

WEST 120TH AVENUE CORRIDOR SUB-AREA PLAN DESIGN STANDARDS

Applicability and Review Process

Development within the West 120th Avenue Corridor Sub-Area (Sub-Area) should offer an attractive, enjoyable, safe, and pedestrian friendly experience for residents, employees, shoppers, and diners. Successful (re)development along the W. 120th Avenue corridor should attract quality businesses; promote community gathering and repeat patronage; increase property values; and generate greater tax revenues for the community.

The design standards and guidelines are divided into the following general categories:

- Site design and building orientation;
- Vehicular and pedestrian circulation and parking;
- Architecture;
- Signs, lighting, street furniture and public art; and
- Landscaping.

Within each category, the standards may apply to one or more of the following land (use) areas:

- Entire Plan Area
- Activity Nodes
- Landscape Nodes.

Attachment 1 depicts the entire Sub-Area as well as areas assigned as *Activity Nodes and/or Landscape Nodes*.

The design intent for the “Civic Center” property, in the vicinity of the Broomfield Library and Auditorium, is to create a distinctive, mixed-use, civic focused gathering place for the community. Due to the uniqueness of the project – the Broomfield Urban Renewal Authority (BURA) is the owner and has regulatory control through the development review process – Broomfield has greater control and influence over the process, design and quality of future development than it would have over privately held property. As such, the BURA-owned parcel is not subject to the design standards set forth below. The illustrative drawings are provided to establish an expectation for the design and level of quality for future development in the area. Privately held property designated as “Civic Center” (east of Lamar Street) is not owned by Broomfield or BURA and therefore must meet the following design standards.

The Authority shall hold a public hearing on any proposed site plan. Additionally, the City and County of Broomfield Land Use Review Commission shall hold a public hearing on Urban Renewal Site Plans prior to consideration of the site plan by the Authority. The Land Use Review Commission may make recommendation to the Authority as to conformity to applicable urban renewal design standards.

In the case of minor redevelopments such as façade improvements where the existing buildings remain, the Broomfield Urban Renewal Authority shall have the discretion to relax certain design requirements as appropriate.

Below are the design **standards** and **guidelines**. They are defined below and shall be used in conjunction with the vision, goals, land use and other provisions set forth in this plan.

Terms and Application	Examples
<ul style="list-style-type: none"> ▪ Standards require compliance. They typically include the word “shall” or an imperative statement. 	<ul style="list-style-type: none"> ▪ The building <u>shall</u> be oriented with the front door facing the street. ▪ Face the building so the front door opens to the street.
<ul style="list-style-type: none"> ▪ Guidelines strongly encourage compliance, although it is not mandatory. These sentences typically include the words “should” or “encouraged.” 	<ul style="list-style-type: none"> ▪ The building <u>should</u> be oriented with the front door facing the street.
<p>Below are a series of tables. A check mark (✓) placed in a given column within the table indicates the Design Standard <u>shall</u> apply and/or the Guideline <u>should</u> apply.</p>	

Site Design and Building Orientation

Goal - Site planning throughout the planning area shall be accomplished in a comprehensive and coordinated manner to promote compatibility and avoid confusing and inefficient development patterns. Buildings shall be clustered to promote walkability and the creation of “outdoor rooms” that function as gathering spaces for community and civic uses. The intent is to create a traditional “Main Street” (i.e. mixed use development incorporating a pedestrian-friendly design and storefronts with visual interest) while allowing for at least one large format retail store.

Standards & Guidelines Site Design and Building Orientation	Entire Plan Area	Activity Nodes
<p>General:</p> <ul style="list-style-type: none"> ▪ Site design and building orientation shall comply with the Vision presented in Section 1 and other relevant elements set forth in the Plan. 	✓	✓
<ul style="list-style-type: none"> ▪ Cluster buildings to promote walkability and usable spaces with seating, a balance of sunshine and shade, and attractive landscaping. 	✓	✓
<ul style="list-style-type: none"> ▪ For mixed-use areas, encourage vertical integration of uses such as office or residential over retail. 	✓	✓
<ul style="list-style-type: none"> ▪ Individual, stand-alone buildings are strongly discouraged, except for large format retail in commercial/retail or offices in business/commercial districts. 	✓	✓
<ul style="list-style-type: none"> ▪ Along E. 1st Avenue, place buildings adjacent to street frontages with front doors oriented to the street to promote walkability. Large format stores may be set back from the street. 	✓	✓
<ul style="list-style-type: none"> ▪ For E. 1st Avenue or Streets A, B, or C: Buildings shall be oriented toward the street with the public entrance facing the street. 		✓
<ul style="list-style-type: none"> ▪ Buildings shall be constructed to a “build-to” line (i.e. back of side walk or front lot line) along or adjacent to the Pedestrian Enhanced Streets. 		✓
<ul style="list-style-type: none"> ▪ Large projects shall provide periodic “café zones” to accommodate outdoor restaurants and cafes that promote gatherings and encourage a lively street life. ▪ Smaller projects shall cooperate in accommodating gathering space as appropriate. 		✓

