



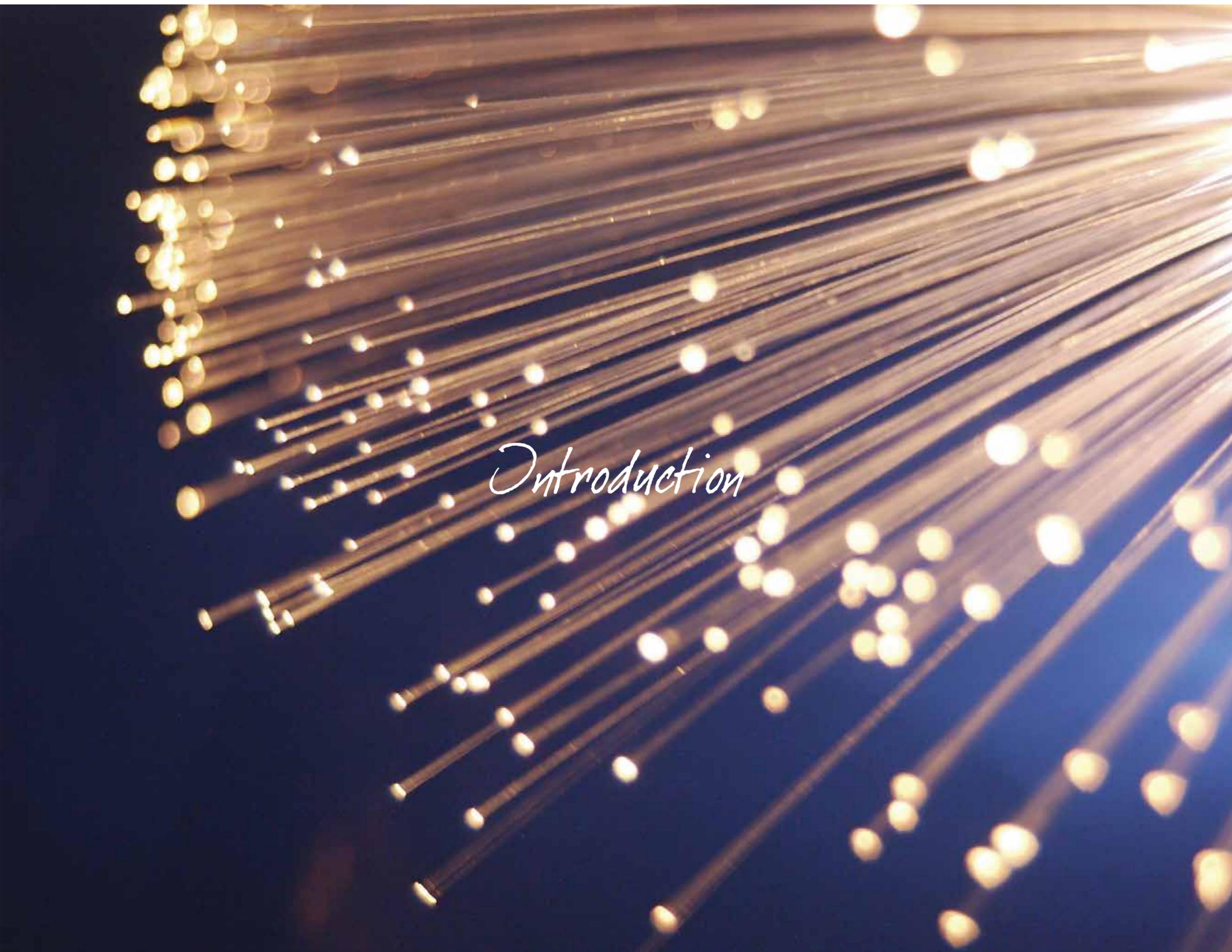

CANDELAS
L I V E F O R W A R D

Residential Design Guidelines

November 6, 2019



- 1.0 Introduction**
- 1.1 Guiding Principles
- 1.2 Community Background
- 1.3 Supplemental Information
- 2.0 Development Guidelines**
- 3.0 Architecture Guidelines**
- 4.0 Residential Lot Guidelines**
- 5.0 Neighborhood Supplements**



Introduction

Land Use Map



Notes:
 This graphic is conceptual and subject to change.
 Not to scale.
 * Traditional Neighborhood Design

PDP Filing No. 1 Land Use Map



Proposed PDP / PP Filing No. 1 - Residential Summary

	Acres	# of Units	Gross Density	Net Density
Residential Land				
TND	119.66	271	2.26	3.93
Custom / Semi-Custom	118.63	193	1.63	2.94
Family Oriented	---	---	---	---
Age-Targeted	3.86	11	0.78	4.35
Parks	34.32	---	---	---
Total		475		

Notes:
This graphic is conceptual and subject to change.
Not to scale.

- 1.0 Introduction
- 1.1 Guiding Principles
- 1.2 Community Background
- 1.3 Supplemental Information
- 2.0 Residential Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

1.1 Guiding Principles

Our design is influenced greatly by the land and by the values that our future residents, entrepreneurs, workers and purveyors hold. These values are expressed through our Guiding Principles of Community, Innovation and Stewardship, established to direct our design and to guide the development of this exceptional community.

Throughout the guidelines package, look for this symbol for items that support our guiding principles.



Community

Candelas strives to be a place that brings neighbors together to create a true ‘community’ of people that care for the land, the environment and each other. The essence of Colorado will be captured by capitalizing on spectacular mountain views and by providing extensive trail systems and outdoor recreation activities. A focus on neighborhood and housing diversity will enhance the community’s commercial, employment and civic goals. Candelas will promote pedestrian circulation by providing numerous open space and detached trails that connect neighborhoods to amenities such as parks and commercial areas. In particular, the Town Center will serve as a focal point for neighborhood retail, restaurants, entertainment and civic opportunities.



Innovation

Candelas will be designed with an emphasis on progressive technology and renewable energy solutions. This emphasis, coupled with our focus on implementing renewable energy technologies across residential, commercial and office uses will set Candelas apart as a model community.



Stewardship

Green building standards, new methods for renewable energy and sustainable design guidelines will be established to increase efficiency and reduce energy consumption throughout the community. This environmentally conscious community will promote best practices in recycling, water conservation, light pollution mitigation, soil preservation, wildlife protection and sustainable development. Located in the heart of Colorado’s ‘Research Corridor’, Candelas will capitalize on the significant educational, research and technology institutions that surround the community, including: CU-Boulder, National Institute of Standards and Technology, National Oceanic and Atmospheric Administration, Interlocken Technology Park, National Renewable Energy Laboratory and Colorado School of Mines.



1.2 Community Background

The Candelas community is a 1,451 acre mixed-use, master planned community that embraces a new and unique way of life. The community’s design will mirror the region’s values by emphasizing preservation and enhancement of open space, progressive technology and environmental stewardship. Inspired by an extraordinary setting, Candelas will capture the exceptional views of Downtown Denver, the mountains and the brilliant night sky. Candelas strives to be a model community of balanced land uses that provide employment, shopping, services, entertainment, civic, recreational and cultural opportunities that are physically and technologically connected to the residences.

At Candelas, our approved Outline Development Plan (ODP) focuses on emerging high technology industries to generate new primary jobs, produce substantial sales tax revenue streams and maximize the Urban Renewal District infrastructure financing opportunity for the benefit of the community, the region and the City. We share in the City of Arvada’s objective of job creation and are proposing an office park that employs higher-density office

buildings with the objective of increasing Floor Area Ratio (FAR) from .13 per the city commissioned economic study, to an average FAR of .30¹. At this FAR, we project our approved ODP to yield 5,694,751² square feet of office space and 31,451 new jobs. We believe that industrial and manufacturing industry uses should be located on the 379 acres on the south side of Highway 72 and in the Mountain Plains Industrial Park. At a .20 FAR, an additional 3.3 million square feet of space could be developed for industrial applications. At full build-out, we project that our project could create 31,451³ primary jobs while adding just 9,498 new citizens⁴. With this concentration of job growth creation, we estimate that the overall Arvada primary job to population ratio would be .59⁵ at full build out and would create approximately 8.54 primary jobs for every proposed housing unit. Second, we are proposing a larger regional shopping destination that will provide attractive new retail, commercial and dining experiences creating a projected annual sales tax revenue stream of \$12,010,906⁶. Finally, our proposed land plan enhances the District financing capacity considerably by adding both single-family detached housing units and higher density multi-family units. Our proposed plan of 3,683 dwelling units includes 2,227 Single-Family Attached (SFA) units and 1,456 Single-Family Detached (SFD) units, creating a 60% / 40% ratio – meeting the City’s Comprehensive plan housing target.

Approved Outline Development Plan - Projected Residential Summary

	Acreage	# of Units	% Total Units
Total SFD Product	469.08	1453	39.48%
Total SFA Product	145.29	2227	60.52%
Total	614.37	3680	100.00%

Approved Outline Development Plan - Maximum Residential Summary

	Acreage	# of Units	% Total Units
Total SFD Product	469.08	1453	31.33%
Total SFA Product	145.29	3185	68.67%
Total	614.37	4638	100.00%

Approved Outline Development Plan - Commercial Summary

	Acreage	Projected SF
PUD-I	31.64	344,559
PUD-BP	416.59	4,856,572
PUD-BPR	294.16	2,053,670
Total	742.39	7,254,801

1.3 Supplemental Information

Additional sources for information include:

- Outline Development Plan (ODP): includes existing condition maps, land use and open space maps and land use table
- Outline Development Plan (ODP) Narrative: includes a general overview of the Candelas design intent and land uses
- Comprehensive Plan Amendment: updates the existing Comprehensive Plan with a more modern approach towards land development, submitted concurrently with the ODP submittal
- Height Exception: presents graphics and narrative describing the height exceptions necessary for Candelas, submitted concurrently with the ODP submittal
- Candelas website: www.candelas39.com; provides an overview of the Candelas community
- Sustainability Plan: a submitted document that presents the sustainable design initiatives at Candelas. This document was submitted prior to the City Council Hearing for PDP No. 1.
- Arvada’s Land Use Code and Comprehensive Plan includes Arvada’s community development criteria, vision and goals
- Design Guidelines - TND Supplement: delineates additional special design guidelines that are unique to the TND neighborhood

- 1.0 Introduction
- 1.1 Guiding Principles
- 1.2 Community Background
- 1.3 Supplemental Information
- 2.0 Residential Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

¹ Please refer to Exhibit A of the Appendix of the approved ODP Narrative.
² Please refer to Exhibit A of the Appendix of the approved ODP Narrative.
³ See Exhibit B of the Appendix of the approved ODP Narrative.
⁴ See Exhibit C of the Appendix of the approved ODP Narrative.
⁵ See Exhibit C of the Appendix of the approved ODP Narrative.
⁶ See Exhibit A of the Appendix of the approved ODP Narrative.



Development Guidelines

- 1.0 Introduction**
- 2.0 Development Guidelines**
- 2.1 Purpose and Overview**
 - 2.1.1 Candelas Design Review Committee
- 2.2 Neighborhood Character**
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
- 2.3 Sustainable Design Initiatives**
- 2.4 Site Design**
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
- 2.5 Urban Design Elements**
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
- 2.6 Circulation / Streetscape Design**
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
- 2.7 Landscape Guidelines**
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
- 2.8 Community Amenities**
 - 2.8.1 Community Center
 - 2.8.2 Parks
- 2.9 Other**
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines**
- 4.0 Residential Lot Guidelines**
- 5.0 Neighborhood Supplements**

Residential Development Boundary



* This graphic is conceptual and subject to change.
 * Not to scale

2.1 Purpose and Overview

The design guidelines herein are a supplement to the Preliminary Development Plan (PDP) submittal to the City of Arvada for the Candelas Residential Development Boundary. They have been created to assist in the design of a refined and sophisticated community that can be respected by developers, builders, the City of Arvada and the residents themselves. Additional resources are already in place, including the Outline Development Plan (ODP), ODP Narrative and the project website, www.candelas39.com.

These design guidelines set the design objectives and goals for the Candelas residential property and exclude the development of the commercial portion of the site. They promote consistency and quality in materials and form throughout all aspects of the residential development. The Residential Design Guidelines will be used by the Master Developer as a framework to guide the design and development of Candelas Residential Development Boundary. Additionally, these guidelines will be used by the Candelas Design Review Committee (CDRC) to review specific development requests within the Residential Development Boundary. Builders, design consultants and homeowners will use this document as a framework for future design work.

At a later date, the Commercial Design Guidelines shall be created to ensure those uses meet the Guiding Principles of Candelas. Please refer to the ODP narrative for development criteria, framework, circulation and design standards for the commercial land use designations of Town Center, Office and Commercial and Industrial.

2.1.1 Candelas Design Review Committee (CDRC)

2.1.1.1 Jurisdiction of CDRC

The Candelas Design Review Committee shall be created at the time that Candelas Covenants, Conditions and Restrictions (CC&Rs) are recorded at Jefferson County.

The Committee shall have jurisdiction over design review for proposed development on all private parcels at Candelas.

As specified in the CC&Rs, it shall be the responsibility of the CDRC to ensure that all proposed improvements at Candelas are in compliance with the design principles of the community as re-

flected in the Candelas Residential Design Guidelines. They shall use their reasonable discretion and make final determinations in good faith as per the direction provided in these guidelines.

The decisions of the CDRC are final and the applicant shall not have any right of appeal. CDRC approval is required prior to submittal for FDP and building permit from the City of Arvada and prior to commencement of any construction or exterior physical modifications in Candelas. The applicant or builder shall submit such plans and specifications necessary to demonstrate conformance with the intent of the Residential Design Guidelines. The scope of the CDRC shall generally cover those elements related to Site Design, Urban Design, Landscape Design, Architecture and Community Amenities and any other provisions set forth in the Residential Design Guidelines.

The CDRC, from time to time, may require other information as needed to fully describe the proposed improvements.

All applicants are responsible for addressing and meeting any and all applicable local, state, and national codes and regulations. The CDRC shall not be responsible for reviewing or approving any plans and specifications in regard to accessibility, visitability, engineering design, structural engineering, safety, or for compliance with any applicable zoning, building, or other local, state and federal laws, ordinances and policies.

2.1.1.2 Members of CDRC

The Board of Directors of the Metro District appoints two reviewing committees: the Candelas Design Review Committee and the Sustainability Committee.

Candelas Design Review Committee Membership will include:

- One representative of the City of Arvada who is a design or planning professional employed by the Planning Division.
- Initially three representatives of the master development team. These representatives may include outside consultants including design professionals. Over a period of time, these positions are anticipated to be replaced by members of the community.
- One licensed architect who is a design professional appointed by the developers of Candelas.
- One licensed landscape architect who is a design professional appointed by the developers of Candelas.

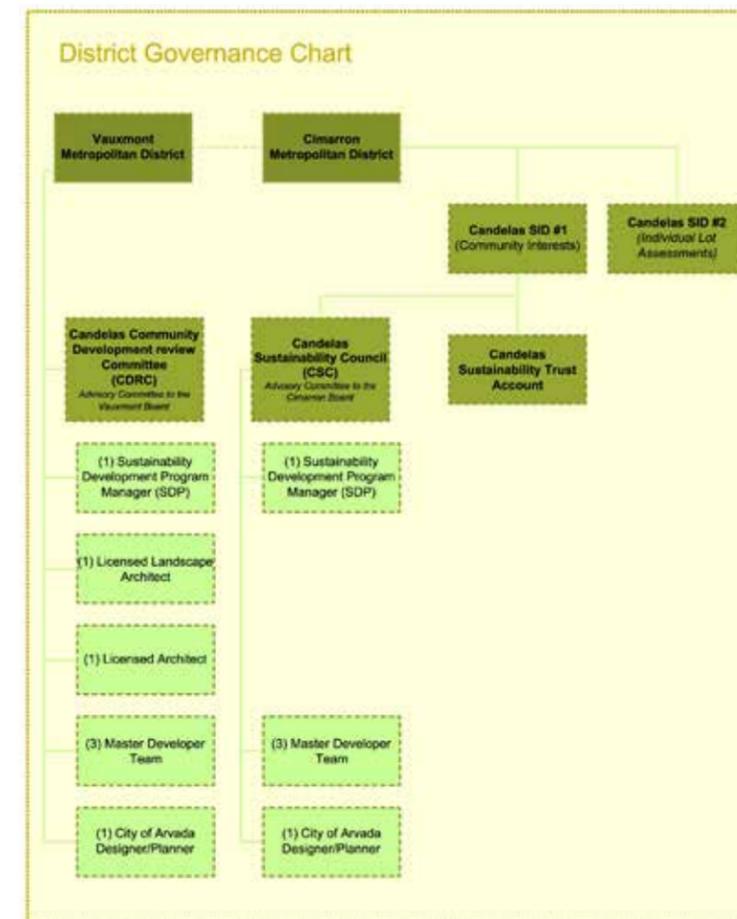
- One sustainability consultant who is a working sustainability consulting professional knowledgeable in the areas of green building and sustainable design.

Sustainability Committee will include:

- Two representative of the master development team. These representatives may include outside consultants including design professionals.
- One representative from the City of Arvada staff.
- One sustainability consultant who is a working sustainability consulting professional knowledgeable in the areas of green building and sustainable design.

2.1.1.3 Exceptions

Exceptions to provisions of the Candelas Residential Design Guidelines are considered unique and are not to set a precedent for figure waivers or exceptions. An exception is the allowance of a practice consistent with the general intent but not a specific provision of the design book. Exceptions must comply with the City's process and, in addition, receive approval from the CDRC.



1.0 Introduction

2.0 Development Guidelines

2.1 Purpose and Overview

2.1.1 Candelas Design Review Committee

2.2 Neighborhood Character

- 2.2.1 Traditional Neighborhood Design
- 2.2.2 Custom/Semi-Custom Neighborhood
- 2.2.3 Family-Oriented Neighborhood
- 2.2.4 Age-Targeted / Age-Restricted Neighborhood
- 2.2.5 Affordable Housing
- 2.2.6 Height Exception

2.3 Sustainable Design Initiatives

2.4 Site Design

- 2.4.1 Site Grading
- 2.4.2 Drainage Systems

2.5 Urban Design Elements

- 2.5.1 Monumentation and Structures
- 2.5.2 Retaining Walls
- 2.5.3 Fences
- 2.5.4 Site Furnishings
- 2.5.5 Signage
- 2.5.6 Lighting
- 2.5.7 Parking
- 2.5.8 Utility Screening
- 2.5.9 Pergolas

2.6 Circulation / Streetscape Design

- 2.6.1 Street Sections
- 2.6.2 Trails and Sidewalks
- 2.6.3 Public Transportation

2.7 Landscape Guidelines

- 2.7.1 Landscape Character of Public Spaces
- 2.7.2 Perimeter Buffer Areas
- 2.7.3 Street Planting Bed
- 2.7.4 Plant Materials
- 2.7.5 Restoration Design Criteria

2.8 Community Amenities

- 2.8.1 Community Center
- 2.8.2 Parks

2.9 Other

- 2.9.1 Radon Mitigation Systems
- 2.9.2 Sump Pump Drainage

3.0 Architecture Guidelines

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

2.1.1.4 Amendments and Clarifications

Where there is a conflict between stated details in the Residential Design Guidelines or clarifications are required, amendments may be approved by the CDRC. Amendments and clarifications must also be approved by the member of the committee who is a representative of the City of Arvada. The CDRC shall have the ability to update or amend the Candelas Residential Design Guidelines without amendment to the CC&Rs.

2.1.1.5 Design Review Process and Compliance with the Residential Design Guidelines

Note: The Candelas Residential Design Guidelines will be adopted by the City of Arvada as part of the Candelas FDP. To apply for a building permit, developers must first follow the Candelas Design Review Process, and in addition receive City approval for their individual FDP. The City will review individual FDPs for compliance with the Residential Design Guidelines and other applicable City regulations.

Design Review Process

Step 1: Applicant (developer, builder or homeowner) shall submit their requests for approval to the management company for the District. Such application will include schematic design package for review by the CDRC. The review will confirm compliance of the design with the Residential Design Guidelines and verify that recommendations made by the CDRC have been incorporated.

