

THE ORCHARD

TOWN CENTER

DESIGN GUIDELINES

COMMERCIAL
Westminster, Colorado
Forest City Development
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An architectural rendering of how architecture creates a successful environment.

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1.2 VICINITY MAP





1.3 THE ORCHARD TOWN CENTER

1.3.1 PROJECT OVERVIEW

Situated in the high plains of Colorado, Westminster is comprised of open prairie, residential and commercial development, and agricultural lands. The overall design of this Site incorporates all of these aspects of the City and blends them together to create a unique and compelling new development.

The history of the City of Westminster as well as the Site have served as an inspiration in the overall site design. Historically, orchards in Westminster were visited by residents from the Denver region during spring when the trees were in bloom and in the fall during harvest time. Though the site was not an orchard itself, its agricultural past created a historical link to the orchards of Westminster. This historic aspect of the site and the City will be incorporated into the overall landscape design.

Though the site has most recently been used for agriculture, the topography, natural features, and location of the site with the mountains in the distance creates a perfect setting for architecture inspired by the plains. The use of a common palette of forms, materials, and architectural elements will help establish a broad architectural identity for the commercial portion of this project. These forms, materials, and elements will be inspired by early 20th century approaches to residential and commercial architecture found in small towns throughout the Midwestern states, sometimes described as Prairie Style architecture.

This style is typically characterized by the use of strong horizontal lines sympathetic to the plains, flat or low-pitched roof lines accented by low-slung roof elements, and natural materials in warm earth-tone colors. This architectural style creates a varied storefront design that emphasizes a horizontal character with canopies and undulating facades, deep roof overhangs, and overlapping horizontal forms.

The Orchard Town Center consists of 106 acres located at the northeast corner of N. Huron Street and W. 144th Ave. The site is bounded on the east by Interstate 25; to the north by vacant land zoned for residential use; to the south by vacant land zoned District Center in the City of Westminster; and to the west by single family residences. The site is served by both W. 144th Ave. and N. Huron St. A future interchange at W. 144th Ave. and I-25 is anticipated to be open for use in 2006 and complete in the fall of 2007. Two ingress/egress points and one ingress point serve the site to the south from W. 144th Ave. There are four ingress/egress points on the west from N. Huron Street.

This project is unique in that it is a mixed-use development that includes commercial, office, and a mix of residential housing types in an interconnecting street grid. The commercial portion of the project includes a network of streets and pedestrian-only areas that are fronted by large retail anchor tenants and small shops. The variety of streetscapes and buildings create a village-like atmosphere with a varied skyline, individual character within each of the street environments, and a strong physical and visual connection to the planned residential district to the north. The approach outlined in this document will be used to give the commercial portion of the project a distinct architectural identity.



Strong horizontal elements interrupted by vertical accents.



Brick banding, concrete elements, and deep overhangs.



A vibrant pedestrian plaza space.



Varied architectural elements create a unique environment.

This document provides an overview of the site plan and sets forth development guidelines and standards. In addition, a process for implementation by the development team and the City of Westminster has been provided. The design guidelines provide the principles crucial to the successful implementation of the ideas and concepts envisioned for this project. These development standards and guidelines supplement the City's Municipal Code, The City of Westminster Retail Commercial Design Guidelines, and the City of Westminster Landscape Design Guidelines.

This document describes the architecture, site planning, and landscape design for the Orchard Town Center. Section I includes an overview of the Site Plan, Districts, and the architectural character of the project. Section II provides specific requirements for building architecture. Information is provided for each building type that is proposed for the project. Signage guidelines have also been provided in this section. Section III provides information pertaining to the landscape concept and design for the overall project. Section IV outlines the implementation process for this project.

The photos and graphics depicted in this document are for illustrative purposes only and are subject to change.

1.3.2 PROJECT CONCEPT

The Orchard Town Center combines the western American town Main Street tradition with the commercial and planning demands of the 21st Century. The Main Street tradition incorporates commercial, entertainment, eating, and civic uses into a pedestrian friendly environment that is in close proximity to residential uses. This foundation of Main Street is rooted in the spirit of the west using brick, wood, stucco, stone, and ornamental metal.

The buildings are designed to create a rich, stimulating pedestrian environment and a lively streetscape experience. Elements that contribute to this include the use of recesses and projections in the building facades, variation in width, height, and mullion spacing of tenant storefront openings, and the occasional use of elements such as trellises, canopies, towers, and colonnades. Attention to detail at the pedestrian scale



Architectural rendering of a plaza space.

is achieved by the articulation of the building facades by means of architectural devices such as pilasters, recessed bays, and the use of a variety of wall materials and textures. The contrasts of shape, texture, massing, and shadow will add interest and excitement to the proposed development.

These guidelines provide the framework to create a diverse, contextual, and authentic mixed-use town center. The ultimate design will incorporate strong, timeless buildings with detail to provide a human scale.

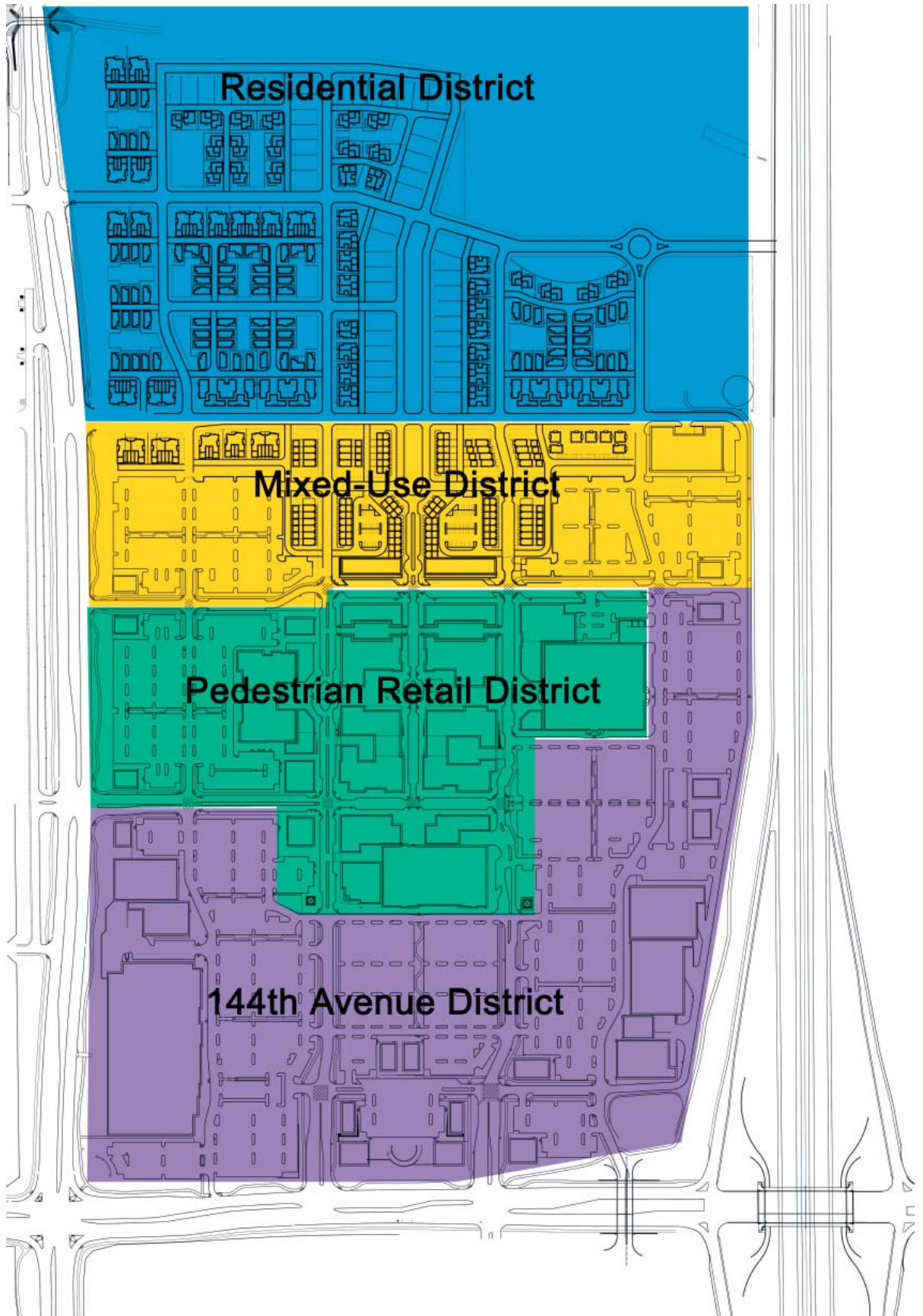
The heart of the project revolves around a central pedestrian plaza that embraces a traditional Main Street character. Patterns in the sidewalk as well as the character of the lights and benches emphasize the pedestrian scale and help to create a small town character. Buildings are kept close to the street, the storefront is paramount, and the architecture is engaging. Adaptation to the existing topography adds interest and variation. The architecture will respond to the horizontality of the western plains, while adding vertical accent elements.

Pedestrian interest and accommodation is a design goal of the center. Landscaped walks will tie the larger anchor developments together as well as provide key links to the Main Street environment. Prime locations within the Main Street development will feature pedestrian plazas that create a sense of place and provide for both large and intimate gathering spaces. These areas will become the commercial focal point for this mixed-use project.

Vehicles will be accommodated by a grid system of internal roads accessing W. 144th Avenue, N. Huron Street, and future residential development to the north. This grid system provides an urban character and its straightforward design will facilitate movement, thereby enhancing the shopping experience.



A typical tower; using glass as a beacon.





1.3.3 DISTRICT DEFINITIONS

Overview of Site Plan

The site plan for The Orchard Town Center has been designed to create distinct Districts within the development based on major points of access, freeway visibility, adjacency to existing residential developments, and natural topographical features.

The site consists of four main Districts: the 144th Ave. District, the Pedestrian Retail District (PRD), the Mixed-Use District, and the Residential District. The District areas are defined below (See exhibit on page 12).

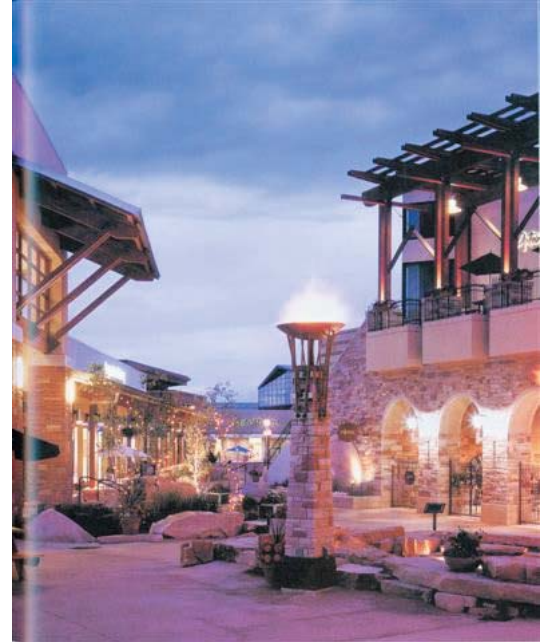
144th Avenue District

This District is approximately 40 acres and is located at the southern end of the site with access off 144th Avenue and adjacent to the I-25 interchange. Users in this area are vehicular-oriented retail and restaurant tenants with need for good access, large adjacent parking fields, and good visibility. The 144th Avenue District is laid out in a grid pattern for easy access within the District and to the adjacent Districts to the north.

The design of this District is critical to the success of this development as it is the major entry to the entire project. Traffic patterns shall be simple, moving shoppers within this District and through this District to the north. Setbacks and R.O.W.s shall incorporate landscape. Where possible, meandering walks and landscaping with berms shall be used to reduce the mass of larger facades, especially those adjacent to existing residential developments.

Major drives interior to the site shall be flanked by street trees to enhance the proposed grid system. Large parking areas shall be broken up into smaller parking fields through the use of landscaped medians and drives. Linear landscaped areas are also provided at perpendicular drives and crosswalks to further define the parking areas, while providing separation for the pedestrian from vehicular circulation.

Pedestrian areas designed directly adjacent to major tenants shall allow for the inclusion of architectural and landscape treatments to reduce the perceived mass of these structures. These treatments may include the use of decorative patterned paving, street furniture, trellises, raised planters, street trees, and ornamental lighting that will further enliven the pedestrian experience.



Example of elements in an active public space.



Architectural rendering of the Pedestrian Retail District.



Landscape and site furnishings create a safe-zone for pedestrians.

Pedestrian Retail District

This smaller-scale retail area, located north of the 144th Avenue District, is accessed from the 144th Avenue District and also off N. Huron Street. Its grid system ties to the adjacent Districts and creates strong vehicular and pedestrian connections throughout the site.