<ul style="list-style-type: none"> ▪ Any on-street parking along the E. 1st Avenue shall be parallel to the street. ▪ Streets A, B and C shall include parallel or angle parking. 		✓
<ul style="list-style-type: none"> ▪ Private parking – spaces or lots – are prohibited along streets A, B, & C. 		✓
<ul style="list-style-type: none"> ▪ E. 1st Avenue and Streets A, B and C shall be lined with buildings; pedestrian connections (to access rear parking and/or other buildings); or associated plazas, outdoor eating or recreational areas, etc. 		✓
<ul style="list-style-type: none"> ▪ Rear parking lots and service functions shall be accessed by occasional side streets accessed from E. 1st Avenue and Streets A, B and C (outside of activity nodes). Individual private access drives are not allowed. 		✓
<ul style="list-style-type: none"> ▪ Development at the Sheridan Gateway shall orient buildings around a pedestrian plaza as reflected in Exhibits 1 and 3 in the Vision (Section 1). Building(s) shall be oriented toward Sheridan Boulevard and/or the plaza. Parking shall not be located along Sheridan Boulevard. 	✓ (Sheridan Blvd & W. 120th Ave)	
<ul style="list-style-type: none"> ▪ Subject to Broomfield Urban Renewal Authority (BURA) approval, a reduction in the minimum 25 percent private open area requirement may be allowed for projects that meet or exceed the design standards and consider a coordinated approach to development of pedestrian connections and open lands amenities. The intent is to allow an element of flexibility and encourage a master planned approach to the design of private open areas. This could include the provision of public or private spaces with exceptional design and higher finishes. 		✓
<ul style="list-style-type: none"> ▪ Buildings outside the Activity Nodes shall be constructed adjacent to street frontages (i.e. back of sidewalk or front lot line) with front doors on the street. Large format stores only may be set back with parking provided in front. 	✓	
<ul style="list-style-type: none"> ▪ Any proposed drive-through facilities shall be designed per the following: <ul style="list-style-type: none"> ○ Buildings shall be oriented towards the street with the main public entrance oriented toward the street. ○ The building shall be built to a “build to line” line (i.e. back of side walk or front lot line). ○ Drive-through facilities shall be located at the back of buildings (opposite the street) and oriented away from public streets. ○ Drive-through facilities shall be screened as much as possible by the main building and/or by landscaping. 	✓	✓

Transit, Circulation, and Parking

Goal - Vehicular and non-vehicular circulation shall emphasize safety, efficiency and connectivity. Circulation should accommodate a variety of transportation options including regional transit service. Street design shall encourage low traffic speeds, convenient on-street parking (additional parking provided behind the buildings), clear circulation routes, and safe and enjoyable pedestrian and bicycle routes and connections.

