter at the ground plane.

Building Scale: The relationship of a particular building in terms of building mass to other nearby and adjacent buildings, and to human proportions.

Canopy: an ornamental or functional roof-like structure, which may be supported by columns.

Character: the sum or composition of a building's or group of buildings' architectural elements including, without limitation, its type, style, form and materials, which serve to distinguish its appearance and visual image.

Compatible: harmonious design and/or appearance between two or more building elements or between two or more buildings.

Cornice: an ornamental band placed at the top of the exterior of a building. The band can either be flush with the exterior surface, or protrude from the wall.

Compatible Buildings and Structure: buildings and structures that are similar in proportion and designed utilizing the same architectural style and language including roof forms, materials, and colors.

Complimentary Building Design. Design Harmony: design when all elements/buildings or structures are consistent with the chosen scale, architectural character, etc. This does not mean that all features must be the same size or style. Variations are acceptable if the variations are done within the scale or proportions or style. For example, if a large window is placed among smaller ones, design harmony and proportion can be maintained by keeping the glass panes the same size.

Differentiation of Ground Level: a traditional method of breaking down the mass of a large building is to provide for a distinctly different architectural treatment at the ground or lower levels. This special treatment can take many forms, such as a recess, arcade, change in material, color or texture, higher structural bays, overhangs, projecting display windows, etc.

Façade: the exterior walls or face of a building.

Gable: that portion of a roof that forms a triangle at the building end and extends from the ridge to the eaves.

Human Scale: the relationship of the apparent size or bulk of a building or parts of a building to the size of a human being.

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Impacts: a set of factors that change the land and affect the people in the vicinity of a development.

Land Use: how land is occupied or utilized.

Natural Resources: existing natural elements relating to land, water, air, plant, and animal life of an area or a community and the interrelationship of these elements.

Neighborhood Plan: a set of goals and action steps developed by neighborhood residents and City staff to provide guidance for future decision-making in a particular neighborhood. The Plans are intended for use by the Lakewood Planning Commission and City Council, developers, and the public when considering projects for a neighborhood. Neighborhood plans are adopted by the Planning Commission and approved by City Council as amendments to the Lakewood Comprehensive Plan.

Massing: the distribution of the volume of a structure and the visual weight relationships of the various forms of a structure to one another and to the structure as a whole. Also considered, the relationship between the sizes of different buildings.

Open Space Area or Landscaped Area:

- (1) Walkways, pedestrian paths, open plazas and outdoor malls, concourses, passageways, terraces, natural and man-made drainage ways, playgrounds, improved rooftops, and similar structures designed specifically for active and passive recreational use which are not designed to be used by motor vehicles except for emergency and service purposes.
- (2) Areas used for design purposes, such as planted or landscaped areas, flowerbeds and planters.
- (3) Landscaping over underground buildings or parking.

Open Space – Usable: land, which by its size, configuration, and improvements is deemed capable of providing passive and active use.

(a) Useable Open Space includes:

- (1) A landscaped area with a minimum width dimension of twelve (12) feet, to be used for active and passive recreational activities.
- (2) Common or “public” yards or areas.
- (3) Private yards, patios, decks, or balconies, defined and/or screened by landscaping, fences, and/or building walls, except those areas of balconies and decks above the first level, may not be counted toward the open space requirement.
- (4) Clubhouses, swimming pools, tennis, or other courts (a clubhouse is considered a recreational amenity and therefore may be counted as usable open space).
- (5) Recreational areas with a minimum size determined by types of activities and by project density.
- (6) Land areas with a slope steeper than 1 foot (vertical) in 5 feet (horizontal) and terraces between retaining walls shall not be counted as usable open space.

(b) Usable open space may include ponds, drainage ways, and water areas, including flood plains and floodways which are developed or left in their natural state as amenities and located so that they are either physically or visually accessible from the residential units. The Director of Community Planning & Development will decide whether to allow part or all of these areas to count toward the usable open space requirement depending on the quality of the amenity and the amount of usable open space provided in other parts of the development.

Parapet: the extension of the main walls of a building above the roof level. Parapet walls often are used to shield mechanical equipment and vents.

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Pedestrian-Oriented: site design that creates a pleasant pedestrian environment, promotes and encourages pedestrian use, and includes amenities such as benches, informational kiosks, lighting or sidewalk for the benefit of pedestrians.

Proportion: the relationship of a building to the size of another building/structure.

Relief: the visual and tactile roughness, differentiation and depth of a surface, which results from various textures or materials or from the contrast, or blending of several elements, materials or colors. Adding relief to building elevations brings variety and interest to the design.

“Sense of Place”: the characteristics of a location that make it readily recognizable as being unique and different from its surroundings.

Shadow Line: the impact of shade cast by a structure or building on surrounding areas during the day and over various seasons.

Streetscape: the scene that may be observed along a street or right-of-way, including natural and fabricated components. Streetscape refers to what a pedestrian sees along a street.

Structure: anything built or constructed and located on or in the ground or attached to something on or in the ground.

Traffic Calming: utilizing a single element or series of elements on or along a paved surface or roadway to slow down vehicles.

View Corridors: views from a property to the mountains, other landmarks or downtown Denver.

Watersmart Landscaping: Landscaping utilizing drought tolerant landscaping materials.

Zoning Ordinance: a set of land development regulations adopted by Council that delineates districts and establishes requirements governing the use, placement, spacing, and size of land and buildings. A zoning ordinance typically includes a zoning map that delineates the boundaries of the districts.

Xeriscaping: see “watersmart landscaping

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SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

1. Overall Site Design For Single-family and Duplex Residential Development

Single-family and duplex residential land-use is an integral part of a community. Because the City is an infill city, it has very little room to grow and expand, the majority of future residential developments are going to be infill development or redevelopment of existing sites.

This section of the Design Manual provides narratives and illustrations on design standards that should be referred to before and during the design phase of any single-family residential development and redevelopment projects. The ideas presented in this manual are intended to encourage unique and high quality residential homes and subdivisions.

Landscaping must be utilized to create a sense of place and entry to individual homes and the residential development. For detailed information about the landscape requirements please refer to Article 15 of the City of Lakewood Zoning Ordinance and Watersmart Landscaping informational handout.

1. Overall Site Design for Single-family Residential Development

Intent:

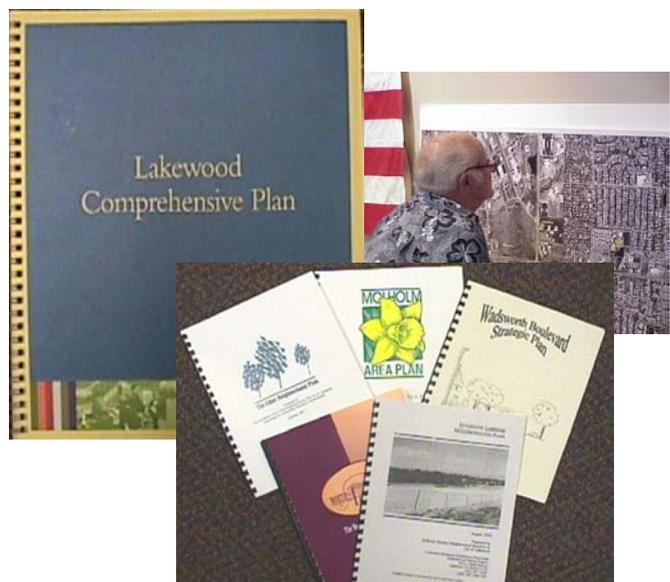
In order to support high quality of life and improve the livability of the community low density residential development should create *good quality designed neighborhoods that promote the development of a unique community identity coordinating land use pattern, thoughtful site design, building design, and landscaping. Low density residential communities should have safe streets, offer open space amenities for residents within walking distance, and include amenities that make it pedestrian friendly and welcoming. The single-family residential development should respond to design issues at the edges of adjacent land uses. Single-family residential development should generate certain feelings of comfort and security, a distinct character or “sense of place”.*

Guidelines:

- It is very important to utilize neighborhood plans that are amendments to the Comprehensive Plan which define the character of the area and provide desired land use suggestions, building design, and landscaping recommendations for property within the neighborhood boundaries.
- Planning and designing for the safety and nurturing of children and addressing the needs of seniors should be incorporated into the design as an initial priority. Communities should be designed placing more “eyes” on the street and public spaces and creating destinations and activities within walking distance.



Use entry monument signs to create a sense of place and community within a neighborhood.



The City of Lakewood Comprehensive Plan, Corridor/Special Area Plans, and Neighborhood Plans are available at the Community Planning and Development Department.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

1. Overall Site Design For Single-Family and Duplex Residential Development

1.1 Natural Features and Open Space

Intent:

Layout of a new low-density residential development should respond to a site's significant natural resources and features, including native vegetation, landscaping, waterways, and open land area. A development should be an extension of the site's environmental characteristics, that serves a multitude of functions including: conveyance of water, preserving designated flood hazard areas, providing wildlife and pedestrian corridors to neighborhoods or important social and cultural facilities.

Depending on the type of project, open space may be oriented for public accessibility or for privacy. In any event, trees, shrubs, living ground cover, lawns, and earth materials should be used in open space areas for maximum enhancement. Further information in this regard is provided in Article 15 of the City of Lakewood Zoning Ordinance.

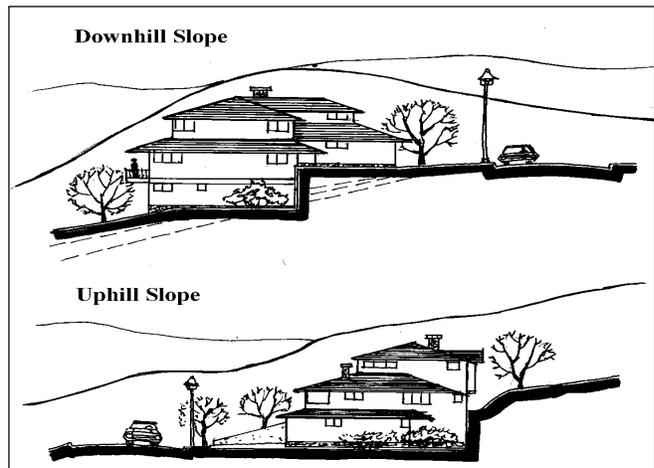
Guidelines:

To optimize the benefits of the existing physical characteristics of the site the following methods shall be used:

- Preserve and enhance significant natural resources, native vegetation, and open lands.
- Preserve and integrate into the development mature and healthy trees to enhance and benefit the new development.
- Preserve topography. New neighborhoods should be designed to take advantage of the natural topography by allowing them to be shaped by the land's natural features. Quality design should appear to "fit the topography and land".
- Enhance existing topography, slope, and views from and through the site. Build houses into the hillside as much as possible. Avoid use of retaining walls.
- Preserve drainage areas. Integrate lakes, ponds, gulches, and creeks into the neighborhood parks and open space. Please note that parks serve as the focus and identity for the community and play an important social role in small lot single-family residential neighborhoods.
- Build a trail system through the open space that connects with the City's trail system where applicable.



Build a trail system utilizing the natural on site amenities.



When the topography is sloping homes should be built into and preserve the hillside as much as possible.



Integrate small parks into the development.

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1. Overall Site Design For Single-Family and Duplex Residential Development

- Provide pedestrian connectivity through single-family development to public parks, lakes, and other natural amenities where applicable.
- Design internal greenbelts that expand open space edges and leads to a central park.
- Use appropriate, watersmart landscape material complementing the existing native vegetation.
- Provide an overall landscape treatment of exterior spaces that enhances the quality of individual lots and the entire subdivision and creates useable open space.
- Choose architectural style and home designs that could enhance natural features.
- Decks, trellises, and other similar structures can work as extensions of buildings and provide transition between the built and natural forms of the development.



Design walkways that connect the neighborhood with community centers.

1.2 Relationship to Adjacent Uses

Intent:

Integrating new residential development into the existing character of an established community creates a unique set of challenges. Each new residential development, including small infill projects, should compliment and enhance the existing surrounding land uses, support high quality of life, and improve the livability of the community.



Provide pedestrian connection to amenities.

Guidelines:

- The design of new low-density residential neighborhoods should promote the connection of development to adjacent neighborhoods, parks, open space trail systems, community commercial nodes, etc.
- When single-family development is adjacent to non-residential or multi-family uses a fence with larger areas of landscape buffering or street separation should be used to mitigate potential conflicts.
- If a new community is proposed to be mixed density development then multi-family and larger scale buildings should be located near commercial centers and non-residential land uses with a transition to lower density residential uses with smaller scale buildings.
- When a low-density residential development is



Commercial center is screened from the adjacent residential development using landscaping, berms, and a solid masonry wall.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

1. Overall Site Design For Single-Family and Duplex Residential Development

adjacent to major streets or a nuisance to non-residential uses, site layout, building orientation, and building design should be used to eliminate the need for sound or screening walls. New neighborhoods adjacent to open space and public parks should be oriented to have a view and provide public access where appropriate, while protecting the natural environment.

- Single-family residential development must be sensitive to adjacent land housing densities. The proposed lot size and building lot coverage should be similar to the adjacent lots.
- The development of infill lots should respect the layout, scale, and architectural character of the surrounding properties.
 - Building setbacks should be similar and complementary to the setbacks of the homes on adjacent lots.
 - The building bulk, mass and heights should be similar and complimentary to the surrounding structures.
 - The architectural character of the infill homes should be complimentary to the architectural character of the adjacent homes.
- The use of entry monuments between the project and adjacent land uses is encouraged.

