

PUD ZONE DISTRICT #637 District Regulations

1. SCHEDULE

The requirement for a schedule has been waived by the Zoning Administrator and CPD Executive Director on the determination that this information is not necessary for the review of PUD #637.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

This PUD is governed by the Former Chapter 59.

The use of terms “Article” or “Section” refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like “retail” or “light industrial” require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

	Use	Maximum Square Feet
A.	Residential	32,750
B.		
C.		
D.		
	Total Square Feet	32,750

MAXIMUM FLOOR AREA RATIO (F.A.R) 1.31 : 1.

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. NOTE: Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: 15

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE 26.1 D.U./AC.

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):	11,829	47
Maximum area of drives and parking:	6,546	26
Maximum area of other impervious surfaces:	3129	13
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	21,504	86

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage:	3155	13
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	403	2
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	3,558	14

d. PROJECT AREA TOTALS (totals of “b” and “c” above)

	SQUARE FEET
Building and impervious surfaces:	21,504
Landscaped and/or permeable areas:	3,558
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	25,062

e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North:	<u>5.5</u> feet	Front:	_____ feet	
South:	<u>5.0</u> feet	OR	Rear:	_____ feet
East:	<u>10.0</u> feet		Side:	_____ feet
West:	<u>5.0</u> feet			

The minimum spacing between buildings shall be 10 feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 - 120(b)4 of the R-1 zone district.

Official Parkway Setback requirements for this P.U.D. are: NA feet for buildings and NA feet for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be 3 stories which shall not exceed a total of 42 feet NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 5 feet.

Bulk plane restrictions ☐ shall ☒ shall not be required. If required, bulk plane restrictions shall conform to Section 59 - _____ of the _____ zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

g. OFF-STREET PARKING

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 26 off-street parking spaces. **Parking for residential uses should be expressed in number of spaces per dwelling unit.** NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

Dwelling, Multiple Unit	1.73 Per Unit
Use A	Parking Ratio
_____	_____ square feet
Use B	Parking Ratio
_____	_____ square feet
Use C	Parking Ratio
_____	_____ square feet
Use D	Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER
DWELLING UNIT:

1.73

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS
WITH DISABILITIES: 0.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? Yes ☐ No ☐ **NA** All off-street parking is in garages.

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-588, Chart No. 1? ☐ Yes ☐ No **NA**. If **no** complete the following section:

☐ PARKING SPACE

Universal space dimensions	_____
Compact space dimensions	_____
Large space dimensions	_____
Ratio of compact spaces to large spaces	_____

☐ DRIVING AISLES

Aisle widths	_____
Angle of stalls	_____

Will this project contain parking for bicycles? Yes ☐ No ☒ If yes, bicycle parking requirements shall be _____. Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes ☐ No ☐. If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (720-865-2453).

h. OFF-STREET LOADING

This project contains 0 off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes ☐ No ☐ If not, off-street loading space dimension requirements shall be: _____.

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? ☐ Yes ☒ No Does the site contain wetland areas? ☐ Yes ☒ No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

k. EASEMENTS

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows:

*Continuous 5' easement on north property line. A complimentary easement is on the adjacent property giving a total of 10' easement for the existing storm sewer.

l. LANDSCAPING AND BUFFERING

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES: 0.

MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 9.

On public right of way or in tree lawns: 7.

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2480). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height):. NA.

Deciduous (caliper): 2.5".

Ornamental (caliper): NA.

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: NA.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: NA.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR SPREAD REQUIREMENTS FOR PLANTED SHRUBS: 5 gal.

Does the proposed P.U.D. comply with parking lot landscaping requirements of Section 59-585(11) ☐ Yes ☐ No ☒ NA

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 3.5 feet and a maximum of 6 feet

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 3.5 feet and a maximum of 3.5 feet

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. **NOTE:** Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes ☐ No ☒ Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms or mounds shall be a minimum of _____ feet and a maximum of _____ feet.

m. **BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE**

Boat, camper, trailer and recreation vehicle storage ☐ is ☒ **is not** permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing**. Fences shall be a minimum of _____ feet and a maximum of _____ feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: _____.

n. **DEDICATIONS AND IMPROVEMENTS**

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. VACATIONS AND/OR DEDICATIONS MUST

BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

o. EXTERNAL EFFECTS

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-92 of the R-1 zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. ☒ Yes ☐ No

p. NATURAL TERRAIN

The existing grade of the site **will not** be altered.

*The existing natural terrain and grades of site will not be substantially altered.

Minor grading will be done to safely and properly convey the drainage

q. UTILITIES

Describe where the utilities (public and private) serving the property are located

*Water will be provided from existing water mains in Harrison St. and/or Cedar Ave. Sanitary will be provided by existing sanitary in alley.