Standards & Guidelines Transit, Circulation, and Parking	Entire Plan Area	Activity Nodes
<p>General</p> <ul style="list-style-type: none"> ▪ Transit, circulation, and parking shall comply with the Vision presented in Section 1, Attachments 1 and 2, and other relevant elements within the Sub-Area Plan. 	✓	✓
<p>Transit</p> <ul style="list-style-type: none"> ▪ Developers shall cooperate with Broomfield, the Regional Transportation District and CDOT to accommodate transit service by providing space for bus shelters and associated site furnishings such as benches, bike storage, and trash receptacles as appropriate. 	✓	✓
<p>Street and Parking</p> <ul style="list-style-type: none"> ▪ Parking lots shall be placed behind buildings and shall not inhibit the pedestrian-focused environment. Provide clear, safe, and convenient connections to storefronts. 		✓
<ul style="list-style-type: none"> ▪ Structured parking is strongly encouraged with higher densities, three stories and higher. 	✓	✓
<ul style="list-style-type: none"> ▪ Buildings facing W. 120th Avenue, E. 1st Avenue, Sheridan Boulevard, Lowell Boulevards or Main Street shall be designed so that parking lots do not visually overwhelm the project. This may be achieved by careful placement of buildings, distribution of parking into smaller areas within the site, use of landscaping, screen walls, topography or other innovative site planning techniques. 	✓	✓
<ul style="list-style-type: none"> ▪ Shared parking between uses of varying peak usage characteristics is strongly encouraged. Adjacent on-street parking may be counted toward parking requirements to minimize the presence of parking facilities and ensure an efficient use of space. 	✓	✓
<ul style="list-style-type: none"> ▪ To the extent possible, adjoining and proximate projects shall provide shared access points and/or cross access opportunities. 	✓	✓
<ul style="list-style-type: none"> ▪ Development shall provide appropriate bicycle parking facilities. 	✓	✓
<ul style="list-style-type: none"> ▪ Incorporate a minimum 6-foot tree lawn to separate pedestrians and vehicles along E. 1st Avenue. Areas designated as Activity Nodes are subject to different standards and shall be exempt. Refer to the Landscape Standards below. 	✓	
<ul style="list-style-type: none"> ▪ Large parking lots in excess of 50 spaces shall include special design treatment including, but not limited to, decorative paving accents, enhanced landscaping internal to and at the parking lot edges, and pedestrian connections with enhanced landscaping along both sides of concrete/decorative paving walks. 	✓	✓
<p>Walkways/Walkability</p> <ul style="list-style-type: none"> ▪ Walkways shall incorporate landscaping and be designed with clear, convenient and safe routes. 	✓	✓
<ul style="list-style-type: none"> ▪ Provide wide sidewalks along storefronts (minimum of 12 feet in width). 		✓
<ul style="list-style-type: none"> ▪ Sidewalks along E. 1st Avenue shall be 8' to promote walkability. 	✓	✓

<ul style="list-style-type: none"> Provide accent paving or treatment to highlight crosswalks, gathering spaces, and walkways. A master planned thematic design treatment is strongly encouraged. All crosswalks along E. 1st Avenue shall be patterned/colored concrete or other similar treatment to emphasize the pedestrian crossing. 	✓	✓
<ul style="list-style-type: none"> Provide storefront awnings, covered walkways or other comparable alternative (i.e., canopy or ornamental trees). Balance an open air design with the need for shade and cover from the elements. 	✓	✓
<ul style="list-style-type: none"> Provide pedestrian-scale lighting and, where appropriate, sign directories to promote clear routes. 	✓	✓
<ul style="list-style-type: none"> Provide direct, convenient and pleasant pedestrian and bicycle connections from all buildings to parking, nearby trails, adjacent roadways, and transit stops as appropriate. These connections shall be distinguished from driving surfaces by placement, texture or color change, elevation, landscaping, or other techniques. 	✓	✓
<ul style="list-style-type: none"> When appropriate, adjacent and proximate developments shall have pedestrian and bicycle connections. When feasible, these connections should be through landscaped or plaza areas. 	✓	✓
<ul style="list-style-type: none"> Incorporate traffic calming at major pedestrian intersections. 		✓

Architecture

Goal - Buildings should relate to each other in terms of orientation, height, scale, setback, mass, details, window and roof forms, as well as materials, textures, and colors. The intent is to create an attractive, desirable destination of an intimate, personal, and human-scale quality.

Standards & Guidelines Architecture	Entire Plan Area	Activity Nodes
<ul style="list-style-type: none"> Architecture shall comply with the Vision presented in Section 1 and with other relevant elements set forth in the Sub-Area Plan. 	✓	✓
<ul style="list-style-type: none"> A consistent architectural theme shall be presented with each project throughout the Plan area. The primary building material shall be brick on stone. Rich earth tone colors are encouraged for the primary materials. Buff-colored sandstone accents are encouraged. Accents may include other durable material such as EFIS, CMU and stone. Elevations that are not visible from public streets, trails, spaces as well as parking structures may utilize other quality, durable building materials such as stone, EIFS, or comparable material as the primary material. Metal, wood (or similar composite) siding is not allowed. 	✓	✓
<ul style="list-style-type: none"> Four-sided architecture is required. 	✓	✓
<ul style="list-style-type: none"> Provide consistent and/or complementary architectural themes and colors to promote attractive buildings with visual interest. 	✓	✓
<ul style="list-style-type: none"> Individual corporate architecture shall be minimized. 	✓	✓
<ul style="list-style-type: none"> Each building must incorporate storefront windows (for displays or other forms of visual interest), recessed or other articulated entries, sign bands, and awning/canopies to promote a shopping environment that is safe, pleasant and of a human-scale. Transom or clerestory windows are also encouraged where appropriate. 	✓	✓
<ul style="list-style-type: none"> For first floor building facades along the street, at least 60% of the building façade shall consist of storefront, display windows and public entrances. 		✓

