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SECTION 1
PUD PROJECT INTENT

TERMS NOT DEFINED IN THIS SECTION 1 SHALL BE DEFINED IN ACCORDANCE WITH THE TERMS AND DEFINITIONS IN SECTION 13 OF THIS PUD.

1.1 INTRODUCTION

This is the seventh amendment to the North Park P.U.D. Plan and Preliminary Plat approved October 13, 2009. This amendment comprises approximately 1106.11 acres more or less the legal description of which is set forth on Sheets 7 – 14 of the NORTH PARK PUD Plan and Preliminary Plat. This amendment completely supersedes the prior approved PUD Plans and Plats for those portions of property affected by this amendment. Refer to Sheet 3 of 25 of the PUD Plan for a comprehensive list of amendments. NOTE: A portion of Section 1 was modified as part of Amendment 7, approved by City Council on October 13, 2020.

THE PURPOSE OF THE FIFTH AMENDMENT IS TO:

A. Add an additional 175 acres into the PUD Plan and Preliminary Plat which have been acquired by the Developer since 2009.
B. This amendment shall completely supersede Centere 470 PUD and Wagner Annexation PUD.
C. Add 3000 residential units to the approved 6,205 which totals 9,205.
D. Add Single Family Detached Dwelling uses to Mixed Use Urban District (MUD) Allowable Uses with Special Condition added to Section 3 Planning allowing a maximum of 375 Single Family Detached Dwellings in Sub Parcel B1 on a maximum size lot of 3500 square feet.
E. Increase building heights in the MUD.
F. Update the Open Lands dedication and trails requirements.
G. Update the Conceptual Land Use Master Plan in Appendix 1-1 of the North Park PUD Supplemental Binder.
H. Increase the Stand-alone Residential allowed to 40% of the total PUD area.
I. Refine and improve the Design Standards related to Mixed Use Urban Districts.
J. Update the maps in Section 11 to reflect the additional property and current Conceptual Land Use Master Plan.
K. Refine the Project Intent and Key Design Drivers.
L. Relocate a future transit stop along State Highway 7 from West 160th Avenue.

This Supplemental Binder, “Binder” is hereby incorporated as part of the PUD. Section 1 of the Binder covers general information, project intent, land uses, and in Appendix 1-2, General Conditions of Development which apply to the entire PUD. Sections 2, 3, 4 and 5 provide detailed information specific to each Parcel including descriptions of each Parcel’s location, size, existing and proposed land uses and any specific conditions imposed upon the Parcel or Subparcels. Sections 6 through 10 include specific Design Standards applicable to all Development within the PUD. Section 11 includes graphic maps of the PUD Parcels, land use tables and maximum densities and residential units for the PUD. Section 12 of the PUD sets forth the regulations and procedures by which the uses are to be developed. Section 13 lists all relevant definitions used in the PUD and Section 14 includes relevant reports and appendices. Section 15 includes a list of variations from the Broomfield Municipal Code. Section 16 sets forth the Planned Sign Program.

1.1.1 OVERVIEW AND RELATIONSHIP TO ADOPTED CITY PLANS

The I-25 SUB AREA PLAN was completed in 1999 by Broomfield and adopted by reference in the Comprehensive Plan. The I-25 Sub-Area Plan incorporates comprehensive design standards for Development and provides vision and direction for future Development within the plan area. The PUD has used the I-25 Sub-Area Plan as a major guide and resource in its planning of high quality Development consistent with the expectation of all properties.
within the Gateway District boundaries of the I-25 Sub-Area Plan.

The PUD has been prepared concurrently with the master planning process for the surrounding developments which comprise the I-25 Sub-Area Plan. The PUD represents an effort to directly refine Broomfield’s vision for high quality Development of residential, retail, office and commercial uses in a series of mixed use “urban centers” which supplement the significant employment uses within the PUD and on adjacent parcels and acts as a major hub for the larger region.

1.1.2 VESTED PROPERTY RIGHTS

Approval of this site specific development plan creates a vested property right pursuant to Section 24-68-103, C.R.S as authorized in accordance with Section 16-40-070(B) of the Broomfield Municipal Code and Ordinance No. 1893 and the Amended and Restated Vesting Agreement-2020 for North Park PUD between the City and County of Broomfield and the Developer, which approves the extended vested period. This site specific development plan is subject to all conditions of approval imposed by the Broomfield City Council pursuant to the North Park PUD Amended and Restated Managed Growth and Development Agreement between the City and County of Broomfield and the Developer.

1.1.3 URBAN CENTER CONCEPT

The PUD is planned as a vibrant urban district with a series of centers or core areas and overall includes a balance of retail, restaurant, entertainment, office, research, hotel, medical, residential, cultural, recreational and other mixed uses. Planning concepts prioritize pedestrian walkability and connectivity and organize the PUD within an urban grid pattern of streets and diverse land uses focused on a central linear amenity corridor.

Consistent with the intent of the Broomfield “Community Vision” as outlined in the I-25 Sub Area Plan, the PUD: a) supports the potential of a transit center at the intersection of I-25 and Hwy 7 with the proposed urban center concept; b) provides for a variety of mixed high quality land uses supported by existing and proposed regional transportation networks to maximize economic opportunities; c) creates a contiguous system of open lands, park and urban public spaces providing recreation opportunities and pedestrian-oriented circulation; and d) creates a hierarchy of land use types beginning with higher densities along the I-25 corridor.

Appendix 1-1 at the end of this section is a Conceptual Land Use Master Plan included to better visually portray the Urban Center Concept.

1.1.4 PROJECT INTENT

PUD COMMUNITY PRINCIPLES AND DESIGN DRIVERS

IN COLLABORATION WITH BOTH THE PUBLIC AND PRIVATE SECTORS, CREATE A MAJOR EMPLOYMENT CENTER THAT INCLUDES WORLD CLASS RESEARCH AND STEM INDUSTRIES.

DESIGN DRIVERS:

- Create an inspiring environment for researchers to collaborate.
- Provide the amenities these users could want within the community.

CREATE AN IDENTITY AND A SENSE OF PLACE DESIGN DRIVERS:

- Provide a balance and mix of land uses serving both the neighborhood and region.
- Establish vibrant and authentic pedestrian oriented Mixed Use Town and Village Centers.
- Highlight the organizing amenity feature of the central linear greenway providing the urban nature experience for the community.
- Create a unique and noticeable quality experience along I-25 and Northwest Parkway
that positively reflects the character of Broomfield.

- Become the “central business district” hub for the Greater North Denver Region.
- Be a gateway to Broomfield from the Northern Colorado communities.
- Celebrate the views to the mountain backdrop in the context of the prairie setting.

**ESTABLISH A STRONG RELATIONSHIP WITH THE CITY AND COUNTY OF BROOMFIELD, AND THE REGION**

**DESIGN DRIVERS:**

- Be part of Broomfield, but with a regional benefit and influence.
- Be the model and anchor for future development in this area.
- Provide meaningful pedestrian and bicycle links within the PUD and to other Broomfield regional trails, parks, neighborhoods and commercial areas.

**STIMULATE ECONOMIC AND SOCIAL VITALITY**

**DESIGN DRIVERS:**

- Establish NORTH PARK as the destination of choice to live, work, research and play in Colorado.
- Add value to NORTH PARK and the Broomfield community through land use and development decisions.
- Emphasize the active and healthy, yet relaxing lifestyle and culture that Colorado is known for.

**PROMOTE SUSTAINABILITY THROUGH ECOLOGICAL STEWARDSHIP AND ENVIRONMENTALLY RESPONSIVE DEVELOPMENT PRACTICES**

**DESIGN DRIVERS:**

- Establish a strong and lasting relationship with NORTH PARK’s environmental assets.
- Implement sustainable principles throughout the property.
- Promote sustainable Development practices through education, Development requirements, and design guidelines.
- Establish a Pollinator District in North Park.
- Leverage transit potential throughout the project.

1.1.5 DEVELOPMENT DESIGN STANDARDS

Design Standards for Development of both private and public areas of the PUD are contained in Sections 6 through 10 of this Binder. The Design Standards shall be used by Broomfield and the NORTH PARK Design Review Committee (DRC) to evaluate Development Projects within the PUD. Please see Section 12 for a description of the NORTH PARK DRC’s role in the approval of a Development Project within the PUD. The Design Standards are consistent with Broomfield’s adopted I-25 Sub Area Plan.

The NORTH PARK DRC has adopted Private Design Guidelines that provide additional tools to ensure quality Development. The Private Design Guidelines are attached as Appendix 1-3. The Private Design Guidelines will be privately enforced by the NORTH PARK DRC and may be amended from time to time at the sole discretion of the North Park DRC.

1.1.6 OMISSIONS AND DEVIATIONS FROM THE BMC

This PUD varies many provisions of Chapters 14, 16 and 17 of the BMC and such variations have been approved pursuant to BMC Section 17-38-020(C) through Broomfield’s approval of the PUD. The list of variations is provided in Section 15.

1.1.7 SUPPLEMENTAL ENGINEERING REPORTS

Preliminary drainage, utility, soils and Traffic Studies have been prepared for the PUD and are on file with
Broomfield and are incorporated herein by this reference. For conceptual utility and grading information see Map 3 of 9 in Section 11.

1.1.8 SUSTAINABILITY STRATEGIES

To promote the Development of a sustainable community the Developer will create a Private Sustainability Plan for the PUD. Though not a part of this PUD, the Sustainability Plan will be separately implemented by the Developer and the Design Review Committee (DRC) and will address at a minimum the following:

Energy – Efficiency and use in the buildings and the horizontal Infrastructure, renewables and new technologies.

Water – Efficiency, use and conservation in both buildings and the horizontal Infrastructure.

Solid Waste and Recycling – During construction and operational phases.

Transportation – Mobility options, reducing trips, connectivity and mixed land uses.

Green Building – Applicability of industry standards (LEED, Energy Star, etc.).

Natural Resources – Habitat diversity and enhancement, wildlife, storm water quality and open space.

Community Life – Education, events, activities and programs.

1.1.9 AFFORDABLE HOUSING

The affordable housing requirements are set forth in Section 24 of the Third North Park PUD Amended and Restated Managed Growth and Development Agreement approved by City Council on __________, 2020 (the “MGDA”). However, if the MGDA has not been approved by City Council prior to this Fifth Amendment to the North Park P.U.D. Plan and Preliminary Plat being approved, then the mitigation measures associated with affordable housing needs generated by new residential unit projects shall be addressed during the processing of the residential SDP for such projects; provided, the mitigation measures for such affordable housing needs may only be via (A) cash-in-lieu, (B) sale of land, or (C) restrictive covenants as the SDP applicant and CCOB agree.

1.2 LAND USE INFORMATION

1.2.1 OVERALL CONCEPT

The zoning for this property is defined by the PUD. The PUD provides a mechanism by which land areas can be uniquely developed to meet the needs of Broomfield, property owners, residents and Applicants and serves as an alternative to conventional zoning regulations.

Development within this PUD shall be in accordance with the review processes and timeframes contained in Section 12. The Design Standards shall apply to every Development Project within this PUD. Refer to the PUD drawings maps and the applicable Design Standards for land use types, densities, and locations of each proposed land use (see Maps 7, 8, 9 and 10 in Section 11).

It is the responsibility of the applicant to demonstrate to Broomfield that every Development Project complies with the land uses and Design Standards in the PUD.

OVERALL PUD AND DEVELOPMENT SUMMARY

| TOTAL AREA | 1106.11 ACRES |
| Mixed Use Area | 921.12 acres |
| Open Lands | 172.12 acres |
| Rights-of-Way | 12.87 acres |
| Maximum Residential | 9,205 Dwelling Units (Multi-Family, Single Family Attached, and Single Family Detached where permitted in PUD) |
| Gross Density | 8.3 units/acre |
| Maximum Non-Residential Building Area | 17.2 million sq ft |
| Gross FAR | .36 |

The number of acres to be developed as Stand-alone Residential uses within the PUD shall be restricted to a maximum of 40% of the total area of the PUD.
OVERALL NARRATIVE

Section 1 – Overview Narrative: City Council Approved October 13, 2020 – NP PUD Amendment 7

1.2.2 CIRCULATION

Circulation is discussed separately in the narrative for each of the four parcels of the PUD. In addition, the Conceptual Amenities Map depicts conceptual access points and a master planned trail system within the PUD (See Map 2 in Section 11 and Section 7 for additional access and circulation information).

1.2.3 OPEN LANDS

A. The PUD incorporates a network of open land areas, greenbelts and pedestrian trail connections that will form the basis of the open lands system (Refer to Map 2 in Section 11). These areas will be designed to interconnect the various neighborhoods and/or businesses within the PUD and to the regional trail system.

OPEN LANDS CALCULATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Lands Required per the Preble Creek PUD, First Amendment</td>
<td>880.17 ac.</td>
</tr>
<tr>
<td>Open Lands Provided per Anthem West PUD, generally west of the Community Ditch (PUD 1st Amendment Approved 4/2009)</td>
<td>733.8 ac.</td>
</tr>
<tr>
<td>Open Lands not included in Anthem West PUD 1st Amendment or in North Park PUD (Lot 2 Block 1 Anthem Filing No. 5 Replat “A” – Improved Trailhead that Anthem Built but was left out of PUD)</td>
<td></td>
</tr>
<tr>
<td>Total Open Lands Requirement for North Park PUD (Subject PUD) (Preble Creek PUD requirement, less that provided by Anthem West PUD, 880.17 – 733.8 – 1.36 = 145.01 ac.)</td>
<td>145.01 ac.</td>
</tr>
</tbody>
</table>

OPEN LANDS SUMMARY

Notes: McWhinney CCOB Land Investments, LLC. purchased from Pulte Home Corporation approximately 71.06 acres of land within the Anthem West PUD that had been identified as Open Lands in the Anthem West PUD as follows:

CCOB1, LLC. purchased from Pulte

<table>
<thead>
<tr>
<th>Parcel</th>
<th>acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel B (portions of Tract W-01 from the Anthem West PUD)</td>
<td>5.90</td>
</tr>
<tr>
<td>Parcel C (portions of Tract W-12 from the Anthem West PUD)</td>
<td>2.23</td>
</tr>
<tr>
<td>Parcel D (portions of Tract W-25 from the Anthem West PUD)</td>
<td>2.58</td>
</tr>
<tr>
<td>Parcel 4 (portions of Tract W-26 from the Anthem West PUD)</td>
<td>16.703</td>
</tr>
<tr>
<td>Parcel 5 (portions of Tract W-28 from the Anthem West PUD)</td>
<td>33.108</td>
</tr>
<tr>
<td>Parcel 7 (Tract W-27 from the Anthem West PUD)</td>
<td>2.663</td>
</tr>
<tr>
<td>Parcel 9 (portions of Tract W-28 and W-32 from the Anthem West PUD)</td>
<td>7.877</td>
</tr>
<tr>
<td>TOTAL</td>
<td>71.06 ac.</td>
</tr>
</tbody>
</table>

Notes:
1. Parcels and acreages as identified from Jacob Carter Burgess Alta Survey (dated 7/17/08) and TST, Inc. Preliminary Plat (dated 11/5/08).
2. See Exhibit 1 Open Lands on page 2 of the North Park PUD Plan for parcel and tract locations.

Other Open Lands to be Identified in the North Park PUD (Subject PUD) 73.95 ac.

Total Open Lands Requirement Original North Park PUD 2009 (71.06 + 73.95 ac.) 145.01 ac.

Additional Open Lands Required after adding 175 Acres in Amendment NO. 5 in 2020 27.11 ac.

REVISED TOTAL Open Lands Requirement North Park PUD (71.06+73.95+27.11 ac.) 172.12 ac.
B. Open Lands are those public and private lands acquired or preserved in the public interest to provide for the conservation and protection of natural resources, physical and aesthetic enjoyment of the out-of-doors, recreational opportunities, edges to development, preservation of agricultural resources and protection of prominent geographical features and cultural resources. Open Lands shall include all Publicly Dedicated, Publicly Accessible and private areas within the PUD property which are intended for use as natural drainage ways, pollinator habitats, detention ponds enhanced with a variety of native/natural upland and wetland plants, commercial and community agriculture areas, active and passive recreation areas such as clubhouses, tennis courts, recreation facilities (including accessory uses related to the operation of the facilities such as toilet/locker rooms and parking lots), playgrounds, parks, outlots, landscaped areas, landscaped entries, lakes, ponds, pools, bikeways, trails, sidewalks, and open irrigation facilities in a natural state. Open Lands may be owned and maintained by the Owners Association, Special District or CCOB. Open Lands include Park Lands, which are intended to provide active recreation facilities for the community. Park Lands are intended to include active facilities and will be developed offering a broad range of recreational, public gathering and cultural uses including public spaces such as green squares and plazas as detailed in Section 9 of the PUD Supplemental Binder.

Open Lands may also include Open Space as defined in Chapter 1 of the CCOB OSPRT Master Plan. Those portions of drainage channels, detention facilities, ponds and lakes that meet the design criteria found in the OSPRT Master Plan in Chapter 11 (p. 11-9 and 11-10) will be counted 100% for purposes of calculating park or open space lands to meet open lands total requirement of 172.12 acres. See Table 1-2A shown on the previous page.

Detention and Drainage areas shall be designed to create diverse habitats, plant communities and micro-environments based on native and naturally thriving plant species. Usability and value of the environment shall go beyond how people can use the place to also include how it benefits wildlife. The areas shall provide critical pollinator habitat and will also contain trails and other appropriate recreational amenities. In some instances, detention ponds may serve as water features. See figures below for representative examples:
C. Publicly Dedicated Open Lands (Type 1)

The Owner/Developer has agreed to publicly dedicate a minimum of 129.95 acres of the required 172.12 acres of total open land. Per Sections 9.2.5 and 9.2.6 of the North Park PUD Managed Growth and Development Agreement, it is intended that Open Lands dedicated to Broomfield north of 160th Ave. will be maintained by the Metropolitan District. The Public Land Dedication acres are proposed to be distributed approximately as follows: (See Table 1-2B). These 129.95 acres will be deeded to and owned by Broomfield. Areas eligible to meet this requirement shall include all those described above in Section 1.2.3 B. as well as: Shared Common Areas for MUD per Sections 9.4.3, 9.5.2, and 9.6; Shared Common Areas for MUS Residential per Section 10.10.2; and Open Area for MUD per Sections 9.4.4 and 9.5.3.

D. Other Publicly Accessible Open Lands (Type 2)

In addition to the 129.95 acres of Open Lands deeded to Broomfield, the PUD shall also provide a minimum of 22.9 acres of Open Land that is privately owned (could include Metro Districts, Owners’ Association or similar ownership) but will have a public access easement, as approved by Broomfield, recorded against it. Areas eligible to meet this requirement shall include the following: Open Lands as described in Section 1.2.3 B. above, Shared Common Areas for MUD per Sections 9.4.3, 9.5.2, and 9.6; Shared Common Areas for MUS Residential per Section 10.10.2; and Open Area for MUD per Sections 9.4.4 and 9.5.3.

E. Private Open Lands (Type 3)

In addition to C and D above, the PUD shall also provide a minimum of 19.27 acres of private Open Lands that are privately owned (could include Metro Districts, Owners’ Association, individual property owners or others). Areas eligible to meet this requirement shall include the following: Open Areas for Non-Residential per Section 6.5; Shared Common Areas for MUD per Sections 9.4.3, 9.5.2 and 9.6; Shared Common Areas for MUS Residential per Section 10.10.2; and Open Area per Sections 9.4.4 and 9.5.3.

F. Summary of the total Open Lands requirement for the North Park PUD:

<table>
<thead>
<tr>
<th>Type</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 1 Publicly Dedicated</td>
<td>129.95 acres</td>
</tr>
<tr>
<td>Type 2 Publicly Accessible</td>
<td>22.90 acres</td>
</tr>
<tr>
<td>Type 3 Private</td>
<td>19.27 acres</td>
</tr>
<tr>
<td>Total</td>
<td>172.12 acres</td>
</tr>
</tbody>
</table>
**1.2.4 LAND USE COMPATIBILITY**

Land use compatibility shall be accomplished through the application of the Design Standards contained in Sections 6.6, 9.3 and 10.3.

**1.2.5 IMPLEMENTATION**

It is anticipated that Development within the PUD will be phased over a period of at least 30 years. It is anticipated that each of the Parcels will have multiple phases.

### OPEN LANDS SUMMARY

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Type 1 Publicly Dedicated Open Lands Acres</th>
<th>Type 2 Other Publicly Accessible Open Lands Acres</th>
<th>Type 3 Private Open Lands Acres</th>
<th>Phasing Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel A1</td>
<td>5.23</td>
<td>11.95</td>
<td>7.44</td>
<td>Parcel A1 is substantially developed already.</td>
</tr>
<tr>
<td>Parcel A3</td>
<td>16.70</td>
<td>0</td>
<td>0</td>
<td>The City Council approval of the next SDP in Sub Parcel B1 shall trigger the requirement to dedicate Sub Parcel A3 to Broomfield as specified in PUD Section 1.2.3.</td>
</tr>
<tr>
<td>Parcel B1</td>
<td>56.14</td>
<td>10.95</td>
<td>0</td>
<td>Parcel B1 Public Open Lands dedications will be phased after the associated improvements are constructed per the individual Open Lands phase site development plan approval and the warranty period is successfully completed. Reference Section 25 of the Third North Park PUD Amended and Restated Managed Growth and Development Agreement for detailed phasing language for Parcel B1.</td>
</tr>
<tr>
<td>Parcel B2</td>
<td>2.66</td>
<td>0</td>
<td>0</td>
<td>The City Council approval of the next SDP in Sub Parcel B1 shall trigger the requirement to dedicate Sub Parcel B2 to Broomfield as specified in PUD Section 1.2.3.</td>
</tr>
<tr>
<td>Parcel B3</td>
<td>3.87</td>
<td>0</td>
<td>0</td>
<td>The City Council approval of the next SDP in Sub Parcel B1 shall trigger the requirement to dedicate Sub Parcel B3 to Broomfield as specified in PUD Section 1.2.3.</td>
</tr>
<tr>
<td>Parcel B4</td>
<td>4.36</td>
<td>0</td>
<td>0</td>
<td>The City Council approval of the next SDP in Sub Parcel B1 shall trigger the requirement to dedicate Sub Parcel B4 to Broomfield as specified in PUD Section 1.2.3.</td>
</tr>
<tr>
<td>Parcel C1</td>
<td>0</td>
<td>0</td>
<td>11.83</td>
<td>Private open land to be dedicated and improved with adjacent development.</td>
</tr>
<tr>
<td>Parcel D1</td>
<td>40.99</td>
<td>0</td>
<td>0</td>
<td>Sub Parcel D1 will be publicly dedicated no later than three (3) years following approval of the Third Amended and Restated Managed Growth and Development Agreement, which was approved by City Council on ______, 2020. Timing of the construction of Developer obligations for improvements of Sub Parcel D1 are outlined in the Third North Park PUD Amended and Restated Managed Growth and Development Agreement.</td>
</tr>
</tbody>
</table>

|                                | 129.95 | 22.90 | 19.27 | 172.12 Total |

Note: Except for Parcels A3, B2, B3, B4 and D1, the acreses identified are approximate. The total shall be not less than 172.12 acres, but the distribution and the form of open land or park may vary from this table.
1.3 ALLOWABLE USES WITHIN EACH LAND USE CATEGORY

Following are lists of the specific uses that are included within each of the land use categories referred to throughout this PUD. The land use categories for each Parcel and Subparcel (if applicable), together with the specification of the land use category as either a Permitted Use or a Use by Special Review, are set forth in the land use legends on Maps 4, 5, 6 and 7 in Section 11. A land use category, as a whole, may be a Permitted Use or a Use by Special Review, depending on the location of the Parcel or Subparcel and the adjacent land uses and features. Any exception to the categorization of an entire land use category as either Permitted Use or Special Review Use is noted in parentheses following the specific use.

The land use designations used within the I-25 Sub Area Land Use Plan are consistent with those identified in the Comprehensive Plan. Minor modifications have been made for the PUD in order to better support the vision of creating a diverse mixed use community.

1.3.1 MIXED USE URBAN DISTRICT (“MUD”)

Parcels or Subparcels designated Mixed Use Urban District (“MUD”) are appropriate for horizontal and vertical mixed uses that are organized around Urban Center Cores of pedestrian scale. Uses may include employment generators, moderate to high density residential, retail, and other supporting services and amenities. Planning concepts include an urban grid pattern of walkable streets and multi-story buildings with a focus on the pedestrian experience. A rich streetscape and vibrant public realm will provide opportunities for outdoor cafés, active plazas, and other amenities. The integration of structured parking will be important to support the densities needed to create the energy of the urban district. Perimeter sites within the MUD fronting along major arterials act as areas to transition to potentially larger users and surrounding development.

A. PERMITTED USES WITHIN THE MUD INCLUDE THE FOLLOWING:

A. Public Uses or other civic uses like libraries, postal facilities, police annex, fire stations and community centers.
B. Places of worship, churches, synagogues, mosques, etc.
C. Daycare facilities including daycare, pre-school, nursery school, and multi-generational facilities.
D. Lodging including small inns, bed and breakfasts or other small scale overnight accommodations.
E. Hotels and Motels.
F. Conference / Convention Centers.
G. Hospitals and Accessory Uses such as a helipad.
H. Medical and dental offices and clinics.
I. Spas and wellness clinics.
J. Educational and institutional.
K. Offices including Corporate and Professional Offices, governmental offices and other.
L. Banks/financial institutions (drive-through permitted).
M. Call Center.
N. Research and Development Facilities – including offices, flex space, labs and indoor manufacturing facilities.
O. Light Manufacturing – including flex space and any associated showroom display.
P. Business Service Shops including office supplies, photocopy shops, insurance, real estate, travel agencies, and other.
Q. Delivery Station/Distribution Center, See Special Condition No. 1 in Section 4, Appendix 4-1 for further conditions related to this use.
R. Automotive including retail, parts, gas stations, car washes and indoor only Vehicle Minor Repair, Servicing and Maintenance facilities that do not generate objectionable noise, smoke, dust, vibration, etc. (Permitted in the General District areas and Perimeter areas but prohibited in the Urban Center Cores)

S. Retail including but not limited fashion, furnishing, electronics, sporting goods, appliances, hardware, etc.

T. Consignment and resale stores including clothing, furnishings, electronics up to a maximum Building size of 15,000 square feet (excludes pawn shops).

U. Grocery stores.

V. Pharmacies/drug stores.

W. Restaurants, Indoor and Outdoor including serving alcoholic beverages subordinate to food.

X. Restaurants, Fast Food

Y. Restaurants, Drive-Through. (Permitted in the General District areas and Perimeter areas but prohibited in the Urban Center Cores)

Z. Outdoor Market.

AA. Sidewalk sales.

BB. Nightclubs, bars, breweries and/or tap room, theaters cinemas, auditoriums, events centers, entertainment where the sale and consumption of alcoholic beverages is the primary activity and live entertainment is performed after 5:00 p.m.

CC. Physical fitness including but not limited to health clubs, gyms, dance studios, etc.

DD. Personal Service Shops including but not limited to hair and nail salons, tailoring, shoe repair, dry cleaners, laundromats, etc.

EE. Artisan and photography studios and galleries.

FF. Animal Clinics Small Indoor Use and Pet Day Care Facilities with no permanent outdoor facilities.

GG. Single Family Detached Dwelling. See Special Condition 3 in Section 3, Appendix 3-1 for further conditions related to this use.

HH. Single Family Attached Dwelling. (Densities will comply with the appropriate land use designation category of the Comprehensive Plan).

II. Multi-Family Dwelling. (Densities will comply with the appropriate land use designation category of the Comprehensive Plan).

JJ. Live/Work Structure. (Densities will comply with the appropriate land use designation category of the Comprehensive Plan).

KK. Senior housing (all levels of service including Independent Living Communities, Assisted Living Facilities, Congregate Care Facilities, Nursing Care Facilities, Memory Care Facilities, Continuing Care Retirement Communities, etc.).

LL. Transit Center.

MM. Parking lots and Parking Garage (as a Principal Use).

NN. Wireless Telecommunications Facility / Wireless Telecommunications Services in compliance with BMC Chapter 17-35.

OO. Open Lands – Parks and recreation uses (public and private).

PP. Community gardens and greenhouses.

QQ. Accessory Uses related to the above listed uses.

B. USES BY SPECIAL REVIEW WITHIN THE MUD INCLUDE THE FOLLOWING:

A. Group Homes / Group Care Facilities

B. Mini-storage/self-storage (within Urban Center Cores shall only be allowed if in a Mixed Use Structure)

C. Oil and gas wells (Refer to the BMC 17-54)

D. Outdoor Storage related to the above listed Uses by Special Review will only be allowed on a case by case basis. (Outdoor storage is prohibited in
the Urban Center Cores) Development applications for Outdoor Storage shall be in accordance with the applicable review process described in Section 12.3.3 of this PUD.

1.3.2 MIXED USE – SECONDARY ("MUS")

Parcels or Subparcels designated Mixed Use – Secondary (MUS) are appropriate for transitioning to surrounding suburban development outside the PUD and may be more horizontal than vertical mixed use. It is intended that, similar to the MUD, there will continue to be a diverse mix of uses such as office, retail and residential but at somewhat lower densities and utilizing single use Buildings. Pedestrian and roadway connectivity to the MUD areas are important to blend together with the urban fabric.

A. PERMITTED USES WITHIN THE MUS INCLUDE THE FOLLOWING:

A. Public Uses or other civic uses like libraries, postal facilities, police annex, fire stations and community centers.

B. Places of worship, churches, synagogues, mosques, etc.

C. Daycare facilities including daycare, pre-school, nursery school, and multi-generational facilities.

D. Lodging including small inns, bed and breakfasts or other small scale overnight accommodations.

E. Hotels and Motels.

F. Conference/Convention Center.

G. Hospitals and Accessory Uses such as a helipad.

H. Medical and dental offices and clinics.

I. Spas and wellness clinics.

J. Educational and institutional.

K. Offices including Corporate and Professional offices, governmental offices and other.

L. Banks/financial institutions (drive-through permitted).

M. Call Center.

N. Research and Development Facilities – including offices, flex space, labs and indoor manufacturing facilities.

O. Light Manufacturing including flex space and any associated showroom display.

P. Business Service Shops including office supplies, photocopy shops, insurance, real estate, travel agencies, and other.

Q. Automotive including retail, parts, gas stations, car washes and indoor only Vehicle Minor Repair, Servicing and Maintenance facilities that do not generate objectionable noise, smoke, dust, vibration, etc.

R. Retail including but not limited fashion, furnishing, electronics, sporting goods, appliances, hardware, etc.

S. Consignment and resale stores including clothing, furnishings, electronics up to a maximum Building size of 15,000 square feet (excludes pawn shops).

T. Grocery Store.

U. Pharmacies/drug stores.

V. Restaurants, Indoor and Outdoor including serving alcoholic beverages subordinate to food.

W. Restaurants, Fast Food.

X. Restaurants, Drive-Through.

Y. Outdoor Market.

Z. Sidewalk sales.

AA. Nightclubs, bars, breweries and/or tap rooms, theaters cinemas, auditoriums, events centers, entertainment where the sale and consumption of alcoholic beverages is the primary activity and live entertainment is performed after 5:00 p.m.

BB. Physical fitness including but not limited to health clubs, gyms, dance studios, etc.
CC. Personal Service Shops including but not limited to hair and nail salons, tailoring, shoe repair, dry cleaners, laundromats, etc.

DD. Artisan and photography studios and galleries.

EE. Animal Clinics Small Indoor Use and Pet Day Care Facilities with no permanent outdoor facilities.

FF. Single Family Detached Dwelling. See Special Condition 2 in Appendix 2-1 for further conditions related to this use.

GG. Single Family Attached Dwelling. (Densities will comply with the appropriate land use designation category of the Comprehensive Plan).

HH. Multi-Family Dwelling. (Densities will comply with the appropriate land use designation category of the Comprehensive Plan).

II. Live/Work Structure. (Densities will comply with the appropriate land use designation category of the Comprehensive Plan).

JJ. Senior housing (all levels of service including Independent Living Communities, Assisted Living Facilities, Congregate Care Facilities, Nursing Care Facilities, Memory Care Facilities, Continuing Care Retirement Communities, etc.).

KK. Transit Center.

LL. Parking lots and Parking Garages (as a Principal Use).

MM. Wireless Telecommunications Facility / Wireless Telecommunications Services in compliance with BMC Chapter 17-35.

NN. Open Lands – Parks and recreation uses (public and private).

OO. Community gardens and greenhouses.

PP. Accessory Uses related to the above listed uses.

B. USES BY SPECIAL REVIEW WITHIN THE MUS INCLUDE THE FOLLOWING:

A. Group Homes / Group Care Facilities.

B. Mini-storage/self-storage.

C. Oil and gas wells.

D. Outdoor Storage related to the above listed Uses by Special Review will only be allowed on a case by case basis. Development applications for Outdoor Storage shall be in accordance with the applicable review process described in Section 12.3.3 of this PUD.

1.3.3 OPEN LANDS

Parcels or Subparcels designated for Open Lands Uses are appropriate for active and passive public recreation facilities for the community. Development of the sites may provide active facilities that offer a broad range of recreational and cultural uses.

A. PERMITTED USES WITHIN PARCELS OR SUBPARCELS DESIGNATED FOR OPEN LANDS USES INCLUDE:

A. Parks and recreation facilities.

B. Open Lands as defined in Section 1.2.3.

C. Open Space.

D. Transit Center, see 1.5 Use Restrictions for Subparcel B-4.

E. For Subparcels A-3, B-2, B-3 and B-4 – signage, monumentation, landscaping, irrigation and lighting related to the PUD is permitted as a secondary use subject to design approval and concurrent approval of a Master Planned Sign Program by Broomfield. These Subparcels shall maintain a predominant “natural open space” character.
1.4 USE RESTRICTIONS IN THE WESTERN AREA OF THE PUD

The following land uses are prohibited west of Sheridan and east of the western boundary abutting the Community Ditch (FRICO):

A. Automotive and similar service and repair uses with open bay facilities (even though the actual activities are limited to indoors).

B. Nightclubs, bars, breweries and/or tap rooms, theaters cinemas, auditoriums, events centers, entertainment where the sale and consumption of alcoholic beverages is the primary activity and/or live entertainment is performed after 5:00 p.m.

C. Restaurants with outdoor entertainment areas.

D. Animal Clinics Small Indoor Use including Pet Day Care Facilities.

E. Helipads.

F. Transit Center (excluding bus stops).

G. Consignment and resale stores including clothing, furnishings and electronics.

H. Stand alone third party provider Wireless Telecommunications towers (excludes wireless facilities attached to a building and those facilities located on a Lot used to support the business activities of the tenant on the Lot).

1.5 USE RESTRICTIONS FOR SUBPARCEL B-4

On Subparcel B-4 the only use permitted is Open Lands until such time as a transit center is needed as part of a regional system. At that time, a Transit Center will be permitted. The uses below are only permitted in conjunction with a Transit Center.

A. Transit Facility.

B. Parking lots and Parking Garages.

C. Accessory Uses related to the above listed uses.

At such time that Broomfield develops a Transit Center on property that has been dedicated as open lands, then Broomfield will, at its option, provide comparable open lands in another area of Broomfield.

1.6 DEVELOPMENT CONDITIONS

Development within the PUD shall be subject to the applicable General Conditions in Appendix 1-2 attached to this Section 1 and incorporated herein by this reference.

Development within the separate Parcels or Subparcels of the PUD shall also be subject to the applicable Special Conditions set forth as an appendix to the narrative for that Parcel in Sections 2 through 5 of the PUD.
APPENDIX 1-2
GENERAL CONDITIONS

OPEN LANDS

General Condition No. 1

Open land improvements and public land dedications shall occur concurrent with adjacent development as further specified in individual Improvement Agreements or Subdivision Improvement Agreements for each Site Development Plan. Refer also to Section 9 (Public Land Provisions) and Section 25 (The Parklands) in the Third North Park PUD Amended and Restated Managed Growth and Development Agreement.

PLANNING

General Condition No. 2

Until such time as 1,000,000 SF of commercial buildings are constructed in the PUD, Developer shall, at all times, have available for sale and or development, a minimum of 50 acres of commercial development sites for construction of mixed-use commercial which may include but is not limited to any of the following uses: retail, hospitality, entertainment, professional and corporate offices, research and/or other employment uses. These sites shall be improved with roadway access and utilities to the property line (the obligation for which shall be either the Developer’s or the City’s in accordance with the requirements of the PUD and the Restated Development Agreement).

TRANSPORTATION

General Condition No. 3

Development Projects within the PUD shall comply with the 2016 Broomfield Transportation Plan as amended and in accordance with Section 12.2.2 of the PUD.
APPENDIX 1-3
NORTH PARK DESIGN GUIDELINES
ATTACHED AS A SEPARATE DOCUMENT
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SECTION 2
PARCEL A

2.1 INTRODUCTION

Parcel A (comprising sub-parcels A1, A2 and A3) is approximately 217.68 acres in size. This site is located east of the Community Ditch, west of Sheridan Parkway, south of Hwy. 7 and north of the Northwest Parkway. Preble Creek Parkway and 160th Ave. bisect some of the Sub Parcels in this area. Refer to Map 1 and Map 7 in Section 11, for the location of Parcel A.

2.2 LAND USE INFORMATION

2.2.1 PROPOSED LAND USES

The land use categories for Parcel A include MUS – Mixed Use Secondary. Refer to Section 1.3 for a detailed list of the specific uses within this land use category, and the Land Use Legend on Map 7 in Section 11 for the identification of each land use category as either a Permitted Use or a Special Review Use.

Section 12 contains the review processes applicable to such uses.

2.3 DEVELOPMENT CONDITIONS

Development within Parcel A shall be subject to the applicable General Conditions in Appendix 1-2 of Section 1 and the applicable Performance Standards in Sections 6 through 10.

Development within Parcel A shall also be subject to the applicable Special Conditions in Appendix 2-1 attached to this Section 2 and incorporated herein by this reference.
APPENDIX 2-1
SPECIAL CONDITIONS FOR PARCEL A

PLANNING

SPECIAL CONDITION NO. 1

(SUB PARCEL A1) NORTHWEST COMMUNITY DITCH/STATE HIGHWAY 7 PUBLIC TRAILHEAD

Off-street trailhead parking will be provided for the existing trailhead located south of State Highway 7 and directly west of Tract A1. A minimum of 15 parking spaces for the trailhead will be constructed on Tract A1 at such time as the portion of Tract A1 abutting the existing pedestrian crossing of the Community Ditch is developed. Broomfield’s approval of the exact location of the trailhead parking shall be required and each location shall conform to the following criteria:

1) The trailhead parking will be in close proximity to the regional trail;

2) The trailhead parking will have direct vehicular/pedestrian/bike public access to the trailhead;

3) The trailhead parking spaces will be designed to be clearly identifiable for trail users;

4) Signage will be provided for the trailhead location and individual parking spaces indicating the spaces are available for the public such as (“Parking Available for Trail Users”);

5) Directional signage such as (“Trailhead parking [directional arrow]”) will be provided to guide trail users to the trailhead from public rights of way, if necessary;

6) The 15 trailhead spaces are in addition to the minimum parking spaces required for other uses of the site; and

7) There shall be no charge for the trailhead parking.

SPECIAL CONDITION NO. 2

(SUB PARCEL A1) SINGLE FAMILY DETACHED DWELLINGS

Single Family Detached Dwellings shall be a Permitted Use in Sub Parcel A1.

DEVELOPMENT AGREEMENT

SPECIAL CONDITION NO. 3

Refer to the Development Agreement, as defined in Section 13, for any applicable obligations for this parcel.
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3.1 INTRODUCTION

Parcel B (comprising of sub-parcels B1, B2, B3 and B4) is approximately 548.93 acres in size. Parcel B is generally located east of Sheridan Parkway, south of Hwy. 7, west of Huron and north of the Northwest Parkway. Refer to Map 1 and Map 8 in Section 11 for the location of Parcel B.

3.2 LAND USE INFORMATION

3.2.1 PROPOSED LAND USES

The land use categories for Parcel B include: MUD - Mixed Use Urban District. Refer to Section 1.3 for a list of the specific uses within this land use category, and the Land Use Legend on Map 8 in Section 11 for the identification of each land use category as either a Permitted Use or a Special Review Use. Section 12 contains the review processes applicable to such uses.

3.3 DEVELOPMENT CONDITIONS

Development within Parcel B shall be subject to the applicable General Conditions in Appendix 1-2 to Section 1 and the applicable Performance Standards in Sections 6 through 10.

Development within Parcel B shall also be subject to the applicable Special Conditions in Appendix 3-1 attached to this Section 3 and incorporated herein by this reference.
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APPENDIX 3-1
SPECIAL CONDITIONS FOR PARCEL B

PLANNING

SPECIAL CONDITION NO. 1

(SUB PARCEL B1 IN FUTURE OPEN LANDS TRACT) TRAILHEAD PARKING

Trailhead parking will be provided for the proposed trailhead that is located in the MUD area along the major open lands parcel and the 10-foot concrete trail. A minimum of two off-street trailhead parking areas with 15 parking spaces each shall be provided (one generally along the north half of the open lands/trail corridor and one generally along the south half of the open lands/trail corridor). The trailhead parking will be provided when improvements associated with a park or mixed-use development abutting the open lands/drainageway corridor are developed. Signs along the trail that identify access points will also be provided. Broomfield’s approval of the exact location of the trailhead parking shall be required and each location shall conform to the following criteria:

A. If the trailhead parking is located within a public park:
   1) A minimum of 15 parking spaces shall be provided for the trailhead in addition to any parking intended to service other park amenities

B. If the trailhead parking is located with a mixed-use development:
   1) The trailhead should be clearly visible from public rights of way;
   2) The trailhead parking will be in close proximity to the trail;
   3) The trailhead parking will have direct vehicular/pedestrian/bike public access to the trailhead;
   4) The trailhead parking lot will be designed to be clearly identifiable for trail users;
   5) Signage will be provided for the trailhead location and individual parking spaces indicating the spaces are available for the public such as (“Parking Available for Trail Users”);
   6) Directional signage such as (“Trailhead parking [directional arrow]”) will be provided to guide trail users to the trailhead from public rights of way, if necessary;
   7) The 15 trailhead spaces are in addition to the minimum parking spaces required for other uses of the site;
   8) The trailhead parking is not shared parking; and
   9) There shall be no charge for the trailhead parking.

SPECIAL CONDITION NO. 2

(SUB PARCEL B1) PUBLIC LAND DEDICATION

The City Council approval of the next SDP in Sub Parcel B1 shall trigger the requirement to dedicate the following Sub Parcels to Broomfield as specified in PUD Section 1.2.3: Sub Parcel A3, Sub Parcel B2, Sub Parcel B3 and Sub Parcel B4.
SPECIAL CONDITION NO. 3

(SUB PARCEL B1) SINGLE FAMILY DETACHED DWELLINGS

Single Family Detached Dwellings shall be a Permitted use in Sub Parcel B1, capped at a maximum of 375 Single Family Detached units on lot sizes between 1200 - 3500 square feet.

TRANSPORTATION

SPECIAL CONDITION NO. 4

CR 7 shall extend south from the intersection at State Hwy 7 and connect with the future alignment of Huron Street. The exact location and alignment of the extension of CR 7 shall be determined during the SDP approval for the development abutting the future extension of the road.

DEVELOPMENT AGREEMENT

SPECIAL CONDITION NO. 5

Refer to the Development Agreement, as defined in Section 13, for any applicable obligations for this parcel.
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SECTION 4
PARCEL C

4.1 INTRODUCTION

Parcel C (comprising of sub-parcels C1 and C2) is approximately 285.64 acres in size. This site is located east of Huron, south of Hwy. 7, west of I-25 and north of the Northwest Parkway. Refer to Map 1 and Map 9 in Section 11, for the location of Parcel C.