For information contact the following:

Denver Water Board	303-628-6100
Qwest	303-451-2706
Excel Energy	303-571-7502
Wastewater Management	303-446-3590

r. SIGNS

The project is regulated by the following:

Section 59-537, Signs permitted in all districts

Section 59-538, Sign area measurement

Section 59- 548, Sign regulations for the R-1 zone district.

If no specific regulations are referenced above, please indicate the following:

MAXIMUM NUMBER OF SIGNS:	<u>1.</u>
MAXIMUM SIGN AREA:	<u>NA.</u>
TOTAL MAXIMUM SIGN AREA:	<u>NA.</u>
NUMBER OF GROUND SIGNS ALLOWED:	<u>NA.</u>
NUMBER OF JOINT ID SIGNS ALLOWED:	<u>NA.</u>

MAXIMUM SIGN AREA PER JOINT ID SIGN: NA.
 TOTAL MAXIMUM JOINT ID SIGN AREA: NA.
 TEMPORARY SIGNS ALLOWED: NA.
 NUMBER OF CANOPIES AND AWNINGS: NA.
 CANOPIES AND AWNINGS WILL BE BACKLIT? ☐ Yes ☒ No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE

Outdoor storage of products and/or materials ☐ is ☒ **is not permitted.** If permitted, what products and/or materials are allowed? _____.

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of _____ feet and a maximum of _____ feet in height.

Outdoor storage of solid waste **is** permitted (trash enclosure). If permitted, fences for such outdoor storage areas shall be provided. Said fences shall be solid and shall be a minimum of 5 feet and a maximum of 6 feet in height.

NOTE: All outdoor storage areas must be shown on the District Plan.

*** Trash Enclosure**

t. TRANSPORTATION

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150), the Community Planning & Development Agency Office (720-865-2915) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?):

* Stop #13088, S. Colorado Blvd & Bayaud Ave

u. SCHOOLS

Future school sites **will not** be dedicated as a part of this project.

v. HOME OCCUPATIONS

Home occupations ARE permitted. If so permitted, home occupations shall conform to Section 59-89 of the R-2 zone district.

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59-86 of the R-2 zone district.

*NONE

x. ACCESSORY USES

Accessory uses are regulated by Section 59-87 of the R-2 zone district.

*NONE

y. INTERIM USES

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: NA.

*NONE

z. PHASING

Will the project be developed in phases? ☒ **Yes** ☐ **No** If yes, specify the phasing and the improvements to be constructed in each phase. Building #1 will commence first with the remaining 3 buildings starting every 4 months.

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

3. WRITTEN STATEMENT - Attached

On an attached page (see page 11) a written statement is given generally describing:

- a.** The proposed P.U.D. and the market which it is intended to serve.
- b.** The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).

- c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. EXISTING CONDITIONS MAP

The requirement for an Existing Conditions Map has been waived by the Zoning Administrator and CPD Executive Director on the determination that this information is not necessary for review of PUD #637.

5. DISTRICT PLAN

5.A Design Standards are attached.

5.B District Plan

The District Plan is attached.

This PUD includes the following listed and attached drawings or renderings:

- ☐ architectural concepts
- ☒ building elevations (conceptual only)
- ☐ façade treatments (conceptual only)
- ☐ exterior building materials (conceptual only)
- ☐ and/or other important features (list): _____.

6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

Reid Phillips, manager Empire Holding
Print or type Applicant's Name(s)

as manager
Applicant's Signature(s)

PUD 637 – Written Statement (Attachment Number 1)**3a. The proposed P.U.D. and the market which it is intended to serve.**

The 15-unit project is intended to provide middle income housing and is designed to attract young professionals and families who will appreciate a community that is strongly connected to Cherry Creek and its abundant amenities.

3b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan.

The proposed PUD is consistent with many policies and objectives of the Denver Comprehensive Plan 2000 including:

Environmental Sustainability – strategy 2-D: Promote energy-efficient technologies and the use of renewable energy (including solar, hydro, wind and others) in the home, the workplace, and for transportation.

Sustainable Design - This project incorporates high performance energy conservation design principles and Photovoltaic Solar Systems.

Environmental Sustainability – strategy 2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place.

Infill Development - This project is located in the Cherry Creek East and has all available services and infrastructure in place.

Land Use – Objective 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses

Area of Change - This property is located in an Area of Change and is being developed consistent with the surrounding G-MU-3 zoning.

Land Use and Transportation: strategy 4-A Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Transit-Oriented-Development – This project is located in the transit rich Cherry Creek neighborhood and is ½ block away from the major transit corridor, Colorado Boulevard.