<ul style="list-style-type: none"> ▪ For upper floors, windows shall comprise a minimum of 40% of the façade, excluding parapets. 		
<ul style="list-style-type: none"> ▪ Screen and mitigate the appearance of gas meters, electrical panels, transformers, etc. Screen enclosures shall incorporate materials and colors to match the primary building(s). Gates shall be in a durable metal or similar material and painted to match the enclosure or a master design theme. 	✓	✓
<ul style="list-style-type: none"> ▪ Screen, on all sides, ground and roof top mechanical units in a manner consistent with the project's architectural design. Minor roof top protrusions, such as vents, shall be painted to match the building or roof top. 	✓	✓
<ul style="list-style-type: none"> ▪ Any façade visible from any public right-of-way, public trail or pedestrian corridor/gathering place, or any residentially used or planned parcel, shall include a massing change or projection (minimum 1-foot) or a similar feature to provide relief to the façade at least once every thirty (30) horizontal feet. Variation in complementary colors and materials is also encouraged. Similar articulation is required every 30' along the roof line. 	✓	✓
<ul style="list-style-type: none"> ▪ Articulate entryways with architectural features (i.e., with canopies, awnings or other methods) so that they are clearly identifiable from the street and walkways. 	✓	✓
<ul style="list-style-type: none"> ▪ Outdoor storage, trash/recycling collection and loading/service areas shall be located and designed in such a manner that they are fully screened from view from any public right-of-way, public trail/pedestrian corridor or residential (existing or planned) parcel. 	✓	✓
<ul style="list-style-type: none"> ▪ Building heights shall be set to achieve the following: 1) Transition from adjacent dwellings; 2) Emphasis of visual focal points; and 3) Compatibility with the topography of the site. 	✓	✓
<ul style="list-style-type: none"> ▪ Maximum building heights shall be determined by the requirements established in the underlying zoning district or as determined through an approved Planned Unit Development Plan. 	✓	✓
<ul style="list-style-type: none"> ▪ Provide attractive sound and screen walls (minimum 10 feet tall) along the northern plan area boundary (south side of the drainageway) to mitigate potential operational, service, and mechanical impacts to adjacent properties and greenways. The north side of the screen wall shall incorporate visual relief through landscaping and other design techniques as appropriate. 	✓	
<ul style="list-style-type: none"> ▪ Large-format stores shall incorporate one of the following design treatments: <ul style="list-style-type: none"> ○ All visible façades shall be designed with architectural elements, material and massing changes; roofline variations; decorative/articulated entries; substantial storefront landscaping; and pedestrian scale elements along the front façade (benches, awnings, trellises, window displays, public art, lighting, etc.) to break-up and mitigate long, plain façades as well as provide architectural interest. ○ Minimize traditional corporate architecture. ○ Successful elements are reflected in local examples such as Wal-Mart (south of FlatIron Crossing) and Target (in Superior). 	✓	✓

Signs, Lighting, Street Furniture and Public Art

Goal - Quality signs, light fixtures, and street furniture shall be incorporated through a thematic overall design scheme that promotes clear direction, safety, and gathering places. Human-scaled details and visual interest are essential to promote a pedestrian-friendly experience.

