

DEVELOPMENT DESIGN STANDARDS: COMPARK

PARKER, CO

PROJECT					
Site Location	Near E470/Cherokee Trail + Happy Canyon Trail				

2.2.1 HOW THE SITE COMES TOGETHER

2.4.1 Multiple Family Development Type	Double-Aspect Block
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2.5 BUILDING DESIGN STANDARDS - Multiple Family Walk-up Building

	Standard	Bldg A	Bldg B	Bldg C	Bldg D
A. Building Length (ft)	48-250	157	243	157	243
B. Building Depth (ft)	55-60	53	53	53	53
C. Entrance Access	Front and Rear	Front			
D. Distance between front of building and path / sidewalk (ft)	10-20 min	6'-12'			
E. Distance between building rear and detached parking (ft)	20 min	Varies			
F. Required distance between integrated garage and building front (ft)	20 min	n/a			
G. Projection of building elements into the distance between building and sidewalk (ft)	8' max	Less than 8ft			
H. Circulation	individual /core/corridor	Corridor			
	Standard	Bldg A	Bldg B	Bldg C	Bldg D
2.5.2: Ensure there is enough variety to create a neighborhood:	1 per every 4 buildings, up to 6 total	1 elevation variation per 4 buildings = 10 bldgs total			

	Standard	Bldg A	Bldg B	Bldg C	Bldg D
2.5.3: Break down the building massing vertically and horizontally	Standard	Bldg A	Bldg B	Bldg C	Bldg D
<i>Horizontal massing break req</i>	<p>Technique for Defining: (apply at least one front and back)</p> <ol style="list-style-type: none"> 1. Visibly apparent material change 2. string course or banding 3. step-back or change in plane <p>Technique for Enhancing : (apply at least two)</p> <ol style="list-style-type: none"> 1. scale of openings 2. Transparency percentage and visual weight 3. Building elements (storefront, bays, roof line) 	<p>Technique/ Define:</p> <ol style="list-style-type: none"> 1. Distinguishable base, middle, top is provided. 2. Visibly apparent material changes 3. Step-back or change in planes and roof <p>Technique/Enhance:</p> <ol style="list-style-type: none"> 1. Scale of openings reflect program of interior (stair/mezzanine) 2. Building elements (roof lines, bays, and porches) 			
<i>Vertical massing break req.</i>	<p>Technique for Defining: (apply both)</p> <ol style="list-style-type: none"> 1. Change in plane in the façade of the building (forward or back) 2. Significant break in eave line or roof form <p>Technique for Enhancing : (apply at least one)</p> <ol style="list-style-type: none"> 1. Change in material with plane change 2. Pattern of openings and opening types <p>Minor change in eave line or roof form</p> <ol style="list-style-type: none"> 4. Building elements (porches, bay, roof lines. Etc.) 	<p>Technique/ Define:</p> <ol style="list-style-type: none"> 1. Changes in plane are provided, with large recessed patios and massing breaks. 2. Breaks in eave line. 3. Plane Breaks with Changes in materials, the patterns of openings, roof forms and building elements. 4. Vertical breaks at width of 2 units or less <p>Technique/ Enhance:</p> <ol style="list-style-type: none"> 1. Change in material with plane change 2. Change in eave line and roof form 3. Building elements (rooflines, bays, porches) 			
2.5.4: Compose the building with bays, windows, and entries:	Standard	Bldg A	Bldg B	Bldg C	Bldg D
<i>Bays</i> <i>*shall not be larger than 24 feet or the width of one unit, whichever is less.</i>	<p>1. Bays must be expressed on front and side elevations by doing two of the following:</p> <ol style="list-style-type: none"> a. Ensuring that centerlines of openings are stacked vertically and visibly express load bearing members between units. B. breaking the horizontal or vertical massing up with a recess project, or a change of plane to break the roof forms or add forward facing gables or c. Designing building elements (porches, dormers, or others) in clear vertical alignment. 	<ol style="list-style-type: none"> a. centerlines of openings are stacked vertically b. Significant massing breaks are provided including bays and double gables on front and rear 	<ol style="list-style-type: none"> a. centerlines of openings are stacked vertically b. Significant massing breaks are provided including bays and double gables on front and rear 	<ol style="list-style-type: none"> a. centerlines of openings are stacked vertically b. Significant massing breaks are provided including gables on front and rear c. Porch elements are used to break down the building scale. 	<ol style="list-style-type: none"> a. centerlines of openings are stacked vertically b. Significant massing breaks are provided including gables on front and rear