Step 2: The CDRC will review and evaluate all applications on a monthly basis. Responses to such applications will be sent to the applicant within 15 days of the monthly review meetings. In the event that the DRC approves an application, a DRC Approval Notice will be used to notify the applicant.

Step 3: City Building Permit Review – After step 2, in cases where the application requires a City building permit, an applicant may then submit the final plans and specifications to the City of Arvada as part of the Building Permit submittal process along with a copy of the CDRC Approval Notice. The City of Arvada will process permit applications in accordance with their standard policies and procedures.

Step 4: Construction Phase Compliance: Upon completion of the construction of any items pertaining to the Application, the DRC shall have the authority to review and inspect such improvements for compliance to the Application and any related requirements that are associated with the Approval Notices pertaining to such Application. Any failures to adequately comply with the terms of approval of the application will result in a violation of the Covenants and Residential Design Guidelines. Violations that remain unresolved will result in the implementation of the enforcement mechanism that are allowed pursuant to the CC&R's.



- 1.0 Introduction
- 2.0 Development Guidelines
- 2.1 Purpose and Overview
- 2.1.1 Candelas Design Review Committee
- 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
- 2.3 Sustainable Design Initiatives
- 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
- 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
- 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
- 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
- 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
- 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

2.2 Neighborhood Character

Candelas has been designed to create distinct neighborhoods that work with the land and with each other. The Candelas residential land plan relates to the physical and geographical qualities of the land while creating harmonious balances between the different neighborhoods that provide visual and demographic diversity throughout the community. The neighborhoods within Candelas are as follows:

- Traditional Neighborhood Design (TND)
- Custom/Semi-Custom Neighborhood
- Family-Oriented Neighborhood
- Age-Targeted Neighborhood

At Candelas, we strive to create a healthy community where walking to your neighbors is a foremost consideration. The various neighborhoods are linked by a web of on and off street trails that will allow for reduced traffic volumes while providing a social community amenity. To further support a walkable community, parks have been located within ½ mile of all residential lots.

Within the PUD-R District, we intend to provide the opportunity for a large variety of residential housing types and densities across a total of 734.21 acres, which includes 194.69 acres of parks & open space, 535.48 acres of residential land uses, and 24.97 acres for a high school.

Neighborhood Design

The Candelas master plan contemplates that approximately 514.55 net acres (35% of the land area) plus 194.69 acres of Parks and Open Space is to be devoted to residential development. All residential units have been strategically located within ½ mile of one or more non-residential uses within the community. The residential neighborhood plan was designed to meet the following objectives:

- Provide a neighborhood mix that will appeal to a variety of lifestyles including suburban, traditional neighborhood, higher-density urban village and low-maintenance age-targeted;
- Create a variety of housing product types and housing styles including single-family detached, single-family attached and multi-family housing targeted to a broad spectrum of the home buyer market;
- Tailor product types and pricing in conformance with the pro-

jected market demand for this market area;

- Position product types physically and geographically in areas where the geography, the topography and the planned access relationships are best suited for the uses that are proposed;
- Align and position neighborhoods so they are complimentary to neighboring land uses;
- Program housing product and types that will maximize urban renewal bonding capacity to fund infrastructure necessary to enhance non-residential growth opportunities for the City of Arvada;
- Enhance the City's vision of generating primary jobs and commercial activity by limiting the planned residential acreage to well below 70% to 80% of available land, as prescribed by the City's economic land use report prepared by Professor Tom Thibodeau for the Outline Development Plan;
- Create distinct neighborhoods with seamless boundaries;
- Link the neighborhoods within the master-planned community to each other, to other non-residential use areas and to key open space and recreational areas via an extensive recreational trail system;
- Integrate parks and open space facilities every ½ mile, accessible by the regional and community recreational trail system(s);
- Satisfy the City's Comprehensive Plan objective of a 60% attached/40% detached housing unit mix ratio;
- Incorporate sustainable design practices as appropriate and realistic as demonstrated in the Sustainability Plan;
- Incorporate renewable energy concepts as appropriate and realistic as demonstrated in the Sustainability Plan;
- With the City, explore opportunities to develop affordable for sale housing and rental housing;
- Meet the universal design objectives, accessibility and zero step entry requirements as written in the building code requirements;
- Support the night sky access and reduction of light pollution;
- Develop non-residential uses that support the residential uses, including, but not limited to day care facilities, convenience stores, coffee shops, dry cleaners and restaurants.

2.2.1 Traditional Neighborhood Design (TND)

The TND (Traditional Neighborhood Development) community is defined by its walk-ability, integrated land uses, street network, mix of housing types, and moderate residential densities. The TND neighborhood is approximately 110 acres, and is bounded to the

north by the Rocky Flats Wildlife Refuge (RFWR); to the east by the proposed Jefferson Beltway; to the south by Candelas Parkway, an arterial roadway; and to the west by a sloped landscape buffer and adjacent neighborhood. Although it is an integral part of the overall Candelas development, the goal is to create a neighborhood that contains as many day-to-day community functions as possible, including a small commercial/mixed use area, parks, community centers and access to the regional open space system.

2.2.1.1 Permitted Uses – Residential

- Single-Family Dwelling Units
- Multi-Unit Dwelling Units
- Small Commercial/Residential mixed-use (to be included in a future PDP)

2.2.1.2 Accessory Structures

All accessory uses shall meet the Arvada LDC Requirements (see LDC 5.3) and comply with the Candelas CC+R's. Accessory dwelling units are not allowed within the TND.

Please refer to the TND supplement for additional information concerning specific guidelines unique to the TND neighborhood at Candelas.

2.2.2 Custom / Semi-Custom Neighborhood

The Custom/Semi-Custom homes are located along the northern edge of Candelas and are separated into two neighborhoods by a central open space park. Their proximity to the RFWR and their location on the highest points of the community shall allow for amazing views and abundant access to open space. Typical lot sizes include: 75'x120', 80'x120', 80'x125', 95'x125' and 105'x125' which are the largest lot sizes in this community and are more conducive to the steeper slope areas located in this region. A high-quality neighborhood will be created in one of the more visible portions of the community showcasing the architectural variety, while taking advantage of the surrounding dynamic land forms. A number of open space areas shall provide buffers between these large-lot single-family detached homes and the adjacent higher-density residential neighborhoods. Unobstructed solar opportunities may be available within this neighborhood. If utilized, photovoltaics will be architecturally integrated for the best appearance.

1.0	Introduction
2.0	Development Guidelines
2.1	Purpose and Overview
2.1.1	Candelas Design Review Committee
2.2	Neighborhood Character
2.2.1	Traditional Neighborhood Design
2.2.2	Custom/Semi-Custom Neighborhood
2.2.3	Family-Oriented Neighborhood
2.2.4	Age-Targeted / Age-Restricted Neighborhood
2.2.5	Affordable Housing
2.2.6	Height Exception
2.3	Sustainable Design Initiatives
2.4	Site Design
2.4.1	Site Grading
2.4.2	Drainage Systems
2.5	Urban Design Elements
2.5.1	Monumentation and Structures
2.5.2	Retaining Walls
2.5.3	Fences
2.5.4	Site Furnishings
2.5.5	Signage
2.5.6	Lighting
2.5.7	Parking
2.5.8	Utility Screening
2.5.9	Pergolas
2.6	Circulation / Streetscape Design
2.6.1	Street Sections
2.6.2	Trails and Sidewalks
2.6.3	Public Transportation
2.7	Landscape Guidelines
2.7.1	Landscape Character of Public Spaces
2.7.2	Perimeter Buffer Areas
2.7.3	Street Planting Bed
2.7.4	Plant Materials
2.7.5	Restoration Design Criteria
2.8	Community Amenities
2.8.1	Community Center
2.8.2	Parks
2.9	Other
2.9.1	Radon Mitigation Systems
2.9.2	Sump Pump Drainage
3.0	Architecture Guidelines
4.0	Residential Lot Guidelines
5.0	Neighborhood Supplements

2.2.2.1 Permitted Uses – Residential

- Single-Family Residential

2.2.2.2 Accessory Structures

All accessory uses shall meet the Arvada LDC Requirements (see LDC 5.3) and comply with the Candelas CC+R's. Accessory dwelling units are not allowed within the Custom/Semi-Custom Neighborhood.

Please refer to Section 5.0 Custom/Semi-Custom Neighborhood for additional information concerning specific guidelines unique to this neighborhood at Candelas.

2.2.3 Family-Oriented Neighborhood

The Family-Oriented Neighborhood is located on the western side of the site, near Smart Reservoir and along the north side of Highway 72. This neighborhood includes a community park, a community center and a future high school site. The topography in this portion of Candelas is generally flatter and more conducive to yards that are functional play areas for families. This neighborhood includes connections to open space, parks and trails included at the terminus of many of the streets and cul-de-sacs. Homes will be located in pods within the neighborhood, creating strong sub-neighborhoods. It is recognized that families typically have the greatest number of vehicle trips per day. By locating this neighborhood with direct access off of Highway 72, the amount of traffic from and through other neighborhoods is minimized. Special attention shall be given to the homes that are backing on or siding along Highway 72 to ensure residents' safety and provide a visual buffer. Additionally, special care shall be given to the circulation around the proposed high school site. The Family-Oriented Neighborhood is composed of 2nd and 3rd move-up single-family detached homes and townhomes. Typical lot sizes include: 60'x100', 60'x110', 55'x120', 63'x120', and 75'x120'.

Please refer to Section 5.0 Family-Oriented Neighborhood for additional information concerning specific guidelines unique to this neighborhood at Candelas.

2.2.3.1 Permitted Uses – Residential

- Single-Family Dwelling Units
- Multi-Unit Dwelling Units

2.2.3.2 Accessory Structures

All accessory uses shall meet the Arvada LDC Requirements (see LDC 5.3). Accessory dwelling units are not allowed within the Family-Oriented Neighborhood.

2.2.4 Age-Targeted / Age-Restricted Neighborhood

The Age-Targeted Neighborhood is located in the middle of the site and is in close proximity to the Town Center, the central park, and a community center and will have amazing views of the RFWR. Adjacency to services and activities, abundance of open space and parks combined with maintained yards and common areas should make this neighborhood attractive to those that are 55 years old and up. The Age-Targeted Neighborhood is composed of patio homes, courtyard homes, townhomes, and condominiums.

2.2.4.1 Permitted Uses – Residential

- Single-Family Dwelling Units
- Multi-Unit Dwelling Units

2.2.4.2 Accessory Structures

All accessory uses shall meet the Arvada LDC Requirements (see LDC 5.3). Accessory dwelling units are not allowed within the Age-Targeted Neighborhood.

Please refer to the Age-Targeted/ Age-Restricted Neighborhood supplement (Section 5.0) for additional information concerning specific guidelines unique to this neighborhood. Townhome and condominiums are subject to future PDP.

2.2.5 Affordable Housing

LDC Section 6.10 requires a minimum of 15% and a maximum of 20% small lots for all proposed PUD Zoning District development. Based on the total SFD units (1,456) a minimum of 223 units and a maximum of 298 units must be small lot. (Small lot is defined as a lot that is less than 6,000 s.f. in size and is equal to or larger than: A) 4,000 s.f. or B) the average of all platted single family lots located within a ¼ mile radius of the subject property, whichever is less.) The PDP Filing 1 has 100 lots that are between 4,000 s.f. and 6,000 s.f. Future development tracts within Candelas are proposed to be single-family and will fulfill the Affordable Housing requirement.

2.2.6 Height Exception

Buildings are always about the occupation of a place, architecture is about setting marks, towers and higher buildings direct our way, as symbols of uprightness, every building of height or tower has a monumental character as it rises above the environment. The commercial districts within Candelas are well-suited for large-scale single and multiple tenant employment/office users that desire visibility and access proximity to the major circulation corridors in and around the development.

This vision can only be achieved through the creation of parts that contribute to the unity of the whole. By allowing certain buildings to project higher within these zones creates vitality and interest to the urban design and also recognizes that Candelas will be built out and evolve over time.

Parcels with an approved height exception:

ODP Parcel	Zoning Designation	Acreage	Land Use	Maximum Building Height
1-2	PUD-BP	42.06	Commercial / Office	85'
1-3	PUD-BP	10.47	Commercial / Office	85'
1-4	PUD-BP	14.32	Commercial / Office	85'
1-5	PUD-BP	28.91	Commercial / Office	85'
1-6	PUD-BP	35.88	Commercial / Office	85'
6	PUD-BPR	231.59	Commercial / Office / Retail / Res-Multi Family	180'
7	PUD-BP	55.54	Commercial / Office	180'
8	PUD-BPR	31.73	Commercial / Office / Res-Multi Family	180'
9-1	PUD-BP	123.71	Commercial / Office	130'
9-2	PUD-BP	94.73	Commercial / Office	130'
10	PUD-BPR	2.47	Commercial / Retail / Res-Multi Family	50'
11	PUD-BP	5.36	Industrial / Commercial / Fire Station	50'

The buildings shall be designed to meet the following objectives:

- Design buildings as independent subjects of use and set out to think about the character, visibility and use of adjacent public spaces. It is the obligation of every building to be integrated into its specific neighborhood context.
- Create buildings which are 'sculpted' to reduce the overall appearance of mass.

- 1.0 Introduction**
- 2.0 Development Guidelines**
 - 2.1 Purpose and Overview**
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character**
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives**
 - 2.4 Site Design**
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements**
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design**
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines**
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities**
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other**
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines**
- 4.0 Residential Lot Guidelines**
- 5.0 Neighborhood Supplements**

- Create and maintain a standard of quality on all projects.
- Promote architectural scale relationships between buildings of varying height and mass.
- Mitigate the effects of wind and downdrafts from tall buildings and buildings of varying heights.
- Look to increase sky exposure to the public streets through bulk plane setbacks on tall buildings.
- Create a balanced mix of uses in the commercial/mixed use zones in a pedestrian friendly environment with an interconnected street network and multiple connections to open space systems and define edges of each commercial district.

Standards and guidelines:

- Buildings should exhibit an urban character with a quality of architecture that meets or exceed expectations set out in these design guidelines.
- Buildings should reinforce the urban characteristics of the street by maintaining portions of their lower floor frontage at the edge of the public right-of-way. These 'build-to' lines define and contain the street space, concentrate and reinforce pedestrian activities and create a sense of the pedestrian.
- The base of buildings should be clearly expressed by the articulation of forms and details and the highest quality of materials, special first-level features such as pedestrian scaled elements as a base add richness to the building at the street level.
- Tall buildings adjacent to lower structures should establish scale relationships with the neighboring buildings through methods such as horizontal alignment of architectural features and fenestration. Similar proportions, similar use of materials, and step backs that reflect the height of the lower structures.
- Avoid 'slab' buildings that block views and sunlight, building footprints should be perpendicular and correspond to the orientation of the street grid.
- Buildings should be designed to minimize their shadow impact on parks, public rights-of-way and other public open space.
- Buildings should provide open and inviting facades and as many external street oriented entries as possible to ground floor 'pedestrian-active' uses.

- Primary entrances into buildings shall be easily identified through design elements and detailing.
- Building materials should be selected with the objectives of quality and durability.
- No highly reflective glazing shall be permitted on the building façade.



- 1.0 Introduction**
- 2.0 Development Guidelines**
 - 2.1 Purpose and Overview**
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character**
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives**
 - 2.4 Site Design**
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements**
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design**
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines**
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities**
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other**
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
 - 3.0 Architecture Guidelines**
 - 4.0 Residential Lot Guidelines**
 - 5.0 Neighborhood Supplements**



2.4 Site Design

The site design at Candelas has a number of influences that play into the evolution of the proposed plan. The guiding principles of community, stewardship and innovation are factors that remain constant throughout our programming. Another constant in our design programming is the importance of implementing a market-driven plan. Our designs are intended to meet the needs of the marketplace and the local community such that the interdependent uses can be successful. Other influences such as physical conditions include topography, adjacent uses, existing and proposed roadway networks, drainage patterns, vegetation, soil conditions and views.

2.4.1 Site Grading

From the west end of the site to Indiana Street there is approximately 600 feet of vertical fall. This slope produces significant opportunities and at the same time presents some design challenges. In addition to the east-west slope across the property, there are several existing drainages. The most pronounced of those is where Big Dry Creek drainage basin (mostly dry) runs through the property. Some of the central portions of Candelas have slope stability issues that require proper treatment for stabilization. Candelas attempts to minimize overlot grading by keeping the areas with the most dramatic topography as open space and trail corridors to the extent that the design programming allows. Steep slopes shall be mitigated per the recommendations of the geotechnical engineer. Retaining walls shall be used when 3:1 slopes are otherwise exceeded.

2.4.2 Drainage Systems

The drainage system of streets, inlets and storm sewers shall be in compliance with the City of Arvada standards. When site grading allows, vegetated filter strips and bio-swales may be incorporated into the project. Filter strips will be used below large, seeded

areas to mitigate erosion by filtering sediment thereby reducing the disturbance to the downstream water quality. Bio-swales will be used to slow runoff and filter it as it exits adjacent impervious surfaces. This type of approach attempts to address water quality at the source rather than downstream.

Storm water shall be collected via a system of streets, inlets and storm sewers to reduce the impact of surface drainage water that may cause additional erosion, siltation and disturbance to the downstream water quality. Runoff from developed areas shall pass through water quality and detention ponds prior to being released to the historic waterways. To reduce pollution and hydrologic instability from storm water, prevent flooding and in some cases promote aquifer recharge, a comprehensive storm water management plan shall be created that integrates design concepts such as site grading techniques that direct storm water to grass-lined swales and mulching.



2.5 Urban Design Elements

2.5.1 Monumentation & Structures

The monumentation shall embrace the guiding principles of Candelas: community, innovation and stewardship. The design shall aesthetically invoke the ideas behind Candelas, indicating to one that they are in a truly unique place. The interplay between the built environment and the natural environment is one such idea and the monumentation will be a representation of this concept. A Comprehensive Sign Program shall be provided at time of FDP.

Developed in an integrated branding process with numerous professional consultants, the design team developed a strong connection between the brand, the guiding principles and the monumentation package. It is the goal to combine innovative materials with cultural connections without degrading the integrity of the land on which they sit. The family of elements will serve as a unifying element within the residential development boundary. Luminaries will be selected to reduce energy demands. All of the monumentation will be powered by alternative energy sources at the site. Architecturally Integrated Photovoltaics (AIP) will be included into the design of each monument, forming a showcase for renewable energy techniques. The construction, ownership and maintenance of all monumentation and public structures will be by the District.



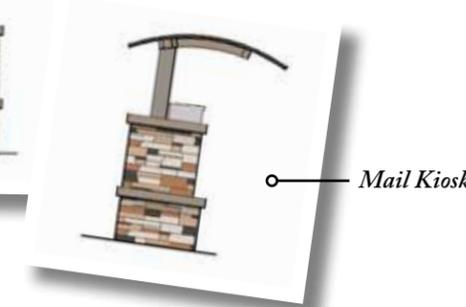
Primary monument concept

Secondary monuments concept / neighborhood identification



2.5.1.1 Mail Kiosk

Locations of mailbox cluster box units (CBU) shall be coordinated with the United States Post Office. Each CBU shall be enhanced with masonry treatment to match the monumentation. Roofing shall be provided to allow shading and shelter from the weather. Architecturally integrated photovoltaics shall be installed on roof panels to ensure safe access at night.



Mail Kiosk

*Final material choices and construction detailing to be determined at the FDP/CD level submittal.

*All park and trail signage structural components will be metal.