Housing – objective 2: Encourage preservation and modernization of Denver’s existing housing stock and established neighborhoods. Support addition of housing in expansion and infill development.

Infill Development– The Harrison Street Townhome project is an in-fill development in a block designated as an Area of Change.

Middle-Income Households – strategy 4c: Ensure that plans for new development areas include traditional urban neighborhoods with well-designed, well-built homes affordable to middle-income households and close to work, shopping and services.

Middle-Income Housing– The Harrison Street Townhome project is intending to serve middle-income residents.

Preferred Housing Development -- objective 6 Encourage mixed-use, mixed-income housing development in Denver's core area and along transit lines.

Middle-Income Housing— This middle-income housing project is located in the transit rich Cherry Creek neighborhood and is ½ block away from the major transit corridor, Colorado Boulevard.

3c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

The Harrison Street Townhome project is located in the Cherry Creek East Neighborhood and north and east of the Cherry Creek shopping district, in what historically was essentially a single-family residential neighborhood. The area is now being redeveloped with new multi-family residences, primarily townhomes. Per the Cherry Creek Area Plan, the neighborhood vision is to continue redeveloping the area in a manner that focuses on livability and produces a well-integrated blend of residential living units. This PUD request respects the Area Plan's recommendations by providing a quality in-fill development that will respect the predominant urban form of detached sidewalks, tree lawns, landscaped block-sensitive setbacks, alley access to structures, limited curb cuts and building entry features that are visible from the street.

5.A RESIDENTIAL DESIGN STANDARDS - 151-175 S. Harrison Street Townhomes

SITE DESIGN	
Objective	Standards
Vehicular Access	<ul style="list-style-type: none"> Parking shall be accessed off of the alleys.
Parking	<ul style="list-style-type: none"> Parking shall be buffered from neighboring properties by walls, fences and or landscape of sufficient height to block the view of vehicles. Garages shall not face the street.
Pedestrian Access	<ul style="list-style-type: none"> All building entries shall be directly connected to the street via a pathway, paved walkway, staircase, or ramp.
Landscaping	<ul style="list-style-type: none"> A minimum of 75% of the pervious area between the sidewalk and the building shall be landscaped with shrubs, groundcover, and trees. The remaining 25% of the area may be sod. A landscape strip a minimum of 2'-0" wide shall be provided between the sidewalk and fences or site walls.
Lighting	<ul style="list-style-type: none"> Use the standard pedestrian light (fixture information available from Planning Office) in the tree lawn throughout the district. Pedestrian lights shall be spaced in accordance with the streetscape template. Alleys shall be lighted by fixtures attached to garages, rather than by streetlights. Fixtures shall provide continuous lighting, rather than being "motion sensitive".
Walls and Fences	<ul style="list-style-type: none"> Fences or walls in front yards shall be no taller than 3.5'. Fences or walls may be no wider than 16". Mechanical equipment and trash storage areas shall be screened with a fence, wall or landscaping. Side and rear yard fences shall be no taller than 6 feet with a maximum of 4 feet of solid material at the base and the remainder constructed of lattice or similar material that is at least 50% open. All walls and fences shall be constructed of the same or comparable building materials and architectural detailing as the structures they enclose. Chainlink fences shall not be allowed.
Mechanical Equipment	<ul style="list-style-type: none"> All mechanical equipment, including meters, shall be screened from the public right-of-way and adjacent residences by fences, walls and or landscaping. Screening of rooftop mechanical, satellite dishes and antennas should be incorporated into the building architecture.

ARCHITECTURAL DESIGN	
Objective	Standards
Building Facades	<ul style="list-style-type: none"> Provide materials and detailing of human scale Use modular materials such as brick, architectural masonry units and stone Break up continuous wall surfaces with details and reveals Provide architectural features such as belt courses, sills, and window surrounds to provide variety and detail Each building facade visible from the street shall utilize three or more of the following scaling elements: <ul style="list-style-type: none"> expressions of structure, including banding, belt coursing, watertables, columns, pilasters, piers; patterns of window and door openings that are emphasized through the use of sills, lintels, pediments, muntins, mullions, and other scale providing elements whose size and proportion relate to the uses and room types within changes in massing change in color change in texture change in material module or pattern Each change of material must involve a minimum 2" surface variation. Material changes shall occur at inside corners or at a detail specifically designed to provide a transition.
Building Orientation and Placement	<ul style="list-style-type: none"> No less than 65% of the building facade shall be oriented parallel to the street on which it fronts.
Building Form and Massing	<ul style="list-style-type: none"> Provide variation on the plane of the building facade through the use of protruding bays or porches, upper level step-backs or off-sets in the main plane of the facade. Rooflines shall be designed to create the appearance of individual residences. Facade proportions including the height to width and wall to window ratio shall create the appearance of individual residences.
Window Proportion	<ul style="list-style-type: none"> The height of individual windows must equal or be greater than their width. Horizontal window bands shall consist of groups of vertically proportioned individual windows.
Corner Lots	<ul style="list-style-type: none"> Each ground floor unit shall have direct access to a covered front porch.