4.2 LAND USE INFORMATION

4.2.1 PROPOSED LAND USES

The land use categories for Parcel C include MUD – Mixed Use Urban District. Refer to Section 1.3 for a detailed list of the specific uses within this land use category, and the Land Use Legend on Map 9 in Section 11 for the identification of each land use category as either a Permitted Use or a Special Review Use.

Section 12 contains the review processes applicable to such uses.

4.3 DEVELOPMENT CONDITIONS

Development within Parcel C shall be subject to the applicable General Conditions in Appendix 1-2 of Section 1 and the applicable Performance Standards in Sections 6 through 10.

Development within Parcel C shall also be subject to the applicable Special Conditions in Appendix 4-1 attached to this Section 4 and incorporated herein by this reference.
APPENDIX 4-1
SPECIAL CONDITIONS FOR PARCEL C

PLANNING

SPECIAL CONDITION NO. 1

(SUB PARCEL C2) Delivery Station/Distribution Center shall be a Permitted Use only in Sub Parcel C2 within the MUD.

DEVELOPMENT AGREEMENT

SPECIAL CONDITION NO. 2

Refer to the Development Agreement, as defined in Section 13, for any applicable obligations for this parcel.
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5.1 INTRODUCTION

Parcel D (comprising sub-parcel D1) is approximately 40.99 acres in size. Parcel D is located south of the Northwest Parkway and southeast of Sheridan Parkway. Refer to Map 1 and Map 10 in Section 11 for location of Parcel D.

5.2 LAND USE INFORMATION

5.2.1 PROPOSED LAND USES

The land use categories for Parcel D include Open Lands. Refer to Section 1.3 for a detailed list of the specific uses within this land use category, and the Land Use Legend on Map 10 in Section 11 for the identification of each land use category as either a Permitted Use or a Special Review Use. Section 12 contains the review processes applicable to such uses.

5.3 DEVELOPMENT CONDITIONS

Development within Parcel D shall be subject to the applicable General Conditions in Appendix 1-2 of Section 1 and the applicable Performance Standards in Sections 6 through 10.

Development within Parcel D shall also be subject to the applicable Special Conditions in Appendix 5-1 attached to this Section 5 and incorporated herein by this reference.
APPENDIX 5-1
SPECIAL CONDITIONS FOR PARCEL D

DEVELOPMENT AGREEMENT

SPECIAL CONDITION NO. 1

Refer to the Development Agreement, as defined in Section 13, for any applicable obligations for this parcel.
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SECTION 6
MUS NON-RESIDENTIAL SITE PLANNING CRITERIA

6.1 SITE LAYOUT

Site design and land planning are critical elements in the development of the PUD. Proposed Development Projects will be evaluated for compliance with the site planning criteria of this section.

The standards in this Section 6 shall apply to non-residential Development Projects within the PUD located in the MUS land use area and in the Perimeter Area of the MUD land use area as designated by the Developer.

6.2 BOUNDARIES/RIGHTS-OF-WAY/EASEMENTS

Building permit site plans and plats shall show existing property boundaries, rights-of-way and easements. Buildings and/or structures shall in no case extend into public rights-of-way or easements, or beyond its property boundary line.

Elements which may be allowed within an easement include (subject to individual easement restrictions): trees, shrubbery, landscaping, retaining walls or other landscape features, berms, fences or walls, driveways, sidewalks, permitted signs, eaves that do not project more than 3 feet into the easement, site furnishings/street furniture (see 6.3.A.5), utility lines, wires and associated structures, such as power and light poles, provided that there are no conflicts between utilities within easements. Development Projects shall demonstrate that there are no conflicts between utilities and proposed landscape elements, signs, fences and walls. Landscape plans shall illustrate proposed and existing utilities.

Within any tree-lawn area, easement or street center median(s), trees shall not be planted within 10 feet of water, sanitary or storm main lines or within 5 feet of primary electrical lines, nor shall shrubs be planted within 5 feet of water, sanitary or storm main lines, unless otherwise approved by the utility provider. Offsets are not required from private utility service lines.

Elements allowed within a public right-of-way include: All of the elements allowed within an easement, except the following items: fences or walls, retaining walls, eaves of buildings, signs (except regulatory and directional signs), berms, and required bufferyards unless otherwise approved by Broomfield Staff.

6.3 SETBACKS

The Building and parking Setbacks have been designed to reflect a transition from urban to the surrounding suburban character of this area and to establish a consistent street character. In general, the most generous Setbacks are along the perimeter and along the internal arterial roads within the non-residential areas.

See Table 6-3A for minimum Building and Parking Setbacks. In some cases, in order to comply with the bufferyard requirements, increased Setbacks may be necessary.

A. FEATURES ALLOWED WITHIN SETBACKS

The following features may be located within required Setbacks, subject to the Building Code (see also the PUD’s Bufferyard Standards in Section 14 for features allowed within bufferyards):

1. Trees, shrubbery or other landscape features;
2. Fences or walls that comply with the Municipal Code;
3. Driveways which cross the setback;
4. Sidewalks and or trails;
5. Street furniture including benches, trash/recycling receptacles, parking meters, pedestrian light fixtures, banners, hanging flower baskets, decorative or Tivoli type light strands;
6. Signs, subject to DRC and Broomfield approval;
7. Bay windows, architectural design embellishments;
8. Awnings and canopies
9. Eaves that do not project more than 3 feet into the required setback;
10. Chimneys, flues and ventilating ducts that do not project more than two feet into a required setback, and when placed so as not to obstruct light and ventilation;
11. Window wells;
12. Utility lines, wires and associated structures, such as power and lights;
13. Refer to Section 7.13 for further restrictions within sight triangles;
14. Refer to Section 14, Appendix A for further restrictions within bufferyards.

Table 6-3A – Non-Residential Building and Parking Setbacks

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Side &amp; Back Property Line</th>
<th>I-25, Northwest Pkwy &amp; Hwy 7</th>
<th>Arterial Street ROW</th>
<th>Collector Street ROW</th>
<th>Local Street ROW</th>
<th>Alley ROW</th>
<th>Between Buildings</th>
<th>Community Ditch (FRICO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use - Secondary</td>
<td>Struct - 15', Pkg - 10'*, **, †, ‡, †, □</td>
<td>75'</td>
<td>30'</td>
<td>20'</td>
<td>20'</td>
<td>Struct -10', Pkg - 0'</td>
<td>5'</td>
<td>*</td>
</tr>
<tr>
<td>Park Lands/Community Park</td>
<td>Struct - 15', Pkg - 10', **, †, ‡, †, □</td>
<td>75'</td>
<td>30'</td>
<td>20'</td>
<td>20'</td>
<td>Struct -10', Pkg - 0'</td>
<td>5'</td>
<td>*</td>
</tr>
</tbody>
</table>

Notes:

* 25' minimum adjacent to Residential Uses.

** If the adjacent land use is similar or compatible, a 0 foot side Setback shall be allowed on one or more sides where common walls between uses exist.

*** If setback area is comprised of enhanced landscaping (no parking lot or parallel drive ways) it may be reduced to 30' along Hwy 7 as approved as a part of a Site Development Plan. Enhanced landscape treatments include enhanced plantings, bermsing, etc.

† If a side or back property line is located along a public R.O.W., the R.O.W. setback is applied.

‡ Parking areas which incorporate Shared Parking and/or driveways are excluded from the Setback requirement along the edge(s) of the property where this condition occurs.

General Note: A 0' lot line Setback will be allowed for all uses where the Setback and bufferyards are provided within an abutting Tract, Outlot, Open Land or similar which is not publicly dedicated to Broomfield.

Table 6-3A – Non-Residential Building and Parking Setbacks
6.4 DENSITIES

Maximum densities for non-residential development are expressed in floor area ratios (FAR). No artificial density caps are set in the PUD for non-residential uses. Density is constrained by the following development criteria. These criteria are further detailed in this Section 6 and Sections 7 and 8:

- Maximum building height.
- Minimum Open Area.
- Minimum building and parking setbacks.

6.5 OPEN AREA REQUIREMENTS

The minimum Open Area requirement for each Lot is indicated in Table 6-5A, Open Area Requirements.

The Open Area requirement for an individual Lot may be reduced by 5% (for example, reduce requirements from 20% to 15%) where a Lot abuts Shared Common Area, Open Space, Open Lands or a park, if a minimum of one-third of the Lot’s total perimeter length is immediately adjacent to Shared Common Area, Open Space, Open Lands or a park. The Shared Common Area, Open Space, Open Lands or a park area which the Lot abuts, must also have an average width of 50’ along the Lots edge in order for the reduction to be applied.

Open Area requirements for individual Lots within a Planned Retail Center and campus projects may be reduced, provided that the total percentage of Open Area within the center or campus project meets the requirements of the PUD.

Except as stipulated above for a Planned Retail Centers and campus projects, areas eligible to satisfy the Open Area requirement include areas on the lot on which the development is located.

ALLOWABLE OPEN AREA ELEMENTS

Open Area elements that may be included for the purpose of calculating Open Area in non-residential areas include:

A. Landscaping including trees, shrubs, ground cover, turf, etc. in both irrigated and non-irrigated areas.
B. Pedestrian plazas and entry courts, patios, outdoor gathering spaces (unenclosed amphitheaters);
C. Outdoor dining areas that feature landscape planting beds, fountains, sculpture or other amenities;
D. Pedestrian/transit facilities where they represent a bus stop area (smaller than 500 square feet);
E. Sidewalks, trails, seating areas, fountains, pools, and information/exhibit kiosks;
F. Passive and active recreation areas;

Table 6-5A - Open Area Requirements

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum % Open Area Required*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use Secondary - MUS</td>
<td>20%</td>
</tr>
</tbody>
</table>

*Notes: The percentages listed for minimum Open Area may be adjusted by the North Park DRC and Broomfield up to a maximum of 5% as long as the intent of the PUD is respected. However, if open area is reduced by 5% for abutting a common area or other as stated above, that is the maximum it can be reduced.
G. Environmentally Sensitive Areas and associated buffers;

H. Detention areas, drainages, wetland water quality areas, ponds and irrigation ditches;

I. Other similar uses as approved by Broomfield.

### 6.6 LAND USE COMPATIBILITY

The purpose of this section is to ensure that the physical and operational characteristics of proposed Buildings and uses are compatible when considered within the context of the surrounding area.

#### 6.6.1 OUTDOOR STORAGE AREAS/MECHANICAL EQUIPMENT

No areas for Outdoor Storage, trash collection or compaction, loading or other such uses shall be located within the Setback areas.

Loading docks, truck parking, outdoor storage, recreational vehicles, boats, trucks, utility meters, HVAC and other mechanical equipment, trash collection, trash compaction, recycling and other service functions shall be located and screened (per Sections 6.17, 6.18, 6.19 and 6.20) so that the visual and acoustic impacts of these functions are contained and out of view from public streets, public sidewalks, trails, and from dissimilar adjacent land uses.

Note that Outdoor Storage Areas are Uses by Special Review. Refer to Section 1.

#### 6.6.2 NOISE

Uses shall comply with the noise standards within the Municipal Code.

A. Where Outdoor Storage, loading areas and other similar uses are proposed adjacent to Residential Uses, the Applicant shall prepare and submit a noise study or memorandum identifying projected noise levels.

B. Noise issues can be mitigated using some or all of the following techniques: increased Setback, berming, solid fencing/walls, or landscaping. In some cases, landscaping alone is not sufficient to mitigate noise issues. In these instances, landscaping must be used in combination with some of the other techniques listed above.

#### 6.6.3 BUFFERYARDS

Bufferyards shall be constructed to mitigate problems associated with noise, odor, glare, dust, smoke, pollution, water vapor, conflicting land uses and density, height, mass, layout of adjacent uses, loss of privacy, unsightly views and other potential negative effects of development.

Bufferyards shall be located on the outer perimeter of a Lot, extending to the Lot boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public right-of-way, except as permitted by Broomfield.

Refer to Section 14, Appendix A for detailed Bufferyard Design Standards. Alternatives to the requirements for bufferyard types and plant material quantities shall be allowed subject to review and approval by the North Park DRC and Broomfield Staff as stated in the bufferyard guidelines.

### 6.7 VIEW CORRIDORS

Views to the attractive natural surroundings, such as the Rocky Mountain backdrop, as well as distinctive on-site features, including park areas, open space and natural areas are amenities to be shared by all. Preserving view opportunities of these features from Open Lands corridors, building entries and interior spaces is encouraged. Owners and Applicants are encouraged to emphasize these key natural features by reflecting them in their individual developments.

A. Where possible, create view corridors by aligning roads, driveways, Open Lands corridors, building...
entries, and pedestrian walkways to preserve and take advantage of available views.

B. Protect significant views to the attractive natural surroundings.

6.8 RETAIL SITE AMENITIES AND DRIVE THROUGH FACILITIES

6.8.1 RETAIL SITE AMENITIES

Each Planned Retail Center of 50,000 square feet or more of building area shall contribute to the enhancement of community and public spaces by providing the following within the required Open Area on the Retail Center site:

REQUIRED:

1. Water feature or work of art;

REQUIRED ONE OTHER ELEMENT FROM THE FOLLOWING LIST:

1. Patio/seating area/outdoor dining;
2. Pedestrian plaza with benches;
3. Transportation center/bus stop (see also 7.10.2 for criteria);
4. Outdoor playground area;
5. Kiosk area;
6. Floral displays, flower pots or hanging flower baskets.

6.8.2 DRIVE-THROUGH FACILITIES

Buildings with drive-through facilities, such as banks and fast food restaurants, shall be oriented in order to reduce the visibility of the drive-through window(s) from the dominant abutting public street.

Drive-through lanes and driveways are subject to parking lot screening requirements. (See Section 6.14).

6.9 HWY 7 AND SHERIDAN PARKWAY DESIGN CONSIDERATIONS

6.9.1 POLICY

This PUD will have a significant presence along both Hwy 7 and Sheridan Parkway. The intent of this section is to ensure that development located adjacent to Hwy 7 and Sheridan Parkway is planned cohesively with visual quality and consistency in mind.

6.9.2 HWY 7 SETBACK TREATMENT

A. A consistent and high quality image shall be presented along the Hwy 7 Corridor. Visual impacts to buildings shall be softened and views to parking areas shall be screened.

B. In order to present a cohesive design on the South side of Highway 7, the right-of-way and setback area will be irrigated plantings in a design of similar character. The planting design is intended to reflect rural patterns using windbreaks, fields and groves of trees that will honor North Park’s rural history and urban future. Alternating bands of shrub beds and/or ornamental grasses will be incorporated within the right-of-way and setback area immediately adjacent to the sidewalk to allow a seamless transition of planting beds to the other side of the sidewalk. A mixture of canopy trees and ornamental flowering trees will be incorporated outside of site triangles to establish a rhythm along Highway 7 that will be continued into the groves of tree plantings in the setback zone.

C. The landscape setback zone will utilize alternating layers of planting beds (grasses or shrubs). Crusher fines or similar surface material may be utilized periodically as an understory layer (in lieu of vegetated beds) if it maintains the overall rhythm and cohesiveness of the design along the length of Hwy 7. Species of plants within beds can rise in height from the ROW to the property line.
Taller plants within beds should be planted closest to the property. Where planting beds screen parking lots, plants shall be a minimum of 36” in height. Alternating planting beds will contain a mix of evergreen and deciduous shrubs. Planting beds should be planted whole and arranged in large massings of same or similar species and texture so that alternating beds read consistent from high speeds along the road. Gentle grading and berming of the setback area will be utilized to aid in breaking up the linear edge of the roadway corridor. The overall grading and rhythm of planting will frame views into the development and key architectural elements while also aiding in screening less desirable uses such as parking lots and parking structures. A mixture of deciduous canopy trees and ornamental flowering tree groups shall be planted in large formal groupings or groves of the same or similar species within a planting bed. The design should consider a range of mature tree heights, sizes, fall color and blooming periods between alternating groves of trees. Tree species can include the use of evergreen trees planted in similar rhythm and pattern to meet the overall intent of the design.

D. The combined Hwy 7 right-of-way and landscape setback shall be designed as a unified concept. The design shall consider the overall scale of the right-of-way. Tree groves, shrub massings, and the use of ornamental grasses will be planted in large groups of the same or similar species so that the pattern and intent of the design reads from the street.

E. Identity signs for significant projects will be allowed within the setback, per the North Park Planned Sign Program.
6.9.3 SHERIDAN PARKWAY SETBACK TREATMENT

A. The Sheridan ROW and Setback shall be designed as a unified concept. Designs for pavement treatment, lighting and landscaping shall be consistent throughout North Park.

B. A high quality image shall be presented along Sheridan Parkway. The landscape design and palette shall be unified and consistent along the length of Sheridan Parkway. The overall grading and rhythm of planting should complement adjacent land uses to frame views into the development (such as key architectural elements), while also aiding in screening less desirable views such as parking lots and parking structures.

C. The Sheridan Parkway landscape shall create a directional pattern that opens up views to the development and creates interest along the corridor. Planting beds and tree groves are arranged at a 45 degree angle (approximate) to the path of travel. The pattern and alternating rhythm of trees and planting beds should be consistent into the median. The overall patterns of landscape should be mirrored along the centerline of the Sheridan Parkway ROW (or median).
6.10 LANDSCAPING


Landscaping is intended to unify the Building and its site with adjacent development areas. Emphasis is on landscaping the PUD as a single entity, not on a small-scale with individual landscaped areas. In order to establish a consistent streetscape and Open Area image, a conceptual landscape master plan or a set of detailed landscape design guidelines shall be prepared and submitted to the City for approval along with the first Site Development Plan within each parcel. The conceptual master plan or guidelines will specify the intent, character, types, and locations of landscape elements.

Development Projects shall include a detailed landscape plan that indicates the location, type, sizes and quantity of proposed landscape elements.

Where appropriate, turf will be low water requiring varieties with areas of longer, native species. Perennial and annual flowers will provide accent color.

Create a landscape that is sustainable, attractive, comfortable, and complimentary to the natural and man-made environment. Sustainable and xeriscape principles should be followed including:

1. Plan and design for water conservation and beauty from the start.
2. Create practical turf areas of manageable sizes, shapes and appropriate grasses.
3. Select low water plants and groups of similar water needs together.
4. Use soil amendments like compost as needed by site and type of plants used.
5. Use Mulches to reduce evaporation and keep soil cool.
6. Irrigate efficiently with properly designed system & apply the right amount of water at the right time.
7. Maintain the landscaping properly by mowing, weeding, pruning and fertilizing properly.

Use plant materials that are massed and placed to provide variety and focal points at strategic locations.

Where appropriate, use large-scale plantings with the intent of creating thickets of shrubs and broad sweeps of flowers in meadows that occur naturally in the Colorado plains and foothills region.

Plant evergreens and other trees with moderate to low water needs on uplands, while locating cottonwoods, willows and other riparian plants in drainages and low lying areas.

Landscaping and/or earth shaping shall be used to screen surface parking, to soften structures such as Parking Garages and stark walls, and to buffer sound adjacent to heavily traveled areas. Shrubs are encouraged to be used for low level buffers, enclosure, identity and reinforcement of pathways, and to provide visual interest and display.

Landscaping plans shall include landscaping for non-paved areas located in any public right-of-way adjacent and contiguous to the Lot to which the plan applies. The landscape plan shall illustrate existing trees, shrubs and irrigated turf areas immediately adjacent to the Lot for which the plan applies.

Tree lawns shall be a minimum of six feet wide on streets classified as collectors or arterials; and on local residential streets of 28 feet or less. Street trees may be planted formally or informally providing that the required number of trees are included.

Berm and embankment slopes shall not exceed a ratio of 3:1 and must be graded with smooth transitions. Berm slopes facing public streets may not exceed 4:1. Shrubs and vines should be placed at least three feet
to five feet from curbs to protect them from roadway chemicals. (See also Section 6.14).

Where surface retention is a part of the overall design, use of water features, both functional and ornamental, is highly encouraged.

Landscaping and irrigation must be completed in the next available planting season, or as soon as weather conditions permit, or within the schedule approved by the City, whichever is earlier. Areas to be landscaped shall be completed within 9 months of the date of occupancy.

Landscape plans must be prepared by a licensed landscape architect.

### 6.10.1 LANDSCAPE DESIGN AND MATERIALS

As an alternative to the Broomfield guidelines and Design Standards, specific landscape design criteria may be developed for each neighborhood or village and approved as alternative compliance through the SDP process. Landscape design shall incorporate some or all of the following xeriscape principles:

A. Grouping plants with similar water requirements together;
B. Limiting high-irrigation turf and plantings to high-use and/or high visibility areas;
C. Use of low-water demanding plants and turf where practical;
D. Use of indigenous plant materials, where appropriate and practical;
E. Use of efficient irrigation systems, including the use of non-potable irrigation water;
F. Use of mulches and soil improvements;
G. Provision of programs for regular and attentive maintenance;

H. Trees and shrubs sizes, at the time of planting, shall comply with the minimum sizes listed in Table 6-10A.

<table>
<thead>
<tr>
<th>Plant Type</th>
<th>Min. Sizes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deciduous Shade Trees</td>
<td>2&quot; caliper</td>
</tr>
<tr>
<td>Ornamental Tree</td>
<td>2&quot; caliper</td>
</tr>
<tr>
<td>Evergreen Trees</td>
<td>6' height</td>
</tr>
<tr>
<td>Shrubs</td>
<td>5 gallon</td>
</tr>
</tbody>
</table>

### 6.10.2 TREE STOCKING

A. “Tree stocking” shall be required in landscape areas within one hundred (100) feet of a Building or structure as further described below. Landscape areas shall be provided in adequate numbers, locations and dimensions to allow tree stocking to occur along all sides of any Building or structure visible from surrounding public ROW’s, public trails and Open Lands and neighboring properties (building facades abutting alleys are exempt from tree stocking requirements).

B. Tree stocking shall mean formal or informal groupings of trees (canopy, evergreen or ornamental) planted at a quantity equal to 1 tree for every 40 lineal feet of Building Frontage.

C. Exact locations and spacing may be adjusted at the option of the Applicant to support patterns of use, views and circulation as long as the minimum tree-planting requirement is met.

### 6.10.3 FOUNDATION PLANTING

A. Where appropriate, trees, shrubs and groundcovers, shall be located near Buildings on the site to aesthetically integrate each Building into the overall site, to visually soften the massiveness of
Buildings, and to separate the Building from the parking lot. The appropriate amount of Building foundation plantings shall be determined by the North Park DRC and Broomfield. Where trees are utilized, planting beds shall be a minimum of six (6) feet in width.

B. Where parking lots abut a Building without intervening landscaping, parking bays shall extend no more than seven (7) parking spaces without an intervening landscape island with a tree.

6.10.4 RETAINING WALLS

Materials such as split-face modular block (straight face - not beveled), brick, stone, artificial stone and other similar materials may be used to construct retaining walls subject to approval by the North Park DRC and Broomfield. Tiered walls are encouraged in situations of large vertical elevation changes to reduce the use of tall single walls. Design walls and sidewalks to eliminate or minimize the need for railings. Plant material is required to soften the appearance of the retaining wall.

6.10.5 OWNERSHIP AND MAINTENANCE

Parks or other outdoor spaces may be dedicated to a public agency or be privately owned and maintained by the Applicant, a Metropolitan District or property owners association. Public acceptance of such parks or outdoor spaces into the publicly owned system of open lands will be based on specific negotiations on an individual site basis. Some publicly owned open lands may be maintained by an owners’ association or Metropolitan District if agreed upon by Broomfield, the Developer, the Metropolitan District (if applicable), and the owners’ association (if applicable).

Unless otherwise agreed to, maintenance of landscaped areas located behind the sidewalk and within the public right-of-way, is the responsibility of the adjacent property owner. A Metropolitan District and/or an owners association will maintain landscaped areas between the sidewalk and the back of curb within the public right-of-way or an easement.

6.11 EXISTING VEGETATION

A. Preserve valuable shrubs, grasses and trees within natural drainage areas and areas not needed for development.

B. Preserve healthy, mature trees and younger plants that would normally succeed older plants; do not preserve trees, which are decayed,
diseased or are reaching the end of their natural life span, as determined by a qualified professional.

C. Site plans shall identify locations, sizes and species of existing vegetation located within the Development Project. Existing vegetation shall be classified in one of the following categories: "Preserve," "Relocate" or "Remove". If a tree is classified “Remove”, a justification statement shall be provided. “Replacement Trees” shall be identified on the landscape plan in accordance with Table 6-11A.

D. If there is no practical alternative in terms of siting Buildings and other development, trees and other plants may be removed. If valuable healthy, mature trees are destroyed by development, new trees shall be installed to replace the destroyed trees as described in Table 6-11A.

Table 6-11A Replacement of Valuable Trees

<table>
<thead>
<tr>
<th>Tree Removed</th>
<th>Replace With</th>
</tr>
</thead>
<tbody>
<tr>
<td>24” or larger caliper tree</td>
<td>(3) 4” caliper min. trees</td>
</tr>
<tr>
<td>12” to 24” caliper tree</td>
<td>(2) 4” min. caliper trees</td>
</tr>
<tr>
<td>6” to 12” caliper tree</td>
<td>(1) 4” min. caliper tree</td>
</tr>
<tr>
<td>2” to 6” caliper tree</td>
<td>(1) 3” min caliper tree</td>
</tr>
</tbody>
</table>

6.12 IRRIGATION SYSTEM

Landscaping (except natural areas and other similar areas) shall be irrigated using an automatic underground irrigation system. Use of Broomfield’s non-potable water system for irrigation purposes is encouraged for major Public Common Areas and Arterial Roadway medians and ROW’s unless otherwise approved by Broomfield. For other landscape areas, use of non-potable water is encouraged but not required.

Unless otherwise provided by a Metropolitan District or Owners’ Association, developments are required to irrigate their landscape areas including street rights of way adjacent to their respective properties.

Roadway medians (including roundabout islands), and Public Common Areas will be irrigated and maintained by an owners association or Metropolitan District.

6.13 INTERNAL PARKING LOT LANDSCAPING

6.13.1 POLICY

Areas within the perimeter of parking lots shall be landscaped to minimize the feeling of expansive hard surfaced areas, to improve the parking lot appearance and to reduce heat build-up. The landscape design of the areas shall allow for plant aeration and efficient traffic movement.

6.13.2 CRITERIA

A. Refer to Section 7.15.1 for landscape requirement within large parking areas.

B. Parking lots containing fifteen (15) or more parking spaces shall provide at least six (6) percent interior parking lot landscaping. At least seventy-five (75) percent of landscaped area should be covered with living materials within three years of installation.

C. Additional internal landscaping shall be provided in parking lots that exceed the minimum Parking Ratios. Fifty (50) square feet of internal landscape shall be provided for each parking space, which exceeds the Parking Ratio as defined in Section 7.17 of these Design Standards. The additional internal landscaping can be distributed throughout the interior of the entire parking lot.
D. Shade trees shall be planted in the parking lots at a rate of at least one (1) tree and five (5) shrubs for every fifteen (15) parking spaces. See also Section 7.15.1.C.

Figure 6-13a - Parking Islands

E. Trees and other plant materials shall be placed on end islands, entry drives, pedestrian walks and along islands which separate parking from drives. The landscape island should be designed to allow plant materials to survive and flourish given harsh conditions and the need to store snow during the winter. Landscape islands shall be at least 9 feet in width and the same length as adjacent parking spaces.

6.14 PARKING LOT SCREENS

6.14.1 POLICY

Parking lots shall be screened from surrounding public streets, public sidewalks and trails, public parks and other properties that are used by the public.

6.14.2 CRITERIA

A. Whenever there are three (3) or more parking spaces on the property, the parking lot shall be screened for the entire length of the parking lot, which abuts a public street (excluding Alleys).

B. Berms, walls, fences, plants, planters or similar means shall be used to create the parking lot screen. Where structures such as walls or fences are used to create a screen, plants shall be located on the side of the structure which can be seen from surrounding streets, walks, parks, trails and other properties which are used by the public.

C. The screen around the parking shall be at least three (3) feet higher than the surface of the parking lot. Where plants are used to create a screen, the plants should create a three-foot screen within three years from the time planted. (See Figure 6-14a).

Figure 6-14a – Parking Lot Screening

D. Parking lot Setbacks are provided to mitigate the visual impacts of parking areas from adjacent property and public rights-of-way (refer to Table 6-3A for Setbacks). A minimum 3’ high screen shall be provided between parking lots and public right-of-way. The screen can be accomplished using one or a combination of the following: berms, landscaping, or wall. Height of screen shall be measured from the parking surface.

6.15 SNOW REMOVAL

Provision must be made for snow removal and storage on each nonresidential site. Pushing snow into the street or street medians is not permitted. A Snow Removal Plan must be submitted as part of the Site Development Plan for approval.
6.16 DRAINAGE

Site drainage must be compatible with adjacent property drainage and in accordance with the Conceptual Utility/Grading Plan component of the PUD. Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings and to drainage easements/systems and/or to street drainage systems. Storm drain detention requirements shall be accommodated within individual development sites and within regional detention areas. Each proposed Development Project must be evaluated for potential detention needs to avoid exceeding the carrying capacity of conveyance facilities, or creating off-site flow problems on adjacent downstream parcels. Broomfield requires each Development Project to detain its developed storm flows at historic rates. Off site detention may be approved by the DRC and Broomfield if it is demonstrated to be part of the overall master drainage plan for the PUD.

Existing drainage patterns and drainage conveyance easements are important site considerations, as reflected in the Conceptual Utility/Grading Plan component of the PUD. Proposed site drainage plans must address site drainage considerations as well as the relationship of site drainage to off-site drainage patterns and systems.

**THE BASIC CONCEPTS FOR DRAINAGE ARE:**

A. Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in Open Area corridors. Drainage will be surface drained where possible; however, some below-grade drainage using storm sewer piping and culverts may be required.

B. Surface drain systems and detention ponds are encouraged to be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary and avoid consistent side slopes. Steepest slopes should be no more than 3:1 or, if maintained by Broomfield, no steeper than 4:1.

C. Retaining walls may be used in detention areas where existing topography demands this type of design solution. Refer to Section 6.10.4 for retaining wall information.

D. Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than three-eighths of an inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.

E. Broomfield’s water quality standards shall be incorporated into developments within the PUD.

6.17 UTILITIES, MECHANICAL EQUIPMENT, AND COMMUNICATION DEVICES

Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers, micro-waves, and other services and equipment shall be minimized within the PUD. Radio transmitter towers and other similar equipment shall comply with the Municipal Code.

6.17.1 PERMANENT UTILITY LINES

Design and install all permanent utility lines underground. During construction and maintenance, minimize disruptions to other sites and businesses.

Berms (generally described as being higher than 2 feet and having side slopes steeper than 4:1) shall not be installed over the top of existing and/or proposed water, sanitary or storm main lines, unless otherwise approved by the applicable utility service provider.

6.17.2 TEMPORARY OVERHEAD POWER AND TELEPHONE LINES

Overhead power and telephone lines are permitted during construction, but shall be removed prior to
issuance of a certificate of occupancy (including the temporary certificate of occupancy).

6.17.3 COMMUNICATION DEVICES AND EQUIPMENT

Wherever possible, mount data transmission and receiving telecommunication devices at ground level, to the rear of structures, and screen them from view from adjacent roadways, pedestrian paths, Open Lands and Building sites.

In screening such devices and equipment, use architectural treatments in subdued colors that blend with the surroundings and landscaping or are integrated with the adjacent building architecture.

Coordinate locations, screening, and landscape decisions with involved utility and service providers in order to allow adequate conditions for servicing these devices and equipment and to reduce visual impact.

If transmission and receiving devices or mechanical equipment are roof-mounted, locate them so they are not visible from the site, adjacent Buildings, and public view. These devices shall be screened as any other rooftop mechanical equipment. Refer to Section 8.7.1 for screening requirements.

Ground mounted communication devices visible from adjacent sites and Buildings shall be painted in a color compatible to the Primary Structure and shall be screened using architectural screen walls or landscaping.

6.17.4 TRANSFORMERS, ELECTRIC METERS, GAS METERS AND OTHER UTILITY EQUIPMENT

A. PRIVATE WALL MOUNTED ELECTRIC SERVICE METERS AND GAS METERS AND SIMILAR WALL OR GROUND MOUNTED UTILITY EQUIPMENT

Wall mounted private electrical service meters, gas meters and similar utility equipment (wall or ground mounted) shall be completely screened from views from public ROW with a screen wall of compatible material and colors as the primary building. The use of landscaping, berming or a combination thereof as a screening solution is only allowed as a variation approved by both the DRC and Broomfield on a case by case basis.

Ground mounted transformers and other utility equipment not visible from a public ROW shall be screened from view of neighboring property and Open Lands using screen walls, landscaping, berming or a combination thereof.

Coordinate locations, screening, and landscape decisions with involved utility companies in order to allow adequate conditions for service access. Conduits, meter sockets, gas pipes, gas meters and vents shall be painted to match Building surfaces and screens. While the electric meter socket may be painted, the electric meter itself cannot be painted.

Unless otherwise approved, all metering equipment including cabinets, breakers and main disconnects shall be located on an outside wall of the each structure.

B. PUBLIC UTILITY ELECTRIC TRANSFORMERS AND OTHER PUBLIC UTILITY EQUIPMENT

Prior to approval of the Site Development Plan, the location of all vaults and transformers shall be shown on the landscape plan. Vaults shall have no shrubs or trees of mature growth within five (5) feet of either side of the short sides of the vaults. Shrubs and trees of mature growth may be located within ten (10) feet of either side of the long side of the vaults. Transformers shall have no shrubs or trees of mature growth within ten (10) feet of the sides and back of the transformers and within fifteen (15) feet of the front of the transformers. Transformers may be screened with landscaping to the extent allowed by the above dimensions, provided that it meets with the requirements of the local utility company.
The screening of utilities and mechanical equipment shall not create a safety hazard to either the general public or for the safe operations of the utility meter.

Locate transformers and gas meters away from major pedestrian routes, building entries and outdoor seating areas in order to protect pedestrians and facility users in these locations.

**6.17.5 EQUIPMENT SOUND LEVELS**

Select, locate, and install all mechanical and electrical equipment to not exceed the sound levels allowed under the Municipal Code.

Use landscape or architectural buffers to reduce the noise and visual impact of such equipment.

**6.17.6 INSTALLATION OF GROUND-LEVEL STRUCTURES**

Install ground-level structures, such as manhole covers and grates, flush with the pavement. Grate spaces within pedestrian routes shall be in accordance with the Americans with Disabilities Act, Federal, State, and the Municipal Code.

**6.18 SERVICE AREAS**

**6.18.1 POLICY**

The visual impacts of service, delivery, trash, and outdoor equipment or storage areas shall be minimized, particularly relative to views from public roadways and along view corridors. Thoughtful placement and design of screening for these facilities is a priority for all sites.

**6.18.2 CRITERIA**

A. Loading docks, generators, trash containers, recycling containers and service areas shall be screened or located out of view from adjacent streets, dissimilar land uses, pedestrian pathways, and Open Land corridors.

B. Facilities must be fully screened from public view using a masonry wall (or similar) and gate to match the Primary Structure. Gates shall be constructed of solid metal panels and finished to match the Primary Structure.

C. Screening for loading docks and service areas should be a minimum height of six feet (6’), or as tall as the object which is being screened (whichever is higher), and incorporate materials and finishes that match or are compatible with those of the Primary Structures. (See Figure 6-18a).

D. Locate loading, service and delivery areas so they do not encroach into Setbacks.

E. Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless out of view, screen these areas architecturally and/or with landscaping. Materials, supplies, trucks, or equipment being stored on a site must be concealed inside a closed Building or behind a visual screen approved by the North Park DRC and Broomfield. (See Figure 6-18b).
6.19 OUTDOOR STORAGE

Outdoor Storage is only allowed as a Use by Special Review (refer to Section 1) and shall be restricted to defined areas clearly identified on the SDP plans. Such areas shall be screened from views from adjacent properties, public roadways and public pedestrian pathways.

6.20 SHOPPING CART STORAGE, VENDING MACHINES, ETC.

Shopping cart storage, vending machines, ATM machines, newspaper racks, video and book return boxes, postal and overnight delivery drop off boxes, and telephones shall either be placed inside structures or shall be architecturally screened using the same materials and colors as the Primary Structure. Views of these items from adjacent properties, roadways, open Lands, trails etc. must be completely screened. Shopping cart corrals placed in parking lot areas must be designed to architecturally blend with the Primary Structure and be reviewed and approved by the North Park DRC and Broomfield.

Placement, screening and illumination of outdoor vending machines, cart corrals and cart storage areas shall be reviewed and approved by the North Park DRC and Broomfield.

6.21 OUTDOOR SALES/DISPLAY

Outdoor sales areas are intended for the seasonal outdoor display of merchandise such as Christmas trees, pumpkins, garden flowers etc. Outdoor sales/displays shall be reviewed and approved by the North Park DRC and Broomfield.

Displays of sheds, play equipment, spas and other similar products must be fully screened from public view.

Development Projects proposing outdoor sales/display of merchandise shall provide a detailed site plan in the SDP submittal illustrating the location(s), size, itemization of products to be displayed, quantity of each product, maximum stacking heights, and the duration of for each seasonal display. Outdoor sales/display areas approved through the SDP process will not require any further special permits.

6.22 SECURITY FENCES/WALLS

6.22.1 POLICY

Fences and/or walls must be designed to relate to or continue the character of the PUD. Materials must be compatible with other architectural and landscape elements. Fence locations, elevations and designs shall be submitted and approved by the North Park DRC and Broomfield with building permit applications.

THE FOLLOWING CRITERIA DO NOT APPLY TO TEMPORARY CONSTRUCTION FENCING.

6.22.2 CRITERIA

A. Where security fencing is used in highly visible areas (access points, focal areas, adjacent to Public Rights of Way, Public Common Area, Open Lands, etc.) the use of architectural metal fencing (wrought iron or similar) is required. Specific ornamental fence designs will be selected for use along Open Lands and specific roadways.
within the PUD. The fence will be selected to provide a high degree of visual quality, low maintenance, security, and to present a consistent image. Where fencing is desired, the ornamental fence shall be used along Open Lands and along all public street rights-of-way (R.O.W.’s).

B. Chain link fences may be used for security if significant berming and landscaping can fully screen views of the fence (See Figure 6-22a) from adjacent roads, open lands, and neighboring property.

C. Where chain link fences are used, they shall be vinyl clad (or similar) and black in color.

D. Chain link fencing with integral slats or fabric is not permitted.

E. Use of chain link fence will be reviewed and approved by the North Park DRC and Broomfield.

F. Unless approved otherwise, security fences shall be a maximum of six (6) feet tall.

G. Fences adjacent to public streets must be set-back a minimum of fifteen (15) feet, or the minimum required bufferyard widths from the right-of-way unless approved otherwise by the North Park DRC and Broomfield.

H. Wooden fences are prohibited in non-residential areas.

In areas visible to the public, fencing should be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. Fence buffer designs shall be such that a minimum of 70% of the fence is obscured from view within 3 years after planting.

6.23 SITE FURNISHINGS

The provision of site furnishings is required. Site furnishing components should enhance and respect the scale of the outdoor spaces in which they are placed. Lines should be simple, clean and harmonious with the adjacent architecture and landscaping.

The elements of the street furniture to be used include seating areas, tables, planters, bike racks, shelters, information kiosks, newspaper dispensers, mailboxes, trash containers, etc. A consistent theme should be established within individual campuses, centers, developments, and Open Areas by using common design elements, such as: site furnishings, lighting, monument signage and landscaping.
Selected colors and materials for site furnishings are to be compatible with the development theme, predominant colors and materials of the surrounding environment. The environment is enriched and enhanced through the inclusion of cultural and artistic elements. Outdoor sculpture, nature related art and other interpretive features are strongly encouraged in the landscape as focal points and in areas of high traffic.

6.24 SIGNAGE

The PUD includes Planned Sign Programs to govern community-wide identification, directional, for sale and for lease, and other similar type signs of both a temporary and permanent nature, reference Section 16 Appendix C and D. Individual projects may also submit for approval planned sign programs that address campus or village center needs. Planned Sign Programs will be reviewed and approved per Section 12 of this PUD.

6.24.1 POLICY

Effective signs function not as a separate entity, but as an integral part of the environment. Signage shall be incorporated into the overall landscaping of the site.

6.24.2 CRITERIA

In addition to the North Park Planned Sign Program, planned sign programs may be prepared for individual villages and campuses within the PUD. Sign programs will specify the types, shapes, sizes, lighting method, color and materials that are allowed for freestanding and wall-mounted signage. Development entry signage is anticipated on either side of major roadways near the edges of each parcel. The individual names will be consistent with the overall style of the sign. Individual property identification signs and directional signs will also be harmonious with the development theme. Unless otherwise approved, real estate signage, temporary signs, and other signage will comply with the Broomfield Sign Code, as amended from time to time.

Signage that is not addressed in the North Park Planned Sign Program or another subsequent sign programs shall comply with the Municipal Code unless otherwise approved by Broomfield. Unless otherwise approved, horizontal sign presentation of ground-mounted development identification signs is preferred throughout the PUD. Ground mounted signs shall have a maximum height of 12 feet, unless they are setback more than 75 feet from the edge of pavement; in such case, signs shall be allowed a maximum height of 15 feet.

Directional signage shall be provided for Buildings with addresses that are not visible from the public right-of-way. Directional signs shall comply with the governing planned sign program.

Advertising visible from public roads on bus shelters and bus benches shall be reviewed on a case by case basis and requires specific approval of the North Park DRC and Broomfield.

6.25 LIGHTING

6.25.1 POLICY

The purpose of this section is the elimination of light trespass from the Building and the site, the improvement of night sky access and reduction of development impact on nocturnal environments.

A family of lighting fixtures will be selected for the overall PUD and for individual projects, campuses and villages. Each element of the lighting design should contribute to the character of the entire system, strengthen relationships between parcels, increase the physical and psychological safety, and maintain a village-like atmosphere.

Site lighting shall meet the functional needs of the proposed land use without adversely affecting
adjacent properties or the community. Minimize site lighting where possible.

### 6.25.2 CRITERIA

Site Development Plan applications shall include a point-by-point illuminance plan indicating foot-candies calculations. The point-by-point illuminance plan shall illustrate the locations of proposed exterior light fixtures including but not limited to: ornamental pedestrian lights, wall mounted lights, and parking lot lights. The plan shall indicate photometric foot-candle light levels for sidewalks, plazas, parking areas, driveways and other high activity pedestrian areas. The photometric calculations shall be illustrated on a maximum ten-foot (10') grid within the areas stated above, and extending twenty feet (20') beyond property boundary line. Refer to Table 6-25A for minimum lighting requirements.

Point-by-point illuminance plan calculations must be determined using a light loss factor or 1.0.

Light levels measured at the property line of the Development Project and adjacent rights-of-way shall not exceed one-tenth (0.1) foot-candle as a direct result of the on-site lighting. Exceptions include situations where cross parking and shared access are incorporated into a specific Development Project.

Lighting from interior spaces which projects into exterior spaces and lighting from adjacent street and parking lot lights shall be included in the photometric calculations on the site illuminance plan.

Interior lighting shall not be directed to illuminate exterior spaces. Interior lights visible from the exterior of the Building must not produce glare and shall not have visible light sources.