- 1.0 Introduction
- 2.0 Development Guidelines
- 2.1 Purpose and Overview
- 2.1.1 Candelas Design Review Committee
- 2.2 Neighborhood Character
- 2.2.1 Traditional Neighborhood Design
- 2.2.2 Custom/Semi-Custom Neighborhood
- 2.2.3 Family-Oriented Neighborhood
- 2.2.4 Age-Targeted / Age-Restricted Neighborhood
- 2.2.5 Affordable Housing
- 2.2.6 Height Exception
- 2.3 Sustainable Design Initiatives
- 2.4 Site Design
- 2.4.1 Site Grading
- 2.4.2 Drainage Systems
- 2.5 Urban Design Elements
- 2.5.1 Monumentation and Structures
- 2.5.2 Retaining Walls
- 2.5.3 Fences
- 2.5.4 Site Furnishings
- 2.5.5 Signage
- 2.5.6 Lighting
- 2.5.7 Parking
- 2.5.8 Utility Screening
- 2.5.9 Pergolas
- 2.6 Circulation / Streetscape Design
- 2.6.1 Street Sections
- 2.6.2 Trails and Sidewalks
- 2.6.3 Public Transportation
- 2.7 Landscape Guidelines
- 2.7.1 Landscape Character of Public Spaces
- 2.7.2 Perimeter Buffer Areas
- 2.7.3 Street Planting Bed
- 2.7.4 Plant Materials
- 2.7.5 Restoration Design Criteria
- 2.8 Community Amenities
- 2.8.1 Community Center
- 2.8.2 Parks
- 2.9 Other
- 2.9.1 Radon Mitigation Systems
- 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

2.5.2 Retaining Walls

Retaining walls will be utilized where slopes would exceed 3:1. Heights will be limited to 4 feet tall maximum unless unique site conditions require otherwise. Where additional terracing is needed, walls shall be separated by a minimum of 3-4 feet to allow for planting of evergreen and deciduous plants. Wall appearance may be softened with plantings of wall growing ivy such as Boston Ivy, or Virginia Creeper.

Standard:
Material: Modular Block Ashlar Blend
Height: See plans for heights

Modular block walls shall be used to work with the topography of the site



Retaining Wall Standard:
Material: Red Rock LedgeStone by Cultured Stone
Height: See plan for heights.

Retaining Wall



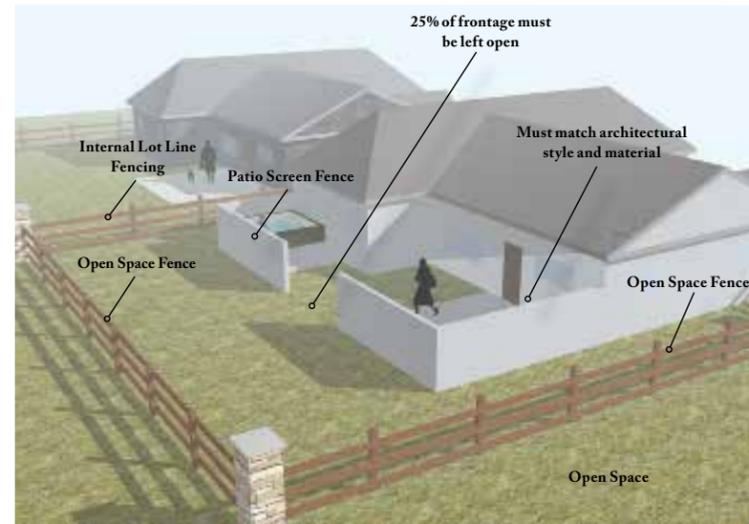
Boulder Wall:
Material: On-site boulders
Height: See plan for heights.

Boulder Wall



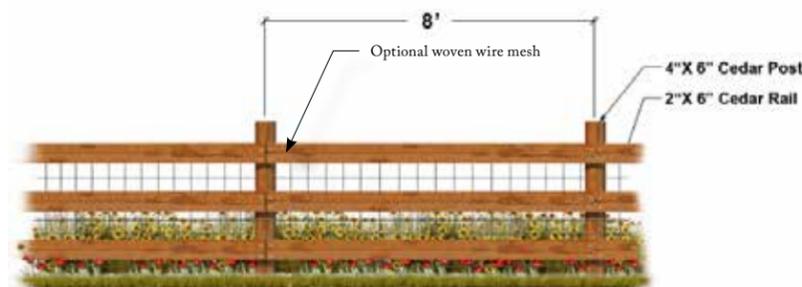
2.5.3 Fences

Fencing at Candelas will be kept to a minimum to preserve long-range views while providing privacy for homeowners. The internal lotline fences and patio screen fence shall be installed by the home builder and maintained by the homeowner. This section is broken into the various conditions that fencing is anticipated. The fencing will reflect the overall character of Candelas and will be used to define private, semi-private, semi-public, and public areas.



2.5.3.1 Open Space 3-Rail Fence

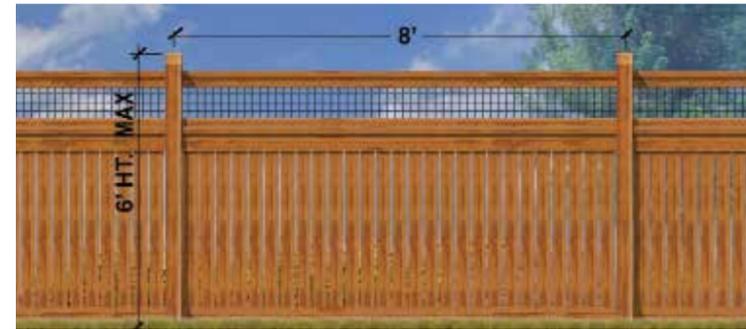
The perimeter fence is intended to delineate the boundary of residential and public open space tracts and will be installed and maintained by the District.



Three-rail wood fence defines open space and perimeter boundaries along residential property lines

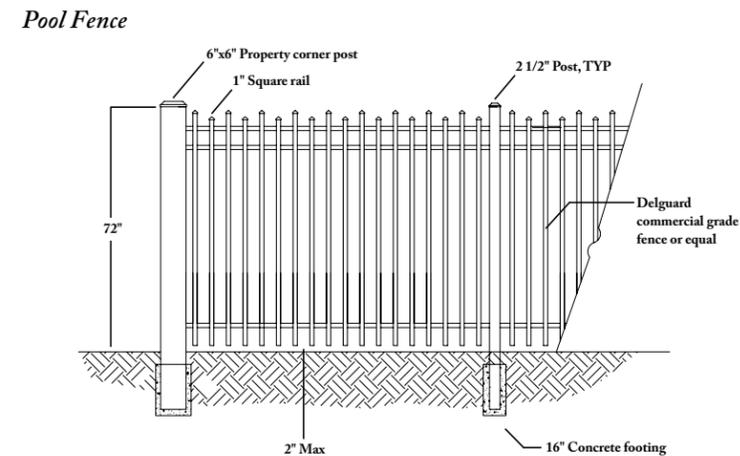
2.5.3.2 Privacy Fence

Privacy fence may be utilized to delineate the boundary between residential and non-residential uses where buffer widths are narrow or where additional noise attenuation is sought.



2.5.3.3 Pool Fence

The pool fence will surround public swimming pools and be installed and maintained by the District.



- 1.0 Introduction
- 2.0 Development Guidelines
- 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives
 - 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

Drinking Fountain:

Manufacturer: Stern Williams
Model: Any



Dog-Bag Dispenser:



Playgrounds:

Choose from any of the following approved Manufacturers: Hags, Playworld Systems, Kompan, Union Land.

Athletic Equipment:

Manufacturer: PW Athletic Mfg.
Products: any

Safety Surfacing

Manufacturer: Fibar Systems
Products: Engineered Wood Fiber, poured in place surfacing

Bird Houses

Manufacturer: Wild Bird Center of Denver
Model: Any

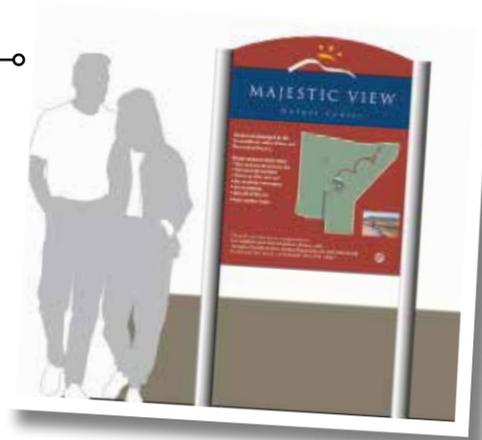
2.5.5 Signage

Informative trail signage will be provided throughout the community to provide trail mapping, interpretive education and warnings. The sign package should be cohesive with the monumentation in materials and design. Embodiment of the design principles shall be critical to the makeup and materials of the signs.

2.5.5.1 Primary Trail Route

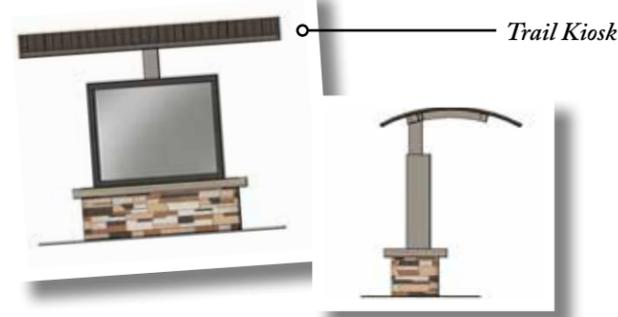
Utilize the City of Arvada Regulatory trail signage for identification of the primary trail route as it passes through the community.

City of Arvada Regulatory Trail Signage



2.5.5.2 Trail Kiosk

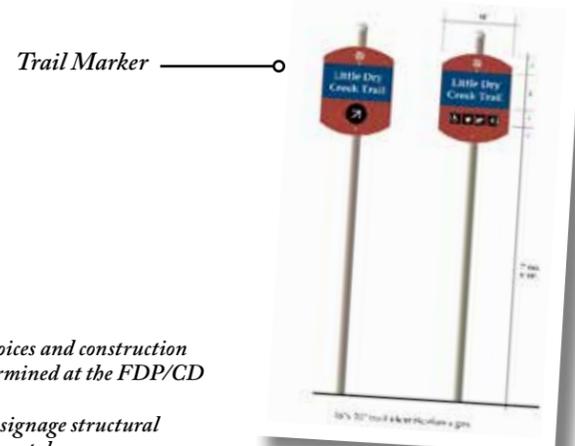
Utilize the trail kiosk at parks and trailheads to show community trail maps, distances and difficulty ratings.
**Final material choices and construction detailing to be determined at the FDP/CD level submittal.*



Trail Kiosk
**All park and trail signage structural components will be metal.*

2.5.5.3 Trail Marker

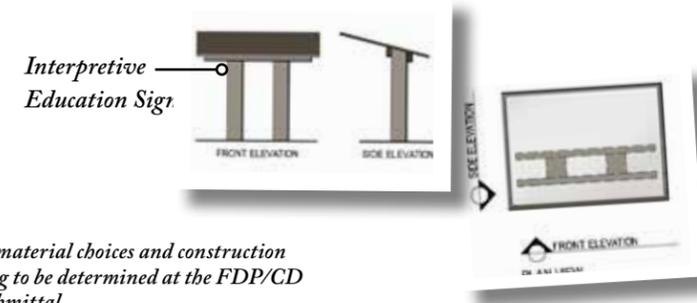
Utilize the trail marker to identify special trail conditions such as ADA routes, sharp corners, steep inclines, underpasses, stops, bridges, intersections, etc.



Trail Marker
**Final material choices and construction detailing to be determined at the FDP/CD level submittal.*
**All park and trail signage structural components will be metal.*

2.5.5.4 Interpretive Sign

Utilize interpretive education signage to provide information regarding various aspects of the community design, energy efficiency, wildlife habitat, geology, etc. Call on local non-profit organizations to design the signage to ensure quality, informative and timely educational materials.

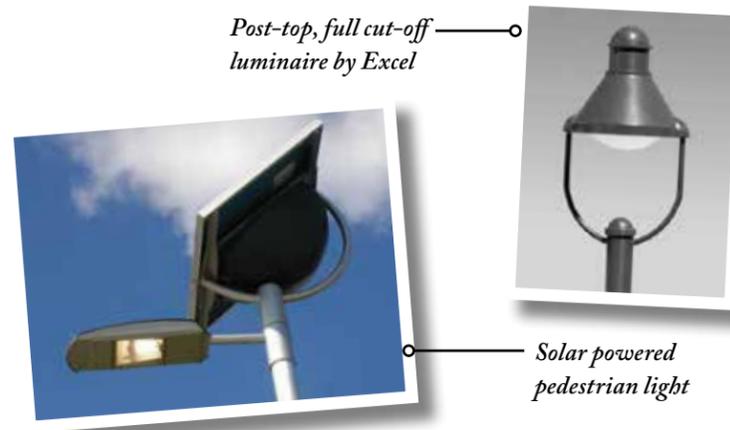


Interpretive Education Sign
**Final material choices and construction detailing to be determined at the FDP/CD level submittal.*
**All park and trail signage structural components will be metal.*

2.5.6 Lighting

The selection of the lighting shall be followed throughout and coordinated with Xcel and the City of Arvada to ensure a long-lasting quality, low maintenance and sustainable amenity.

- Coordinate lighting locations with City of Arvada Traffic Engineering and Xcel Energy.
- Parks will be lit with security lighting.
- The primary trail corridor will be lit at below grade crossings, at grade crossings and trailheads.
- Solar-powered bollard and pedestrian lighting may be utilized within open space tracts.
- Meet the requirements shown for Lighting Zone 2 (LZ-2) as found in LDC 6.7.



Post-top, full cut-off luminaire by Excel
Solar powered pedestrian light

- 1.0 Introduction
- 2.0 Development Guidelines
 - 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Rstricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives
 - 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage

- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

2.5.7 Parking

Off-street public parking lots shall be buffered from adjacent streets with a minimum 8' wide planting bed of shrubs, grasses and perennial flowers. The integration of water quality devices and water quantity reduction techniques within the parking lot itself shall be integral to support the design principles. Permeable paving techniques such as unit pavers or porous concrete may be utilized. The maintenance of the parking in public areas will be the responsibility of the District.

2.5.7.1 Off-Street Parking Requirements

Front loaded, single-family detached homes shall have 2 off-street parking spots per dwelling unit. These spots shall be provided within the front driveway and should be in addition to the garage. Additional parking will be provided on-street, as shown in the street sections.

2.5.8 Utility Screening

The reduction of visual clutter is an important aesthetic quality of the community. All utility service lines will be brought to private ownership within the rear yard easement and screened with landscape. Whenever junction boxes occur in public open space tracts, they shall be fully screened with evergreen plant material.

Ground mounted mechanical equipment shall also generally be screened and obscured to also reduce visual clutter. Specifically, condensers or other similar equipment shall be located in the side yard areas and screened behind the homes fence and landscaping (see site plan illustration in Section 2.7.1).

Utility Screening



2.5.9 Pergolas

Minimum size and spacing of trellis members shall be 2x6's spaced no greater than 16" o.c. with columns a minimum 6x6 nominal.

2.6 Circulation / Streetscape Design

Within Candelas, there will be an intricate hierarchy of circulation systems that are significant to the design of the community. These circulation systems include transportation for vehicular traffic, bicycles, equestrian traffic and pedestrians.

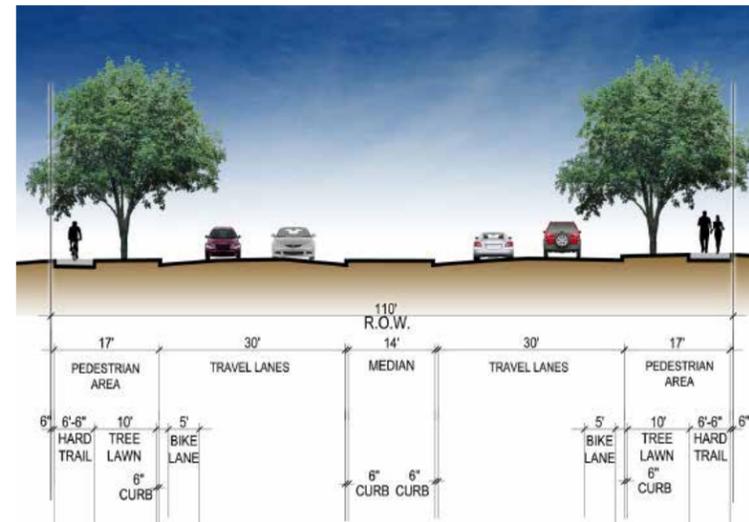
2.6.1 Street Sections

Following is a hierarchy of roads that are programmed in the design of Candelas. Pedestrian areas within the street sections include pedestrian and other non-motorized uses.

2.6.1.1 Existing Highways

Colorado State Highway 72 is an existing two-lane highway that runs east-west along 2/3 of the southern portion of the property. Part of this highway is planned to be realigned to allow for an interchange at Jefferson Beltway. The design shall follow the City of Arvada Arterial Parkway section. The final section may be modified depending on final design and implementation of Jefferson Beltway.

Highway 72 / Highway 93



Colorado State Highway 93 is an existing highway that crosses the western edge of Candelas and intersects State Highway 72 at a signalized intersection on the west end of the property. The design shall follow the City of Arvada Arterial Parkway section. The final section may be modified depending on final design and implementation of Jefferson Beltway.

2.6.1.2 Proposed Jefferson Beltway

Jefferson Beltway is proposed to traverse the east end of Candelas adjacent to Indiana Street and curve through the property along

Welton Reservoir and then south. This regional connection provides a significant opportunity for commercial development and mixed-use configurations. Trails are anticipated to be provided by others.

The following disclosure information shall be provided to property purchasers:

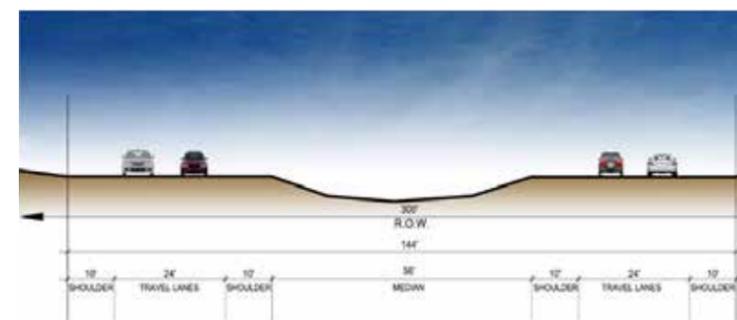
- "Northwest/Jefferson Beltway Disclosures to Buyers - All property purchasers shall be informed of the location of the proposed metropolitan beltway as part of the disclosure information provided to purchasers in their sales contracts. Each developer of property within the ODP shall obtain a signed acknowledgment of future beltway construction from all buyers within their development, shall provide copies of the signed acknowledgments to the City, and shall record such acknowledgment contemporaneously with applicable conveyancing documents."

2.6.1.2.1 Proposed Jefferson Beltway Interchanges

There are currently two proposed interchanges on Jefferson Beltway within Candelas.

- The first is an interchange located on the east side of the project near Indiana Street. This highway has been preliminarily re-designed by the developers to create a more efficient highway design and to better align the highway so as to mitigate for noise pollution and to minimize view obstruction. This interchange provides a good location for residential and commercial uses alike. The Candelas land plan features a proposed medical facility to be strategically located at this interchange.
- The second interchange that is proposed by the traffic consultant at Candelas is the interchange between State Highway 72 and Jefferson Beltway. This interchange is the primary location for commercial and mixed-use development because of the intersection of the two highways. This is the proposed location for the Town Center Neighborhood that contemplates a mixed-use development including residential, office and commercial / retail.