The design of this district is based on public spaces and streetscapes around which national and local retail, restaurants, and entertainment uses will locate.

Active and passive public gathering spaces shall be reinforced by the surrounding architecture and environmental graphics. A sense of community shall be created and will relate to the adjacent residential uses while also providing a sense of comfort and enjoyment for the shoppers visiting the space. Hardscaped areas for larger events and softscape areas for eating and relaxing shall be provided.

The streetscapes shall be created with a sense of enclosure. To achieve this, buildings shall be brought to streets using a typical dimension of 17' from building to curb. The streets shall typically be 40' – 42' in width with parallel parking on both sides. The dimension from building face to building face shall be approximately 74'-76'.

Variation in the wall plane is encouraged to create areas for enhanced landscaping, outdoor seating, and/or outdoor display.

Areas adjacent to the parallel parking, called safe zones, shall separate pedestrians from the street. This zone will feature ornamental street lights, trees in grates, and street furniture.

Parking and loading in this area shall typically be screened by buildings. When this is not possible, strong landscaping shall reinforce street edges, drives, and walks to screen the views into the parking fields and loading courts.



Pedestrian character of the plazas.



Mixed-Use District

The Mixed-Use District creates a strong transition between the Pedestrian Retail District to the south and the Residential District to the north through the extension of the street grid and tree lined sidewalks. The focus of this district is a grouping of multi-story, mixed-use buildings that may be developed according to market conditions and a tree lined boulevard which will connect the Residential District to the plaza of the Pedestrian Retail District.

Convenient street parking and pedestrian-friendly walks encourage ground floor shopping and/or service office opportunities. Like the Pedestrian Retail District, buildings are to be brought to the street and vibrant pedestrian safe-zones created.

Office and/or residential users may be located above the first floor and will create a transition to the Residential District to the north. Parking for this District may be composed of parallel parking, angled parking, and parking courts contained by the buildings.

Larger parking areas at the east and west edges of this district allow for a re-densification of this zone over time. This would be accomplished through the incorporation of parking structures that allow for additional uses or increased density as market conditions allow over time.

Residential District

The Residential District is located in the northern portion of the site. An ODP will be submitted to the City for this portion of the site.

1.3.4 ARCHITECTURAL CHARACTER

The variety of streetscapes and buildings will lead to the creation of a village-like atmosphere, with a varied skyline, an individual character within each street environment, and a strong physical and visual connection to the Residential District to the north. The following paragraphs outline the approach that will be used to give the commercial portion of the project a unique and distinct architectural identity.

The forms, materials, and elements will be inspired by early 20th Century approaches to residential and commercial architecture found throughout the Midwestern states that is inspired by the horizontality of the plains, often described as a Prairie Style of architecture. The Tenants will emphasize horizontal planes while encouraging the use of organic materials in a palette of earth-tones. Typically this style is characterized by:

- Low- sloped roofs
- Overhanging eaves
- Overlapping horizontal forms
- Local materials, such as brick and buff sandstone
- Shading devices such as trellises, awnings, and canopies
- A palette of earth tones

These forms, materials, and elements will be used in different configurations and will be interpreted in both traditional and contemporary ways to create a variety of expression within the broader architectural identity.



Pedestrian safe zone.

The buildings shall be designed to establish a rich and stimulating pedestrian environment and a lively streetscape experience. In addition to the items identified in the previous section, elements that can contribute to this may include:

- The use of recesses and projections in the building facades
- Variation in width, height, and mullion spacing of tenant storefront openings
- The occasional use of elements such as trellises, canopies, towers, and colonnades
- The articulation of the building facades by means of architectural devices such as pilasters and recessed bays
- The use of a variety of wall materials including decorative brickwork, integrally colored textured masonry block, stucco, stone, slate, and pre-cast stone.
- Attention to detail at the pedestrian level

The variety of building expression will be complemented by variety of hardscape and landscape materials. This may include areas of patterned surfaces, colored concrete, and concrete pavers. Street furniture shall be chosen to complement the character of the buildings and streetscape. Landscaping may include the use of trees in tree grates and planter areas that incorporate built-in seating.

A variety of parapet heights, ridge heights, and eaves heights will be used to create a varied skyline where buildings are of similar scale. Conversely, where adjoining buildings are of a dissimilar scale, variation in parapet heights, ridge heights, and eave heights will be used to reduce the scale of the larger buildings and create continuity of massing between larger and smaller buildings. Sloped roofs will have a consistent pitch in order to reinforce the sense of an overall common architectural character and may be clad in concrete, clay, slate tile, metal shingles, low gloss finish metal, or asphalt shingles laid out to create unique horizontal banding. Parapets shall be capped by an articulated cornice or a pre-finished metal coping. In all cases rooftop equipment shall be screened from street-level public view.

The use of natural or native colors will be encouraged throughout the project. The proposed color palette will be characterized by subdued hues and low reflectivity. Colors will be inspired by the earth-tones found in the vegetation of neighboring plains and the rock formations of the Rocky Mountain Front Range.

Artwork is an integral part of this project. Artwork may be incorporated in the plazas or along pedestrian thoroughfares. This could result in either multiple smaller art pieces or a few larger art pieces placed throughout the development. Art will be provided per the City Code of Westminster and will be approved by the City of Westminster.



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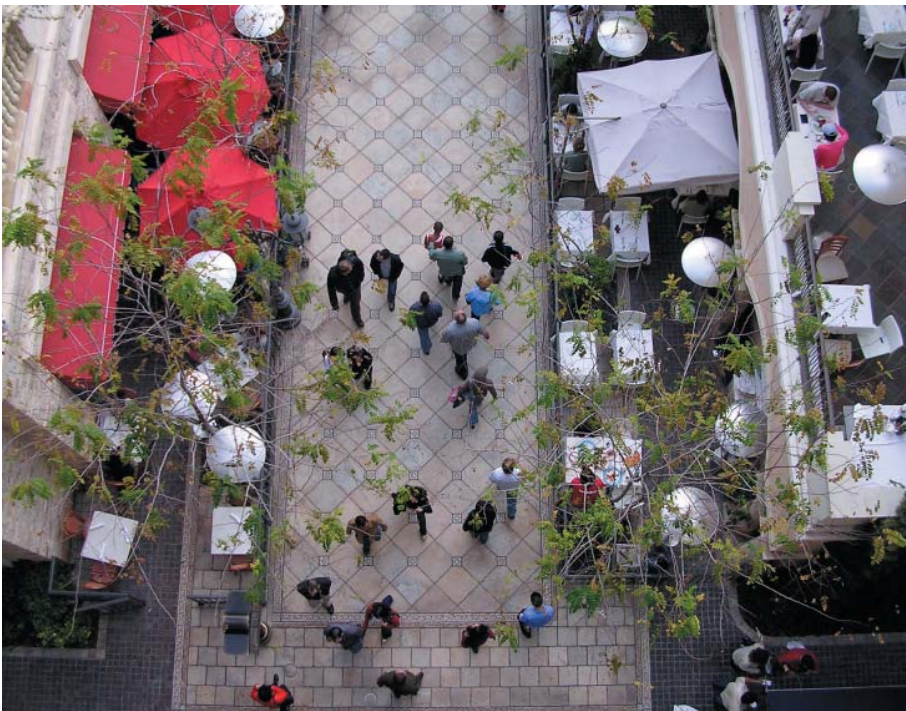


2.1 THE PEDESTRIAN RETAIL DISTRICT

The architectural concept for this District is to emulate Prairie Style architecture within the context of department stores and entertainment venues. This style incorporates detailing of brick and stucco structures with stone and wood details. Emphasis lies on strong horizontal lines, deep overhangs, and flat or low pitched roofs. These guidelines imply that the whole is more important than individual pieces and that there can be great integrity in buildings made of a single material.

Within the interpretation of this style the architecture has varied massing, strong lines, and articulated facades, which can create a varied and interesting streetscape. These guidelines encourage such variations in order to develop a unique and interesting experience.

In order to promote creativity, the Pedestrian Retail District is subject to the intent of the Design Guidelines, but not subject to the percentages of materials shown in the Building Materials Chart found in these guidelines. The design of the Pedestrian Retail District shall be reviewed and approved as a whole as opposed to its parts, by the Developer and City staff.



A vibrant pedestrian plaza.



Example of a storefront using deep overhangs and creative storefront patterns.

2.1.1 STOREFRONT DELINEATION

A variety of different architectural expressions that can accommodate retailers will be incorporated into The Orchard Town Center. Two Tenants within the same architectural expression may be defined through details such as color, awnings, and/or material changes in the storefront zone. This delineation will create a unique look for individual Tenants while developing a consistent architectural language throughout the development.

2.1.2 MATERIALS

A variety of materials, such as stone, wood, glazing, stucco, and tile will be used throughout the project. When used together, these materials, though different in nature, create a cohesive, aesthetic development.

Masonry Brick and Concrete Masonry Units

Masonry is considered a building material for The Orchard Town Center; examples of masonry are brick, stone, tile, integrally colored CMU or the like.

Columns and planters that are faced with masonry shall be considered as part of the front façade. A building façade shall have a pattern that repeats and includes no less than two instances of either color change, texture change, material change, or changes in plane.

Split-faced and ground-faced concrete masonry units are acceptable; smooth-face units are not. Painting of CMU is prohibited.

Colors used for masonry materials shall be earth tones similar to those found in the prairie and may include soft brown, gray green, muted gold, tan, terra cotta, beige, and warm reds. Bright colors are not allowed for primary colors of the building. Warm blacks and charcoal colors may be used as accent colors and cannot be more than 10% of the total elevation area of the building façade. This excludes colors used on signage.

Stone

Stone, whether natural or man-made cast stone, is highly durable and therefore particularly appropriate as a base. It may also be used for paving, bulkheads, columns, fascias, trims, and other accents.

Some stone varieties, such as slate, limestone, adoquin, sandstone, and others, may be used in an unpolished finish. Many granites and marbles can be polished, specially textured, sandblasted, flame-finished, honed, carved, or split-faced. Stone rustication may be considered for limited design applications. As many natural stone finishes tend to stain, they require a protective sealer.

The use of stone is subject to the following criteria:

- Architecturally recognized stone patterns that are random or irregular, such as the Ashlar pattern, may be used.
- Stone veneer and stone returns shall be laid to give the appearance of substantial thickness, especially where surfaces turn a corner.



Plaster and Stucco

Plaster and stucco finishes may be considered provided that they have a smooth finish texture. Textured or troweled finishes are prohibited. All plaster and stucco shall have integral color. Painted surfaces are prohibited.

EIFS Shapes

Exterior Insulation and Finishing System (EIFS) shapes may include, but are not limited to, forms like columns, cornices, medallions, moldings, arches, capitals, and trims. Shapes shall be fully integrated into the storefront design; they shall not appear as though just applied to the surface.

CERAMIC TILE

Ceramic tile may be used as an accent or in a limited application such as a column or arch cladding material.

Tile patterns used over large areas shall be made with appropriately-scaled tiles and shall incorporate sophisticated design and accents of natural stone or other materials. Small and intricate mosaic tile patterns shall be used for detail or accent areas only.

METALS

Metals such as brass, bronze, pewter, or stainless steel may be used for limited applications such as hardware, trim, and panels. Metal finishes such as textured or brushed stainless steel, galvanized, sandblasted, and etched metals are encouraged. Large areas of galvanized metal are not allowed.

PAINTED SURFACES

All paints applied to materials of the storefront shall be clearly specified and have factory-applied finishes of baked enamel or powder coating. All paints shall be of high quality for even, durable finishes.

PAINTED AND STAINED WOODS

Painted and stained woods can be used in storefronts, as window frames, as molding, as decorative trims, and for solid panel areas such as decorative base bulkheads. It can also be used for dimensional architectural elements such as columns and entablatures. Clear grade hardwoods are to be used for all painted or stained finishes. Wood paneling and plank construction are discouraged.

2.1.3 ENTRIES AND DOORS

Doors shall be recessed, projected, framed by architectural embellishments, or coupled with additional windows or sidelights to enhance the scale of the entry and the sense of invitation. An entry may be recessed to create a prominent dimensional entry form, though recessed entries are not required.

Doors shall be made of materials appropriate to the storefront design concept. All doors shall be glazed. Decorative glazing is encouraged. Doors may be embellished by multiple panes, tinted, etched or decorative glass, or applied patterns or graphics.



Example of brick banding used with unique massing



Ceramic tile provides a colorful base material for the building facade.



Rhythm is established through the glazing patterns.



A creative wall-mounted sign.