1.3 Street Layout, Pedestrian Connections, Parking, and Circulation

Intent:

Being unifying forces in the layout of residential communities, public and private streets and roadways within single-family and duplex developments should be thoughtfully designed to ensure safety, efficiency and convenience not just for automobiles and transit modes of travel, but also for bicycles and pedestrians. Streets should be laid out to control traffic volume and speed.

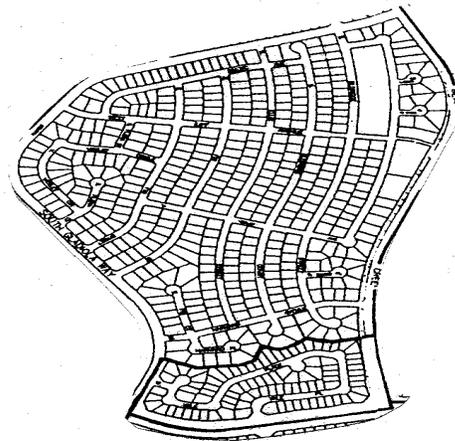
Cul-de-sac Street system

The cul-de-sac street system is an acceptable road layout that can promote rural character for the development; however, the excessive use of cul-de-sacs is discouraged for the following reasons.

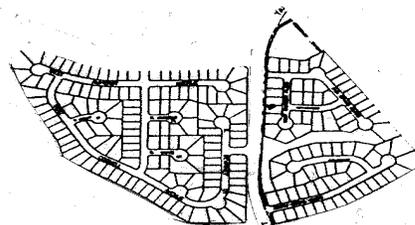
- This system does not promote interconnectivity with adjacent neighborhoods and the community.



This new home constructed in an old established neighborhood respects the scale and character of surrounded ranch style single-family homes.



This diagram shows meandering streets that follow the contour of the land.



This street layout contains too many cul-de-sacs and not enough interconnectivity.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

1. Overall Site Design For Single-Family and Duplex Residential Development

- Cul-de-sac road systems push traffic to a limited number of major intersections and collector roadways and thus produce more congestion at the intersections and higher speeds on collector roadways.
- They minimize the area of landscaping in the front yard.
- They allow less room for on-street parking and visually create an unappealing streetscape.

Grid system

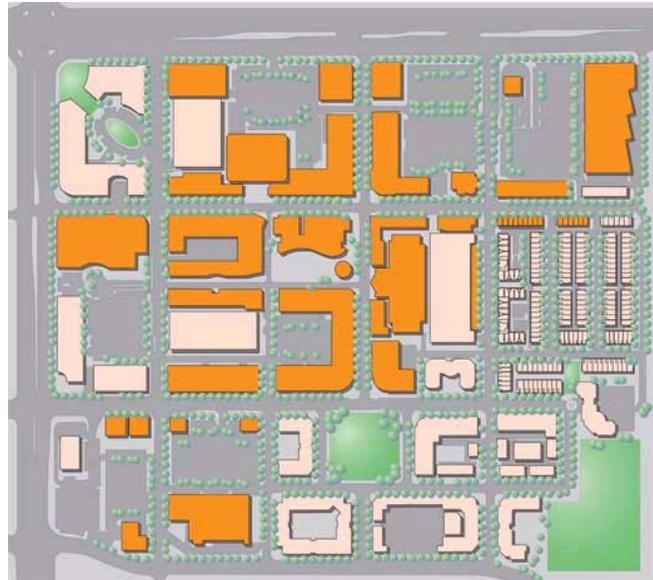
The grid street system is another, more traditional street layout, that is desirable for urban development.

- It is attractive because it offers a more traditional option with less isolation from neighbors, more access to small shopping areas, and a connection to the larger community.
- Access by police and fire departments is quicker and less confusing.

Guidelines:

The following consideration should be taken designing streets within the low-density residential neighborhoods.

- Multiple connecting streets, drives, bikeways, and pedestrian paths within a residential neighborhood should knit a neighborhood together, not form barriers.
- Streets, bikeways, and walkways should create a circulation network that connects and leads to major amenities such as retail centers, shops, parks and community facilities, and the existing neighborhoods.
- Street networks should provide convenient routes to major neighborhood destinations without forcing traffic onto the adjacent arterial streets.
- When possible, roads should follow natural contours to avoid excessive cut and fill.
- Streets and drives should be a positive visual open space element in themselves.
- Streets should be designed not just to handle automobiles, but also to accommodate pedestrians. Detached sidewalks should be designed along the street.
- Design streets that will allow residents and visitors to see landmarks and amenities, provide orientation for residents, and provide neighborhoods with a sense of identity.



Traditional grid layout optimizes access to any area in the community and offers multiple choices in traveling.



Good example. Roads should follow natural contours.



Divide streets with landscaped medians.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

1. Overall Site Design For Single-Family and Duplex Residential Development

- Consider solar orientation of the future homes when designing streets, blocks, and lots.
- Streets should be designed to discourage traffic short cuts.
- Meander roads when appropriate to discourage speeding.
- Use the minimum width standards for local streets, outlined in the Lakewood Zoning Ordinance. Overly wide streets and drives are visually obtrusive, encourage motorists to exceed speed limits, require more clearing and grading, and increase land development costs.
- Landscaping is an important component of the street and needs to be provided in between the road and detached sidewalk.
- Utilize landscape medians on roads to create an interesting streetscape and reduce traffic speeds.



Not acceptable: lack of street trees along the road.

Pedestrian Connections and Circulation

Intent:

Residential developments need to provide a safe pedestrian network within and adjacent to the site. Thought should be given to the design of pedestrian corridors through the development to adjacent shopping areas, public transit stops, schools, recreational facilities, open space, parks, trails, roadways, and housing developments.

Guidelines:

- Provide street and sidewalk designs, which meet Federal Americans with Disabilities Act (ADA) requirements and street standards found in Article 15 of the Lakewood Zoning Ordinance. Additional information on street design may be obtained from the Engineering Department.
- Street and pedestrian walkway designs should provide a clear differentiation between streets, trails, bike paths, and other pedestrian or transit modes of transportation. Differentiation can be achieved through the use of lighting, pavement materials, colors, and landscaping.
- Use pavers, brick, scored colored concrete, and crushed rocks to create the sense of not just an accessible route but also an open space amenity.



Trees between sidewalk and the road create a comfortable pedestrian atmosphere.



Provide clear differentiation between street and pedestrian areas/walkways. Above photo illustrates how brick pavers delineate the pedestrian crosswalk from vehicular use.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

2. Building Design

- Design paths and walkways, which will allow residents and visitors to see landmarks and amenities, provide orientation for residents, and provide neighborhoods with a sense of identity.

Parking

Intent:

Provide required parking spaces within the single-family development without visual disturbance of the streetscape.

Guidelines:

- Residential developments should provide adequate parking for residence as outlined in Articles 5 and 9 of the Lakewood Zoning Ordinance.
- In the event that the layout of the streets within a residential neighborhood prohibits parking along the street (steep grades, sharp curves, etc.) off street parking spaces for visitors and guests must be provided within the development in the ratio of 1 space for 10 houses, minimum of 2 spaces.
- Off street parking, including handicap spaces must be provided near parks and play areas.

2. Building Design

Please note that the following are general suggestions for single-family/ duplex building design in the City of Lakewood. Some projects may also need to comply with the specific design requirements and recommendations of the relevant neighborhood plan and/or specific Official Development Plan.

2.1 Architectural Style and Transition

Intent:

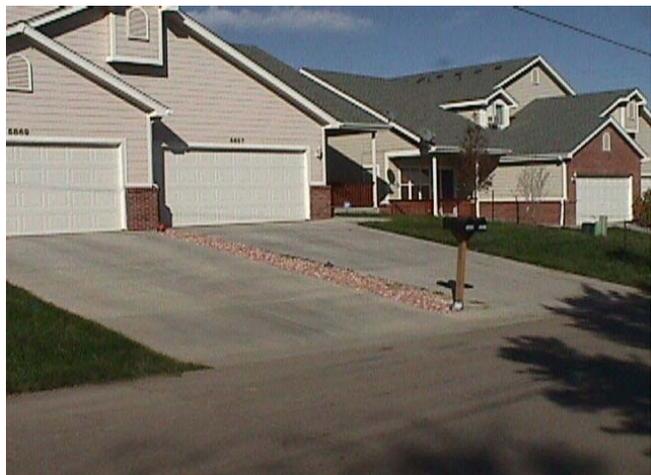
Architecture is one of the most identifying features of a new development. The style established by a house's architectural character sets the tone for all other accessory elements such as fencing, retaining walls, landscaping, and overall subdivision layout. Quality architecture reinforces the overall design of the subdivision.

Guidelines:

The following are general design guidelines for the architectural style of single-family and duplex homes:



Not acceptable: driveway and hard surface width should be minimized.



Not acceptable: lack of landscaping between adjoining driveways.



Vary rooflines. Use durable, high quality materials.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

2. Building Design

- Architectural design of new buildings as well as building elements should reflect the construction traditions and features found within the Front Range region.
- Choose architectural style that blends with the surrounding topography. For example, if the topography is rolling hills, sloped roofs with low pitches should be used.
- The architectural design of single-family homes within a development should create visual variety and at the same time promote an integrated character for the neighborhood.
- New homes must be designed to maintain and enhance the existing character of the surrounding area. Avoid “zesty” architectural effects such as when the adjoining property features a home with a dramatically different building design, rooflines, mass, and used materials. New single-family homes can be unique and interesting and still show respect to and compatibility with the architectural styles in its vicinity. This may be achieved by the following.
 - Using similar materials. If brick is the dominant material on the existing surrounding homes or buildings, brick should be incorporated into the new home or structure.
 - Using similar or complementary building scale and shapes. If existing homes in the neighborhood are primarily one story, the new home should be one story, or take specific steps towards minimizing the apparent mass of a multi-story home by stepping back from the property lines.
 - Similar or complimentary roof forms. If existing homes in the neighborhood utilize a low-pitched roof (4:12 slope) with substantial roof eaves, the new homes should be designed to compliment this roof style, avoiding dramatic contrast.
- Environmental factors such as solar orientation and protection from snow and wind should be considered.

2.2 Mass, Bulk and Height

Intent:

Single-family and duplex homes must be designed with sufficient relief in the building façade to avoid a box appearance.



Use earth tone colors.



This unique house design does not complement the traditional neighborhood or add to streetscape.



Provide relief in the building façade; break up the roof into smaller portions.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

2. Building Design

Guidelines:

- Buildings should be designed with architectural elements to appear more as an aggregation of smaller “building blocks” or as “sculptured forms” rather than a single large block or box.
- Mix contrasting vertical and horizontal elements such as roof overhangs and chimneys.
- Manipulate mass and building height to ensure that the scale of the building is appropriate to the lot size.
- The home’s height should be proportionate to its width.
- Install window treatments and door openings of various sizes and shapes. However, it is very important to provide a balance between the various elements and forms of a house in order to provide an aesthetically pleasing design.
- Single-family homes need to appear proportionate with heavier and more massive elements on the ground floor and lighter and less massive elements on subsequent floors.

2.3 Rooflines

Intent:

The roof design of a building is an integral component of the architecture and should be designed to enhance the overall aesthetic nature of the design.

Guidelines:

To lessen the bulk of the structure the following design techniques shall apply:

- Break the bulk of a roof into smaller areas by varying the height of different roof planes.
- Break the roof plane with gables and dormers. Mono-pitched (“A” framed) roofs are discouraged.
- Vary the roof orientation.
- Design roofs with substantial eaves.
- Avoid overly complex roof forms.

2.4 Materials, Colors, and Contrast

Intent:

The materials for a single-family and duplex residential development should compliment the natural environment of the Front Range region.



Avoid overly complex and repetitive rooflines.



Incorporate dormers to break up the large mass of the roof.



Not Acceptable: long flat surface of the roof.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

3. Streetscape

Guidelines:

- High quality, durable, low maintenance, textured materials such as brick, brick veneer, stone, cultured stone, stucco, natural wood, masonite, etc. are recommended for new home construction.
- Recommended roofing material includes high-grade composite asphalt and fiberglass shingles, concrete and clay tile, etc. Wood shingles and cedar shakes are prohibited due to the potential fire hazard. Painted standing seam metal roofing and copper roofing may be used appropriately for certain house designs. Reflective roofing materials prohibited.
- The architectural materials and style used on the front façade should be carried around to all four sides. If this is not possible, materials that are in harmony with those used on the front façade should be used on the remaining walls. This provides for more continuity on a building and among adjacent buildings.
- Earth tone colors traditionally used in the region are suggested; however, deep, rich colors are recommended instead of using a pale color palette. Bright colors should be used sparingly, only as accent.

3. Streetscape

Intent:

In addition to paying special attention designing streets, in order to create comfortable, livable, pedestrian friendly, and “cozy” atmosphere, buildings and landscaping must be specially arranged to create an appealing streetscape. Houses need to have a variety of architectural details to create visual interest in not only the individual houses, but also the subdivision as a whole.

3.1 Street Layout and Building Setbacks

Guidelines:

Establishing the proper relationship between the street and the buildings is critical to create streetscape.