Exterior light fixtures including site and Building mounted fixtures shall be full cut off, with flat lenses and shielded (if needed) so that all of the light falls upon either the surface of the structure to be illuminated or the ground. Decorative low-wattage wall sconces, without cut-off characteristics, may be used on a limited basis, and will be reviewed by the North Park DRC and Broomfield on a case-by-case basis. Non-cut-off wall sconces shall have frosted lenses or similar in order to diffuse the light.

Light poles and fixtures may incorporate solar panels for supplemental power generation. The solar panels must be architecturally integrated into the overall design of the light fixture and will be reviewed and approved on a case by case basis by the North Park DRC and Broomfield as part of the SDP process.

Lighting systems shall be designed which do not produce direct, incident, or reflected light that interferes with the safe movement of motor vehicles on public streets, including:

A. Any light fixture not designed for street illumination that produces light that could interfere with the operation of a motor vehicle.
B. Any light that may be confused with or construed as a traffic control device.
C. Animated, flashing, or changing intensity lights.

Lights shall be located so as not to interfere with parking, backing, required trees within parking areas, and pedestrian or traffic flow.

### 6.25.3 NORMATIVE LIGHTING CRITERIA

Parking lot and streetlights shall have a medium to dark, anodized aluminum finish or a material with similar quality and durability.

Light poles heights as measured to the top of the luminaire housing shall be provided as follows:

A. Within small parcels, (5 acres in size or less) light fixtures shall have a maximum total height of 20 feet unless otherwise approved by the North Park DRC and Broomfield.
B. Within large parcels it is often more cost effective and energy efficient to increase the light pole heights. Light fixtures for parking areas on sites larger than 5 acres in size (gross site area) or parking in campus settings will be allowed a maximum total light fixture height of 37 feet (including concrete bases), provided said parcel incorporates pedestrian light fixtures adjacent to the Building entry and along pedestrian pathways between parking areas. If pedestrian light fixtures are not provided, a maximum total light fixture height of 30 feet will be permitted.

C. Pedestrian light fixtures shall not exceed 14 feet in height. Small ornamental embellishments may extend up to 16 feet.

D. Exceptions to light fixture heights may be permitted where it can be demonstrated that light poles will complement those on adjacent sites, or slight adjustments could significantly reduce the number of required fixtures.

Light fixture styles and lamp types should be selected to function for their intended use. The style of light standards and fixtures shall be consistent with the community development theme.

Design lighting to emphasize Building entrances. Integrate lighting that highlights approaches to Buildings, Building facades, architectural features and landscaping.

Full wall wash lighting is prohibited.

Soffit or canopy lighting shall be fully recessed and down directional.

Exterior Building mounted and site fixtures shall be full cut-off style with flat lenses only. Decorative low-wattage wall sconces, without cut-off characteristics, may be used on a limited basis, and will be reviewed by the North Park DRC and Broomfield on a case-by-case basis.

Directional lighting of signs, sculptures and other exterior features is allowed on a limited basis, and will be reviewed by the North Park DRC and Broomfield on a case-by-case basis.

Luminaires located within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminare extends more than twenty feet (20') outside of the property boundary. This requirement does not apply to parking lots/driveways for Buildings on separate lots which share access and/or parking. Luminaires on development parcels located adjacent to environmentally sensitive natural areas may have more restrictive shielding requirements as determined by the North Park DRC and Broomfield.

Design lighting with controls for consistent photocell or timed on-off functions.

6.25.4 LIGHTING LEVELS

With the exception of lighting for public streets, lighting used to illuminate Buildings, parking lots, alleys, walkways; plazas or the landscape shall be evaluated during the DRC and SDP process. The following table provides lighting criteria for outdoor facilities used at night. (See Table 6-25A below).

Maximum on-site lighting levels for Development Projects within the PUD shall not exceed ten (10) foot-candles.
Table 6-25A - Light Levels at Initial Installation*

<table>
<thead>
<tr>
<th>Area</th>
<th>Minimum horizontal illuminance (in footcandles)</th>
<th>Maximum Uniformity Ratio (max. to min.)</th>
<th>Maximum average illuminance (in footcandles)</th>
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Notes:
* Lighting criteria is adapted from the IESNA, 8th Edition, Lighting Handbook.
** Excludes recreational trails and paths that are not typically used at night.
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SECTION 7
ACCESS, CIRCULATION AND PARKING

7.1 INTRODUCTION

This section is intended to ensure that the parking and circulation aspects of developments are well designed with regard to safety, efficiency and convenience for vehicles, bicycles, pedestrians and transit, both within the PUD and to and from surrounding areas. This section provides Design Standards for the development and redevelopment of property. In utilizing these regulations, the Applicant and other users should remain flexible in their approach to site design given the characteristics of the site, the nature of the use and the intent of these standards.

7.2 VEHICULAR ACCESS POINTS

7.2.1 POLICY

Access to public streets shall be allowed if the following three criteria are complied with:

A. The future traffic predicted to use the proposed access point does not cause the Level of Service at any link, intersection or driveway access within the Traffic Study area to drop below the levels set forth in the Municipal Code.

B. Intersection spacing requirements are met;

C. Intersection sight distance requirements are met;

D. The access spacing meets standards approved by Broomfield (and CDOT if required).

7.2.2 CRITERIA

A. Intersection and driveway spacing shall comply with Broomfield standards unless otherwise approved by Broomfield.

B. Key access points are indicated on the PUD Maps (Section 11). Proposed access locations contained in this PUD are conceptual in nature only, and are specifically exempt from any vesting. Access locations and operation shall be approved by Broomfield after review of the supporting Development Projects and Traffic Studies.

C. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of the Fire District requirements unless otherwise described in this PUD or approved by the District. Such access roads shall be designated on a plan included in the SDP submittal.

D. Access to a state-regulated highway shall comply with the State Highway Access Code, latest edition and if applicable, the Highway 7 Access Control Plan. If applicable, the Applicant shall submit to the Engineering Division copies of the approved access permits from CDOT prior to the approval of any plat that includes access to Hwy 7. Broomfield is identified as the issuing authority of CDOT roadway access permits following review and approval by CDOT.

E. Acceleration, deceleration and/or auxiliary turn lanes may be required if a Traffic Study finds that they are necessary to preserve safety and/or the traffic-carrying capacity of the existing street.

F. A Traffic Study shall be submitted to Broomfield (unless waived by Broomfield) with each development project.

7.3 ROUNDABOUTS

7.3.1 POLICY

Roundabouts are often an effective tool for traffic management. They are used largely to reduce motor vehicle speeds, increase capacity level, increase safety, and to reduce noise and air pollution. Therefore, the use of roundabouts will be considered at street intersections. Broomfield shall approve the use
of roundabouts on any street intersection. Broomfield shall also approve the design of all roundabouts.

### 7.3.2 CRITERIA

The configuration of proposed roundabouts should be designed by a licensed professional engineer. The engineer must have previous experience in designing roundabouts of comparable traffic capacity.

### 7.4 STREET HIERARCHY

#### 7.4.1 POLICY

Vehicular circulation within the PUD shall be designed to provide safe, understandable, and convenient access to all sites. The design of these routes is an important feature of the PUD, providing pleasing corridors used in guiding residents, visitors and employees to each village, to individual parcels, and to each Building.

Primary access points to all sites are provided via an internal roadway system. The hierarchy of roadways emphasizes view corridors and features both grided and curvilinear sections to create continuous visual interest. Coordinated landscaping along major roads and at driveway entrances is also emphasized.

#### 7.4.2 CRITERIA

The following criteria address basic planning concepts for arranging and designing arterial roads, connector streets, local streets, internal driveways, entry drives, service drives and alleys.

Roadways within the PUD will be designed to meet Broomfield standards with the following exceptions: Street cross sections for specific types of streets shown on Maps 11 through 14 in Section 11 of this PUD and any others subject to approval by the Broomfield.

A. **Arterial Roads** provide access through the development and connect directly with the primary perimeter roadways serving the surrounding area including Sheridan and Huron. Arterial streets may be designed as divided or undivided, and feature streetscape and entryway landscaping.

B. **Connector Street** provides direct access from the arterial streets to development parcels, and connects them with the perimeter roadways and other internal roadways within the development. Connector streets feature secondary entryways where they connect with the perimeter roadways. Connector streets may be designed as divided or undivided roadways, and feature streetscape, entryway landscaping and on street bike lanes, similar to the arterial streets.

C. **Local Streets** provide access to Lots and can be shared by several Lots.

D. **Entrance Drives** provide direct access to individual Building drop-off and parking areas.

E. **Service Drives and Alleys** provide access to loading, service and waste pick-up areas within individual sites or parcels. Service drives are encouraged to be separate from entrance drives.

### 7.5 TRAFFIC CALMING

Traffic calming measures may be implemented on collector and local streets, as needed (based upon a current Traffic Study), such as, but not limited to, mini roundabouts or traffic circles, street narrowing, medians or other techniques, as approved by Broomfield.

### 7.6 ALLEYS

Alleys are allowed in mixed use areas.
7.7 CUL-DE-SACS

“Hammerhead” cul-de-sacs are allowed (See Figure 7-7a) in addition to standard cul-de-sacs.

Figure 7-7a Hammerhead Cul-de-sac

7.8 MEDIAN TREATMENTS

Medians within public roadways are encouraged, but not required except in 4-lane arterial roadways. Landscaping is required where feasible based on width, traffic safety and site line requirements. Trees should be included where possible. All landscaping shall be approved by Broomfield.

Median width will vary. The minimum width for a raised median is four feet (4’). Median width shall be approved by Broomfield.

7.9 EMERGENCY AND UTILITY ACCESS

7.9.1 POLICY

Fire protection for the PUD is provided and administered by the North Metro Fire Rescue District (“Fire District”). Police protection is provided by the Broomfield Police Department. For these and all other services requiring emergency or maintenance access, convenient and appropriate routes should be easily discernible and, when appropriate, clearly marked.

7.9.2 CRITERIA

Provide access for fire, police, ambulance, and other emergency vehicles to buildings in accordance with Fire District requirements or as otherwise approved by the District or described in this PUD.

Temporary fire access roads, turnarounds and second points of access may be used as part of an approved phased project or imminent public street improvements. Temporary access roads shall meet all other fire road access criteria.

Provide unobstructed access to utilities, including easements when required.

Where possible, connect emergency routes between adjacent properties.

7.10 MASS TRANSIT FACILITIES

7.10.1 POLICY

The Developer anticipates the need to provide mass transit facilities to serve the residents, shoppers, visitors, and employees in the PUD. The plans include the integration of transit facilities within the PUD. Proposed facilities may include bus shelters along the arterial, connector and possibly local streets in several areas throughout the PUD. Final locations of these facilities will be determined as development progresses. Some Buildings and development areas may generate such high volumes of transit use that stops may be required in these specific areas. These facilities will not be required until such time that a transit provider serves the PUD.
7.10.2 CRITERIA

Bus shelters shall be designed consistent with the architectural character of the community. Plans for bus shelters shall be approved by the future transit provider, the North Park DRC and Broomfield.

In areas where transit facilities are fully exposed to climatic conditions the shelter shall be designed with a solid roof, enclosed on one or more sides, and provide seating within the protected area. Landscaping can also be used as wind breaks around transit facilities.

Bus shelters shall be of appropriate size based on the potential number of users within their intended service area.

Advertising visible from the road on bus shelters and bus benches shall be reviewed on a case by case basis and requires specific approval of the North Park DRC and Broomfield.

Locate bus shelters in close proximity to commercial retail areas, high density housing, mixed use cores and other buildings that generate high volumes of transit use.

Locate bus shelters in close proximity to primary pedestrian walkways and crossings, which serve the surrounding businesses and neighborhoods.

Where possible, locate bus shelters behind the sidewalk so that the sidewalk passes between the shelter and the street.

In order to provide safe loading and unloading of buses, sidewalks shall be designed so that a paved surface is provided at both the front and rear doors of the bus when the bus is parked at the facility. Coordinate design of these facilities with the transit provider. (See Figure 7-10a).

Figure 7-10a - Transit Stop
7.11 RESTRICTED-ACCESS DRIVES AND SECURED ENTRIES

7.11.1 POLICY

A. RESIDENTIAL USES – MUS AND MUD

Residential neighborhoods and apartment complexes are prohibited from having restricted access drives, secured entries with and without guard houses and full perimeter fencing. This restriction does not apply to the following which are allowed:

1. Fencing for individual lots or Private Open Areas;
2. Fencing and secured entries for neighborhood amenities such as clubhouses, pools, etc.;
3. Secured entries and controlled access to individual residential Buildings and;
4. Secured entries with and without guard houses and controlled access to surface parking lots and parking garages serving residential Buildings.

B. NON-RESIDENTIAL USES – MUS AND MUD

If required for the operations of the business, non-residential development is permitted to have restricted access drives, secured entries with and without guard houses, controlled access and full perimeter fencing for: individual users and Buildings; surface parking lots and parking garages serving the non-residential user and Buildings; individual sites and Lots; and multiple Building campuses.

Guardhouses and security gates shall be designed and located to be as visually integrated with the site and the Primary Structures.

7.11.2 CRITERIA

Guardhouses shall be located within a landscaped island and be bordered with plantings of trees and shrubs.

Adequate stacking must be provided for cars entering a secured campus as determined by a Traffic Study. A minimum distance shall allow for at least 3 cars to be stacked waiting to obtain clearance for entry, therefore, guardhouses must be located a minimum of 75 feet behind the stop bar on the access drive. Perimeter security fencing shall step back away from the access road to provide greater visibility for exiting traffic and to create a more welcoming appearance.

Locate guardhouses so that crossing conflicts with major bicycle and pedestrian routes are minimized, and where queuing vehicles do not restrict visibility or cause hazardous conditions. Provide a distinct pedestrian walkway at secured entries that is separate from the travel lanes. Guardhouses, gates and fencing that block fire access roadways shall meet the requirements of the Fire District. The Fire District will review these elements as part of the SDP process.

7.12 TRUCK TURNING REQUIREMENTS

7.12.1 POLICY

Vehicle circulation shall be designed to provide safe and efficient turning movements for anticipated service and emergency vehicles. Design of individual parcels to accommodate truck access shall meet regulatory requirements for turning areas without sacrificing other important objectives of the Design Standards, including minimizing pedestrian-vehicle conflicts, discouraging speeding, minimizing space devoted to street use, and relating roadways and other vehicle use areas to the site and natural topography.
7.12.2 CRITERIA

Design roadway turning areas, especially those anticipated for truck service and emergency vehicle access, to meet the required regulatory standards for minimum truck turning movements and area requirements including those established by the following agencies and others as applicable, as amended from time to time:

A. City and County of Broomfield.
B. Fire District.
C. Mass transit provider (if present).
D. American Association of State Highway Transportation Officials (AASHTO) - Standards for Turning Roadway Design (including minimum turning path dimensions).

In general, design roadway-turning areas (for truck service and emergency vehicles) according to the following AASHTO standards:

A. Turning areas anticipated for single unit truck or bus access (including entry drives, drop-offs, and parking areas) shall use SU-30 turning dimensions (including 42 ft. minimum outside turning radius).
B. Minimum turning areas anticipated for semi trailer combination trucks access (with 40 ft. wheelbase) shall use WB-40 turning dimensions (including 40 ft. minimum outside turning radius).
C. Turning areas anticipated for larger semi trailer combination truck access (with 50 ft. wheelbase) shall use WB-50 turning dimensions (including 45 ft. minimum outside turning radius).
D. Turning areas anticipated for emergency and fire truck access shall comply with the Fire District’s criteria.

7.13 SIGHT TRIANGLES

7.13.1 POLICY

Sites shall be designed so that plants and structures on the site do not interfere with the safe movement of motor vehicle traffic, bicycles or pedestrians.

7.13.2 CRITERIA

No plants, foliage, wall, fence or berm higher than 42” above the elevation of adjacent flowline shall be located within the sight distance triangle on any corner of the property adjoining an intersection. Trees are encouraged as a part of the intersection landscape design but must comply with the Broomfield Standards and Specifications.

Sight distance triangles shall comply with the minimum sight distance requirements defined by Broomfield Standards and Specifications.

7.14 PARKING LOTS

7.14.1 POLICY

Parking lots shall be designed to be safe, efficient, convenient and attractive, considering use by all modes of transportation that will use the parking area (including cars, motorcycles, trucks, bicycles, and emergency vehicles).

7.14.2 CRITERIA

A. To the extent practical, pedestrians and vehicles shall be separated through provision of a sidewalk or walkway. Where complete separation of vehicles is not feasible, using landscaping, bollards, special paving, lighting and other means to clearly delineate pedestrian areas, shall minimize potential hazards.
B. Parking lots should be located on the rear and sides of lots whenever possible.
C. Unobstructed vehicular access to and from a public street shall be provided for off-street parking spaces.

D. Parking lots shall be designed so that backing and turning movements associated with parking layout will minimize conflicts with traffic, either on or off site.

E. Parking lots with more than three parking spaces will provide adequate room to allow vehicles to turn around within the parking lot and enter an adjoining street in a forward direction.

F. Parking stalls shall be clearly and permanently defined on the parking surface. If an alternate method of defining parking spaces is desired it shall require approval from the North Park DRC and Broomfield.

G. Where parking stalls overhang (bumpers overhang) into a peripheral sidewalk area, the sidewalk shall have a minimum width of seven (7) feet.

H. See also Section 6.25 for lighting requirements in parking areas.

I. Landscaped islands with raised curbs shall be used to define parking entrances, ends of parking aisles, the location of internal drives, and to provide pedestrian refuge areas and walkways, unless approved otherwise by the North Park DRC and Broomfield.

J. Parking, loading, maneuvering and driving areas shall be paved with asphalt, concrete or similar dust free material approved by the North Park DRC and Broomfield.

K. Loading and unloading facilities shall take place on site and not on public right-of-way. There shall be no backing of vehicles onto the public right-of-way from loading areas.

L. Drive-up and drive-through lanes shall be segregated from drive aisles and general parking areas.

M. Parking is prohibited within Setback zones. Refer to table 6-3A for Setbacks.

N. Refer to Section 6.14 for parking lot screening requirements.

### 7.15 PARKING DIMENSIONS

A. Parking lots shall be designed using the angles, layout and dimensions as indicated in the figures and table below, unless otherwise approved by the North Park DRC and Broomfield.

B. Adequate turn around and backing areas shall be provided without disruption to circulation or parking facilities.

C. Parking spaces located across from each other, on opposite sides of a drive lane, should be located at the same angle to the drive lane.

D. Angle parking located on a drive lane with one common exit and entrance is discouraged, unless the angle of the parking space is ninety (90) degrees to the direction of travel.

Figure 7-15a – Off Street Parking Area Dimensions
Table 7-15A – Off Street Parking Area Criteria

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<th>Angle of Parking</th>
<th>Stall Width in Feet</th>
<th>Stall Length in Feet</th>
<th>Stall Depth in Feet</th>
<th>Curb Length in Feet</th>
<th>Two-Way Drive Width or Double Loaded Drive Width in Feet</th>
<th>One Way Drive Width or Single Loaded Drive Width in Feet</th>
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<td>19</td>
<td>9</td>
<td>24*</td>
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Standard Vehicle

Compact Vehicle

A. Angle of Parking
B. Stall Width in Feet
C. Stall Length in Feet
D. Stall Depth in Feet
E. Curb Length in Feet
F. Two-Way Drive Width or Double Loaded Drive Width in Feet
G. One Way Drive Width or Single Loaded Drive Width in Feet

* When garages are located along a driveway and are opposite other garages or buildings, the driveway width must be increased to 28 ft. with a minimum of 30 ft. from face of garage door to face of garage door.

** When an overhang is allowed to reduce stall depth, aisle width must be increased to 22 ft.

- Under special conditions these dimensions could be varied with the Broomfield City Engineer’s approval.
- Stall length can be reduced by 2’ when over-hang is provided.
- For handicapped spaces, width shall be 13’ with ramp access to walks.

E. On Street Parallel Parking Dimensions

F. Development projects seeking certification from the U.S. Green Building Council’s LEED (Leadership in Energy and Environmental Design) Green Building Rating System or other such equal certification may reduce parking dimensions with the approval of the North Park DRC and Broomfield.

G. All handicap parking shall comply with ADA criteria.

7.15.1 BREAK UP LARGE PARKING LOTS

A. Large parking lots shall be divided into smaller sections by using landscape separators. Each section shall contain a maximum of two hundred (200) parking spaces. Landscape separators shall have a minimum width of 15 feet (exclusive of sidewalks). (See Figure 7-15b below.)
B. Landscape separators shall contain, as a minimum, one deciduous or evergreen tree per 700 square feet of landscapable area, or one tree per 35 lineal feet, whichever results in a greater number of trees. Trees can be planted formally or informally in groupings.

C. Parking bays shall extend no more than fifteen (15) parking spaces without an intervening tree in a landscape island or landscape peninsula. (See Figure 7-15c).

D. See Sections 6.13 and 6.14 for internal and perimeter parking lot landscape requirements.

Figure 7-15c – Landscape Islands

7.16 COMPACT CAR PARKING

7.16.1 CRITERIA

A. Parking spaces designated for compact cars shall be at least eight (8) feet wide and fifteen (15) feet long.

B. Compact car spaces should be clustered in-groups. The groups should be evenly distributed throughout the parking lot. However, compact car spaces should not be placed within the most accessible or highest turnover areas, such as directly in front of the building near the main entrance.

7.16.2 POLICY

A. Compact car spaces may not be more than forty (40) percent of the total number parking spaces in each lot;

B. Compact car spaces shall be identified with a ‘C’ symbol. The size, color and location of the symbol shall be approved by the North Park DRC and Broomfield.

7.17 PARKING RATIOS

7.17.1 POLICY

Adequate parking shall be provided to support individual projects within the PUD. If a specific use is not discussed the Parking Ratio will be determined on a case-by-case basis with North Park DRC and Broomfield.

If development is within 1650’ of an existing transit facility the minimum-parking ratio may be reduced subject to Broomfield approval.

In the event that a previously approved development is converted to a different land use, the number of existing and/or added stalls for the applicable use(s) shall meet the requirements of these Design Standards.

Refer to Sections 9 and 10 for Parking Ratios in residential neighborhoods and urban districts. Refer to Section 6.13 for parking areas that exceed the recommended ratio.

7.17.2 MINIMUM OFF-STREET PARKING CRITERIA

Alzheimers Care Facility: 1 space for every 3 beds, plus 0.5 spaces per Employee on a major shift.

Assisted Living Facilities: 1 space for every 3 beds, plus 0.5 spaces per Employee on a major shift.
Athletic/Fitness/Recreation Facilities: 1 space for every 100 gross square feet of Floor Area.

Bar/Tavern: 1 space for every 100 gross square feet of Floor Area.

Call Center: 10 spaces per 1,000 gross square feet of Building Floor Area.

Clinics: 1 space for each examination or treatment room plus 1 space for every 2 Employees or health care providers.

Colleges/Universities in a Campus Setting: 1 space for each Employee plus 1 space for every 5 students.

Colleges/Universities in a Non-Campus Setting (for non-traditional commuting students including adult education, professional and/or technical training, continuing education, etc): 1 space for each classroom seat plus one space for each shift Employee.

Commercial/Retail Uses: 1 space/ 300 gross square feet of Building Floor Area.

Congregate Care Facilities and Congregate Care Housing Developments: 1 space for every 3 beds, plus 0.5 spaces per Employee on a major shift.

Convenience Store: One space for every 200 gross square feet of Floor Area.

Corporate Campus (Office/R & D labs without light manufacturing or distribution): 1 space per 250 gross square feet of gross Building Floor Area.

Corporate, Professional, and Multi-Tenant Offices: 1-space/250 gross square feet of Building Floor Area.

Delivery Station/Distribution Center: 1 space per 1,000 gross square feet for the first 100,000 gross square feet of Floor Area plus 1 space for every 5,000 gross square feet after the first 100,000 gross square feet.

Entertainment Facilities and Theatres: 1 space for every 3 seats in the principal place of assembly.

Fast Food Restaurant / Drive-Ins: 1 space for every 100 gross square feet of Floor Area.

Financial Services and Institutions: 1 space for every 250 gross square feet of Floor Area.

Flex Research and Development (Flex Office with light manufacturing): 2.5 spaces per 1,000 gross square feet of Building Floor Area.

Hospitals: 2 parking spaces per bed plus one parking space per 300 square feet of outpatient clinics and service areas.

Hotel/Conference Center: 1 space/room x .80 (plus .75 space per daytime Employee).

Independent Living Communities: 1 space per unit plus one space for each major shift Employee.

Indoor Recreational Facilities (Not Including Theaters or Auditoriums): 1 space for every 200 gross square feet of Floor Area.

Manufacturing / Industrial Activities: 1 space for every 500 gross square feet of Floor Area or 1 for every 2 Employees, whichever is greater.

Medical Offices and Clinics: 1 space for every 200 gross square feet of Floor Area.

Medical Laboratories: 1 space for every 450 gross square feet of Floor Area.

Memory Care Facility: 1 space for every 3 beds, plus 0.5 spaces per Employee on a major shift.

Night Clubs: 12 spaces for every 1000 gross square feet of Floor Area.

Nurseries / Child Care Centers: 1-parking space for each 450 gross square feet of Floor Area.

Nursing Care Facilities, Continuing Care Retirement Community: 1 parking space for every 3 beds plus one space per 2 major shift Employees.
Places of Worship: 1 space for every 4 seats in the principal place of assembly.

Public and Private Schools – Elementary: 2 spaces for each classroom.

Public and Private Schools - Junior High: 2 spaces for each classroom.

Public and Private Schools - Senior High: 1 space for each 3 seats in the auditorium or principal place of assembly.

Restaurant: 1-space/3 seats or 10 spaces/1000 gross square feet, whichever is greater.

Showroom Warehouse: 5 spaces for every 1,000 gross square feet of Showroom Floor Area.

Wholesale Commercial Uses/Warehouses: 1 space per 1,000 gross square feet for the first 100,000 gross square feet of Floor Area plus 1 space for every 5,000 gross square feet after the first 100,000 gross square feet.

7.18 ON-STREET PARKING

On-street parking will be allowed and encouraged to facilitate guest parking for businesses fronting on those streets. On-street parking on the adjacent surrounding local and connector streets and within 300’ of the building it is serving may be counted to satisfy the minimum parking quantities described above.

7.19 MOTORCYCLE PARKING

Motorcycle parking areas shall be paved with concrete, and signs shall be provided designating the area for motorcycle parking only.

A paved area measuring 9’ x 18’ will accommodate two motorcycles.

Parking lots with over 250 spaces shall provide 1% of total spaces as motorcycle parking. Parking lots with between 40 and 250 spaces shall provide a minimum of two motorcycle parking spaces. Parking lots with less than 40 spaces are not required to provide motorcycle parking spaces.

7.20 SHARED PARKING

Shared parking will be allowed in situations where the individual land uses which share the parking spaces have differing peak parking demand times. A business or structure shall be allowed to share its parking with another use. In these situations a parking demand study shall be prepared by a professional traffic engineer or specialized parking professional and submitted by the applicant documenting that the hours of actual parking demand for the proposed uses will not conflict and those uses will be served by adequate parking if shared parking reductions are authorized.

Shared parking will also be allowed in situations where a business constructs additional parking that is above and beyond what is required to comply with the minimum parking standards. For example, the business is required to provide 100 spaces to meet the minimum standards, but the business builds 125 spaces. If agreed to by both parties, the excess 25 parking spaces may be shared with one or more adjacent businesses. A shared parking agreement shall be submitted with the Development Project, and recorded so that it will run with the land.

7.21 PARKING FOR FACILITIES WITH MULTIPLE WORK SHIFTS

Businesses with overlapping work shifts shall supply adequate on-site parking to accommodate the required parking for the total of the number of overlapping Employees.

Shifts changes shall be staggered so as to reduce the number of additional spaces required.
Areas designated for semi trailer and large truck parking and loading should be located on the side and rear of the site and shall be screened from view using architectural walls or a combination of landscaping, berming and walls. See Section 6.18. Except during initial site construction, no parking is allowed for permanent or temporary storage of trucks, trailers, buses or semi-mobile equipment, with the exception of moving vans, etc., when in use.

**7.23 PARKING STRUCTURES**

Design of Parking Structures shall be such that they are minimized visually by architectural wraps, laminated occupied buildings/structures, earthen embankments and/or landscaping and by limiting the overall height of the structure relative to the principal building. Parking Structures should not be taller than the principal Building.

Proposed Parking Structures require specific approval from Broomfield. Approval will be contingent, in part, upon trip generation and traffic loads generated by the proposed development and the development infrastructure’s capacity to handle the parking.

**7.24 INTERIM PARKING LOTS**

Surface interim parking must be paved with an all weather material. It must be replaced with the permanent use within 24 months unless Broomfield grants an extension. Internal parking lot landscaping is not required for interim parking areas. Perimeter landscape treatments shall be consistent with the landscape requirements for permanent parking lots. (See Figure 7-24a below). Interim parking lots shall be maintained by the developer or owner of the lot.

**7.25 BARRIER FREE DESIGN**

**7.25.1 POLICY**

The PUD is intended to be equally accessible to handicapped and non-handicapped persons, and owners and Applicants are expected to meet or exceed all requirements of the Americans with Disabilities Act (ADA), 1996, and all amendments thereto, in the design and development of individual parcels, sites, Buildings, and facilities.

Provide equal access in a manner that integrates handicapped-accessibility with ordinary accessibility, rather than separately.

**7.26 BICYCLE PARKING**

**7.26.1 POLICY**

Except as allowed for in these standards, bicycle parking shall conform to the Broomfield standards and shall be provided within each commercial, retail, business, office, industrial, civic and multi-family residential Lot to encourage and accommodate alternative transportation modes.
7.26.2 CRITERIA

A. Bicycle parking facilities shall be located so as to provide safety, security and convenience for bicycle riders. Such facilities shall not interfere with, and be located a safe distance from, pedestrian and motor vehicular traffic.

B. Generally, a minimum number of bicycle parking spaces shall be provided, equal in number to five (5) percent of the total number of automobile parking spaces provided by the development, but not less than two (2). Developments Projects, which require 350 or more automobile parking spaces, a minimum of 16 bicycle parking spaces shall be provided. Development Projects such as these will be reviewed on a case-by-case basis by the North Park DRC and Broomfield to determine the potential need for bicycle racks.

C. Garages may be used to satisfy needs for bicycle parking for Residential Uses.

D. Bicycle parking facilities should be located outside of a vehicular or pedestrian way and be protected and separated from motor vehicle traffic and parking lots by either a three (3) foot separation distance or a curb or other physical barrier.

E. For security reason bicycle parking areas should be located so they are highly visible from Building entrances and convenient for Employees.

F. Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel and permanently attached to the pavement foundation.

G. If the bicycle facility is to be used at night it should be sufficiently illuminated. See Section 6.25 for minimum foot-candles required for bicycle parking areas.

H. Provide protection from the elements. Specific considerations include the following:

1. Shelters and bike lockers are encouraged but not required. Protected overhangs incorporated into a Building’s design are a desirable solution.

2. Shelter design and materials should complement the architectural design of the primary Building.

3. Indoor parking areas should be considered.

7.27 PEDESTRIAN CIRCULATION

7.27.1 POLICY

Pedestrian and bicycle networks shall be designed to invite walking and bicycle use throughout the development, and to connect with regional systems in the area. Individual parcels and sites shall be integrated with the overall design to form a comprehensive network within the PUD. (See the Conceptual Amenities Map in Section 11, Map 2).

Pedestrians should be separated from vehicles and bicycles. Where complete separation of pedestrians and vehicles and bicycles is not possible, potential hazards shall be minimized through the use of techniques such as special paving, grade separations, pavement markings, signs, striping, bollards, median refuge areas, traffic calming features, lighting or other means to clearly delineate pedestrian areas, for both day and night use.

7.27.2 CRITERIA

Sidewalks and/or pedestrian paths shall be constructed and located in order to:

A. Provide a system of pedestrian movement to points both on and off site.

B. Provide a logical link between the origins and destinations of pedestrian traffic.
C. Provide a direct, convenient, safe, and visible pedestrian path between parking area and Building entrance.

D. Be constructed to channel storm water resulting from minor storm events away from the traveled surface to eliminate ponding on sidewalks and paths.

E. Paving materials shall be visually compatible with the architecture, durable, easily maintained (allow for snow removal), slip resistant, and accessible to the handicapped. Special paving materials such as interlocking brick color concrete pavers or colored and textured concrete and other similar materials are encouraged. Mortared brick paving is discouraged.

F. Sidewalks will be provided along public streets within the development.

G. Continuous pedestrian walkways shall link street sidewalks (public sidewalks) with customer/visitor building entries through individual sites. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscape areas for no less than fifty (50) percent of the length of the walkway. It is preferable that these connections be located within Open Lands areas. Where it is necessary for the primary pedestrian access to cross drive aisles, parking lots, or internal roadways the pedestrian crossing shall emphasize and place priority on pedestrian access and safety. The material and layout of the pedestrian access shall be continuous as it crosses the driveway, with a break in continuity of the driveway paving and not in the pedestrian access way. The pedestrian crossings must be well marked using low maintenance pavement treatments (such as scored concrete with an appropriate size score pattern of “human scale”), colored concrete, pavers, brick or other similar materials) and signs, striping, lighting, traffic calming techniques, median refuge areas or landscaping.

H. Where pedestrians and bicyclists share walkways, the pedestrian/bicycle system shall be designed to be wide enough to easily accommodate the amount of pedestrian and bicycle volumes that are anticipated. A minimum width of eight (8) feet shall be required and shall meet American Association of State Highway and Transportation Officials (AASHTO) guidelines, Guide for Development of Bicycle Facilities, August 1991, or any successor publication. Additional width may be required to accommodate higher volumes of bicycle and pedestrian traffic.

I. Design sidewalks around non-residential and Multi-Family Dwellings, parking areas, and along all public and private roadways, to be constructed of concrete and have an unobstructed width of no less than five feet (5’) and there may be a need for eight feet (8’) wide sidewalks in certain locations.

7.27.3 RETAIL PEDESTRIAN CIRCULATION

In addition to the criteria listed in Section 7.27, retail areas shall provide the following:

A. Sidewalks, no less than eight feet (8’) in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Where appropriate, sidewalks shall be designed to accommodate landscaping, which could include some or all of the following: foundation plantings, planting areas not attached to the building, tree wells, flower pots, etc.). Walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds, ground covers or other such
materials for no less than fifty (50) percent of the length of the walkway.

B. Continuous pedestrian walkways, no less than five feet (5’) in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal Buildings on a site.

C. All other pedestrian walkways will be no less than five feet (5’) in width. These walkways provide additional pedestrian connections in areas that are not primary public access points, but where pedestrian connections are still desired such as sides of buildings and access through parking areas.

### 7.28 RECREATIONAL TRAILS

**NOTE:** FOR PURPOSES OF THIS PUD, “TRAILS” ARE DISTINGUISHED FROM BIKE LANES AND SIDEWALKS IN ORDER TO PROVIDE A CLEAR DIRECTION FOR THE PLANNING AND DESIGN OF THE NETWORK. THIS SECTION APPLIES ONLY TO THOSE FACILITIES THAT ARE NOT ADDRESSED ELSEWHERE IN SECTION 7.

#### 7.28.1 POLICY

Trails are an important part of the overall Pedestrian and Bicycle network of the PUD. Trails are those pedestrian and bicycle facilities located in Public Common Areas or, Private Common Areas that are in addition to the significant on street bicycle network and pedestrian sidewalks. These trails will provide a complementary experience to the urban framework. Combined, trails, bike lanes, and sidewalks are all part of the integrated network of pedestrian and bicycle facilities in this PUD.

Trails should be planned to minimize conflicts with other modes of circulation, and engineered to meet Design characteristics of their identified uses. In general, pedestrian and bicycle trails should provide linkages between recreational and Open Land amenities. Facilitation and/or development of trails may be required of individual tract Applicants/owners in accordance with the General Conditions and Special Conditions.

See also the Conceptual Amenities Map (Section 11, Map 2) for conceptual trail locations. Exact trail locations will be determined with future subdivision plats and building permit applications.

Trails shown on the PUD maps will be constructed as identified in Section 7.28.2. Criteria below, which are adapted from CCOB policy documents as they apply to this PUD. In general, concrete trails should be used in urban settings, in high traffic areas and along routes frequently used by bicycles, strollers, wheelchairs, etc. Soft trails should be used in natural areas to minimize barriers to wildlife and minimize impact to the landscape.

Trails should be universally accessible. Grades up to 5% can be used on standard trail sections (intersections should have grades below 3%). In the instances where grades may be above 5% the trail will not be considered accessible to wheelchair users.

Construction of the trails will be completed in phases. Trail sections shall be designed and constructed concurrently with the residential or non-residential (commercial) development that includes trail corridors within the project’s boundaries.

#### 7.28.2 CRITERIA

The hierarchy of Recreational Trails for this PUD is based on Open Space, Parks, Recreation and Trails (“OSPRT”) Master Plan, and shall be constructed and located as follows:

**A. REGIONAL & COMMUNITY TRAILS:**

1. Are to be located generally along major drainages, irrigation ditches, and other Public Common Area or Private Common Area with a public access easement. On street and/or off street bike paths and sidewalks shall be located on all arterial and connector streets.
2. Shall be a minimum of 10' in width.

3. Can be either crusher fines or concrete depending on site circumstances including: need to plow, natural or manicured setting, and whether or not the trail is commuter oriented.

4. Shall connect activity centers such as recreation centers, parks, schools, commercial areas or similar facilities.

5. Shall have guaranteed public access though public ownership or an easement.

6. The major regional trails shall comply with OSPRT criteria.

**B. NEIGHBORHOOD CONNECTIONS**

1. In order to make connections to community/regional trails easily accessible, within each ¼ mile section of a development, one neighborhood connection in all appropriate directions should be provided.

2. Connections to the regional/community trails from the neighborhood sidewalk system shall be provided.

3. Connections shall be a minimum of 6’ concrete or 6’ crusher fines. In instances where the neighborhood connection links major destinations such as schools, public parks, and/or local retail centers, the connection will be 8’ wide and will typically be concrete. In some circumstances, an 8’ wide crusher fines connection may be appropriate such as a natural area. This type of 8’ trail that links major destinations shall be located in a public access easement in Open Areas, Shared Common Areas or Private Outdoor Space. In the MUS connections should occur in landscaped corridors so as to encourage uninterrupted pedestrian circulation.

**C. TRAILHEADS/TRAILHEAD PARKING/SIGNAGE**

1. Trailhead parking shall be provided for Regional and Community Trails to provide for easy and safe public access.

2. Trailhead parking located within the MUD - Refer to Appendix 3-1 Special Conditions for Parcel B, Planning, Special Condition 1.

3. Trailhead parking in the MUS – Refer to Appendix 2-1 Special Conditions for Parcel A, Planning, Special Condition 1 (Sub parcel A 1).

4. Trailhead parking in Parcel D1 – A trailhead will be incorporated into the City and County of Broomfield’s development plan for the open lands.

5. Trail junctions and trailheads shall have directional signage.

6. Signs for trailheads, regional trails and trails labeled as “Major Pedestrian Trail” on Map 2 of 14 in Section 11 (and Sheet 5 of 25 of the PUD Plan and Preliminary Plat) shall utilize the CCOB Open Space and Trails Sign Program unless otherwise approved by the North Park DRC and Broomfield as part of a Master Planned Sign Program.

**D. PEDESTRIAN UNDERPASSES**

1. Underpasses are typically located on Arterial Streets.

2. Ideal minimum width is 12 feet. Each situation will need to be analyzed individually to analyze pedestrian safety, utilities, and drainage needs.

3. Ideal minimum height is 10 feet or as approved by Broomfield.

4. Maximum slope is 5%.

5. Underpasses shall be generally in compliance with the OSPRT Master Plan or as approved by Broomfield. Specifically, heights of underpasses will not be required to accommodate equestrian access.
E. RELATIONSHIP TO THE CCOB OPEN SPACE, PARKS, RECREATION, TRAILS MASTER PLAN

1. The OSPRT Master Plan recommendations are to be consulted as part of the design and planning of all trails in the PUD.
# SECTION 8

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SECTION 8
MUS NON-RESIDENTIAL ARCHITECTURAL STANDARDS

8.1 DESIGN PRINCIPLES

The goal of the non-residential architectural standards is to provide design standards that promote a high quality of life through the design of an integrated community. It is the desire to provide flexibility for architectural design and optimize site and Building functions, while achieving and maintaining a sense of design integrity through the development. The design of each parcel will be assessed for its suitability, site context, and intent toward the long-term vision and commitment to the community.

These standards shall apply to development within the MUS land use area and the Perimeter Area of the MUD as designated by the Developer.

8.2 ARCHITECTURAL CHARACTER

The architectural character is intended to reflect a sense of high quality and timeless design. The language will be one that fits with the land and surrounding community. The materials will reflect the quality and the forms will reflect the timeless design.

These standards are intended to promote the design of an urban environment that is built to human scale to encourage attractive street fronts and other connecting walkways, while also accommodating vehicular movement.

Materials and forms will be selected to achieve the following goals:

A. Create a timeless design that has enduring forms and qualities.
B. Include a variety of finishes, textures and complimentary colors.
C. Provide state-of-the-art technologies that meet the needs of an advanced technology user group.
D. Develop images that are culturally relevant, fit within the context of the Broomfield community the immediate surroundings and that are appropriately designed for the intended land use.
E. Provide a high level of craftsmanship in the construction of new developments.
F. Encourage creative design while maintaining the integrity of the culturally relevant design.
G. Design and build with maintenance in mind. Establish a maintenance framework that ensures a continuing high level of quality in the future.

8.3 SPECIFIC SITE DESIGN

Building design shall contribute to the uniqueness of a village, campus, center, neighborhood, and/or the community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In the case of a multiple Building development, each individual Building shall include predominant characteristics shared by all Buildings in the development so that the development forms a cohesive place within the village.

8.4 MATERIALS AND COLORS

In developing a continuity of image, it is important to establish a palette of image creators that will describe and reinforce the gradual evolution of image. Some of the design elements that will be used to create continuity are described below:

8.4.1 BUILDING MATERIALS

Exterior materials shall be chosen for their suitability, durability, visual continuity and context.
Building materials and color shall fit within their context. Please see Section 8.4.2 for a list of Building materials.

Building materials shall be selected to provide a variety of textures per Building facade, provide visual balance and avoid an excessive variety of materials.

Building materials shall provide greater visual and textural interest at Building entrances, architectural opportunities and areas that are highly visible to the public.

Building materials should generally absorb light rather than reflect light.

### 8.4.2 APPROVED BUILDING MATERIALS

A. Brick.

B. Textured and/or ground face concrete block, with integral color.

C. Textured architectural precast panels painted and/or cast-in textures.

D. Site-cast or precast concrete panels painted and/or cast-in textures.

E. Wood.

F. Natural stone and synthetic stone products.

G. Architecturally integrated metal wall panels.

H. Stucco.

I. Glazing – less than 65% reflectivity.

J. Smooth face concrete block, used in combination with other textural materials.

K. Other similar high quality materials, specifically approved by the North Park DRC and Broomfield.

### 8.4.3 PROHIBITED MATERIALS AND TREATMENTS

Exposed neon or color tubing is prohibited except within approved signs. Aluminum and vinyl siding are also prohibited.

### 8.4.4 BUILDING COLORS

Color palette should consider rich hues and a cohesive, unified theme throughout each planned development.

Monochromatic color schemes are discouraged.

Accent colors to be compatible with base colors and used appropriately.

### 8.5 FAÇADE TREATMENT

In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size the following standards within this section shall apply. Building design must address such elements as massing, scale, plane breaks, roof forms, materials, colors and other compositional details.

#### 8.5.1 VARIATION IN MASSING - GENERAL STANDARDS:

A single, large, dominant Building mass shall be avoided.