2.1.4 WINDOWS, GLAZING, AND GLASS

Window configuration and glazing establish much of the store design character and define the relationship between interior and exterior. Design, size, shape, layout, proportions, and patterns shall be carefully considered.

Glazing shall be predominantly clear to emphasize merchandise display. Reflective and tinted glass is prohibited at the pedestrian level. Decorative glazing, such as colored, beveled, sandblasted, or etched glass may be used to create accent patterns or interest.

Glazed areas may include window signage per The Orchard Town Center Sign Design Standards Section 2.5; Westminster City code Title 11, Section 11; and City of Westminster Retail Commercial Design Guidelines.

2.1.5 MATERIALS AND COMPOSITION

Building materials may vary and include multiple colors of brick, stucco, wood siding, wood shingles, stone, and pre-cast concrete. The composition shall provide a sense of base, middle, and top. Extensive use of glass is encouraged including vision glass, display windows, backlit frosted glass, frisket glass, stained glass, and spandrel glass.

Introduction of lintels, cornices, and brick detailing is encouraged, as well as awnings, canopies, towers, and architectural devices that enrich the vocabulary and add interest to the overall composition.

Facades shall average at least 17' in width over the majority of the streetscape, where sidewalk seating may be incorporated.

Building façades should step in height. In some special locations where single-story retail will be prevalent, high bay buildings shall be introduced to give a sense of the mass of one and one-half and two-story buildings.

2.1.6 AWNINGS AND CANOPIES

Tenants are encouraged to incorporate awnings and canopies in their storefront, subject to these guidelines.

Types

Creative materials and forms of awnings are encouraged to promote identity among Tenants. Awning materials such as panaflex, plastic, or other vinyls are prohibited. Awnings of any unusual materials, such as louvers, wood, wire, metal, etc., are subject to review by Landlord's Architect, the Developer, and the City. Awnings shall project a minimum of 4' beyond the building face to be effective.

Lighting

Awnings and canopies may be indirectly illuminated by lighting located above on the storefront facade. In no case shall awnings or canopies be enclosed on the underside, internally illuminated, or backlit so that they function as a contained light source. All awnings and canopies shall be maintained in good condition and regularly cleaned.



2.2 144TH AVENUE ANCHORS, MINI-ANCHORS, AND SHOP BUILDINGS

The Major Building Envelope

A major building envelope may be considered either a single freestanding building or a grouping of buildings. The major building envelope shall be composed of brick, cast stone, integrally colored pre-cast concrete, and stucco with detail and color arranged to establish a base, middle, and top. Building designs will be varied for interest and all design elements shall be complementary to the overall theme.

The massing of elements will be sequenced to reinforce an overall hierarchy of scale. 360° architecture will be achieved by carrying the full palette of materials using a consistent pattern of banding, articulated cornices, and detailing around the sides and rears of the buildings.

2.2.1 WALL COMPOSITION

To alleviate long uninterrupted facades wall faces shall conform to the following restrictions:

Main Building Frontage (Incorporating Entry Doors)

Ground floor entry facades that face public streets, drives, or plazas shall have arcades, display windows with vision glass, backlit glazing elements, entry elements, awnings, or canopies along no less than 25% of the building frontage.

No wall expanse or individual tenant shall extend over 75 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater. **This is known as the 75-foot rule.**

Architectural features shall include towers, entry elements, brick, or cast stone colonnades with trellises, pilasters, towers, flat metal canopies, projected brick elements (minimum 2'-8" in depth), vision glass, display windows, backlit frosted glass elements, or an expression of architectural bays where areas between columns are indented.

Attached planters at buildings shall not be designated as an architectural feature, however, the use of brick or cast stone on the planters will count toward elevation requirements, as it is a projection of the building base. At locations of unglazed facades, attached planter boxes of brick or cast stone shall be provided at a minimum of 25% of building frontage to relieve the mass of the wall.

Building Sides and Rears

The architectural expression of the sides and rear should be consistent with the front façade. This articulation need not occur within a screened loading court area. However, the wall area above the elevation of screen walls must meet the 75-foot rule as well as include cornice details, scoring, and roof details compatible with the overall center.

Screen wall treatments should be constructed of brick, cast concrete, and/or integrally colored textured concrete masonry units.



The use of stone at the pedestrian level creates tactile interest



Flat horizontal planes of brick interrupted by vertical glass elements



Example of brick banding used with unique massing



These walls may shield the majority of the building's rear façade. The outer wall face is commonly exposed to public areas and should be distinguished by architectural elements that may include:

- Metal trellis/panel attachments
- Brick, cast stone, or pre-cast concrete
- Brick/ cast stone pilasters

These elements shall encompass no less than 20% of the screen wall area as well as meet the 75-foot rule. Screen walls shall be detailed to complement the building.

2.2.2 MATERIALS AND COMPOSITION

The following materials may be incorporated into the composition (see building materials requirement chart in the Standards Section, page 28 for required percentages):

Front, sides, and rears:

Materials:

- Brick, cast stone, and integrally colored precast concrete: These materials shall be the primary building materials and their extensive use at all sides of a building is encouraged. The front face of columns clad in these materials shall be considered a part of the façade, as would attached masonry or stone planters. The proportion of materials may vary between users.
- Integrally-colored CMU / painted pre-cast concrete: CMU and painted pre-cast concrete shall only be used to create bases, secondary fields, or accent banding with split or ground face units (integrally colored or stained). Banding shall be utilized to differentiate between a building's base, middle, and top.
- Stucco or EIFS: Stucco and EIFS may be used as a secondary material in approved colors and textures only.
- Glazing: All users are encouraged to maximize glazing to create an interesting storefront. Window and door frames are to be compatible in color and finish but may vary between buildings in a complimentary manner.
- Ornamental Metal: (columns, beams, stamped metal, panels, other ornaments) Ornamental Metals may to be used to emphasize the horizontal character of Prairie Style architecture.

Exception: Major Anchors exceeding 50,000 s.f. shall be exempt from the required glazing percentage of this provision (see chart in Standards Section), although efforts by these users to meet these requirements are encouraged.

2.2.3 BUILDING ENTRIES

The entry to each major tenant shall be highlighted and protected by a well-designed arcade, vestibule, awning, or canopy. The scale or mass of any tenant entry should be proportional to the tenant's square footage. No entry element shall exceed beyond 1/3 the building height over parapet line. Signage should be in proportion to the entry element to create a pleasing architectural composition.



An emphasis of the horizontal plane



Rear of an anchor building using 360° architecture



2.3 PAD BUILDINGS

Note: This criteria applies to any pad structure that is 10,000 s.f. or less. Pad structures greater than 10,000 s.f. shall abide by the criteria for The 144th Avenue District.

Pad buildings are usually in high-visibility locations, requiring special attention and 360° architectural treatments. Attention must be given to screening of service areas and utility entries. The architecture of pad buildings shall be compatible to the Pedestrian Retail District (See Section 2.1) in massing, materials, color, and details. Roofing materials must be compatible with the overall design and color of the center.

Entry areas shall have distinctive architectural treatments. Display windows and vision glass for pad buildings abutting N. Huron Street or W. 144th Avenue are encouraged. 20% of pad buildings lineal frontage on these streets shall be vision glass or display windows to at least 10' above finished floor. Spandrel glazing shall not be permitted in these locations.

See the Building Materials Requirement Chart in the Standards Section, page 28, for required percentages of materials.

2.3.1 WALL COMPOSITION

To alleviate long uninterrupted facades wall faces shall conform to the following restrictions:

Main Building Frontage (Incorporating Entry Doors)

Ground floor entry facades that face public streets, drives, or plazas shall have arcades, display windows with vision glass, backlit glazing elements, entry elements, awnings, or canopies along no less than 60% of the building frontage.

No wall expanse or individual tenant shall extend over 50 lineal feet without incorporating at least one architectural feature of at least 24' in total length and at least 12' or one-third the building height, whichever is greater. **This is known as the 50-foot rule.**

Architectural features shall include towers, entry elements, brick, or cast stone colonnades with trellises, pilasters, towers, flat metal canopies, projected brick elements (minimum 2'-8" in depth), vision glass, display windows, backlit frosted glass elements, or an expression of architectural bays where areas between columns are indented.

Attached planters at buildings shall not be designated as an architectural feature, however, the use of brick or cast stone on the planters will count toward elevation requirements, as it is a projection of the building base. At locations of unglazed facades, attached planter boxes of brick or cast stone shall be provided at a minimum of 25% of building frontage to relieve the mass of the wall.

Building Sides and Rears

The architectural expression of the sides and rear should be consistent with the front façade. Architectural features shall occur along no less than 20% of the outer



Pad buildings grouped around a water feature



Unique glazing is used to enhance the theme of the building



Ceramic tile utilized at building entrance.



Successful integration of signage with a unique storefront.

lineal wall length. This articulation need not occur within a screened loading court area. However, the wall area above the elevation of screen walls must meet the 50-foot rule as well as include cornice details, scoring, and roof details compatible with the overall center.

Screen wall treatments should be constructed of brick, cast concrete, and/or integrally colored textured concrete masonry units.

These walls may shield the majority of the buildings rear façade. The outer wall face is commonly exposed to public areas and should be distinguished by architectural elements that may include:

- Metal trellis/panel attachments
- Brick, cast stone, or pre-cast concrete
- Brick/ cast stone pilasters

These elements shall encompass no less than 20% of the screen wall area as well as meet the 50-foot rule. Screen walls shall be detailed to complement the adjacent building.

2.3.2 MATERIALS AND COMPOSITION

Materials incorporated shall be as follows:

FRONT, SIDES, AND REARS

Materials:

- Brick, cast stone, integrally colored pre-cast concrete: All sides of freestanding buildings shall be required to match the percentage of this premium material in order to maintain the integrity of the element. Banding of concrete or masonry shall be used to differentiate between a frontage's base, middle, and top. Bands shall be used to indicate a change in plane or accents and shall include a 1" reveal, minimum. Bases may vary in height to achieve the desired look. Integrally colored split-face units may be used as accents only. Absolutely no painted or stained concrete block is allowed and all colors are subject to approval. Pad users shall notify the Developer of desired use of materials to assure its compatibility with adjacent structures. See Building Materials Requirement Chart in the Standards Section, page 28, for required percentages of materials.
- Stucco and C.M.U.: Stucco, EIFS, and/or integrally colored split and ground-face C.M.U. may be used as secondary fields and accents only. Stucco or EIFS must be detailed to convey a pre-cast concrete look, articulated by multiple reveals and bold projections to take advantage of Westminster's sunlight. Unbroken areas of stucco shall not exceed 48 s.f. Detailing of C.M.U. shall be done to convey a strong, horizontal feel through the use of intermittent 4" bands and recessed or projected courses. Only approved colors and textures shall be used. See Building Materials Requirement Chart in the Standards Section, page 28, for required percentages of materials.
- Glazing: All users are encouraged to utilize large expanses of glazed doors and windows. Glazing shall be an average 10' in height with a header no less than 12' AFF (Above Finished Floor) in height. At areas where vision glass is not appropriate, display windows, frisket, stained, etched, beveled, and/or frosted backlit glass are encouraged. All window and door frames shall be



compatible in color and finish throughout a particular building. Tenants are encouraged to increase the amount of glazing in building frontages, as well as seek innovative, creative expressions in the door systems. Doors can be alternative materials, such as light wood (clear stain maple) or metal. See Building Materials Requirement Chart in the Standards Section, page 28, for required percentages of materials.

- Service/ loading areas, utility boxes, and meters: These areas shall be screened from public view. Screen walls must be the same materials / color / texture as the building architecture.

2.3.3 BUILDING ENTRIES

The entry to each user shall be highlighted and protected by a well-designed arcade, vestibule, awning, or canopy. These elements shall be composed of no less than 80% of brick, cast stone, integrally colored pre-cast concrete, vision glass, and/or frosted backlit glass.

The scale or mass of any tenant entry should be proportional to the square footage of the tenant. No entry element shall extend beyond 1/3 the building height over parapet line. Signage should be in proportion to the entry element and should be designed to coordinate with the architecture of the building.

2.3.4 DRIVE-THRUS

Pad buildings may incorporate drive-thrus that comply with City of Westminster Retail Commercial Design Guidelines. Drive-thru lanes must provide for adequate stacking of vehicles in front of the order board as well as between the order area and pick-up window(s). The drive-thru lanes must not block access to parking stalls or any pedestrian access point to the building. Stacking of cars must be designed to prevent encroachment into drive aisles, parking lots, or streets. Screening of drive-thrus shall be in accordance with City of Westminster Retail Commercial Guidelines.

2.3.5 AWNINGS AND CANOPIES

Use of awnings and canopies is encouraged. Awnings must be canvas and of a complementary color to the buildings of the overall center; canopies are typically metal. Awnings and canopies must project a minimum of 4' from the building face. Signage may be placed on an awning or canopy if architecturally compatible with the building. They must be consistent throughout the building.