Jefferson Beltway

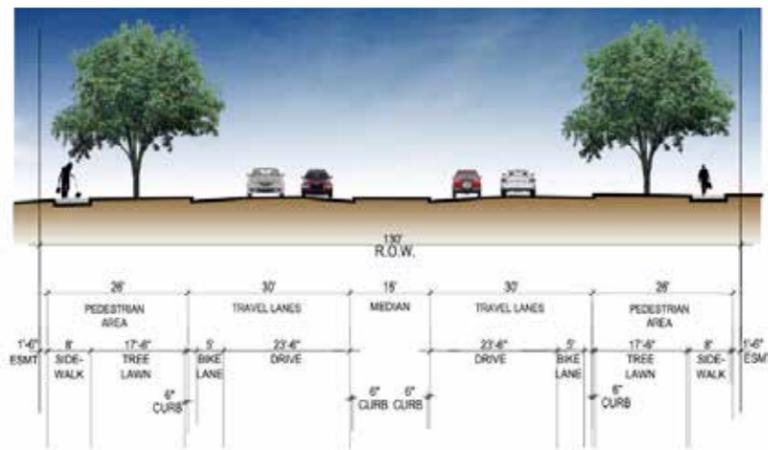


- 1.0 Introduction
- 2.0 Development Guidelines
- 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives
 - 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
 - 3.0 Architecture Guidelines
 - 4.0 Residential Lot Guidelines
 - 5.0 Neighborhood Supplements

2.6.1.3 Indiana Street

Indiana is an existing two-lane arterial road located along the eastern property line that provides a vital link between Candelas and the rest of the City of Arvada. At full build-out, the final design for Indiana Street is a four-lane arterial parkway with a divided median and detached trails on both sides. The final section may be modified depending on final design and implementation of Jefferson Beltway.

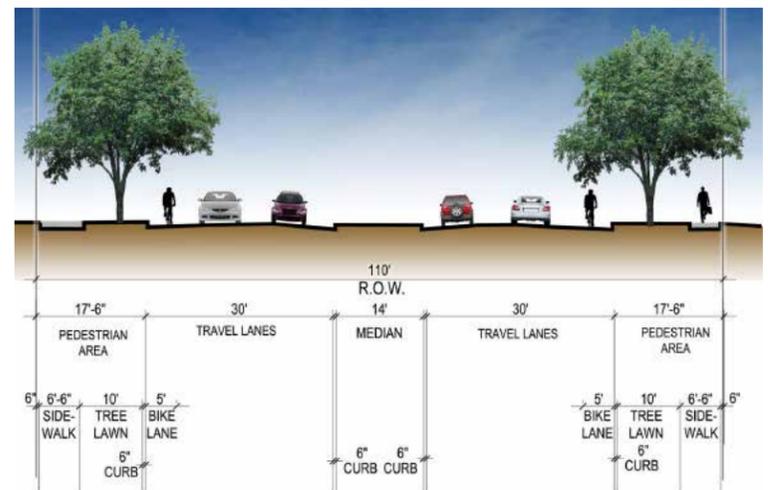
Indiana Street



2.6.1.4 Candelas Parkway

This proposed four-lane arterial traverses the eastern half of Candelas by providing a vital link between Indiana Street and Highway 72. Construction of this roadway began in Fall 2007 and is scheduled to be completed in 2008. A detached 6.5' trail shall be provided on both sides of the parkway.

Candelas Parkway

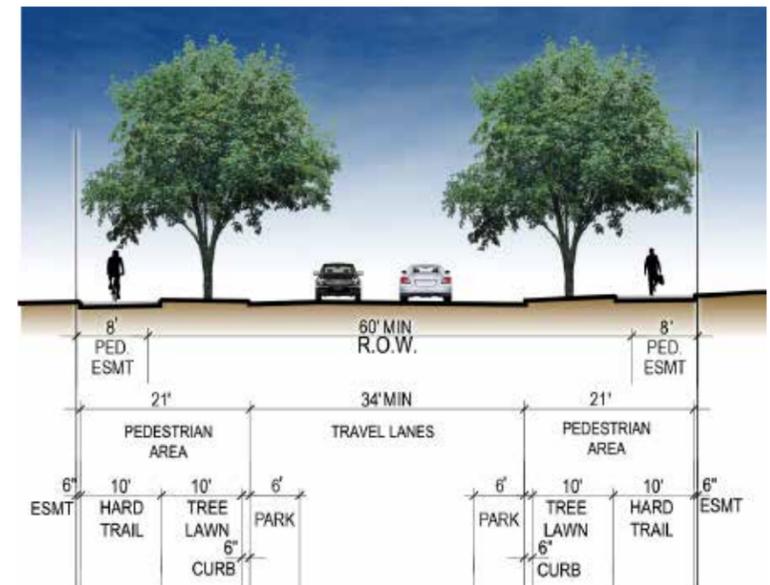


*Note: Hard and soft trail locations and size vary. See PDP submittal for more information.

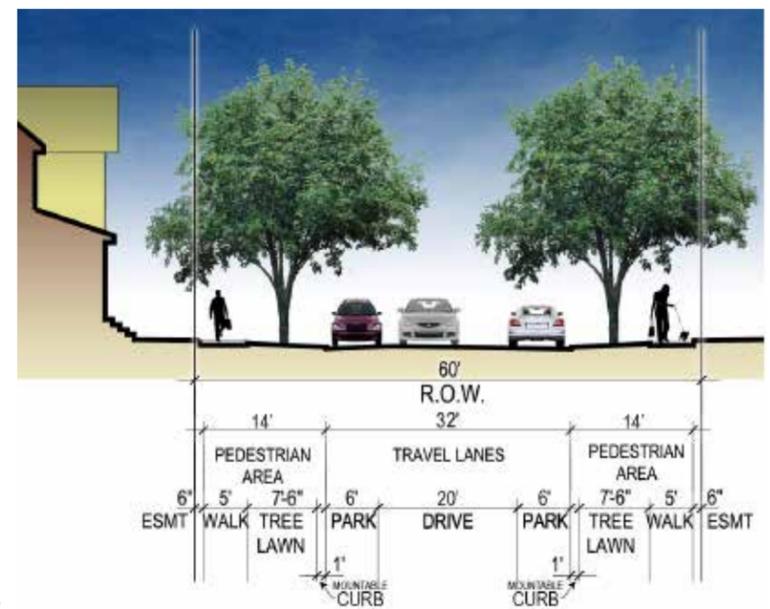
2.6.1.5 Minor Collector Streets

Minor collector streets are used throughout the community when traffic counts warrant, connecting neighborhoods and providing easy access to homes. The modified minor collector street utilized at Candelas changes the trail widths to 10'.

Modified Minor Collector



Standard Minor Collector



2.6.1.6 Residential Local Streets

Local roads are used throughout the community in a majority of the neighborhoods, providing pedestrian and vehicular connections for the residents. 5' detached sidewalks are provided on both sides of local roads. Variations to the typical residential street sections are included in the PDP.

2.6.1.8 Blocks

- Blocks shall be at least 400 feet in length and whenever possible not more than 1,200 feet between street centerline intersections unless a longer block is necessary because of geography and topography. If blocks must be longer than 1,200 feet they shall be broken up by curvilinear streets and open space tracts, as approved by City Traffic Engineer.
- In blocks over 1,000 feet in length, pedestrian, bicycle and equestrian crosswalks will be required.
- Crosswalks shall normally require a six and one-half foot (6½') width.
- Blocks along designated or planned parkways or arterial streets shall not be less than 660 feet in length, unless approved by City Traffic Engineer.
- Where increased block length is necessary to work with the extensive slopes across the custom / semi-custom neighborhood, open space tracts shall be incorporated to break up the monotony of homes while providing views across the adjacent open spaces.

2.6.1.9 Cul-de-Sacs

- Cul-de-sac streets shall not exceed 500 feet in length, measured along the centerline, from the extended property lines on the open end to the farthest side of the circumference at the turnaround, with a minimum of 45' radius.
- Where topography, parcel size or shape makes the 500-foot limitation impracticable, a longer cul-de-sac may be incorporated provided it is determined that there is no reasonable alternative. In such a case, the up grading of the cul-de-sac and/or a second, emergency only access may be required.
- Where topography allows, pedestrian and open space connections through cul-de-sacs shall be integrated into the site plan to promote connectivity.

- 1.0 Introduction
- 2.0 Development Guidelines
- 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives
 - 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
 - 3.0 Architecture Guidelines
 - 4.0 Residential Lot Guidelines
 - 5.0 Neighborhood Supplements

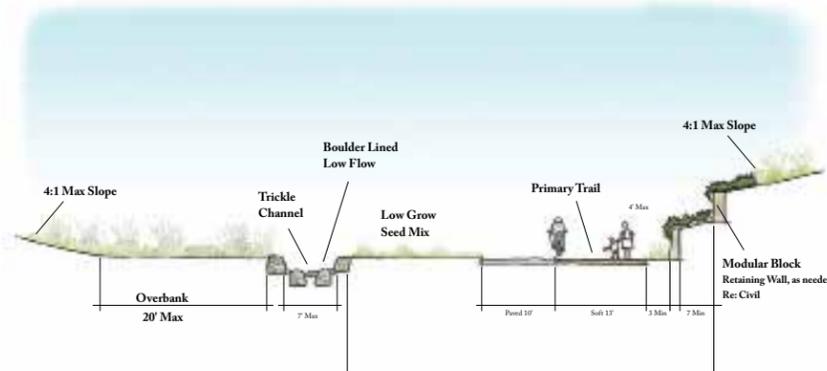
2.6.2 Trails and Sidewalks

Pedestrian circulation is facilitated through the use of bicycle lanes, right-of-way sidewalks and open space trails. The layout, design and construction of all bicycle lanes, sidewalks and trails shall be consistent with the City of Arvada Transportation Plan and Trails Plan, as well as City Code.

2.6.2.1 Primary Trail

The primary trail consists of one 10' wide concrete walk and one 10' wide crushed fines trail. The two trails making up the primary trail shall be separated by a minimum of three horizontal feet whenever possible. When conditions force a separation of this three feet, the soft surface trail shall be widened to 13 feet and connected immediately adjacent to the paved surface.

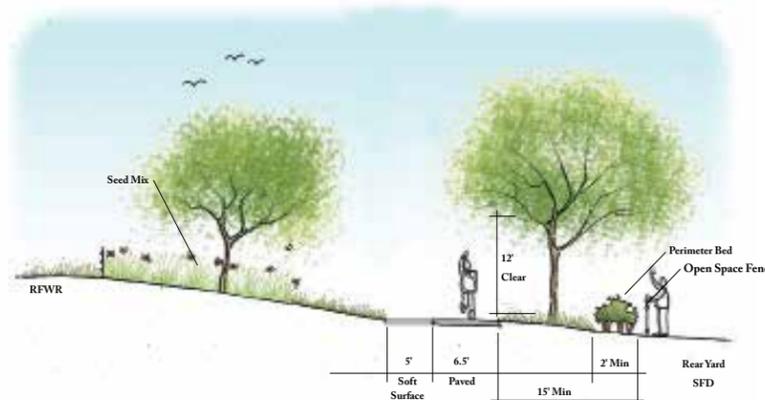
Primary Trail



2.6.2.2 Community Trail

Community trails shall consist of one 6.5' wide concrete walk and attached 5' wide crusher fines surface. This additional width provides safe access for maintenance vehicles along trail corridors.

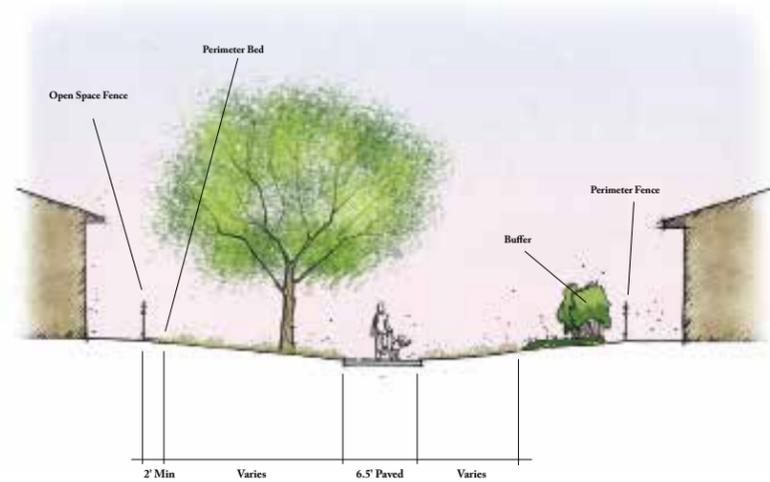
Community Trail



2.6.2.3 Local Trail

The local trail shall consist of one 6.5' wide concrete walk. Local trails are provided at cul-de-sac ends and various open space access points. It is not intended to be a maintenance access or to receive vehicular traffic.

Local Trail



2.6.2.4 Park Trails

Park trail segments shall consist of 8' wide concrete paving to accommodate increased pedestrian use and maintenance vehicular access.

2.6.2.5 Trailhead

Trailheads shall be provided in key identified locations to provide public access to the primary trail or to RFWR trail network. The trailhead can be located within an isolated trailhead location or be shared use within a park. Each trailhead, whether isolated or within a park, shall contain the following elements: trail kiosk, off-street parking, seating areas, trash receptacles, shade and adequate space for port-o-lets and enclosures.

2.6.2.6 Grade-Separated Crossing

Grade-separated crossings will be installed along the primary trail route to provide safe passage of collector roads. Trails on either side of the crossing shall be per the City of Arvada Approach Guidelines. If an attached segment is utilized for drainage, the trail surface shall be separated from the drainage by a guardrail a minimum height of 42".

Trailhead



Grade Separated Crossing



2.6.2.7 At-Grade Crossing (Mid-Block Crossing)

Pending approval by City of Arvada Traffic Engineering, the primary trail corridor may contain crossings at locations other than street intersection. In these 'mid-block' locations, pedestrian safety and vehicular control will be of the utmost importance. Warning signs, warning strips, pedestrian crossing signals and differentiated paving shall be included to clearly identify these locations.

- 1.0 Introduction
- 2.0 Development Guidelines
- 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
- 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
- 2.3 Sustainable Design Initiatives
- 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
- 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
- 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
- 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
- 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
- 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

At Grade Crossing

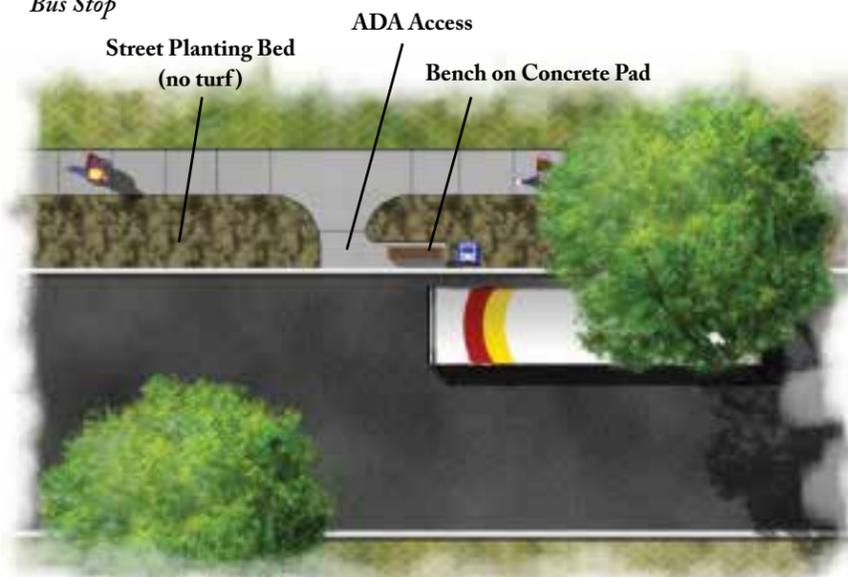


2.6.3 Public Transportation

Safe and comfortable transit facilities shall be incorporated to reduce the driving demand along with encouraging a telecommuting lifestyle.

- Developer will collaborate with RTD Service Development team to ensure the public transit needs of the community are taken into account at the time density is able to support such services
- Design major arterials to accommodate future public bus service access

Bus Stop



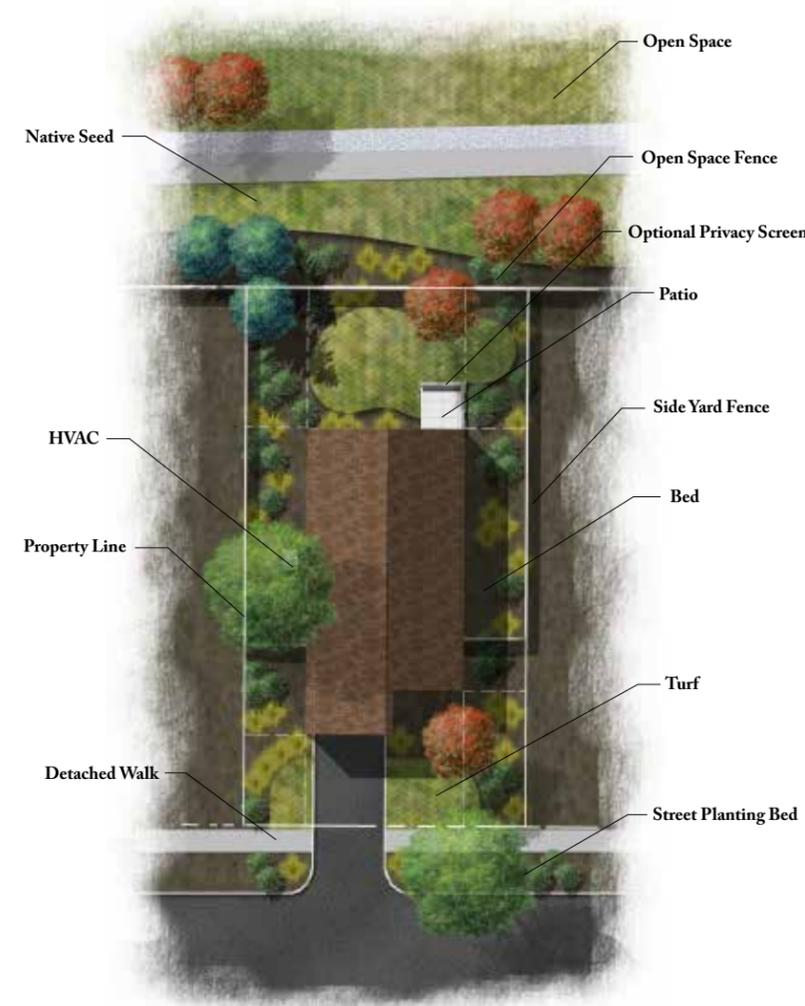
2.7 Landscape Guidelines

2.7.1 Landscape Character of Public Spaces

The landscape character at Candelas will be designed to restore natural prairie ecosystems to every extent possible. Special consideration will be given to selection of native and appropriate planting, water conservation, wind mitigation, shading, habitat creation, erosion control, view enhancement and aesthetic value. The landscape will be an interactive space providing educational opportunities for the community. Through thoughtful implementation and maintenance, the open space will serve as an example that the residents of Candelas will use as their guide to planting their own properties. Open space and landscape irrigation water use should be drastically reduced through the following measures that promote water conservation.

- Comply with City of Arvada Irrigation Standards, Section 40.
- Utilize the highly efficient irrigation technology such as ET controllers centralized computer stations, subsurface irrigation, rain sensors and wind sensors.
- Utilize highly efficient irrigation heads
 - 6" vs 4" pop-ups
 - SAM (Seal-a-matic)
 - PRS (Pressure Regulating Stem) technology or equivalent
 - Undercut Nozzles
- Limit the amount of irrigated sod to active play areas, parks and impact zones.
- Utilize native and adapted low-water use vegetation.
- Prohibit irrigated turf in spaces less than 8' wide.
- Limit or eliminate the use of irrigated turf along curb/gutters and within the 'tree lawn'.
- Design for the installation of bioswales.
- Install vegetated filter strips adjacent to larger paving areas such as parking lots.
- Development should mitigate the water runoff from the site with low impact development strategies to maximize water infiltration.
- Utilize 'xeriscape' principles:
 - Proper planning
 - Improve the soil
 - Limit turf areas
 - Irrigation efficiency
 - Low water plants
 - Mulching
 - Appropriate maintenance
- Group plants with similar hydro zones

Lot Standard (Lots less than 6,000 s.f.)