- A building that is placed too far from the street generally does not contribute to streetscape and does not provide “eyes” on the street; however, it may be appropriate in rural areas of the City.
- A building that is placed too close to the street reduces front yard landscaping and appears to be too close to the public sidewalk. This



Not acceptable: rear façades of homes facing the street or exposed to public view must include similar design elements and materials used for the front facade.



In addition to special treatment of rear façade facing the street, additional landscaping in the rear yard is strongly encouraged.



Desirable streetscape for a single-family development.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

3. Streetscape

generally does not provide a comfortable, intimate walking environment and creates a certain feeling of intrusion for those who live in the home. However, it may be appropriate in urban areas of the City with careful design of the front porch.

- Vary front setbacks for the main part of the house, as well as the garage, unless the majority of homes in the subdivision or within the block have similar setbacks, built “on-line”. Variation should not exceed 15 feet unless it is dictated by the existing topography and/or engineering requirement constrains, such as location of floodplain/floodway, drainage way, easements, etc.
- Curve streets within the subdivision, typically it creates more interesting streetscape.



Non-desirable layout: homes should be staggered to create a more appealing streetscape.

3.2 Building Design and Streetscape: Main Entrance, Front Façade, and Placement of Garage

Main Entry and Front Façade

Guidelines:

Building entrance and façade(s) facing the street play a very important role in creating the desirable streetscape. The following design recommendations shall be considered:

- The main entrance should be a primary design element of the house. It must be clearly visible from the street. Entry should encompass a minimum 30% of front façade.
- Usable front porches (minimum of 8 feet deep by 12 feet wide) that can create an “ outdoor living room” with emphasis on design elements and materials along with seating areas and stoops are strongly encouraged. Covered porches are preferred.
- Establishing the proper relationship between the front porch and the sidewalk is a very important factor. A porch that is both too low and close to the sidewalk generally feels too public and is not used frequently. A porch that is set back too far from the sidewalk does not promote conversations with neighbors or pedestrians; that is an important element in creating a strong community. Please note that the Zoning Ordinance allows front porch encroachment into the required front setback up to 8 feet.



Bay, box, and arched windows are encouraged to enhance the front façade.



A proper relationship between the front porch and sidewalk is important. Please remember that front porches are allowed to protrude into the front setback up to 8 feet.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

3. Streetscape

- Utilize porch railings that add an architectural element and create a filtered view of the sitting area, separating the porch from the sidewalk.
- Traditional 28"-30" railings are preferred versus 36" safety porch railings.
- Columns, arches over the main door, and a recessed front entrance are recommended.
- Façades facing the street or highly exposed to public view must be thoughtfully designed, including masonry wainscot, windows, and recesses. Landscaping may be used in combination with building design to meet the above outlined requirements for building design.
- Both façades facing the street for the corner lot home should be designed as primary, including sufficient amount of architectural details, articulations, and glazing.

Placement of Garage

Guidelines:

The placement of a garage plays a very important role in creating appealing streetscape.

- Garages should not be the dominant part of the home, as it does not create a sense of comfort and safety on the street. Instead, living space of the house should be oriented toward the street to provide "eye" on the street.
- Garages should be integrated into the homes and not appear tacked onto the main part of the house.
- Garages should be placed either behind or flush with the living space of the house. If this is not possible, minimize the extent to which the garage protrudes from other portions of the house and consider designing a second story over the garage.
- Design two single garage doors with separation between bays instead of a single two-car garage door.
- If a three-car garage is provided, the third garage bay should have a 2-foot minimum horizontal setback from the main garage door. The variation of the roof form over the three-car garage portion of the house is strongly encouraged.
- Side loaded garages are recommended for corner lots with the garage door facing the side



When the main entry is recessed deep inside and not visible from the street, columns extending toward the street could be designed to identify the main entry.



Not acceptable: garages should not be a dominant part of the house. Garage doors are not allowed to be more than 50% of the front facade.



Desirable streetscape in terms of placing the garage that is not facing the street. Main entrances are the dominant design element of the front facades.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

3. Streetscape

yard (secondary frontage). It is discouraged to have side-loaded garages loaded so the driveway is in front of the front door.

- In a situation when a side loaded garage is proposed to be loaded in front of the front door, the side of the garage facing the street should be designed to appear as a living space and the garage should not extend more than 20 feet from the front of the house.
- Design homes with detached garages located behind or towards the rear of the house. Use the alley for garage access where applicable.

3.3 Building Design in Subdivisions of Three or More Lots.

Intent:

To create unique and identifiable neighborhoods, homes within the development should be of complimentary, similar, but not identical type and size and be designed to create an appealing streetscape. In addition to the design guidelines outlined above the following guidelines should apply for this type of development:

Guidelines:

- Utilize a variety of complimentary building designs and models on each street. It is desirable that no more than 30% of the same model is built within the block.
- Changing roof or siding materials and colors, adding additional garage space, or providing mirror images of models does not constitute distinctively different housing models.
- Use a variety of complimentary but distinctly different entry treatments, building heights, design details and building shapes, changes of roof forms, window sizes along with changes in materials and colors.
- Corner lots and lots adjacent to open space should feature a ranch style home to provide a better scale transition and extended visibility for the neighborhood.
- Vary garage door types by adding different details, windows on doors or mixing single car garage doors and double car garage doors.
- Mix lot sizes and allow for variety of building widths.
- Use “moving garage” technique: attach garage to the house, locate it under the second floor, behind the main entrance of the house, etc.



Side loaded garages are recommended for corner lots.



The color pallet for this subdivision is too pale; homes blend with each other. Use rich earth tone color for the homes.



This home features several desirable elements:

- garage does not face the street,
- elevated portion of the porch is properly screened, and
- design includes nice front porch.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

4. Affordable Housing Development, Modular and Manufactured Housing Development

- Design homes with a mixture of front-loaded and side-loaded garages.
- Placement of two or more homes along the street with side-loaded garages on adjacent lots, other than corner lots, is not desirable.
- Use different front yard landscaping treatments between houses.

4. Affordable Housing Development, Modular and Manufactured (Prefabricated) Housing Development

Affordable Housing Development

Intent:

Affordable housing is essential to economic growth and vitality. While the City strives to provide a range of housing choices for a variety of households with amenities, services, and retail uses, the term “affordable housing” should not be interpreted as houses that are built using low quality materials and poor design. Affordable housing units should not be excluded from neighborhood and environmental context. Affordable housing units should not be physically segregated from others in the community.

Planned Development Zone District (PD), with specific zoning standards, may be the most effective zoning to promote attractive, high quality affordable housing development. There are several design techniques that may provide substantial construction cost savings without compromising the main goal to build a strong community through quality land use pattern, site planning, building design, and landscaping.

Guidelines:

- The amount of masonry coating (brick veneer, stone, etc.) may be reduced and replaced with other architectural details such as architecturally designed columns, detailed window trims, shutters, decorative vents, etc.
- Concentrate design effort on the main entry. Make it the most prominent portion of the house and use simple, “clean” design for other portions of the house.
- Use a larger siding size for the low portion of the house and a smaller siding size for the upper portion to create an “anchoring” affect that is



Broken roof over the garage is diminishing the appearance of the garage.



Affordable housing project: covered front porch and recessed garage create nice appearance and great presence.



Affordable housing project: nice streetscape achieved by using different setback, varied rooflines, and front porch detailing. Each house features a single car attached garage that does not compromise the streetscape.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

5. Accessory Structures and Site Amenities

typically achieved with masonry base course.

- Utilize additional landscaping to soften unattractive/plain walls.
- In some instances, in order to make development affordable, duplexes may be incorporated (if allowed by zoning) into the single-family development. It is desirable that duplexes within the single-family development are designed to have a single-family home appearance from the street.
- Two units are not just “mirror images”.
 - a. Alternate front loaded garage for one unit with side loaded garage for another unit.
 - b. Design roofing that creates a single-family house appearance.



Not acceptable: the support columns along the front façade for the front porch should be designed as an integral part of the main structure.

Modular and Manufactured (Prefabricated) Housing Development

Intent:

In general, modular and manufactured buildings do not satisfy the City of Lakewood design requirements; nor are they constructed out of the most durable and desirable building materials. However, there are many prefabricated buildings that are still attractive, and affordability makes them desirable home types for many households.

If a modular or manufactured structure is planned to be assembled in the City of Lakewood, please contact the Planning Department to discuss the proposal prior to final purchase of the specific home from the factory. The home may require some modifications that can be preformed at the factory level.

Guidelines:

- Design of front entrances and front yard landscaping are critical components for lots with modular and prefabricated buildings.
- Incorporate “decorative” design elements, such as vents, shutters, etc. to enhance the front façade.

5. Accessory Structures and Site Amenities

5.1 Detached Accessory Structure

Intent:

Accessory structures should not be dominant structures on residentially zoned properties as outlined in the Lakewood Zoning Ordinance.



Not acceptable: front porch for modular homes should not appear “tacked on”. It must be designed as an integral part of the house.



Landscaping must accompany the fence along public walkways.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

5. Accessory Structures and Site Amenities

Guidelines:

Accessory buildings, attached or detached, shall be architecturally integrated with the main residence. They shall be built using the same materials, forms, and colors as the main structure.

5.2 Fencing and Retaining Walls

Intent:

Where necessary to protect property, fencing, screening, and aesthetically pleasing walls may be constructed in accordance with the specific requirements of Article 8. They must be visually integrated into the development and surrounding landscaping and topography.

Guidelines:

- Fences or walls shall be constructed of high quality materials compatible with the primary building material and architecture of the home.
- Fences should not block pedestrian connectivity between different neighborhoods and access to public open spaces, parks, recreational facilities, community shopping centers, etc.
- Particleboard or other low-quality imitation wood and untreated concrete are not acceptable materials for fencing.
- Fencing shall be in a color or material compatible to the surrounding natural landscape.
- When fences are proposed to mitigate negative sound or lights, earth berming with appropriate landscaping shall be considered instead. Constructing berming to increase fence height is not allowed.
- Solid fences/small masonry walls that are constructed at the front and side yard to create a court yard must be build out of the same materials as the main structure, cannot exceed 42” in height, and must meet all requirements of Article 8. The minimum distance between this courtyard enclosure and detached sidewalks should be 12 feet, unless specifically outlined in the Official Development Plan.
- Continuous fencing or walls along public streets and public open spaces shall provide



Fences along a public street should be constructed of high quality materials compatible with the primary building materials and architecture of the homes.



Good example of an architecturally designed wood fence.



Not acceptable: continuous fence along a public street must be accompanied by landscaping.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

6. Detention Areas and Stormwater Quality

visual breaks and/or architectural treatments every 30 linear feet. These treatments may include columns, recesses in plane, planting areas, and open fencing sections.

- Any fence along a public street must be accompanied by landscaping on the exterior side of the fence.
- Side yard fences on corner lots should be setback to line up with the side façade of the house. It is desirable not to enclose the side yard with the fence.
- The use of chain link is strongly discouraged.
- Open style fencing, such as picket, split rail, or wrought iron should be utilized along pedestrian and traffic corridors to increase safety on these paths by maintaining visibility and preventing a “walled” or “fortress” effect.
- Fences utilized in developments near existing wild life corridors should be a “wildlife friendly” type, such as split rail fence, etc.
- Retaining walls must be aesthetically constructed to blend with the individual homes. Similar or complimentary materials to the residences should be used on the walls.
 - Planting areas on terraces shall be of sufficient width to support and maintain vegetation and root systems. Terraces should be a minimum of 5 feet wide.
 - Substantially high retaining walls (greater than six feet in height) with no terrace relief will not be allowed.
- Retaining walls should be located to allow maintenance without entering onto the adjacent property.
- All retaining walls over 30” in height must be designed by a licensed engineer and approved by the City of Lakewood Engineering Division.
- Wood or railroad tie retaining walls are not permitted.

6. Detention Areas and Stormwater Quality

Detention Areas

On-site storm water detention and water quality preservation may be required with the residential development, subject to specific engineering regulations.

These detention facilities need to serve not only engineering purposes, but also act as an amenity to



Tall walls should be broken up into small, landscape type walls.



Provide appropriate landscaping between terraces.



Appropriate landscaping on the slope of the detention pond.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

6. Detention Areas and Stormwater Quality

the project. Detention ponds, whether they hold water at all times or just in heavy rainfall events, need to function as a landscaped feature for the subdivision.

The City requires detention ponds to be dedicated as tracts to the City. The City maintains detention pond structures in single-family residential areas. Appropriate landscaping and any irrigation systems must be designed in the detention pond/ water quality ponds (those that hold water for longer than 40 hours).

In order to create an aesthetically pleasing detention facility, the following techniques should be utilized:

- Landscape detention areas so they can serve as useable open space.
- Integrate detention into the initial design of the subdivision instead of pushing it to the rear of the property.
- Detention can serve as a visual continuation of backyards or as part of an entry feature to a subdivision.
- Side slopes of detention facilities should be gradual (less than 4:1) to allow for more useable open space.
- Retaining walls in detention ponds are discouraged.
- Required outlet structures for detention ponds need to be aesthetically pleasing and natural in form. Bare concrete outlet structures are unsightly and need to be faced with another more visually appealing material. Rocks and/or landscaping are highly encouraged to soften the appearance of outlet structures.

Stormwater Quality

In June of 1996, Lakewood, the City of Aurora, and the City of Denver received the first three National Pollutant Discharge Elimination System Permits (NPDES) in the State of Colorado. To comply with the NPDES permit, Federal Law, and the Clean Water Act the City must address stormwater quality on all construction sites and development within Lakewood.