	Standard	Bldg A	Bldg B	Bldg C	Bldg D
<p><i>Fenestrations</i> *the pattern of openings and windows on a façade</p>	<ol style="list-style-type: none"> 1. Ground floor transparency should be a minimum of 25%, measured as a percentage of glazing in the base of building. 2. Upper Floor transparency should be a minimum of 15% glazing, measured as a percentage of glazing on the middle of a building. For certain styles, it may be appropriate to have up to 30% glazing on upper floors. 3. Special windows and fenestration patterns should be used to accommodate focal elements on the facade (towers, dormers, entries) 4. If using mullions and muntins on a traditional style building, divided lights (panes) should be square or vertical in proportion, and should be consistent with window patterns of the traditional style. 				
<p><i>Entries</i> *Articulation building entries is an important part of the Building Composition step. Entries elevate certain parts of the building hierarchy and should be more important in the elevation design than typical bays to indicate where to enter the building.</p>	<p>Standard:</p> <ol style="list-style-type: none"> 1. A street facing or open space facing entry is req. for primary entrance of building. 2. The main entrance of every building shall be articulated architecturally, with the addition of Building Elements 3. Entry shall be required every 70 feet. <p>Guidelines:</p> <ol style="list-style-type: none"> 1. Entries should receive a higher quality of material and/or Building Element 2. Entries should be clearly articulated and should look welcoming to people of all ages and abilities. 3. Entries should have enhanced pedestrian space and accommodations, including furniture such as trash cans, bicycle racks, planting or planters, pedestrian-scale lighting, etc. 4. Entries shall reflect the style of the building. The Design Standards encourage a variety of styles, both traditional and contemporary, as appropriate for the context. 				<ol style="list-style-type: none"> 1./2. Building transparency percentage > 25% 3. Special window patterns and groupings are used to express the horizontal breaks and primary elements such as the vertical circulation tower. 4. Proportions are square/vertical

	Standard	Bldg A	Bldg B	Bldg C	Bldg D
<p><i>Composition</i> <i>Ensure interest and variety in the way buildings are composed and to provide alternatives of how to provide that variety in a way that fits into the surrounding context.</i></p>	<p>1. Composing a Building as a Single Design a. Context: Consider context to ensure that a building fits into the scale, massing, and architectural style of its surroundings. b. Materials: Use a consistent material and color palette across the building, but pay particular attention to diversity and application to ensure the building does not have a monotonous design. c. Massing: This design approach can emphasize the horizontal nature of a building, so pay particular attention to how the mass is broken down vertically; create pronounced vertical breaks in the building and the roof forms. d. Variation: If two of the same Building Type are sited next to or across from one another, Elevation Design Variations should be pronounced, with massing and bay differences. Elevation Design Variations in this instance may not rely on color palette changes alone</p>	<p>The building is a single design</p>			
<p>2.5.5: Apply building elements to create human-scale:</p>	<p>Pitched roof (gable,hip,shed) Flat Roof Additional: Bay window, terraces, balconies.</p>	<p>1. Eave overhangs are provided. Balconies are also provided. 2. Bay massing elements are also provided</p>			
<p>2.5.6: Apply a palette of materials and colors:</p>	<p>Standards: 1. Masonry Base Requirements a. Buildings 2 1 stories or less in height shall have a minimum 36-inch masonry (natural stone or brick with mortar) base. b. Buildings three stories or more shall have a masonry (natural stone or brick with mortar) base the height of the ground or first floor. 2. Upper floors are encouraged to be built in masonry as a primary material. Select bays or corner features may be appropriate to be constructed in masonry (natural stone or brick with mortar) for the entire height of the building, depending on the building design. 3. High-quality materials from the list on Page 2 – 60 are encouraged for building elements on upper floors. 4. High-quality fiber-cement siding, panel systems, and cladding materials, as long as they are not imitating masonry.</p>	<p>1.A masonry base is provided at ground level patios. 2.High quality materials used. 3.Durable materials are used. 4.Environmentally sensitive products will be considered. 6.Vinyl windows are proposed to be in silver/grey or black. 7.Materials change at massing changes and at floor/window datum lines.</p>			

	Standard	Bldg A	Bldg B	Bldg C	Bldg D
<p>2.5.6: Apply a palette of materials and colors:</p>	<p>5. Use durable, natural materials that will stand the test of time or modern composites that provide comparable or greater durability than natural materials and have a similar aesthetic.</p> <p>6. Use environmentally sensitive materials, green-building products, as defined by the standards of the U.S. Green Building Council (USGBC) and similar rating systems, whenever possible.</p> <p>7. CMU may be used with Planning Director approval.</p> <p>8. Vinyl Window Requirements: a. Vinyl windows shall be selected in premium colors where appropriate with building design (i.e. sandstone, bronze, etc.). b. Window color selection should be consistent with building design and follow the Color Standards in 2.5.6.D.</p> <p>9. Materials should change along horizontal lines that indicate a floor or sill level or along vertical or horizontal plane changes.</p>				