2.7.2 Perimeter Buffer Areas



Landscape buffer zones will be used along much of the perimeter of the development to soften the transition between the adjacent properties and the Candelas development. Of special concern for this project is the north buffer zone between the development and the 6,200 acre RFWR. The character of the landscape improvements within the buffer will provide a transition between the native high plains and upland shrubland communities found in the refuge. An extensive Ecological Site Survey Report was completed in 2006. This report provided in-depth analysis of the existing ecosystems while recommending Best Management Strategies that will be implemented to ensure habitat protection, soil preservation and successful revegetation. Refer to section 2.7.5 for complete Restoration Design Criteria.

- 1.0 Introduction
- 2.0 Development Guidelines
 - 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives
 - 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

2.7.3 Street Planting Bed



(Area between back of curb and detached sidewalk)

- Trees: One street tree per lot or street trees spaced at an average of one tree per 40 linear feet where utilities allow (see approved street tree list)
- Bed: Shrub, perennial and/or groundcover plantings shall be installed to cover 75% of ground area at maturity. The entire area must be mulched with pea gravel, wood mulch, or rock mulch at a minimum depth of 3"
- Turf: Turf is not allowed in this area

2.7.4 Plant Materials

The list of plant species on the following page has been compiled based on their hardiness, aesthetic value, xeric nature, indigenous character and wildlife benefit. This list is not intended to be restrictive; however their use is strongly encouraged. Make note of the special characteristic for those plants identified as Low Water Plants, Plants for Wind Breaks and/or Plants for Wildlife. Ensure appropriate planting design with respect to elevation, aspect and exposure.

2.7.5 Restoration Design Criteria

The following recommendations resulting from the Ecological Site Survey Results, Walsh Environmental, Oct. 26, 2006, shall be implemented.

All disturbed areas will be restored to native vegetation conditions by implementing the general revegetation actions described below. In addition and to the extent possible, Best Management Practices (BMPs) will be applied throughout the project development to retain the maximum amount of ecological integrity in both types (upland grasslands and channel) of natural areas. Upon completion of final infrastructure construction, these areas will be graded to natural-appearing topography and revegetated using the seeding and planting schedules detailed below. These schedules are based on native plant species and are designed to replace the existing general vegetation types and their ecological function, while accommodating the changed site conditions and future land use.

1. Where possible, retained natural areas will be preserved from surface disturbance (as described in the BMPs below).
2. Where it is deemed prudent (few noxious weed populations are currently present) topsoil will be stripped from fill areas. To avoid

soil compaction, stripping will be conducted in stages, beginning with the leading edge of an area and moving in one consistent direction for subsequent loads. Topsoil will be removed and either directly applied to excavated areas, or stockpiled in flat upland areas.

3. Topsoil stockpiles will be constructed in existing upland areas as low mounds (no more than 10 feet high) and deposited such that no vehicular traffic crosses the mounds once they are created.
4. Recontoured natural areas will be top dressed by evenly spreading reserved topsoil prior to seeding and planting.
5. Recontoured and (possibly) top dressed areas will be seeded with the appropriate seed mix.
6. Areas to be seeded will be prepared by disking stored topsoil into the final contoured surface, removing all large clods or lumps. The area will be drill seeded at a minimum rate of 100 pure live seeds (PLS) per square foot to a 0.25- to 0.5-inch depth to ensure proper seed-to-soil contact. Seeded areas will be mulched with certified weed-free straw or hay mulch at a rate of 2 tons per acre. Mulch will be spread by a blower-type mulch spreader. The mulch shall be evenly distributed over the seeded area, not bunched or clumped and not completely excluding sunlight from penetrating to the ground surface. Areas shall be mulched the same day as they are seeded. Mulch will be anchored or crimped using a v-type wheel or scalloped disk.
7. Following establishment of suitable hydrologic conditions, portions of the channel revegetation areas will be planted with containerized shrubs and trees (Table 3). Stock will be planted in natural-appearing groupings.
8. Noxious weeds or other exotic plant species noted following completion of revegetation activities will be managed throughout the growing season using an Integrated Weed Management (IWM) strategy including chemical, mechanical, and biocontrol methods. Chemical weed control will be conducted by a licensed applicator in accordance with all herbicide label restrictions.

The following is a list of BMPs that will be applied to the project during development implementation and revegetation activities.

- Silt fencing will be placed around all existing upland and channel areas that will not be recontoured or otherwise superficially disturbed during the development activities.
- Sedimentation ponds and hay bales will be used to control runoff from construction areas into adjacent undisturbed areas.
- All equipment and materials staging and storage will not occur in natural areas to be left undisturbed.
- No wetland or upland topsoil will be salvaged from areas where noxious weeds or exotic vegetation currently occur.
- Certified weed-free seed and straw or hay mulch will be used in all revegetation activities.

Upland Area Seed Mix (seed mix C)

Scientific Binomial	Common Name	% Mix	Pounds PLS*
Andropogon gerardii	Big bluestem	10	3.4
Bouteloua curtipendula	Side-oats grama	15	3.4
Chondrosum gracile	Blue grama	10	0.5
Elymus trachycaulus	Slender wheatgrass	10	2.7
Koeleria macrantha	Junegrass	10	0.2
Nassella viridula	Green needlegrass	10	2.4
Pascopyrum smithii	Western wheatgrass	10	4
Schizachrium scoparium	Little bluestem	8	1.3
Sporobolus cryptandrus	Sand dropseed	10	0.1
Adenolinum Lewisii	Wild flax	0.5	0.1
Lupinus argenteus	Silver lupine	1.5	3.6
Penstemon strictus	Rocky mountain penstemon	1	0.1
Rudbeckia hirta	Black-eyed Susan	1	0
Ratibida columnifera	Prairie coneflower	0.5	0
Rosa woodsii	Wood rose	2.5	2.4
Total		100	24.2

* Calculated as Pure Live Seed for one acre, seeded at 100 seeds per square foot

* Regreen, a hybrid cross between slender wheat grass and winter wheat, has been added to the seed mix as a temporary cover or nurse crop.

Channel Area Seed Mix (seed mix D)

Scientific Binomial	Common Name	% Mix	Pounds PLS*
Elymus canadensis	Canada wild rye	10	3.8
Elymus lanceolatus subsp. Psammophilus	Streambank wheatgrass	30	8.4
Juncus balticus	Baltic Rush	35	0.1
Panicum virgatum	Switchgrass	10	1.1
Amorpha fruticosa var. angustifolia	Leadplant	5	2.8
Rosa woodsii	Wood rose	5	4.8
Symphoricarpos occidentalis	Western snowberry	5	2.9
Total		100	23.9

* Calculated as Pure Live Seed for one acre, seeded at 100 seeds per square foot

Woody Nursery Stock Planting Schedule

Scientific Binomial	Common Name	Size	Location
Populus deltoids	Plains cottonwood	10- gallon	Persistently moist
Salix amygdaloides	Peachleaf willow	10- gallon	Persistently moist
Amorpha fruticosa var. angustifolia	Leadplant	1- quart	
Rosa woodsii	Woods rose	1- quart	
Amorpha fruticosa var. angustifolia	Leadplant	5	2.8
Rosa woodsii	Wood rose	5	4.8
Symphoricarpos occidentalis	Western snowberry	1- quart	2.9

* Numbers and locations to be determined by final site conditions

1.0 Introduction

2.0 Development Guidelines

2.1 Purpose and Overview

2.1.1 Candelas Design Review Committee

2.2 Neighborhood Character

2.2.1 Traditional Neighborhood Design

2.2.2 Custom/Semi-Custom Neighborhood

2.2.3 Family-Oriented Neighborhood

2.2.4 Age-Targeted / Age-Restricted Neighborhood

2.2.5 Affordable Housing

2.2.6 Height Exception

2.3 Sustainable Design Initiatives

2.4 Site Design

2.4.1 Site Grading

2.4.2 Drainage Systems

2.5 Urban Design Elements

2.5.1 Monumentation and Structures

2.5.2 Retaining Walls

2.5.3 Fences

2.5.4 Site Furnishings

2.5.5 Signage

2.5.6 Lighting

2.5.7 Parking

2.5.8 Utility Screening

2.5.9 Pergolas

2.6 Circulation / Streetscape Design

2.6.1 Street Sections

2.6.2 Trails and Sidewalks

2.6.3 Public Transportation

2.7 Landscape Guidelines

2.7.1 Landscape Character of Public Spaces

2.7.2 Perimeter Buffer Areas

2.7.3 Street Planting Bed

2.7.4 Plant Materials

2.7.5 Restoration Design Criteria

2.8 Community Amenities

2.8.1 Community Center

2.8.2 Parks

2.9 Other

2.9.1 Radon Mitigation Systems

2.9.2 Sump Pump Drainage

3.0 Architecture Guidelines

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

DECIDUOUS TREES

❖❖❖	BUR OAK	QUERCUS MACROCARPA
❖	ENGLISH OAK	QUERCUS ROBUR
❖❖❖	COMMON HACKBERRY	ACER NEGUNDO 'SENSATION'
	JAPANESE PAGODA TREE	SOPHORA JAPONICA 'REGENT'
❖	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS
	SENSATION BOXELDER	ACER NEGUNDO 'SENSATION'
❖	PLAINS COTTONWOOD	POPULUS DELTOIDES 'SOUIXLAND'
	PEACHLEAF WILLOW	SALIX AMYGDALOIDES
	HORSECHESTNUT	AESCLUSUS HIPPOCASTANUM
❖	RED OAK	QUERCUS RUBRA
	ROYAL RED MAPLE	ACER PLATANOIDES 'ROYAL RED'
	IMPERIAL HONEYLOCUST	GLEDITSIA TRI. INERMIS 'IMPERIAL'
	GLENLEVEN LINDEN	TILLA CORDATA 'GLENLEVN'
❖	WESTERN CATALPA	CATALPA SPECIOSA

EVERGREEN TREES

❖❖❖	AUSTRIAN PINE	PINUS NIGRA
	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS
❖	COLORADO SPRUCE	PICEA PUNGENS
❖	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'
❖	PINON PINE	PINUS EDULIS
❖	PONDEROSA PINE	PINUS PONDEROSA
❖❖❖	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM

ORNAMENTAL TREES

❖❖❖	AMUR MAPLE	ACER GINNALA
❖❖❖	CHOKECHERRY	PRUNUS VIRGINIANA
	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'
❖	INDIAN MAGIC CRABAPPLE	MALUS 'INDIAN MAGIC'
❖	PRAIRIEFIRE CRABAPPLE	MALUS X PRAIRIEFIRE
❖❖❖	SHADBLOW SERVICEBERRY	AMELANCHIER CANADENSIS
	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'
❖❖❖	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS
	THINLEAF ALDER	ALNUS TENUIFOLIA
❖	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM

DECIDUOUS SHRUBS

❖	APACHE PLUM	FALLUGIA PARADOXA
❖❖	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM
❖	WHITE BUTTERFLY BUSH	BUDDLEIA DAVIDII 'WHITE BOUQUET'
❖	PINK BUTTERFLY BUSH	BUDDLEJA DAVIDII 'PINK DELIGHT'
❖	BLUE BUTTERFLY BUSH	BUDDLEJA DAVIDII 'NANHO BLUE'
❖	COMMON PURPLE LILAC	SYRINGA VULGARIS
	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'
	EMERALD MOUND HONEYSUCKLE	LONICERA X XYLOSTEOIDES 'EMERALD MOUND'
❖	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
❖	GOLDEN CURRANT	RIBES AUREUM
	GRO-LOW SUMAC	RHUS AROMATICA 'GROW-LOW'
❖	GROUND COTONEASTER	COTONEASTER HORIZONTALIS
❖	LEADPLANT	PERPUSILLUS
	LODENSE PRIVET	AMORPHA CANESCENS
❖❖	NEW MEXICO PRIVET	LIGUSTRUM VULGARE 'LODENSE'
❖	PAWNEE BUTTES SAND CHERRY	FORESTIERA NEOMEXICANA
❖	REDLEAF BARBERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'
❖❖❖	SASKATOON SERVICEBERRY	BERBERIS THUNBERGII
	YELLOWTWIG DOGWOOD	'ATROPURPUREA'
	YELLOW SHRUB ROSE	AMELANCHIER ALNIFOLIA
	RED SHRUB ROSE	CORNUS SERICEA 'FLAVIRAMEA'
	WHITE SHRUB ROSE	ROSA 'RADSUN'
	ORANGE SHRUB ROSE	ROSA 'WEKCISBAKO'
		ROSA X 'SEA FOAM'
		ROSA 'HARWELCOME'

EVERGREEN SHRUBS

❖	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'
❖	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'
❖	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
❖	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'
❖	OLD GOLD JUNIPER	JUNIPERUS X MEDIA 'OLD GOLD'
❖❖❖	SEAGREEN JUNIPER	JUNIPERUS X MEDIA 'SEAGREEN'
❖	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'
		JUNIPERUS SABINA VAR. 'TAMARISCIFOLIA'
❖❖	TAMMY JUNIPER	

ORNAMENTAL GRASSES

	BLUE AVENA GRASS	HELICTROTRICHON SEMPERVIRENS
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMLEN'
	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'LITTLE NICKI'
❖	INDIAN GRASS	SOGHASTRUM NUTANS
	HARDY PLUME GRASS	SACCHARIUM RAVANNAE
❖	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA
	JUNEGRASS	KOELERIA MACRANTHA
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'
	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'
	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'

PERENNIALS

	AUTUMN JOY SEDUM	SEDUM 'AUTUMN JOY'
❖	BLANKET FLOWER	GAILLARDIA ARISTATA
❖	BUTTERFLY WEED	ASCLEPIAS TUBEROSA
	DWARF SHASTA DAISY	LEUCANTHEMUM COMPACT 'SNOW LADY'
	JOAN SENIOR DAYLILY	HEMEROCALLIS 'JOAN SENIOR'
❖	HUMMINGBIRD FLOWER	ZAUSCHNERIA CALIFORNICA LATIFOLIA
	MOONBEAM COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'
	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE 'PURPLE DOME'
	PURPLE CONE FLOWER	ECHINACEA PURPUREA
❖	PRAIRIE WINE CUPS	CALLIRHOE INVOLUCRATA
	SCARLET GLOBE MALLOW	SPHAERALCEA COCCINEA
❖	WHITE EVENING PRIMROSE	OENOTHERA CAESPITOSA
	WILD VERBENA	VERBENA BIPINNATIFIDA
❖	FAASSEN'S CATMINT	NEPTA X FAASSENII

VINE

SWEET AUTUMN CLEMATIS	CLEMATIS TERNIFLORA
-----------------------	---------------------

❖	Low water use
❖❖	Wildlife
❖❖❖	Windbreak

2.8 Community Amenities

2.8.1 Community Center

The Community Centers shall be designed to facilitate recreation, community gathering, social events and crafts. Additionally, special events that are reoccurring are allowed within the community center tract for community events such as farmer's markets. Community centers shall be designed to include the amenities needed for a community of diverse residents with a wide range of socio-economic means, and mutual respect for each other and the environment. Each community center shall be designed to provide meeting rooms and spaces where telecommuters and entrepreneurs may meet and conduct business. As way of example of sustainable building design and construction, each community center shall be certified through the USGBC's LEED® rating system achieving a minimum of a 'certified' rating. *Please refer to the submitted PDP for more detailed design of the Community Center. Please refer to 3.3 Community Center Architectural Standards for more information.*



2.8.2 Parks

Parks will provide passive and active activities for all groups of people while providing protection from the climate. *Please refer to the submitted PDP for more detailed design of the parks at Candelas.*

- Program park elements that respond to the adjacent neighborhood targets.
- Provide both active and passive park amenities.
- Coordinate with the City of Arvada Parks Department in the design and programming of all park elements.
- Ensure the needs of Jefferson County Open Space Department are met.
- Coordinate with RFWR to ensure trailhead placement, design, frequency is approved.
- Ensure multi-use turf areas are included in each park and graded to 2% slope. *(Refer to the Parks and Open Space Map)*
- Include a large number of seating and gathering opportunities of varying sizes.
- Provide irrigated turf areas outside the limits of an active play field to facilitate passive park uses.
- Design community gardens that foster interaction, health, sustenance, living and community activities.
- Provide playground opportunities for children of all age brackets and abilities:

- 2-5 years old
- 5-12 years old

- Provide handicap accessible routes to all park amenities. Where steps are necessary, provide signage delineating handicap accessible routes and warning of impediments.
- Provide a cross slope on sidewalks and trails no greater than 2%.
- Provide protection from the weather through covered gathering spaces, shade shelters, and wind rows.
- Ensure adequate snow storage adjacent to paved areas.

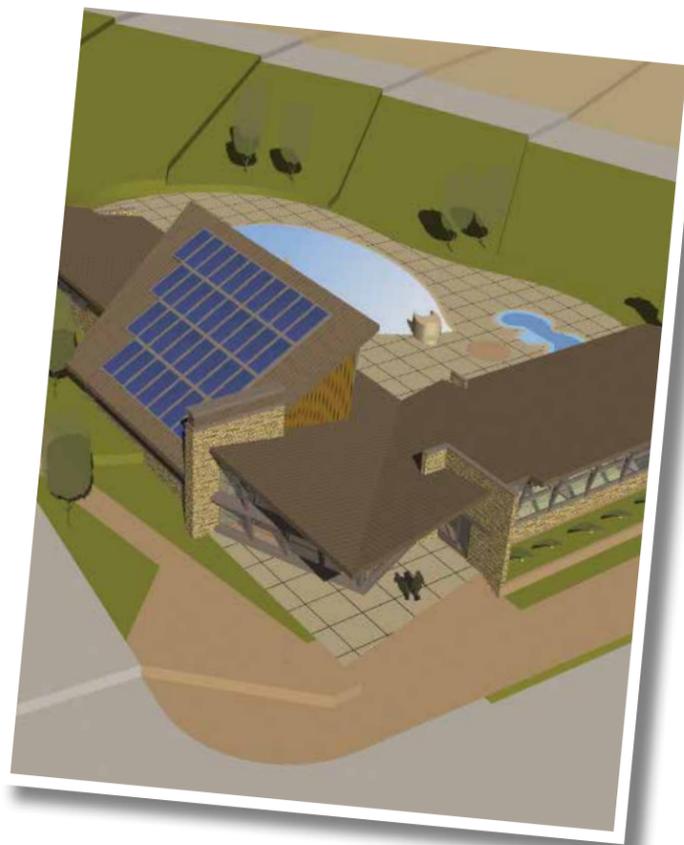
2.9 Other

2.9.1 Radon Mitigation Systems

- The external vent pipes must be installed/setback at least 10 feet from the front corner of the house (nearest the street) on the side that the system is installed. Preference is to have it installed in rear if possible.
- The external vent piping and any other equipment must be painted to match the exterior color of the house.
- ARC submittals for install are required.