Horizontal masses shall not exceed a height/width ratio of 1 vertical to 3 horizontal without substantial variation in massing that includes a change in height and projecting or recessed elements of a significant nature. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities. See Figures 8-5 b-f for examples.
8.5.2 LARGE RETAIL ESTABLISHMENTS:

“Large Retail Establishments” (buildings with 100 foot or longer front facade) are required to comply with the architectural design standards of this Section 8, as well as the following additional requirement:

Ground floor facades for Large Retail Establishments that have abutting pedestrian sidewalks/plazas shall have arcades, display windows, entry areas, trellis, awnings or other such features along no less than fifty (50) percent of their horizontal length.

Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4 feet and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed 30% of the façade’s total length, or one hundred (100) horizontal feet, whichever is less.

8.5.3 IN-LINE RETAIL STORES:

In-Line Retail stores are required to comply with the architectural design standards of Section 8, as well as the following additional requirements:

In-Line Retail uses shall incorporate Building components, such as columns, arcades, covered walkways, canopies, awnings and trellises which emphasize and denote its connection to pedestrian circulation patterns. (See Figure 8-5a).

8.5.4 FACADES

No facade that faces a public street or publicly accessed Open Lands or Public Common Areas shall have a blank featureless wall and shall include at least three (3) of the following:

A. Change in plane.
B. Change in color.
C. Change in texture, scoring, jointing, reveals or masonry pattern.
D. Windows.
E. Trellises, colonnades.
F. Porticos, awnings or canopies.
G. Tower elements.
H. Establish Building Bays using visual architectural features such as:
   1. Columns.
   2. Ribs or pilasters.
   3. Piers and fenestration pattern.
   4. Or an equivalent element that subdivides the wall into human scale proportions.

A single element may not be used to satisfy all of the above requirements. See Figures 8-5 a-f.

Side and rear facades of the Building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited except where facades are not visible from the public right of way or publicly accessed Open Lands.
Service entrances shall be planned to be visually unobtrusive to site entries, Building entrances, and public right-of-ways.

Screen wall materials shall be similar or complimentary to Building materials.

Figures 8-5b through 8-5f are examples of several ways to reduce the apparent mass of a Building by providing mass breaks, material and color changes.
8.5.5 AWNINGS

Awnings shall be broken down to relate to individual structural Building Bays or window openings.

Awnings and/or canopies on primary and/or accessory structures shall not be constructed of translucent materials that “glow” if internally illuminated.

8.6 BASE TREATMENTS

Facades shall have a recognizable “base” consisting of three (3) or more of the following, (see Figures 8-6a – d and Figures 8-7h-m):

A. Thicker walls, ledges or sills.
B. Integribly textured materials such as stone, masonry, or aggregate concrete.
C. Integribly colored and patterned materials such as smooth-finished stone or block.
D. Lighter or darker colored materials, mullions or panels as compared to the upper façade.
E. Scoring / reveals.
F. Belly Band.
G. Modular store front on first floor.
H. Change in window pattern on first floor as compared to upper floor(s).
I. Raised planters attached or closely related to building – 20% of horizontal length of front facade.
J. Berming against base of building – 30” minimum height.
K. An equivalent element that provides a recognizable base or a contemporary or other style that is not appropriate with defined base as approved by the North Park DRC and Broomfield.

Figure 8-6a - Example of an architectural style (Target) that is more appropriate without a base. Example of integrated metal panels

Figure 8-6b - Example of modular store front on first floor

Figure 8-6c - Example of change of window pattern on first floor as compared to upper floor(s)

Figure 8-6d - Example of a “Belly Band” which defines the line between floors
8.7 ROOF AND TOP TREATMENTS

8.7.1 POLICY

Crown the Building with a distinctive cap designed to cap the top of the Building. Continuous flat parapets are prohibited, unless it can be demonstrated that facade massing breaks and other treatments create visual interest at the top of the Building.

Promote rooftopping diversity based on an organizing overall roof form differentiations to emphasize key parts of the building. Combination sloped and flat roofs create a pleasing ‘roofscape’ (See Figure 8-7a-m).

8.7.2 CRITERIA

Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened from public view including surrounding public right-of-ways, surrounding publicly accessed Open Lands and neighboring properties or they must be an integral part of the building design. Parapets or other architectural screening solutions shall be used. Screen material shall be of the same or compatible material texture and color to the Building architecture. Screening shall be equal to or taller than the element being screened unless specifically approved by the North Park DRC and Broomfield.

Integrated roof forms and mechanical screens are required. Roof forms of porte cocheres, where used, shall be integrated with the roof forms of the primary Building. In no case shall a porte cochere be taller than the primary Building.

Solar photovoltaic (PV) panels may be treated in a separate manner from other rooftop mechanical equipment. Solar PV panels located on sloped roofs are not required to be screened but should be architecturally designed and integrated into the overall roof forms. Solar PV panels integrated into the building wall design, mechanical screen design, fenestration design or similar are also not required to be screened. However, arrays of solar PV panels located on flat roofs shall meet the screening criteria stated above unless specifically approved by the North Park DRC and Broomfield.

Wind energy generating turbines are allowed on flat roofs as long as they are completely screened from view by the surrounding parapets or an architectural screening solution. The screening criteria above shall apply to the wind turbines. Wind turbines shall comply with BMC Section 17-34-050.

Figure 8-7a – Sloping roof forms may be used to satisfy the requirements for both “Building entrances” and “top treatments”
8.7.3 TOP TREATMENTS FOR BUILDINGS

Non-residential Buildings with a flat roof shall have a recognizable “top” consisting of two (2) the following, (see Figures 8-7b –m):

A. Three dimensional cornice treatment, other than just colored “stripes” or “bands,” with integrally textured materials, such as stone or other masonry or differently colored material.

B. Sloping roof forms as a top treatment

C. Stepped parapet treatment (min of 2 steps).

D. Or an equivalent element that provides a recognizable top as approved by the North Park DRC and Broomfield.

Figures 8-7b - g represents examples of pleasing roof treatments including: stepped parapets; combination flat and sloped roofs; and full pitched roofs, all of which are acceptable treatments. Special roof form should be visible from major viewpoints.
Figures 8-7h through 8-7m are examples of base and top treatments.

Figure 8-7h—Base - stone, darker color and varied scoring pattern above. Top - three dimensional cornice.

Figure 8-7i – Base – darker integrally colored block. Top – combination flat and curved forms.

Figure 8-7j – Base – stone, variation in color above and belly band element. Top – three dimensional eyebrow and stepped parapet.

Figure 8-7k—Base – stone. Top - stepped threedimensional cornice.

Figure 8-7L – Top - sloping roof forms.

Figure 8-7m- Base – stone and belly band. Top – combination sloped and flat roofs with three dimensional cornice treatment.
8.8 BUILDING ENTRANCES

8.8.1 POLICY

Primary Building entrances shall be clearly defined and provide shelter from the summer sun and winter weather. Building materials shall be selected to provide greater visual and textural interest at Building entries. Entrances shall be designed to integrate the wall signs with the design of the structure.

8.8.2 CRITERIA

Primary entrances shall be easily identifiable to both the vehicular visitor as well as the pedestrian and be oriented to a sidewalk.

Building address(es) shall be clearly visible from the public right-of-way, as well as at the entrance of each door.

Architectural Articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest as well as promoting the “human scale.”

Primary entrances shall be protected from elements of weather.

Landscape features shall be provided at Building entrances, such as plazas, gardens, benches, landscape walls and/or artwork.

Each principal building on a site shall have clearly defined, highly visible customer entrances featuring the following: (See Figures 8-8a - f).

A. Customer entrances for “In-Line Retail”, or attached retail, shall feature no less than three (3) of the items listed below.

B. Customer entrances for Buildings of less than 25,000 gross square feet (excluding “In-Line retail) shall include no less than five (5) of the items listed below.

C. Customer entrances for Buildings having 25,000 gross square feet, or more, shall include no less than seven (7) of the items listed below.

D. If additional stores are located in the principal building and have an exterior customer entrance, that entrance shall feature no less than three (3) of the items in the following list:

1. Canopies, overhangs or porte cocheres.
2. Recesses/projections.
3. Arcades, porticos.
4. Raised cornice parapets over the door.
5. Peaked roof forms at entryway.
6. Arches.
7. Color change.
8. Texture change.
9. Material change.
10. Significant decorative light fixtures such as sconces or hanging chandelier-type.
11. Door(s) which provide a focal element at the entrance.
12. Functional outdoor patios.
13. Windows which occupy an area of no less than two times the area of the entrance door or, if double doors, no less than 1 ½ times the area of the entrance.
14. Architectural details such as tile work, moldings, exposed trusses, columns and other similar details, which provide interest and are integrated into the Building structure and design.
15. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting or enhanced landscaping.

16. Special features such as a sculpture, a water feature, or a similar element (excluding features or images which are trademarked or in some way related to a specific business such as a logo).

Figure 8-8a – Doors as a focal element and functional patio.

Figure 8-8c – Recesses and windows which occupy an area of no less than two times the area of the entrance doors.

Figure 8-8e – Projection, exposed trusses, portico, peaked roof form, columns, and special feature sculpture.

Figure 8-8b – Special Feature View Corridor

Figure 8-8d – Landscape area with seating

Figure 8-8f – Projections, arches, arcade, peaked roof form, and exposed trusses.

Figures 8-8a through 8-8f - are examples of designing for human scale at ground level for Building Entries.
8.9 ENCROACHMENTS

All encroachments into a public right-of-way shall be subject to a revocable permit.

8.10 BUILDING MASSING/SCALE

Buildings shall relate well to each other, to the site, and adjacent properties.

Taller Buildings (more than 4 stories) shall be stepped back or shall provide significant mass breaks to decrease the apparent mass of the building. Wider, longer buildings shall be stepped or broken in elevation by combination of massing breaks, color changes and/or material changes (See Figure 8-10a).

Figure 8-10a - Facades on Buildings of more than 4 stories or more can be broken by a combination of massing breaks and/or material changes. *

* Note the massing breaks which create the illusion of a stepped back appearance.

8.11 ACCESSORY BUILDING

Accessory Buildings shall be similar in character and materials as primary Buildings, (see Figure 8-11a).

Location of Accessory Buildings shall be master planned with initial SDP submittal for Broomfield approval.

8.12 TEMPORARY USES/STRUCTURES

Temporary structures are intended to provide a short-term location for: seasonal uses, construction trailers; sales offices, information centers, interim / preliminary expansions to existing facilities and other such similar uses as approved by the North Park DRC and Broomfield.

A temporary structure can be in place during the entitlement process and/or during construction of the permanent structure(s).

Temporary structure(s) will be located on lots with approved building permit applications (or pending approval). If it is not possible to locate the temporary structure on a lot with an approved building permit (due to construction processes or other reasons) the structure shall be located on a lot or outlot immediately adjacent, or in close proximity to, the permanent structure’s lot.

Refer to Table 8-12A for temporary use/structure requirements.

8.12.1 CRITERIA

A. Temporary structures (excluding seasonal uses and construction trailers) shall be processed as
an Administrative Minor SDP per Section 12.3.3 of this PUD. Seasonal uses and construction trailers must obtain an over-the-counter permit.

B. Architectural elevations of temporary structures shall be approved by the North Park DRC and Broomfield.

C. Landscaping for temporary structures shall be approved by the North Park DRC and Broomfield on a case-by-case basis.

D. Driveways and parking lots for temporary structures (excluding those for construction trailers) shall be surfaced with an all-weather, dust-free material (such as asphalt, concrete, or recycled asphalt) as necessary to meet the project traffic and emergency vehicle access and circulation needs. Construction trailers shall provide driveways and parking areas paved with an all weather material that meets the Fire District’s emergency vehicle and construction access requirements.

E. Parking Ratios shall comply with Section 7.17.

F. One or more temporary structures may be constructed on a Lot, provided that the gross square footage of temporary structure(s) on a single lot does not exceed 5000 gross square feet.

G. Temporary structures/uses shall be permitted within all of the land use categories as defined by the PUD.

H. Temporary structures must meet the requirements of the Americans with Disabilities Act (excluding temporary structures which are not open to the general public).

Construction trailers and seasonal stands (i.e., Christmas tree stands, firework stands, pumpkin stands, farmers markets, etc.) will be permitted, but are not required to conform to the architectural and landscape requirements of the PUD. However, where possible these uses should be located so that public views of the temporary use is softened by existing landscaping.

Development applications for construction trailers and seasonal uses shall submit the following: site plan indicating location of temporary structure, parking, driveways, pedestrian access, existing and proposed site features surrounding the proposed structure and architectural elevations or photos of the proposed facility. All other temporary structures must submit per the requirements of the SDP process described in Section 12.3.3 of this PUD. Temporary structures may not be used as a dwelling.
<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Approval Process</th>
<th>Time Limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seasonal - General Public</td>
<td>Retail sales with or without a stand for: fruit, pumpkins, Christmas trees, rugs, animals, artwork, etc.</td>
<td>An &quot;over-the-counter&quot; permit with one inspection by Building Division. Separate permit reqd. from Fire District for fireworks. Applicants shall provide a copy of sales tax license issued from the City and County Clerk’s office.</td>
<td>Per each use: maximum of three months every calendar year.</td>
</tr>
<tr>
<td>Temporary - Closed to the Construction Trailers</td>
<td></td>
<td>An &quot;over-the-counter&quot; permit with one inspection by Building Division.</td>
<td>One year with extensions at Broomfield’s discretion.</td>
</tr>
<tr>
<td>Temporary - Open to the General Public</td>
<td></td>
<td>A building permit per section 15-03-090 &quot;Temporary Structures and Uses&quot; of the BMC.</td>
<td>Two years with extensions at Broomfield’s discretion.</td>
</tr>
<tr>
<td>Interim - Expansion</td>
<td>Modular structure located on a developed lot to expand existing use of classrooms.</td>
<td>A building permit per section 15-03-090 &quot;Temporary Structures and Uses&quot; of the BMC.</td>
<td>One year with extensions at Broomfield’s discretion, only if substantial construction of permanent use/structure has commenced.</td>
</tr>
<tr>
<td>Interim - Preliminary</td>
<td>Modular structure located on a vacant site, prior to the construction of the permanent structure on same site.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 8-12A – Temporary Uses/Structures
8.13 DRIVE-THROUGH FACILITIES

Covered drive-up/drive-through facilities or porte-cochers, whether attached or freestanding, shall be visually tied to the primary Building in architectural forms, colors and materials.

Mechanical equipment, such as pneumatic tubing and other similar equipment, shall be hidden from view.

Drive-through driveways are subject to the parking lot screening requirements. (See Section 6.14).

8.14 CONVENIENCE STORES AND GAS STATIONS

Convenience Stores and gas stations shall comply with all applicable PUD conditions and Design Standards and, to the extent the PUD does not provide a standard or condition relating to a particular review criterion, with any applicable criterion of the Municipal Code.

Canopies shall not exceed a 24 foot height. Canopies shall be architecturally integrated with the Convenience Store Building and other Accessory Structures on the site through the use of the same or complementary materials, design motif and colors. (See Figure 8-14a). Canopy support columns shall be masonry or stucco to match the architecture of the primary structure. Plain painted metal columns are prohibited. Lighting fixtures or sources of light that are a part of the underside of the canopy shall be fully recessed into the underside of the canopy so as not to protrude below the canopy ceiling surface. The materials and color used on the underside of the canopy shall not be highly reflective, with the intent of minimizing the amount and intensity of light, which reaches beyond the site boundaries. The lighting criteria in Section 6.25 including the maximum of ten (10) footcandles shall apply to all areas below the canopy.

8.15 BUILDING AND STRUCTURE HEIGHTS

Maximum heights for buildings and structures are listed in Table 8-15A.

Structures that impede the use of Fire District radios must install an antenna system within the structure. The Fire District will determine the specifications and Buildings requiring the antenna system, unless otherwise approved.

Large or high-rise structures may be required to have a fire control room. This room will contain the control panels for the alarm system, fire extinguishing system, HVAC system, smoke control system or any other system as determined by the Fire District. The Fire District will determine the requirements of the fire control room and Buildings requiring the fire control room.

High-rise structures may be required to have a fire department telephone system separate from the regular telephone system. The Fire District will determine the requirements for the telephone system and buildings requiring the system.
Table 8-15A

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Maximum Height of Buildings and Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>West of Sheridan and WITHIN 400’ of the western boundary abutting the Community Ditch (FRICO)</td>
</tr>
<tr>
<td>Office, Educational/Institutional</td>
<td>50’ (3 floors)</td>
</tr>
<tr>
<td>Light Manufacturing, R&amp;D</td>
<td>50’ (3 floors)</td>
</tr>
<tr>
<td>Hotel/Conference Center/Commercial/Retail</td>
<td>50’ (3 floors)</td>
</tr>
<tr>
<td>Hospital, Medical</td>
<td>50’ (3 floors)</td>
</tr>
</tbody>
</table>

*General Note for all buildings and structures:* Mechanical penthouses, lightning protection, equipment screening, and similar appurtenances may extend above the roof of the highest story by up to 16’.

---

**FIG 8-15A: Maximum Building Heights for NON-RESIDENTIAL - MUS**

Maximum height for all non-residential buildings within 400’ of the Western border abutting the community ditch for is 50’.

Note: For maximum building heights for RESIDENTIAL - MIXED USE SECONDARY (MUS) refer to Section 10, Table and Figure 10-5A.

Note: For maximum building heights for MIXED USE URBAN DISTRICTS (MUD) refer to Section 9, Table and Figure 9-4C.
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SECTION 9
MIXED USE URBAN DISTRICT

9.1 PURPOSE

The purpose of this section is to provide comprehensive standards for the development of a Mixed Use Urban District (MUD) including its Urban Center Cores (Cores), General District areas (District) and Perimeter areas (Perimeter) within the PUD.

9.1.1 OVERVIEW

The Mixed Use Urban District is a compact dense walkable community. A variety of land uses may be mixed both horizontally and vertically. The District is organized around discernable centers which may have differing and unique characters. The centers, called the Urban Center Cores encourage more use of vertically mixed buildings, may include higher intensity and variety of uses and provide highly amenitized pedestrian gathering spaces.

9.1.2 GOALS

The goals of a MUD are to:

- Create an urban framework to attractively and vibrantly integrate commercial, employment and residential uses.
- Focus on the pedestrian experience.
- Serve as the urban core or “heart” for the largely suburban surrounding North Metro Denver region.
- Create desirable amenities for attracting primary employers.

9.2 MIXED USE URBAN DISTRICT PLANNING PRINCIPLES

This Section of the PUD is intended to facilitate the creation of a distinct MUD within the context of the greater community by complementing existing neighborhoods in Broomfield while establishing its own unique traditions, environment and character. The MUD is comprised of a mix of land uses designed to serve a diverse population. It includes good pedestrian orientation and connectivity, the accommodation of all modes of travel, and the physical and functional integration of uses through careful site layout and the design of buildings, streets and urban open space amenities. Planning principles to be used in the design of the MUD are described in the following sections.

9.2.1 BLOCK PATTERNS

Blocks are generally defined as an area of buildings, Shared Common Areas, Open Area, parking garages and/or surface lots, and landscaping bounded by a type of street as defined below in Section 9.2.2, or by the boundaries of the MUD.

All development in the MUD shall be arranged in a pattern of interconnecting streets and blocks, while maintaining respect for the natural landscape, topography, views and surrounding development patterns. The framework for each MUD shall be a well-defined pattern of walkable blocks and intersecting streets. The grid (or modified grid) of streets and blocks will provide safe, efficient, and convenient vehicular access and circulation patterns, and promote a pedestrian friendly environment.

Sight lines within the MUD shall be carefully considered, terminating axial views on architectural massing features, important natural features, specimen trees, sculptural icons, etc. and layering building masses around the large Shared Common Areas, providing lower heights for building facades in the foreground with increasing heights in the background.

Blocks shall be of a comfortable length to promote pedestrian travel. Primary parking facilities for street level uses fronting onto local streets will generally be provided in parking lots or garages behind the buildings or on adjacent blocks. When parking is
provided behind a building, pedestrian passageways shall be located to provide safe and convenient access for pedestrians from these parking facilities, through or between buildings, to the street. Pedestrian passageways include completely enclosed publicly accessible through-building passages, semi-enclosed or covered passages, open breaks between buildings that are at least 8’ wide and include a sidewalk and landscaping, or distinct pedestrian accesses across surface parking lots, or other similar functioning elements.

A general pattern of blocks has been established based on derivatives of the historical western United States one mile super grid (generally in the 660’ to 330’ range measured from center line to centerline). Block size and geometry may vary to accommodate natural features, topography, surrounding development patterns, etc. Blocks may also be combined to provide a site for a larger user.

9.2.2 STREET HIERARCHY

A. Introduction

Access and connectivity are keys to developing a viable MUD. Access points must be safe for both vehicles and pedestrians. The MUD must also maintain direct connectivity and safe access to surrounding developments and destinations. A well-defined and logical hierarchy of streets is vital to meeting these circulation goals.

Streets within the MUD may be public, private, or a combination of the two.

Each type of street is reinforced by criteria for dimensional characteristics, streetscaping standards, and fronting building facades. Through these guidelines, the character of the street will be controlled and defined.

With the submittal of an application for a subdivision plat for each phase of the MUD, a Context Diagram is required depicting the proposed block patterns and street type designations for the streets within the MUD. See Figure 9-2i at the end of Section 9.

B. Street Types

In the MUD, four street types and one specific street transition treatment are provided. These are Arterials, Connector Streets, Local Streets, and Service Drives/Alleys. The criteria and standards for the four primary types are detailed in Figures 9-2a through 9-2h. Refer to all NOTES provided along with the Cross Sections in Section 11 on Maps 11-14. The following is a general overview of the street types:

**Arterial Roads –**

- Include Sheridan Parkway, Huron Street, 160<sup>th</sup> Ave. and Highway 7.
- Will be designed to comply with Broomfield standards except as modified in this PUD.
- Serve as the main vehicular access points to the MUD.
- Include dedicated bike lanes.
- Include a minimum of 8-foot sidewalks, see notes in the Street Cross Sections in Section 11 on Maps 11-14.

**Connector Streets –**

- Connect Cores and/or focal points within the MUD and to Perimeter Arterial Roads.
- Are designed to reduce vehicle speeds to facilitate easy pedestrian and bicycle travel.
- May allow for two way or one way driving.
- Include dedicated bike lanes.
- Include a minimum of 5-foot sidewalks, see notes in the Street Cross Sections in Section 11 on Maps 11-14.

**Local Streets –**

- Serve as internal circulators which may be interval to Connectors through the MUD.
- Are designed for very slow vehicle speeds to emphasize pedestrian and bicycle travel.
• May allow for two way or one way driving.
• Include a minimum of 5-foot sidewalks see notes in the Street Cross Sections in Section 11 on Maps 11-14.

Residential Local Knuckle Detail
• The residential “knuckle” detail may be used for local streets of residential character, both in low density and higher density applications. Appropriate signage and parking restrictions, where applicable, shall be followed by the applicant when required by the Municipality and the North Metropolitan Fire Protection District. See Detail in Street Cross Sections in Section 11 on Map 14

Service Drives and Alleys –
• Serve as minor circulation routes to access service areas or provide fire lanes for emergency access to the rear of buildings or parking garages.
• May include through-routes on a limited basis or provide primary public entry access.
• May serve as pedestrian routes.
• Are not required to be landscaped.

For purposes of this PUD the term “street” shall include Perimeter Arterials, Connector Streets and Local Streets (whether public or private) and shall NOT include Service Drives and Alleys.

Regular and frequent programmed events and activities within the public spaces of the MUD are necessary to provide a rich community life. It is anticipated that street closures within the MUD will be needed to facilitate the success of these events. If the streets are public, Broomfield will make all reasonable efforts to approve the temporary closures.

9.2.3 PEDESTRIAN ORIENTATION
The single most important element in the physical and functional integration of mixed use development is the pedestrian orientation. The overall layout of a MUD is built around a vibrant pedestrian realm that includes the pedestrian-friendly improvements necessary to generate a high level of pedestrian activity. The framework for a pedestrian-oriented layout has 4 main components:
A. A block structure that reflects a walkable arrangement and positioning of uses;
B. publicly accessible amenities in a linked series of human-scale open spaces to create a sense of discovery and entertain the pedestrian;
C. Building placement, orientation, and design to enhance the pedestrian environment and streetscape; and
D. A street network to define the block edges, create continuous pedestrian connections, and integrate pedestrian travel with other modes of transportation.

9.2.4 LINKAGES
Prominent linkages for vehicular and pedestrian connections must be provided to key destinations, major open lands, amenities, and the overall transportation network within the PUD. Proposed linkages must be depicted on the Context Diagram described below in Section 9.2.5B.

9.2.5 EVOLUTION AND DENSIFICATION IN PHASES
A. Phased Development Concept
The MUD is a very long term development project. A strategic phasing of improvements is critical to the success of the MUD. The ultimate urban densities proposed for the MUD require structured parking. It is intended that the phasing of the development will include interim surface parking approaches with later infill of structured parking garages and/or occupied buildings. It is also anticipated that the perimeter areas that may initially be developed at lower densities may later be redeveloped to the higher densities of the rest of the MUD.
B. Context Diagram

With the submittal of an application for a subdivision plat for each phase of the MUD, a Context Diagram will be required depicting the following:

1. Boundary of the MUD.
2. On site building envelop locations with proposed use and surrounding existing and potential land uses and public roads within 500 feet.
3. Block pattern.
4. Street type designations.
5. Location of structured parking and both temporary and permanent surface parking.
6. Location of Shared Common Areas.
7. General limits of the Core, General District Areas and Perimeter Areas.
8. Linkages (pedestrian and vehicular).
9. Connections to major regional transit centers.

See Figure 9-2i at the end of Section 9 for an example of a Context Diagram.

9.3 LAND USE

A signature characteristic of a MUD is an urban mix of higher density compatible and complementary land uses. Providing a variety of land uses within a comfortable walking distance promotes pedestrianism, discourages the use of the automobile and supports the use of public transit. The result is a community that is more human scale and has a more active and inviting street life.

9.3.1 PERMITTED USES

Permitted uses within a MUD are listed in Section 1.3.1. Note: Single Family Detached Dwellings in the MUD shall follow the standards in Section 10 – MUS Residential.

9.3.2 MIX OF USES

A mix of uses may be provided vertically by buildings which are occupied by multiple uses or it may also be provided horizontally by locating single use buildings occupied by differing uses within the same area.

9.3.3 DENSITIES

Maximum densities for residential uses are typically calculated in units per acre while non-residential densities are expressed in floor area ratios (FAR). No artificial density caps are set in an MUD for either residential or non-residential uses. In contrast, higher densities are encouraged in the urban setting and are constrained by the following development criteria which are further detailed in this Section 9:

1. Maximum building height.
2. Minimum Open Area and Shared Common Area.
4. Minimum building and parking setbacks.

9.3.4 PUBLIC TRANSIT FACILITIES

If public bus stops are provided along the perimeter roadways for a MUD, they shall comply with the standards set forth in Section 7.10.

9.3.5 BUFFERYARDS

Bufferyards, as listed in Section 14, are not required or appropriate for the urban mixed use development of an MUD.

9.4 MUD URBAN CENTER CORES

9.4.1 INTRODUCTION

Urban Center Cores are the focal points of the MUD. They are active, exciting environments to which people are drawn. Cores are alive with human activity and energy. They feel safe and inviting. People want
to gather there because there are things to do; they are pleasant places to be; and visitors have an opportunity to observe one another. At least one Core is required in the MUD.

The transportation network within the Core will include Connector Streets, Local Streets, Service Drives and Alleys arranged in a gridded or modified grid pattern.

9.4.2 PEDESTRIAN AMENITIES

The pedestrian spaces within the Core shall be attractive, clean and safe. To ensure safety and accessibility, appropriate ADA facilities should be provided. To attract and delight visitors, Cores should be generously appointed with pedestrian amenities.

A. Street Furniture and Character Elements

Street furniture and other elements provided to lend character to the streetscape should be clustered into logical arrangements, maximizing the utility of these features, and creating convenient outdoor gathering and activity areas. For example, benches should be provided where shade is available and trash/recycling receptacles are accessible. Elements intended to provide color and interest to the space, such as seasonal flowers and banners, should be distributed throughout the streetscape, to draw pedestrians along the walkway. (See figures 9-4a –c). Required elements include:

- Coordinated street furniture such as benches, trash receptacles, recycling collection bins, bicycle racks and the like.
- Public art including sculpture.
- Seasonal color which may include hanging baskets, annual flowers, banners, and/or holiday decorations.
- Decorative street lights.
- Specialty lighting which may include Tivoli lights, laser light features, and seasonal lighting displays.
- Transit facilities where appropriate such as shelters, benches and signs.
- Drop-off zones and associated appurtenances.
- Other similar features approved by the North Park DRC and Broomfield.

Some pedestrian amenities are associated with business tenants fronting onto Core area streets. These include outdoor dining areas, merchandise display areas, awnings, and kiosks. Cores are enriched by these amenities and they are strongly encouraged.
B. Pedestrian Passageways

The ease of circulation for pedestrians is one of the most important characteristics of a Core. Convenience, safety, and comfort are essential to designing a pleasant pedestrian experience for users moving from parking lots and garages to the active street frontage. Pedestrian passageways can greatly enhance the pedestrian’s experience and should be provided in appropriate locations.

All pedestrian passageways shall be at least 8’ wide. They shall meet the standards set forth in Section 9.4.6.D. and shall be clearly labeled and signed as public passageways. (See Figures 9-4d – f).

Street Furniture and Character Elements

Figure 9-4a – Patio Dining with Coordinated Street Furniture Adjacent to Street

Figure 9-4b – Decorative Street Lights and Banners
9.4.3 SHARED COMMON AREAS

An attractive public realm is a fundamental ingredient in the success of a Core. Open air and semi-enclosed public gathering spaces can act as central organizing elements in a Core. They can also help to shape the relationship between different uses and provide focal points and anchors for pedestrian activity. On-site amenities can create a strong image and unique character for a Core, making it a special place for the community.

Shared Common Areas complement the urban environment of a Core by expanding the feeling of enclosure along the streetscape. They create an inviting image for customers, residents, visitors and employees, enhance the pedestrian environment and streetscape, and offer attractive spaces for people to gather, interact, rest, shop and eat, and contribute to the character of the Core. They can serve as venues for planned activities and be available for casual interactions and people watching when no events are scheduled.

A variety of Shared Common Areas must be provided along streets within the Core and may include plazas, squares and greens. These shall be developed according to the following standards. Every Core shall have at least one dominant plaza, square or green. Smaller supporting Shared Common Areas should also be provided in the blocks not directly abutting the dominant Shared Common Area of the Urban Center Core. For all residential units located beyond 500’ from the major central linear park of the MUD, a Green as defined below of at least 120’ by 150’ in size must be provided within a five (5) minute walk or 1200 feet of those residential units. This would generally equal one Green for every quarter mile.
section of blocks. As an example, a quarter mile section may be comprised of a four by four grid of 330’ by 330’ blocks or a two by two grid of 660’ by 660’ blocks. Accommodations will need to be made for irregular geometry in the block pattern. Shared Common Areas which are publicly dedicated and accessible shall count towards satisfying Broomfield’s Public Land Dedication requirements for the overall PUD (See Section 1.2.3). Shared common Areas may also satisfy the Other Publicly Accessible Open Lands requirements or the Private Open Lands requirement for the overall PUD in accordance with Section 1.2.3.D and E.

A. Plazas

A plaza is an accessible Shared Common Area that is predominantly paved. Specialty pavement such as brick pavers, colored or textured concrete, interlocking pavers, ceramic tile, flagstone, and other similar high quality materials should be the dominant pavement material. Asphalt and plain concrete (lacking color or pattern) are prohibited as pavement materials in plazas. Plazas are ideal gathering spaces for medium-sized groups with high intensity activities. (See figures 9-4g – i).

B. Squares

A square is an accessible Shared Common Area that uses a combination of paved areas and areas landscaped with live plant materials. Specialty pavement is encouraged. Asphalt and plain concrete (lacking color or pattern) are prohibited as pavement materials in squares.

Squares are ideal gathering spaces for large or medium sized groups with moderate intensity activities. (See Figures 9-4j – l).
C. GREENS

A green is an accessible Shared Common Area that is predominately landscaped with live plant materials and turf. Paved areas are typically limited to the perimeter of the space to facilitate access. The use of specialty pavement is encouraged, but not necessary. Asphalt is prohibited as a pavement material. Greens are ideal as informal gathering spaces. Typically, they are used by individuals or small groups of people for low intensity leisure activities. (See figures 9-4m – n).
D. Signature Landmark Buildings

Signature landmark buildings may frame or occupy a portion of the plaza, square or green if they exhibit the following characteristics:

- Are architecturally significant and suitable to serve as a landmark in the Core,
- Are at a scale that relates comfortably to the pedestrian user of the square,
- Are occupied by compatible uses.

(See figures 9-4o – q).
E. Pedestrian Amenities

Shared Common Areas shall be designed to incorporate a rich assortment of amenities for shoppers, residents, visitors, and employees. The package of amenities should relate to the function of the open space. For example, a plaza designed as a children’s play area should include play equipment, benches and shade for observers, trash receptacles and recycling containers, and potentially a drinking fountain or water feature.

Each Shared Common Area shall have a focal element such as a clock tower, fountain, specimen tree, sculpture or similar. In some cases, the focal element may be a dominant architectural feature which is part of a signature building framing or occupying a portion of the Public Common Area. To serve as the focal element, the feature must be visible and easily recognizable as a landmark for the public open space. It may be framed by a view corridor, placed on a high point, or visually related to major circulation routes in the area. Refer to Figure 9-4r-u below.

At a minimum, all Shared Common Areas shall also incorporate the following amenities:

- Places to sit – either benches, movable tables and chairs, or seat walls.
- Trash receptacles and recycling containers
- Specialty pedestrian-scale lighting.
- Seasonal color such as annual flowers, hanging baskets of potted plants, banners, seasonal decorations or lighting.
- Appropriate landscape plantings.
- Bicycle racks.
9.4.4 OPEN AREA REQUIREMENTS IN MUD URBAN CENTER CORE

Open Area in an urban setting may include sidewalks, landscaping, street tree plantings, plazas, squares, greens, balconies, rooftop gardens, podium-top areas and other similar features as approved by the North Park DRC and Broomfield. ROW areas adjacent to the building site which include the above features may also count toward the requirement (See Table 9-4A below). Open Area may also satisfy the Other Publicly Accessible Open Lands requirements or the Private Open Lands requirement for the overall PUD in accordance with Section 1.2.3.D and E.

Table 9-4A – Minimum % Open Area Required in MUD Urban Center Core

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum % Open Area Required in Urban Center Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use Urban District - MUD</td>
<td>5%</td>
</tr>
</tbody>
</table>

9.4.5 LANDSCAPING AND LIGHTING

A. Landscaping

Landscaping along streets within the Core shall consist of street tree plantings in raised planters, landscape beds, or within tree grates. A consistent look will be achieved with species selection but large monocultures will be avoided to reduce the impact of disease and pests.

If street trees are planted in raised planters or landscape beds, they shall be a minimum of 6’ x 6’ or equal. The planter shall be surrounded by either a seat wall or a 6” curb which may also incorporate low decorative fencing. In addition, the planter shall be landscaped with groundcovers, shrubs, annuals, bulbs or a combination of the four.

Landscaping within plazas, squares and greens must be designed to complement and enhance the functionality and experience of the space. Large Shared Common Areas must incorporate a framework of tree plantings which may be located in raised planters, landscape beds or within tree grates.

B. Lighting

The Core may include a decorative fixture style for use along the streets within the Core that is different from Broomfield’s standard street light. Any such fixture must be approved by the North Park DRC and Broomfield. Different sections or phases of the Core may exhibit different design themes. Different decorative fixtures may be used to support the different themes within the Core.

Lighting Criteria

Cores are potentially high energy and intensity places. The public realm of the Core (streets, sidewalks, plazas, squares, greens, etc. which are framed by the surrounding architecture) is the entertainment center of the MUD with frequent programmed events and activities. Lighting is critical to creating the excitement and animation of this environment.

It is intended that Cores will require different standards than those allowed in Section 6.25. Lighting criteria may be added to this section to address the special needs of the Cores subject to approval by the North Park DRC and Broomfield.

9.4.6 BUILDING STANDARDS

To a large extent, the ambiance of the Cores will be defined by the variety and quality of architecture they exhibit. The architectural character should be authentic and timeless with visual variety and richness. It could be comprised of traditional and contemporary architectural expressions orchestrated in a pleasing, cohesive and complementary composition.
A. Architectural Characteristics

Buildings within the Core will generally occupy the full length of the block or will be joined to create a block-long façade, broken where appropriate for pedestrian passageways, service and garage entries, etc. The ground floor of buildings within the Core are where it is the most important to emphasize quality materials, use of masonry, finishes and architectural detailing. They should exhibit sufficient variation in color, texture, form and materials to create interest and contribute to the vitality of the street scene. Plain, blank, featureless facades are not allowed on streets. The scale and visual articulation of the building façade should respond to the scale of the space onto which they front – e.g. larger, less segmented facades fronting onto public squares and smaller, more detailed facades along streets.

The ground floor of buildings within the Core shall be occupied by active uses that engage the streetscape. Various techniques can be used to achieve this goal including locating the business’ primary entrance on the street, encouraging vibrant, unique individual identities for each tenant through use of different materials, colors, signage, canopies, awnings, lighting, and embracing the sidewalk as an extension of the business with outdoor displays, seating, dining, etc. Windows and store-front display glazing should dominate the ground floor façade of each block.

Upper stories of facades within the Core must complement the appearance of the ground floor but may have less masonry, and lower levels of finish and architectural detailing.

Dominant architectural or structural elements that form the façade of a parking garage that faces a street within the Core shall appear to be horizontal (not sloping with ramps internal to the structure) unless otherwise approved by the North Park DRC and Broomfield at time of SDP. Parked cars above the ground floor must be screened from view from the street by the facade of the parking garage. Ground floor parking in parking garages is strongly encouraged to be completely screened from view from the street by occupied portions of the structure or other means approved by the North Park DRC and Broomfield at time of SDP.
Figure 9-4x – Façade with Decorative Awnings and Patio Seating

Figure 9-4y – Office over Retail

Figure 9-4y – Office over Retail

Figure 9-4z – Variety in massing and building

Figure 9-4v – dd depicts facades of buildings that are desirable on Core streets. All building facades facing Core streets shall be of a similar quality.
Figure 9-4aa – Large Formant Retail incorporated into streetscape

Figure 9-4bb – Garage with Street Art Galleries

Figure 9-4cc – Parking Garage Active Storefront

Figure 9-4dd – Parking Garage with Retail Street Frontage
B. Setbacks and Build-To Lines

All Buildings constructed within the Core shall be constructed with the dominant portion of the facade located 10’ from the ROW or lot line. This 10’ offset from the lot line is intended as the build-to line. Some portions of the Building may be setback to accommodate recesses in the Building façade, entry courtyards or plazas, valet drop-off areas, or other similar uses. Projections along the Building façade may extend 4’ past the build-to line to a 6’ setback. Canopies, porte cocheres, awnings, and similar features may extend to the lot line; a 0’ setback. Recesses and projections are encouraged to create interest in the building façade. Refer to Figure 9-4ee – hh below.

Setbacks do not apply to street furniture and character elements including planter walls, café seating fencing and other similar items listed in 9.4.2.A. These elements may be located adjacent to the building façade, within the setback area and within the ROW with a minimum through walkway area width of 6’. Refer to Table 9-4B below.

Table 9-4B

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Side &amp; Back Property Line</th>
<th>I-25, Northwest: Prow &amp; Hwy 7</th>
<th>Arterial Street ROW</th>
<th>Connector</th>
<th>Local Street ROW</th>
<th>Alley ROW</th>
<th>Private Road (back of curb) Between Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use - Urban District</td>
<td>0’ (+)</td>
<td>75’</td>
<td>15’</td>
<td>6’</td>
<td>6’</td>
<td>0’</td>
<td>0’</td>
</tr>
</tbody>
</table>

Notes:

* If setback area is comprised of enhanced landscaping (no parking lot or parallel drive-ways) may be reduced to 30’ along Hwy 7 as a part of a Site Development Plan. Enhanced landscape treatments include enhanced plantings, berming, etc.

+ If a side or back property line is located along a public ROW, the ROW Setback is applied.

General Note: A 0’ Lot line Setback will be allowed for all uses where the Setback and buffeyards are provided within an abutting Tract, Outlot or similar.
In Core areas it may be desirable to provide above grade walkways to allow pedestrian movement between buildings across streets, rights of way, and easements. It may also be desirable to allow actual building floors above grade to span across streets, tracts, rights of way, easements, etc. These connections and building configurations must be approved by the North Park DRC and Broomfield.

Signature landmark buildings constructed in plazas, squares or greens with frontage on Core streets shall be exempt from the setback and build-to requirements specified above. Placement of signature landmark buildings in plazas, squares and greens shall be approved by the North Park DRC and Broomfield as part of the design review process for the plaza or square.

C. Massing and Height Limitations

Building massing and height are regulated to ensure that a comfortable human scale proportion is maintained for the street level public space and between the buildings for the benefit of the pedestrian experience.

Massing

The outer plane of the facade beginning at the ground level of a building fronting on a Core street shall not exceed seven stories, or 80’ in height with the following exceptions:

1. The building is also fronting on a public open space, plaza, square or green of at least 8,000 sf.
2. Towers, domes, and similar architectural features are excluded from the requirement
3. Other mitigating design elements are provided and approved by the North Park DRC and Broomfield.

Without one of the above exceptions or the approval of the North Park DRC and Broomfield, buildings over seven stories or 80’ in height shall incorporate a minimum horizontal step back of at least 8’ for a majority of the length of the façade that faces a Core street (excludes tower features, mid-building major entry features, and similar).
Building Height

Maximum building height for buildings is specified below Table 9-4C and associated map below (Fig 9-4C). Mechanical penthouses, lightning protection, equipment screening, and similar appurtenances may extend above the roof of the highest floor by up to 16’.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Maximum Height of Buildings and Structures East of Sheridan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, Educational/Institutional</td>
<td>160’*</td>
</tr>
<tr>
<td>Light Manufacturing, R&amp;D</td>
<td>120’*</td>
</tr>
<tr>
<td>Hotel/Conference Center/Commercial/Retail</td>
<td>160’*</td>
</tr>
<tr>
<td>Hospital, Medical</td>
<td>160’*</td>
</tr>
<tr>
<td>Multi-Family Dwelling in a Mixed Use Structure</td>
<td>160’*</td>
</tr>
<tr>
<td>Multi-Family Dwelling not in a Mixed Use Structure</td>
<td>140’*</td>
</tr>
<tr>
<td>Single Family Attached Dwelling</td>
<td>50’**</td>
</tr>
<tr>
<td>Single Family Detached Dwelling</td>
<td>50’**</td>
</tr>
<tr>
<td>Live Work Structure</td>
<td>75’*</td>
</tr>
</tbody>
</table>

* Refer to map below for specific areas in the MUD where maximum building heights of 200’ and 265’ are allowed for land uses set forth in this Table 9-4C.

* Building heights for buildings that front a Core street shall comply with mitigation measures set forth in Section 9.4.6C.
D. Primary Building Entries

Primary building entries within the Core shall be clearly defined, providing greater visual and textural interest than the surrounding building wall. Textural, color and massing changes should provide visual interest and promote a “human scale” at the building entries.