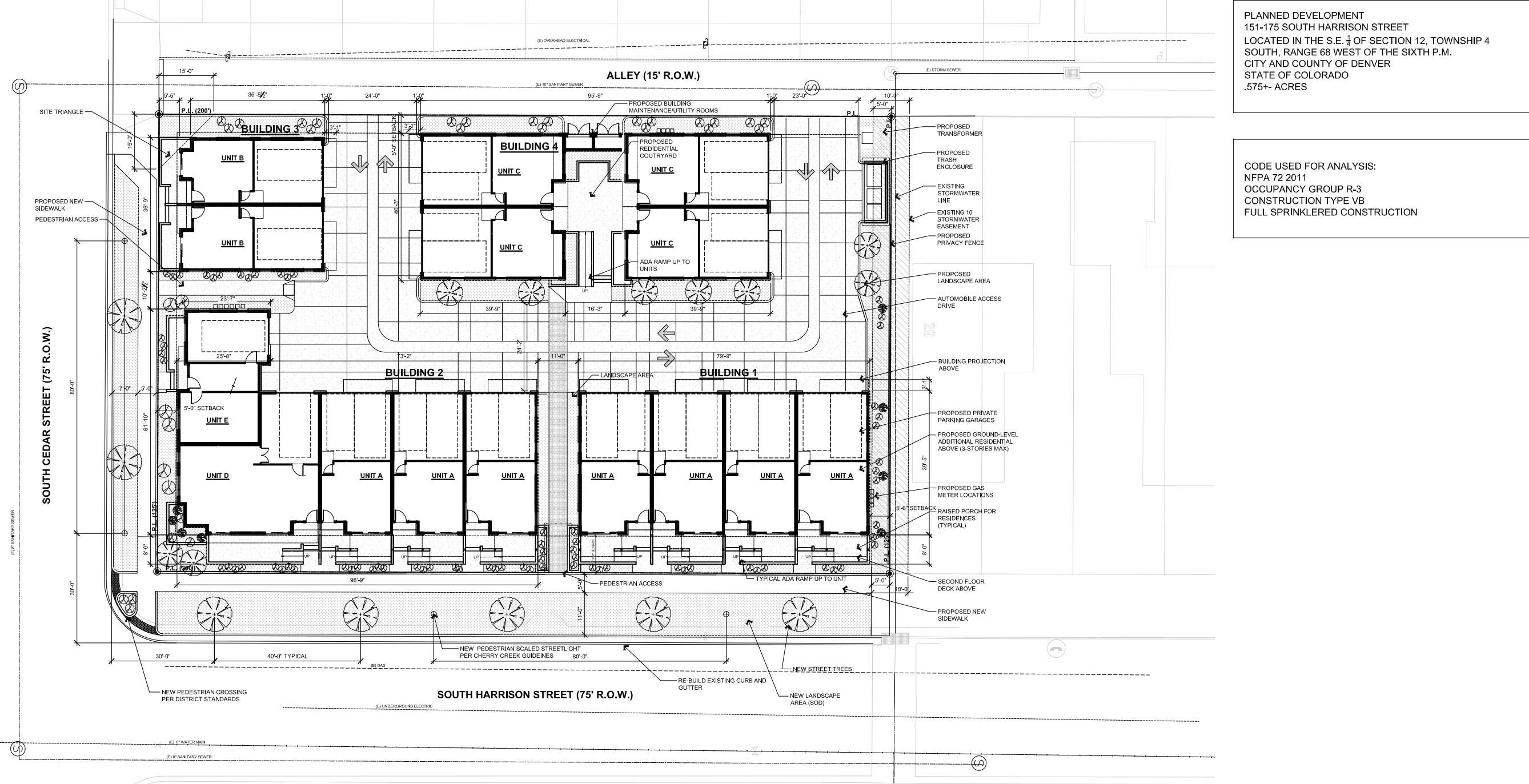
	<ul style="list-style-type: none"> • Porches shall be a minimum of 6' x 10'. • At least half of the dimension of the porch shall protrude from the facade rather than being recessed into the floor plan.
Windows — Glazing Transparency	<ul style="list-style-type: none"> • Use only clear or low "E" with no additional reflectance rating.
Signs	<ul style="list-style-type: none"> • New buildings shall be designed with built-in sign bands or locations to accommodate signage that is complementary to the buildings architecture, detailing, and materials. • Signs shall be compatible with the character of the surrounding district and adjacent architecture in terms of scale, color, materials, lighting levels, and adjoining uses. • Signs shall be compatible with the architectural characteristics of the buildings on which they are placed in terms of scale, proportion, color, materials and lighting levels. • Signs shall be expressive of the business or activity for which they are displayed. • Signs shall be creative in the use of two and three-dimensional forms, iconographic representations, lighting and graphic design, including the appropriate use of color, pattern, typography and materials. • Signs shall be constructed with high quality, durable materials appropriate to the physical demands of an urban setting. • Signs on commercial buildings shall fit within existing features of the building's facade. • Illumination external to the sign surface with lighting directed at the sign is preferred over internally lit. • Sign lighting must be directed so that it does not illuminate adjacent buildings.
Porches	<ul style="list-style-type: none"> • For projects proposed on corner lots, elevations that face the streets shall incorporate at least three of the following elements: <ul style="list-style-type: none"> ○ bay window, porch or balcony ○ projections or other devices ○ windows or glazed doors ○ change in the vertical or horizontal wall plane
Glass : Wall Ratio	<ul style="list-style-type: none"> • Windows and doors shall comprise not less than 15% or more than 50% of any front or street-facing facade.