Water quality decreases with an increase of impervious area (e.g. parking lots, concrete walks and structures). Pollutants such as motor oil, litter, and sediment are carried along impervious surfaces until they reach the storm sewer system and are discharged directly to streams and lakes.



Design detention ponds as an open space amenity to the community.



Not acceptable: Landscape should be planted to soften concrete outlet structure.



Not acceptable: Landscape should be planted to soften concrete outlet structure.

This is a good example of landscape treatment of detention areas and pond.

SINGLE-FAMILY AND DUPLEX RESIDENTIAL DEVELOPMENT

6. Detention Areas and Stormwater Quality

Enhancing post-development water quality can take on many different forms, some of which include:

- Encourage pervious areas such as landscaped areas and the use of detention ponds to improve water quality as well as reducing the quantity of runoff.
- Utilize detention ponds with water quality outlets to allow heavy particles of sediment to settle out. Many pollutants bond chemically with sediment particles during transport in stormwater. Direct stormwater flows from streets, driveways, and parking areas to grassy areas such as swales or buffer strips.



Example of appropriate landscape treatment of detention pond areas.

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MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. Overall Site Design for Multi-family Residential Development

1. Overall Site Design For Multi-family Residential Development

Multi-family development is a very important component of the overall housing development in the City of Lakewood. Each multi-family residential development needs to be designed as a high quality addition to the Lakewood community.

Good, quality designed multi-family development should promote the development of a unique community identity and improve the livability of the community by recognizing the demographic patterns, coordinating land use pattern, thoughtful site design, building design, and landscaping. High density residential communities should have an attractive appearance, offer open space for residents within the community, include amenities that make it pedestrian friendly and welcoming, and respond to design issues at the edges of adjacent land uses.

Multi-family residential development should generate certain feelings of comfort and security and a distinct character or “sense of place”.

Planning and designing for the safety and nurturing of children and addressing the needs of seniors should be incorporated into the design.

1.1 Natural Features and Open Space

Intent:

While streets and utilities are the “bones” of the community, natural features and open space amenities are its “heart”. Each multi-family community must include well-designed open space that creates a strong sense of community and adds value to the land and breaths life to the development.

Guidelines:

Design and layout of a new high density residential development should respond to a site’s significant natural resources and features, including native vegetation, landscaping, waterways, and open land area.

A development should be an extension of the site’s environmental characteristics, serving a multitude of functions including: conveyance of water,



Sloped (pitched) roofs of multi-family buildings assure a nice transition between single-family and multi-family development.



Design open space “pockets” through out the community.



Design walkable, usable open space. Well-designed open space in multi-family development adds value to the development.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. Overall Site Design for Multi-family Residential Development

preserving designated flood hazard areas, providing wildlife and pedestrian corridors to neighborhoods or important social and cultural facilities.

Create open space as a unifying element for community life. An open-space plan should consider people first, ensure good relationship with adjacent land uses, and then the physical elements should be added.

- Preserve and enhance natural features, native vegetation, waterways, and open land areas.
- Preserve and integrate into the development mature and healthy trees to enhance and benefit the new development.
- Enhance existing topography, slopes, and views from and through the site.
- Design site components such as parking lots, buildings, and structures in a pattern, which ties into the natural topography and protects view corridors without the need for extensive regrading or use of retaining walls.
- Incorporate architecture that blends with the surrounding topography. For example if the topography is rolling hills, low-pitch roofs should be used.
- Build units into the hillside, with various levels and some underground levels.
- Preserve drainage areas. Integrate lakes, ponds, gulches, and creeks into the open space so that it can serve as the focus and identity for the community.
- Build a trail system through the site that connects with the City's trail system.
- Respect adjacent land uses to ensure that a development is sensitive to surrounding zoning and takes into consideration relevant environmental issues that affect the planning and construction of a specific site.
- Provide logical on-site/off-site pedestrian and bicycle linkages to public parks, lakes, and other natural amenities.
- Use open space as a passive amenity: design internal greenbelts that expand open space edges and lead to a central park, locate homes near parks and open space vistas.
- Utilize the potential of open space: design active recreational opportunities creating benefits for the community as a whole.
- Use appropriate, water smart landscape material complementing the existing native vegetation.



Preserve natural features, waterways, lakes, and ponds.



Preserve natural slopes. Minimize use of retaining walls. Locate buildings near the open space.



Include the use of pavilions, gazebos, etc. creating benefits for the community as a whole.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. Overall Site Design for Multi-family Residential Development

- Include the use of features such as, but not limited to, decks, pavilions, trellises, and walls, which work as extensions of building and provide a transition between the built and natural forms of the site.
- Use open space to differentiate product types within the community.

1.2 Relationship to Adjacent Uses

Intent:

In order to develop high quality and unique multi-family projects and achieve better land use patterns, the building design must be sensitive to the relationship of structures and compatible with adjacent structures. It is important that the appearance, placement, and relationship of the buildings to one another and the area surrounding the proposed residential buildings be considered in the design of a project.

Guidelines:

- Multi-family residential development should be designed to maintain and enhance that existing character of the area.
- When the proposed development is adjacent to a low-density residential district, architecture that is compatible and complimentary to single-family residential style architecture, including scale of the building, roof forms, window scale, materials, and colors shall be used.
- When adjacent land uses have significantly different visual character from the proposed multi-family units, the design of the new development needs to provide a transition in scale, mass, bulk, and height.
- Use similar or complementary building shapes and compatible scale of new development with surrounding properties whether they are commercial, single-family, or multi-family land uses.
- If the proposed development features significantly different building scale, buildings with greater heights and more bulk should be placed further away from the property line. Increased front setbacks for a new building will visually mesh the new and existing building scales.



Building should respect the scale of the adjacent existing structures, providing appropriate transition. This townhome building is adjacent to a ranch style single-family building.



This townhome building is designed in scale that is similar to the adjacent single-family home. Two entries are sharing one canopy proportioned with the front porch cover of the single-family home.



Building on the left was built with phase I. The design does not address close proximity of the mountains. Building on the right constructed with phase II, addressed its location and respects the design of the neighboring single-family homes.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. Overall Site Design for Multi-family Residential Development

- Include the use of urban features such as, but not limited to, entry monuments, gateways, low walls, landscaping, topography, and fountains, which define entries and edges between the project and adjacent uses.
- Multi-family homes should include physical connections with adjacent properties such as, but not limited to, open and public spaces, paths, private accesses, roadways, commercial centers, shops, transit stops, etc.
- Landscape and fence buffering should be installed to mitigate the potential conflict of multi-family residences next to either single-family homes or commercial land uses. The buffering should protect the residential community, but not to create a barrier; the pedestrian connectivity should be maintained, unless it is not advisable for a safety reason. Methods of buffering include aesthetically pleasing fences, streets, heavy landscaping, and landscaped earth berms.



Above brick pavers delineate the pedestrian crosswalk from vehicular use.

1.3 Parking Lot Layout and Design

Intent:

Create parking facilities that are not just utilitarian and “accessory” to the main activity on a site and not just for circulation and storage of vehicles. Parking should be facilities that are designed as an important element of the site, balanced with the broader goals of improved building design and landscaping, providing convenient and safe vehicle and pedestrian connectivity, aesthetically compatible with the overall site design, and contribute positively to the surrounding uses.

Guidelines:

- Design parking facilities that do not detract from the development. Parking should not be the dominant visual element of the site; parking lots should be located either to the side or to the rear of the building or it should be incorporated into the building design. Avoid locating parking lots between the building frontage and a street or open space.
- Traffic flow entering, existing, and within the site should be non-hazardous to both motorists and pedestrians. Landscaping materials and landscape type masonry walls (decorative walls), raised walkways, and other design techniques should be used to delineate parking



Use a variety of design techniques to break up the appearance of the garages.



Carports should be designed with pitched roofs. Roof material must match the roof materials of the main building.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. Overall Site Design for Multi-family Residential Development

lots and driveways from pedestrian walkways and pedestrian plazas.

- Parking should be designed to minimize its impact on surrounding properties and public streets. While ensuring access to, and parking for individual residential units:
 - Layout of the parking lot and landscaping should be designed to protect adjacent properties from the impact of headlights.
 - Parking layout should be to limit the effect of vehicular noise, exhaust, and the visibility of vehicles in parking areas from adjacent properties.
 - Shield parking areas using berms, garden walls, (decorative screen walls) and utilizing differences in grades (depressed parking lots).
- Providing an excessive amount of paved parking areas, beyond the requirements of the Parking Ordinance, is discouraged. The internal driveways shall be designed using the minimum required width for drive aisles.
- Architecturally integrated garages are encouraged. Avoid orienting the long dimension of a garage along a street. If it is infeasible, then the garage's street façade shall exhibit the same high level of quality in design and detailing as the rest of the building.
- Parking areas and driveways should be laid out to allow for adequate snow storage in a manner that does not contribute to long-term ice formation during a freeze/thaw cycle.
- Lighting for parking lots needs to be compatible with the overall site design, convenient and safe for autos and pedestrians and, finally, not be invasive to adjacent properties.



Lack of parking lot landscaping. The development appears unwelcoming.



Architecturally integrated garages and underground parking are encouraged.

1.4 Building Layout

Intent:

Locate main buildings, considering environmental factors such as solar orientation, protection from snow and wind, providing convenient access for residents and guests, offering a safe and convenient pedestrian link to public walkways, enhancing the existing natural characteristics of the site, defining and creating an appealing streetscape.

Guidelines:

- Whenever possible, as allowed by the Zoning Ordinance, the main building(s) shall be placed on the development site with respect to adjacent

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1. Overall Site Design for Multi-family Residential Development

buildings and structures and the natural environment. If the proposed development is located in the foothills the buildings on site shall not be located using “set to line” principal. Instead, a softer layout, creating intimate spaces, would be required. If the existing structures along the street are set at a certain distance, then the new building(s) should be setback similarly.

- The building(s) should be layed out in such a way that the main entrance is clearly visible for residents and guests.
- The building(s) should be layed out to create usable outdoor space and promote sun and sky exposure to plazas, open space, and main entrances.
- The building and landscape features should be oriented to frame views of unique buildings or open spaces.

1.5 Pedestrian Scale and Circulation

Intent:

Streets and pedestrian walkways within the complex are critical components in the organization of a site. The goal is to create enjoyable living environment for residents of the multi-family development, promote comfortable walking within the development and to the adjacent community centers, providing a more pedestrian friendly experience, increasing safety for children and segregating pedestrians from cars.

Guidelines:

- Design uninterrupted walkways with sufficient width through parking lots.
- Design internal roads and pedestrian walkways within the complex that provide a clear differentiation between the two, using durable, low maintenance materials, such as stone, brick pavers, bricks, scored and colored concrete, or other materials that provide a similar texture and character.
- Design pedestrian access to adjacent properties, open and public spaces, recreational amenities, commercial centers, paths, roadways, transit stops, and other important points of interest and public places.
- Install bike racks and bike lockers. These amenities should not interfere with the pedestrian or vehicular movement.



Design walkways through the development.



Design internal walkways using different materials, such as colored concrete, brick pavers, etc.



Design walkways that connect neighborhood with the community centers.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. Building Design

- Design walkways in conformance with the ADA’s accessibility standards. Where there is no elevation difference between the sidewalk and the street, a strip with surface changes needs to be added for safety of those with visual impairment.
- Design rest areas, gazebos, fountains, and other recreational amenities on a pedestrian scale for residents of the multi-family development and their guests.
- Design pedestrian-oriented signage in the form of low monument signs.
- Incorporate pedestrian scaled lighting that promotes safety but is not obtrusive to residences.



Gazebos, pedestrian scale signage, rest areas, and other site amenities unify development and serve as focal points.

2. Building Design

Please note that the following are general suggestions and recommendations for the multi-family building design in the City of Lakewood. Some properties may also need to comply with the design requirements of the specific Overlay Zone District and/or Official Development Plan and Neighborhood Area Plan.

2.1 Architectural Style

Architecture is the most identifying feature for a new multi-family development and redevelopment. The style established by the main buildings sets the tone for all other accessory elements such as fencing, retaining walls, detention ponds, landscaping, and overall development layout. All of these factors contribute to a sense of identity for the development.

2.2 Mass, Bulk, Height and Building Footprint

Intent:

While maintaining highly functional internal building layout, promote design of multi-family buildings that are attractive, proportionally scaled, and have residential appearance. The multi-family buildings should not have heavy bulk and large scale that would make them appear box-like and unwelcoming.



Use natural earth tone colors and durable materials for construction of multi-family homes.