Architectural treatments that can be used to achieve the desired articulation of building entries include design elements that create a change in plane and design elements that create a change in appearance. At least one treatment of each type shall be employed at each primary building entry. Acceptable treatments for each type include:

**Change in Plane:**
- Canopies or overhangs.
- Recesses or projections.
- Arcades or porticos.
- Arches.

**Change in Appearance:**
- Color change.
- Texture change.
- Material change.
- Architectural details such as tile work, moldings, columns and other similar features.

Pedestrian passageways, which provide pedestrian connections from the street frontage to the rear of the buildings, are important design elements. They should be as well articulated architecturally as a primary customer entry to the building. In addition, each pedestrian passageway shall be clearly labeled and signed as a public passageway for pedestrians. Refer to Section 9.4.2.B for additional standards for pedestrian passageways. Refer to Figure 9-4ii – mm for additional pictures of pedestrian passageways and illustrations of building entries.
E. Roof Top Gardens and Balconies

Roof top gardens and balconies may be provided on buildings within the Core and are strongly encouraged on all residential structures.

These Shared and/or Private Open Areas can provide dramatic gathering spaces for special events and leisure or recreational activities. Roof top gardens and balconies should be designed to be safe, functional and attractive to users.

Roof top garden space may also be used for residential community gardens, research gardens, office balconies, restaurants, hospitality event function areas, pools and spas, or other similar purposes. All roof top gardens and balconies must be approved by the North Park DRC and Broomfield.

9.4.7 PUBLIC TRANSIT FACILITIES

Public transit facilities provide an additional transportation choice for shoppers, residents, visitors, and employees in the Core of MUDs. Public transit facilities should be designed and operated to maximize the convenience of the transit rider to the extent practicable.

Public transit is strongly encouraged in the MUD. Stops should be provided at the Shared Common Areas along the route.

9.4.8 SERVICE AREAS

Any service area visible from a street must be enclosed and fully screened with building walls that match or are stylistically compatible with the architectural style of the remainder of the building. Roofs on service areas are encouraged, but not required. Access to the service areas shall be provided via high quality, solid metal roll up doors (or equal) that blend with or match the surrounding building wall. No open service areas are allowed.

Service doors and emergency exits shall be designed to coordinate with the surrounding building wall, and be as inconspicuous as practicable.

Vehicular entrances to parking garages should be appropriately signed from the street. The design of the parking garage should orient the major vertical circulation core(s) toward logical pedestrian access points to occupied buildings and pedestrian passageways.

9.5 MUD—GENERAL DISTRICT AREAS OUTSIDE THE URBAN CENTER CORES (EXCLUDES PERIMETER AREAS)

9.5.1 INTRODUCTION

While the Urban Center Cores provide the commerce and activity centers for the General District, the remainder of the General District area provides the urban fabric for supporting residential, employment, and recreational uses. General District areas may have predominantly more horizontal than vertical mix of uses which are organized around a hierarchy of smaller public gathering places. The General District area will continue the focus on the pedestrian, walkability and strong connectivity to the Cores.

The transportation network within the General District will include Connector Streets, Local Streets, Service Drives and Alleys arranged in a gridded or modified grid pattern.

9.5.2 SHARED COMMON AREAS

The Shared Common Areas within the General District shall be attractive, clean and safe. To ensure safety and accessibility, appropriate ADA facilities should be provided. While the Shared Common Areas of the Cores provide areas for the largest and most intense events and activities the Shared Common Areas outside the Cores support a smaller and less intense function. Outside of the Cores in the General District a variety of types and sizes of smaller Shared Common Areas should be included that respond to
the character and needs of the users in the surrounding blocks. Different characteristics that make each space unique are required.

Generally some kind of Shared Common Area - park, plaza, courtyard, square, etc. - should be regularly located within the General District and spaced every two to four blocks. For all residential units located beyond 500’ from the major central linear park of the MUD, a Green as defined in Section 9.4.3 of at least 120’ by 150’ in size must be provided within a five (5) minute walk or 1200 feet of those residential units. This would generally equal one Green for every quarter mile section of blocks. As an example, a quarter mile section may be comprised of a four by four grid of 330’ by 330’ blocks or a two by two grid of 660’ by 660’ blocks. Accommodations will need to be made for irregular geometry in the block pattern.

Pedestrian amenities within these spaces should be clustered into logical arrangements, maximizing the utility of these features, and creating convenient outdoor gathering and activity areas. For example, benches should be provided where shade is available and trash receptacles are accessible. Elements intended to provide color and interest to the space, such as seasonal flowers and banners, should be distributed throughout the streetscape, to draw pedestrians along the walkway. Pedestrian amenities might include:

- Coordinated street furniture such as benches, trash receptacles, recycling collection bins, bike racks and the like.
- Public art including sculpture.
- Seasonal color including hanging baskets, annual flowers, banners, and holiday decorations.
- Specialty lighting including Tivoli lights, and seasonal lighting displays.
- Transit facilities including shelters, kiosks, and rails.
- Valet parking drop off zones.

- Other similar features approved by the North Park DRC and Broomfield.

Shared Common Areas which are publicly dedicated and accessible shall count towards satisfying Broomfield’s Public Land Dedication requirements for the overall PUD (See Section 1.2.3). Shared Common Areas may also satisfy the Other Publicly Accessible Open Lands requirements or the Private Open Lands requirement for the overall PUD in accordance with Section 1.2.3.D and E.
9.5.3. OPEN AREA REQUIREMENTS IN THE MUD GENERAL DISTRICT AREAS

Open Area in an urban setting may include sidewalks, landscaping, street tree plantings, plazas, squares, greens, balconies, rooftop gardens, podium-top areas and other similar features as approved by the North Park DRC and Broomfield. ROW areas adjacent to the building site which include the above features may also count toward the requirement (See Table 9-5A below). Open Area may also satisfy the Other Publicly Accessible Open Lands requirements or the Private Open Lands requirement for the overall PUD in accordance with Section 1.2.3.D and E.

Table 9-5A – Minimum % Open Area Required in MUD General District

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum % Open Area Required in General District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use Urban District - MUD</td>
<td>5%</td>
</tr>
</tbody>
</table>

9.5.4 LANDSCAPING AND LIGHTING

A. Landscaping

Landscaping within the General District shall consist of street tree plantings in tree lawns, in raised planters, landscape beds, or within tree grates. A consistent look will be achieved with species selection along General District streets but large monocultures will be avoided to reduce the impact of disease and pests.

If street trees are planted in raised planters or landscape beds, they shall be a minimum of 6’ x 6’. The planter shall be surrounded by either a seat wall or a 6” curb which may also incorporate low decorative fencing. In addition, the planter shall be landscaped with groundcovers, shrubs, annuals, bulbs or a combination of the four.

Landscaping within Shared Common Areas - parks, plazas, courtyards, etc. - should be designed to complement and enhance the functionality and experience of the space. Large Shared Common Areas must incorporate a framework of tree plantings which may be located in raised planters, landscape beds or within tree grates.

B. Lighting

The General District may include a decorative fixture style for use along the streets that is different from Broomfield’s standard street light. Any such fixture must be approved by the North Park DRC and Broomfield. Different sections or phases of the General District may exhibit different design themes. Different decorative fixtures may be used to support the different themes within the General District. The lighting within the General District shall comply with Section 6.25.
9.5.5 BUILDING STANDARDS

A. Architectural Characteristics

The block pattern of the General District provides a framework for flexibility of uses and variety in architecture. A mix of multiple storied residential and employment buildings and parking structures will be built over time in a range of architectural styles. The varied styles should blend together to create a pleasing composition. Overall cohesiveness for the pedestrian will emanate from the design of the streetscape including paving material and patterns, street furniture, lighting, landscaping and signage.

Architectural continuity, including exterior building materials and colors, around the building is critical. The architecture style, detailing and level of finish will respond to the more subdued land uses located in the General District outside the Cores. Much less or little retail and entertainment uses are contemplated outside the Cores.

The ground floor of buildings along General District streets should be articulated architecturally. They should exhibit sufficient variation in color, texture, form and materials to create interest. Even though continuous storefronts and active retail uses are not required or expected outside the Cores, the façades should still be appropriately modulated and designed as illustrated in Figure 9-5a-h. Parking garages at ground level, surface parking lots and service areas may be located along the street frontages. Plain, blank, featureless facades facing General District streets are not allowed. Upper stories of facades within the General District will be detailed to a lesser level but still complimentary in appearance to the ground floor if the building is an occupied structure. If the building is a parking garage, upper stories may be more simplistic in their design. Classic, tailored designs are best.

Dominant architectural or structural elements that form the façade of a parking garage that faces a General District street shall appear to be horizontal (not sloping with ramps internal to the structure) unless otherwise approved by the North Park DRC and Broomfield. Parked cars must be screened from view from General District streets by the facade of the parking garage.

Figure 9-5a – h depicts facades of buildings that are acceptable within the General District and includes architectural elevations and pictures of parking garage facades. All building facades within the General District shall be of a similar quality.
B. Setbacks and/or Build-To Lines

All Buildings constructed within the General District (but outside the Perimeter Area) should be constructed with the dominant portion of the façade located 10’ from the lot line. This 10’ offset from the lot line is the build-to line. Some portions of the building may be setback to accommodate recesses in the Building façade, entry courtyards or plazas, valet drop-off areas, or other similar uses. Projections along the Building façade may extend 4’ past the build-to line; a 6’ setback. Recesses and projections are encouraged to create interest in the building façade.

Setbacks do not apply to street furniture and character elements including planter walls, café seating fencing & other similar items listed in 9.4.2A. These elements may be located adjacent to the building façade, within the setback area and within the ROW with a minimum through walkway area width of 6’. Refer back to Table 9-4B in section 9.4. Regarding features allowed within setbacks see section 6.3.A.
In the General District, it may be desirable to provide above grade walkways to allow pedestrian movement between buildings across streets, rights of way, and easements. It may also be desirable to allow actual building floors above grade to span across streets, tracts, rights of way, easements, etc. These connections and building configurations must be approved by the North Park DRC and Broomfield.

C. Height Limitations

Maximum building height for buildings is specified in Table 9-4C in section 9.4. Mechanical penthouses, lightning protection, equipment screening, and similar appurtenances may exceed the maximum height by up to 16’.

D. Primary Building Entries

Primary building entries along General District streets shall be clearly defined, providing greater visual and textural interest than the surrounding building wall.

Architectural treatments that can be used to achieve the desired articulation of building entries include design elements that create a change in plane and design elements that create a change in appearance. At least one treatment of each type shall be employed at each primary building entry. Refer to Figures 9-5i-j. Acceptable treatments for each type include:

Change in Plane:
- Canopies or overhangs.
- Recesses or projections.
- Arcades or porticos.
- Arches.

Change in Appearance:
- Color change.
- Texture change.
- Material change.
- Architectural details such as tile work, moldings, columns and other similar features.

E. Roof-Top Gardens and Balconies

Roof top gardens and balconies may be provided on buildings within the General District and are strongly encouraged on residential structures. These Shared

Textural, color and massing changes should provide visual interest and promote a “human scale” at the building entries.
and/or Private Open Areas can provide dramatic gathering spaces for special events and leisure or recreational activities. Roof top gardens and balconies should be designed to be safe, functional and attractive to users.

Roof top garden space may also be used for residential community gardens, research gardens, office balconies, restaurants, hospitality event function areas, pools and spas, or other similar purposes.

All roof top gardens and balconies must be approved by the North Park DRC and Broomfield.

### 9.5.6 SERVICE AREAS

Any service areas visible from a General District street must be enclosed and fully screened with building walls that match or are stylistically compatible with the architectural style of the remainder of the building. Roofs on service areas are encouraged, but not required. Access to the service areas shall be provided via high quality, solid metal roll up doors, or equal that blends with or matches the surrounding building wall. No open service areas are allowed.

Service doors and emergency exits shall be designed to coordinate with the surrounding building wall, and be as inconspicuous as practicable.

Vehicular entrances to parking garages should be appropriately signed from the street. The design of the parking garage should orient the major vertical circulation core(s) toward logical pedestrian access points to occupied buildings and pedestrian passageways.

### 9.6 MUD PERIMETER AREAS

The perimeter areas of the District may serve as opportunities to incorporate larger users that would not be appropriate to locate within the Cores or internal District area due to size, visibility requirements, access requirements, etc. The perimeter areas may also serve to transition and relate to the surrounding suburban development. In this case, the user may be oriented to the Perimeter Arterial Roads while maintaining integration and connectivity to the rest of the District.

If the proposed development for a site in the perimeter area is more suburban in nature and oriented to the Perimeter Arterial and Connector Roads, the Developer will designate the site as a Perimeter Area and the Design Standards in Sections 6 – 8, 10 and 9.8.1 below shall apply. If the proposed development is a continuation of the General District, then the Design Standards in this section apply. The Developer will submit the category of land use – Core, General District or Perimeter – as required on the Context Diagram in Section 9.2.5.B.

### 9.6.1 INTEGRATION AND CONNECTIVITY

Perimeter buildings must relate to the rest of the District through use of site planning approaches that include:

- Locating pedestrian entries or other major architectural features centered on a District street so as to terminate the street view.
- Adding storefront to a side or rear elevation that faces the District.
- Cladding inline stores onto larger users on sides that face the District.
- Connecting District sidewalks to perimeter building entries and public spaces.
- Connecting to and incorporating the gridded street system into the perimeter development.
- Other similar design element as approved by the North Park DRC and Broomfield
9.7 MUD PARKING STANDARDS

9.7.1 INTRODUCTION

Parking poses one of the most difficult challenges for the design of MUDs. Surface parking requirements can make it the largest user of land in a mixed use center, with significant impacts on overall layout, image, and marketability. Balancing these impacts is the need to very strategically phase in the construction of structured parking due to its huge financial cost. Throughout the life of the MUD parking quantities, access, placement, and design must successfully work for the users of the center including drivers, pedestrians, and riders of alternative transportation modes.

9.7.2 PARKING DIMENSIONS

The standards for parking dimensions set forth in Section 7.15 shall apply in MUDs except that parking stalls may be shortened by 1’. Parking dimensions for structured parking shall be approved as part of the overall design of the individual garage buildings.

9.7.3 COMPACT CAR PARKING

The standards for compact car parking set forth in Section 7.16 shall apply in MUDs.

9.7.4 PARKING RATIOS

Shared parking arrangements are strongly encouraged in MUDs. The dense, mixed use nature of these urban environments is ideal for successful shared parking programs. The parking ratios detailed below shall serve as the baseline condition from which shared parking opportunities should be developed. The standards for parking ratios set forth in Sections 7.17 and 10.14 shall apply in MUDs as the base standards for non-residential and multi-family residential uses respectively.

A. On-street Parking

In the MUD, on-street parking may be used towards satisfying minimum parking requirements for the development.

B. Parking Reductions

MUDs have the potential to reduce parking demand through a variety of techniques. The dense, fine-grained mixed use nature of the development should reduce standard vehicle trip generation rates when compared to conventional suburban development. In addition, shared parking arrangements, and access to alternative modes of transportation should further reduce parking demand. Parking reductions from the base standards are encouraged. Proposals for these reductions shall be prepared by specialized parking professionals and submitted at the Site Development Plan stage for approval by the North Park DRC and Broomfield.

9.7.5 MOTORCYCLE PARKING

The standards for motorcycle parking set forth in Section 7.19 shall apply in MUDs.

9.7.6 INTERIM PARKING LOTS

Interim surface parking lots are common due to the phased development process for MUDs. A balance is needed between making prudent choices for the cost of parking lot landscaping in temporary lots and the aesthetic considerations of reduced landscaping. A reduced structural pavement section for interim parking lots may be approved by the North Park DRC and Broomfield. Interim parking lots shall be maintained by the developer or owner of the property.
A. Interim Parking Lots Approved for 24 Months or Less

The standards set forth in Section 7.24 for Interim Parking Lots shall apply in MUDs for parking lots anticipated to be in place for 24 months or less.

B. Interim Parking Lots Approved for Up To 5 Years

- Full perimeter landscaping shall be required for interim parking lots approved for up to 5 years old.

- Interim parking lots may be in place for up to 5 years if they are constructed with at least ½ of the required number of interior planting islands, and at least ½ of the required number of trees required by Section 6.13. No shrubs are required. The islands provided should be centrally located to better break up the field of parking and provide pedestrian routes through them. The typically required end islands may be omitted. If the interim lot is not removed or redeveloped within 5 years, an extension of the interim use must be approved by Broomfield, or the lot must be modified to meet the intent of the landscaping standards set forth in Section 6.13. as approved by the North Park DRC and Broomfield. When applying for an extension of the interim use of a parking area the applicant must demonstrate progress toward replacing the lot with permanent uses such as a building, parking structure or public open space. Acceptable methods for demonstrating progress include providing a proposed construction schedule, evidence of an application for a building permit, or other similar documentation.

9.7.8 BICYCLE PARKING

The standards for bicycle parking set forth in Section 7.26 shall apply in MUDs. Shared bicycle parking arrangements are possible and shall be approved by the North Park DRC and Broomfield.

9.7.9 INTERIOR PARKING LOT LANDSCAPING

The standards for interior parking lot landscaping set forth in Section 6.13 shall apply in MUDs except within interim parking lots, where Section 9.7.6 applies.

9.7.10 PARKING LOT SCREENS

The standards for parking lot screens set forth in Section 6.14 shall apply in MUDs with exception as provided in 9.7.6 Interim Parking Lots.

9.8 OVERALL DESIGN STANDARDS

9.8.1 APPLICABILITY

Design Standards included in this Section 9 apply to all areas designated in the PUD as MUD Urban Center Core and General District, and only to those areas. Design Standards included in Sections 6, 7, 8 and 10 apply to MUD Perimeter Areas only to the extent specified in Section 9.

The urban expression of MUDs is not reinforced by some Broomfield-wide standards. Standard floor area ratios stipulated by Broomfield Code do not apply in MUDs. Standard Broomfield requirements for bufferyard area landscaping are superseded by the landscaping and buffering requirements stipulated in this Section 9.

9.8.2 MECHANICAL EQUIPMENT, UTILITIES, AND COMMUNICATION DEVICES SCREENING

All mechanical equipment, utilities, and communication devices, whether mounted on the roof, ground, or building walls, must be fully screened
from view from the ground floor of adjoining properties, streets, and Open Land areas. Screening materials must be high quality and durable. Wood is not allowed as a screening material.

Screening devices must be at least as tall as the equipment they are intended to screen and designed to match the associated building. They cannot appear to be “tacked-on” or added as an afterthought. All such screens shall be approved by the North Park DRC and Broomfield.

9.8.3 VENDING MACHINE, AUTOMATIC TELLER MACHINE, CART STORAGE, NEWSPAPER/MAGAZINE MACHINE SCREENING

Vending machines, automatic teller machines, newspaper/magazine machines, shopping carts, and other similar devices must be enclosed in alcoves of the main building or screened by solid walls that match the architectural style and materials of the main building. The alcove or screen must be sufficient to block open views of these devices from the street and public open space areas. If a freestanding screen wall is used, it must be constructed of high quality and durable materials.

Wood is not allowed as a screening material. Screening devices must be designed to match the associated building. The North Park DRC and Broomfield shall approve all such screening solutions. Cart corrals in parking lots shall only be allowed for grocery stores or as specifically approved by the North Park DRC and Broomfield.

9.8.4 RETAIL SALES, FOOD AND BEVERAGE SALES, INFORMATION AND CUSTOMER SERVICE KIOSKS

Small structures of unique architectural character to provide places for retail sales, food and beverage sales, information and customer service help animate the streetscape and public realms (parks, plazas, squares, greens and sidewalks). Inclusion of these types of structures is strongly encouraged within the MUD. Plans must be included with the Site Development Plan submittal to be reviewed and approved by the North Park DRC and Broomfield. (See figures 9-8a – f).
9.8.5 SIGNAGE

The Site Development Plan for the first phase of all MUD Urban Center Cores or General Districts must include a Planned Sign Program. Including placement area, dimensions, illumination, specifications, materials and colors of each sign type (wall, free standing, directional, temporary, etc.) All signage within a MUD must comply with the provisions of the applicable Planned Sign Program.

9.8.6 LANDSCAPE DESIGN AND MATERIALS

The standards for landscape design and materials set forth in Section 6.10.1 shall apply in MUDs.

9.8.7 LANDSCAPE OWNERSHIP AND MAINTENANCE

The standards for landscape ownership and maintenance set forth in Section 6.10.5 shall apply in MUDs.

9.8.8 DETENTION, DRAINAGE AND UTILITIES

A. Detention and Drainage

It is desirable to develop an overall Regional Drainage and Detention Master Plan for the MUD district. Urban solutions not typical to Broomfield Standards and Specifications may be appropriate in the more dense areas and will be reviewed and approved administratively by Broomfield.

B. Utilities

Urban solutions not typical to Broomfield Standards and Specifications may be appropriate in the more dense areas and will be reviewed and approved by Broomfield. Options may include below grade electric vaults, water and gas meter centralized service areas, reduced widths for easements and other similar items.

9.8.9 SECURITY FENCES/WALLS

The standards for security fences/walls set forth in Section 6.22 shall apply in MUDs.
9.8.10 SITE LIGHTING

The standards for site lighting set forth in Section 6.25 shall apply in MUDs unless they are contradicted by the provision of this Section 9. In the event of conflicts between the standards set forth in the two sections, the standards from Section 9 shall prevail.

9.8.11 STREET POLICIES AND STANDARDS

Streets within MUDs may be privately owned and maintained by parties other than Broomfield. Streets within MUDs shall, in general, conform to the Broomfield Standards and Specifications or as approved by Broomfield.

A TIS for public roads or accesses onto public streets, including internal traffic elements that impact public roads, shall be submitted to Broomfield. All other internal private roads and traffic calming measures shall be waived from the requirements for the TIS.

Traffic calming measures may be implemented within MUDs as needed and as approved by Broomfield. These may include, but are not limited to, mini-roundabouts or traffic circles, street narrowing, and intersection bulb-outs. Private internal roundabouts may be considered “mini-roundabouts” and treated as traffic calming devices.

9.8.12 EMERGENCY AND UTILITY ACCESS

The standards for emergency and utility access set forth in Section 7.9 shall apply in MUDs unless otherwise approved by the Fire District.

9.8.13 RESTRICTED ACCESS DRIVES AND SECURED ENTRIES

The standards for restricted access drives and secured entries set forth in Section 7.11 shall apply in MUDs.

9.8.14 ROADWAY DIMENSIONAL REQUIREMENTS

A. Truck Turning Requirements

The standards for truck turning requirements set forth in Section 7.12 shall apply in MUDs unless otherwise approved by Broomfield.

B. Sight Triangles

The standards for sight triangles set forth in Section 7.13 shall apply in MUDs with the following exception.

In MUDs, travel speeds will be restricted by the dense, urban nature of these developments. Modified sight triangles may be appropriate to respond to these conditions in order to achieve an active, animated streetscape, concentrations of outdoor uses, and an overall density of a use that is consistent with the intent of the MUD. The North Park DRC and Broomfield are authorized to approve modifications to standard sight triangle criteria defined by the Broomfield Standards and Specifications as amended.

9.8.15 TRUCK TRAILER PARKING

The standards for truck trailer parking set forth in Section 7.22 shall apply in MUDs unless otherwise approved by the North Park DRC and Broomfield.

9.8.16 PERIMETER ROADWAYS

A. Introduction

The interface between MUD’s and the surrounding areas is a critical juncture. MUDs should exhibit their own culture and feel and they should transition well into the remainder of the community. Therefore, special attention should be given to the design of the edge where a MUD adjoins the bordering public streets and where the primary access points enter the MUD.
The following standards apply to perimeter roadways and public access parkways.

B. Perimeter Roadways and Access Points in the MUD

Shall be designed per Broomfield Standards and Specifications unless otherwise approved by Broomfield.

C. Landscaping and Lighting

Landscaping along perimeter roadways should be an extension or transition of the landscape concepts established or planned along the abutting public street. There should be a seamless connection across the property line to visually integrate the landscaping within the adjoining street right of way and the on-site landscaping at the perimeter of the MUD. A landscape setback shall be provided along the perimeter of the MUD that extends to the right of way of the abutting public roadway. The minimum width of the setback is shown in Table 9-8A below relative to the classification of the public street along the perimeter. No buildings or parking areas may extend into the landscape setback. The setback may be crossed with public streets, and collocated with easements for utilities, public access, etc.

Landscape plantings within the landscape setbacks shall meet or exceed the standards for a Type C bufferyard (refer to Section 14, Appendix A).

Any parking lot adjacent to a perimeter roadway of the MUD shall be screened as detailed in Section 6.14. Street lighting typical within the PUD (which may differ from Broomfield standard) will be used for public perimeter roadways.

### Table 9 – 8A – Landscape Setback based on Street Classification

<table>
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<tr>
<th>Classification of Perimeter Public Roadway</th>
<th>Minimum Width of Landscape Setback*</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-25 and Hwy 7</td>
<td>75’ **</td>
</tr>
<tr>
<td>Sheridan Blvd., Huron St., Preble Creek Pkwy., 160th Ave.</td>
<td>30’</td>
</tr>
</tbody>
</table>

*A 0’ landscape setback will be allowed in all areas where the setback and landscaping are provided within an abutting tract, outlet, open land or similar which is not publicly dedicated to Broomfield.

**If setback area is comprised of only landscaping (no parking lot or parallel drive ways) may be reduced to 30’ along Hwy 7 as approved as part of a Site Development Plan. Enhanced landscape treatments include enhanced plantings, berming, etc.

9.8.17 ACCESSORY BUILDINGS

Accessory Buildings shall be similar in character and materials to the primary Building (See Figures 9-8g – h). Location of Accessory Buildings shall be master planned as part of the initial Site Development Plan submittal and approved by the North Park DRC and Broomfield.

Figure 9-8g—Primary Structure

Figure 9-8h—Accessory Buildings
9.8.18 TEMPORARY USES/STRUCTURES

The standards for temporary uses/structures set forth in Section 8.12 shall apply in MUDs.

9.8.19 CONVENIENCE STORES, GAS STATIONS AND DRIVE-THROUGH FACILITIES

A. Core and District Areas

Gas Stations and Drive-Through facilities are allowed within the General District areas if they are fully integrated into the overall larger building and surrounding urban setting. Gas Stations and Fast Food Drive Through facilities are prohibited in the Urban Center Cores. Banks with drive through facilities are permitted in the Urban Center Cores if they are fully integrated into the overall larger building and surrounding urban setting. See Figures 9-8i–L for acceptable solutions. Drive-Throughs are subject to approval by the North Park DRC and Broomfield as part of the SDP.

B. Perimeter Areas

The standards for Drive-Through facilities set forth in Section 8.13 shall apply in Perimeter areas. The standards for Convenience Stores and Gas Stations set forth in Section 8.14 shall apply in Perimeter areas.
# SECTION 10
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10.1 PURPOSE

Residential development in the MUS area of the PUD is intended to promote the live, work, play principles of the mixed use community. Outside the urban areas residential development may be more suburban in character and arranged in a horizontal mix of land uses while still placing residents in close proximity to employment, shopping, recreation, etc. The PUD will provide a variety of density and products ranging from single family attached to multi-family uses. Design Standards included in this section apply to all areas developed as residential within the MUS areas and areas designated as Perimeter Areas of the MUD on a Context Diagram by the Developer as described in Section 9.2.5. Any conflicting non-residential standards included in Sections 6, 7, 8 and 9 do not apply to residential development.

10.2 PRIMARY GOALS

The primary goals of these residential neighborhoods are to:

A. Meet a wide range of everyday needs;

B. Include a variety of medium and high density housing choices;

C. Invite walking to gathering places, employment, services and conveniences; and

D. Provide convenient links to the larger community.

10.3 NEIGHBORHOOD PLANNING PRINCIPLES

This is intended to facilitate the creation of distinct residential neighborhoods, within the context of an overall community identity that will complement existing neighborhoods in Broomfield while establishing their own unique environment and character. These residential neighborhoods are to comprise a variety of dwellings to serve a diverse population. Residential neighborhoods will have definable edges, walks and trails, Shared Common Areas and Private Outdoor Spaces, and will respect views and vistas. This will help to create a sense of place where land uses, landform, and community identity will be integrated.

Planning principles to be used in the design of residential neighborhoods in the MUS area of the PUD will emphasize the following:

10.3.1 PEDESTRIAN ORIENTATION

A. At least 80% of the residential Dwelling Units will be within a five to seven minute walk (1,650± feet) of a village green, plaza, park, pocket park, garden, or other community gathering area; and within two to three minutes (650± feet) of at least one of the Shared Common Area elements described in Section 10.10.2

B. Connector and arterial streets will feature detached walks with formal tree lawns except where site conditions or special design needs indicate the need for an alternative.

C. A trail system will be integrated with other public walkways to link housing areas, Public and/or Private outdoor Spaces, and Centers.

10.3.2 LINKAGES

A trail system will be integrated with other public walkways to link housing areas, Shared Common Areas, amenities, Centers and other non-residential uses.

Efficient and convenient vehicular and pedestrian links will connect residents with commercial areas and to other non-residential areas in the PUD that provide services to these residential neighborhoods.
10.3.3 NEIGHBORHOOD IDENTITY

Neighborhood identity will be defined by elements such as entry features, streetscape treatments, natural features, perimeter landscaping, architectural compatibility and/or other unique design elements.

10.4 INTENDED USES

As listed in detail in Section 1, a variety of housing types, parks and recreational facilities, community facilities, and accessory uses are permitted as Permitted Uses or Special Review Uses in the MUS residential neighborhoods included in this PUD.

<table>
<thead>
<tr>
<th>Table 10-5A Building Heights and Density</th>
<th>Max. Height of Buildings and Structures</th>
<th>Max. Units per Gross Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family Dwelling in a Mixed Use Structure</td>
<td>80’ (6 floors)</td>
<td>40</td>
</tr>
<tr>
<td>Multi-Family Dwelling not in a Mixed Use Structure</td>
<td>75’ (6 floors)</td>
<td>30</td>
</tr>
<tr>
<td>Single Family Attached Dwelling</td>
<td>50’ (4 floors)</td>
<td>16</td>
</tr>
<tr>
<td>Single Family Detached Dwelling</td>
<td>50’ (4 floors)</td>
<td>16</td>
</tr>
<tr>
<td>Live-Work Structure</td>
<td>50’ (4 floors)</td>
<td>16</td>
</tr>
</tbody>
</table>

Notes:
* Maximum height for all residential buildings within 400’ of the western border abutting the community ditch is 40’ (3 floors).

10.5 DENSITY/INTENSITY AND BUILDING HEIGHTS

Residential development in designated MUS residential neighborhoods shall have a density range of between 7 and 40 Dwelling Units per gross acre of land. Maximum building heights range from 16 to 160 feet. Refer to Table and Figure 10-5A for the maximum density and building heights for each housing type.

For Single Family Detached Dwellings the minimum lot size shall be 1500 square feet; the minimum lot width shall be 25 feet; and the minimum lot depth shall be 50 feet. Maximum lot size is 3500 square feet.
10.6 LOT PATTERN / BUILDING LAYOUT PATTERN

The Lot size and layout pattern for residential neighborhoods shall be designed to allow Buildings to face streets, landscaped areas, amenity courtyards or similar with connecting walkways. Lots on the same block face shall orient to the adjacent street or connecting walkway in a manner that will establish a compatible pattern of Building and entry orientation (a block face should not arbitrarily combine fronts, backs, and sides of Buildings).

10.7 ACCESS AND CIRCULATION

Refer to Section 7 for access and circulation standards.

10.8 STREET FRONTAGES

For Single Family Detached Dwellings, facades facing on a public street, Open Lands or Shared Common Area shall be articulated using at least two of the following elements:

1. Porches;
2. Balconies;
3. Bay windows;
4. Walled courtyards;
5. Offsets of a minimum of 2'-0" (recesses or projections in the plane of the façade);
6. Other similar design elements as approved by the DRC and the City.

For Single Family Attached Dwellings, a minimum 4 foot staggered Setback or architectural features, such as porches, bay windows, or other forms of Architectural Articulation, that provide variety and interest along residential streetscapes shall be utilized.

For Multi-Family Dwellings, Buildings shall be sited in such a way as to provide staggering and variety in overall massing and to avoid the creation of a “tunnel effect”. The methods used to achieve streetscape variety and interest shall be approved by the North Park DRC and Broomfield and shall be noted on each SDP.

10.9 BUILDING AND PARKING SETBACKS

Minimum Setbacks are shown in Table 10-9A below.

The following features may be located within drainage easements, as long as the drainage function is not impeded and within required Setbacks, subject to the Building Code (see also the PUD’s Bufferyard Standards in Section 14 for features allowed within bufferyards):

1. Trees, shrubbery or other landscape features;
2. Fences or walls that comply with the Municipal Code;
3. Driveways which cross the setback;
4. Sidewalks and or trails;
5. Street furniture including benches, trash/recycling receptacles, parking meters, pedestrian light fixtures, banners, hanging flower baskets, decorative or Tivoli type light strands;
6. Signs, subject to DRC and Broomfield approval;
7. Bay windows, architectural design embellishments;
8. Awnings and canopies
9. Eaves that do not project more than 12” into the required setback;
10. Chimneys, flues and ventilating ducts that do not project more than two feet into a required Setback, and when placed so as not to obstruct light and ventilation;
11. Window wells;
12. Utility lines, wires and associated structures, such as power and lights;
13. Refer to Section 7.13 for further restrictions within sight triangles;
14. Refer to Section 14, Appendix A for further restrictions within bufferyards.
### Table 10-9A Building and Parking Setbacks

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Side or Back Property Line</th>
<th>1-2½, Northwest Plans &amp; May 7 ROW</th>
<th>Arterial Street ROW</th>
<th>Collector Street ROW</th>
<th>Local Street ROW or Private Road</th>
<th>Alley ROW</th>
<th>Primary Structure to Accessory Structure</th>
<th>Dedicated Open Lands and Public Common Areas</th>
<th>Community Parking (FAICO)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ancillary Dwelling Units and Detached Garages</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-Family Dwellings</td>
<td>Side 0’, Corner Side 14’, Rear 20’</td>
<td>75’ ***</td>
<td>30’</td>
<td>30’</td>
<td>Public 30’, Private 20’</td>
<td>6’ measured between eaves</td>
<td>10’**</td>
<td>30’ for Struct. Pkg, Drives and R.O.W.</td>
<td></td>
</tr>
<tr>
<td>Single Family Attached Dwellings</td>
<td>* Side-0’, Corner Side 14’, Rear 20’</td>
<td>75’ ***</td>
<td>30’</td>
<td>Front-14’ Garage door 20’ +</td>
<td>Front-8’ Garage door 18’ +</td>
<td>Structure 6’ Garage 5’ or 20’ +</td>
<td>4’ measured between eaves</td>
<td>10’**</td>
<td>30’ for Struct. Pkg, Drives and R.O.W.</td>
</tr>
<tr>
<td>Single Family Detached Dwellings</td>
<td>++++ ++ Side-0’, Corner Side 14’, Rear 20’</td>
<td>75’ ***</td>
<td>30’</td>
<td>Front-14’ Garage door 20’ +</td>
<td>Front-8’ Garage door 18’ +</td>
<td>Structure 6’ Garage 5’ or 20’ +</td>
<td>4’ measured between eaves</td>
<td>10’**</td>
<td>30’ for Struct. Pkg, Drives and R.O.W.</td>
</tr>
<tr>
<td>Live Work Dwellings</td>
<td>* Side-0’, Corner Side 14’, Rear 20’</td>
<td>75’ ***</td>
<td>30’</td>
<td>Front-14’ Garage door 20’ +</td>
<td>Front-8’ Garage door 18’ +</td>
<td>Structure 6’ Garage 5’ or 20’ +</td>
<td>4’ measured between eaves</td>
<td>10’**</td>
<td>30’ for Struct. Pkg, Drives and R.O.W.</td>
</tr>
</tbody>
</table>

**Table 10-9A Footnotes:**

* 0’ Setback applies to Single Family Attached Dwellings and Live Work Dwellings with common walls and use to be considered in conjunction with required separation from “Other Buildings” as noted in this table. Assumed distances between buildings shall result in an “assumed” property line meeting Building Code requirements for building separation and allow non-nutated construction accordingly.

** 0’ Setback is allowed where the setback and building are located within an existing street, outlet, open land or similar which is not publicly dedicated to Greenfield.

*** 4’ Setback is applied to garage doors facing public streets (except alleys) and on 20’ minimum from back of walk.

++++ 60’ Minimum required distance between face of garage door to face of garage door across alley.

++ 0’ Setbacks apply to Single Family Attached “Zero Lot Line” Homes.

+++ Real estate boundaries may encroach up to 12’ into the side yard setback.
10.10 PRIVATE OUTDOOR SPACE AND SHARED COMMON AREAS

10.10.1 PRIVATE OUTDOOR SPACES

A. SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED PRIVATE OUTDOOR SPACE

Private Outdoor Spaces for Single Family Detached and Single Family Attached dwellings are required to provide accessible and usable outdoor space for each unit and may include porches, patios, decks, front yard courtyards, side yard courtyards, rear yards and other similar type useable areas. Additional Shared Common Areas serving the dwellings in close proximity may also be counted to satisfy this requirement. Refer to Table 10-10A for minimum Private Outdoor Space requirement for Single Family Detached and Single Family Attached Dwellings.

B. LIVE-WORK AND MULTI FAMILY PRIVATE OUTDOOR SPACE

Private Outdoor Spaces for Live-Work and Multi Family dwellings includes accessible and usable outdoor areas for individual units including individual balconies, patios, decks and other similar type useable areas. Unless otherwise approved by the North Park DRC and Broomfield, each Live-Work and Multi Family unit is required to have one Private Outdoor Space. Refer to Table 10-10A for minimum Private Outdoor Space requirement for Live Work and Multi Family dwellings.

10.10.2 SHARED COMMON AREA

In addition to the Private Outdoor Space requirement above, the following Shared Common Area must also be provided:

- **Single Family Detached** - at least one acre per 150 Single Family Attached Dwelling Units shall be provided as Shared Common Area.
- **Single Family Attached** - at least one acre per 150 Single Family Attached Dwelling Units shall be provided as Shared Common Area.
- **Multi Family and Live Work** – at least one acre per 200 Multi Family or Live Work dwelling shall be provided as Shared Common Area.

The Shared Common Area may be comprised of multi-use turf play fields, community gardens, dog parks, common accessible lakefront areas, trail corridors, plazas, pavilions, picnic areas, benches, or other features for residents to enjoy. The Shared Common Area should be located within 600’ of the dwellings it is supporting. Shared Common Areas may be located

<table>
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<tr>
<th>Land Use</th>
<th>Min. Private Outdoor Space</th>
<th>Min. Shared Common Area *</th>
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</thead>
<tbody>
<tr>
<td>Multi-Family Dwelling in a Mixed Use Structure</td>
<td>60 sf/unit</td>
<td>1 Acre per 200 units</td>
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<tr>
<td>Multi-Family Dwelling not in a Mixed Use Structure</td>
<td>60 sf/unit</td>
<td>1 Acre per 200 units</td>
</tr>
<tr>
<td>Single Family Attached Dwelling</td>
<td>15% of lot or 100 sf/unit if not located on a lot</td>
<td>1 Acre per 150 units</td>
</tr>
<tr>
<td>Single Family Detached Dwelling</td>
<td>15% of lot or 100 sf/unit if not located on a lot</td>
<td>1 Acre per 150 units</td>
</tr>
<tr>
<td>Live-Work Structure</td>
<td>100 sf/unit</td>
<td>1 Acre per 200 units</td>
</tr>
</tbody>
</table>

Notes:

* The 1 acre requirement shall be prorated for any unit counts less than the 150 or 200 totals or multiples thereof.
within the Single Family Detached, Single Family Attached, Multi Family or Live Work development project or, if within 600’ of the dwellings, may be located on adjacent tracts or outlots. Shared Common Areas used to satisfy the requirement of this Section 10.10.2.

of the PUD may also be used toward satisfying Broomfield’s Public Land Dedication requirements for the overall PUD if the areas are publicly dedicated and accessible (See Section 1.2.3). Shared Common Areas may also satisfy the Other Publicly Accessible Open Lands requirements or the Private Open Lands requirement for the overall PUD in accordance with Section 1.2.3.D and E.

Facilities for the conveyance, detention, and water quality treatment of storm water may be integrated into Shared Common Areas. The design of such facilities shall not result in slopes or structural features that conflict with the intended recreational and/or civic purposes of the Shared Common Area.

Each one acre of Shared Common Area required above shall include at least one Open Play Areas as described in ‘1’ below. The remaining area to make up the acre required above shall include at least two other Shared Common Area types as described in ‘2’ through ‘4’ below.

1. **Open Play Areas**: Play areas typically including a reasonably flat, open area of at least 80’ x 100’. Planted and sloped areas may present additional or alternative recreational opportunities.

2. **Recreational Facilities**: Play structures, picnic facilities, sport courts, pools, or other constructed amenities may be appropriate, depending on the site opportunities and social/economic characteristics of the residents.

3. **Natural Areas**: Where pre-existing on a site or if being created with the development as approved by the DRC and Broomfield, common areas with a more natural character can have value as wildlife habitat as well as forms of outdoor recreation.

4. **Pedestrian Corridors**: Where Neighborhood Trail connections per Section 7.28.2 are located in a landscaped greenway.

Refer to Table 10-10A above for minimum Shared Common Area requirements.

### 10.11 Separation (Bufferyards)

In some cases mitigation of the impacts of adjacent uses or activities may be needed. Refer to Section 14, Appendix A for bufferyard requirements.

### 10.12 Landscaping

Specific landscape design criteria may be developed for each neighborhood and approved as alternative compliance by the North Park DRC and Broomfield. The overall landscape design theme in the neighborhoods within the PUD is to be based on a fairly informal/natural character perimeter and arterial streetscape treatment, interior local and connector streets characterized by formal street trees, and a number of small parks and Shared Common Areas with a variety of characteristics.

Landscape design shall incorporate the following xeriscape principles, including:

A. Grouping plants with similar water requirements together;

B. Limiting high-irrigation turf and plantings to high-use and/or high visibility areas;

C. Use of low-water demanding plants and turf where practical;

D. Use of indigenous plant materials, where appropriate and practical;
E. Use of efficient irrigation systems, including the use of non-potable irrigation water;

F. Use of mulches and soil improvements; and

G. Provision of programs for regular and attentive maintenance.

Refer to Section 6.10 for additional landscaping requirements.

10.12.1 OWNERSHIP AND MAINTENANCE

Parks or other outdoor spaces may be dedicated to a public agency or be privately owned and maintained by an owners association or Metropolitan District. Public acceptance of such parks or outdoor spaces into the publicly owned system of open lands will be based on specific negotiation on an individual site basis. Some publicly owned open lands may be maintained by an owners’ association or Metropolitan District if agreed upon by both Broomfield, the Developer, the Metropolitan District (if applicable), and the owners’ association (if applicable).

10.13 ARCHITECTURAL CHARACTER FOR RESIDENTIAL USES IN THE MUS

Neighborhoods – and even individual blocks within neighborhoods – may be comprised of more than one housing type. While a variety of Building types may co-exist on the same block, the elements that define architectural character – scale, form, entryways, building materials, and colors – should be coordinated, but not rigidly consistent within any given neighborhood.

A. Multi Family building elevations depicting acceptable architectural character showing appropriate massing, articulation, scale, authentic style and quality. (See Figures 10-13a – d).
B. Single Family Attached building elevations depicting acceptable architectural character showing appropriate massing, articulation, scale, authentic style and quality. (See Figures 10-13e-m).
C. Single Family Detached building elevations depicting acceptable architectural character showing appropriate massing, articulation, scale, authentic style and quality. (See Figures 10-13n-r).
D. Live/Work Structures (a residential use with a workspace).