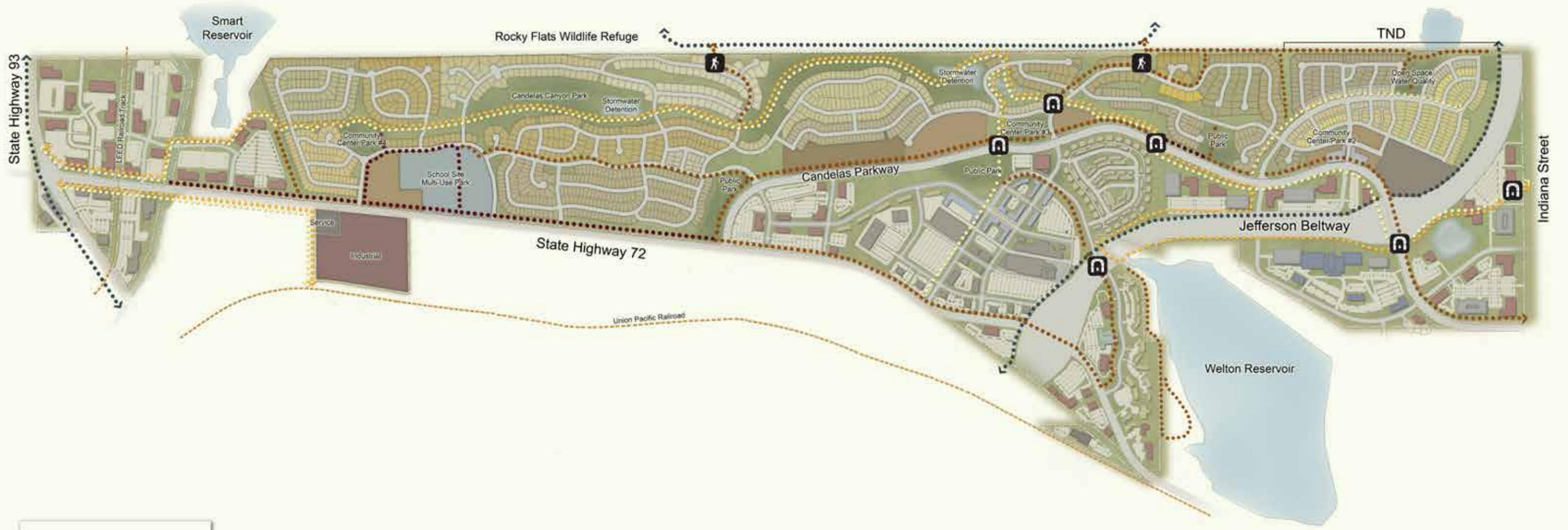
2.9.2 Sump Pump Drainage

- It is the responsibility of all owners within Candelas to make sure that water from their sump pump is discharged to the public street without creating nuisance flows on the sidewalks. Sump pumps are not allowed to be discharged on to neighboring properties or district tracts, including district alleys. Sump pumps are also not allowed to discharge on top of sidewalks where slipping hazards can be created from freezing or moss build up.



- 1.0 Introduction
- 2.0 Development Guidelines
 - 2.1 Purpose and Overview
 - 2.1.1 Candelas Design Review Committee
 - 2.2 Neighborhood Character
 - 2.2.1 Traditional Neighborhood Design
 - 2.2.2 Custom/Semi-Custom Neighborhood
 - 2.2.3 Family-Oriented Neighborhood
 - 2.2.4 Age-Targeted / Age-Restricted Neighborhood
 - 2.2.5 Affordable Housing
 - 2.2.6 Height Exception
 - 2.3 Sustainable Design Initiatives
 - 2.4 Site Design
 - 2.4.1 Site Grading
 - 2.4.2 Drainage Systems
 - 2.5 Urban Design Elements
 - 2.5.1 Monumentation and Structures
 - 2.5.2 Retaining Walls
 - 2.5.3 Fences
 - 2.5.4 Site Furnishings
 - 2.5.5 Signage
 - 2.5.6 Lighting
 - 2.5.7 Parking
 - 2.5.8 Utility Screening
 - 2.5.9 Pergolas
 - 2.6 Circulation / Streetscape Design
 - 2.6.1 Street Sections
 - 2.6.2 Trails and Sidewalks
 - 2.6.3 Public Transportation
 - 2.7 Landscape Guidelines
 - 2.7.1 Landscape Character of Public Spaces
 - 2.7.2 Perimeter Buffer Areas
 - 2.7.3 Street Planting Bed
 - 2.7.4 Plant Materials
 - 2.7.5 Restoration Design Criteria
 - 2.8 Community Amenities
 - 2.8.1 Community Center
 - 2.8.2 Parks
 - 2.9 Other
 - 2.9.1 Radon Mitigation Systems
 - 2.9.2 Sump Pump Drainage
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

Parks & Open Space Map



Key

- - - - - 10' Paved Trail
- - - - - 10' Soft Trail
- - - - - 6.5' Paved Trail
- - - - - 8' Paved Trail
- - - - - Off - Site Trail
-  Grade Separated Crossing
-  Trailhead

* This graphic is conceptual and subject to change.
 * Not to scale



Architecture Guidelines

- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 **Architecture Guidelines**
- 3.1 **Residential Architecture Standards**
 - 3.1.1 Massing Standards
 - 3.1.2 Garage Requirements
 - 3.1.3 Entry Porches
 - 3.1.4 Column & Railing Details
 - 3.1.5 Door & Window Composition
 - 3.1.6 Embellishments, Trim & Overhangs
 - 3.1.7 Materials & Masonry Application
 - 3.1.8 Color
 - 3.1.9 Roof Materials
 - 3.1.10 Lighting
 - 3.1.11 Accessibility
 - 3.1.12 Green Building
 - 3.1.13 Radon Systems
 - 3.1.14 Storage Sheds & Accessory Structures
 - 3.1.15 Window Mounted Mechanical Equipment
- 3.2 **Residential Architecture Styles**
 - 3.2.1 Craftsman Style
 - 3.2.2 Prairie and Foursquare Style
 - 3.2.3 Victorian Style
 - 3.2.4 Tuscan Farmhouse Style
 - 3.2.5 European Cottage Style
 - 3.2.6 Colorado Mountain Rustic Style
- 3.3 **Community Center Architecture Standards**
 - 3.3.1 Building Placement
 - 3.3.2 Exterior Architecture
 - 3.3.3 Mechanical Equipment
 - 3.3.4 Signage
 - 3.3.5 Materials and Colors
 - 3.3.6 Lighting
 - 3.3.7 Associated Structures
 - 3.3.8 Sustainability
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

3.1 Residential Architecture Standards

The Residential Architectural Standards have been established to guide the home builder in establishing architectural authenticity and understanding general design expectations within the Candelas community.

These standards are in conjunction with, and do not supersede, the City of Arvada Land Development Code (LDC) as it pertains to community development and architecture design standards. These standards pertain to all Candelas neighborhoods with the exception of the TND neighborhood and Town Center.

3.1.1 Massing Standards

A home's massing should be crafted with respect to scale, proportion, and overall composition.

- The primary façade has the highest priority in maintaining architectural character and streetscape diversity.
- Single Family Dwellings will require a minimum 24" horizontal offset in massing articulation on the front façade. Multi-family
- Dwellings will require a minimum 12" offset.
- Four-sided architecture is strongly encouraged on all product types. All homes will be required, at a minimum, to wrap materials around all 4 sides of the home and continue front elevation details onto the other elevations.
- Create texture and relief in the façade. Avoid large, flat, unbroken wall planes and windowless elevations. A wall cannot exceed 20 ft. horizontally without a break in the wall plane.
- Windows and other fenestrations shall count as a break to avoid walls greater than 20 ft. without a break in the wall plane.
- Elevations should take advantage of the sun to emphasize changes in wall plane, materials, and detail.
- Facades facing the street should incorporate a human scale through the use of reveals, belt courses, cornices, architectural bays, recessed windows and doors, material, color and texture changes, or strongly expressed mullions. Refer to LDC 6.6.1 C.
- Pop-outs and projections should be supported with decorative brackets or extend to the ground plane.
- Balconies supported with columns or brackets must reflect the architectural character of the home.
- Repetitive design is prohibited. Use a variety of architectural styles to create diversity and visual interest along the streetscape. The same elevation cannot be used unless separated by more than three houses and cannot be used directly across the street. Refer to LDC

6.6.3 E for design conditions required to create "significantly different" front elevations.

Additional articulation and attention to human scale will be required on the high-visibility elevations on Corner Lots, Double-Frontage Lots, and Walkout elevations facing a public right-of-way or open space:

Side Façade Design (Corner Lots) where a side façade of a residential building abuts a street, at least two of the following will be provided:

1. At least one change in the vertical or horizontal wall plane within 20 feet above grade;
2. At least one change in the color or material of the wall;
3. A bay window, porch or balcony;
4. Detailing the wall with reveals, belt courses, cornices, projections or other devices; or
5. Windows or glazed doors to overlook the street.

Rear Façade Design (Double Frontage Lots) will be required to use greater building setbacks or stepped setbacks, for taller buildings. Primary structures of two stories or more shall incorporate at least one of the following:

1. The rear building façade shall have brick, stone, or stucco cladding on a minimum of 50% of the façade, from the average grade to the highest eave (or 9'-6" above the average grade, whichever is lowest);
2. At least 50% of the area of the building façade shall have a minimum 4 foot horizontal offset in the rear wall plane, at the height of one of the floors.
3. A wall plane break is not required to also have a break in the roof line to qualify as a horizontal offset in the wall plane. For instance, a covered patio with a fascia that is continuous with the adjacent wall planes qualifies as a horizontal offset in the wall plane. Additionally, the CDRC will also allow the interpretation that the 4' offset shall be measured from the two most extreme wall planes and not just at each step.

Rear Façade Design (Walkout Structures) where the rear façade is adjacent to a public right-of-way or open space shall incorporate at least one of the following:

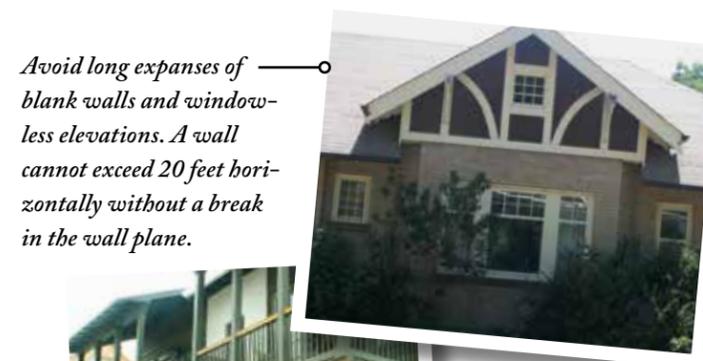
1. The rear building façade shall have brick, stone, or stucco cladding on a minimum of 50% of the façade, from the average grade to the highest eave (or 9'-6" above the average grade, whichever is lowest);



Pop-outs and projections should be visibly supported with decorative brackets.

2. At least 50% of the area of the building façade shall have a minimum 4 foot horizontal offset in the rear wall plane, at the height of one of the floors.
3. A wall plane break is not required to also have a break in the roof line to qualify as a horizontal offset in the wall plane. For instance, a covered patio with a fascia that is continuous with the adjacent wall planes qualifies as a horizontal offset in the wall plane. Additionally, the CDRC will also allow the interpretation that the 4' offset shall be measured from the two most extreme wall planes and not just at each step.

Please refer to LDC 6.6.2 E, F and G for specific requirements.

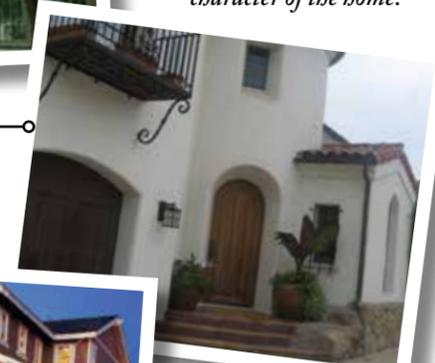


Avoid long expanses of blank walls and windowless elevations. A wall cannot exceed 20 feet horizontally without a break in the wall plane.



Balconies supported with columns or brackets should reflect the architectural character of the home.

A home's massing should be crafted with respect to scale, proportion, and overall composition.



Horizontal offsets in massing articulation on the front façade are critical in creating visual interest.



The front façade has the highest priority in maintaining architectural character and streetscape diversity. This can be accomplished through massing variations and established architectural styles.



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

3.1.1 Massing Standards

3.1.2 Garage Requirements

3.1.3 Entry Porches

3.1.4 Column & Railing Details

3.1.5 Door & Window Composition

3.1.6 Embellishments, Trim & Overhangs

3.1.7 Materials & Masonry Application

3.1.8 Color

3.1.9 Roof Materials

3.1.10 Lighting

3.1.11 Accessibility

3.1.12 Green Building

3.1.13 Radon Systems

3.1.14 Storage Sheds & Accessory Structures

3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

3.2.1 Craftsman Style

3.2.2 Prairie and Foursquare Style

3.2.3 Victorian Style

3.2.4 Tuscan Farmhouse Style

3.2.5 European Cottage Style

3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

3.3.1 Building Placement

3.3.2 Exterior Architecture

3.3.3 Mechanical Equipment

3.3.4 Signage

3.3.5 Materials and Colors

3.3.6 Lighting

3.3.7 Associated Structures

3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.1.2 Garage Requirements

Garages can potentially dominate a home's elevation. Efforts should be made to minimize its bulkiness and integrate it into the home's architectural character.

- Use a variety of garage configurations. Fifty percent of all street access garages shall use at least one of the following:
 - Recessed garage door** – garage doors facing the street shall be recessed a minimum of 4 ft. behind the front wall plane of the house.
 - Separated garage door** – all two and three car garages with doors facing the street shall include at least one 2 ft. wide column or 2 ft. façade setback separating each door.
 - Side-load garage** – garage doors shall be located at a right angle to the street and the design of the garage façade facing the street will have the same materials and style as the remainder of the front facade.
- **A side load garage shall mean the following:**
 - A house with two single car garage doors or a combined larger door positioned perpendicular to the street the house is addressed to with no doors facing the street. OR
 - A house with at least one door both perpendicular and parallel the street but in no instance, shall the garage door parallel to the street comprise more than 30% the total width of the house.
- **Rear yard garage** – The garage shall be located to the rear of the house, either as a detached structure or attached to the house. If the garage is attached, the front wall of the garage shall be setback at least 15 ft. behind the front facade of the house. (Refer to LDC 6.6.3 B and table 6.2.1)
- When ten lots in a row face the street, no less than two homes shall have a side-loaded or rear yard garage.
- No more than three garage spaces shall face toward the street per lot.
- No more than three adjacent lots shall have a front loaded garage that projects in front of the front wall plane of the house.
- Split bay doors are encouraged.
- Avoid excessive freeboard above the garage door. When possible, drop the plate height at the garage to minimize this freeboard.
- Add architectural detailing above the garage doors to create visual interest.
- Provide adequate trim above the garage door. On brick facades,



Efforts to minimize the impact of the garage doors, and turn the focus to more interesting architectural elements are encouraged.



Garage doors should be integrated into the architectural character of the home. Recessing the doors creates deep shadow lines and architectural interest.



The amount of excess freeboard above the garage door should be minimized.

- add a soldier course above the door.
- The width of the garage should not dominate the front elevation.
- Garages should not extend more than 5' from the front plane of the house.

3.1.3 Entry Porches

As the porch is a transition statement from the public streetscape to the private realm of the home, it is an opportunity for additional embellishment and ornamentation.

- Recessed entries or covered porches soften the building's façade. Refer to the Residential Architecture Styles section for which entry statement appropriately reflects the architectural style of the home.
- Emphasize the location and importance of primary entryways through color or material changes, arches, arcades, or other architectural treatments at a human scale.
- A variety of porch sizes and details are encouraged, refer to the Residential Architecture Styles section to determine which sizes and details are appropriate for the architectural style.
- Residential structures with no porch, or a porch less than 50 sq. ft. and/or less than 5 ft. beyond the front wall plane, shall be emphasized by either a prominent front door location and a courtyard feature or the inclusion of side-lights or transom lights in the entry design. Refer to LDC 6.6.2 D.
- Façade and porch distribution shall include:
 - Min. 25% brick front facades
 - Min. 25% covered front porches
 - Max. 25% neither brick nor porch
 - Balance: brick facades and/or front porches (Re: LDC 6.6.3 C)
- Porches should be of human-scale. Avoid 2-story, monumental entry statements.
- Porches should be raised above grade to provide a formal pedestrian transition into the home.
- Concrete slab porches must be less than 18" above grade.



Porches should be of human-scale. Avoid 2-story, monumental entry statements.



Recessed entries soften a building's façade. This style of entry is appropriate for the Tuscan Farmhouse and European Cottage styles.



Wrap-around porches on corner lots are a great opportunity to visually address both streets.



Single Family porches should have a minimum depth of 6 feet, promoting usable outdoor spaces.



The front porch is an opportunity for architectural embellishments and detailing.



The porch is a transition statement from the public streetscape to the private realm of the home.

- Porches on Single Family Dwellings should have a minimum depth of 6' to promote usable outdoor spaces.
- Porches on Multi-family dwellings must have a minimum depth of 5'.

- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
 - 3.1 Residential Architecture Standards
 - 3.1.1 Massing Standards
 - 3.1.2 Garage Requirements
 - 3.1.3 Entry Porches
 - 3.1.4 Column & Railing Details
 - 3.1.5 Door & Window Composition
 - 3.1.6 Embellishments, Trim & Overhangs
 - 3.1.7 Materials & Masonry Application
 - 3.1.8 Color
 - 3.1.9 Roof Materials
 - 3.1.10 Lighting
 - 3.1.11 Accessibility
 - 3.1.12 Green Building
 - 3.1.13 Radon Systems
 - 3.1.14 Storage Sheds & Accessory Structures
 - 3.1.15 Window Mounted Mechanical Equipment
 - 3.2 Residential Architecture Styles
 - 3.2.1 Craftsman Style
 - 3.2.2 Prairie and Foursquare Style
 - 3.2.3 Victorian Style
 - 3.2.4 Tuscan Farmhouse Style
 - 3.2.5 European Cottage Style
 - 3.2.6 Colorado Mountain Rustic Style
 - 3.3 Community Center Architecture Standards
 - 3.3.1 Building Placement
 - 3.3.2 Exterior Architecture
 - 3.3.3 Mechanical Equipment
 - 3.3.4 Signage
 - 3.3.5 Materials and Colors
 - 3.3.6 Lighting
 - 3.3.7 Associated Structures
 - 3.3.8 Sustainability
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

3.1.4 Column & Railing Details

Columns and posts expose the underlying structure of the home. Efforts should be made to respect their function, and incorporate them into the architectural character of the home.

- Do not terminate masonry piers on the slab. Instead, the masonry piers should continue past the deck and be incorporated into the grade.
- Columns should be indicative of the overall building composition, and visually proportionate to support the weight they are carrying.
- Columns should be defined by a base, shaft, and capital.
- Columns, piers and posts should reflect the architectural character of the home.
- Railings should include a top cap and bottom rail. Balustrades should be decorative, reflecting the architectural style.
- Balusters must meet code in both height and spacing requirements.
- A masonry base is required for deck columns on walk-out and garden-level lots (deck surface is at least 6' above the adjacent grade) when the lot is immediately adjacent to a public land tract (open space, roads, etc.). This masonry base shall measure a minimum 12" from face of finish material to face of finish material and extend from the ground to above the main level deck railing.



Columns should have a defined base, shaft, and capital.



Do not terminate masonry piers on the slab. Piers should continue past the deck, and be incorporated into the grade.



Columns should reflect the architectural character of the home.



Columns, piers, and posts express the underlying structure of the home.



Railings should include a top cap and bottom rail. Balustrades should reflect the architectural character.



3.1.5 Door & Window Composition

Windows and doors not only provide a connection from the public to the private realm, they frame the views to the outside world, and should be strategically placed.

- Windows must be of a vertical or square orientation. Horizontal openings can be created using a grouping of vertical windows.
- Shutters must be proportionate to the window openings.
- Divided lites are encouraged in windows to strengthen the architectural character.
- Window and door proportions and compositions should reflect the architectural style of the home. Refer to the Residential Architectural Styles section.
- Repetitive windows of a consistent size are encouraged. Randomly placed windows are discouraged.
- Windows and doors should have stylistically defined top, bottom, and side trim. This trim should be consistent on all four sides of the home.

- Recessed windows in stucco or masonry façades create building mass, depth, and visual interest.
- Doors with integral windows, sidelights, or speakeasies increase security for the homeowner.
- Double front doors are permitted on custom and semi-custom lots only.
- Energy efficient windows with Low E glazing are encouraged.



Window shutters should be proportionate to the window opening.

Door styles should reflect the architectural character of the home.



Window shapes and divided lite patterns strengthen the architectural character of the home.

Repetitive windows of a consistent size are encouraged.