Standards & Guidelines Signs, Lighting, Street Furniture, and Public Art	Entire Plan Area	Activity Nodes
<p>General</p> <ul style="list-style-type: none"> ▪ Signs, lighting, street furniture, and public art shall comply with the intent of the Vision set forth in Section 1 and other relevant elements within the Sub-Area Plan. 	✓	✓
<p>Signs</p> <ul style="list-style-type: none"> ▪ Master developer(s) are encouraged to establish a master signage plan. These plans shall address a hierarchy of signs, a theme, sizes, materials, and colors. 	✓	✓
<ul style="list-style-type: none"> ▪ Sign design shall compliment the larger project design with regard to colors, style and scale. 	✓	✓
<ul style="list-style-type: none"> ▪ Limited signage may be proposed on awnings and should be designed as part of an overall signage program, if possible. 	✓	✓
<ul style="list-style-type: none"> ▪ All free standing signage shall be in a monument form. Signs shall not exceed 7 feet in height. 	✓	✓
<ul style="list-style-type: none"> ▪ The Broomfield Municipal Code governing signage (Section 17-44) shall apply for any provisions not specifically addressed in this Plan. 	✓	✓
<p>Gateway Entry Signs</p> <ul style="list-style-type: none"> ▪ At Lowell Boulevard, provide a minimum of 5,000 sf for signage and landscaping. ▪ At Sheridan Boulevard, a minimum of 10,000 sf for signage, landscaping and public art or other design features should be provided. ▪ Broomfield gateway signs should incorporate: <ul style="list-style-type: none"> ▫ Vertical columns and a horizontal base in stacked buff sandstone. ▫ Vertical sign plate/back drop in earth red stone (ie Lyons Red). ▫ Bronze Broomfield logo. ▫ Pin-mounted lettering in a uniform size, font and bronze color. <p>Attachment 5 is a sample gateway sign.</p>	<p>Gateways</p> <p style="font-size: 2em;">✓</p>	
	Entire Plan Area	Activity Nodes
<p>Lighting</p> <ul style="list-style-type: none"> ▪ W. 120th Avenue street lights should be coordinated with CDOT. A conceptual light pole and traffic signal is provided in Attachments 5 and 6. ▪ For other streets, utilize decorative street lights, limited to a maximum 20' high. 	✓	✓
<ul style="list-style-type: none"> ▪ Along E. 1st Avenue and Streets A, B, & C, lights shall be pedestrian-scale and a maximum of 16' high. A consistent pedestrian light fixture shall be included. 	✓	✓
<ul style="list-style-type: none"> ▪ Along pedestrian connections and in plazas/gathering spaces, provide pedestrian lighting (maximum 12-14 feet high) as appropriate. 	✓	✓
<ul style="list-style-type: none"> ▪ Building-mounted lights shall be of an appropriate scale to the development. 	✓	✓
<ul style="list-style-type: none"> ▪ Provide lighting in an efficient manner such that it does not adversely affect neighboring properties. 	✓	✓

<ul style="list-style-type: none"> All lighting shall be directed, downcast and shall not extend beyond property lines. 	✓	✓
<ul style="list-style-type: none"> Light sources shall be shielded when visible from residential or public open lands (existing or planned). 	✓	✓
Street Furniture		
<ul style="list-style-type: none"> Provide benches as appropriate to create gathering places or resting areas. Consider periodic co-location of benches to facilitate socializing. 	✓	✓
<ul style="list-style-type: none"> Provide bike racks as appropriate to accommodate bike storage in convenient locations. 	✓	✓
<ul style="list-style-type: none"> Trash receptacles should be located for convenience. 	✓	✓
Public Art		
<ul style="list-style-type: none"> Large projects (more than 75,000 square feet or more than three buildings) and plazas/public gathering places shall include public art and amenities. Water features using recycled water are encouraged. 	✓	✓

Landscaping

Goal - Provide an attractive and quality landscape image throughout the Sub-Area.

Standards & Guidelines Landscaping	Entire Plan Area	Activity Nodes	Landscape Node
General			
<ul style="list-style-type: none"> Landscaping shall comply with the intent of the Vision set forth in Section 1 and other relevant elements of the Sub-Area Plan. 	✓	✓	✓
<ul style="list-style-type: none"> Use plant materials to separate functional uses and create outdoor gathering spaces such as courtyards, greens, plazas, etc. 	✓	✓	✓
<ul style="list-style-type: none"> Provide landscape treatments that reinforce the circulation system (i.e., separate walkways from streets). 	✓	✓	✓
<ul style="list-style-type: none"> Promote the use of plant materials to modulate harsh climatic conditions (i.e. wind and sun). 	✓	✓	✓
<ul style="list-style-type: none"> Where appropriate, use native, drought-tolerant plant materials (particularly in shrub and perennial beds), and design irrigation systems that optimize water conservation. 	✓	✓	✓
<ul style="list-style-type: none"> Provide street trees in tree grates suitable for pedestrian safety and tree viability. 		✓	
Entries			
<ul style="list-style-type: none"> Provide formal landscape treatments at entries. 	✓	✓	✓
<ul style="list-style-type: none"> Integrate plant materials with entry monumentation. Plantings should frame or provide a visual base for entry signs. 	✓	✓	✓
<ul style="list-style-type: none"> At project entries and intersections, provide a minimum of three layers of plant materials, including: shade, evergreen, and/or ornamental trees; shrubs; annual and perennial flowers; and groundcovers. 	✓		✓
<ul style="list-style-type: none"> In areas that do not have buildings fronting the street, provide minimum 6-foot tree lawns, between the sidewalk and curb, with street trees, shrub and/or flower beds interspersed between. 	✓		