1. Buildings may have a “storefront” character, typically with a “loft” above;

2. Work/business areas are attached to adjacent unit, overhead loft, or independent lessee;

3. Some patron parking is typically provided on-street, with tenant and employee parking in a side or rear Alley or small parking lot.

Live Work Structure elevations depicting acceptable architectural character showing appropriate massing, articulation, scale, authentic style and quality. (See Figures 10-13s – x).
10.14 PARKING RATIOS

**Group Homes/Group Care Facilities solely for the elderly or for handicapped persons:** 0.5 (1/2) spaces per dwelling unit.

**Group Homes/Group Care Facilities not solely for the elderly or for handicapped persons:** Parking Ratios will be based on housing type listed below.

**Multi-Family Dwellings:** 2 spaces per Dwelling Unit with three or more bedrooms; 2 spaces per Dwelling Unit with two bedrooms plus a loft; 1.5 spaces per Dwelling Unit with two bedrooms; 1.5 spaces per Dwelling Unit with one bedroom plus a loft; 1 space per Dwelling Unit with one bedroom; 1 space per studio/efficiency Dwelling Unit. In addition to the above parking requirements, 0.25 parking spaces shall be provided for guests for every Dwelling Unit. (On-street parking may be counted)

**Single Family Detached Dwellings:** Two (2) off-street spaces per primary Dwelling Unit;

**Single Family Attached Dwellings:** Two (2) off-street spaces per primary Dwelling Unit unless a lower number is specifically approved as part of the Site Development Plan;

**Senior Housing of a Residential Nature:** See Section 7.17.2.

10.15 FACADES

Facades fronting on public streets, Shared Common Areas or other areas accessible to the public shall be articulated using at least two of the following elements (See Figures 10-15a-e):

A. Porches;
B. Balconies;
C. Bays;
D. Walled courtyards;
E. Other off-sets in the plane of the façade;
F. Other similar design elements.

Home or Building entries may be formal and elevated (porches) or low and understated.

Figure 10-15a - Balconies
Figure 10-15b – Offsets in the plane of the facade
Figure 10-15c- Front Entry Porch
Figure 10-15d- Fenced Courtyards
Figure 10-15e – Walled Courtyards
10.16 ROOFS

Roofs shall be gabled, hipped, gambrel or other sloping form (See Figure 10-16a). Minimum roof pitch for the major roof mass shall be 5:12. Sloped roofs over porches, dormers, and/or other smaller architectural elements may have a lesser slope. Flat or lesser slope roof elements shall be permitted only on 30% or less of the roof area.

Flat roofs comprising more than 30% of the roof area which may be appropriate for contemporary or historical styles of architecture will be considered on a case by case basis and shall be specifically approved by the North Park DRC and Broomfield.

10.18 REAR WALLS OF MULTI-FAMILY GARAGES

Lining the perimeter of the site with garages should be avoided. Where limited garages may front the perimeter, certain design elements shall be incorporated. To add visual interest and avoid the effect of a long blank wall with no relation to human size, accessibility needs or internal divisions within the Building, the following standards for minimum wall articulation shall apply:

A. PERIMETER GARAGES

1. Length. Any garage located with its rear wall along the perimeter of a development and within sixty-five (65) feet of a public right-of-way or the property line of the development site shall not exceed eighty-five (85) feet in length. A minimum of seven (7) feet landscaping must be provided between any two (2) such perimeter garages.

2. Articulation. No rear garage wall that faces a street or the property line of the development shall exceed thirty (30) feet in length without including at least one (1) of the following in at least two (2) locations:
   a. Change in wall plane of at least six (6) inches,
   b. Change in material or masonry pattern,
   c. Change in roof plane,
   d. Windows,
   e. Doorways,
   f. Thicker walls, ledges or sills,
   g. An equivalent element that subdivides the wall into proportions related to human scale and/or the internal divisions within the Building. (See Figure 10-18a).

10.17 GARAGES

Garages and driveways, if applicable:

A. Garages may be served from parking lot circulation drives, public streets, or Alleys.

B. Tandem garages and driveways are permitted for Multi-Family Dwellings, Single Family Attached Dwellings, Single Family Detached Dwellings and Live Work Structures.

C. Garage doors shall not be oriented to public streets.
10.19 ACCESSORY BUILDING

Accessory Buildings shall be similar in character and materials as primary Buildings, (see Figures 10-19a - b).

Location of Accessory Buildings shall be master planned with initial SDP submittal for North Park DRC and Broomfield approval.

Accessory Buildings shall be Similar in Character and Materials as Primary Building to the ones shown in Figures 10-19 a – b below.

10.20 EXTERIOR FINISHES AND MATERIALS

Exterior finishes and materials shall be primarily masonry (such as brick, stone, or higher quality textured concrete masonry units) or composition (or similar) lap siding. Exterior materials within each neighborhood shall be similar and compatible, while allowing visual interest and variety.

10.21 COLORS

A palette of colors shall be provided for each neighborhood and utilized within that area. Alternative, contrasting colors may be used for trim and details.

The North Park DRC and Broomfield may approve additional colors or substitute colors at later dates.

10.22 FENCES

Unless a neighborhood fencing standard guideline is approved by the North Park DRC and Broomfield through the SDP process, the following criteria shall apply.

A. Picket fences, or other low (30” to 42”), “open” fencing may be used in private entry yards, subject to sight distance requirements along roadways.

B. For Single Family Detached and Single Family Attached only in rear yards, side yards (behind the front yard setback), and other areas where privacy and noise mitigation are desirable, fences up to 6’-3” in height will be allowed.

C. 6’-3” fences located on the property line of individual residential Lots will be limited to 40% of the total perimeter of the side and rear yard (excludes perimeter of side yards adjacent to front yard). Fences with a maximum height of 4’ (4’-3” to top of posts) will be allowed for the remaining portions of the perimeter of the side and rear

Figure 10-18a - Multi-Family Garages

Figure 10-19a—Accessory Building

Figure 10-19b—Accessory Building
yard (excluding the perimeter of the side yards adjacent to front yards).

D. Fences shall be comprised of low maintenance materials such as wrought iron, tubular steel, composite or recycled products, or similar and shall be specifically approved by the North Park DRC and Broomfield.

### 10.23 MULTI FAMILY SITE PLANNING CRITERIA

All multifamily projects must comply with the Site Planning Criteria listed in Sections 6.6 through 6.25 of this PUD.
GENERAL NOTES

1. All connector and local streets will have pedestrian sidewalks on both sides of the street.

2. All connector streets will have on-street bike lanes.

3. See sheets 8-11 for street cross sections with sidewalk and bike widths.

LEGEND:

POTENTIAL FUTURE SHARED COMMON AREAS

TRAILHEAD (APPROXIMATE LOCATION - ADDITIONAL FUTURE TRAILHEADS WILL BE CONSIDERED WITH APPROVAL OF FUTURE SDP FOR DEVELOPMENT ADJACENT TO THE LINEAR PARK). TWO ADDITIONAL TRAILHEADS SHALL BE INSTALLED WITHIN THE NORTH PARK DEVELOPMENT FOR A TOTAL OF 5 TRAILHEADS (THREE CURRENTLY SHOWN ON THE MAP). TRAILHEADS SHALL COMPLY WITH THE ELEMENTS OF THE SH 7 TRAILHEAD IN REGARD TO PARKING, SIGNS, ETC. AS SET FORTH IN THE SUPPLEMENTAL BINDER, APPENDIX 2-1 SPECIAL CONDITIONS.

PROPOSED PEDESTRIAN UNDERPASS

OFF-SITE TRAIL CONNECTIONS

In lieu of a grade separated crossing, a pedestrian/bike friendly enhanced at-grade crossing will be constructed. The intersection improvements shall aid in enhanced pedestrian and bicycle visibility and safety, reduce traffic speeds, improve pedestrian and bicycle crossing distances, and improve pedestrian and bicycle predictability. Measures to enhance non-motorized safety treatments must be approved in a site development plan.

EXISTING PEDESTRIAN UNDERPASS

PROPOSED PEDESTRIAN UNDERPASS

NORTHWEST PARKWAY REGIONAL TRAIL (10' CONCRETE, BY OTHERS)

BROOMFIELD REGIONAL TRAIL, OFFSITE BY OTHERS (12' CONCRETE)

MAJOR PEDESTRIAN TRAIL (10' CONCRETE)

REGIONAL MULTI-USE PATH (12' CONCRETE)

LINEAR PARK / REGIONAL TRAIL (12' CONCRETE WITH 3' CRUSHER FINES SHOULDER)

ARTERIAL ON-STREET BIKE LANE - DETACHED CONCRETE PEDESTRIAN WALK

SEE STREET SECTIONS ON SHEETS 8-11 FOR PROPOSED BIKE LANE AND SIDEWALK WIDTHS FOR EACH ARTERIAL PROJECTED CONNECTOR STREETS; MAJOR ON-STREET BIKE LANE (5' WIDE), PEDESTRIAN SIDEWALK (5-10', DEPENDING ON CONTEXT, APPROX. LOCATIONS)

FUTURE CONNECTION BY OTHERS

8' SIDEWALK ON BOTH SIDES OF STREET

P.I.D. PARCEL BOUNDARIES

OPEN LANDS OR POTENTIAL OPEN LANDS

*OPEN LANDS REPRESENTED WITHIN THE LINEAR PARK ARE CONCEPTUAL AND SUBJECT TO MODIFICATION IN LOCATION AND BOUNDARY. OPEN LANDS WITH INFORMATION DETERMINED FROM ONLY AIR OR DIGITAL DATA MAY APPEAR AS LANDgages TO ADJACENT PROPERTY RIGHTS, EXISTING AND FUTURE DISCLOSURES, AND SUSTAINABLE LANDSCAPE TREATMENTS.

NORTH PARK
PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 5
BROOMFIELD, COLORADO

CIRCULATION & AMENITIES MAP

MAP 2 OF 14

DATE: REVISED AMENDMENT 3
JANUARY 8, 2020
PREPARED FOR CITY COUNCIL HEARING 2020-07-14
GENERAL NOTES:
1. SEE SECTIONS 6, 7, & 10 FOR DEVELOPMENT STANDARDS THAT APPLY TO THE MUS PLANNING AREAS.
2. SEE CIRCULATION AND AMENITIES MAP 3 FOR AMENITIES AND PEDESTRIAN AND BICYCLE CIRCULATION INFORMATION.
3. REFER TO SECTION 1 REGARDING OPEN LANDS.

LAND USE LEGEND

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<tr>
<th>SUB-PARCEL</th>
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<th>SPECIAL REVIEW USES</th>
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* A DETAILED LIST OF ALLOWABLE USES (PERMITTED USE OR SPECIAL REVIEW USE) FOR EACH PLANNING AREA IS LOCATED IN SECTION 1 OF THE SUPPLEMENTAL AMENDMENT.

** SINGLE FAMILY DETACHED DWELLINGS SHALL BE ALLOWED IN SUB-PARCEL A1. A MAXIMUM OF 120 SINGLE FAMILY DETACHED UNITS ARE ALLOWED IN PARCEL A1.

LEGEND
- PUD Property Line
- Potential Access Point (Full Movement)
- Potential Access Point (Partial Movement)
- Parcel Boundary
- MUD - Mixed Use - Urban District
- MUS - Mixed Use Secondary
- Open Lands

NORTH PARK
PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 5
BROOMFIELD, COLORADO

PARCEL A
MAP 7 OF 14
**LAND USE LEGEND**

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* A DETAILED LIST OF ALLOWABLE USES (PERMITTED USE OR SPECIAL REVIEW USE) FOR EACH PLANNING AREA IS LOCATED IN SECTION 1 OF THE SUPPLEMENTAL BINDER.

** SUB-PARCELS B4 PERMITTED USES ARE RESTRICTED TO OPEN LANDS AND TRANSIT CENTER WITH SUPPORTING / ACCESSORY USES (REFER TO SECTION 1 OF THE SUPPLEMENTAL BINDER FOR DETAIL USE RESTRICTIONS).

*** SINGLE FAMILY DETACHED DWELLINGS SHALL BE ALLOWED IN SUB-PARCEL B1; A MAXIMUM OF 375 SINGLE FAMILY DETACHED UNITS ARE ALLOWED IN PARCEL B1.

**GENERAL NOTES:**

1. SEE SECTIONS 6, 7, 8, & 10 FOR DEVELOPMENT STANDARDS THAT APPLY TO THE MUS PLANNING AREAS.
2. SEE CIRCULATION AND AMENITIES MAP 3 FOR AMENITIES AND PEDESTRIAN AND BICYCLE CIRCULATION INFORMATION.
3. REFER TO SECTION 1 REGARDING OPEN LANDS.

**LEGEND**

- **PUD Property Line**
- **Potential Access Point (Full Movement)**
- **Potential Access Point (Partial Movement)**
- **Parcel Boundary**
- **Possible Transit Center Locations**
- **Possible Bus Transfer Stop Location**
- **MUD - Mixed Use - Urban District**
- **MUS - Mixed Use Secondary**
- **Open Lands**
C1 MUD 233.65 AC.
C2 MUD 51.99 AC.

BASELINE RD (HWY 7)
INTERSTATE 25
NORTHWEST PARKWAY
W. 160th AVENUE
FUTURE HURON STREET
EXISTING HURON STREET

LEGEND

PUD Property Line
Potential Access Point (Full Movement)
Potential Access Point (Partial Movement)
Parcel Boundary
Possible Transit Center Locations
MUD - Mixed Use - Urban District
MUD - Mixed Use Secondary
Open Lands

NORTH PARK
PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 5
BROOMFIELD, COLORADO

PARCEL C
MAP 9 OF 14

R:\17.942.001 (North Park Campus)\Dwg\PUD\PUD Maps.dwg

DATE:
REVISED AMENDMENT 1
DRAFT DECEMBER 20, 2018
DRAFT APRIL 19, 2019
DRAFT JUNE 26, 2019
DRAFT NOVEMBER 11, 2019
PREPARED FOR PLANNING & ZONING REVIEW FEBRUARY 10, 2020
PREPARED FOR COUNCIL REVIEW APRIL 07, 2020
PREPARED FOR COUNCIL REVIEW JULY 16, 2020

GENERAL NOTES:
1. SEE SECTIONS 6, 7 & 8 FOR DEVELOPMENT STANDARDS THAT APPLY TO THE MUS PLANNING AREAS.
2. SEE CIRCULATION AND AMENITIES MAP 3 FOR AMENITIES AND PEDESTRIAN AND BICYCLE CIRCULATION INFORMATION.
3. REFER TO SECTION 1 REGARDING OPEN LANDS.

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* A detailed list of allowable uses (permitted use or special review use) for each planning area is located in Section 1 of the supplemental binder.
**LAND USE LEGEND**

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<th>SUB-PARCEL</th>
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* A detailed list of allowable uses (permitted use or special review use) for each planning area is located in Section 1 of the supplemental binder.

**LEGEND**

- PUD Property Line
- Potential Access Point (Full Movement)
- Potential Access Point (Partial Movement)
- Parcel Boundary
- Possible Transit Center Locations
- MUD - Mixed Use - Urban District
- MUS - Mixed Use Secondary
- Open Lands
- Existing Floodplain

**NORTH PARK**

PLANNED UNIT DEVELOPMENT, AMENDMENT NO. 5

BROOMFIELD, COLORADO

PARCEL D

MAP10 OF 14

DATE: REVISED AMENDMENT I

DRAFT DECEMBER 28, 2019

DRAFT APRIL 19, 2019

DRAFT JUNE 26, 2019

PREPARED FOR PLANNING & ZONING REVIEW FEBRUARY 10, 2020

PREPARED FOR COUNCIL REVIEW APRIL 07, 2020

PREPARED FOR COUNCIL REVIEW JULY 14, 2020

R:\17.942.001 (North Park Campus)\Dwg\PUD\PUD Maps.dwg
NOTES:
1. RIGHT OF WAY SET 6" (SIX INCHES) BEHIND THE BACK OF CURB, ON LOCAL A AND B AS SHOWN.
2. SIDEWALK DIMENSION MAY VARY DEPENDING ON FINAL DEVELOPMENT PATTERN/LANDUSE(S), SUBJECT TO DRC AND CCOB APPROVAL. MINIMUM SIDEWALK DIMENSION SHALL BE 5 FEET, EXCEPT WHERE OTHERWISE SHOWN. SIDEWALKS MAY BE NEEDED WHEN HIGHER FOOT TRAFFIC IS EXPECTED FOR COMMUNITY DESTINATIONS, AT TRAIL HEADS, ALONG ARTERIAL STREETS, ETC. THE MINIMUM BUILDING TO BUILDING DIMENSIONS WILL REMAIN CONSTANT AND ANY DIFFERENCE BETWEEN THE SIDEWALK WIDTH AND BUILDING POSITION WILL BE LANDSCAPED.
3. BIKE LINES ARE SHOWN TO MEET CURRENT CITY STANDARDS AND MCWHINNEY MAY ELECT TO PROVIDE FURTHER PROTECTIONS DURING THE FINAL DESIGN PROCESS.
4. REFER TO THE MANAGED GROWTH GROWTH AND DEVELOPMENT AGREEMENT SECTION 11.1 FOR OBLIGATIONS RELATED TO THE EXPANSION OF RIGHT-OF-WAY AND RELOCATION OF DRY UTILITIES.
Connects A (With Center Turn Lane Variation)

Connects B (Center Turn Lane and Curb-Adjacent Parking Variation)

Connects C (Divided Median Variation)

Notes:
1. Right of way set 6" (six inches) behind the back of curb unless shown differently in the section.
2. Sidewalk dimension may vary depending on final development pattern and adjacent uses. Subject to site and site approval. Minimum sidewalk dimension shall be five (5) feet except where otherwise required to be greater than five (5) feet in the supplemental binder. Rider sidewalks may be needed when higher foot traffic is expected for community destinations at trailheads, along arterial streets, etc. The minimum building to building dimensions will remain constant and any difference between the sidewalk width and building position will be landscaped.
3. Bike lanes are shown to meet current city standards and McWhinney may elect to provide further protections during the final design process.
4. Streets that connect to existing streets and roads at the perimeter of the North Park PUD shall transition in the right of way and cross section to match with the existing right of way and cross section of those existing streets for example, the right of way with average west of the North Park PUD in the Anthem West PUD is a different width than the right of way with average east of the North Park PUD. The transition shall occur within the North Park PUD.
5. In sidewalk cafe zones a minimum 7' wide clear walk zone will be maintained.
6. Rider to the managed growth and development agreement section (11) for obligations related to the expansion of right-of-way and relocation of dry utilities.

W. 160th Avenue
NOTES:
1. RIGHT OF WAY SET 6" (SIX INCHES) BEHIND THE BACK OF CURB.
2. SIDEWALK DIMENSION MAY VARY DEPENDING ON FINAL DEVELOPMENT PATTERN/ADJACENT USE(S). SUBJECT TO DRC AND COCD APPROVAL. MINIMUM SIDEWALK DIMENSION SHALL BE FIVE (5) FEET EXCEPT WHERE OTHERWISE REQUIRED TO BE GREATER THAN 5 FEET IN THE SUPPLEMENTAL BINDER. WIDER SIDEWALKS MAY BE NEEDED WHEN HIGHER FOOT TRAFFIC IS EXPECTED FOR COMMUNITY DESTINATIONS, AT TRAIL HEADS, ALONG ARTERIAL STREETS, ETC. THE MINIMUM BUILDING TO BUILDING DIMENSIONS WILL REMAIN CONSTANT AND ANY DIFFERENCE BETWEEN THE SIDEWALK WIDTH AND BUILDING POSITION WILL BE LANDSCAPED.
3. BIKE LANES ARE SHOWN TO MEET CURRENT CITY STANDARDS AND McWHINNEY MAY ELECT TO PROVIDE FURTHER PROTECTIONS DURING THE FINAL DESIGN PROCESS.
5. IN SIDEWALK CAFE ZONES A MINIMUM 7' WIDE CLEAR WALK ZONE WILL BE MAINTAINED.
1. RIGHT OF WAY SET 6" (SIX INCHES) BEHIND THE BACK OF CURB FOR LOCAL C (RESIDENTIAL).

2. SIDEWALK DIMENSION MAY VARY DEPENDING ON FINAL DEVELOPMENT PATTERN/ACCLIDENT USES, SUBJECT TO DRC AND CCDP APPROVAL. MINIMUM SIDEWALK DIMENSION SHALL BE FIVE (5) FEET EXCEPT WHERE OTHERWISE REQUIRED TO BE GREATER THAN 5 FEET IN THE SUPPLEMENTAL BINDER. WIDER SIDEWALKS MAY BE NEEDED WHEN HIGHER FOOT TRAFFIC IS EXPECTED FOR COMMUNITY DESTINATIONS, AT TRAIL HEADS, ALONG ARTERIAL STREETS, ETC. THE MINIMUM BUILDING TO BUILDING DIMENSIONS WILL REMAIN CONSTANT AND ANY DIFFERENCE BETWEEN THE SIDEWALK WIDTH AND BUILDING POSITION WILL BE LANDSCAPED.
# SECTION 12
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SECTION 12
REGULATORY PROCEDURES

12.1 GENERAL PROVISIONS

12.1.1 REGULATORY PROCEDURES

The Regulatory Procedures set forth in this Section 12 define review standards, submittal requirements and review processes for each Development Project within the PUD, including but not limited to, processes for review of every Development Project, Variations, Appeals and amendments. In accordance with the provisions of the Development Agreement, subject to approval by City Council, the Regulatory Procedures shall govern all development within the PUD and shall expressly supersede and modify any provisions of Title 14, 16 and 17 of the BMC which are set forth in the variance list set forth as Appendix B in Section 15 of the PUD or are otherwise approved by the City and County Manager in accordance with Section 12.2.4.A hereof (the variance list and any variances added thereto are collectively referred to herein as the "Variance List").

12.1.2 NORTH PARK DESIGN REVIEW COMMITTEE

The Regulatory Procedures incorporate a review process by the North Park DRC, a private committee created for the purpose, among others, of evaluating every Development Project within the PUD for compliance with the PUD and the Private Design Guidelines adopted by the North Park DRC.

Copies of the organizational documents of the North Park DRC which evidence its authority to review every Development Project within the PUD, together with copies of the Private Design Guidelines adopted by the North Park DRC for application to Development Projects within the PUD, shall be filed with the Planning Division. The North Park DRC shall at all times be comprised of a minimum of three (3) voting members and one non-voting member. Voting members shall include one (1) individual representing the Developer, and two (2) or more additional individuals, as deemed appropriate by the Developer, which may include any combination of the following: a registered architect, a certified planner, a licensed landscape architect, a registered professional civil engineer, a sustainability consultant, or any other professional/technical person with expertise in a relevant development field. All voting members of the North Park DRC shall be appointed by the Developer. The non-voting member shall be an individual representing Broomfield who shall be appointed by the City and County Manager. The City and County Manager may also designate an individual as an alternate for Broomfield’s non-voting member who may attend the meetings in the absence of its regular non-voting member. The role of the North Park DRC in the evaluation of development within the PUD is described in detail in Section 12.3.1.

12.2 REVIEW STANDARDS

12.2.1 CONTROLLING DOCUMENTS

A. The primary review standards for each Development Project within the PUD are: the Special Conditions which are applicable to every Development Project within a designated PUD Parcel or Subparcel and are attached as appendices to Sections 2 through 5 of this PUD; the General Conditions which are applicable to every Development Project within the PUD and are attached as an appendix to Section 1 of this PUD; and the Design Standards for architecture, site planning, landscaping, streetscape and signage which are applicable to each PUD Development Project and are contained in Sections 6 through 10 of this PUD. In connection with the Design Standards, the City Council has approved certain variances from the provisions of Titles 14, 16 and 17 of the BMC which are set forth in the Variance
List. Finally, the provisions of the Development Agreement and the Vesting Agreement, subject to approval by City Council, govern every Development Project within the PUD. The Special Conditions, General Conditions, Design Standards, Variance List and the Development Agreement are referred to herein as the “Controlling Documents”.

B. In the event of a conflict or inconsistency between provisions of the Controlling Documents applicable to a Development Project, the following hierarchy shall prevail: (1) the Vesting Agreement; (2) the Development Agreement; (3) the Special Conditions; (4) the General Conditions; and (5) any other provision of the PUD.

**12.2.2 APPLICABILITY OF BMC**

In accordance with the Development Agreement and Vesting Agreement, if such agreements are approved by City Council, the provisions of the BMC shall also apply to all projects within this PUD except to the extent that any such provision is inconsistent with or in conflict with the terms and conditions of the Controlling Documents.

**12.2.3 BROOMFIELD REVIEW/APPROVAL AUTHORITY**

A. Broomfield shall have the right and responsibility to interpret and enforce the Controlling Documents and any applicable provisions of the BMC and the right to refuse to approve any Development Project within the PUD if such Development Project fails to comply with the applicable requirements of the Controlling Documents or the BMC, as applicable.

B. Section 12.2.3.A shall not be construed as a waiver by the Developer of any right to challenge a Broomfield interpretation or Broomfield’s denial of a Development Project. If applicable, any such challenge shall first be processed as an appeal in accordance with BMC.

**12.2.4 BMC VARIANCES/VARIATION OF THE DESIGN STANDARDS**

A. The Variance List in Section 15 and approved by the City Council concurrently with its approval of this PUD is intended to be a comprehensive list of all variations from BMC Titles 14, 16 and 17 for the PUD, however in recognition of the possibility that minor variances were inadvertently not included in the Variance List, such variances may be approved in accordance with this Section 12.2.4. All other variances from provisions of BMC Titles 14, 16 and 17 must be approved by the City Council consistent with Section 12.2.2.

The City and County Manager, in his sole discretion, has the authority to approve additions to the Variance List if such variances meet all of the following criteria: are minor in nature, clearly shown or described in the PUD documents, and are consistent with the intent and purpose of the PUD.

If an Applicant desires an addition to the Variance List, a written request therefor shall be submitted to Broomfield with a letter from the North Park DRC stating its approval of such additional variance.

In the event that a requested addition to the Variance List is denied by the City and County Manager, the Applicant may propose such addition to the Variance List in conjunction with a Subdivision Plat or Site Development Plan application.

B. If an Applicant desires a Variation from the requirements of the Design Standards (other than the Variance List), the Variation shall be noted on the Site Development Plan and a written request therefor shall be submitted to Broomfield.
concurrent with the submittal of the Site Development Plan which incorporates the requested Variation. A letter from the North Park DRC stating its approval of such Variation shall accompany the written request.

In the granting of a request for a Variation of the Design Standards, the Planning and Zoning Commission and City Council shall find that the implementation of the requested Variation would not pose a health, safety or welfare risk to the general public and that: (i) the proposed Variation is equal to or better than the provision of the Design Standards sought to be varied; (ii) the application of the provision sought to be varied would create a site specific hardship (other than a financial hardship) on the Applicant; or (iii) the proposed Variation reflects a design solution or a distinct recognized architectural style that is appropriate for the project and results in the quality of the project being equal to or better than the result of complying with the Design Standards sought to be varied.

A decision on a request for a Variation of Design Standards shall be issued as part of the Site Development Plan approval process.

12.3 REVIEW PROCESS

12.3.1 NORTH PARK DRC REVIEW

A. An application for a Development Project within the PUD (including applications for a Site Development Plan with Permitted Uses, a Site Development Plan with Uses by Special Review, a building permit, a sign permit, a Minor Subdivision plat, Major Subdivision plat, building permit and planned sign program), a third party owner Minor PUD amendment, a third party owner Major PUD amendment, any SDP amendment, and any subdivision amendment shall be accompanied by a letter from the North Park DRC stating its recommendation for final approval of the proposed Development Project, with or without conditions, based upon its compliance with the PUD and a copy of the documents reviewed by the North Park DRC and upon which its recommendation was made.

B. A Development Project which incorporates a Variation from the applicable Design Standards shall also be accompanied by a letter from the North Park DRC that states its recommendation for final approval of the requested Variation, with or without conditions, and a copy of the documents relied upon by the North Park DRC in taking such actions.

C. The North Park DRC may assign certain review and decision-making responsibilities to a subcommittee of the North Park DRC. Recommendations of the North Park DRC regarding the final approval of any application for a Development Project or a Variation shall be made by a majority vote of a quorum of the North Park DRC. A quorum is defined as at least three (3) voting members including the Developer representative.

D. Broomfield shall take into consideration the statement of the North Park DRC regarding compliance with the PUD, but Broomfield shall have the right and responsibility to determine each Development Project's compliance with applicable provisions of all Controlling Documents and the BMC in accordance with the provisions of Section 12.2.3 of these Regulatory Procedures.

12.3.2 COMPLETE APPLICATION

A. For purposes of these Regulatory Procedures, a Complete Application is a Development Project submittal for which all of the following requirements have been met:
1. The Applicant has submitted a complete development application form for the type of application(s) being submitted;

2. The Applicant has submitted every item listed on the approved Submittal Checklist for the type of development application(s) being submitted, unless such item has been waived by the designated Broomfield official as set forth on the applicable Submittal Checklist;

3. The Applicant has submitted the documentation from the North Park DRC as required by Section 12.3.1; and

4. The Applicant has paid all required fees for the type of development application(s) being submitted.

Submittal Checklists for each type of Development Project within the PUD are the Broomfield standards.

B. If an Applicant proposes a Development Project containing a land use that is not specifically listed as either a Permitted Use or Use by Special Review for such Subparcel of the PUD, the Applicant shall obtain an interpretation from the City and County Manager as to the proper categorization of the desired use prior to submittal of a Site Development Plan which contains such use. The City and County Manager’s determination, in its reasonable discretion, shall be based upon the similarity of the desired use to the character of the uses specifically listed for the Subparcel in which the new use is desired.

A use which is not, in the reasonable discretion of the City and County Manager, similar in character to a specifically listed Permitted Use or Use by Special Review shall not be permitted, unless such use is approved by the City Council as a Major PUD Amendment.

### 12.3.3 SITE DEVELOPMENT PLANS

A Development Project with Permitted Uses or Uses by Special Review, a combination of Permitted Uses and Uses by Special Review, and a Planned Sign Program shall require the submittal of a Site Development Plan. Site Development Plans shall be processed in accordance with the BMC consistent with Section 12.2.2 of the PUD and in accordance with Section 12.3.1 of the PUD.

#### A. REVIEW STANDARDS

All recommendations of the Planning and Zoning Commission, and decisions of the City Council regarding a Site Development Plan shall comply with applicable provisions of the Controlling Documents and based on whether the Applicant has demonstrated that the proposed Site Development Plan meets the following standards:

1. The review standards set forth in BMC Sections 17-38-220(A), (B), (C), (D), (E), (F), (I) and (K); and

2. The following review standards as varied from the review standards set forth in BMC Sections 17-38-220 (G), (H), (J) and (L) pursuant to the Variance List:
   a) The land uses within the Site Development Plan should be reasonably compatible with one another and with nearby properties taking into consideration the mixed-use nature of the PUD and that compatible does not mean “the same uses”;
   b) The proposal should provide open area as required by Sections 9 and 10 for residential uses and Sections 6 and 9 for non-residential uses;
   c) The proposal should justify, in terms of the overall quality of the plan, any proposed deviations from the BMC which are not al-
ready approved in the Controlling Documents;

d) For residential Site Development Plans, the proposal should be consistent with the applicable residential design standards in Sections 7, 9 and 10.

3. The proposal should be consistent with the applicable Design Standards and any approved Variations therefrom.

B. PERMITTED USES

Section 1.3 of the PUD contains a list of Permitted Uses for each of the land use categories within the PUD (i.e. MUD and MUS). The land use legends on the maps in Section 11 of the PUD depict the locations of the MUD and MUS land use categories described in Section 1.

C. USES BY SPECIAL REVIEW

Section 1.3 of the PUD contains a list of Uses by Special Review for each of the land use categories within the PUD (i.e. MUD and MUS). The land use legends on the maps in Section 11 of the PUD depict the locations of the MUD and MUS land use categories described in Section 1.

In addition to the review standards for Site Development Plans set forth in Section 12.3.3.A, Uses by Special Review within the Site Development Plan shall be evaluated by the Planning and Zoning Commission and the City Council for compliance with the applicable provisions of the Controlling Documents and based on whether the Applicant has demonstrated that the proposed Use by Special Review meets the applicable review criteria of BMC Section 17-30-040.

D. CHANGES IN USE

Changes in the use of an existing building on an existing Lot to a Permitted Use which do not require a building permit are not required to submit a Development application to Broomfield, provided that the applicable development standards for the new use are met with the current conditions of the site and that no modification to the exterior of the site, including building architecture, landscaping, parking or other external elements, is proposed. In the event that changes in the use of an existing building on an existing Lot to a Permitted Use do require a building permit or that modifications to the building architecture, landscaping, parking or other external elements are proposed, then an application for a Site Development Plan shall be processed in accordance with Sections 12.3.1 and 12.3.3.

12.3.4 SUBDIVISION PLATS

A. GENERAL PROVISIONS

1. Subdivision plats shall be processed in accordance with BMC Title 16 to the extent consistent with Section 12.2.2 of this PUD and in accordance with Section 12.3.1 of this PUD.

2. Prior to the development of a Lot or the issuance of a building permit (excluding grading and Footing and Foundation permits) or certificate of occupancy for a building on a Lot, the subdivision plat including such Lot shall be approved pursuant to this Section 12.3.4 and recorded in the Broomfield County Records.

3. Each subdivision plat within the PUD shall be evaluated for compliance with the applicable provisions of the Controlling Documents, provisions of the BMC which are not in conflict or inconsistent with the Controlling Documents, and the review standards set forth in BMC Title 16.
4. The subdivision improvement agreement or improvement agreement related thereto may, pursuant to the Variance List, modify or waive the performance guarantee requirements of BMC Chapter 16-32 for improvements that are to be constructed by a Metropolitan District in accordance with Section 7 of the Development Agreement which is subject to approval by City Council.

B. REPLATS

In the event a subdivision plat is submitted in which the proposed Development Project does not include all of the property within a legal parcel, the remaining property which is not then being developed shall be shown as a Tract on the subdivision plat, and such Tract shall be replatted prior to Broomfield approval of any Development Project within such Tract.

12.3.5 BUILDING PERMITS

An application for a building permit shall be preceded by a Site Development Plan and shall be subject to review in accordance with BMC Title 15 as set forth in Section 12.2.2 of this PUD.

Nothing herein shall waive or modify the requirements of the Technical Standards or amendments thereto adopted by Broomfield pursuant to BMC Title 15 (Buildings and Construction).

12.3.6 PUBLIC NOTICE REQUIREMENTS

Notice for any public hearing required by this Section 12 shall be in accordance with the requirements of BMC Chapter 17-52, as amended and to the extent consistent with Section 12.2.2 of the PUD.

12.3.7 MINERAL ESTATE OWNER NOTIFICATION

The notification of mineral estate owners of the property which is the subject of a public hearing shall be given in accordance with the requirements of C.R.S. §24-65.5-101 et seq. and an affidavit of the Applicant’s compliance with such requirements shall be provided to Broomfield prior to the public hearing for which the notice was given.

12.4 APPEALS

Appeals shall be processed in accordance with BMC consistent with Section 12.2.2 of this PUD.

12.5 AMENDMENTS

12.5.1 AMENDMENTS TO THE PUD

A. AUTHORITY TO AMEND THE PUD

Subject to the approval of the Development Agreement by City Council, the Developer has the right to amend the PUD without the consent of any owners of property within the PUD except in certain limited circumstances, all as set forth as approved in the Development Agreement. The amendment of the PUD by any party other than the Developer is prohibited by covenants applicable to the property within the PUD. However, third party owners within the PUD may propose amendments to the PUD, but no such application shall be accepted by the City unless accompanied by a letter from the North Park DRC that states its recommendation for approval of the application. In accordance with the Variance List and the Vesting Agreement, the provisions of BMC Section 17-38-137 are not applicable to the North Park PUD.

B. PUD AMENDMENTS

PUD amendments shall be processed in accordance with BMC Title 17 to the extent consistent with Section 12.2.2 of this PUD and, if a third party owner, in accordance with Section 12.3.1 of this PUD. For PUD Amendments that directly affect less than the entire PUD or less than the entire North Park Preliminary...
Plat, the public notice requirement shall be specific to the Parcels or Subparcels of the PUD included within or directly affected by the PUD Amendment, as determined by the City and County Manager in his or her reasonable discretion, in accordance with the notification radius of the BMC.

12.5.2 AMENDMENTS TO APPROVED SITE DEVELOPMENT PLANS

A. MINOR SDP AMENDMENTS

A Minor SDP Amendment is an amendment to an approved Site Development Plan which, in the reasonable discretion of the City and County Manager, is generally consistent with the approved PUD and Site Development Plan and which is limited to the following:

1. Those items set forth in BMC Sections 17-38-230(A)(1) through (5); and

2. Those modifications which, in the opinion of the City and County Manager, are minor in scope, will not have a detrimental effect on the neighborhood or the project and satisfy the review standards of Section 12.3.3.A.

A Minor SDP Amendment shall be approved by the City and County Manager in accordance with BMC Section 17-38-230 (A) to the extent consistent with Section 12.2.2 of the PUD and in accordance with Section 12.3.1 of the PUD. In the event that the City and County Manager denies a Minor SDP Amendment or finds that the proposed amendment does not fall within the limitations set forth above, the Applicant may process the proposed amendment as a Major SDP Amendment.

B. MAJOR SDP AMENDMENTS

For purposes of these Regulatory Procedures, an amendment to a Site Development Plan which does not qualify as a Minor SDP Amendment pursuant to Section 12.5.2.A above shall be considered a Major SDP Amendment.

Any Major SDP Amendment to an approved Site Development Plan requires the same review as the original Site Development Plan.

12.5.3 AMENDMENTS TO APPROVED SUBDIVISIONS PLATS

Any amendment to an approved Subdivision Plat requires the same review as the original Subdivision Plat.
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Section 13 – Terms and Definitions City Council Approved, October 13, 2020 - North Park PUD Amd 7
SECTION 13
TERMS AND DEFINITIONS

Note 1: Definitions not included in this Section 13 or in the Controlling Documents, shall be in accordance with the BMC, unless said definitions are in conflict or inconsistent with the provisions of the Controlling Documents.

Note 2: The words and phrases in this Section 13, when used in the PUD, shall have the meanings set forth in this section (whether or not capitalized), except where the context indicates otherwise.

ADULT DAY/RESPITE CARE FACILITIES means nonresidential facilities providing for the care, supervision, protection and social activities of persons over eighteen (18+) years of age during normal daytime working hours and allowing overnight stay on a short-term basis as a subordinate function.

AGRICULTURAL ACTIVITY means farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating or harvesting for the production of food or fiber products (except commercial logging and timber harvesting operations); the grazing or raising of livestock (except in feedlots); aquaculture; sod production; orchards; Christmas tree plantations; nurseries; and the cultivation of products as part of a recognized commercial enterprise provided such activities do not include a retail component.

AGRICULTURE means farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating or harvesting for the production of food or fiber products (except commercial logging and timber harvesting operations); the grazing or raising of livestock (except in feedlots); aquaculture; sod production; orchards; Christmas tree plantations; nurseries; and the cultivation of products as part of a recognized commercial enterprise provided such activities do not include a retail component.

ALLEY means a minor way used primarily for vehicular service access to the back or side of properties abutting on a street, or in some cases properties fronting on an open area with a connecting walkway.

ALZHEIMER’S FACILITIES means residential facilities specifically designed to care for people with dementia.

ANIMAL CLINIC SMALL INDOOR USE means any facility maintained by or for the uses of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the animals are limited to dogs, cats, or other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal.

ANIMAL CLINIC SMALL OUTDOOR USE means any facility, with an enclosed fenced outdoor area for use by the animals adjoining the facility, maintained by or for the uses of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the animals are limited to dogs, cats, or other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal.

APPEAL means a request for review of an administrative decision of the City and County Manager. Appeal procedures are outlined in the Regulatory Procedures.

APPLICANT means the owner of a building site or an owner's authorized representative for the purpose of making application for approval of a Development Project to the North Park DRC or Broomfield.

ARCHITECTURAL ARTICULATION means a manner of joining walls that makes the united parts clear distinct and precise in relation to each other. This may include recesses, projections, and other elements that produce undulations designed to discourage flat planes.
ASSISTED LIVING FACILITIES means residences for seniors that provide a range of services including room, board and at least the following: personal services, protective oversight, social care and regular supervision available on a 24-hour basis.

BAY see Building Bay

BED AND BREAKFAST ESTABLISHMENTS means lodging facilities, typically restricted to 3-8 rooms, with the proprietor residing on the premises.

BMC means the Broomfield Municipal Code.

BOARDING HOUSE means a building or portion thereof which is used to accommodate, for compensation, three or more boarders or roomers, not including members of the occupant’s immediate family who might be occupying such building.

BOUNDARY LINE ADJUSTMENT means the relocation or adjustment of a Lot line, which meets the applicable requirements of the PUD and the BMC.

BROOMFIELD means the City and County of Broomfield, Colorado or the area within the territorial limits of the City and County of Broomfield, Colorado.

BROOMFIELD COUNTY RECORDS means the records of the Clerk and Recorder of Broomfield.

BUILDING BAY means a wall plane projection or recess that forms an articulated wall surface on a building elevation, and that can be formed by pilasters, columns or other vertical elements such as a group of windows. Building Bay does not mean a service bay for autos or trucks and does not mean a bay window.

BUILDING CODE means the International Building Code as adopted by Broomfield pursuant to Section 15-03-020(1) and Section 15-04-010 of the BMC and any amendments thereto.

BUILDING COVERAGE means the actual footprint of all buildings on the Lot at grade or at plaza level. Building Coverage is measured to the exterior faces of building walls. Lot areas covered by plazas, pedestrian malls, and/or landscaping shall not constitute Building Coverage. Similarly, building area situated over plazas, pedestrian malls, or landscaping shall constitute Building Coverage.

BUSINESS SERVICE SHOP means a shop rendering services to business establishments such as employment service, office supplies, mailing or copy shops, etc.

CALL CENTER means a central place where customer and other telephone calls are handled by an organization, usually with some amount of computer automation. Typically, a call center has the ability to handle a considerable volume of calls at the same time, to screen calls and forward them to someone qualified to handle them, and to log calls. Call Centers are used by mail-order catalog organizations, telemarketing companies, computer product help desks, and any large organization that uses the telephone to sell or service products and services.

CCOB means the City and County of Broomfield.

CDOT means the Colorado Department of Transportation.

CENTER in MUS residential areas refers to an activity node that typically serves as a focal point or community gathering site, and may take the form of a park, village green, plaza, garden, or similar.

CITY AND COUNTY ATTORNEY means the attorney appointed by the City Council to represent Broomfield, or that person’s designee.

CITY AND COUNTY MANAGER means the duly appointed manager of Broomfield or that person’s designee.

CITY COUNCIL means the elected legislative body of Broomfield.

CLUBS AND LODGES means organizations of persons for special purposes or for the promulgation of sports, arts, literature, politics, or other common goals, interests or activities, characterized by membership qualifications, dues or regular meetings, excluding clubs
operated for profit and/or places of worship or assembly.

**COMMUNITY FACILITIES** means public, private, or private nonprofit facilities which are primarily intended to serve the recreational, educational, cultural or entertainment needs of a neighborhood or the community as a whole, and/or capital improvements including, but not limited to facilities for providing necessary urban services. The term Community Facilities shall include community parks, schools and golf courses and may also include neighborhood parks, trails, natural areas, environmental centers, open spaces, wetlands or similar types of uses.

**COMPATIBLE** means harmonious or visually pleasing with another object. Compatible does not mean the same, matching or equal.