STREETSCAPE DESIGN

Streetscape improvements should help create a unique identity for Cherry Creek East, while at the same time providing continuity with the historic Denver streetscape, as well as that of surrounding areas. Streetscaping should help to create a comfortable and inviting pedestrian and vehicular environment.

Objective	Standards
Street and Parking Lot Lighting	<ul style="list-style-type: none"> • Lighting shall be designed to provide even and uniform light distribution without hot spots or dark spots. • All lighting shall utilize low cut off fixtures to avoid glare. • Placement of fixtures shall provide a coordinated and organized appearance that facilitates uniform light levels and works with the placement of sidewalks and landscaping. • Parking area lighting adjacent to residential development shall direct the light away from the residences. • Parking area lights shall be extinguished one hour after the close of business except for minimum lighting of some of the poles as needed to insure security of the space. • Parking area lighting should complement the lighting of adjacent street and properties and should use
Pedestrian Lighting	<ul style="list-style-type: none"> • Pedestrian lights shall be located in the public right-of-way. Fixture model, height, lamp type, wattage, and spacing shall be consistent with the Cherry Creek East Streetscape Grid.
Sidewalks	<ul style="list-style-type: none"> • Sidewalks shall be detached from the curb. • The sidewalk shall be at the property line on the east/west streets. • Sidewalks shall be 5 feet wide minimum. • Sidewalks generally must be straight, but may meander to avoid removal of mature trees.
Tree Lawns	<ul style="list-style-type: none"> • A tree lawn at least 8 feet in width on the north-south streets, and a minimum of 5 feet in width on the east-west streets, shall abut the paved right-of-way. • The tree lawn shall be landscaped only with grass and street trees. • Street trees must be planted in the tree lawn, in accordance with the Cherry Creek East Streetscape Grid. • Newly planted street trees shall be 2-1/2-inch caliper minimum.
Utility Lines	<ul style="list-style-type: none"> • Utility lines shall be placed underground NOTE: All walks, landscaping, and amenities within the public rights-of-way shall conform to the standard 1993 City and County of Denver Streetscape Design

HARRISON STREET TOWNHOMES



PLANNED DEVELOPMENT
151-175 SOUTH HARRISON STREET
LOCATED IN THE S.E. 1/4 OF SECTION 12, TOWNSHIP 4
SOUTH, RANGE 68 WEST OF THE SIXTH P.M.
CITY AND COUNTY OF DENVER
STATE OF COLORADO
.575+- ACRES

CODE USED FOR ANALYSIS:
NFPA 72 2011
OCCUPANCY GROUP R-3
CONSTRUCTION TYPE VB
FULL SPRINKLERED CONSTRUCTION

DISTRICT PLAN MAP

1"=30'-0"



HARRISON STREET TOWNHOMES



HARRISON STREET ELEVATION

1/16" = 1'-0"



CEDAR STREET ELEVATION

1/16" = 1'-0"

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL ONLY

5 OF 7
3-17-14

HARRISON STREET TOWNHOMES



ALLEY ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

NOTE: ELEVATIONS SHOWN ARE CONCEPTUAL ONLY

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