Unique Pad building architecture utilized by national Tenants.

BUILDING MATERIALS REQUIREMENT CHART

	Anchors	Shops, Pads	All buildings & Facades adjacent to ROW
Front			
Primary Material	35% min.	50% min.	
CMU/ Painted Pre-cast	65% max.	25% max.	
Stucco/EIFS	65% max.	25% min.	
Glazing	25% of linear frontage	60% of linear frontage min.	
75' Rule*	Yes	No	
50' Rule	No	Yes	
Sides			
Primary Material	15% min.	50% min.	35% min.
CMU/ Painted Pre-cast	65% max.	25% max.	
Stucco/EIFS	65% max.	25% max.	
Glazing	Encouraged	25% of linear frontage min.	
75' Rule*	Yes	No	
50' Rule	No	Yes	
Rear			
Primary Material	15% min.	50% min.	35% min.
CMU/ Painted Pre-cast	65% max.	25% max.	
Stucco/EIFS	65% max.	25% max.	
Glazing	Encouraged	Encouraged	
75' Rule*	Yes	No	
50' Rule	No	Yes	

* One architectural feature @ 24' length / 1/3 building height. Amounts specified in the materials requirement chart above may be adjusted in cases where the quality of a particular building design is of a high standard and warrants a different percentage of materials than is specified in the table above.

General Notes:

1. See 2.2.1 Wall Composition / Primary Building Frontage for definition of 75' Rule;
See 2.3.1 Wall Composition / Primary Building Frontage for definition of 50' Rule.
2. This chart does not apply to the Pedestrian Retail District. In order to promote creativity, the Pedestrian Retail District is subject to the intent of the Design Guidelines, but not subject to the percentages of materials shown in the Building Materials Chart found in these guidelines. The design of the Pedestrian Retail District shall be reviewed and approved as a whole as opposed to its parts, by the Developer and City staff.
3. Walls totally interior to a loading court may be undetailed and made of painted C.M.U., painted pre-cast concrete, or hard cast stucco.
4. Amounts specified in the materials requirement chart above may be adjusted in cases where the quality of a particular building design is of a high standard and warrants a different percentage of materials than is specified in the table above.



2.4 STANDARDS SECTION - APPLICABLE TO ALL USERS

2.4.1 ROOFS

All sloped roofs are to conform to a 4:12 slope and be covered with zinc-coated metals, copper, natural-looking clay, metal, concrete or slate tiles, horizontally-accented asphalt shingles, or other materials compatible with the architectural style and character.

The use of hips, sheds, and towers is encouraged to provide a varied roofscape. When flat parapets do occur, they shall be capped by either an articulated cornice or pre-finished metal coping cap of a complementary color.

Standing seam metal roofs other than copper or zinc are not allowed. Use of primary colors in roofing materials is prohibited with the exception of its use on icon buildings which may be used to create a character, or story, for the project.

2.4.2 SCREENING OF ROOFTOP UNITS

All rooftop units shall be screened from view by building parapets or screen walls of equal heights. Screen walls should match the design, detailing, and materials of the building. A view study that analyzes this condition may be submitted; if deemed appropriate screening may not be necessary.

2.4.3 ORNAMENTAL IRONWORK

Where appropriate ornamental ironwork shall be introduced into the overall composition of building facades. A variety of designs will provide for additional architectural interest as well as continuity throughout the center. If used, ironwork is to comprise a minimum of 5% of entry elements.

2.4.4 PEDESTRIAN WALKS

The Orchard Town Center will be designed to provide a pedestrian friendly environment. Special attention shall be given to all walking surfaces, especially those in front of each retail entry. Walks at major public areas, such as theatre plazas, pedestrian plazas, and any other special plazas, shall feature additional scoring and a minimum of 20% colored or textured concrete. Planters shall be placed between building entries where grade changes occur and unbroken walk areas exceed a width of 20 feet. Trees shall be placed along facades in tree grates or shrub beds. Tree locations may be adjusted, but the number of trees shown on the Official Development Plan at the sidewalks shall not be reduced. One tree shall be provided for approximately every 30' of building frontage. They may be in line or grouped. Architectural paving shall be introduced at handicapped ramp areas. Pedestrian-scale pole lights, wall-mounted lights, sidewalk benches, and colonnades with trellises will emphasize the pedestrian nature of the building fronts. Lights and street furnishings are further described below.

Restrictions:

- Average depth from curb to building at users (12,000 s.f. +/-) and outlying retail buildings is 17', however, average depth at Major users shall not be less than 20', including planters.



Lighting design reinforces the architectural character.



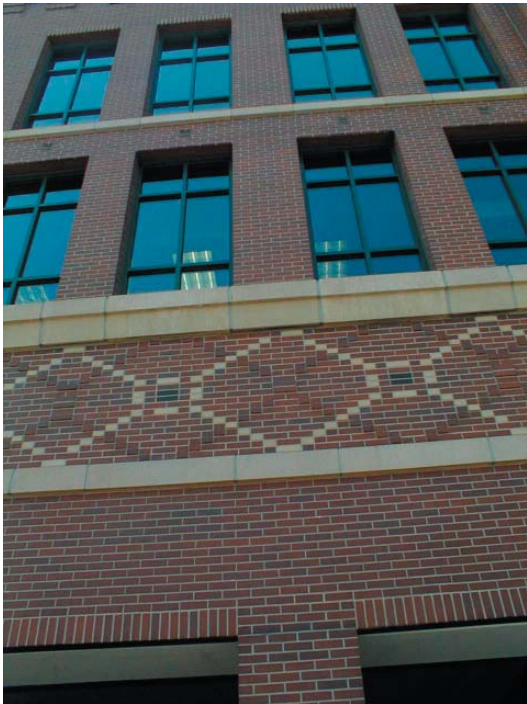
Building planes and a varied palette of materials creates unique architecture.



Trash enclosure screening.



A pedestrian plaza with a water feature as the focal point



Brick pattering and detail to wall composition.

- All building entry frontages shall include a minimum of one street tree per 30' of frontage. These trees may be located in tree grates, shrub beds, grass lawns, or grouped in planters.
- Attached planter boxes of brick or cast stone shall be provided for a minimum of 33% of unglazed building frontage that exceeds 30' in length.

2.4.5 SITE FURNISHINGS

Site furnishings include benches, bollards, portable planters, waste receptacles, bicycle racks, and tree grates. Visual continuity of these elements is desired throughout the project. All components of outdoor site furniture should be low-maintenance and durable. Materials should be compatible with architecture. These fixtures shall be located at all major pedestrian plazas, sidewalks at Majors, and other areas deemed appropriate by the ODP and Amendments to the ODP.

Number to be provided:

- Tree grate: As determined by Developer; trees may be located in grates or planting beds.
- Benches: One bench for first 50' of frontage; one for every 75' thereafter. Benches may be clustered.
- Trash receptacle: One per entry, minimum.
- Radius bench with back: Use of radius backed benches is encouraged to create special pedestrian zones along the major walkways.
- One bicycle space shall be provided per every 20 parking spaces, per City of Westminster Code, 11-7-4 (E).
- Ornamental pedestrian lights (with fixed-in-place banners): one per 45 l.f. of building curb frontage at adjacent drives, two lights per frontage minimum.

2.4.6 LIGHTING

All light standards for parking lots, pedestrian lights, or wall-mounted fixtures shall be as follows (these do not include lights used along 144th Avenue or Huron Street).

LIGHTING FIXTURE

1. Street Lighting: Street lighting fixtures located within the center shall match The Orchard Town Center overall standards and heights. Fixtures shall have cut-off capabilities to minimize off-site glare.
2. Parking Lot Lighting: Fixtures shall exhibit cut-off capabilities to minimize off-site illumination spillage. All light styles, colors, height, and illumination levels shall meet The Orchard Town Center Standards. A point by point photometric analysis plan shall be provided with each ODP. Lighting levels in parking areas shall be reduced a minimum of 65% one hour after close of business, including the theatre use.
3. Ornamental Lights at Sidewalks and Pedestrian Plazas: Ornamental lights at sidewalks and pedestrian plazas shall include double pole-mounted, single pole-mounted, and wall-mounted fixtures and be of the same styles, colors, height, and illumination levels of The Orchard Town Center Standards. Ornamental lights shall be provided as follows:
 - a. Major and Mini-Anchors: One light for every 45' of curb frontage, average.



- b. Pad Buildings: One light for every 45' of frontage at pad entry facade. (A minimum of two lights shall be provided regardless of length of frontage).
- c. Accent lighting or the use of decorative lights that are consistent with the architectural character of the center is encouraged.

- 4. Major Access Drives: Fixtures should be 30' in height, including base.

2.4.7 COLOR SCHEME

As buildings are to be architecturally compatible, variations in colors will afford visual interest and help provide a harmonious balance for the Orchard Town Center. The color scheme should enhance the visual connection between the rocks, grasses, soils, and other vegetation of the Colorado prairie and Westminster's natural setting. The use of materials with warm tones and low reflectivity are required. All accent colors are intended to complement and enhance the primary building palette. Bold or intense colors are prohibited unless previously approved by both the City of Westminster and the Development Team. If approved, these colors should be limited to signage or other accent areas.

The range of colors shall be as follows:

1. Cast (or natural) stone: Although a range of hues is anticipated, the colors chosen should be sympathetic to the overall center. Using a ledgerstone style of stone, the colors should be selected and installed in such a way as to appear natural yet uniform from building to building.
2. Brick: Colors ranging from a warm tan to burgundy-brown are acceptable. In general, the brick should be smooth/uniform in texture.
3. Stucco: Smooth to medium textures will be utilized in a range of tan, beige, warm grays, rusts, and medium browns to contrast yet complement the rough texture and deep colors of the flagstone.
4. C.M.U.: Must be integrally colored, textured concrete. Buildings should avoid a painted or flat look. Painted CMU is not permitted
5. Ornamental Ironwork: Colors may be black, charcoal, brown, or slate/forest green, and be deemed appropriate to the architectural composition and the overall center.
6. Glazing: Glazing may be clear, frosted, spandrel, frisket, or patterned. Use of insulated panes using "low E" is encouraged. Reflective mirror glass is prohibited.
7. Architectural Roofing: Roofing materials shall be comprised of zinc-coated metal, copper, natural-looking clay, metal, concrete or slate tiles, horizontally-accented asphalt shingles, or other materials compatible with the architectural character within the center's color palette.
8. Light Standards: Lights and light standards in parking areas, major drives, and pedestrian walkways shall be per The Orchard Town Center Standards, including light standards at loading bays.



An example of an inviting pedestrian streetscape

9. Pre-cast concrete: Pre-cast concrete shall be light-medium tan/buff with a smooth, uniform finish.
10. Awning and canopy colors: Awning colors may vary but must be compatible with the building materials. Awnings may not be striped or multi-colored unless incorporating approved signage component. No bold or intense colors are acceptable. Prototype or franchise colors are subject to approval by the Developer and the City of Westminster.
11. Accent tiles: Accent tiles may be introduced if compatible with the architectural design of the building and shopping area. The color of the tiles must complement the overall center and is subject to approval by the Developer and City.
12. Corporate Colors: Corporate colors may be included in signage, awning signage, and/or logos. All colors are to be approved by the Developer and City.

2.4.8 LOADING DOCKS

Loading dock areas must be screened throughout the project. The following shall apply:

1. Dock areas, where exposed to public view, shall be screened with a brick, cut stone, or integrally-colored textured concrete masonry wall that is a minimum of 14'-0" above the grade of the dock and a minimum length to effectively screen tractor trailers. Walls shall meet architectural requirements listed in this document.
2. Lights incorporated at dock areas and at the rear of buildings shall be cut-off fixtures.

2.4.9 DOWNSPOUTS

Downspouts may not occur on any building's front façade with the exception of copper or zinc-coated metal downspouts at canopies or entry elements. Downspout colors that occur at sides and rears shall be designed in accord with these standards. In general, downspout color should match background material colors.

2.4.10 TRASH ENCLOSURES

Trash enclosure areas, freestanding dumpsters, or compactors shall be fully-screened with walls of the same materials used in the adjacent buildings and provided with durable, painted, solid metal gates. The enclosure shall be designed such that it is gated on one side and that the other three sides are in full compliance with screen wall requirements of both these standards and the City of Westminster Retail Commercial Design Guidelines.



360 ° architecture used within a loading court



2.5 SIGN DESIGN STANDARDS

Tenant signage shall enhance and extend the spirit of the architectural character of The Orchard Town Center, expressing clearly the retail name and function, while also serving as an expression of the high quality of the commercial and dining environments. Graphic design shall be imaginative, simple, and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing visitor experience.