**COMPLETE APPLICATION** means and refers to an application for a Development Project which complies with the requirements of Section 12.3.2.A.

**COMPREHENSIVE PLAN** means the 2005 Comprehensive Plan of the City and County of Broomfield adopted by the City Council on October 25, 2005 as amended.

**CONFERENCE / CONVENTION CENTER** means a facility used for business or professional conferences and seminars, often with accommodations for sleeping, eating and recreation.

**CONGREGATE CARE FACILITIES** means facilities for seniors that combine private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities. Many congregate care facilities offer transportation services, personal care services, rehabilitative services, spiritual programs, and other support services.

**CONGREGATE CARE HOUSING DEVELOPMENTS** means multiple-unit housing buildings (private rooms or full apartments) for seniors that integrate private living units with the availability of optional congregate meals, socialization activities, and a range of non-health-related supportive assistance such as housekeeping, counseling and transportation.

**CONTEXT DIAGRAM** means a map or plan accompanying a proposed Development Project that illustrates the existing and proposed development surrounding the proposed Development Project as described in Sections 9 of the PUD.

**CONTINUING CARE RETIREMENT COMMUNITIES** means multiple-living style complexes for seniors that include independent living units (apartments and/or cottages), social activities, congregate meals, supportive assistance and personal care on one campus. Assisted Living Facilities and Nursing Care Facilities may also be included within the same campus.

**CONTROLLING DOCUMENTS** means the Development Agreement, the Vesting Agreement and the PUD, including, but not limited to, the Special Conditions, the General Conditions, the Design Standards and the Variance List.

**CORPORATE AND PROFESSIONAL OFFICES** means single building sites as well as corporate campuses consisting of multiple buildings for single and multi-tenant office users with uses that include, but are not limited, to a mix of headquarters or branch offices, Research and Development Facilities, laboratory facilities and manufacturing and distribution facilities and accessory uses to these facilities which may include, but are not limited to, cafeterias, delicatessens, private health clubs and day care facilities.

**DAYS** shall mean calendar days unless otherwise specifically noted.

**DELIVERY STATION/DISTRIBUTION CENTER** means the physical location from which e-commerce customer orders arrive via line haul trucks pre-packaged, are sorted based on delivery location, and then transferred same day to delivery vans or personal vehicles for regional courier services.
**DENSITY** is a measure of the intensity of development in terms of the number of dwelling units per acre of land.

**DESIGN STANDARDS** means the design standards contained in Sections 6 through 10 of the PUD, which address design considerations including, but not limited to, architectural, site planning, landscaping, streetscape and sign elements for all development within the PUD.

**DEVELOPER** means McWhinney Real Estate Services, Inc., a Colorado corporation, or any affiliated entity in which McWhinney Real Estate Services, Inc. has a majority interest.

**DEVELOPMENT AGREEMENT** shall mean the North Park PUD Amended and Restated Managed Growth and Development Agreement between Broomfield, the Developer and McWhinney CC0B Land Investments, LLC approved by the City Council on November 17, 2009 and on file with Broomfield, and any future amendments thereto.

**DEVELOPMENT PROJECT** means and refers to any application for development within the PUD including, but not limited to, applications for Site Development Plans for Permitted Uses, Site Development Plans for Uses by Special Review, Minor Subdivision plats, Major Subdivision plats, building permits and planned sign programs.

**DIRECTOR** means the director of Broomfield’s Planning Division or that person’s designee.

**DOUBLE FRONTAGE LOT** means any lot which abuts two or more streets other than a corner lot, which abuts two intersecting streets.

**DUPLEX** – See definition for Single Family Attached Dwelling.

**ENGINEERING DIVISION** means the Engineering Division of Broomfield’s Department of Community Development.

**ENTERTAINMENT FACILITIES AND THEATERS** means a building, buildings or parts thereof devoted to showing motion pictures or dramatic, musical or live performances.

**EXTENT FEASIBLE or EXTENT PRACTICABLE or EXTENT POSSIBLE** means that, under the circumstances, reasonable efforts have been undertaken to comply with the standards, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize potential harm or adverse impacts resulting from noncompliance with the standard.

**FAA** means the Federal Aviation Administration.

**FHWA** means the Federal Highway Administration.

**FINAL PLAT** means the Subdivision plat of certain described land prepared in accordance with the requirements of the BMC, as an instrument for recording real estate interests in the Broomfield County Records. The Final Plat shall serve as the plat for purposes of C.R.S. § 31-23-215.

**FIRE DISTRICT** means the North Metro Fire Rescue District.

**FLEX SPACE** means a building where a portion of the building area is devoted to office uses that support the principal industrial, warehouse and/or research and development use, and/or a portion of the building area devoted to inventory, fabrication, research or distribution.

**FLOOR AREA RATIO** or **FAR** means the gross floor area of all buildings or structures on a Lot divided by the Lot area, expressed as a ratio.

**FLOOR AREA** means the gross area of the building measured along the outside wall of the building including each floor level and interior balconies, but excluding garages and enclosed automobile parking areas; exterior unenclosed balconies; basements; and one half the area for storage and display area in commercial uses for hard goods.
**FRONT LOT LINE** means the property line dividing a Lot from a street except Lots bordered by more than one street or Lots that front an open area with a connecting walk. On Lots bordered by more than one street, the building official shall determine the Front Lot Line requirements, subject to the following limitations:

- At least one Front Lot Line shall be established creating one front yard Setback as required generally in the PUD.
- Any other yard area abutting on a street shall have a minimum corner Setback as required in the PUD.

**GENERAL CONDITION or GENERAL CONDITIONS** means and refers to those conditions of development which are applicable to every Development Project within the PUD in accordance with the Controlling Documents and are which set forth in Appendix 1-2 to Section 1 of the PUD.

**GENERAL DISTRICT** means the area of the MUD that is not the Urban Center Core or the Perimeter area.

**GROCERY STORE** means a retail establishment primarily selling food, as well as other convenience and household goods.

**GROSS ACREAGE** means the total area within a Parcel or Subparcel, typically measured to the centerline of adjacent streets, which includes Lots, Tracts, any public dedications for roads, parks, public common areas and private common areas, schools, libraries, or other Public Uses.

**GROSS DENSITY** means the number of dwelling units per gross acre of land.

**GROUP HOMES / GROUP CARE FACILITIES** means residences or facilities licensed by or operated by a governmental agency, and specifically including State licensed foster care homes, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel are present on the premises.

**HEALTH AND FITNESS CLUBS** means organizations of persons for special purposes or for the promulgation of sports, fitness, recreation, arts, politics or other common goals, interests or activities, characterized by membership qualifications, dues or regular meetings.

**HWY. 7** means Colorado State Highway No. 7.

**I-25** means Interstate Highway No. 25.

**I-25 SUB-AREA PLAN** means the I-25 Sub-Area Plan adopted by the City Council on September 14, 1999, as amended.

**IMPROVEMENTS** include, but are not limited to, any and all buildings, out-buildings, roads, driveways, parking areas, fences, screening walls, retaining walls, loading areas, signs, utilities, lawns, lighting, landscaping, and walkways, including all those located on building sites and common areas, as well as any construction, work, or treatment done or applied to any of the property in connection therewith.

**INDEPENDENT LIVING COMMUNITIES** mean communities for seniors that include Single-Family Attached Dwellings, condominiums, and/or apartments where the residents maintain an independent lifestyle.

**IN-LINE RETAIL** means attached retail stores.

**INDOOR RECREATION USE** means exercise and athletic facilities, and amusement and recreational services, such as billiard and pool parlors, dance studios, martial art schools, and arts and crafts studios, but not including bowling alleys or establishments which have large-scale gymnasium-type facilities for such activities as tennis, roller or ice skating, and/or competitive swimming.

**INFRASTRUCTURE** means those man-made structures which serve the common needs of the population, such as: potable water systems, potable water wells...
serving a system, non-potable water systems for irrigation; waste water disposal systems, solid waste disposal sites or retention areas; storm drainage systems; utilities; bridges; roadways; bicycle paths and trails; pedestrian sidewalks, paths and trails.

**LANDSCAPING** or Landscaped means any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grassed, and may include structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping shall also include irrigation systems, mulches, topsoil use, soil preparation, re-vegetation or the preservation, protection and replacement of existing trees.

**LEVEL OF SERVICE** means the level of service standards as defined in the BMC.

**LIGHT MANUFACTURING** means a facility wherein goods are produced predominantly from previously prepared materials and all manufacturing activities are confined within a building.

**LIVE / WORK STRUCTURE** means a building incorporating a dwelling unit with a first floor (and possibly second-floor) retail, office, or other non-residential use allowed in the MUD or the MUS land use category.

**LOT** means a portion of a subdivision intended as a unit for transfer of ownership or for development, which has access to a public right-of-way or public access easement.

**MAJOR SDP AMENDMENT** means a major amendment to an approved Site Development Plan as defined by Section 12.5.2.B of the Regulatory Procedures.

**MAJOR SUBDIVISION** means any subdivision not falling within the definition of a Minor Subdivision, and which are not Boundary Line Adjustments or Lot mergers.

**MAXIMUM EXTENT FEASIBLE** means that no feasible and prudent alternative exists, and all possible efforts to comply with the standard or minimize potential harm or adverse impacts have been undertaken.

**MAY** when used, will be given its permissive meaning.

**MEDICAL OFFICES** means doctors’ offices, clinics, outpatient surgery, dentists’ offices and similar.

**MEMORY CARE FACILITIES** means Alzheimer’s Facilities and other residential facilities specifically designed to care for people with Alzheimer’s disease, Lewy Body disease, Huntington’s disease, Korsakoff Syndrome, dementia and other memory problems.

**METROPOLITAN DISTRICT** means all existing and future metropolitan districts within the PUD including, but not limited to, the North Park Metropolitan Districts.

**METRO DISTRICT/BROOMFIELD IGA** means the Third North Park PUD Amended and Restated Managed Growth and Development Agreement dated __________. The Parties are the City and County of Broomfield, Broomfield Urban Renewal Authority, North Park Metropolitan District No. 1 (now known as Baseline Metropolitan District No. 1), North Park Metropolitan District No. 2 (now known as Baseline Metropolitan District No. 2), North Park Metropolitan District No. 3 (now known as Baseline Metropolitan District No. 3), North Park Metropolitan District No. 4 (now known as Baseline Metropolitan District No.4), McWhinney CCOB Land Investments, LLC, and McWhinney Real Estate Services, Inc., together with any additional metropolitan districts formed to serve the Property following approval of the same by the City Council.

**MINOR SDP AMENDMENT** means a minor amendment to an approved Site Development Plan as defined by Section 12.5.2.A of the Regulatory Procedures.

**MIXED USE RESIDENTIAL** means residential uses located in the same building with non-residential uses.

**MIXED USE – SECONDARY USES** means those uses listed in Section 1.3.2 of the PUD.

**MIXED USE STRUCTURE** means a building intended to house multiple tenants of varying uses, such as retail,
office, and/or residential. Mixed Use Structures accommodate residential and non-residential uses as distinct tenants rather than being designed to allow individual tenants to mix residential uses with non-residential uses in a single lease space as is the case with Live/Work Structures.

**MIXED USE – URBAN USES** means those uses listed in Section 1.3.1 of the PUD.

**MIXED USE URBAN CORE CENTER** see definition for Urban Center Core.

**MUD** means the Mixed Use Urban District as described in Section 9 and comprised of Urban Center Cores, General Districts and Perimeter areas.

**MUD USES** means those uses listed in Section 1.3.1 of the PUD.

**MULTI-FAMILY DWELLING** means a building with six or more separate dwelling units, two stories or more in height located on a single Lot. The units may be sold as condominiums or cooperatives, or for rental as apartments. A Multi-Family Dwelling does not include Single Family Attached Dwellings, Townhomes, hotels, motels, or Live/Work Structures.

**MUS** means the Mixed Use – Secondary as described in Section 1.3.2 and comprised of a suburban type of development.

**MUS USES** means those uses listed in Section 1.3.2 of the PUD.

**MUST** means compliance is mandatory, unless the context requires otherwise.

**NORTH PARK DRC** means the North Park Design Review Committee, a private committee created for the purpose, among others, of evaluating each Development Project within the PUD for compliance with the PUD and the Private Design Guidelines adopted by the North Park DRC.

**NORTH PARK PRELIMINARY PLAT** means the North Park Preliminary Plat approved by the City Council on October 13, 2009 and on file in the Broomfield County Records.

**NORTH PARK PUD** means the North Park Planned Unit Development Plan approved by the City Council on October 13, 2009 and on file with Broomfield, and all approved amendments thereto.

**NEIGHBORHOOD SUPPORT / RECREATIONAL FACILITIES** means recreation / pool facilities and/or meeting rooms intended for the use and enjoyment of residents and guests of the adjacent neighborhood.

**NET ACRE** means the area of developable land of a lot, excluding land being dedicated for public rights-of-way or other Public Uses (i.e., schools, and parks).

**NET DENSITY** means the number of dwelling units per net acre of land.

**NURSING CARE FACILITIES** means health institutions that are planned, organized, operated and maintained to provide facilities and health services with related social care to inpatients who require regular medical care and twenty-four-hour per day nursing services for illness, injury or disability. Nursing Care Facilities may specialize in short term or acute nursing care, intermediate or long term skilled nursing care.

**OPEN AREA** means a privately owned and maintained parcel of land or body of water or both within a development upon which there are no structures, parking areas or driveways. An open area may be a landscaped area, a plaza, a recreational area, sidewalks, or other such areas that are accessible to the public or to the occupants of a development. In MUD Urban Center Cores and General District, open area shall also include:

1) areas within ROW’s that are adjacent to the development with the above features and/or the features listed in Sections 9.4.4 and 9.5.3
2) areas attached to or located on top of the development’s structures as listed in Sections 9.4.4 and 9.5.3.

**OPEN LANDS USES** means those uses listed in Section 1.3.3 of the PUD.

**OUTDOOR MARKET** means a permanent or temporary/seasonal outdoor market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and craft items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

**OUTDOOR STORAGE** means the keeping, in an unroofed area, of equipment, goods, junk, material, merchandise or vehicles in the same place for more than twenty-four (24) hours.

**OUTDOOR STORAGE, RECREATIONAL VEHICLES, BOATS, AND TRUCKS** means the keeping, in an unroofed area, recreational vehicles, boats and trucks in the same place for more than twenty-four (24) hours.

**PARCEL** an area of land comprised of one or more Sub-parcels as depicted on Maps 1-7 in Section 11 of the PUD.

**PARKING GARAGE** means an off-street parking area within or on top of a building.

**PARKING STRUCTURE** means an off-street parking area within or on top of a building.

**PARKING RATIO** means the number of parking spaces required in relation to some measure of development intensity – the number of bedrooms in a dwelling unit, number of dwelling units, or amount of square footage.

**PERMITTED USES** means those uses listed as such in Section 1 of the PUD which are reviewed in accordance with Section 12.3.3.B.

**PERSONAL SERVICE SHOPS** means shops primarily engaged in providing services generally involving the care of the person or such person’s apparel such as laundry or dry-cleaning retail outlets, portrait/photographic studios, beauty or barber shops, nail salons, etc.

**PET DAY CARE FACILITY** means a facility providing such services as canine day care for all or part of a day, obedience classes, training, grooming and/or behavioral counseling, provided that overnight boarding is not permitted.

**PLANNED CAPITAL IMPROVEMENTS** means a capital improvement or an extension or expansion of a capital improvement which does not presently exist, but which is included within a capital improvement program.

**PLANNED RETAIL CENTER** means a retail development containing two or more individual tenants and more than 25,000 gross square feet.

**PLANNING AND ZONING COMMISSION – FORMERLY KNOWN AS LURC** shall mean the Planning and Zoning Commission of Broomfield as duly appointed by the City Council.

**PLANNING DIVISION** means the Planning Division of Broomfield’s Department of Community Development.

**PRELIMINARY PLAT** means the North Park Preliminary Plat.

**PRIMARY STRUCTURE** means a structure in which is conducted the main or Principal Use of the Lot on which said building is located.

**PRIMARY USE** means the primary or predominant use of any Lot or Tract, as permitted under the PUD.

**PRINCIPAL STRUCTURE** means a structure in which is conducted the main or Principal Use of the Lot on which said building is located.

**PRINCIPAL USE** means the primary or predominant use of any Lot or Tract, as permitted under the PUD.

**PRINTING FACILITIES** means an establishment in which the principal business consists of duplicating and
printing services using photocopy, blueprint or offset printing equipment, and may include the collating of booklets and reports.

**PRIVATE OUTDOOR SPACE IN THE MUS** means those areas defined in Section 10.10.1.

**PRIVATE DESIGN GUIDELINES** means the private design guidelines adopted by the North Park DRC that will provide additional tools to ensure quality development.

**PUBLIC AREA** means land which is owned by and operated for Public Use by school districts or by city, county, state or federal governments or a Metropolitan District.

**PUBLIC FACILITIES** means public transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems, electric utilities, gas utilities, cable facilities or other public facilities.

**PUBLIC USE** means any use intended to be conducted in a facility or upon land which is owned by and operated for public use by school districts or by a city, county, state or federal government or a Metropolitan District.

**PUBLIC WORKS DIRECTOR** means the Director of Broomfield’s Department of Public Works or that person’s designee.

**PUD** means the North Park PUD.

**PUD AMENDMENT** means an amendment to the PUD or an amendment to the North Park Preliminary Plat as defined by Section 12.5.1.B of the Regulatory Procedures.

**RECREATIONAL FACILITIES** means structures, or open areas including features and/or equipment specifically intended for recreational use.

**RECREATIONAL SPACE** means space, which is designed for active or passive recreational use. This may include indoor spaces: Recreational Facilities or structures and their accessory uses located in approved areas, including but not limited to game rooms, swimming pools, gymnasiums, bowling alleys, exercise rooms and tennis and racquetball courts, etc.

**REGULATORY PROCEDURES** means those regulatory procedures set forth in Section 12 of the PUD which define submittal requirements and review processes for a Development Project within the PUD, including but not limited to, processes for SDP’s, Subdivisions Variations, Appeals and amendments.

**RESEARCH AND DEVELOPMENT FACILITIES** means single building sites as well as multiple building complexes for users involved in research and development and includes associated office, lab and manufacturing uses. Types of uses may include, but not be limited to, computer hardware and software development, biomedical research, pharmaceutical manufacturing, clean energy and renewable energy, environmental or otherwise high-technology engineering. Accessory uses may include those involved in the receipt, storage and distribution of products and materials required in the manufacturing process associated with the research and development use and similar uses related thereto.

**RESEARCH LABORATORIES** means a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.

**RESTAURANT, DRIVE-THROUGH** means any establishment in which the principal business is the sale of foods and beverages to the customer in a ready-to-consume state and in which the design or principal method of operation of all or any portion of the business is to allow food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.
**RESTAURANT, FAST FOOD** means any establishment in which the principal business is the sale of food and beverages to the customer in a ready-to-consume state, and in which the design or principal method of operation includes both of the following characteristics: food and beverages are usually served edible in containers or in paper, plastic or other disposable containers: The consumption of food and beverages is encouraged or permitted within the restaurant building, elsewhere on the premises or for carryout. This type of business commonly has a drive-through facility.

**RESTAURANT, INDOOR AND OUTDOOR** means any establishment in which the principal business is the sale of food and beverages to customers in a ready-to-consume state: where fermented malt beverages, and/or malt, special malt or vinous and spirituous liquors may be produced on the premises and an accessory use; and where the design or principal method of operation includes one (1) of both of the following characteristics: customers are served their food and/or beverages by a restaurant employee at the same table or counter at which the items are consumed; and customers are served their food and/or beverages by means of a cafeteria-type operation where the food or beverages are consumed within the restaurant building or within a fenced in outdoor seating area on the sidewalk or other open area adjoining the restaurant premises.

**RETAIL ESTABLISHMENT** means the sale or rental of goods or merchandise to the general public for personal or household consumption or to services incidental to the sale or rental of such goods or merchandise. Retail Establishments over 10,000 square feet include power centers and life style centers.

**RETAIL STORE** means the sale or rental of goods or merchandise to the general public for personal or household consumption or to services incidental to the sale or rental of such goods or merchandise. Retail Stores over 10,000 square feet include power centers and life style centers.

**RIGHT-OF-WAY** means an interest in real property conveyed to the public, Broomfield or a Metropolitan District and/or public utilities which have been constructed or will be constructed, for public transportation, drainage or utility Improvements including but not limited to street paving, curb and gutter, sidewalks, bicycle lanes and buried or overhead utilities.

**ROW** see definition for Right-of-Way

**ROOMING HOUSE** means a building or portion thereof which is used to accommodate, for compensation, three or more boarders or roomers, not including members of the occupant’s immediate family who might be occupying such building.

**SCHOOL DISTRICT** means the Adams 12 Five Star Schools district.

**SDP** means a Site Development Plan for Permitted Uses or Uses by Special Review within the PUD.

**SETBACKS** means the required distance between the furthest projection of a structure or parking lot and the property line of the lot on which the structure or parking lot is located. Required setbacks shall be unobstructed from the ground to the sky except as specified in Section 6.3 and Table 9-4B.

**SHALL** means compliance is mandatory, unless the context requires otherwise.

**SHARED COMMON AREA** means areas within a Development Project, generally not included in Lots and includes but is not limited to drainageways, active and passive Recreation Spaces including accessory uses related to the operation of such facilities such as toilet/locker rooms and parking lots, platted Tracts, urban and suburban parks and pocket parks, landscaped areas, landscaped entries, landscaped right-of-ways, landscape islands, lakes, ponds, bikeways, trails, sidewalks, sidewalk or patio outdoor café dining, street trees and their planter/grate areas, sidewalk sitting areas with benches and similar, plazas, squares, greens, courtyards, pedestrian paseos/pas sageways, swimming pools, fountains, ditch corridors.
and other irrigation facilities, structured parking covered by plazas and similar. See also Sections 9.4.3, 9.5.2 and 10.10.2.

**Shared Parking** means required parking that is provided both on-site and on an adjacent private Lot where the same parking spaces are assigned to more than one (1) use at one (1) time.

**Site Development Plan** means a site development plan for Permitted Uses or Uses by Special Review within the PUD.

**Similar** means resembling each other in some ways. Similar does not mean the same or equal. However, it does mean substantially equal in terms of visual appearance and/or quality of materials, as determined by the City and County Manager.

**Single Family Attached “SFA” Dwelling** means a dwelling unit which may be individually owned and which shares a common wall with one or more dwelling units, which may be — but are not required to be — on fee-simple Lots, attached in groups of two or more units. Units commonly have direct access to outdoor areas.

**Single Family Detached “SFD” Dwelling** means a dwelling unit which may be individually owned and does not share a common wall with any other dwelling unit on a fee-simple Lot. Units commonly have direct access to outdoor areas.

**Special Condition or Special Conditions** means and refers to those conditions of development which are applicable to a Development Project within designated Parcels or Subparcels of the PUD in accordance with the Controlling Documents and as set forth as Appendices 2-1, 3-1, 4-1 and 5-1 to Sections 2 through 5, respectively, of the PUD.

**Stand-Alone Residential** means one or more dwelling units, other than: (a) dwelling units located in the same building with a non-residential use, and (b) dwelling units in Assisted Living Facilities, Memory Care Facilities, Congregate Care Facilities and Nursing Care Facilities.

**Start of Construction** means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other Improvement was within one hundred eighty days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of temporary structures or accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

**State** means the state of Colorado.

**Submittal Checklist or Submittal Checklists** means those lists of items that are required to make a Complete Application as approved and amended by the City and County Manager.

**Subparcel** means a defined portion of Parcel A, B, C or D as defined in Sections 2, 3, 4 and 5 of the PUD. For example, the land included in the areas depicted as A-1, A-2 or A-3, etc., as shown on Map 4 in Section 11 of the PUD, are Subparcels.

**Technical Standards** means those technical standards, specifications and regulations contained in or adopted by Broomfield pursuant to the BMC for the construction of buildings and public Improvements (e.g., streets, sanitary sewer, water, storm water improvements, and the like).

**Third Party Owner** means any owner of property within the PUD other than McWhinney CCOb
Land Investments, LLC or an affiliated entity thereof.

TIS see definition for Traffic Study.

TOWNHOME – See definition for Single Family Attached Dwelling.

TOWNHOUSE – See definition for Single Family Attached Dwelling.

TRACT means a portion of land included in a subdivision that is not intended for development which includes a building containing residential or non-residential uses. It may or may not have public right-of-way access. Common uses include, but are not limited to, easements, recreation gardens, public common areas or drainage detention. Nothing herein prevents a Tract from being further subdivided into smaller Lots provided it meets all BMC requirements therefore.

TRAFFIC STUDY means a traffic analysis report, the requirements of which are set forth in BMC Section 16-08-101(O).

TRANSIT CENTER means a bus stop, bus terminals, light rail stops, light rail terminals, transfer points, etc. related to public regional transit systems.

TRANSPORTATION PLAN means the Broomfield 2005 Transportation Plan as amended or superseded.

TWO FAMILY ATTACHED DWELLING See definition for Single Family Attached Dwelling.

URBAN CENTER CORE means a concentration of development that provides a combination of uses in the same general area of a community and/or within a single building. For example, a mixed-use building could have several floors. On the bottom floor, the space could be dedicated to retail or offices. The remaining floors could be apartments or condominiums. Another example would be a retail district that is closely related to offices, Multi-Family Dwellings and Single Family Attached Dwellings, with each use located within separate structures creating a dense urban concentration. Refer to Section 9.

USES BY SPECIAL REVIEW means those uses listed as such in Section 1 of the PUD which are reviewed in accordance with Section 12.3.3.C.

VARIANCE LIST means the list of variances from the provisions of Titles 14, 16 and 17 of the BMC approved by City Council which are set forth as Appendix B in Section 15 of the PUD, together with any identified approved variances added to such list for clarification that are minor in nature, clearly shown or described in the PUD documents, and are consistent with the intent and purpose of the PUD as determined in the sole discretion of the City and County Manager.

VARIATION means a grant of relief from the requirements of the Design Standards that permits construction in a manner that would otherwise be prohibited by the PUD. Variations are processed in accordance with Section 12.2.4.B.

VEHICLE MINOR REPAIR, SERVICING AND MAINTENANCE means the use of any building, land area, premises or portion thereof, where light maintenance activities such as engine tune-ups, lubrication, carburetor cleaning, brake repair, car washing, detailing, polishing or the like are conducted.

VESTED PROPERTY RIGHTS means the right to undertake and complete the development and use of property in the PUD under the terms and conditions of the Controlling Documents and applicable law.

VESTING AGREEMENT means the Amended and Restated Vesting Agreement for North Park PUD between Broomfield and the Developer approved by the City Council on November 17, 2009 and on file with Broomfield.

VESTING PERIOD means the various periods of Vested Property Rights afforded Parcels and Subparcels within the PUD as set forth in Section 2 of the Vesting Agreement.
WAREHOUSE means a building used primarily for the storage or goods or materials.

WAREHOUSE AND DISTRIBUTION means a use engaged in storage, wholesale, and distribution of manufactured products, supplies or equipment, including accessory offices or showrooms, including incidental retail sales, but excluding bulk storage of materials that are explosive or that create hazardous or commonly recognized offensive conditions.

WILL means compliance is mandatory, unless the context requires otherwise.

WIRELESS TELECOMMUNICATION FACILITY means any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage and other accessory structures used to provide wireless telecommunication services.

WIRELESS TELECOMMUNICATIONS SERVICES means services providing for the transmission of wireless communications utilizing frequencies authorized by the Federal Communications Commission for paging systems, enhanced specialized wireless telecommunications, personal communication services or cellular telephone.

WORKSHOP AND CUSTOM SMALL INDUSTRY means a facility wherein goods are produced or repaired by hand, using hand tools or small-scale equipment, including small engine repair, furniture making and restoring, upholstering, custom care or motorcycle restoring or other similar uses.
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APPENDIX A
BUFFERYARD PERFORMANCE STANDARDS

A. Bufferyards shall be constructed to mitigate problems associated with traffic, noise, vibration, odor, glare, dust, smoke, pollution, water vapor, conflicting land uses and/or density, height, mass, layout of adjacent uses, loss of privacy, unsightly views, or other potential negative effects of development. Buffering may be achieved by altering setbacks, using landscaping, building a fence and/or a berm, alteration of building location, fenestration, and/or mass, or a combination of the above techniques.

B. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Bufferyards shall not be located on any portion of an existing or dedicated public or private street or right-of-way unless otherwise approved by the North Park DRC and Broomfield.

C. When fences or walls are located in the same frontage with required landscaping or in a required landscape bufferyard, the fence or wall should be incorporated into the overall design in a manner that emphasizes the visual attractiveness of the landscape. A fence or wall located in a required landscape bufferyard shall not significantly obscure or hide the landscape as seen from the street or other adjacent area used by the public.

14.1 BUFFERYARD NORMATIVE GUIDELINES

A. Tables I and II should be used to determine bufferyard dimensions and plant material specifications. Table I should be used to determine the type (A, B, C, D, E, EX, or N.A.) of bufferyard required between districts or uses. Once the type of bufferyard is obtained, Table II outlines plant material specifications for alternative widths of bufferyards. Each property line should be analyzed separately to determine the type of bufferyard required.

B. Example

For example, assume a neighborhood commercial convenience store is to be developed on the corner of a state highway and a collector street. Another neighborhood commercial use is located on one adjacent lot, and a multifamily development is located on the adjacent lot to the rear. The bufferyard requirement is formulated as follows:

Look in Table 14-1A. The bufferyard types are:
- Between the convenience store and multifamily = B.
- Between the convenience store and state highway = C.
- Between the convenience store and the collector = B.
- Between the convenience store and the adjacent commercial = NA.

Now look at Table 14-1B.

- This outlines each bufferyard type. Each bufferyard type allows for flexibility in design in that the wider the bufferyard, the fewer the number of plant materials are suggested in the design guideline. The numbers of plant materials listed are for each 100 feet of bufferyard.

- Take for example bufferyard Type B, which would, in a "normative" situation, be the bufferyard to the applied between the collector and the multifamily development in the above example. If fifteen (15) foot-wide buffers were designed in these areas, the number of plant materials would be 2 canopy trees, 2 flowering trees or large shrubs, 5 shrubs, and 1 evergreen tree for each 100 linear feet of bufferyard.
- As a second alternative, a twenty-five foot buffer-yard could be designed within the parameters of a B Type buffer. In this case the number of plant materials could be reduced by .80 for each 100 linear feet of buffer-yard.

- If a masonry wall is built within a ten (10) foot buffer-yard, the number of plant materials could be reduced by 50 percent (.50). Thus if the wall were to be built, there would be one canopy tree, 1 flowering tree or large shrub, 2.5 shrubs, and .5 evergreen trees to be placed for each 100 feet of the Type B buffer-yard.

As you can see, a variety of bufferyards could be designed from a single bufferyard type.

C. Those conflicting uses classified as "EX" may warrant bufferyards which are more stringent than a standard "E" type bufferyard. For example, buffering an industrial batch plant or gravel mine from a less intensive use. For conflicting uses classified as "EX", the City may specify a bufferyard which is more stringent, in terms of width and landscaping, than the standard "E" type bufferyard if one or more of the following criteria holds true:

- If the E type bufferyard does not sufficiently mitigate noise, glare, fumes, smoke, dust, unsightly views, and vibration within the site;

- If the large scale of the project, both in terms of mass or height, indicate the need for a wide landscaped bufferyard;

- If an existing sensitive use, including, but not limited to, schools, churches, dwelling units, hospitals, group care facilities, are located adjacent to the use to be developed.

D. The bufferyard specifications may be reduced or eliminated by the City if all of the following criteria hold true:

- The development or redevelopment complements the adjacent, conflicting use in terms of mass, height, color, use, access, landscaping, parking, and exterior facade materials;

The development or redevelopment mitigates substantially all negative external effects, including, but not limited to, noise, dust, smoke, unsightly views, vibration and fumes on site.
### Table 14-1A

<p>| USE OR DISTRICT ADJACENT TO: | V | A | OS | AR | Pk | Dw | Dwot | SFD | DPX | MF | NC | CC | RC | Di | LI | Hi | Ul | Ub | SI | NSI | OE | RDFL | PL | RR | SH | Ar | C | LS | PS | RLFF |
|-----------------------------|---|---|----|----|----|----|------|------|-----|----|----|----|----|----|----|----|----|----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|
| DEVELOPMENT:                |   |   |    |    |    |    |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Vacant - V                  | na |    |    |    |    |    |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Agricultural - A            | na | na | na | na |    |    |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Open Space - OS            | na | na | na | na |    |    |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Active Recreation - AK      | na | na | na | na | na | na |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Park - Pk                   | na | na | na | na | na | na |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Ditch with trail - Dw      | na | na | na | na | na | na |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Ditch without trail - Dwot | na | na | na | na | na | na |      |      |     |    |    |    |    |    |    |    |    |    |    |     |    |     |    |     |    |     |    |     |    |     |    |     |
| Single Family Detached - SFD (R1e, R1) | na | na | A | D | B | B | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Duplex - DPX (R2)          | A  | na | A  | C | B | B | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Multi-Family - MF (R3e, R3) | A  | B  | C  | C | B | B | A  | C  | B  | B  | A  | C  | B  | B  | A  | C  | B  | A  | C  | B  | na | na | na | na | na | na | na | na | na | na | na | na |
| Neighborhood Commercial - NC (B) | A  | A  | B  | B | B | B | A  | B  | B | B  | A  | B  | B  | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Community Commercial - CC (B) | A  | B  | C  | C | C | B  | A  | C  | C | C | C | B  | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Regional Commercial - RC (B) | B  | C  | C  | B  | B  | A  | D  | D  | D | C | B  | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Downtown - DA (R4)         | A  | na | A  | B  | B  | B  | A  | C  | C | C | B  | B  | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Light Industrial - LI (I)   | A  | A  | B  | B | C | B | na | E  | E  | E | B | B | B | B | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Heavy Industrial - HI (I)   | C  | C  | C  | D | E | B | na | EX | EX | EX | C | EX | C | EX | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Utilities (light) - UI      | A  | A  | B  | B | C | B | na | B  | B | B | C | B | B | B | B | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Utilities (heavy) - UH, or, sewer plant, power line | B  | B  | C | C | B | B | E  | E  | E | E | C | C | C | C | C | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Sensitive Institutional - SI, e.g. schools, churches | B  | B  | B | C | B | B | A  | B  | B | B | C | D | E | B | C | EX | C | EX | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Non-Sensitive Institutional - NSI | A  | B  | C | C | A  | B  | C | B  | B | B | B | C | D | B | C | C | C | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Outdoor Entertainment - OE  | na | na | D  | C | D | B | na | EX | EX | EX | C | B  | B | C | D | na | C | EX | B | na | na | na | na | na | na | na | na | na | na | na | na | na | na | na |
| Rear or Double Frontage Lot - RDFL | na | na | na | na | na | na | na | D  | D | D | D | D | D | D | D | E | E | E | D | D | E | D | D | E | D | D | E | D | D | D | D | D | D | D | D | D |
| Railroad - RR               | na | na | B  | B | B | B | na | D  | D | D | B | A  | A | A | na | na | na | na | na | EX | C | na | na | na | na | na | na | na | na | na | na | na | na |
| State Highway - SH          | na | na | B  | C | C | B | A  | na | na | C  | C | C | C | B | D | E | D | E | D | C | C | na | C | B | na | na | na | na | na | na | na | na | na |
| Arterial - Ar               | na | na | B  | C | C | B | A  | na | na | C  | C | C | C | B | D | E | D | E | D | C | C | na | C | B | na | na | na | na | na | na | na | na | na |
| Collector - C               | na | na | B  | B | B | B | A  | na | na | B  | B | B | B | B | C | D | C | C | C | B | C | na | C | A | na | na | na | na | na | na | na | na | na |
| Local Streets - LS          | na | na | A  | B | B | B | na | na | na | B  | B | B | A  | B | B | B | B | B | B | B | B | na | B | C | na | na | na | na | na | na | na | na | na |
| Private Street - PS         | na | na | B  | A  | na | A | na | na | B  | A | na | A | na | na | B | B | B | B | B | na | C | B | B | B | B | na | na | na | na | na | na | na |
| Outdoor Storage             | EX | EX | EX | EX | EX | EX | EX | EX | EX | EX | EX | D | D | EX | C | A | C | A | EX | D | E | EX | A | EX | EX | EX | EX | EX | na | na | na | na | na | na | na |
| Rear Lot Privacy Fence - KLFF | na | na | na | na | na | na | na | no | na | na | na | na | na | na | na | na | na | na | na | na | na | no | F | F | F | na | na | na | na | na | na | na | na | na | na |</p>
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<tr>
<td><strong>STANDARD</strong></td>
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<td>2 Flowering Trees or Large Shrubs</td>
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<td>1 Evergreen/Conifer</td>
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</tr>
<tr>
<td>5 Large Flowering Shrubs</td>
</tr>
<tr>
<td>20 Small to Medium Shrubs</td>
</tr>
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**NOTES:**
- BUFFER YARD REQUIREMENT = (STANDARD SPECIFICATION) X (MULTIPLIER)
- MINIMUM WIDTH OF BUFFER WITH MASONRY WALL = 10'
- BUFFER YARD TYPE "EX" SEE SECTION 4.04.C
- BUFFER YARD TYPE "C" MAY BE MODIFIED FOR CURB SIDE LANDSCAPING TO MEET THE INTENT OF SECTION 4.05.04
- ALL PLANT QUANTITIES ARE PER 100 LINEAR FEET, LESS THE DISTANCE REQUIRED FOR VEHICLE ACCESS TO THE PROPERTY
- THE PLANT MULTIPLIER SHALL NOT BE USED TO REDUCE THE NUMBER OF CANOPY TREES ON STATE HIGHWAYS OR ARTERIAL STREETS.
# APPENDIX B - VARIANCES

## SECTION 15

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<td>17-32-010 Accessory Uses and Structures Defined</td>
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<tr>
<td>25</td>
<td>17-32-040, A Spaces required per building type</td>
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<tr>
<td>26</td>
<td>No standard for parking at nursing home, assisted living, Alzheimer's care facility.</td>
</tr>
<tr>
<td>27</td>
<td>Recreation facility is 1 for each 200 square feet</td>
</tr>
<tr>
<td>28</td>
<td>Bar or Tavern 1 for every 150 square feet</td>
</tr>
<tr>
<td>29</td>
<td>Call center - no standard established</td>
</tr>
<tr>
<td>30</td>
<td>Clinics 1 space per 150 gross square feet</td>
</tr>
<tr>
<td>31</td>
<td>private schools - commercial = 1 space for each 50 square feet of floor space</td>
</tr>
<tr>
<td>32</td>
<td>Gas station is 1 space for every 150 gross floor space</td>
</tr>
<tr>
<td>33</td>
<td>Retail stores, shop, 1 for every 200 gross floor space</td>
</tr>
<tr>
<td>34</td>
<td>bank is 1 for every 200</td>
</tr>
<tr>
<td>35</td>
<td>offices and office buildings 1 for every 300</td>
</tr>
<tr>
<td>36</td>
<td>Auditorium, stadium, theater, or similar is 1 for every 4 seats</td>
</tr>
<tr>
<td>37</td>
<td>Fast food is same as restaurant (1 for every 200)</td>
</tr>
<tr>
<td>38</td>
<td>Flex research could be considered some office and some manufacturing (office at 1 per 300 and manufacturing at 1 for each 2 employees or not less than 1 for each 500 square feet of floor area)</td>
</tr>
<tr>
<td>39</td>
<td>Hospital, 1 per bed</td>
</tr>
<tr>
<td>40</td>
<td>Hotel is 1 per guest bedroom plus 1 space for each 3 employees</td>
</tr>
<tr>
<td>No.</td>
<td>Description</td>
</tr>
<tr>
<td>-----</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>41</td>
<td>No standard for parking at independent living community.</td>
</tr>
<tr>
<td>42</td>
<td>Medical office is 1 for each 150 square feet</td>
</tr>
<tr>
<td>43</td>
<td>Medical lab is not defined</td>
</tr>
<tr>
<td>44</td>
<td>Night clubs are not specified</td>
</tr>
<tr>
<td>45</td>
<td>Child care is 1 per 2 staff, 1 per 8 children, and 1 per child day care facility vehicle</td>
</tr>
<tr>
<td>46</td>
<td>Place of worship is 1 for every 7 seats in principal place of assembly</td>
</tr>
<tr>
<td>47</td>
<td>Senior high school is 4 per classroom plus parking for auditorium (1 for each 4 seats)</td>
</tr>
<tr>
<td>48</td>
<td>Restaurant is 1 for each 150 square feet</td>
</tr>
<tr>
<td>49</td>
<td>Showroom warehouse not specified, warehouse would be 1 for each employee or 1 for each 800 square feet of gross floor area, whichever is greater</td>
</tr>
<tr>
<td>50</td>
<td>Warehouse is 1 for each employee or 1 for each 800 square feet of gross floor area, whichever is greater</td>
</tr>
<tr>
<td>51</td>
<td>17-32-080 Off Street Parking, Surface</td>
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<td>52</td>
<td>17-32-120. Off-street parking; joint use permitted when</td>
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<td>17-38-135 (A)-(F) Site Development plan required; PUD plan revocation</td>
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<td>17-38-135 (G) Site Development plan required; PUD plan revocation</td>
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<td>17-38-137 Amendment to PUD plans proposed by the city manager</td>
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<td>17-38-220 SDP Review Standards</td>
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<td>17-38-220 SDP Review Standards</td>
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<td>17-38-240 Open Area, Required</td>
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<td>17-38-330 Standards for medium-density SFA</td>
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<td>17-38-350, Exceptions</td>
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<td>66</td>
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<tr>
<td>Section</td>
<td>Description</td>
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<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>17-44-080 (B)</td>
<td>Signs over 7 feet in height shall be set back from the property line adjacent to a street equal to the required setback line for that district.</td>
</tr>
<tr>
<td>17-44-080(D)</td>
<td>Allows City Council to reduce the setback if it is deemed necessary and desirable as part of a PUD. 0’ setbacks are proposed for temporary signs. As little as 3’ setbacks are proposed for permanent signs (see Section 16, Appendix D for setbacks required for each type of permanent community identification and direction sign), provided that such signs be located outside of utility easements and do not obstruct site visibility at intersections and driveways.</td>
</tr>
<tr>
<td>17-44-080 (C)</td>
<td>Signs in business and industrial districts shall not be located less than twenty-five feet from any adjacent residential zoning district line.</td>
</tr>
<tr>
<td>The North Park PUD Plan area is adjacent to other PUD zoned property and properties zoned for agricultural use. For the purpose of this section, the agricultural zoning districts shall not be considered a “residential zoning district”.</td>
<td></td>
</tr>
<tr>
<td>17-44-130 (B)</td>
<td>Subdivision Directional Signs must be non-illuminated and are allowed for a subdivision or similar development on which a construction sign is permitted by 17-44-130(A).</td>
</tr>
<tr>
<td>Signs are permitted for mixed-use development (overall PUD Plan area marketing).</td>
<td></td>
</tr>
<tr>
<td>17-44-130 (B.1)</td>
<td>Signs are limited to 15 square feet in total area or 10 square feet per face and not greater than 8-feet in height if advertising one development.</td>
</tr>
<tr>
<td>Signs shall be allowed to be a maximum of: Type A – 288 SF per face and 18’ in height Type B – 128 SF per face and 12’ in height Type C – 65 SF per face and 12’ in height Type D – 40.5 SF per face and 9’-6” in height Anthem Sign 1 – 288 SF per face and 18’ in height Anthem Signs 2-7 – 128 SF per face and 12’ in height</td>
<td></td>
</tr>
<tr>
<td>17-44-130 (B.4)</td>
<td>Must be located on undeveloped land adjacent to arterial streets, must be more than 250 feet from a driveway or street intersection unless set back more than 20 feet, minimum distance between signs on the same street is one mile.</td>
</tr>
<tr>
<td>Signs may be located adjacent to arterial or highway. May be located less than 250 feet from driveway, provided that signs do not impede visibility at the intersection or driveway, and signs may be located no less than 200 feet apart.</td>
<td></td>
</tr>
<tr>
<td>17-44-130 (B.6)</td>
<td>Property owner is responsible for the sign’s removal.</td>
</tr>
<tr>
<td>Sign owner is responsible for the sign’s removal and shall provide a signed statement to this intent.</td>
<td></td>
</tr>
<tr>
<td>17-44-130 (A.1)</td>
<td>Signs will be no greater than 64 square feet in area or 32 square feet per face, and shall not exceed 8 feet in height.</td>
</tr>
<tr>
<td>Type C – 65 SF per face and 12’ in height Type D – 40.5 SF per face and 9’-6” in height Construction Fencing Signs are not limited in area (may cover entire length of construction fence) but may not exceed 6’ in height.</td>
<td></td>
</tr>
<tr>
<td>17-44-130 (A.2)</td>
<td>One construction sign is permitted per street upon which the property has frontage or an entrance. Signs can only be located on the property to which the sign pertains. Minimum distance between signs is 1,000 feet.</td>
</tr>
<tr>
<td>Signs may be located on adjacent lot. Construction Fencing Signs are permitted in addition to one additional sign per street frontage. Minimum distance is 200’ (excluding Construction Fencing Signs).</td>
<td></td>
</tr>
<tr>
<td>17-44-140 (A)</td>
<td>Such sign shall be limited to (1) Individual letters on a building or freestanding wall.</td>
</tr>
<tr>
<td>The sign shall be permitted to include a logo and will be allowed to be in the form of a monument.</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>(2)</td>
<td>A maximum of two signs per entry, one each side of the street entering the premises. Up to four monuments are permitted at any intersection for intersections, but not more than one per corner.</td>
</tr>
<tr>
<td>(3)</td>
<td>Fifty square feet of sign area per entry and 200 square feet per entry for planned unit developments, if specifically approved by the city council. Total sign area will be 375 square feet for Boundary Marker Signs, 300 square feet for Primary Entry Signs, 260 square feet for Secondary Entry Signs, and 260 square feet for District Marker Signs.</td>
</tr>
<tr>
<td>17-44-140 (C)</td>
<td>Sign; subdivision entrance. Such signs shall be set back a distance of fifteen feet from any property line, and shall not exceed five feet in height. Signs are proposed with architectural elements rising up to 35 feet in height. Sign setback will be based on sign type (see Section 16, Appendix D for setbacks required for each type of permanent community identification and direction sign. ), provided that such signs be located outside of utility easements and do not obstruct site visibility at intersections and driveways.</td>
</tr>
<tr>
<td>70</td>
<td>17-50-020 Building permit; required when All building permits shall be issued in conformance with the provisions of Title 17 Building permits should conform to Title 17 as varied by the North Park PUD</td>
</tr>
<tr>
<td>71</td>
<td>17-50-030 (A) Certificate of occupancy; required; issuance when The uses of buildings shall be in conformance with the provisions of Title 17 Uses shall be in conformance with the North Park PUD</td>
</tr>
<tr>
<td>72</td>
<td>17-62 Residential Growth Management Residential building permits are limited by this BMC provision unless exempt per 17-62-040 North Park PUD has been exempted from the building permit limitations per terms of the bifurcated development agreement and the bifurcated vesting agreement (by incorporation of the development agreement)</td>
</tr>
<tr>
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<td>129.03</td>
<td>Performance Bond/Letter of Credit</td>
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<td>129.04</td>
<td>Performance Warrantee/Guarantee</td>
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<td>211.06</td>
<td>Warrantee/Performance Guarantee</td>
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<tr>
<td>212.00</td>
<td>Final Acceptance by City Council &amp; Release From Warranty</td>
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<tr>
<td>212.01</td>
<td>Final Acceptance Inspection</td>
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<td>212.02</td>
<td>Final Acceptance Work for Roadways</td>
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<td>Sign Posts and Support Posts</td>
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<td>Crosswalks and Stop Bars at Signalized Intersections or Mid-Crossings on Major and Minor Arterials</td>
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<td>741.06</td>
<td>Traffic Signal Pole and Signal Head Colors</td>
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<td>Traffic Signal Controller Cabinet Type</td>
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<td>750.00</td>
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<td>Street Lighting Procedures</td>
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<td>Section 700</td>
<td>Detail Drawings</td>
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</table>

**Section 1000**

Parks and Recreation

VARIATIONS TO THIS SECTION INCLUDE:

- Unique requirements related to the urban nature of the proposed plazas, squares, and greens in the MUD.
- Irrigation controllers may vary depending on the centralized computer control system to be used by the community’s metro district.
- Steel edging is not used in any natural areas due to wildlife injury.
- Weed barrier fabric is not used in natural areas.
- Mulch and soil amenity specs may be unique to specific native planting areas.
- Street ROW landscaping for local and connector roads vary due to the urban cross sections of the roads in the MUD.