Desirable building mass for traditional multi-family developments.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. Building Design

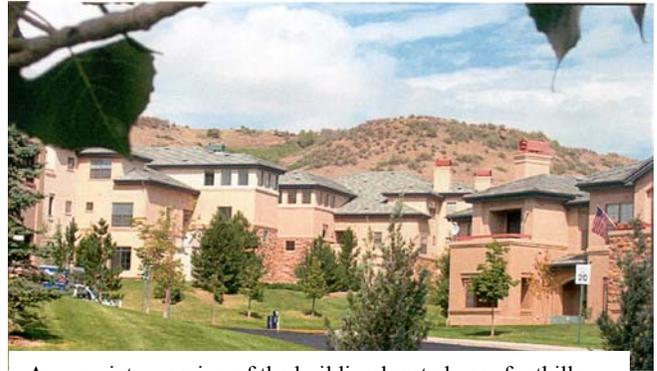
Guidelines:

- In the foothills area of the City, buildings should be designed with architectural elements to appear more as an aggregation of smaller “building blocks” or as “sculptured forms”, taking on the form of the land. A single large slab shaped structure that generates strong horizontal lines is not appropriate for this area. The rectangular form of the building is acceptable and may be appropriate in the urban portion of the City. The appropriate shape of the building should be influenced by topographic conditions.
- Design buildings by placing visually heavier and more massive elements at the base of the building and lighter elements above.
- Use the various architectural elements, offsets, and other methods to articulate the horizontal and vertical planes of the building to avoid the appearance of excessive mass and scale of the building and solid walls.
- Design variations in façades with the use of windows, architecturally integrated balconies, etc.
- Design variations in building orientations to other buildings.
- Heights of the proposed buildings should be similar to surrounding building heights.
- Use the differentiation of ground level method to break down the mass of a large building and create visual interest at the pedestrian level.
- Incorporate variation in building footprints and façades to break up the bulk of the building.
- Design contrasting vertical, horizontal, and other architectural elements that subdivide the wall into a scale proportional to the adjacent pedestrian amenities.
- Use a variety of contrasting but compatible colors and materials to create contrast and depth in the façade.

2.3 Rooflines

Intent:

To promote the roof design as an integral component of the building architecture, enhancing the overall aesthetic nature of the design.



Appropriate massing of the building located near foothills.



When site constrains (such as setback, etc.) do not allow design of balconies, balconets may be integrated to articulate the building façade and provide comfort for residents.



Balconies should be incorporated into the building design and not “tacked-on”.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. Building Design

Guidelines:

- Avoid use of flat roof designs combined with long unbroken façades.
- If flat roofs are unavoidable, install parapets that conceal flat roofs and rooftop equipment from public view. Design sculptured cornice to treat flat roofs.
- Roofs need to be divided into smaller areas to provide more visual appeal and interest. However, overly complex roof forms should be avoided.
- Design the roof so segments of the roof are sloped to provide contrast to any necessary flat surfaces and provide overhangs.
- Design rooflines that enhance and reflect the surrounding topography, but do not conceal it.
- Avoid A-framed (single gable) roofs.
- Incorporate one and two story (or two and three story) portions into the buildings design.
- Avoid large roofs that contain more bulk and are visually heavier than the building it covers.
- Roofs should project enough beyond the façade to cast a shadow.
- Roof penetrations such as plumbing and exhaust vents and air conditioner units should be grouped together to minimize their visual impact.

2.4 Front Façade and Primary Entrances

Intent:

The main entrance should be a primary design element of the multi-family structure. It must be clearly visible from the street.

Guidelines:

- Attention should be paid to the location, orientation, and treatment of the entrance so as to reinforce and add to the pedestrian scale of the ground level.
- Multi-family developments should be designed to provide visual interest while still creating a unified image.
- Front façades of a building and façades that are significantly exposed to the public view, should exhibit high levels of design, detailing, and material quality. Front façades should be designed to provide a visual interest to those on the street.



Conceal rooftop penetration. Use high quality materials for the roof.



Rear and side façades exposed to public view should be designed using the same level of details and windows as the primary front façade.



Front entrance should be designed as one of the most important elements of the building, and should exhibit high levels of design and detailing.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. Building Design

- In order to create attractive façades the following techniques should be considered:
 - Incorporate different architectural elements that are in proportion and complementary to one another.
 - Provide substantial relief. Elongated, flat and unbroken building façades open to the public view are not acceptable.
 - Incorporate different architectural details such as tile work and moldings.
 - Incorporate sufficient amount of architecturally designed windows.
 - Use a variety of building shapes such as curved walls and contrasting with complimentary windows and door openings.
 - Design unique entry treatments and other focal points such as dormers, porches, balconies, or shutters to break-up smooth-faced walls.
 - Incorporate windows with different shapes, sizes, or details such as multi-paned or bay windows;
- In general only when a façade is completely screened, “unseen,” a “utilitarian” level of quality may be used.
- Make the entrance to a building the center of focus, not only as a way to easily find the entrance, but also to serve as the prominent design element creating a sense of place for the residents. Primary entrances should feature at least three of the following:
 - Fabric or metal awning;
 - Physical recesses or projections;
 - Arcades;
 - Peaked, or any other type of roof form that is different from the rest of the building;
 - Arches;
 - Columns/pilasters.
- Provide adequate space/plaza area at the front of the main entrance for comfort and safety of pedestrians.
- Design main entrances in compliance with ADA’s accessibility standards minimizing the use of the railings and multiple ramps. Integrate those elements into the building design.



Unique design of recreational amenities/club house of multi-family development may serve as the prominent design element creating a sense of place for the residents.



Wrapped, architecturally designed columns should be used to support decks and canopies along front facades, main entrances, and facades exposed to the public. Avoid using basic 4x 4 or 6x 6 posts.



Garages should not block the main entrances. Gable roof over the garage draws too much attention to the garages.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

2. Building Design

2.5 Building Materials

Intent:

To promote use of building materials that compliment the natural environment of the Front Range region, enhance the architecture, and assure the long lasting building life.

Guidelines:

- High quality, durable, low maintenance, textured materials such as brick, brick veneer, stone, cultured stone, stucco, natural wood, masonite etc. are recommended for new multi-family home construction.
- The bottom 4 to 6 feet of all walls of the buildings adjacent to a walkway with high pedestrian activity should be devoted to a vandal resistant material such as tile, marble, sealed brick, or sealed stone to prevent future defacing.
- Use a variety of different but complimentary materials.
- Recommended roofing material includes high-grade composite asphalt and fiberglass shingles, concrete and clay tile, etc. Wood shingles and cedar shakes are prohibited due to the potential fire hazard. Painted standing seam metal roofing and copper roofing may be used appropriately for certain building design. Reflective roofing materials are prohibited.
- Minimize use of the following materials:
 - Smooth finished poured-in-place concrete;
 - Smooth finished masonry blocks. In general masonry blocks walls are not permitted on more than 25% of the façade.
- The architectural materials and style used on the front façade should be carried around to all four sides. If this is not possible, materials that are in harmony with those used on the front façade should be used on the remaining walls. This provides for more continuity on a building and among adjacent buildings.
- When EIFS system is proposed to articulate the façade provide recessed or protruding lines.
- Earth tone colors traditionally used in the region are suggested; however, deep, rich colors are recommended instead of using pale colors. Bright colors should be used sparingly only as accent. The use of metal wall panels should be limited to accent, but not as the dominant building material.



Use durable, low maintenance materials such as brick, stone, etc. for the low portion of the building.



Use appropriate technique to protect materials from discoloration.



Earth tone colors are very desirable.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

3. Streetscape and Multi-family Housing Development

3. Streetscape and Multi-family Housing Development

Intent:

To promote a special arrangement of different site elements and encourage relationship between the different sites that would create a comfortable, livable, pedestrian friendly atmosphere, and create an appealing streetscape.

Guidelines:

- Curve internal driveway within the development to create more interesting views.
- Design buildings in context providing enough visual linkages between existing buildings and a proposed project so as to create a cohesive overall effect. Window proportions, entryway placement, decorative elements, style, materials, and silhouette are some examples of features that may be used as visual linkages.
- If the proposed multi-family buildings are to be significantly larger in scale than the surrounding buildings, a larger setback should be used (step back technique) along with landscaping to minimize contrast and preserve streetscape.
- When adjacent land uses have significantly different visual character and where gradual transitions are not possible, streetscape should be preserved and compatibility shall be achieved through the use of similar or complementary details, materials, colors, and landscaping.
- If the parking is located along the street at the front of the building then careful consideration should be given to special grading of the parking lot to minimize the visual impact. “Depressed” parking lot is suggested.
- Through careful site layout, building design, and grading avoid use of the handrails along public walks that are located along streets.
- To create an interesting and appealing streetscape use the following techniques:
 - Varied rooflines, eaves and building footprints;
 - Incorporate architectural details around the windows and doors;
 - Design unique entry treatments and use other “front façade enhancement” details as outlined in the “front façade” section.



Desirable streetscape: garages do not face the street.



It is very desirable to articulate garages. However, the garages should not be the primary focal point of the development.



Garages should face internal streets/alleys.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

4. Affordable Multi-family Housing Development

5. Accessory Buildings, Structures and Equipment.

4. Affordable Multi-family Housing Development

Affordable housing is essential to economic growth and vitality. While the City strives to provide a range of housing choices for a variety of households with amenities, services, and retail uses the term “affordable housing” should not be interpreted as homes that are built using low quality materials and poor design. Affordable Housing units should not be recycled from the developer’s previous project without consideration for neighborhood and environmental context. Affordable housing units and development should not be physically segregated from others in the community.

5. Accessory Buildings, Structures and Equipment and other Site Amenities, including Fences and Retaining Walls

Intent:

Accessory equipment, buildings, and structures should not be dominant elements of the multi-family development.

Accessory Buildings, Equipment, and Screening

Guidelines:

- Trash enclosures, mechanical equipment, and other accessory structures and equipment need to be incorporated into the development of a site.
- If at all possible, incorporate the accessory equipment into the main building design. Ground or interior mounted mechanical equipment is strongly recommended.
- Trash enclosures, service yards, etc, should be located with consideration of surrounding uses. These nuisances of the development need to be located away from walkways and primary entrances, and adjacent residential areas.
- Electrical boxes, gas utility meters, and other ground mounted mechanical equipment should be completely screened on all sides and/or placed in an obscure location.
- Whenever possible provide utilities (such as transformers) below grade rather than on mounted pads.



Affordable Housing project: small design elements such as enclosed front porches enhance the front façade of the building.



Adequate storage space must be provided for each unit in multi-family developments to avoid usage of the front porches as a storage place for unused household items.



Accessory structures, including satellite dishes, should be completely screened. Landscaping may need to be installed along with a screening wall.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5. Accessory Buildings, Structures and other On Site Amenities.

- Landscape and building elements shall also be used to screen areas of low visual interest or visually intrusive site elements including but not limited to service areas, loading docks, and trash containers.
- Screen walls shall be at least one (1) foot higher than the object being screened, but not more than eight (8) feet high.
- Doors for trash enclosures should be made of high quality materials painted to match or compliment the walls of the enclosure.
- Constructed screening needs to match the color and architectural character of the building it is serving. Wood fencing is not an acceptable trash enclosure.
- Porches and balconies need to be an integral part of the structure. They should not appear tacked on. The style of porches or balconies should be consistent throughout the multi-family complex.
- Placement of gutters needs to take into account icing hazards on sidewalks when runoff occurs. Place gutters away from pedestrian walkways.
- Gutters and downspouts need to be integrated into the design of the building.

Retaining Walls

- To the greatest degree possible, development shall respect the existing topography of the site and avoid usage of retaining walls.
- If it is necessary to construct retaining walls, design shall reduce the size, height, and number of walls necessary to retain slopes or control movement of soils.
- All retaining walls over 30” in height must be designed by a licensed engineer and approved by the City of Lakewood Engineering Division.
- Retaining walls with terraces or slope retention methods integrated with plantings need to be used to stabilize natural slopes that are steeper than 3:1.
- Planting areas on terraces shall be of sufficient width to support and maintain vegetation and root systems. Terraces should be a minimum of 5 feet wide.
- Substantially high retaining walls (greater than six feet in height) with no terrace relief will not be allowed.
- The colors and materials used for walls must compliment those of the main structure.



Not acceptable: trash enclosure must be constructed using the same materials as the main building. Screen walls should be at least one (1) foot higher than the object being screened.



Landscaping should soften the façade of the large accessory structures.



Mail stations should be designed using the same materials and colors as the main buildings.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

5. Accessory Buildings, Structures and other On Site Amenities.

- Wood, untreated poured-in-place concrete, or railroad tie retaining walls are not permitted.

Signage and Fences

Guidelines:

- Signage and fencing need to reflect the architectural character of the main buildings.
- Signage should be pedestrian scaled and located for viewing by pedestrians, cyclists and drivers.
- Signs should be used to clearly designate entries into the development. They also can serve to create distinct, identifiable communities within the City of Lakewood.
- Fences should not block a pedestrian connectivity with adjacent properties and neighborhoods, unless it is necessary for safety and security.
- If a fence is proposed to use for screening purposes, a solid fence shall be chosen. A chain link fence with slats does not suffice as a solid wall or fence.
- It is very desirable that fences or walls along public streets, pedestrian walkways, and those facing residential developments provide visual breaks or architectural treatments every 30 feet. These treatments may include: columns, planting areas, open fence sections, changes in plane, etc.
- Fences, adjacent to public open spaces and gulches shall be open type.
- Use of chain link fence should be minimized.
- Fencing and hand railing along the sidewalks and ramps that are required to be constructed for safety should be designed to complement the main structure and the entire development.
- If the fence serves the purpose to identify the property, fencing should be decorative type rather than restrictive (solid, privacy type).
- Wrought iron mixed with brick columns or other masonry material is preferred as a perimeter fencing for multi-family developments.
- Landscaping should accompany any fence type for multi-family development.



Large retaining walls should be terraced and properly landscaped.



Signage should be pedestrian scaled and located for viewing by pedestrians, cyclists, and drivers.



Good example of using solid style fence with brick columns in townhome development.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

6. Detention Areas and Stormwater Quality

On Site Lighting.