Signage design shall be harmonious with the materials, color, texture, size, scale, shape, height, placement, and design of Tenant premises and the Landlord buildings. Strict adherence to these sign design criteria shall ensure that the main street character of the development is maintained and that a lively village environment is created.

A Master Signage Plan will be prepared to show the number, type, location, size, and design of all on-site signage. This Master Signage Plan is subject to administrative approval by the City and may be more or less restrictive than these guidelines.

All sections of The City of Westminster Sign Code, Title 11, Section 11, shall be in effect with the following exceptions or additions (code sections, if applicable, are referenced in parenthesis):

2.5.1 DEFINITIONS (C.O.W. - 11-11-2)

A. STREET FRONTAGE AND / OR FRONTAGE - As this ODP has multiple users fronting on interior drives which are not public streets or R.O.W.s, street frontage shall be defined as public streets, interstate R.O.W., internal drives, parking areas, and pedestrian plazas.

B. DESCRIPTORS (C.O.W. - 11-11-2 (B)) - Secondary signs listing particular goods or services found within a store. These signs are located remote of the primary sign in an architecturally appropriate area.

2.5.2 PROHIBITED SIGNS (C.O.W. - 11-11-5)

A. STRING LIGHTS (C.O.W. - 11-11-5 (E)) - String lights shall be allowed in the Pedestrian Retail District.

2.5.3 PERMANENT SIGNS REQUIRING PERMITS (C.O.W. - 11-11-7)

A. MONUMENT SIGNS (JOINT TENANT IDENTIFICATION)

(C.O.W.-11-11-7 (A))

1. Maximum Area (C.O.W. - 11-11-7 (A) 2):

I-25 Frontage:

320 s.f. with no one sign exceeding 160 s.f.

W. 144th Avenue Frontage:

320 s.f. with no one sign exceeding 160 s.f.

North Huron Street Frontage:

200 s.f. with no one sign exceeding 100 s.f.

2. Maximum Height (C.O.W. - 11-11-7 (A) 3):

I-25 Frontage

25' max.

W. 144th Avenue Frontage

8' max.*

N. Huron Street Frontage

8' max.*

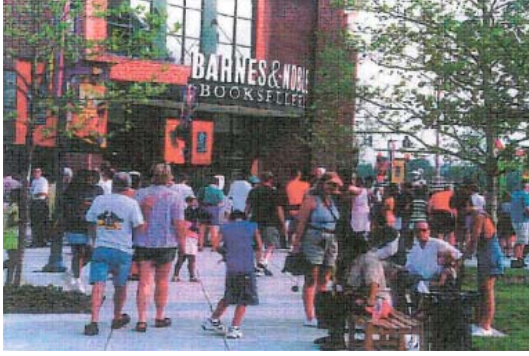
*Average height at sloping grade. In no case shall a sign exceed 10'.



Signage should complement architectural style.



An example of a corner mounted historic blade sign allowed by Special Review under these Guidelines.



Three dimensional signage at a building entrance.

3. Setbacks (C.O.W. - 11-11-7 (A) 4)

Signs less than 8' in height	10' min.
Signs exceeding 8' in height	25' min.

4. Limitation and Number (C.O.W. - 11-11-7 (A) 5)

I-25 Frontage:	Not to exceed 4 signs.
W. 144th Avenue Frontage:	Not to exceed 4 signs.
North Huron Street Frontage:	Not to exceed 4 signs.

5. Tenant letter height (C.O.W. - 11-11-7 (A) 5.a):

I-25 Frontage:	24" max.
W. 144th Avenue Frontage:	18" max.
N. Huron Street Frontage:	18" max.

6. Restrictions (C.O.W. - 11-11-7 (A) 6):
 - a. The name of the center shall not be required on Joint Tenant Identification signs. Each sign shall be limited to 4 tenant names, maximum, per face. All signs shall be consistent in design and materials (C.O.W. - 11-11-7 (A) 6.a).

 - b. Individual tenant monuments on pylons shall be waived in lieu of the previously listed Joint Tenant Identification Signs (C.O.W. - 11-11-7 (A) 6.j).

B. PROJECT IDENTIFICATION SIGNS / ENTRY SIGNS

1. Maximum Area:

I-25 Frontage	200 s.f.
W. 144th Avenue Frontage	160 s.f.
North Huron Street Frontage	160 s.f.

2. Maximum Height:

I-25 Frontage	12' max.
W. 144th Avenue Frontage	12' max.
N. Huron Street Frontage	8' max.

Note: Denotes maximum height on flat grade, average height on sloping grade. However, in no case shall a sign exceed 2' beyond noted height.

3. Minimum Allowable Setback

I-25 Frontage	10' max.
W. 144th Avenue Frontage	10' max.
N. Huron Street Frontage	10' max.

4. Limitation and Number

I-25 Frontage	1
W. 144th Avenue Frontage	5
North Huron Street Frontage	5

**C. FREESTANDING THEATER MARQUEE SIGNS
(For listing of current films at adjacent R.O.W.)**

1. Maximum Area 60 s.f. / sign

2. Maximum Height 12' Average



- 3. Minimum Allowable Setback 10'
- 4. Limitation and Number
 - I-25 Frontage 1 min.
 - W. 144th Avenue Frontage 1 min.
 - North Huron Street Frontage 1 min.

D. WALL SIGNS (C.O.W. - 11-11-7 (B))

- 1. Maximum Area (C.O.W. - 11-11-7 (B) 3)
 - a. 144th Avenue District
 - 2 s.f. per lineal foot of frontage
 - Not to exceed 300 s.f. total
 - b. Pedestrian Retail District
 - 1. Pads at North Huron and I-25
 - 2 s.f. per lineal foot of frontage
 - Not to exceed 300 s.f. total
 - 2. All other users
 - 1.5 s.f. per lineal foot of frontage*
 - Not to exceed 300 s.f. total*
 - *Exception: Theater Use
- c. Mixed-use District
 - 1. Pads or users within 400' of I-25 R.O.W. or North Huron Pads
 - 2 s.f. per lineal foot of frontage
 - Not to exceed 300 s.f. total
 - 2. All other users
 - 1.5 s.f. per lineal foot of frontage
 - Not to exceed 300 s.f. total

Note: In no case shall any one sign exceed 300 s.f. or total signage for any one user under 50,000 s.f. in G.L.A. exceed 600 s.f.

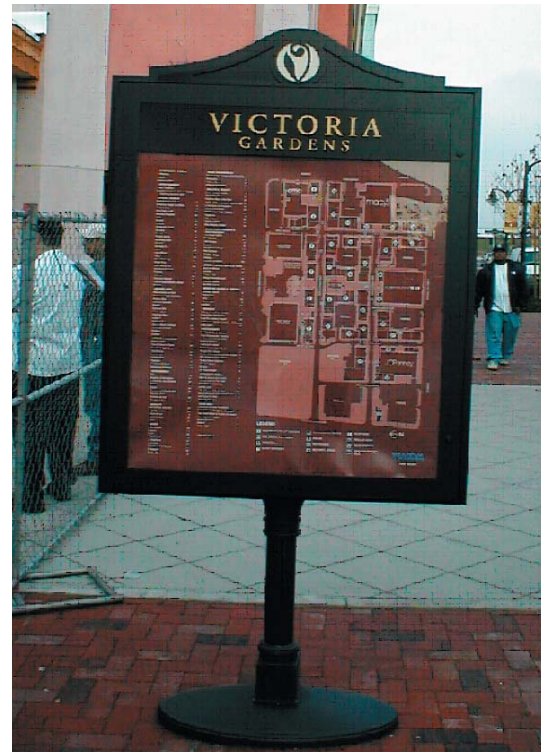
- 2. Maximum Height (C.O.W. - 11-11-7 (B) 4):
As noted in City of Westminster Code.
- 3. Maximum letter height:

0 - 5,000 s.f.	3' max.
5,000 - 10,000 s.f.	3' - 6" max.
10,000 - 20,000 s.f.	4' max.
20,000 - 40,000 s.f.	5' max.
40,000 and greater	6' max.*

*Exception: Theater use may increase letter height to 10' maximum height
- 4. Sign Composition
Shall not exceed 2 times the allowed letter height.



Canopy sign.



An example of directional/informational signboard.



Pole mounted banner sign.

5. Limitation in Number (C.O.W. - 11-11-7 (B) 6):

In addition to Wall Signs the following signs are allowed;

Blade Signs	1 per entry
Window Signs	1 per window
Descriptors	1 set per user exceeding 10,000 s.f.

6. Restrictions (C.O.W. - 11-11-7 (B) 7)

a. Projecting signs, such as Blade Signs, shall be limited as follows (C.O.W. - 11-11-7 (B) 7.a):

Area	4' x 4' x 4'
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b. Pendant fixtures may be used for direct illumination

(C.O.W. - 11-11-7 (B) 7.c).

c. Changeable copy signs for theaters (may be wall mounted or freestanding) (C.O.W. - 11-11-7 (B) 7.e):

1. Maximum area 30 s.f. per theater
2. Maximum height
 - a. Wall Signs 16'
 - b. Freestanding Signs 12'

3. Limitation and number

- a. 1 per theater at west Orchard Parkway
- b. 1 per theater at west side of Anchor 1

d. For Major Anchors 1, 2, 3, and 4 or other users exceeding 50,000 s.f. in area, signage restrictions may vary from provisions of this section. Any variation shall be approved at time of O.D.P. (C.O.W. - 11-11-7 (B) 7.g).

e. Signs may be mounted to the wall or may be pinned away from the wall up to 12" (C.O.W. - 11-11-7 (B) 7.I).

E. DIRECTORY SIGNS FOR RETAIL CENTERS (C.O.W. - 11-11-7 (D))

Maximum area 24 s.f. per sign

Maximum height 8' max.

Limitation in number Unlimited

F. PEDESTRIAN RETAIL DISTRICT ADVERTISING SIGNAGE

(controlled by Master Developer)

Number allowed:

One (1) per 100' of storefront at street or pedestrian plaza

Maximum area:

24 s.f. maximum per face; sign may be double faced

Maximum height:

Signage may not exceed a height of 10' above finished grade.



SECTION III COMMERCIAL LANDSCAPE DESIGN

3.1 OVERVIEW

- 3.1.1 Landscape Concept
- 3.1.2 Key Elements

3.2 LANDSCAPE AREAS

3.3 GUIDING PRINCIPLES

3.4 DESIGN TECHNIQUES



Landscape concept for entry.





3.1 OVERVIEW

3.1.1 LANDSCAPE CONCEPT

The history of both the City and the site has served as an inspiration for the landscape design. The City of Westminster was the center for some of the largest apple orchards in the area. The orchards in Westminster were visited by residents from the Denver region during spring when the trees were in bloom and in the fall during harvest time. Though the site was not an Orchard itself, its agricultural past created a link to the historic orchards of Westminster. This aspect of the site and the City will be blended into the overall landscape design through the incorporation of traditional orchard forms and materials.

A common palette of forms, materials, and architectural elements will establish an identity for the commercial portion of this project. The palette will be inspired by historical orchards as well as by early 20th century approaches to residential and commercial architecture and landscape architecture found throughout the Midwestern states, often described as Prairie Style. Within the commercial portion of the site, a series of plazas is envisioned as the focal point. This area features public spaces, shopping, entertainment, and other civic uses that are pedestrian friendly. The variety of streetscapes and buildings will create a village-like atmosphere, with a varied skyline, an individual character within each street environment, and a strong physical and visual connection to the residential district to the north.

The identity of Prairie Style architecture is distinctive through the use of various design elements: native and/or indigenous materials, low clean lines, materials layered into compositions, rhythm of horizontal and vertical planes, the use of voids, and the obscured distinction between inside and outside. The elements implemented in the landscape design will include a variety of materials, horizontal and vertical layering of materials, a rhythm of landscape elements, and strategic placement of masses and voids.

Walls will provide a horizontal element to tie the landscape and architecture together and may also serve as retaining walls. To truly integrate the landscape and architecture, a seamless transition between outdoor and indoor space will be created through the extension of architectural elements and the use of similar materials. Vertical elements will interrupt the horizontal plane to create visual interest. The deliberate use of voids will help to structure distinct views into and out of the project. These concepts will create an environment that is attractive, engaging, and unique.



Plantings provide colorful, year-round interest.



Low, linear walls tie architecture and landscape together.



Apple orchard in bloom.



Pedestrian scale plantings and site furniture create an inviting streetscape.



Historic Westminster orchard.