These types of variances will be reviewed and approved as part of the SDP or building permit process.
BASELINE
PLANNED SIGN PROGRAM: TEMPORARY MARKETING SIGNAGE
Prepared by ArtHouse Design
# SECTION 16 APPENDIX C

Temporary Marketing & Directional Signs

Introduction

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16C.15 | Sign Types C.1 & C.2: Temporary Wayfinding Signs .............................................................................................................................................................................. 16
16C.16 | Sign Type D: Temporary District Marker Signs .............................................................................................................................................................................. 19
16C.1 | PURPOSE
The purpose of this planned sign program is to begin to establish a strong community image and to reduce visual clutter, while allowing for signs that inform residents, workers and visitors of the various amenities, services, products, future development and available real estate within the Baseline PUD. It is also to allow the limited continuation on of certain Pulte/Anthem off site marketing and directional signs. Unity of appearance in the temporary signs is achieved by the repetition of design elements including consistent geometric shapes, lettering style, use of logo, and a limited palette of sign colors. Signs are envisioned to function as an integral part of the Baseline environment.

16C.2 | APPLICABILITY
This planned sign program applies to signs within the Baseline PUD. These guidelines supersede sections of Chapter 17-44 of the Broomfield Municipal Code, except as noted, and shall be enforced both by the Baseline Design Review Committee (DRC) and Broomfield. The provisions of the Broomfield Municipal Code Chapter 17-44 shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the Broomfield Municipal Code will apply.

16C.3 | TOTAL ALLOWABLE SIGN AREA
Total allowable sign area for each sign type shall be calculated per this planned sign program.

16C.4 | SIGN AREA MEASUREMENT
Sign area shall be measured per Broomfield Municipal Code Chapter 17-44-070.

16C.5 | PERIMETER STREETS
For the purpose of this sign program, perimeter streets shall be considered I-25, SH-7, and Northwest Parkway.

16C.6 | PREMISE
For the purpose of this sign program the “Premise” shall be defined as all parcels of the Baseline PUD.

16C.7 | GENERAL REQUIREMENTS
Signs shall not be located in utility easements or within site visibility triangles at intersections and driveways.

16C.8 | APPROVAL PROCESS
Applications for sign permits shall be submitted to the Broomfield Building Department.

APPLICATIONS FOR SIGN PERMITS SHALL INCLUDE:
1. Complete sign permit application
2. Sign Location Map (must be scalable and show setback dimensions). Must show locations of existing signs of same type with dimensions showing separation.

May be one of the following:
• Plat of property indicating proposed sign location
• An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
• Aerial photograph showing proposed sign location
3. Indication of sign type, per this planned sign program, and sign elevation showing text & graphics, sign area and sign height.
4. Construction details including structural and footing/foundation plans. A master set of construction plans may be submitted once and serve for all subsequent permit applications of that particular design.
5. Letter of approval from the Baseline DRC

Note: A licensed contractor or sign contractor with the City and County of Broomfield must install all signs.

The requirement that temporary signs be located on a site with a Broomfield approved project, development, plat or similar shall be satisfied by the approved Baseline PUD. Signs located within all parcels of the Baseline PUD shall be considered within the premise for purposes of this planned sign program.

16C.9 | PERMITTED SIGN TYPES
The following exterior signs for the Baseline project are permitted by this section of the PSP are:
Sign Type A.1 & A.2: Temporary I-25 Marketing Signs
Sign Type B.1 & B.2: Temporary SH-7 & Northwest Parkway Marketing Signs
Sign Type C.1 & C.2: Temporary Wayfinding Signs
Sign Type D: Temporary District Marker Signs

Refer to pages 8-20 of this document for further definitions of each sign type.
16C.10 | CALCULATING SIGN AREA

The area of a sign is determined by the sum of all areas or portion of each triangle, parallelogram, circle, ellipses or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of decorative sign elements; this includes all words, letters, logos, frames, backing, face plates, non structural trim or other components not used for support.

Sign armature or bracing shall not be included in the sign area measurement unless it is made part of the message or face of the sign. Where a sign has two (2) or more display faces, the area of all faces shall be included in the calculation unless the display faces are back to back and parallel to each other and not more than twenty four inches (24") apart, or form a “V” type angle of less than ninety degrees (90°).

For regular shaped signs the area of the sign will be computed by using standard mathematical formulas for regular geometric shapes, including, without limitation, triangles, parallelograms, circles, ellipses, or combinations thereof.

In the case of an irregularly shaped sign or a sign with letters or symbols directly affixed or painted on the wall of a building, the area of the sign is the entire area within a single continuous rectilinear perimeter of not more than eight straight lines enclosing the extreme limits of any writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part or background of the display if used to differentiate such sign from the backdrop of structure against which it is placed, but if a freestanding sign structure is not a fence which functions as such, the sign area shall be the area of the entire structure.

Max letter height (Y) = 10" for all caps
12" for leading cap, 10" for remaining lower case
Max height (Y) = 24" for all lines
No single line of text over 10"

DIAGRAM 1: Sign area = XY

DIAGRAM 2: Sign area = X1Y1 + X2Y2

DIAGRAM 3: Sign area = XY

DIAGRAM 3: Single line of text

DIAGRAM 3: Multiple lines of text
PAINT & FINISHES

All paints and finishes shall match exactly the color, finish, and texture as noted.

Pantone 316C
Pantone 7583C
Pantone 417C
White
Pantone 473C
Pantone 2178C
Pantone 649C

PAINT & FINISHES

All vinyls shall match exactly the color, finish, and durability of the manufacturers product as noted.

TBD

OTHER MATERIALS

All materials shall match exactly the color, finish, and durability of the manufacturers product as noted.

Pine Wood
Quality Powder Coating Lighter Maple

NORTH PARK PUD AMENDMENT 6, APPROVED JULY 09, 2019
PROJECT TYPEFACES

The Fabricator shall legally acquire all project fonts from the specified distributors. Designer will not provide copies of licensed fonts.

Font Name: Playfair Display
Weight: Bold

Font Name: Brandon Grotesque
Weight: Bold

Font Name: Darwin Pro
Weight: Semibold

SYMBOLS

Designer will provide the Fabricator with electronic artwork as required.
SIGN TYPE A
TEMPORARY I-25 MARKETING SIGNS

PURPOSE
To identify proposed and future developments, advertise general Baseline property, promote Baseline community imagery and branding, and secondarily to advertise real estate (leasing, build to suit, pre-leasing, etc.).

LOCATION
The approximate locations of Temporary I-25 Marketing Signs are generally along the edges of PUD Parcels A1, B1, and C1. I-25 Marketing Signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).
c. 10’-0” from side and rear property lines abutting property not within the Baseline PUD.
d. 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
This on-premise sign may only include name of property, type of property, property logo and/or property owner’s logo, property address, a brief marketing message, and contact information. See Purpose statement above for message intent.

SIGN AREA
280 square feet maximum per face, total for double sided is 560 square feet.

NUMBER
Maximum of two (2) along the east frontage of Baseline PUD Parcel C1 and two (2) along the north frontage of Parcels A1, B1, C1.

HEIGHT & WIDTH
Approximately 24’-0” to top of sign and approximately 16’-0” wide.

LANDSCAPING
Not required for these sign types.

DURATION
It is intended that the Temporary I-25 Marketing Signs will be installed prior to project, development, site plan, plat and similar approvals within the Baseline PUD. These signs may remain in place until the property on which the sign is located is developed, at which time then the sign must be removed or relocated prior to issuance of a Certificate of Occupancy for the property unless addressed through the site development plan for the subject property.
Note: All layouts and content are placeholder. Final layouts subject to DRC approval.

Total Sign Area: 190 SF

McWhinney // Baseline

General Notes
All site measurements are approximate. Fabricator to field verify to determine exact dimensions & conditions.

1. Wood panel painted to match as noted.
2. FCO icon suspended by suitable hardware; painted to match as noted.
3. Exterior-grade vinyl, cut to shape; color to match as noted; sealed with satin clear coat.
4. Support post buried at sufficient depth as required by engineering. Guy wires or other vertical support as necessary.

BaselineColorado.com

At Broomfield

Total Sign Area: 190 SF

Package Issue Date: 03/01/19
Short Revision Date: REVISED for July 9, 2019
City Council Continuance
TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Wood panel painted to match as noted.
2. Exterior grade vinyl, cut to shape, color to match as noted; sealed with satin clear coat.

REVISED for July 9, 2019
City Council Continuance

Package Issue Date: 07/01/19
Short Revision Date:

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TOTAL SIGN AREA: 264 SF

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Wood panel painted to match as noted.
2. Exterior grade vinyl, cut to shape; color to match as noted; sealed with satin clear coat.
3. Support posts buried at sufficient depth as required by engineering. Guy wires or other vertical support as necessary.
4. Decorative geometric wood accent piece buried at sufficient depth as required by engineering.

TOTAL SIGN AREA: 260 SF

REVISED
for July 9, 2019
City Council Continuance

Package Issue Date   Sheet Revision Date
03/01/W   03/01/W

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SIGN TYPE B.1 & B.2
TEMPORARY SH-7 & NORTHWEST PARKWAY MARKETING SIGNS

PURPOSE
To identify proposed and future developments, advertise general Baseline property, promote Baseline community imagery and branding, and secondarily to advertise real estate (leasing, build to suit, pre-leasing, etc.).

LOCATION
The approximate locations of Temporary SH-7 and Northwest Parkway Marketing Signs are generally along the northern edge of Parcels A1, A3, B1, B2, B3, B4, C1, C2, the southern edges of Parcels A2, B1, and C1, the western edges of C2, and eastern edges of A2 and A3. The Temporary SH7 and Northwest Parkway Marketing Signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield.

SIGN SETBACKS
a. 0' from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0' from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).

c. 10'-0" from side and rear property lines abutting property not within the Baseline PUD.

d. 10'-0" from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands

GRAPHICS & MESSAGING
May include illustrations of future development and/or community imagery and branding. See Purpose statement above for message intent. Signs along SH-7 shall contain only the a. Name of the property, b. Type of property, c. Logo, and/or d. Name of the owner of the property.

SIGN AREA
Sum of sign faces not to exceed 175 square feet.

NUMBER
Along SH-7 signs are limited to total quantity of two (2). Internal to the PUD (not fronting Perimeter Streets) these signs will be allowed along roadways and near intersections with a minimum 25’ separation from other Baseline signs.

HEIGHT & WIDTH
Approximately 13'-0" to top of sign and approximately 18'-0" wide.

LANDSCAPING
Landscaping encouraged within the sign frame, as designed and where appropriate.

DURATION
It is intended that the Temporary SH-7 and Northwest Parkway Marketing Signs will be installed prior to project, development, site plan, plat and similar approvals within the Baseline PUD. These signs may remain in place until the property on which the sign is located is developed, at which time the sign must be removed or relocated prior to issuance of a Certificate of Occupancy for the property unless addressed through the site development plan for the subject property.
McWHINNEY // BASELINE

TEMP MKTG SIGNAGE

TOTAL SIGN AREA: 175 SF

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Wood frame to match material as noted
2. Exterior grade digital print; sealed with satin clear coat
3. Routed accent icon mounted to center of cube; painted to match as noted

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for July 9, 2019
City Council Continuance

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1 Metal cross-bracing support bars

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

TOTAL SIGN AREA: 175 SF

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City Council Continuance

Package Issue Date
03.01.19

Sheet Revision Date

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2373 CENTRAL PARK BLVD SUITE 204 | DENVER, CO 80238
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15

A FIRST-OF-ITS-KIND
COMPREHENSIVE
POLLINATOR
FRIENDLY MODEL

12'-6"

5'-9" TYP.

3"

1'-4 3/8"

1'-4 3/8" TYP.

1'-4 3/8"

B

BASELINECOLORADO.COM

TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Cabinet to be hollow to allow for landscaping to be planted inside base.

Landscape renderings to demonstrate intent only. Final landscape plans to be submitted to baseline DRC.

TOTAL SIGN AREA: 97 SF

Package Issue Date
03.01.19

Sheet Revision Date

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SIGN TYPE C.1 & C.2
TEMPORARY WAYFINDING SIGNS

PURPOSE
To inform visitors, customers and potential buyers and tenants of the various destinations, amenities, services, and uses within Baseline. These signs may include information about “for sale” and “for rent” residential developments, builders, model homes, leasing centers etc. with directions and/or arrows.

LOCATION
Signs will be used at locations along arterials, connectors and local roads generally occurring just before intersections or at points of driver decisions.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below)
c. 10'-0" from side and rear property lines abutting property not within the Baseline PUD
d. 10'-0" from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands

GRAPHICS & MESSAGING
May include illustrations of future development and/or community imagery and branding, as necessary. See Purpose statement above for message intent.

NUMBER
Along SH-7 signs are limited to total quantity of two (2). Internal to the PUD (not fronting Perimeter Streets) there will not be limits on the number of signs.

HEIGHT & WIDTH
Approximately 10'-0” to top of sign and approximately 4'-0” wide.

LANDSCAPING
Landscaping encouraged within the sign frame, as designed and where appropriate.

DURATION
May remain in place during periods of active sales or leasing or, if providing general community information, till replaced with permanent community directional signs.

SIGN AREA
Sum of sign faces not to exceed 65 square feet.
TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Wood panel painted to match as noted.
2. Exterior grade vinyl, cut to shape; color to match as noted; sealed with satin clear coat.
3. Wood frame to match material as noted.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

TOTAL SIGN AREA: 64 SF

TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Wood panel painted to match as noted.
2. Exterior grade vinyl, cut to shape; color to match as noted; sealed with satin clear coat.
3. Wood frame to match material as noted.
4. Cabinet to be hollow to allow for landscaping to be planted inside base.

Landscape renderings to demonstrate intent only. Final landscape plans to be submitted to Baseline DRC.

---

Sign Type C.2: Temporary Wayfinding Sign
Scale: 1/2" = 1' - 0"

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Sign Type C.2: Temporary Wayfinding Sign – Side View
Scale: 1/2" = 1' - 0"

---

Sign Type C: Isometric View
Scale: NTS

---

Wood panel painted to match as noted.
Exterior grade vinyl, cut to shape; color to match as noted; sealed with satin clear coat.
Wood frame to match material as noted.
Cabinet to be hollow to allow for landscaping to be planted inside base.

Landscape renderings to demonstrate intent only. Final landscape plans to be submitted to Baseline DRC.

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for July 9, 2019
City Council Continuance

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Package Issue Date: 03.01.19
Short Revision Date: REVIEWED

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SIGN TYPE D

TEMPORARY DISTRICT MARKERS

PURPOSE

MARKETING: To identify proposed and future developments, advertise general Baseline property promote Baseline community imagery and branding and secondarily to advertise real estate (leasing, build to suit, pre-leasing, etc.).

PROJECT ID: To identify proposed campuses, buildings, facilities and uses prior to and during construction and space availability (for sale, for lease, etc.) Project ID signs may include the project name, building illustrations, development team, which may include names and logos for the owner, architect, contractor, lender, etc.

LOCATION

MARKETING: Signs will be used at locations along perimeter and internal arterials, connector and local roadways within the Baseline PUD.

PROJECT ID: Signs shall be located on the property that the sign is identifying or on adjacent property if construction activity presents physical challenge to locate the sign on the site.

SIGN SETBACKS

a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below)

c. 10'-0” from side and rear property lines abutting property not within the Baseline PUD

d. 10'-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands

GRAPHICS & MESSAGING

May include illustrations of future development and/or community imagery and branding. See Purpose statement above for message intent.

SIGN AREA

Sum of sign faces not to exceed 60 square feet.

NUMBER

MARKETING: Signs that advertise general Baseline property will not have limits on the number of signs internal to the PUD (not fronting on Perimeter Streets), but are limited to a total of two along each of the perimeter streets, eight (4 each side) along Sheridan Parkway, and eight (4 each side) along Huron Street. Signs advertising individual properties will be allowed two (2) signs per street frontage, or a maximum of three (3) signs per property.

PROJECT ID: Two (2) signs per street frontage, or a maximum of three (3) signs for each individual project.

HEIGHT & WIDTH

Approximately 11'-0” to top of sign and approximately 4'-0” wide.

LANDSCAPING

Landscaping encouraged within the sign frame, as designed and where appropriate.

DURATION

MARKETING: It is intended that these signs will be installed prior to project, development, site plan, plat and similar approvals within the Baseline PUD. These signs may remain in place until the property on which the sign is located is developed. Signs advertising individual properties must be either replaced with a Project ID sign within 30 days of approval of the building permit associated with the property or removed or relocated at the time of receiving the related Certificate of Occupancy.

PROJECT ID: May be installed prior to construction activity, before issuance of building permit, and prior to site grading activities. Project ID signs shall be removed at the time of receiving the related Certificate of Occupancy.
TOTAL SIGN AREA: 28 SF

TEMP MKTG SIGNAGE
McWHINNEY // BASELINE

GENERAL NOTES
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Wood panel painted to match as noted.
2. Exterior grade vinyl, cut to shape, color to match as noted; sealed with satin clear coat.
3. Wood frame to match material as noted
4. Routed accent icon mounted to center of cube; painted to match as noted
5. Cabinet to be hollow to allow for landscaping to be planted inside base.

Landscape renderings to demonstrate intent only. Final landscape plans to be submitted to Baseline DRC.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

1. Sign Type D: District Marker Sign
   Scale: 1/2" = 1' - 0"

2. Sign Type D: District Marker Sign – Alt.
   Scale: 1/2" = 1' - 0"

3. Sign Type D: Isometric View
   Scale: NTS

4. Cabinet to be hollow to allow for landscaping to be planted inside base.

5. Wood panel painted to match as noted.

Exterior grade vinyl, cut to shape, color to match as noted; sealed with satin clear coat.

Wood frame to match material as noted

Routed accent icon mounted to center of cube; painted to match as noted

Cabinet to be hollow to allow for landscaping to be planted inside base.

Landscape renderings to demonstrate intent only. Final landscape plans to be submitted to Baseline DRC.

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BASELINE
PLANNED SIGN PROGRAM - PERMANENT SIGNAGE
Prepared by ArtHouse Design
# SECTION 16 APPENDIX D
Permanent Community Identification & Directional Signs

## Introduction

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**INTRODUCTION - PLANNED SIGN PROGRAM**

**16D.1 | PURPOSE**

The purpose of this Planned Sign Program (PSP) is to begin to establish a strong community image and to reduce visual clutter, while allowing for signs that identify and brand the community and for those signs that inform residents, workers and visitors of the various amenities, services, and uses within Baseline. Unity of appearance in the permanent signs is achieved by the repetition of design elements including consistent geometric shapes, lettering style, use of logo, and a limited palette of sign colors. Signs are envisioned to function as an integral part of the Baseline environment.

**16D.2 | APPLICABILITY**

This Planned Sign Program applies to signs within the Baseline PUD. These guidelines supersede sections of Chapter 17-44 of the Broomfield Municipal Code, except as noted, and shall be enforced both by the Baseline Design Review Committee (DRC) and Broomfield. The provisions of the Broomfield Municipal Code Chapter 17-44 shall apply to signage contained within this sign program except to the extent that any such provision is inconsistent or in conflict with the requirements of this Planned Sign Program. In areas where this document is silent, the Broomfield Municipal Code will apply.

**16D.3 | TOTAL ALLOWABLE SIGN AREA**

Total allowable sign area for each sign type shall be calculated per this planned sign program.

**16D.4 | SIGN AREA MEASUREMENT**

Sign area shall be measured per Broomfield Municipal Code Chapter 17-44-070.

**16D.5 | PERIMETER STREETS**

For the purpose of this sign program, perimeter streets shall be considered I-25, SH 7, and Northwest Parkway.

**16D.6 | PREMISE**

For the purpose of this sign program the “Premise” shall be defined as all parcels of the Baseline PUD.

**16D.7 | GENERAL REQUIREMENTS**

1. Signs shall not be located in utility easements or within site visibility triangles at intersections and driveways.
2. For the purposes of administration of this section, Agricultural zone districts shall not be considered a residential zoning district and portions of the Baseline PUD that may be or have been developed for residential use are not considered a “residential zoning district” as they are a part of the mixed-use Baseline PUD Plan.
3. No sign from this section shall be located closer than 25 feet from the Community Ditch, which serves as the dividing line between the single-family residential Anthem PUD area and the mixed-use Baseline PUD area.

**16D.8 | APPROVAL PROCESS**

Applications for sign permits shall be submitted to the Broomfield Building Department.

**APPLICATIONS FOR SIGN PERMITS SHALL INCLUDE:**

1. Complete sign permit application
2. Sign Location Map (must be scalable and show setback dimensions). Must show locations of existing signs of same type with dimensions showing separation.

May be one of the following:
- Plat of property indicating proposed sign location
- An existing conditions site plan showing existing adjacent roads, sidewalks, grading and proposed sign location
- Aerial photograph showing proposed sign location
3. Indication of sign type, per this planned sign program, and sign elevation showing text & graphics, sign area and sign height.
4. Construction details including structural and footing/foundation plans. A master set of construction plans may be submitted once and serve for all subsequent permit applications of that particular design.
5. Letter of approval from the Baseline DRC

*Note: A licensed contractor or sign contractor with the City and County of Broomfield must install all signs.*

The requirement that temporary signs be located on a site with a Broomfield approved project, development, plat or similar shall be satisfied by the approved Baseline PUD. Signs located within all parcels of the Baseline PUD shall be considered within the premise for purposes of this planned sign program.

**16D.9 | PERMITTED SIGN TYPES**

The following exterior signs for the Baseline project are permitted by this section of the PSP are:

- Sign Type A: Primary Boundary Marker
- Sign Type B: Secondary Boundary Marker
- Sign Type C: District Marker
- Sign Type D: Vehicular Wayfinding
- Sign Type E: Pedestrian Wayfinding
- Sign Type F: Interpretive Signage
- Sign Type G: Placemaking Seal
- Sign Type H: Urban Trail Marker
- Sign Type J: Outlying Trail Marker
- Sign Type K: Dog Waste Stations

Refer to pages 7-30 of this document for further definitions of each sign type.
16D.10 | CALCULATING SIGN AREA

The area of a sign is determined by the sum of all areas or portion of each triangle, parallelogram, circle, ellipses or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of decorative sign elements; this includes all words, letters, logos, frames, backing, face plates, non structural trim or other components not used for support.

Sign armature or bracing shall not be included in the sign area measurement unless it is made part of the message or face of the sign. Where a sign has two (2) or more display faces, the area of all faces shall be included in the calculation unless the display faces are back to back and parallel to each other and not more than twenty four inches (24") apart, or form a "V" type angle of less than ninety degrees (90°).

For regular shaped signs the area of the sign will be computed by using standard mathematical formulas for regular geometric shapes, including, without limitation, triangles, parallelograms, circles, ellipses, or combinations thereof.

In the case of an irregularly shaped sign or a sign with letters or symbols directly affixed or painted on the wall of a building, the area of the sign is the entire area within a single continuous rectilinear perimeter of not more than eight straight lines enclosing the extreme limits of any writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part or background of the display if used to differentiate such sign from the backdrop of structure against which it is placed, but if a freestanding sign structure is not a fence which functions as such, the sign area shall be the area of the entire structure.
PAINT & FINISHES

All paints and finishes shall match exactly the color, finish, and texture as noted.

<table>
<thead>
<tr>
<th>P-1</th>
<th>P-2</th>
<th>P-3</th>
<th>P-4</th>
<th>P-5</th>
<th>P-6</th>
<th>P-7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pantone 316C</td>
<td>Pantone 7583C</td>
<td>Pantone 471C</td>
<td>White</td>
<td>Pantone 477C</td>
<td>Pantone 2178C</td>
<td>Pantone 649C</td>
</tr>
</tbody>
</table>

OTHER MATERIALS

All materials shall match exactly the color, finish, and durability of the manufacturers product as noted.

- M-2: Corten Finish
- M-3: Concrete
PROJECT TYPEFACES

The Fabricator shall legally acquire at their own expense all project fonts from the specified distributors. Designer will not provide copies of licensed fonts.

Designer will provide the Fabricator with electronic artwork as required.

SYMBOLS

Font Name: Playfair Display
Weight: Bold

Font Name: Brandon Grotesque
Weight: Bold

Font Name: Darwin Pro
Weight: Semibold

BASELINE

_ B_
SIGN TYPE A
PRIMARY BOUNDARY MARKER

PURPOSE
To identify the entire community along major highways including SH-7 and the Northwest Parkway. These signs are intended to demark community edges.

LOCATION
The approximate locations of Primary Boundary Markers are generally along the northern edges of PUD Parcels A1, A3, B1, B2, C1, C2 and also along the southern edges of PUD Parcels A2, B1. Primary Boundary Marker Signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).

c. 10’-0” from side and rear property lines abutting property not within the Baseline PUD.

d. 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands (exempt from this setback are those signs permitted on Open Lands per Section 1.3.3 of the PUD).

GRAPHICS & MESSAGING
May include the Baseline name and logo and other similar community branding elements. Letters and art forms will be internally illuminated.

SIGN AREA
125 square feet maximum per face, total for double sided is 375 square feet.

NUMBER
Maximum of two (2) along SH-7. Maximum of two (2) along 160th Ave.

HEIGHT & WIDTH
Approximately 10’-6” to top of art forms and approximately 2’-0” tall letters. Actual layout and design will vary by location based on topography.

LANDSCAPING
Primary Boundary Marker Signs shall be located entirely within a landscaped area.
Dimensional letters with corten steel finish, pole-mounted directly into custom landscaping.

6” wide art forms with corten steel finish.
PERMANENT SIGNAGE
McWHINNEY // BASELINE

INSET PHOTOS
ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Edges of letters to be perforated and internally illuminated.
2. Interior edge of art forms to be perforated and internally illuminated.

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03.04.19

Sheet Revision Date

ARTHOUSE DESIGN

2373 CENTRAL PARK BLVD. SUITE 204  |  DENVER, CO 80238
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ELEVATION FOR ILLUSTRATIVE PURPOSES ONLY
SIGN TYPE B
SECONDARY BOUNDARY MARKER

PURPOSE
To identify the primary entries and boundaries along the perimeter of the community.

LOCATION
The approximate locations of Secondary Boundary Markers are generally along the northern edges of PUD Parcels A1, A3, B1, B2, C1, C2 and also along the southern edges of PUD Parcels A2, B1 and also along the southern edges of PUD Parcels A2, B1. Primary Boundary Marker Signs will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield.

SIGN SETBACKS
a. 10’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).

c. 10’-0” from side and rear property lines abutting property not within the Baseline PUD.

d. 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands (except from this setback are those signs permitted on Open Lands per Section 1.3.3 of the PUD)

GRAPHICS & MESSAGING
May include the Baseline name and logo and other similar community branding elements. Baseline Letters and cabinet will be internally illuminated while concrete “B” branding elements may have shielded external illumination.

SIGN AREA
100 square feet maximum per face, total for double sided is 300 square feet.

NUMBER
Maximum of two (2) along SH-7. Maximum of two (2) along 160th Ave.

HEIGHT & WIDTH
Approximately 6’-0” to top of concrete “B” branding element and approximately 37’-0” wide. Actual layout and design will vary by location based on topography.

LANDSCAPING
Secondary Boundary Marker Signs shall be located entirely within a landscaped area.
Fabricated cabinet with corten steel finish.

Cabinet to be hollow to allow for landscaping to be planted inside pattern area.

Concrete dimensional letters mounted flush to cabinet.
Edges of letters to be perforated and internally illuminated.
Concrete letters to be directly externally illuminated by a fully shielded source.
SIGN TYPE C
DISTRICT MARKER

PURPOSE
To identify individual areas and/or campuses within the Baseline community. Examples may include the Research Park and the Urban Core.

LOCATION
Locations of the District Markers are generally intended to occur at collector roads, local and/or private driveway intersections along State Hwy 7, Sheridan, Huron and 160th. District Markers will be located within landscape setback zones however no sign will be placed in a landscape area maintained by Broomfield unless specifically approved by Broomfield.

SIGN SETBACKS
a. 3' from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).
c. 10'-0” from side and rear property lines abutting property not within the Baseline PUD.
d. 10'-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands (exempt from this setback are those signs permitted on Open Lands per Section 1.3.3 of the PUD).

GRAPHICS & MESSAGING
May include the Baseline name and logo, district area name and logo and other similar community branding elements. Metal frame, letters and graphics may be internally illuminated.

SIGN AREA
65 square feet maximum per face, total for four sides is 260 square feet.

NUMBER
Along SH-7 signs are limited to total quantity of two (2). Internal to the PUD (not fronting Perimeter Streets) there will be a maximum of four (4) at any one intersection (one per corner).

HEIGHT & WIDTH
Approximately 13-0” to top of sign and approximately 4’-1/2” wide.

LANDSCAPING
Primary Boundary Marker Signs shall be located entirely within a landscaped area.
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE, FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

Concrete pillar.
2. Metal frame with corten steel finish.
3. Metal cuff with corten steel finish with logo and message routed out.
4. Metal frame to be internally illuminated with LEDs mounted to the base and cap to match illumination intent.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Concrete pillar.
2. Metal frame with corten steel finish.
3. Logo and message to be etched and paint filled onto concrete pillar.
4. Metal frame to be internally illuminated with LEDs mounted to the base and cap to match illumination intent.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Concrete pillar.
2. Logo, message and pattern to be etched and paint filled onto concrete pillar.
3. Metal art form with corten steel finish to wrap over concrete column.
4. Interior edge of art form to be perforated and internally illuminated.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

Sign Type C.3: Plan View
- Scale: 1/2" = 1'-0"

Sign Type C.3: District Marker
- Scale: 1/2" = 1'-0"

Concrete pillar.
Logo, message and pattern to be etched and paint filled onto concrete pillar.
Metal art form with corten steel finish to wrap over concrete column.
Interior edge of art form to be perforated and internally illuminated.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
**SIGN TYPE D**

**VEHICULAR WAYFINDING**

**PURPOSE**

Vehicular Wayfinding Signs are intended to inform visitors of the various destinations, amenities, services and uses within Baseline.

**LOCATION**

Vehicular Wayfinding Signs are generally intended to be located along perimeter and internal roadways in advance of intersections to allow for drivers to make decisions about their route.

**SIGN SETBACKS**

a. 3' from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).

c. 10’-0” from side and rear property lines abutting property not within the Baseline PUD.

d. 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

**GRAPHICS & MESSAGING**

May include names of major projects, campuses, districts, civic uses, amenities, directional arrows, major anchor tenants, the Baseline name and logo and other similar community branding elements. Letters and graphics will be internally illuminated while the top and bottom of the metal cuff will be edge lit.

**SIGN AREA**

35 square feet maximum per face, total for 4 sides is 140 square feet.

**NUMBER**

Maximum of six (6) per road for roads on the community perimeter and six (6) per side, total of twelve (12) for internal community roads.

**HEIGHT & WIDTH**

Approximately 9’-0” to top of sign and approximately 4’-0” wide.

**LANDSCAPING**

Not required for these sign types.
PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Concrete pillar.
2. Pattern to be etched and paint filled onto concrete.
3. Metal cuff with corten steel finish to wrap around column.
4. Message to be screen-printed onto metal cuff to match color as noted.
5. Type to be internally illuminated push-through.
6. Top and bottom of cuff to be edge lit.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
SIGN TYPE E
PEDESTRIAN WAYFINDING

PURPOSE
Pedestrian Wayfinding Signs are intended to inform visitors of the various designations, amenities, services and uses within Baseline.

LOCATION
Pedestrian Wayfinding Signs are generally intended to be located along perimeter and internal communities in advance of intersections to allow for pedestrians to make decisions about their route.

SIGN SETBACKS
a. 3’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).

c. 10'-0" from side and rear property lines abutting property not within the Baseline PUD.

d. 10'-0" from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
May include names of major projects, campuses, districts, civic uses, amenities, directional arrows, major anchor tenants, the Baseline name and logo and other similar community branding elements.

SIGN AREA
10 square feet maximum per face, total for four sides is 40 square feet.

NUMBER
Maximum of six (6) per road for roads on the community perimeter and six (6) per side, total of twelve (12) for internal community roads.

HEIGHT & WIDTH
Approximately 9'-0" to top of sign and approximately 5'-0" wide.

LANDSCAPING
Not required for these sign types.
Round concrete base.
Pattern to be etched and paint filled onto concrete.
Metal post with corten steel finish.
Metal blade painted to match as noted and mounted onto post.
Message to be screenprinted to match color as noted.
Icon to be routed metal with corten steel finish.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.
SIGN TYPE F
INTERPRETIVE/RULES SIGNAGE

PURPOSE
To identify points of interest, provide information or rules related to the site or activity performed at a specific location and highlight location features.

LOCATION
Interpretive/Rules signs shall be generally located along trails and pedestrian common areas along perimeter and internal communities to inform pedestrians about their surroundings.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).
c. 0’-0” from side and rear property lines abutting property not within the Baseline PUD.
d. 0’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
May include text, illustrations and iconography. May also include the Baseline name and logo, municipality logo, district area name and logo and other similar community branding elements.

Information/Rules required by City and County of Broomfield for public trails may be posted on these signs as reviewed and approved by CCOB at the time of a Site Development Plan Review.

NOTE: CCOB Trailhead Information Kiosks and trail use regulatory signage shall be added in locations and quantities as determined during Site Development Plan reviews. This signage shall be paid for and located on the property as required by the MGDA, North Park PUD or the CCOB Municipal Code as determined at the time of the Site Development Plans review.

SIGN AREA
15 square feet maximum per face, total for double sided is 30 square feet.

NUMBER
Maximum of ten (10) every 40 yards along trails and pedestrian common areas.

HEIGHT & WIDTH
Approximately 7’-0” to top of sign and approximately 2’-0” wide.

LANDSCAPING
Not required for these sign types.
NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Concrete footing.
2. Metal panel with corten steel finish.
3. Text to be screen-printed to match color as noted.
4. Decorative elements to be etched into corten panel.
5. Icon is routed out of metal panel.
6. Municipality logo to be screen printed to match color as noted and stay within dashed boundary line.

Package Issue Date: 03.04.19
Short Revision Date:

ARTHOUSE DESIGN
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SIGN TYPE G
PLACEMAKING SEAL

PURPOSE
To identify the project and insert subtle branding elements throughout the project.

LOCATION
Generally within pedestrian common areas, mounted on light posts, fences and other architectural features.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).
c. 10'-0” from side and rear property lines abutting property not within the Baseline PUD.
d. 10’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
May include the Baseline name and logo, district area name and logo and other similar community branding elements.

SIGN AREA
8 square feet maximum per face, total for one sided is 8 square feet.

NUMBER
Maximum of ten (10) every 40 yards along trails and pedestrian common areas.

HEIGHT & WIDTH
Approximately 3’-0” to top of sign and approximately 3’-0” wide.

LANDSCAPING
Not required for these sign types.
PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Metal panel with corten steel finish.
2. Metal frame with corten steel finish.
3. Logo and message to be screen-printed to match color as noted.

Metal panel with corten steel finish.
Metal frame with corten steel finish.
Logo and message to be screen-printed to match color as noted.

2'-9 1/2"
3'-1"
2
1
3
1 1/2"
P4
M2
M2
1 1/2"
SIGN TYPE H
URBAN TRAIL MARKER

PURPOSE
To identify a trail or pedestrian pathway within the project.

LOCATION
To be located at the entrance or along trails and pedestrian pathways in urban areas.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).
c. 0’-0” from side and rear property lines abutting property not within the Baseline PUD.
d. 0’-0” from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
May include the Baseline name and logo, trail name and logo and other similar community branding elements.

SIGN AREA
11 square feet maximum per face, total for four sides is 44 square feet.

MAXIMUM NUMBER
Maximum of six (6) every 40 yards along trails and pedestrian pathways.

HEIGHT & WIDTH
Approximately 8’-0” to top of sign and approximately 1’-5” wide.

LANDSCAPING
Not required for these sign types.
PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE, FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Concrete pillar.
2. Logo and message to be etched and paint filled onto concrete pillar.
3. Metal frame with corten steel finish, to be internally illuminated to create lantern effect.

NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

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SIGN TYPE J
OUTLYING TRAIL MARKER

PURPOSE
To identify a trail or pedestrian pathway within the project.

LOCATION
To be located at the entrance or along trails and pedestrian pathways in outlying, less urban areas.

SIGN SETBACKS
a. 0’ from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.

b. 0’ from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).

c. 0’-0’ from side and rear property lines abutting property not within the Baseline PUD.

d. 0’-0’ from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
May include the Baseline name and logo, trail name and logo and other similar community branding elements.

SIGN AREA
13 square feet maximum per face, total for four sides is 42 square feet.

NUMBER
Maximum of six (6) every 40 yards along trails and pedestrian pathways.

HEIGHT & WIDTH
Approximately 9'-0” to top of sign and approximately 1'-5” wide.

LANDSCAPING
Not required for these sign types.
NOTE: ALL LAYOUTS AND CONTENT ARE PLACEHOLDER. FINAL LAYOUTS SUBJECT TO DRC APPROVAL.

PERMANENT SIGNAGE
McWHINNEY // BASELINE

ALL SITE MEASUREMENTS ARE APPROXIMATE. FABRICATOR TO FIELD VERIFY TO DETERMINE EXACT DIMENSIONS & CONDITIONS.

1. Metal panel with corten steel finish.
2. Panel is bent to create a small angle.
3. Text to be routed out of metal panel.

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SIGN TYPE K
DOG WASTE STATIONS

PURPOSE
To identify dog waste stations.

LOCATION
To be located along trails and pedestrian pathways throughout the development.

SIGN SETBACKS
a. 0' from CDOT and other public rights-of-way. No sign is permitted within the public right of way. If any sign is installed at a location that is later proposed for right of way dedication, such sign will be relocated prior to dedication of the property.
b. 0' from side and rear property lines abutting other Baseline PUD property (except as described in (d) below).
c. 0'-0" from side and rear property lines abutting property not within the Baseline PUD.
d. 0'-0" from side or rear property lines abutting property dedicated to and owned by Broomfield for Open Lands.

GRAPHICS & MESSAGING
Must include one of the three approved sign faces.

SIGN AREA
1.5 square feet maximum per face.

NUMBER
Maximum of six (6) every 40 yards along trails and pedestrian pathways.

HEIGHT & WIDTH
Approximately 96" to top of station.

LANDSCAPING
Not required for these sign types.

OTHER REQUIREMENTS
Dog Waste Stations must be either the Brown or Tan model from http://www.barcoproducts.com/pet-03-standard-pet-waste-stations
Dog Waste Stations available at:

Note: Brown or Tan options only