Guidelines:

- Lights should be provided for safety and security, and to highlight architectural elements.
- Security, accent, pedestrian, wall mounted, freestanding, and canopy-mounted lights are permitted, provided that it is designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare.
- Illumination shall be cast downward and shielded to prevent light from spilling onto adjacent properties and public streets.
- The light level measured at the property line should not exceed 0.5 footcandles when adjacent to residential property.
- Mercury vapor lights and spherical shaped lights are not permitted.
- No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles, including any fixed light not designed for roadway illumination that produces incident or reflected light that could be an impairment to the operator of a motor vehicle.

6. Detention Areas and Stormwater Quality

Detention Areas

Multi-family residential developments are generally required to provide on-site storm water detention and water quality measures. These detention facilities need to serve not only engineering purposes, but also act as an amenity to the project. Detention ponds, whether they hold water at all times or just in heavy rainfall events, need to function as a landscaped feature for the development.



Illumination shall be cast downward and shielded.



Detention areas should be designed as open space amenities to the site.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

6. Detention Areas and Stormwater Quality

The City requires detention ponds to be dedicated as tracts to the City or in drainage easements. The actual detention pond structure, landscaping and any irrigation systems in the detention pond are to be maintained by the property owner. In order to create an aesthetically pleasing detention facility, the following techniques should be utilized:

- Landscape detention areas so they can serve as useable open space.
- Detention areas, which do not continually hold water, should be landscaped with trees and grass.
- Integrate detention into the development, instead of pushing it to the rear of the property.
- Detention can serve as a visual continuation of patios or as part of an entry feature to the complex.
- Side slopes of detention facilities should be gradual (less than 4:1) as to allow for more useable open space.
- Outlet structures for detention ponds need to be aesthetically pleasing and natural in form. Rocks and/or landscaping are highly encouraged to soften the appearance of outlet structures.
- Concrete pans at the low point of detention swales are discouraged.

Stormwater Quality

In June of 1996 Lakewood, the City of Aurora, and the City of Denver received the first three National Pollutant Discharge Elimination System Permits (NPDES) in the State of Colorado. To comply with our NPDES permit, Federal Law, and the Clean Water Act the City must address stormwater quality on all construction sites and development within Lakewood.

Water quality decreases with an increase of impervious area (e.g. parking lots, concrete walks and structures). Pollutants such as motor oil, litter and sediment are carried along impervious surfaces until they reach the storm sewer system and are discharged directly to streams and lakes.



A good example of detention pond landscaping.



Not acceptable: Landscaping should be planted to soften concrete outlet structure.



Detention Pond. Appropriate landscaping.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

6. Detention Areas and Stormwater Quality

Enhancing post-development water quality can take on many different forms, some of which include:

- Encourage pervious areas such as landscaped areas and detention ponds to improve water quality as well as reducing the quantity of runoff.
- Utilize detention ponds with water quality outlets to allow heavy particles of sediment to settle out. Many pollutants bond chemically with sediment particles during transport in stormwater.

Direct stormwater flows to grassy areas such as swales or buffer strips. This may also improve the quality of stormwater runoff.



Example of a water quality pond.

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OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Overall Site Design

High quality office, commercial, and industrial projects are very important to the economic stability of Lakewood. They provide jobs and a substantial amount of revenue that allows the City to provide high quality services to its citizens. In order to attract business, companies not only need to provide a good product or service, but they need to work out of well-designed buildings. Each site should be designed as a high quality addition to the Lakewood community. Site design, building design, and landscaping must be coordinated to create an appealing streetscape.

A good quality designed office and commercial site is a structure or group of structures that is architecturally pleasing, with a strong street appearance, convenient parking for customers and employees, is well landscaped, and includes amenities that make it pedestrian friendly, welcoming, and provide a feeling of comfort.

1. Overall Site Design for Office, Commercial and Industrial Properties

Intent:

Site layout shall maximize the existing physical characteristics, respect adjacent land uses to ensure that the development is sensitive to its surroundings, and enhance the existing character of neighboring properties.

1.1 Site Specific Physical Characteristics

Intent:

The overall design and organization of a site development plan for commercial, office, and industrial land uses needs to preserve and enhance all significant natural resources, native vegetation, and the physical characteristics of the site.

Guidelines:

- Building layout, parking lot, and other structures should create a composition that ties into the natural topography and environment.
- Avoid using retaining walls and minimize excavation and fill.
- Utilize existing ponds, lakes and drainage areas to enhance the site and provide usable open space for recreation activities.



The desirable quality of office buildings.



Use existing ponds, lakes and drainage areas to enhance the site.



Enhance existing natural environment using appropriate architectural style and landscape material.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Overall Site Design

1.2 Parking Lot Layout and Design.

Parking areas are crucial elements to be included in site design of the office, commercial, and industrial projects.

Intent:

Create parking facilities that are not just utilitarian and “accessory” facilities to main activity on a site, not just for circulation and storage of vehicles, but facilities that are designed as an important element of the site. Parking should be balanced with broader goals of improved building design and landscaping, providing convenient and safe vehicle and pedestrian connectivity, aesthetically compatible with the overall site design, and contributing positively to the surrounding area.

Guidelines:

- Design parking facilities that do not detract from the commercial developments should not be the dominant visual element of an office, commercial, or industrial site. Parking lots should be located either to the side, or rear of the primary building. Avoid locating parking lots between a building frontage and a street or open space.
- Traffic flow entering/existing and within the site should be non-hazardous to both motorists and pedestrians. Landscaping materials and landscape type masonry walls (decorative walls), raised walkways, and other design techniques shall be used to delineate parking lots and driveways from pedestrian walkways and pedestrian plazas.
- Parking should be designed to minimize its impact on surrounding properties while ensuring access to and parking for individual businesses, property owners, and visitors.
 - Layout of the parking lot and landscaping should be designed to protect adjacent properties from headlights.
 - Limit the effect of vehicular noise, exhaust, and the visibility of vehicles in parking areas from adjacent properties, using heavy landscape buffers and choosing an appropriate location for the parking lot.
 - Shield parking areas using berms, garden walls (decorative screen walls), and utilizing differences in grades (depressed parking lots).



Parking lots like this one, without any landscaping are not permitted.



Incorporate large landscaping islands with sizable trees.



Not acceptable. Handicap signs, bollards and other similar amenities should be appropriately designed to compliment the overall site.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Overall Site Design

- Provide landscaping around the perimeter of the lot. The parking area should also be broken up into landscape islands to soften visual impact of the hard surface, to provide shade cover during the summer months, and to contribute to the overall aesthetics of the site.
- Lineal islands should provide both landscaping and pedestrian paths.
- Providing an excessive amount of paved parking areas, beyond the requirements of the Parking Ordinance, is discouraged. The internal driveways shall be designed using the minimum required width for drive aisles.
- Architecturally designed structured parking facilities and podium parking are encouraged. Avoid orienting the long dimension of a garage along a street. If it is infeasible, then the garage's street façade shall exhibit the same high level of quality in design and detailing as the primary building.
- Parking areas and driveways should be laid out to allow for adequate snow storage in a manner that does not contribute to long-term ice formation during a freeze/thaw cycle.

Delineate parking areas from street using landscaping, decorative fences, landscape type walls, etc.



1.3 Building Layout.

Intent:

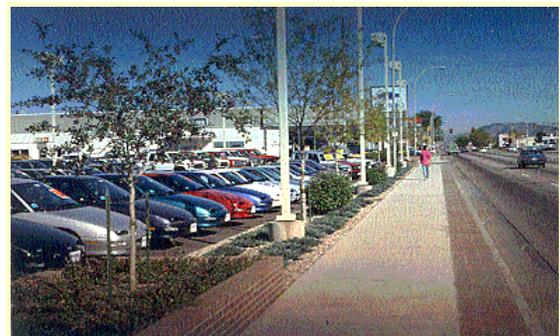
Locate main structures providing convenient access for visitors and employees, a safe pedestrian link to public walkways, and enhancing the existing natural characteristics of the site. Define and create an appealing streetscape.

Guidelines:

- Whenever possible, as allowed by the Zoning Ordinance, the main building shall be placed on the development site with respect to adjacent buildings and structures to maintain visual continuity. If the existing structures on a block are set back a certain distance, then new buildings or structures should be setback similarly.



Repeat architectural details for structured parking that are used for the main building structure.



Provide physical separation between walkways and parking lots.

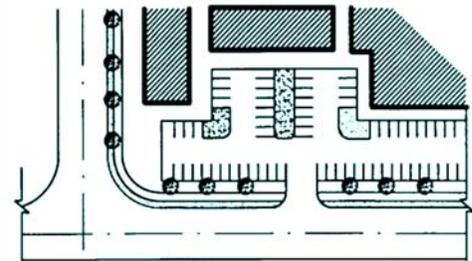
OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Overall Site Design

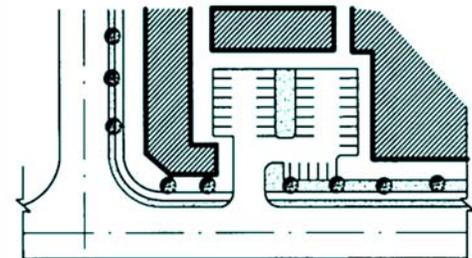
- The structure should be located at the minimum required front setback, with parking lots being either to the side, or rear of the building. Minimum amount of parking spaces may be located at the front of the building, if required for successful operation.
- The main entrance and the front façade should be oriented toward the public street.
- Loading docks, trash enclosures, service yards, etc, should be located with consideration of surrounding uses. These nuisance portions of the building and accessory structures need to be located away from residential areas and properly screened with fencing, walls, berms, and landscaping.
- The building should be laid out to create usable outdoor space and promote sun and sky exposure to plazas, open space, and main entrances.
- The building and landscape features should be oriented to frame views of special buildings or open spaces.



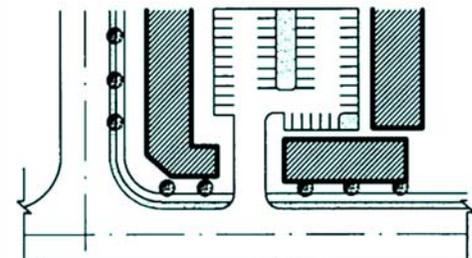
Parking lots located behind the buildings are preferred.



NOT ACCEPTABLE PARKING-BUILDING LAYOUT



ACCEPTABLE PARKING-BUILDING LAYOUT



PREFERRABLE PARKING-BUILDING LAYOUT

1.4 Pedestrian Scale and Circulation, Public Spaces.

Intent:

Minimize conflict between automobiles and pedestrians, create the ease and comfort of walking from store to store, provide a more pedestrian friendly shopping experience, increasing safety for children, and segregating pedestrians from cars.

Guidelines:

- Design uninterrupted on-site walkways with sufficient width adjacent to buildings and pedestrian corridors through parking lots using durable, low maintenance materials, such as stone and brick pavers, bricks, scored and colored concrete, or other materials that provide a similar texture and character.
- Delineate the area at the front of main entrances from the main drive, utilizing landscaping, decorative walls, changes in texture, etc.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

1. Overall Site Design

- Design multiple entrances. Pedestrian entrances spaced at frequent intervals along the sidewalk, combined with display windows, can greatly enhance pedestrian environment.
- Encourage informal retail seating and outdoor tables with chairs adjacent to restaurants and coffee shops.
- Provide pedestrian scale design details and pedestrian-oriented amenities, including benches, trash receptacles, sculptures, and other form of art.
- Install bike racks and bike lockers. This amenity should not interfere with the pedestrian or vehicular movement.
- Provide shopping cart corrals for convenience of visitors, making sure that the location will not interfere with the pedestrian and vehicular traffic movement. The design of cart corrals should be architecturally integrated with the architecture of the main building.
- Design safe and convenient pedestrian connection to the nearest transit stops and other important points of interest and public places.
- Design walkways in conformance with the ADA's accessibility standards. Where there is no elevation difference between the sidewalk and the street, a strip with surface changes needs to be added for the safety of those with visual impairment.
- Provide rest area/ recreational amenities for employees of office parks.
- Design a pedestrian-oriented signage in the form of low monument signs.



Design wide comfortable walkways and plazas with landscaping and street furniture.



Walkway through parking lot built out of different material



Encourage outdoor patios



Provide cart corrals to avoid "scattered" carts that cause problems.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

2. Office, Commercial and Industrial Building Design

Please note that the following are general suggestions and recommendations for the commercial, office and industrial building design in the City of Lakewood. Some properties may also need to comply with the design requirements of the specific Overlay Zone District and/or Official Development Plan.

2.1 Architectural Style

Architecture is the most identifying feature for a new commercial development and redevelopment. The style established by the main building sets the tone for all other accessory elements such as fencing, retaining walls, detention ponds, landscaping, and overall development layout. All of these factors contribute to a sense of identity for a development.

Intent:

In order to develop high quality and unique commercial, office, and industrial projects and achieve better land use patterns, the building design must be sensitive to the relationship of structures and compatible with adjacent structures. The building must be designed in context providing enough visual linkages between existing buildings and a proposed structure so as to create a cohesive overall effect. Window proportions, entryway placement, decorative elements, style, materials and silhouette are some examples of features that may be used as visual linkages.

When the commercial development is adjacent to a residential use, architecture that is compatible and complimentary to residential style, including such elements as roof forms, window scale, materials, and colors should be chosen.



Design planters that may be used as seating wall.



Provide pedestrian connections and walkways.