3.1.2 KEY ELEMENTS

Plant Palette

Plants that evoke a sense of place, depth, and permanence will be utilized throughout the site. The palette, comprised of much native and naturalized plant material along with traditional orchard plantings, will provide color, texture, and structure throughout the year. Varying combinations of plant materials will be selected based on use, orientation, and location within the site. Large masses of ornamental grasses and perennial beds, irrigated prairie grass integrated with woody shrubs, and a mix of deciduous and evergreen trees will be utilized in a variety of planting schemes that reflect the Prairie Style and orchard tradition. These landscape combinations are envisioned as softer, organic forms in some areas and more structured, ordered forms in others.

Landscape Walls

Low, linear walls will be utilized to obscure the distinction between inside and outside by drawing the building architecture into the landscape. The materials used will compliment building materials and design. This will create a unifying element throughout the entire site.

The placement of walls will also form a framework of masses and voids. These elements and their placement afford the opportunity for users to be directed to key areas both within the site and beyond.

Vertical Elements

To further tie the building architecture and the landscape together, vertical elements (both structural and landscape) will be introduced. These elements also serve as wayfinding devices. Vertical pieces will be carefully worked into the overall design scheme to create visual interest and to create opportunities for project/district identity and tenant signage.

Style Considerations

The Prairie Style design complements the ecosystem and plant palette of the high plains. Native and ornamental grasses that predominate in the layered, organic style of Prairie Style architecture will be expressed in a more refined, structured manner that complements the urban character of the site. These plantings may be formal or informal, as the site and architecture demand. Overall, the character of the plants and plantings will exude color, form, texture, and contrast.

The orchard theme shall be woven through the project and integrated into the Prairie Style concept. Ornamental flowering trees organized into bosques or groupings will be located at key impact points throughout the site. Other orchard forms, like the allee, will also be incorporated into the overall design.

The predominant landscape image will be large drifts of color and texture. These drifts will incorporate architectural elements inspired from the buildings. Trees should be placed to frame architecture and enhance entrances. Evergreens should be strategically used for screening and year round color.



3.2 LANDSCAPE AREAS

While the overall site will express a comprehensive visual rhythm, each area within the site will be distinctive and unique. The uses, location, and architecture within each area should be carefully considered and designed to make it both functional and visually inspiring. Some characteristics will be apparent in all areas, however each area will also contain unique elements and qualities. Outlined below are seven distinct areas within the site. Each area below details the distinct characteristics found there.

Project Identity/Announcement



- Single, large gesture that creates a unique landmark;
- Serves as locator or symbol of overall project;
- Monumentation materials and plantings will be distinctive and complement the architecture;
- Plantings with vivid visual impact and seasonal interest will be used;
- Layering of plant material will be used to blend architecture into surroundings;
- Displays project name;



Changes in paving and breaks in landscape guide users through site.

The Pedestrian Area



- Paving details and materials to complement architecture;
- Horizontal walls carry architecture into the landscape;
- Community gathering space;
- Landscape will further define and enhance building entries (e.g. plants, pots, furniture, paving etc.);
- Materials differentiate areas of movement, activity, and tranquility;
- Use of voids to direct views and gathering spaces;
- Plantings delineate pedestrian walkways and define outdoor seating;



Street trees create a consistent streetscape throughout the project.



Attention to plant type and placement enhance building architecture.

Secondary Gateway



- Create a sense of arrival/entry;
- Begins sequence of elements that lead visitors to The Pedestrian Retail District;
- Plants are vibrant and distinctive;
- Vertical element utilized as wayfinding devices;
- Elements of project identity are found here, but reduced to appropriate scale;
- Mix of architectural elements and landscape thread site together;

Entry Promenade



- Emphasis on movement through the use of walks, plantings, and views;
- Plantings and landscape elements encourage movement and define parking fields;
- Design guides users through the space with occasional, framed views;
- Sequence of elements lead to The Pedestrian Retail District;
- Provide a sense of security for pedestrians from automobiles;

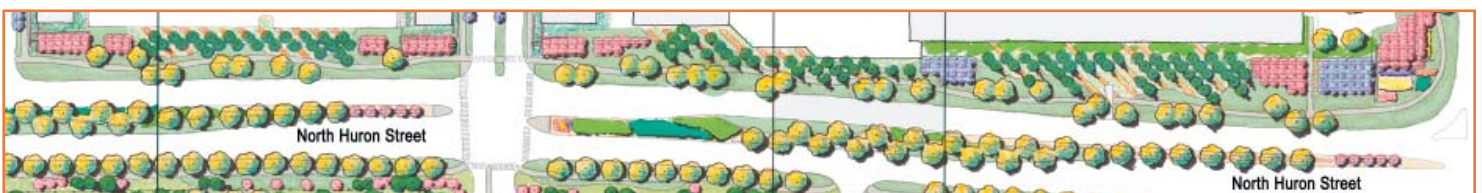


Landscape elements create a safe pedestrian environment.

Huron Street / 144th



- Extend architectural elements into the landscape to entice users;
- Walls and plantings utilized together to create visual impact;
- Plantings should contain large massings of similar species;
- Street tree placement should follow scheme of overall project design;
- Plants with seasonal interest will be used;
- All Prairie Style concepts should be used: layering, horizontal, vertical, rhythm, void;
- Street treatment complements adjacent landscape while creating a unique visual impact;



Street frontage concept.



Residential Transition



- Design will encourage interaction between residential and commercial components;
- Areas will be unique, yet complimentary;
- Green space will guide users to both the Village Square and the Residential area;



Plantings are bright, vibrant, and water saving.

I-25



- Plant massings will draw eye to key project locations;
- Use both vertical and horizontal elements to create visual interest;
- Visually blend landscaping to frame tenants;
- Buffer users from the highway without disrupting views from I-25 into the project;



C. North along Huron between W. 146th and 147th

Pedestrian experience along North Huron Street.



Plantings create buffers while drawing attention to key site elements.



Tree lawns create a sense of passage for pedestrians.

3.3 GUIDING PRINCIPLES

Introduction

Design principles for a high plains landscape in a semi-arid climate have been incorporated into this section. Responsible water use and attention to appropriate plant type and placement are paramount for creating a lasting, visually appealing landscape.

Water conservation, coupled with new and innovative design techniques, will create an opportunity for striking, unique landscape displays. This new standard of design will set The Orchard Town Center apart from other developments not only in its aesthetic appeal, but also through its responsible use of resources.

Guiding Principles

Sustainable landscape design complements and enhances the project character. Through the use of proper techniques, lush, interesting landscapes can be created that are both beautiful and resource efficient.

- Group plants according to their hydrozone;
- Sod should be used sparingly for specific design purposes;
- Specific plant requirements for sun exposure and water should be followed;
- Drip irrigation should be used whenever possible;
- Water saving, indigenous plant materials should predominate;
- Plant palette should be simple, but bold;
- Soil should be amended to increase plant health and reduce water needs;
- Plants and design should minimize water use and maintenance;

Plant Selection

Plants should be selected for their location, use, and impact. Plants of similar water and solar needs but of different form, color, and structure may be used together to create visual interest. When selecting plants for a building entry or key location, plants with form and color that punctuate the landscape should be used. For a full plant list, please see Appendix B.

Trees and Tree Lawn

Though water requirements are important for sustainable design, plant selection should also depend on the use of the space. Street trees and tree lawns may require more water than other plant selections, but they serve two important roles; they present a unified streetscape for the development and they create a physical barrier between pedestrians and street traffic.

Street trees are required on all streets within the development. Most often they will appear in straight rows, parallel to the curb. The streetscape may be designed to include tree lawns, at-grade planting beds, and/or planters. Location, spacing, and caliper of street trees should follow City of Westminster Landscape Guidelines, 2004 Edition.



Soil

In addition to proper plant selection and an efficient and effective watering schedule, soil preparation is vital to the success of newly installed landscapes. Planting areas must be treated and prepared before planting or installation of an irrigation system. Soil preparation shall follow City of Westminster Landscape Guidelines, 2004 Edition.

Mulching

For newly planted landscapes proper mulching is essential to:

- Retain water
- Help plants develop a healthy root system
- Reduce the occurrence of weeds
- Enhance the planting beds while the plants are young and small
- Protect plants from maintenance tools such as lawn mowers
- Establish a protected zone around tree trunks
- Stabilize drainage areas within the landscape

Because planting beds and mulched areas may serve a variety of purposes, certain mulch types may be better suited to specific areas. Non-colored wood mulch should be used predominantly in planting beds, planters, pots, and low-sloping areas; rock mulch should be limited, but may be used in planting beds with low hydrozones, in low-sloping areas, or for special accent; larger rock mulch, or cobble 3"-6" in diameter, may be used in drainage swales or on steeper slopes. All mulched areas must have a commercial grade weed barrier fabric installed at time of planting as well as a continuous edger where a bed is adjacent to a sodded lawn. For all other mulching specifications, please refer to City of Westminster Landscape Guidelines, 2004 Edition.



Horizontal and vertical layering of plants, site furnishings, and architectural elements.



Mulch adds texture and color to plantings.



Screening techniques can be used both next to the buildings and out in the landscape.

3.4 DESIGN TECHNIQUES

Landscape standards ensure a comfortable and enjoyable environment for all community members. Design techniques outlined here and utilized throughout the site will create a cohesive, aesthetically interesting design as the community develops over time. The principles laid out in this section are applicable to all areas within the site. These minimum standards, coupled with the City of Westminster Landscape Guidelines, November 2004 Edition, will provide a flexible, innovative framework for landscape design.

Massing and Order

Horizontal layering of space includes street, plants, walks, site elements, and buildings. Spaces should function visually as a single composition, but should define and enhance the specific use through careful design techniques. This type of layering provides a consistent streetscape while punctuating key locations within the site. Low walls, planters, lighting, banners, and walks lead users to building entrances and important site destinations. Planters, trees, and site furniture blend buildings into the landscape and, together with the buildings, develop unique spaces for users. The definition of space will create a safe, enjoyable pedestrian environment where users meander through plazas and are casually led to entries through defined walks.

Vertical layering of space involves the treatment of the ground plane through architectural features and buildings. This layering will enhance the urban environment as well as provide a wayfinding technique that is consistent throughout the site. Groundcover plantings and paving patterns should compliment building architecture and site furniture placement. This ground level treatment should lead users through the site by creating defined passageways that open up at building entrances and plaza space. Eye level enhancements add human scale definition with site furniture, planting masses, building articulation, planters, and small trees. Large trees and overhead building enhancements provide structure and further define spaces. Together, these elements provide a sense of enclosure within the public space and create opportunities for large spaces to be defined into multiple smaller gathering spaces. From paving patterns and groundcover to awnings and shade trees, vertical layering will tie all elements of the site together.

Screening and Buffering

Plant materials and planting schemes can soften and screen utilitarian areas of the site. All utilities, trash enclosures, and parking should be screened utilizing plant materials with strong form, structure, and seasonal interest. Evergreen trees and shrubs as well as ornamental grasses have dense screening capabilities as well as provide winter color and strong form. If any structure is required for screening, similar materials and style of the project architecture should be used.

All screening and buffering will follow the guidelines set forth in the City of Westminster Landscape Regulations, Edition 2004 as well as City of Westminster Retail Commercial Design Guidelines.



SECTION IV COMMERCIAL IMPLEMENTATION PROCESS

4.1 OVERVIEW

4.2 ODP AMENDMENT

4.3 REVIEW TIMING AND APPEALS





SECTION IV IMPLEMENTATION PROCESS

Planning & Approval Process – Commercial & Mixed Use

The following section describes the Planning and the Approval Process for projects at The Orchard Town Center:

4.1 OVERVIEW

In addition to this set of Design Guidelines, a Preliminary Development Plan (PDP) and a Master Official Development Plan (ODP) have been submitted for The Orchard Town Center. These Guidelines and plans have been reviewed and approved by the City of Westminster staff, the Westminster Planning Commission, and the Westminster City Council.

The PDP sets forth the framework for the development in terms of land uses and general development guidelines. The Master ODP contains the overall site plan including parking and drives, landscape plan and design, and placement and architectural concept of the buildings. The Design Guidelines address issues concerning overall site design, building design, construction, materials, detailing, landscape design, signage, and site standards. As a package, the PDP, and the Master ODP and the Design Guidelines address:

- The permitted land uses proposed;
- The overall plan for streets, plazas, and open space;
- Amount of floor area allowed;
- Building height, setback, and architectural concept;
- Landscape quantities, theme, plant type, and street treatment standards and guidelines.

These documents establish a set of comprehensive standards that serve as the framework for development.

As the project develops, each new building, pad, or development will require an amendment to the Master ODP. These ODP amendments will establish the specifics for building architecture, signage, and landscape treatment, and will focus on architectural elevations, colors, materials, aesthetics, plant placement, and signage. The ODP amendments will not change the framework set forth in the approved PDP, Master ODP and Design Guidelines, but they will ensure that each project adheres to the standards and guidelines already approved.