<p>Parking Lots</p> <ul style="list-style-type: none"> ▪ Parking areas which front on W. 120th Avenue, Sheridan or Lowell Boulevards, E. 1st Avenue, or Main Street shall be bordered on these street sides by a berm, knee wall, or hedge not less than 30 inches, and no more than 36 inches high. ▪ If a knee wall is provided, it shall be architecturally consistent with the design of the project. ▪ Alternatives shall be considered in instances where finished topography provides a natural screening effect. 	✓	✓	✓
<ul style="list-style-type: none"> ▪ Promote safe, clear and attractive landscaped walkways to buildings. Tree grates and use of ornamental and/or shade trees are encouraged in these areas. 	✓	✓	
<ul style="list-style-type: none"> ▪ Cluster ornamental trees at primary intersections with E. 1st Avenue. Incorporate shade trees within and adjacent to parking areas. 	✓	✓	✓
<ul style="list-style-type: none"> ▪ A minimum of 10% of all parking lots shall be landscape area (plantings required for street edge and perimeter planting areas may not be counted toward meeting this requirement). A minimum of 1 tree per 10 parking spaces is required. The ends of parking rows must have minimum 6-foot planting islands with two trees and 10 shrubs. Parking lots of more than 100 spaces must provide landscape medians every fourth row with at least 1 shade tree and 10 shrubs every 30 lineal feet of median. Parking lots with more than 500 spaces may submit parking plans which demonstrate that the visual impacts of the parking lots are minimized as an alternative to these requirements. 	✓	✓	✓
<ul style="list-style-type: none"> ▪ Encourage a variety of plant material at varying scales. 	✓	✓	✓
<p>W. 120th Avenue, E. 1st Avenue and Sheridan Boulevard</p> <ul style="list-style-type: none"> ▪ Implement the Landscape Vision (Section V). (See detail of landscaping along enhanced streets in Section V and Exhibit 16.) ▪ Provide a 50' landscape zone adjacent to W. 120th Avenue along the north side. ▪ For W. 120th Avenue, incorporate periodic monuments as identifying markers for Broomfield (See Section V for intent). Monuments shall be designed to compliment Broomfield's gateway signs. ▪ Gateway designs and landscaping are strongly encouraged to incorporate elements that evoke Broomfield's agricultural heritage (See Section II, Goal No. 3) 	✓	✓	✓
<p>Open Land Corridor Buffer, Greenbelt and Drainage)</p> <ul style="list-style-type: none"> ▪ Landscape designs shall be developed for site specific conditions and shall be designed to incorporate appropriate transitions between uses. Improvements in the vicinity of the drainageway shall include native, low water plantings as appropriate. ▪ The western portion of the new corridor (south and directly adjacent to existing residential properties in Country Vista) may be more manicured in appearance but shall be irrigated and include low water shrub, annual and/or perennial plantings. 	✓	✓	

<ul style="list-style-type: none"> ▪ Development adjacent to the Open Land Corridor shall provide a minimum 20-foot landscape buffer to the property line. The buffer shall include, at a minimum, 8-foot evergreen trees every 25 feet, and additional deciduous trees for accents. Additional clustering of trees is required to maximize screening of long building walls and service area screen walls. 	✓	✓	
<ul style="list-style-type: none"> ▪ Provide attractive sound and screen walls (minimum 10 feet tall) along the northern plan area boundary (south side of the drainageway) to mitigate potential operational, service, and mechanical impacts to adjacent properties and greenways. The north side of the screen wall shall incorporate visual relief through landscaping and other design techniques as appropriate. 	✓	✓	
<p><i>Landscape Nodes (Supplement to above Standards)</i></p> <ul style="list-style-type: none"> ▪ Minimum area is 3,500 square feet at each corner of the intersection. 			✓
<ul style="list-style-type: none"> ▪ Incorporate ornamental trees, shade and evergreens for color and interest year round. 			✓
<ul style="list-style-type: none"> ▪ Benches and trash receptacles shall be provided where appropriate to create resting spots. 			✓
<ul style="list-style-type: none"> ▪ Include pedestrian connection to key buildings with special pavement patterns and landscape treatments. 			✓
<ul style="list-style-type: none"> ▪ Incorporate public art whenever possible. 			✓
<ul style="list-style-type: none"> ▪ Incorporate flowers and/or perennials in nodes. 			