When the building is located at the corner of a street intersection incorporate design elements to make a strong corner.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

2.2 Mass, Bulk, Height and Building Footprint

Intent:

While it is important for buildings to be highly functional, it is also critical that they not appear box-like and unwelcoming. The appropriate shape of the building is influenced by topographic conditions.

In the foothill area of the City, buildings should be designed with architectural elements to appear more as an aggregation of smaller “building blocks” or as “sculptured forms”, taking on the form of the land. A single large slab shaped structure, that generates strong horizontal lines is considered to be not appropriate for the foothills area.

The large tall building should not be placed at the bottom of a hill, as it would not only block the view but also will detract from the hill’s presence and forms. The same building placed on the hill enhances the hill form and retains existing views.

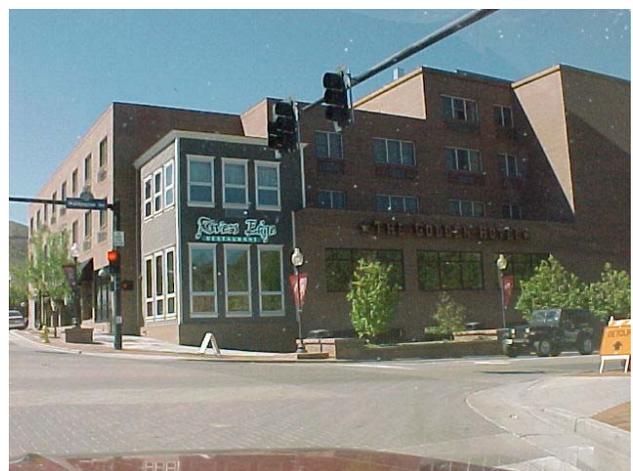
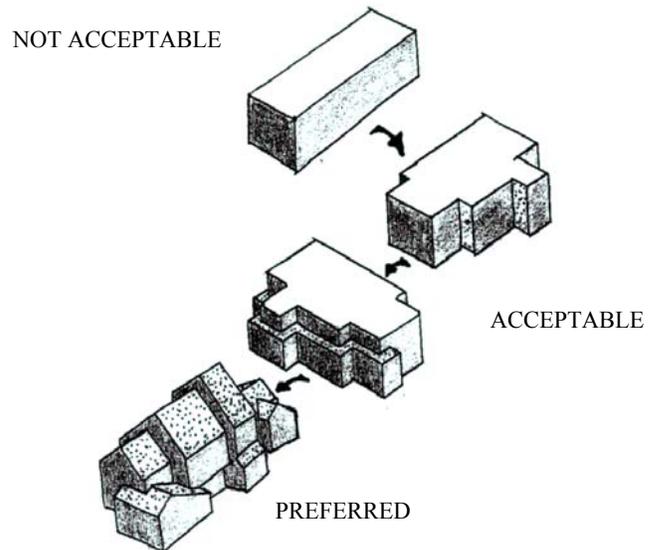
The appearance of excessive mass and scale of a building and solid wall should be avoided through the use of the various architectural elements, offsets, and other methods to articulate the horizontal and vertical planes of the building.

Guidelines:

- Construct physical recesses or projections, including covered entrances, arcades, and porte-cochere.
- Carry the architectural materials and style used on the front of the building around to the remaining sides of the building. This provides for more continuity on a building and among adjacent buildings.
- Use different materials and design details for ground level to break down the mass of a large building and create visual interest at the pedestrian level.
- Treat parapet walls used to screen accessory equipment on the roof as an integral part of the building design. These walls need to be a minimum of 3 feet tall and appear related to the building façades.



The new office building located next to a single-family house has “learned and respected” architectural style of its neighbor, by using pitched roof, complimentary materials, and colors.



Example of an office building that designed with a combination of “sculptured blocks”.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

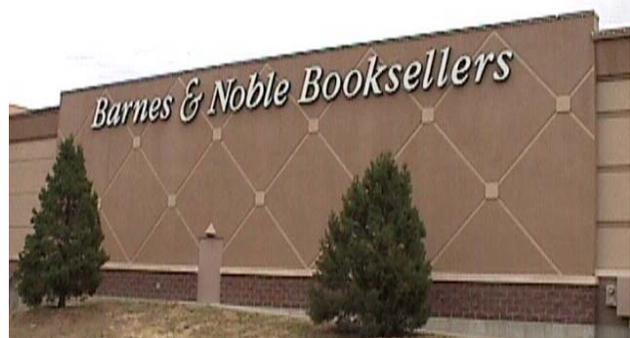
- Install fabric or metal awnings that correspond to the length of all storefronts.
- Create texture on the building structure with architectural details such as tile work and moldings.
- Incorporate variation in building footprints and façades to break up the bulk of the building, which are proportional to the overall size of the building.
- Integrate recesses or projections in the exterior walls. Buildings and walls of 50 feet in length shall have wall offsets a minimum of 3 feet in depth, every 35 feet.
- Design contrasting vertical, horizontal, and other architectural elements that subdivide the wall into a scale proportional to the adjacent pedestrian amenities.
- Design multiple entrances providing numerous points of physical access, reducing the possibility of long monotonous façades.
- Incorporate such elements as atriums, columns, and towers.
- Integrate architecturally designed reveals with a minimum depth of 3/4".
- Provide variation in textures or masonry patterns.
- Use a variety of contrasting but compatible colors and materials to create contrast and depth in the façade.
- Avoid flat roofs combined with long unbroken façades. Create peaked roof forms.
- Provide variations in materials and colors that visually would break the large mass of the wall.
- Use landscaping to soften the appearance of the massive walls.



Install awnings



Design recesses and projections in the exterior wall.



Use reveals to break up facade.



Use trellises to articulate and soften rear facades.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

- Use spandrel glazing in the area where the traditional clear glazing cannot be installed.
- Use different forms of art, including trellis to break up the plain walls.
- Place building walls that do not have windows away from the street or pedestrian walkway.

2.3 Roof Forms

Intent:

The roof design of a building is an integral component of the architecture and can enhance the overall aesthetic nature of the design.

Guidelines.

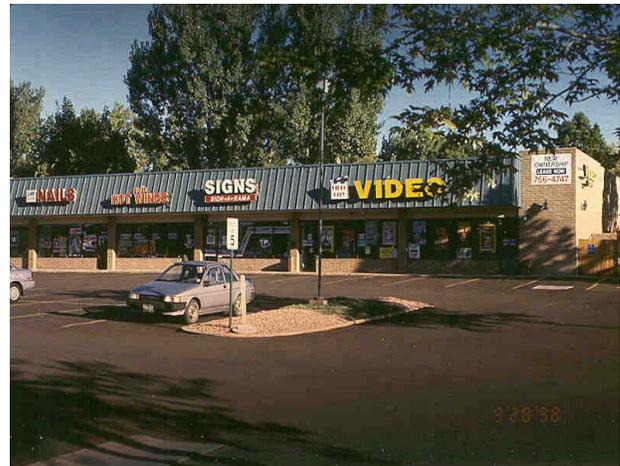
- Very often this design element can appear large and massive. To avoid this effect the roofs need to be divided into smaller areas to provide more visual appeal and interest.
- Avoid the use of roofs with a minimum slope of 2:12 or similar.
- If flat roofs are designed, install parapets that conceal flat roofs and rooftop equipment from public view.
- Design the roof so segments are sloped to provide contrast to any necessary flat surfaces and provide overhangs.
- Avoid designing overly complex roof forms.
- Avoid A-framed (single gable) roofs.
- Incorporate one and two story buildings in a linear commercial development.
- Avoid large roofs that contain more bulk and are visually heavier than the building it covers.
- Design sculptured cornice to treat flat roofs.
- Roofs should project enough beyond the façade to cast a shadow.



Use the same materials and colors for the rear and side façades exposed to public view.



Break up the roof line



THIS IS NOT ACCEPTABLE:
The roofline needs to be broken.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

- Mansard roofs, which appear as “stuck on” and highly reflective roofs are discouraged.
- Any equipment, vents, or other roof-mounted protrusions should be integrated into the overall design to minimize their “eye sore” potential. Roof penetrations such as plumbing and exhaust vents and air conditioner units should be grouped together to minimize their visual impact.

2.4 Front Façades and Primary Entrances

Intent:

Building entrance and façade(s) facing the street play a very important role in creating the desirable streetscape and should include the sufficient amount of architectural details and articulations.

Guidelines:

- All structures and buildings shall provide a clear view of the public entry from adjacent public rights-of-way. Entrances should not be oriented to parking areas only.
- Design multiple entrances. Pedestrian entrances spaced at frequent intervals along the sidewalk contribute to variety and intensity.
- Make the entrance to a building the center of focus, not only as a way to easily find the entry way into the building but also to serve as the prominent design element creating a sense of place for the customer. Primary entrances should feature at least three of the following:
 - Fabric or metal awning.
 - Physical recesses or projections.
 - Arcades.
 - Peaked, or any other type of roof form that is different from the rest of the building.
 - Arches.
 - Columns/pilasters.
 - Architectural details such as tile work and moldings, which are integrated into the building structure and design.
- Front façades of a building and façades that are significantly exposed to the public view shall exhibit high levels of design, detailing, and quality materials. Front façades should be



Canopy or other similar design element over the main entrance is very desirable.



Example of well designed front entrance.



To emphasize main entrance many different design techniques could be used, including building a freestanding element near the entrance as illustrated in this example.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

designed to provide a visual interest to those on the street:

- Incorporate sufficient amount of windows.
- Use a variety of building shapes such as curved walls and contrasting, but complimentary, window and door openings.
- In general, only when a façade is completely screened, “unseen” a “utilitarian” level of quality may be used.

- Design main entrances for compliance with ADA’s accessibility standards and minimize use of the railings and multiple ramps.
- Provide adequate space/plaza area at the front of the main entrance for comfort and safety of pedestrians.



Design porte-co-chere to add visual interest to the main entrance of the building.

2.5 Building Materials

Intent:

The materials for office, commercial and industrial development should compliment the natural environment of the Front Range region.

Guidelines:

- Use durable, low maintenance, long lasting building materials. The bottom 4 to 6 feet of all walls of the buildings adjacent to a walkway with high pedestrian activity should be devoted to a vandal resistant material such as tile, marble, sealed brick, or sealed stone to prevent future defacing.
- Designing a masonry/stone building base is encouraged.
- Use a variety of different but complimentary materials.
- Minimize use of the following materials:
 - Smooth finished poured-in-place concrete.
 - Smooth finished masonry blocks.



Use different building materials and building lines to create visually interesting façades.



The design of the commercial buildings located in rural suburban areas should be modified to fit into the environment.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

2. Building Design

- When CMU block is chosen as a primary material for the structure, incorporate different block layout (8”x 8” side oriented outside), different size (commercial brick, 4”x 8”x 16”), and vertically recessed layout to create visually appealing structure.
- Use integral colored concrete masonry blocks and minimize painted blocks.
- When EIFS system is proposed provide recessed or protruding lines on the façades.
- The use of metal wall panel should be limited to accent not used as the dominant building material.



Example of “base” used for design of commercial building.

2.6 Awnings and Canopies

Intent:

In the Front Range region, protection from excessive sun exposure is a very important consideration. Canopies, awnings, and arcades can be used for this purpose.

Guidelines:

- Canopies, awnings, and arcades are strongly encouraged to be used on pedestrian-oriented streets and sidewalks to add a certain measure of comfort and help define an enclosed sidewalk environment by providing a sort of “ceiling” to the linear space.
- Use of a variety of materials for awnings and canopies are encouraged. However, the design of these elements must be coordinated through the design of multiple building commercial centers.
- Vinyl material should not be used for awnings or canopies.
- Arcades are desired to maintain a more continuous weather protected walk. The design of arcades should be consistent in proportion and columns frequency along the street.



Brick, stone and other similar good quality building materials are strongly recommended. Roofing forms and materials should compliment the surrounding area.



Canopies over the storefront window or entrance create nice appearance for the storefront of the building.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

3. Modular and Manufactured Buildings and Structures

4. Gas Stations and Auto Related Buildings

5. National “Chain” Restaurants

3. Modular and Manufactured (Prefabricated) Buildings and Structures

Intent:

In general, manufactured and prefabricated buildings do not satisfy the current City of Lakewood requirements for building design, nor are they constructed out of the most durable and desirable building materials. If such a structure is planned to be assembled in the City of Lakewood, please contact the Planning Department to discuss modifications that may be required to a standard model prior to the final purchase of the building. Most of the modifications could be preformed at the factory where the buildings are fabricated.



Example of converting pre-fabricated metal shell building into well designed commercial building.

4. Gas Stations and Auto Related Buildings

Intent:

Gas stations and buildings that include car bays, garage doors, or large tall canopies shall be designed to minimize visual impact of those elements.



Incorporate design elements to break up the length of the building.

Guidelines:

- Auto related or industrial buildings with garage doors should be screened from public view. In addition, garage doors should not dominate a building façade.
- Canopies over pumps should not be the visually dominant part of the site, but instead should blend aesthetically with the primary building.
- Construct pitched roof/sculptured roof canopies over gas pumps.
- Integrate gasoline pump canopies, utility (gas, electric) vending machines, and other site accessories into the architectural character of the overall site development.



Break up the roofline of gasoline pump canopies.

5. National “Chain” Restaurants

Chain restaurants such as Burger King, McDonalds, etc. are encouraged to depart from the typical corporate prototype to construct buildings more reflective of the surrounding environment.