4.2 ODP AMENDMENTS

Each ODP Amendment will be submitted to and received by the City's Community Development Department.

An amendment may be approved administratively if it does not:

- Alter the land area devoted to any approved use by more than 10%;
- Alter the density or intensity of any approved use by more than 10%;
- Constitute a significant change in the ODP in the opinion of the City Manager.

Administrative approval will be made by the City Manager. In addition, minor changes to the plans may be addressed with a Minor Amendment application that will be reviewed and approved through an administrative process.

Field changes and changes required through the permitting process may be addressed on construction, landscape, and irrigation as-builts that are required to be submitted to the City.

4.3 REVIEW TIMING AND APPEALS

If all submittal requirements have been met, the City and all its agencies will review and render a decision regarding the Plan. Submittal requirements will follow the City of Westminster Community Development Department Plan Submittal Document Guidelines. Any ODP amendment not administratively approved by the City Manager or not eligible for such administrative approval shall, upon request of the applicant, be referred to the Planning Commission for their consideration at a public hearing in accordance with the provisions of section 11-5-13 of the City of Westminster Code, provided, however, that the City Manager shall also have the option to refer any proposed ODP amendment otherwise eligible for administrative approval to the Planning Commission for its review and to require or waive public notice and hearing requirements for such amendments. The decision of the Planning Commission regarding an ODP amendment shall be final unless a timely appeal of such decision is filed in accordance with section 11-5-13(B) of the Code.



APPENDIX

A - Glossary of Terms

B - Plant List

C - City of Westminster Documents





APPENDIX A - GLOSSARY OF TERMS

Blade sign

A two-sided sign that hangs perpendicular to the building.

Changeable panels

Sign panels which contain advertising information, copy, forms or images that are intended to be removed in whole or part, changed and replaced with new advertising information, copy, forms or images.

CMU - Ground Face

A decorative style of concrete masonry unit (CMU) whose exterior face has a smooth texture and some aggregate is exposed.

CMU - Splitface

A decorative style of concrete masonry unit (CMU) whose exterior face has a rough, stone-like texture

Demised Premises

The area occupied by the tenant and defined by the lease line.

Developer

FC Orchard Town Center, Inc.

50-foot Rule

No wall expanse or individual tenant shall extend over 50 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater.

High Bay Building

A single story building with a high roof structure used to create the exterior appearance of a two story building.

Icon Building

A building of great prominence as designated by the developer.

Landscaping

Consists of any combination of materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or other live plant material. Non-live material such as rocks, pebbles, mulches, fences, walls, pavers, benches, irrigation systems, and other site amenities are also to be considered landscaping.

Lease Line

A combination of wall planes, center lines or finished faces which define the limits of the tenant area.

Low 'E'

Glazing that contains coatings that filter out the heat producing portions of the solar spectrum, but still allow the greatest possible visible light transmittance.

Main Street Anchors

Tenants of 50,000 square feet or more located within the "Pedestrian Retail District"

Major Anchor

A single retail tenant more than 50,000 square feet in floor area.

Mini-Anchor

A single retail tenant 10,000 to 50,000 square feet in floor area.

Monument sign

A monolithic sign and base structure, freestanding, and installed in a landscaped area.

Pad

A retail tenant located in a free standing building of approximately 1,200 to 10,000 square feet in floor area, usually located along the perimeter of the site.

Permissible building area

Specific area of an outparcel designated for the location of above ground structures such as buildings. Generally, the boundaries are determined by setback and view corridor requirements.

Pilaster

An ornamental rectangular column with a capital and base, projecting only slightly from a wall.

Power Center Users

Tenants located within the "144th Avenue District"

Prairie style

Elements of this style include an emphasis on horizontality, low pitched roofs with widely overhanging eaves, natural materials and colors, and highly detailed texture.

Pylon sign

A sign with the appearance of being supported from the ground up by a single and separately constructed support member, such as a concrete base.

Setback

A required minimum distance between a structure or other use and a property line or other determined point.



75-foot Rule

No wall expanse or individual tenant shall extend over 75 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater.

Shop

A multi-tenant retail building. Usually shares a common wall with adjacent tenants.

USG Imperial Plaster System or EIFS

A stucco system with a high level of durability.

Vehicle stacking

The space allowance for a number of cars or trucks waiting to use drive-up facilities or traffic control points such as stop signs, lights, pick-up lanes, left turn lanes, deceleration and acceleration lanes.

Vision Glass

Glazing that is clear in color and allows sight through all panes without obstruction or distortion.

Wall Plane

The vertical area of a buildings exterior walls which includes columns, pilasters, openings, projections, etc. within the same plane.

Wall sign

A sign fastened to a building or vertical surface.

APPENDIX B - PLANT LIST

DECIDUOUS TREES

Botanical Name	Common Name	Height x Spread	Recommended Spacing	Minimum Size	Water Usage	Bloom Season
<i>Acer platanoides</i> 'Royal Red'	Royal Red Norway Maple	30-40' x 25-30'	NA	2" Caliper	M	NA
<i>Acer x fremanii</i> 'Autumn Blaze'	Autumn Blaze Maple	40-50' x 30-40'	NA	2" Caliper	M	NA
<i>Aesculus glabra</i>	Horsechestnut	20-30' x 20-30'	NA	2" Caliper	M	JUNE
<i>Catalpa speciosa</i>	Western Catalpa	40-60' x 30-50'	NA	2" Caliper	L	JUNE-JULY
<i>Celtis occidentalis</i>	Western Hackberry	50-60' x 40-50'	NA	2" Caliper	L	NA
<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	40-60' x 40-50'	NA	2" Caliper	M	NA
<i>Fraxinus pennsylvanica</i> 'Patmore'	Patmore Ash	40-50' x 30-40'	NA	2" Caliper	M	NA
<i>Gleditsia triacanthos</i> in. 'Shademaster'	Shademaster Honeylocust	40-50' x 30-35'	NA	2" Caliper	L	NA
<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honeylocust	40-50' x 30-35'	NA	2" Caliper	L	NA
<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	20-30' x 15-20'	NA	2" Caliper	M	APRIL
<i>Quercus macrocarpa</i>	Bur Oak	50-80' x 50-80'	NA	2" Caliper	L	NA
<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	40-60' x 15-20'	NA	2" Caliper	M	NA
<i>Sophora japonica</i>	Japanese Pagoda Tree	40-50' x 30-40'	NA	2" Caliper	L-M	AUGUST
<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	30-40' x 25-35'	NA	2" Caliper	M	NA

ORNAMENTAL TREES

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Acer ginnala</i> 'Flame'	Amur Maple	15-20' x 15-20'	NA	2" Caliper	M	NA
<i>Amelanchier canadensis</i>	Shadblow Serviceberry	15-25' x 15-20'	NA	6' Clump	M	MAY
<i>Amelanchier grand.</i> 'Autumn Brilliant'	Autumn Brilliant Serviceberry	15-25' x 15-20'	NA	6' Clump	M	SPRING
<i>Crataegus crus-galli</i> 'Inermis'	Thornless Cockspur Hawthorn	15-30' x 15-30'	NA	6' Clump	L	SPRING
<i>Malus</i> 'Coralburst'	Coralburst Crabapple	15-25' x 15-25'	NA	2" Caliper	M	SPRING
<i>Malus</i> 'Indian Magic'	Indian Magic Crabapple	15-25' x 15-25'	NA	2" Caliper	M	SPRING
<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	15-25' x 15-25'	NA	2" Caliper	M	SPRING
<i>Robinia</i> 'Neomexicana'	New Mexico Locust	15-20' x 15-20'	NA	2" Caliper	L	SUMMER
<i>Syringa reticulata</i>	Japanese Tree Lilac	15-25' x 15-20'	NA	8' Clump	M	SUMMER
<i>Malus</i> var. McIntosh	McIntosh Apple	15-25' x 10-15'	NA	2" Caliper	M	SUMMER
<i>Malus</i> var. Wolf River SD	Wolf River Apple	15-25' x 10-15'	NA	2" Caliper	M	SUMMER

EVERGREEN TREES

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	30-40' x 3-15'	NA	6'	L	NA
<i>Picea abies</i>	Fastigate Norway Spruce	15-20' x 4-6'	NA	6'	M	NA
<i>Picea pungens</i>	Colorado Spruce	40-60' x 20-30'	NA	6'	L	NA
<i>Picea pungens</i> 'Bakeri'	Bakeri Spruce	35-40' x 15-20'	NA	6'	M	NA
<i>Pinus edulis</i>	Pinyon Pine	20-30' x 10-20'	NA	6'	M	NA
<i>Pinus nigra</i>	Austrian Pine	40-60' x 20-40'	NA	10'	L	NA
<i>Pinus strobiformis</i>	Southwestern White Pine	40-50' x 20-30'	NA	8'	L	NA
<i>Pinus sylvestris</i>	Scotch Pine	30-50' x 20-30'	NA	10'	M	NA
<i>Thuja occidentalis</i> 'Brandon'	American Arborvitae	12' x 6'	NA	6'	M	NA



EVERGREEN AND BROADLEAF

EVERGREEN SHRUBS

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Euonymus kiautschovica</i> 'Manhattan'	Manhattan Euonymus	4-6' x 6-8'	4' o.c.	5 Gallon	M	NA
<i>Juniperus communis</i> 'Repanda'	Juniper	15" x 5'	2' o.c.	5 Gallon	L	NA
<i>Juniperus media</i> 'Pfitzeriana Compacta'	Pfitzer Juniper	4' x 4'	3' o.c.	5 Gallon	L	NA
<i>Juniperus squamata</i> 'Blue Carpet'	Blue Carpet Juniper	3' x 6'	2.5' o.c.	5 Gallon	L	NA
<i>Mahonia freemontii</i>	Desert Mahonia	3' x 3'	2.5' o.c.	5 Gallon	L	SPRING
<i>Pinus mugo</i>	Mugo Pine	5-20' x 5-20'	4' o.c.	24" B&B	L	NA
<i>Taxus x media</i> 'Densifloris'	Dense Yew	3-4' x 6-8'	4' o.c.	24" B&B	M	NA
<i>Yucca filamentosa</i>	Adams Yucca	2-3' x 3-4'	3' o.c.	5 Gallon	L	JUNE

DECIDUOUS SHRUBS

Large Shrubs (over 6' high)

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Amelanchier uthahensis</i>	Utah Serviceberry	6'-12' x 6'-12'	6' o.c.	5 Gallon	L	SPRING
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	6-12' x 6-12'	6' o.c.	6' Clump	L	SPRING
<i>Buddleia alternifolia</i>	Alternate-Leaf Butterfly Bush	10-15' x 8-12'	6' o.c.	5 Gallon	L	JUNE
<i>Buddleia davidii</i>	Butterfly Bush	6-12' x 4-8'	4' o.c.	5 Gallon	M	JULY
<i>Caragena arborescens</i>	Siberian Peashrub	10-15' x 8-12'	5' o.c.	5 Gallon	L	MAY
<i>Cercocarpus ledifolius</i>	"Mountain Mahogany, Curlleaf"	10-20' x 10-20'	6' o.c.	5' Clump	L	NA
<i>Cornus alba</i> 'Bud's Yellow'	Bud's Yellow Dogwood	6-8' x 6-10'	4' o.c.	5 Gallon	M	NA
<i>Cotoneaster lucidus</i>	Peking Cotoneaster	6-12' x 4-6'	5' o.c.	5 Gallon	L	MAY
<i>Euonymus alata</i> 'Chicago Fire'	Burning Bush	8-12' x 8-12'	6' o.c.	5 Gallon	M	NA
<i>Forsythia x intermedia</i> 'Neomexicana'	Forsythia	6-10' x 6-8'	5' o.c.	5 Gallon	M	APRIL
<i>Jamesia americana</i>	Waxflower	3-6' x 3'-6'	4' o.c.	2 Gallon	L	MAY
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' x 10-12'	6' o.c.	5 Gallon	M	MAY
<i>Ligustrum vulgare</i> 'Densiflorum'	Common Privet	6-8' x 4-6'	3.5' o.c.	5 Gallon	M	NA
<i>Lonicera tatarica</i>	Tatarian Honeysuckle	6-12' x 6-12'	5' o.c.	5 Gallon	M	SPRING
<i>Physocarpus opulifolius</i> 'Common'	Golden Ninebark	6-10' x 6-10'	6' o.c.	5 Gallon	M	MAY-JUNE
<i>Prunus x cistena</i>	Purple Sandcherry	6-8' x 4-6'	8' o.c.	5 Gallon	M	APRIL
<i>Rhamnus frangula</i> 'Columnaris'	Columnar Buckthorn	8-12' x 3-4'	3' o.c.	5 Gallon	M	NA
<i>Rhus typhina</i>	Staghorn Sumac	10-25' x 10-25'	6' o.c.	5 Gallon	L	NA
<i>Salix purpurea pendula</i>	Blue Fountain Willow	6-8' x 8-12'	5' o.c.	5 Gallon	M	MARCH
<i>Shepherdia argentea</i>	Buffaloberry	8-12' x 6-12'	6' o.c.	5 Gallon	L	MAY
<i>Symphoricarpos albus</i>	White Snowberry	3-4' x 3-5'	3' o.c.	5 Gallon	L	MAY
<i>Syringa sp.</i>	Canadian Lilac	8-12' x 8-12'	varies	5 Gallon	M	MAY
<i>Viburnum dentatum</i>	Arrowwood Viburnum	6-8' x 6-8'	4' o.c.	5 Gallon	M	MAY
<i>Viburnum opulus</i> 'Roseum'	Snowball Viburnum	8-12' x 8-12'	6' o.c.	5 Gallon	M	MAY
<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	10-12' x 10-12'	3' o.c.	5 Gallon	M	MAY