Use non-corporate architecture.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

6. Multiple Buildings in Commercial Development: Compatibility and Transition

7. On Site Amenities, Accessory Buildings, and Equipment

6. Multiple Buildings in Commercial Development: Compatibility and Transition

Intent:

For commercial developments containing more than one business, a design theme should be established. This will ensure that all business façades will be integrated within the center. Some of the same characteristics also apply to new development that is surrounded by existing businesses.

Guidelines:

- A new development needs to acknowledge and be compatible with adjacent developments. Design elements should be used to provide a transition in scale, mass, bulk, height, and character between new development and existing buildings.
- When adjacent land uses have significantly different visual character and where gradual transitions are not possible, compatibility shall be achieved through the use of similar or complementary details, materials, and colors.

7. On Site Amenities, Accessory Buildings, and Equipment

Intent:

To disguise and diminish visibility of accessory uses and mechanical equipment.

7.1 Accessory Buildings, Equipment, and Screening

Guidelines:

- Trash enclosures, mechanical equipment, and other accessory structures and equipment need to be incorporated into the development of a site.
- If at all possible, incorporate the accessory equipment into the main building design. Ground or interior mounted mechanical equipment is strongly recommended.
- Electrical boxes, gas utility meters, and other ground mounted mechanical equipment should be completely screened on all sides and/or placed in an obscure location.



Use similar architectural details throughout the development such as cornice treatment, windows scale, etc.



Group accessory structures and locate them away from public walks.



Example of the semi-translucent wall screening used to screen loading dock.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7. On Site Amenities, Accessory Buildings and Equipment

- Landscape and building elements shall be used to screen areas of low visual interest or visually intrusive site elements including, but not limited to, service areas, loading docks, and trash containers.
- The following techniques or any combination may be used for screening purpose:
 - Garden walls.
 - Retaining walls.
 - Earth berms.
 - Planters.
 - Decorative fencing.
 - Structural walls.
 - Screen panels.
- Locate accessory structures away from primary pedestrian walks.
- Trash containers, and open storage areas shall be screened to a height of six (6) feet. Screening shall be established on all sides of such elements.
- Screen walls shall be at least one (1) foot higher than the object being screened, but not more than eight (8) feet high.
- Doors for trash areas should be made of high quality materials, painted to match or compliment the walls of the main building.
- Constructed screening needs to match the color and architectural character of the building it is serving. Wood fencing is not an acceptable trash enclosure.
- Whenever possible provide utilities (such as transformers) below grade rather than on mounted pads.

7.2 Retaining Walls

Intent:

To the greatest degree possible development should respect the existing topography of the site. Conformance and consistency shall be demonstrated by designs which minimize the need for alteration of the existing topographic contours and which significantly reduce the size, height, and number of structures or walls necessary to retain slopes or control movement of soils.

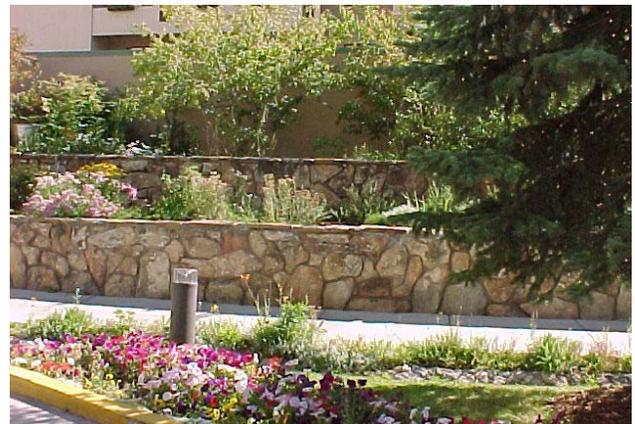
Construct trash enclosures out of the same materials and using similar design elements as the main building.



Wood materials should not be used for the doors of trash enclosures.



NOT ACCEPTABLE. Tall retaining walls must be broken up with landscaped terraces.



ACCEPTABLE
Landscape between terraces.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7. On Site Amenities, Accessory Buildings and Equipment

Retaining walls can be utilized in projects with steep grades, or if a change in ground elevation is necessary for drainage purposes.

Guidelines:

- It must blend aesthetically with the buildings on site.
- The colors and materials used for walls must compliment those of the main structure.
- Wood, untreated poured-in-place concrete, or railroad tie retaining walls are not permitted.
- Retaining walls greater than 6 feet in height are not permitted without landscape terraces.
- Landscape terraces should be a minimum of 5 feet wide.

7.3 Fences

Intent:

While providing safety and security for the properties, fences should not create a physical barrier for pedestrian circulation to a point of social activity or visually impact the streetscape.

Guidelines:

- Fences should not block a pedestrian connectivity with adjacent properties and neighborhoods, unless it is necessary for safety and security.
- The fence design shall compliment the main building design and the entire development.
- If a fence is proposed to be used for screening, a solid type of fence shall be chosen.
- It is very desirable that fences or walls along public streets, pedestrian walkways, and those that face the residential development provide visual break or architectural treatment every 30 feet. These treatments may include columns, planting areas, open fence sections, changes in plane, etc.
- Fences, adjacent to public open spaces and gulches shall be open type.



Use artwork to “decorate” retaining walls.



Quality materials complimenting surrounding environment should be used for retaining walls. Unfinished concrete retaining walls are not acceptable.



Solid fence/wall separates the commercial parking lot from residential development. Landscaping is used to screen the wall.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7. On Site Amenities, Accessory Buildings and Equipment

- Use of chain link fence should be minimized.
- A chain link fence with slats does not suffice as a solid wall or fence.
- Fencing and hand railing along the sidewalks and ramps that are required to be constructed for safety should be designed to complement the main structure and the entire development.

7.4 Signage

Intent:

Signage needs to be incorporated into the development of the site to compliment the architecture of the building.

Guidelines:

- Signage needs to be an integral part of the building, not tacked on or dominating the façade.
- Signs should be used to clearly designate entries into commercial areas. They also can serve to create distinct, identifiable, commercial areas within the City of Lakewood.
- Signage should not be the primary focus of the property, but instead the building. The City realizes that business identification is important, but the building should serve as the primary carrier of that message, not the sign. Signs should enhance and complement buildings, not visually dominate them.
- All signs, or entry treatments, shall utilize similar elements of the development including, but not limited to, landscaping materials, building materials, and lighting elements.
- Signage should be pedestrian scaled and located for viewing by pedestrians, cyclists, and drivers. Pole signs are discouraged.
- Monument signs are the preferred method of business identification, and should use materials and colors coordinated with those of the primary building.
- Signs on a strip commercial center or in a complex need to be complimentary and coordinated.



Use architecturally designed fencing to designate outdoor seating areas.



Use pedestrian scale signage.



Appropriate landscaping compliments signage.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7. On Site Amenities, Accessory Buildings and Equipment

7.5 On Site Lighting

Intent:

Lights should be provided for safety and security, and to highlight architectural and landscape features. Security, accent, pedestrian, wall mounted, freestanding, and canopy-mounted lights are permitted, provided that it is designed and installed so that all direct rays are confined to the site and adjacent properties are protected from glare. **Staff suggests you visit darksky.org/fixtures web site where you will find well over 150 different fixtures and over 80 manufacturers that produce the desirable type of light fixtures.**

Guidelines:

- Illumination shall be cast downward and shielded to prevent light from spilling onto adjacent properties and public streets.
- The light level measured at the property line should not exceed 0.5 footcandles if the commercial property is adjacent to residential property.
- Mercury vapor lights and spherical shaped lights are not permitted.
- Lighting shall be recessed into the roof or walls as much as possible.
- Lighting should be pedestrian scaled. Light poles height for parking lots should be kept at a minimum. The recommended parking lot pole height is 25 feet as measured from the ground.
- The color of the pole needs to match the building if possible, or use an earth tone.
- No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles, including any fixed light not designed for roadway illumination that produces an incident or reflected light that could be an impairment to the operator of a motor vehicle.



Pedestrian scale light fixtures are desirable elements.



Example of "cut off" light fixture.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

8. Detention Areas and Stormwater Quality

8. Detention Areas and Stormwater Quality

Detention Areas

Office, commercial, and industrial developments are required to provide on-site water quality preservation. Some of the properties may require providing on-site storm water detention.

These detention facilities need to serve not only technical purposes, but should also serve as an amenity to the project. Detention ponds, whether they hold water at all times or just in heavy rainfall events, need to function as a landscaped feature of the office, commercial, or industrial facility.

The City requires detention ponds to be dedicated to the City in drainage easements. The actual detention pond structure, landscaping, and any irrigation systems in the detention pond are to be maintained by the property owner.

In order to create an aesthetically pleasing detention facility, the following techniques should be utilized.

- Landscape detention areas with trees and living ground cover so they can serve as landscape amenities on site.
- Integrate detention into development, instead of pushing it to the rear of the property. Allow detention to be an entry feature to an office or shopping complex. Install side slopes of detention facilities to be gradual and avoid use of retaining walls.
- Make outlet structures for detention ponds aesthetically pleasing and natural in form. Bare concrete outlet structures are typically unsightly and are discouraged. Rocks and/or landscaping are highly encouraged to soften the appearance of outlet structures.

Stormwater Quality

In June of 1996 Lakewood, the City of Aurora, and the City of Denver received the first three National Pollutant Discharge Elimination Permits System (NPDES) in the State of Colorado. To comply with our NPDES permit, Federal Law, and the Clean Water Act the City must address stormwater quality on all construction sites and development within the City of Lakewood.



NOT ACCEPTABLE
Do not leave bare untreated concrete.



ACCEPTABLE
Use landscaping and decorative boulders/ rocks to soften the appearance of outlet structures.



Design detention areas as open space amenity.

OFFICE, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

8. Detention Areas and Stormwater Quality

Water quality decreases with an increase of impervious area (e.g. parking lots, concrete walks, and structures). Pollutants such as motor oil, litter, and sediment are carried along impervious surfaces until they reach the storm sewer system and are discharged directly to streams and lakes.

Enhancing post-development water quality can take on many different forms, some of which include:

- Encourage pervious areas such as landscaped areas and detention ponds to improve water quality as well as reducing the quantity of runoff.
- Utilize detention ponds with water quality outlets to allow heavy particles of sediment to settle out. Many pollutants bond chemically with sediment particles during transport in stormwater.
- Direct stormwater flows to grassy areas such as swales or buffer strips. This will improve the quality of stormwater runoff.



Use appropriate landscape material for detention areas

MIXED-USE DEVELOPMENT

Mixed-Use

Lakewood's populations today are older, more socially and ethnically diverse, and comprise a broader range of household types. The expectations of the citizens are greater; they demand housing, amenities, and services that fit their specific needs. Mixed-uses and mixed housing types are time-tested ideas that have worked for centuries. The principles that create high value vital communities established centuries ago are still valid. These principals must be considered creating today's mixed-use development that promotes continued growth and prosperity.

Here are common components of full-life communities.

- A strong public realm.
- A mix of uses.
- Good connections (local and regional).
- Pedestrian oriented streets and public spaces.
- A mix of housing types (single-family detached houses, townhouses, and multi-family housing units).

To create a successful mixed-use project the applicant should review the City of Lakewood Zoning Ordinance, this Design Manual, and other applicable planning documents and contact the City of Lakewood Community Planning and Development Department early in project planning to discuss key issues particular to the specific site.

The following are some useful design rules to consider while designing mixed-use projects:

- Mixed-use projects should be located on busier streets, where traffic can support retail activity; the quieter low-density residential areas should be somewhat insulated from the commercial activity.
- Building heights should be incrementally changed, so the variation in heights occurs in small steps, generally one or two stories.
- Architectural design elements used on taller buildings should be used on the smaller buildings as well, to ensure that the buildings relate to each other.



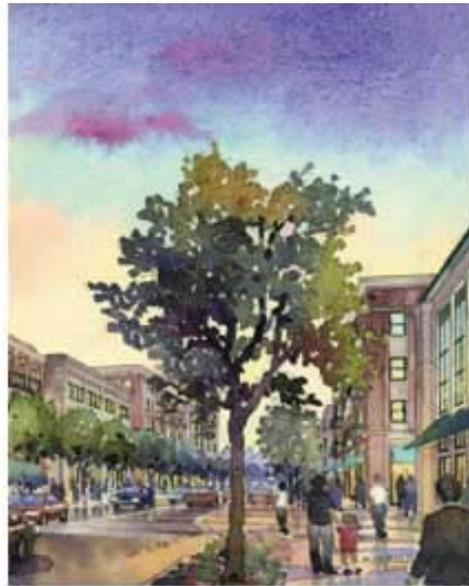
Pedestrian oriented street.



Public places.

MIXED-USE DEVELOPMENT

- Changes in building types should occur back-to-back, along the center of the block, not facing each other across a street.
- Rear elevations should be of good design quality, especially for the higher-density units.
- Commercial, office, and high-density building types should surround the major public spaces, where their mass can help define the space.
- Buildings should be designed in such a way as owner facing owner, renter facing renter.



Conclusion.

This Design Manual provides narratives and illustrations on design standards that should be referred to before and during the design phase of any development within the City of Lakewood. The ideas presented in this manual are intended to encourage unique and high quality residential, office, commercial, and industrial development. All ideas presented in this manual may not be applicable to all properties within the City of Lakewood. The Lakewood Planning Staff looks forward to working with you to determine what designs will best fit your site.