DECIDUOUS SHRUBS

Medium Shrubs (4-6' high)

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	4-6' x 6-8'	4' o.c.	5 Gallon	L	MAY
<i>Euonymus alata</i> 'Compacta'	Dwarf Burning Bush	4-6' x 4-6'	3' o.c.	5 Gallon	M	NA
<i>Fallugia paradoxa</i>	Apache Plume	3-6' x 3-6'	4' o.c.	5 Gallon	L	JUNE-JULY
<i>Prunus glandulosa rosea</i>	Pink Flowering Almond	4-6' x 4-6'	4' o.c.	5 Gallon	M	APRIL
<i>Ribes aureum</i>	Yellow Flowering Currant	4-6' x 4-6'	4' o.c.	5 Gallon	L	APRIL
<i>Spirea x vanhouttei</i> 'Renaissance'	Vanhoutte Spirea	5-7' x 6-8'	4' o.c.	5 Gallon	L	APRIL
<i>Syringa meyeri</i>	Dwarf Korean Lilac	4-6' x 4-6'	3' o.c.	5 Gallon	L	MAY
<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	3-5' x 3-5'	3' o.c.	5 Gallon	M	MAY
<i>Viburnum lantana</i>	Viburnum	6' x 4-6'	3' o.c.	5 Gallon	M	APRIL
<i>Viburnum juddii</i>	Judd Viburnum	4-6' x 4-6'	4' o.c.	5 Gallon	M	MAY
<i>Weigela florida</i>	Weigela	4-6' x 4-6'	3' o.c.	5 Gallon	M	MAY

Low Shrubs (under 4' high)

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Caragana pygmaea</i>	Pygmy Peashrub	3-4' x 3-5'	3' o.c.	5 Gallon	L	MAY
<i>Caryopteris clandonensis</i>	Blue Mist Spirea	3-4' x 2-4'	3.5' o.c.	5 Gallon	L	AUGUST
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	18-24" x 4-6"	3' o.c.	5 Gallon	M	MAY
<i>Daphne x burkwoodi</i> 'Carol Mackie'	Carol Mackie Daphne	3-5' x 3-5'	3' o.c.	5 Gallon	M	MAY
<i>Forsythia intermedia</i> 'Arnold's Dwarf'	Arnold's Dwarf Forsythia	2-3' x 3-6'	2' o.c.	5 Gallon	M	APRIL
<i>Ligustrum vulgare</i> 'Lodense'	Lodense Privet	2-3' x 3-4'	18" o.c.	5 Gallon	L	NA
<i>Potentilla fruticosa</i> 'Jackmanii'	Cinquefoil	2-4' x 2-4'	3' o.c.	5 Gallon	L	JUNE
<i>Prunus besseyi</i>	Western Sandcherry	3-6' x 3-5'	4' o.c.	5 Gallon	L	MAY
<i>Rhus aromatica</i> 'Gro-Low'	Dwarf Fragrant Sumac	2-3' x 6-8'	4' o.c.	5 Gallon	L	MAY
<i>Spiraea bumalda</i>	Anthony Waterer Spirea	2-3' x 2-3'	3' o.c.	5 Gallon	M	APRIL
<i>Spiraea nipponica</i>	Snowmound Spirea	3-4' x 3-4'	3' o.c.	5 Gallon	M	APRIL
<i>Viburnum opulus</i> 'Nanum'	Dwarf European Cranberry	1-2' x 1-2'	18" o.c.	5 Gallon	M	MAY

ORNAMENTAL GRASSES

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Feather Reed Grass	3-4' x 2-3'	2-3' o.c.	1 Gallon	M	NA
<i>Festuca</i> sp.	Fescue Grass	4-10" x 6-10"	8-12" o.c.	1 Gallon	M	NA
<i>Helictotrichon sempervirens</i>	Blue Avena Grass	2-3' x 2'	20" o.c.	1 Gallon	M	NA
<i>Miscanthus 'Purpurascens'</i>	Purple Maiden Grass	3-4' x 2-3'	2' o.c.	1 Gallon	L	NA
<i>Miscanthus sinensis</i> 'Bleutenwunder'	Bleutenwunder Maiden Grass	4-6' x 3-4'	3' o.c.	1 Gallon	M	NA
<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Miscanthus	4-5' x 2-3'	3' o.c.	1 Gallon	M	NA
<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	1-2' x 12-18"	12-18" o.c.	1 Gallon	L	NA
<i>Pennisetum alopecuroides</i> 'Oriental'	Oriental Fountain Grass	12-24" x 1-2'	12-18" o.c.	1 Gallon	L	NA
<i>Schizachyrium scoparium</i>	Little Blue Stem Grass	2-3' x 18-24"	18" o.c."	1 Gallon	L	NA



PERENNIALS

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Achillea millefolium</i> 'Cerise Queen'	Common Yarrow	18-24" x 2-3'	24" o.c.	1 Gallon	L	MAY
<i>Anemone</i> sp	Windflower	1-2' x 12-18"	12" o.c.	1 Gallon	M	APRIL
<i>Armeria maritima</i> 'Splendens'	Sea Pink Armeria	6-12" x 8-12"	8" o.c.	1 Gallon	M	SUMMER
<i>Aster frikartii</i> 'Monch'	Monch Aster	24-36" x 18-24"	18" o.c.	1 Gallon	M	JULY
<i>Aubrietia deltooides</i> 'Purple Gem'	Purple Rock Cress	4-6" x 8-12"	8" o.c.	4" Pots	M	APRIL
<i>Bergenia cordifolia</i>	Heart-Leafed Bergenia	12-18" x 18-24"	18" o.c.	1 Gallon	M	APRIL
<i>Campanula rotundifolia</i>	Native Bluebells	6-18" x 12-18"	12" o.c.	4" Pots	L	SUMMER
<i>Cerastium tomentosum</i>	Snow-in-Summer	6-18" x 12-18"	12" o.c.	4" Pots	L	MAY
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	12-18" x 12-18"	12" o.c.	4" Pots	M	JUNE
<i>Dianthus deltooides</i> "Brilliant"	Maiden Pinks	6-8" x 8-12"	8" o.c.	4" Pots	M	SUMMER
<i>Echinacea purpurea</i>	Purple Coneflower	24-36" x 18-24"	18" o.c.	4" Pots	M	AUGUST
<i>Gaillardia arista</i>	Blanket Flower	18-24" x 18-24"	18" o.c.	1 Gallon	L	JUNE
<i>Gaura lindheimeri</i> 'Siskyou Pink'	Whirling Butterflies	2-3' x 18-24"	24" o.c.	1 Gallon	M	SUMMER
<i>Geranium himalayense</i> 'Plenum'	Birchs Double Cranesbill	12-18" x 18-24"	18" o.c.	4" Pots	M/L	JUNE
<i>Hemerocallis</i> 'Stella De Oro'	Stella De Oro Daylily	12-36" x 12-36"	18" o.c.	1 Gallon	L	JULY
<i>Kniphofia uvaria</i>	Torch Lily	3-4' X 18-24"	24" o.c.	1 Gallon	L	SUMMER
<i>Lupinus</i> 'Red Flame'	Red Lupine	2-3' x 18-24"	18" o.c.	1 Gallon	L	MAY
<i>Monarda</i> 'Blue Stocking'	Blue Bee-Balm	2-3' x 12"-3"	12" o.c.	1 Gallon	M/L	JUNE-JULY
<i>Nepeta faassenii</i>	Walker's Low Catmint	30-36" x 18-24"	24" o.c.	1 Gallon	L	SUMMER
<i>Papaver nudicaule</i>	Iceland Poppy	24-36" x 18-24"	18" o.c.	1 Gallon	L	MAY
<i>Penstemon barbatus</i> 'Rondo'	Rondo Penstemon	12-18" x 6-12"	8" o.c.	1 Gallon	L	JUNE
<i>Rudbeckia</i> 'Goldilocks'	Goldilocks Black Eyed Susan	18-24" X 18-24"	18" o.c.	1 Gallon	L	SUMMER
<i>Salvia superba</i>	Blue Salvia	18-24" x 12-18"	12" o.c.	4" Pots	L	JUNE-JULY
<i>Stachys byzantina</i> 'Silver Carpet'	Flowerless Lamb's Ear	12-18" x 12-18"	12" o.c.	4" Pots	L	NA

VINES AND CLIMBERS

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Campsis radicans</i>	Trumpet Vine	25-50'	As desired	1 Gallon	M	JULY
<i>Lonicera heckrottii</i> 'Goldflame'	Goldflame Honeysuckle	15-25'	As desired	1 Gallon	M	JUNE-JULY
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	30-50'	As desired	1 Gallon	L	NA
<i>Polygonum auberti</i>	Silver Lace Vine	25-35'+	As desired	1 Gallon	L	AUGUST

GROUNDCOVERS

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
<i>Cotoneaster dammeri</i> 'Coral Beauty'	Coral Beauty Cotoneaster	1-2' x 4-6'	3.5" o.c.	5 Gallon	M	MAY
<i>Euonymus fortunei</i> sp.	Wintercreeper	12-18" x 3-6'	24" o.c.	1 Gallon	M	NA
<i>Heuchera sanguinea</i> 'Snow Angel'	Variiegated Coral Bells	Varies	Varies	4" Pots	M	JUNE-JULY
<i>Iberis sempervirens</i>	Candy Tuft	8-12" x 18-24"	12" o.c.	2.25" Pots	L	MAY
<i>Phlox subulata</i> 'Emerald Cushion Blue'	Creeping Phlox	4-6" x 12-18"	12" o.c.	2.25" Pots	M	APRIL-MAY
<i>Persicaria Affinis</i>	Himalayan Border Jewel	6-8" x 18-24"	12" o.c.	2.25" Pots	L	JUNE
<i>Sedum</i> 'Blue Spruce'	Blue Creeping Stonecrop	4-6" x 12-15"	12" o.c.	2.25" Pots	L	JULY
<i>Vinca minor</i> 'Bowlesii'	Bowles Periwinkle	4-6" x 12-18"	12" o.c.	2.25" Pots	M	APRIL

BULBS AND ANNUALS

Botanical Name	Common Name	Height x Spread	Recom. Spacing	Minimum Size	Water Usage	Bloom Season
Tulip spp.	Tulip	12" x 5"	5" o.c.	25 pack	M	SPRING
Crocus spp.	Crocus	3" x 1"	2" o.c.	25 pack	M	SPRING
Narcissus spp.	Narcissus	10" x 4"	3" o.c.	25 pack	M	SPRING
Petunia hybrida	Petunia Var.	12" - 14" x 3'	2 1/2' o.c.	4" pot	L	SUMMER
Viola tricolor	Pansy	3" - 5" x 1'	18" o.c.	4" pot	M	SPRING - FALL
Pelargonium x hortorum	Geranium	14" x 16"	24" o.c.	4" pot	L	SUMMER
Senecio cineraria	Dusty Miller	12" x 8"	10" o.c.	4" pot	L	SUMMER
Zinnia elegans	Dahlia Flowered Zinnia	3' x 18"	18" o.c.	4" pot	M	SUMMER



APPENDIX C - APPLICABLE CITY DOCUMENTS

Please refer to the following documents for additional allowances and restrictions.

City of Westminster Municipal Code

City of Westminster Landscape Guidelines, 2004 Edition

City of Westminster Retail and Commercial Design Guidelines, 2003 Edition

City of Westminster Plant List, 2004 Edition

City of Westminster Comprehensive Landuse Plan

City of Westminster Building Code

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