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

3.1.1 Massing Standards

3.1.2 Garage Requirements

3.1.3 Entry Porches

3.1.4 Column & Railing Details

3.1.5 Door & Window Composition

3.1.6 Embellishments, Trim & Overhangs

3.1.7 Materials & Masonry Application

3.1.8 Color

3.1.9 Roof Materials

3.1.10 Lighting

3.1.11 Accessibility

3.1.12 Green Building

3.1.13 Radon Systems

3.1.14 Storage Sheds & Accessory Structures

3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

3.2.1 Craftsman Style

3.2.2 Prairie and Foursquare Style

3.2.3 Victorian Style

3.2.4 Tuscan Farmhouse Style

3.2.5 European Cottage Style

3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

3.3.1 Building Placement

3.3.2 Exterior Architecture

3.3.3 Mechanical Equipment

3.3.4 Signage

3.3.5 Materials and Colors

3.3.6 Lighting

3.3.7 Associated Structures

3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements



Doors with integral windows, sidelites, or speak-easies increase security for the homeowner.

Recessed windows in masonry facades create building mass, depth, and visual interest.



Use substantial soffits and overhangs to cap roof forms.

Wrought iron balconies add visual interest.



Overhang dimensions vary per architectural style. Refer to the Residential Architecture Styles section.



Add authentic ornamentation to enhance the architectural style, like this Tuscan-style frieze detail.



Provide adequate frieze board at the transition from eave to facade.



Wrought iron ornamentation strengthens the Tuscan Farmhouse style and adds visual interest.

3.1.6 Embellishments, Trim & Overhangs

Decorative elements are critical in establishing unique architectural styles. The key is to make these embellishments substantial, proportional and authentic.

- Provide adequate frieze board (2x10 minimum) at the transition from eave to façade.
- Add ornamentation to enhance the architectural style, including: brackets, frieze board, fascia trim, exposed rafter tails, apex trusses, shutters, etc., that are consistent with the building's architectural style.
- Use substantial soffits and overhangs to cap roof forms.
- Pot shelves, window boxes, and wrought iron details add visual interest.
- Overhang dimensions should reflect the architectural style.
- Refer to the Residential Architecture Styles section.

Window and door trim should be appropriate to the surrounding materials. Minimum trim standards include:

- Lap siding, shingle siding, board & batten siding: Header boards should be a minimum 2x material, to create depth and shadow.
- Brick veneer: Headers must be a brick soldier course. Sills must be a brick rowlock.
- Stone veneer: Headers may vary per Architectural Style. Heavy timber headers, stone or pre-cast lintels, and brick soldier courses are all acceptable.
- Stucco: Headers may vary per Architectural Style. Stucco trim surround, 2x wood trim board, rough-sawn timber headers, stone lintels, and brick soldier courses are all acceptable.

3.1.7 Materials & Masonry Application

The method to which masonry and facade materials are applied to the home is critical in establishing authenticity.

- Materials on the front, side, and rear elevations, must transition on an inside corner, including masonry.
- Apply materials with a hierarchy, using lighter materials above a heavier base material.

- Recess windows in stucco and masonry façades to create building mass, depth, and visual interest.
- Acceptable materials vary per architectural style. Refer to the Residential Architecture Styles section.
- The number of wall materials used in an elevation must compliment the architectural style.
- All buildings should use materials that are durable, economically maintained, and a quality that will retain their appearance over time. Re: LDC 6.6.1 E.
- Lap siding shall have a maximum 9" exposed board face.
- Highly reflective, opaque materials, natural cinder block, and metals are not permitted as exterior finishes, with the exception of standing seam metal accent roof in a matte finish, as approved by the DRC.
- Masonry must show a load-bearing authenticity, and continue down to grade. Do not show "floating" stone.
- Headers (lintels) and sills must be included in masonry transitions around openings.
- Masonry cladding shall begin and end at logical breaks, including: inside corners, ground floor window sills, ceiling lines, etc.
- All masonry cladding shall wrap to an inside corner, and wrap all sides of a column.
- Use transitional trim, including a masonry wainscot cap, a brick rowlock, or a belly band.
- Minimize exposed concrete foundation walls.
- The CDRC will support an interpretation of Section 6.6.3 - C - 1 of the Arvada Development Standards to include masonry above the 9'-6" point to be included in the percentage of masonry without also increasing the base gross wall area.
- Custom and Semi-Custom Requirements:
 - Homes in the Custom and Semi-Custom neighborhoods immediately adjacent to a public land tract (open space, roads, etc.), it shall have a minimum 50" masonry as measured from the average grade to the highest eave or 9'-6" above the average grade (whichever is lowest).
 - All homes in the Custom and Semi-Custom neighborhoods shall be required to have a concrete tile roof.



Materials should always terminate or transition on an inside corner.

- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
 - 3.1 Residential Architecture Standards
 - 3.1.1 Massing Standards
 - 3.1.2 Garage Requirements
 - 3.1.3 Entry Porches
 - 3.1.4 Column & Railing Details
 - 3.1.5 Door & Window Composition
 - 3.1.6 Embellishments, Trim & Overhangs
 - 3.1.7 Materials & Masonry Application
 - 3.1.8 Color
 - 3.1.9 Roof Materials
 - 3.1.10 Lighting
 - 3.1.11 Accessibility
 - 3.1.12 Green Building
 - 3.1.13 Radon Systems
 - 3.1.14 Storage Sheds & Accessory Structures
 - 3.1.15 Window Mounted Mechanical Equipment
 - 3.2 Residential Architecture Styles
 - 3.2.1 Craftsman Style
 - 3.2.2 Prairie and Foursquare Style
 - 3.2.3 Victorian Style
 - 3.2.4 Tuscan Farmhouse Style
 - 3.2.5 European Cottage Style
 - 3.2.6 Colorado Mountain Rustic Style
 - 3.3 Community Center Architecture Standards
 - 3.3.1 Building Placement
 - 3.3.2 Exterior Architecture
 - 3.3.3 Mechanical Equipment
 - 3.3.4 Signage
 - 3.3.5 Materials and Colors
 - 3.3.6 Lighting
 - 3.3.7 Associated Structures
 - 3.3.8 Sustainability
 - 4.0 Residential Lot Guidelines
 - 5.0 Neighborhood Supplements

Do not terminate masonry piers on the slab. Piers should continue past the deck, and be incorporated into the grade.



Recessed windows in masonry facades create building mass, depth, and visual interest.

Headers (lintels) and sills must be included in masonry transitions around openings.



A combination of brick and stone can enhance the Tuscan Farmhouse vocabulary.

3.1.8 Color

The color palette should be sympathetic towards Colorado's historic neighborhoods and natural settings.

- Light browns, warm yellows, muted greens, and red-browns are appropriate for the Craftsman, Prairie, and Colorado Mountain Rustic styles.
- A lighter stucco palette of beiges, tans, pale yellows and light browns is appropriate for the European Cottage and Tuscan Farmhouse styles.
- Both light airy tones and rich tones can accommodate the Victorian Farmhouse style.
- Visual interest shall be created along the streetscape by using a variety of architectural styles and corresponding color palettes.
- A significant color range is discouraged.
- Coordinate building wall colors with roof colors.
- Large areas of wall should be subdued in color and non-reflective. Use more saturated colors sparingly, as accents only.
- Different shades of the same color create visual interest on an elevation.
- Contrasting trim color highlights architectural features on the home.

The color palette should be sympathetic towards Colorado's historic neighborhoods and natural settings.



More saturated colors should be used sparingly. A brightly colored front door adds visual interest.



The color palette should be sympathetic towards the historic architectural character of the home.



Rich, stained wood tones, highlight the half-timber detailing on the European Cottage style.

Contrasting trim highlights the architectural features of the home.



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

3.1.1 Massing Standards

3.1.2 Garage Requirements

3.1.3 Entry Porches

3.1.4 Column & Railing Details

3.1.5 Door & Window Composition

3.1.6 Embellishments, Trim & Overhangs

3.1.7 Materials & Masonry Application

3.1.8 Color

3.1.9 Roof Materials

3.1.10 Lighting

3.1.11 Accessibility

3.1.12 Green Building

3.1.13 Radon Systems

3.1.14 Storage Sheds & Accessory Structures

3.1.15 Window Mounted Mechanical

Equipment

3.2 Residential Architecture Styles

3.2.1 Craftsman Style

3.2.2 Prairie and Foursquare Style

3.2.3 Victorian Style

3.2.4 Tuscan Farmhouse Style

3.2.5 European Cottage Style

3.2.6 Colorado Mountain Rustic Style

3.3 Community Center

Architecture Standards

3.3.1 Building Placement

3.3.2 Exterior Architecture

3.3.3 Mechanical Equipment

3.3.4 Signage

3.3.5 Materials and Colors

3.3.6 Lighting

3.3.7 Associated Structures

3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.1.9 Roof Materials

As the crowning finish to the home, the roof material and color should reflect the architectural style. Diversity of colors and materials along the streetscape is also encouraged.

- Deep, rich roof material colors visually anchor the home.
- Conventional asphalt shingles are accepted, but clay or concrete tiles, slate or dimensional composition shingles are preferred.
- Fifty percent of all units shall have a roofline that changes elevation at least once.
- The maximum ridgeline length is 35 feet. Roofs with dormers or other architectural details are exempt.
- Place flues, swamp coolers, satellite dishes, etc. to the rear of the home, or in a less prominent area, when possible, to minimize the impact from the street.
- Paint roof penetrations to match roof material, to minimize visual impact.
- Roof pitches and materials should reflect the architectural style of the home. Refer to the Residential Architecture Styles section and the City of Arvada Land Development Code for specific design criteria.
- Dormers often add visual interest to the roofline. Hip, gable, curved, or shed dormers may be used, as appropriate to the architectural style.
- Roof materials include concrete tiles, composition shingles and metal. Metal accent roofs and photovoltaic shingles will be allowed. Alternative roof styles may be used as called out in the Architectural Styles Section.

Paint roof penetrations to match roof materials, to minimize visual impact.



Barrel tile or flat tile roof materials enhance the Tuscan Farmhouse style.



Shake roof shingles and dimensional asphalt shingles are appropriate for the Craftsman and Colorado Rustic styles.

Standing seam metal roofs may be incorporated as accents in to the Victorian Farmhouse and Colorado Mountain Rustic styles.



Exposed rafter tails create visual interest along the eaves of this Craftsman home.

Roof pitches and materials should reflect the architectural character of the home.



3.1.10 Lighting

Light pollution mitigation will play a strong role in the exterior lighting design.

- Front porch and alley down-lighting will be required.
 - Do not produce glare on adjacent properties or streets.

3.1.11 Accessibility

- Universal Design: Whenever possible, residential structures are strongly encouraged to incorporate elements of “Universal Design” so the structures may be accessible to persons of all ages and abilities. For example, provide at least one no-step entrance, wider interior doorways and hallways, wall reinforcement in bathrooms, and accessible environmental controls and switches. Re: LDC 6.6.2 H.
- Accessible Units: Make accessible ramps, landings, and railings compatible with the architectural character of the home.

3.1.12 Green Building

The design and construction of energy efficient residential units shall be encouraged to reduce pollution and environmental impacts from energy production and consumption. All single-family and multi-family residential builders will:

- Design homes to meet Energy Star Version 3 requirements.
- Install Energy Star labeled appliances, lighting, and HVAC equipment
- Install Energy Star qualified self-ballasted compact fluorescent screw-based bulbs (CFLs) in 50 percent of all installed fixtures
- Utilize opportunities for passive solar design.
- Integrate solar panels into the building elevations so they don't protrude from the house or look unsightly.
- Increase the evidence of sustainable design features, including: dual flush toilets, shading, indoor air quality control, low VOC paint, recycled building materials, insulation, Low E glazing, etc.
- Use local building materials or masonry, when available.
- Use a low albedo roofing color (light colored roof) when appropriate.
- Homes shall be designed and constructed such that a minimum of 300 square feet of roof area is generally South or Southeast facing. In the event that lot configurations and design constraints preclude the builder from meeting such requirements, a renewable energy surcharge fee will be assessed to the builder at the time of building permit.
- Two conduit systems shall be installed that extend from the home utility area to the attic of the home. Such conduits will be sized to accommodate electrical wiring and plumbing that is anticipated for future hook up of solar PV systems. Homes that adopt a PV system at initial construction will not be required to install conduit.
- Roof peak can exceed 35' in height in order to accommodate more roof area for solar panels.
- Please refer to the Sustainability Plan for additional information.

3.1.13 Radon Systems

The piping and other components of Radon mitigation systems or other similar systems shall be located on a side or less prominent area, when possible, to minimize the impact to the street. Additionally, the components of the system shall be painted to match the architecture.

- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
 - 3.1 Residential Architecture Standards
 - 3.1.1 Massing Standards
 - 3.1.2 Garage Requirements
 - 3.1.3 Entry Porches
 - 3.1.4 Column & Railing Details
 - 3.1.5 Door & Window Composition
 - 3.1.6 Embellishments, Trim & Overhangs
 - 3.1.7 Materials & Masonry Application
 - 3.1.8 Color
 - 3.1.9 Roof Materials
 - 3.1.10 Lighting
 - 3.1.11 Accessibility
 - 3.1.12 Green Building
 - 3.1.13 Radon Systems
 - 3.1.14 Storage Sheds & Accessory Structures
 - 3.1.15 Window Mounted Mechanical Equipment
 - 3.2 Residential Architecture Styles
 - 3.2.1 Craftsman Style
 - 3.2.2 Prairie and Foursquare Style
 - 3.2.3 Victorian Style
 - 3.2.4 Tuscan Farmhouse Style
 - 3.2.5 European Cottage Style
 - 3.2.6 Colorado Mountain Rustic Style
 - 3.3 Community Center Architecture Standards
 - 3.3.1 Building Placement
 - 3.3.2 Exterior Architecture
 - 3.3.3 Mechanical Equipment
 - 3.3.4 Signage
 - 3.3.5 Materials and Colors
 - 3.3.6 Lighting
 - 3.3.7 Associated Structures
 - 3.3.8 Sustainability
 - 4.0 Residential Lot Guidelines
 - 5.0 Neighborhood Supplements

3.1.14 Storage Sheds & Accessory Structures

Storage sheds that are of a permanent, high quality nature and constructed in a manner that is safe and architecturally compatible are allowed per the following requirements:

- They shall be architecturally compatible with the primary house: colors, materials, design.
- They shall be structurally sound and secured to withstand high winds.
- Whenever practical, they should be concealed or sheltered under walkout decks or adjacent to the home.
- These structures shall be located outside of easements.
- Meet the City of Arvada's Land Development Code regulations as pertaining to accessory structures including:
 - There shall be a maximum of 3 accessory structures permitted on a single lot.
 - Sheds used for storage shall not exceed 16 feet in height.
 - Storage sheds greater than 220 sf are required to meet the required dimensional standards i.e. setbacks, lot coverage for that zoning district.
 - "Mini-Structures" including Playhouses, Cabanas, Gazebos, and Incidental Household Storage Buildings shall:
 - i. Not exceed 12 feet in height.
 - ii. Not exceed two structures per principle use or exceed 220 square feet in cumulative gross floor area for all structures.
 - iii. Not be permitted in a required front setback area.
 - iv. Such structures shall be compatible with the principal structure.
 - v. Such structure shall not be included in the lot coverage requirement.
 - vi. Such structure shall not be attached to a dwelling unit as an accessory building.
 - vii. Such structures shall not be used as a garage or storage for a vehicle.

3.1.15 Window Mounted Mechanical Equipment

Window mounted mechanical equipment shall not be allowed in windows that are visible from a public way and shall instead be placed in less prominent windows on an internal side or rear facing window. Furthermore, consider designing the supporting structure and painting it to match the architecture to also minimize the visual impact. Mechanical equipment shall be integrated into the building elevations (mounted in recessed locations or screened by wing walls) so they don't protrude from the house or look unsightly.

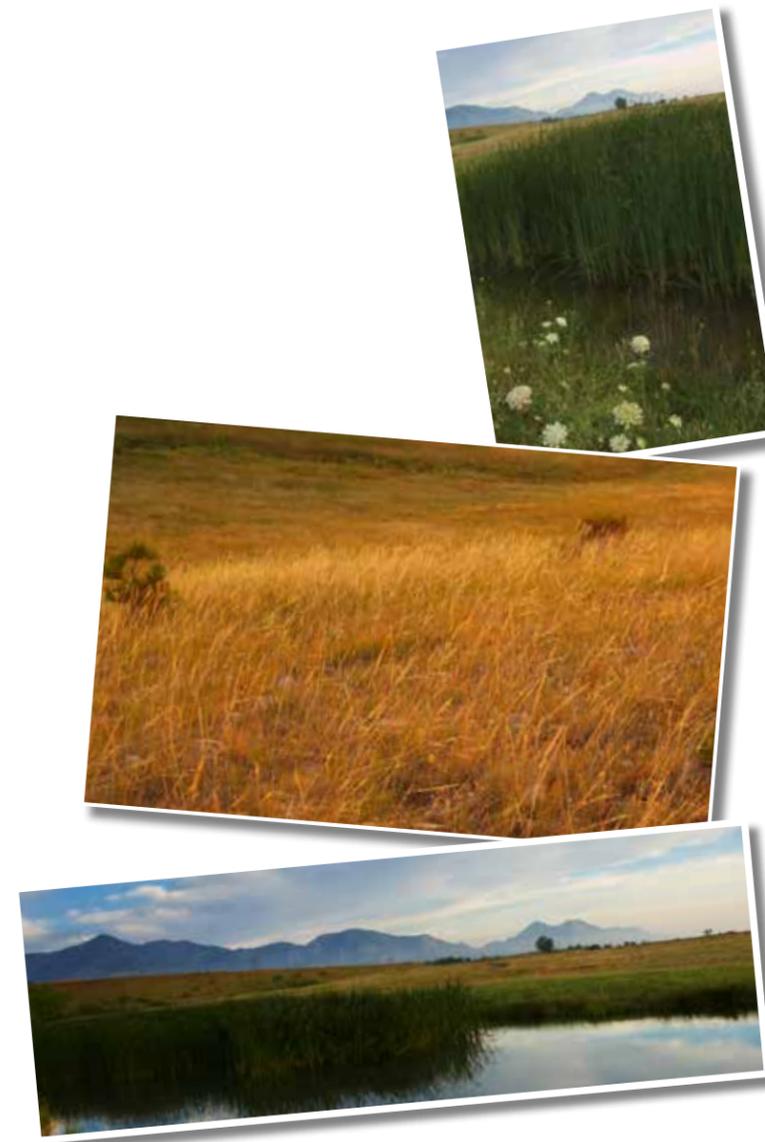
3.2 Residential Architecture Styles

Six commonly used styles have been selected as a sampling to encompass the wide range of architectural diversity desired within Candelas' neighborhoods. Builders are not limited to these six styles but are required to develop a diverse mixture of quality architectural styles that create visual interest along all streetscapes. Creative application of the design objectives, goals and architectural standards are encouraged. Additional styles not included in the Residential Design Guidelines are also possible with approval from the Candelas Design Review Committee. The Residential Design Guidelines allow for flexibility while promoting design quality and consistency that will help builders develop appropriate and compatible style treatments.

These Architectural Styles apply to all Candelas residential neighborhoods, with the exception of the TND neighborhood and Town Center.

The Family-Oriented Single-Family Neighborhood will be required to develop a minimum of (3) architectural elevations per floor plan to help promote this streetscape diversity. The same elevation cannot be used unless separated by more than three houses and cannot be directly across the street, per LDC 6.6.3 E. The same elevation also cannot be used across the street or diagonal from itself on corner lots.

It is important to note that our goal is to develop present day interpretations on these historic Colorado styles. When additional opportunities arise to incorporate sustainable materials, and modern technologies, we want to embrace these green-built alternatives.



- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
 - 3.1 Residential Architecture Standards
 - 3.1.1 Massing Standards
 - 3.1.2 Garage Requirements
 - 3.1.3 Entry Porches
 - 3.1.4 Column & Railing Details
 - 3.1.5 Door & Window Composition
 - 3.1.6 Embellishments, Trim & Overhangs
 - 3.1.7 Materials & Masonry Application
 - 3.1.8 Color
 - 3.1.9 Roof Materials
 - 3.1.10 Lighting
 - 3.1.11 Accessibility
 - 3.1.12 Green Building
 - 3.1.13 Radon Systems
 - 3.1.14 Storage Sheds & Accessory Structures
 - 3.1.15 Window Mounted Mechanical Equipment
 - 3.2 Residential Architecture Styles
 - 3.2.1 Craftsman Style
 - 3.2.2 Prairie and Foursquare Style
 - 3.2.3 Victorian Style
 - 3.2.4 Tuscan Farmhouse Style
 - 3.2.5 European Cottage Style
 - 3.2.6 Colorado Mountain Rustic Style
 - 3.3 Community Center Architecture Standards
 - 3.3.1 Building Placement
 - 3.3.2 Exterior Architecture
 - 3.3.3 Mechanical Equipment
 - 3.3.4 Signage
 - 3.3.5 Materials and Colors
 - 3.3.6 Lighting
 - 3.3.7 Associated Structures
 - 3.3.8 Sustainability
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

3.2.1 Craftsman Style

The Craftsman style bungalows date back to the early 20th Century. Inspired by the Arts and Crafts movement, this was a popular architectural style in the early Denver neighborhoods.

Minimum Design Standards for Craftsman Style Elevations include:

Massing:

- 1 ½ and 2-story massing;
- Both symmetrical and asymmetrical compositions;
- Building forms include side-gabled, cross-gabled, or front-gabled roofs.

Roof:

- Multiple gable-end roof planes, with primary roof pitches ranging from 5:12 to 7:12, accent roof forms may have pitches as low as 4:12;
- Deep, 16” – 30” overhangs;
- Both gable and shed dormers are appropriate;
- Raked soffits or exposed rafter tails. End rafters with additional decorative cut patterns are encouraged.

Windows:

- Upper sash divided lite patterns;
- Window groupings of two’s and three’s;
- Tapered side trim and/or flared head trim.

Porch/Entry:

- Ample covered porches, with gable end or shed roof forms;
- Paired or tapered columns on a brick pier or battered stone column base;
- Saw-cut balustrades are common;
- Low walls may be used as an alternative to railings;
- Porches are of solid masonry construction, columns continue to ground level, without breaking at the level of the porch.

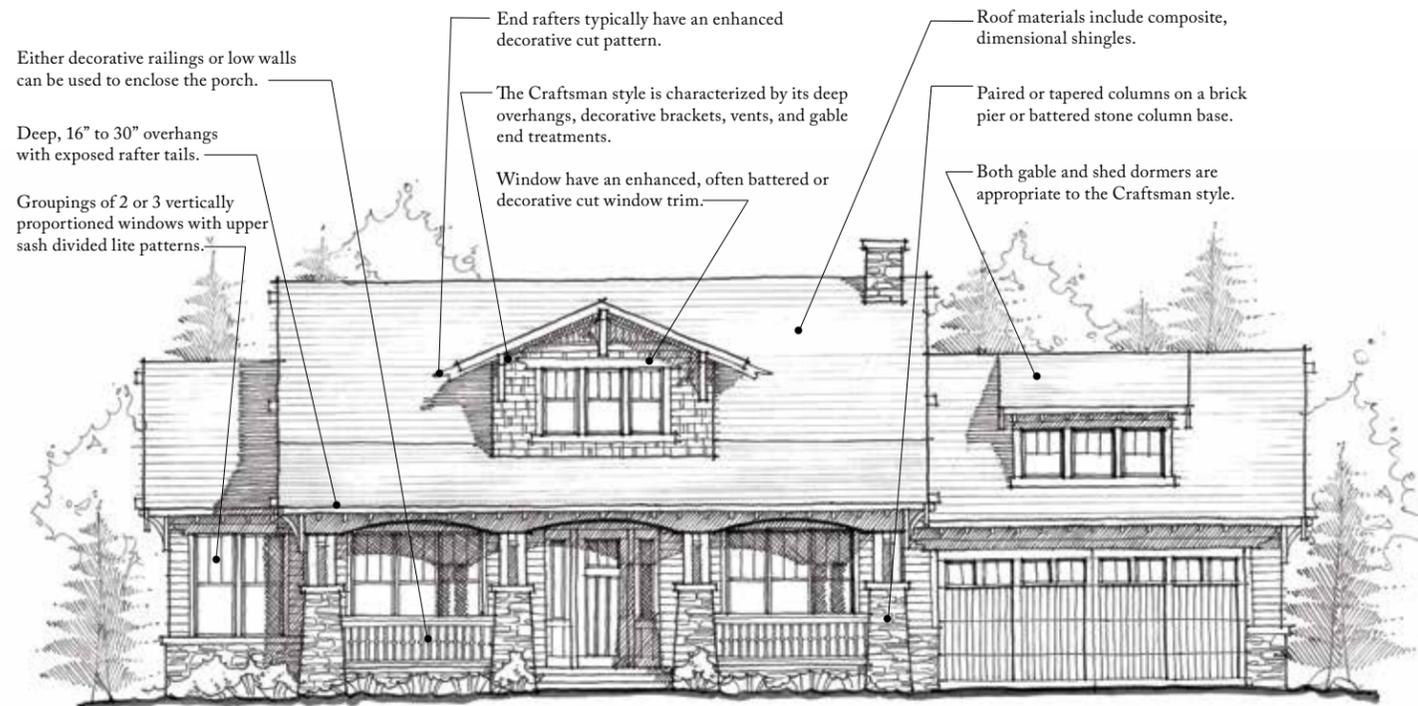
Materials:

- Appropriate materials include combinations of lap siding, shingle siding or stucco, with stone or brick wainscots;
- Often materials transition from masonry on the first story to shingles, stucco or lap siding above;
- Roof materials include concrete tiles, composition shingle and metal.

Details:

- Brackets, triangular knee braces, vents, vertical battens and/or half-timbering adorn the gable ends.

Craftsman Style Elevation



Examples of Craftsman style and detailing



- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
 - 3.1 Residential Architecture Standards
 - 3.1.1 Massing Standards
 - 3.1.2 Garage Requirements
 - 3.1.3 Entry Porches
 - 3.1.4 Column & Railing Details
 - 3.1.5 Door & Window Composition
 - 3.1.6 Embellishments, Trim & Overhangs
 - 3.1.7 Materials & Masonry Application
 - 3.1.8 Color
 - 3.1.9 Roof Materials
 - 3.1.10 Lighting
 - 3.1.11 Accessibility
 - 3.1.12 Green Building
 - 3.1.13 Radon Systems
 - 3.1.14 Storage Sheds & Accessory Structures
 - 3.1.15 Window Mounted Mechanical Equipment
 - 3.2 Residential Architecture Styles
 - 3.2.1 Craftsman Style
 - 3.2.2 Prairie and Foursquare Style
 - 3.2.3 Victorian Style
 - 3.2.4 Tuscan Farmhouse Style
 - 3.2.5 European Cottage Style
 - 3.2.6 Colorado Mountain Rustic Style
 - 3.3 Community Center Architecture Standards
 - 3.3.1 Building Placement
 - 3.3.2 Exterior Architecture
 - 3.3.3 Mechanical Equipment
 - 3.3.4 Signage
 - 3.3.5 Materials and Colors
 - 3.3.6 Lighting
 - 3.3.7 Associated Structures
 - 3.3.8 Sustainability
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements

3.2.2 Prairie and Foursquare Style

This style can range from the economical, symmetrical urban four-square to the sprawling, asymmetrical Prairie style home. There are several commonalities between these two styles.

Minimum Design Standards for Prairie and Foursquare Style Elevations include:

Massing:

- Prairie Style is predominantly a 2-story form with single-story wings and porches;
- Foursquare or “Prairie Box” Style has a square floor plan and a box-like, symmetrical façade;
- Horizontal lines are accentuated.

Roof:

- Predominant hip roof forms;
- Prairie Style emphasizes low-pitched roof forms ranging from 5:12-7:12;
- Foursquare Style has steeper pitches ranging from 6:12-10:12 (broken-pitch roof forms are also encouraged, and create visual interest.)
- Deep, 24” – 36” overhangs with flat soffits;
- Front-facing, through-cornice or standard dormers are encouraged.

Windows:

- Vertically oriented windows;
- Balanced or symmetrical window placement;
- Decorative upper sash divided lite patterns;
- Cap molding at head trim.

Porch/Entry:

- Broad front porches with substantial square column supports;
- Typically with shallow-pitched hip roof;
- Single or paired wooden columns (at least 8” in diameter) with or without a masonry base;
- Brick or stone columns.

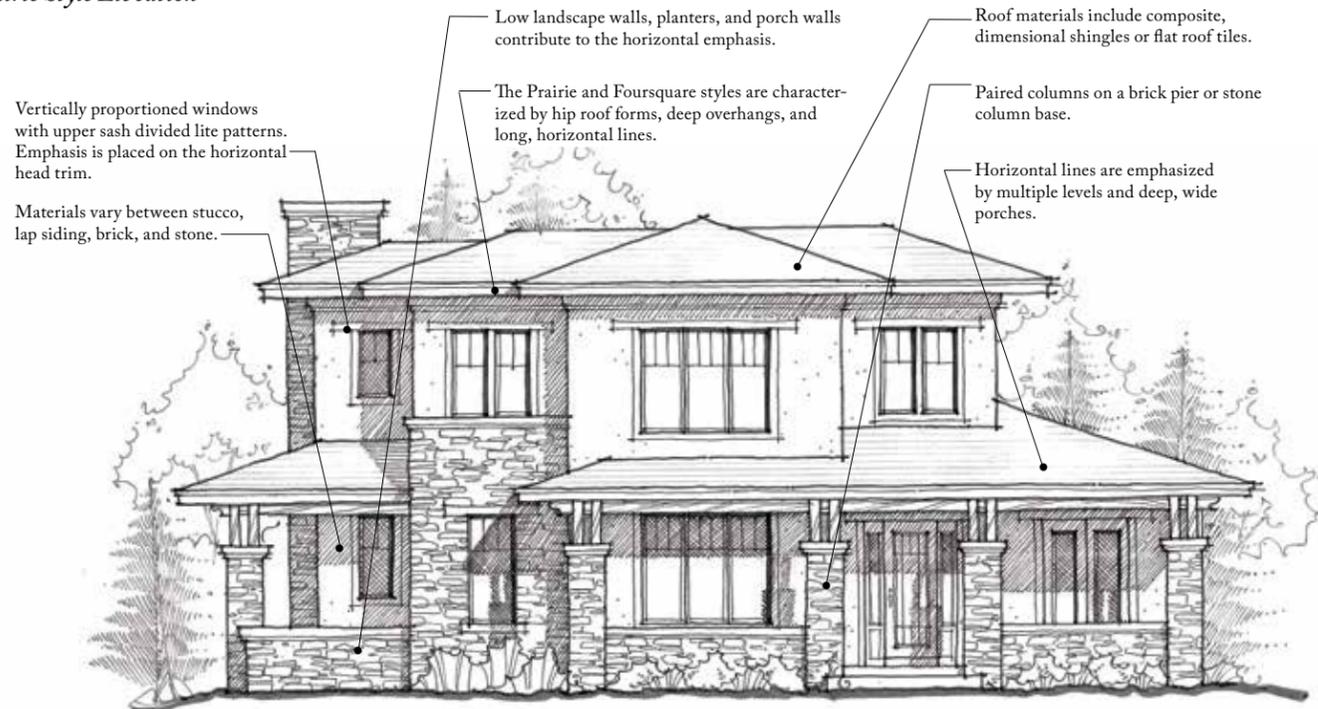
Materials:

- Appropriate materials include stucco, lap siding, shingle siding, brick, and stone;
- Elevations are often limited to one predominant material.
- Roof materials include concrete tiles, composition shingle and metal.

Details:

- Soffits can be embellished with decorative brackets;
- Built-up trim at cornice accentuates horizontal lines;
- Crown moldings or dentils;
- Low landscape walls, planters, and porch walls.

Prairie Style Elevation



Examples of Prairie style and detailing



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

- 3.1.1 Massing Standards
- 3.1.2 Garage Requirements
- 3.1.3 Entry Porches
- 3.1.4 Column & Railing Details
- 3.1.5 Door & Window Composition
- 3.1.6 Embellishments, Trim & Overhangs
- 3.1.7 Materials & Masonry Application
- 3.1.8 Color
- 3.1.9 Roof Materials
- 3.1.10 Lighting
- 3.1.11 Accessibility
- 3.1.12 Green Building
- 3.1.13 Radon Systems
- 3.1.14 Storage Sheds & Accessory Structures
- 3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

- 3.2.1 Craftsman Style
- 3.2.2 Prairie and Foursquare Style
- 3.2.3 Victorian Style
- 3.2.4 Tuscan Farmhouse Style
- 3.2.5 European Cottage Style
- 3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

- 3.3.1 Building Placement
- 3.3.2 Exterior Architecture
- 3.3.3 Mechanical Equipment
- 3.3.4 Signage
- 3.3.5 Materials and Colors
- 3.3.6 Lighting
- 3.3.7 Associated Structures
- 3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.2.3 Victorian Style

Victorian is another style that is deeply rooted in Colorado's history. Originating in the late 1800's, the Victorian style is known for its ornamental detailing.

Minimum Design Standards for Victorian Style Elevations include:

Massing:

- Both symmetrical and asymmetrical compositions;
- Primarily 1 ½ - 2-story massing;
- Predominant, front-facing gable;
- Tower elements and bay windows are encouraged.

Roof:

- Steeply pitched roof forms, using a combination of hip and gable forms;
- Roof pitches are typically 8:12 and steeper, with shallow skirt roofs at porch;
- Moderate, 12" – 16" overhangs;
- Eaves are typically closed with a raked or flat soffit.

Windows:

- Vertically oriented windows, often individual or paired;
- Simple, cruciform divided lites;
- Cap molding at head trim;
- Diamond, oval-shaped, or arched accent windows can be used sparingly to create visual charm and interest.

Porch/Entry:

- Ample covered porches, with shallow skirt roofs;
- Turned wood columns and decorative spindle work to adorn porch.

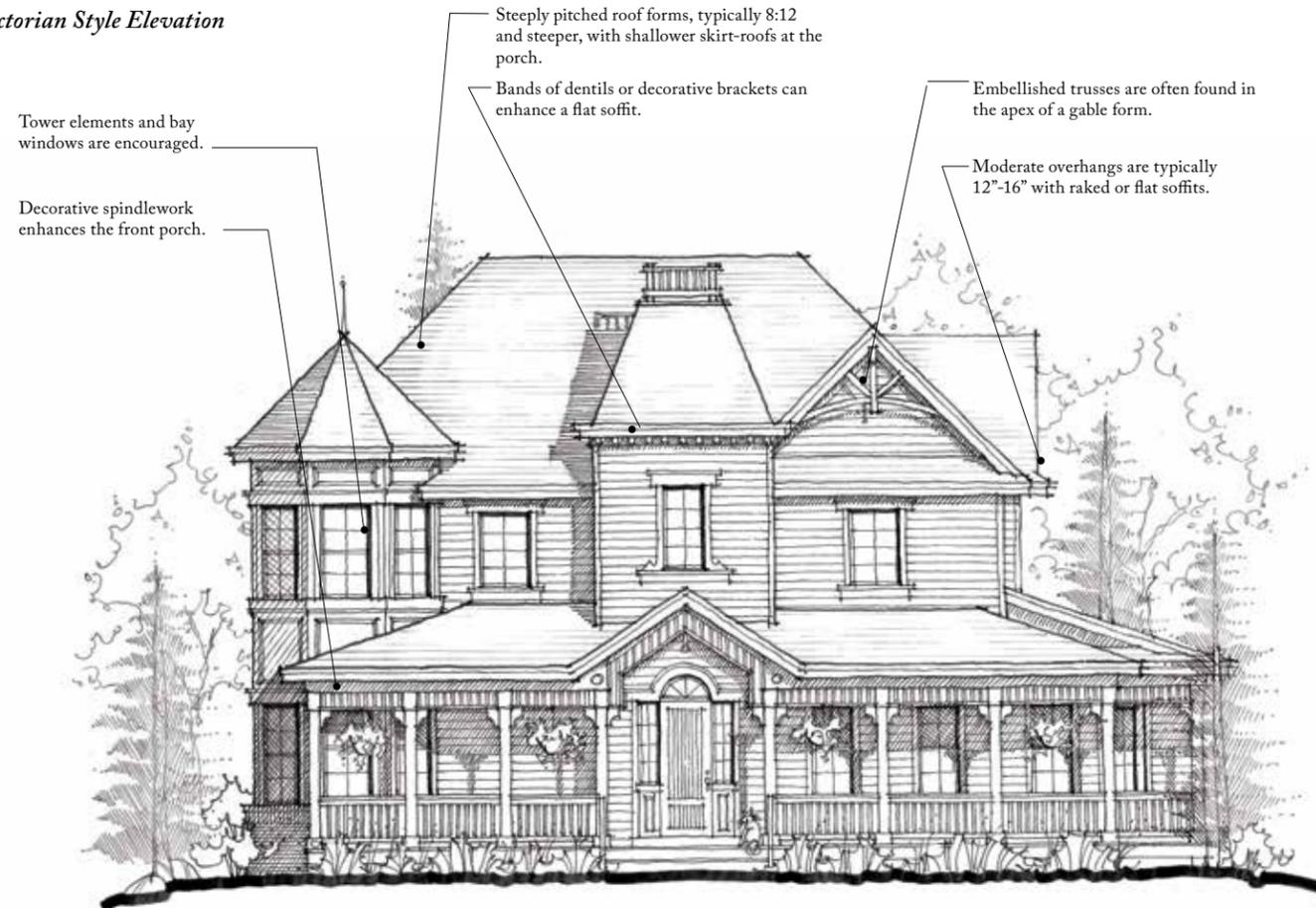
Materials:

- Predominantly lap siding, with opportunity for scalloped or decorative shingles in the gable ends;
- Brick or square stone masonry can be applied full height, up to the second floor line, or as accent material;
- Roof materials include concrete tiles, composition shingle and metal.

Details:

- Often embellished with ornamentation, shutters, decorative brackets and decorative molding;
- Embellished trusses are common in the apex of a gable form;
- Bands of dentils or decorative brackets enhance a flat soffit.

Victorian Style Elevation



Examples of Victorian style and detailing



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

- 3.1.1 Massing Standards
- 3.1.2 Garage Requirements
- 3.1.3 Entry Porches
- 3.1.4 Column & Railing Details
- 3.1.5 Door & Window Composition
- 3.1.6 Embellishments, Trim & Overhangs
- 3.1.7 Materials & Masonry Application
- 3.1.8 Color
- 3.1.9 Roof Materials
- 3.1.10 Lighting
- 3.1.11 Accessibility
- 3.1.12 Green Building
- 3.1.13 Radon Systems
- 3.1.14 Storage Sheds & Accessory Structures
- 3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

- 3.2.1 Craftsman Style
- 3.2.2 Prairie and Foursquare Style
- 3.2.3 Victorian Style
- 3.2.4 Tuscan Farmhouse Style
- 3.2.5 European Cottage Style
- 3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

- 3.3.1 Building Placement
- 3.3.2 Exterior Architecture
- 3.3.3 Mechanical Equipment
- 3.3.4 Signage
- 3.3.5 Materials and Colors
- 3.3.6 Lighting
- 3.3.7 Associated Structures
- 3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.2.4 Tuscan Farmhouse Style

While the Tuscan style is relatively new to Colorado's palette of architectural styles, it is a natural fit within the scenic hillside settings of Colorado.

Minimum Design Standards for Tuscan Farmhouse Style Elevations include:

Massing:

- 1 and 2-story forms;
- Informal, asymmetrical massing;
- Internal courtyards are encouraged.

Roof:

- Gable roof forms and secondary shed forms, at varying plate heights;
- Roof pitches between 5:12 and 7:12, accent roof forms may have pitches as low as 4:12;
- Deep eave overhangs from 16"-24";
- Shallow rakes from 4"-12".

Windows:

- Recessed windows and doors;
- Rectangular or arch-top casement windows with simple divided lite patterns;
- Rough-sawn timber headers in stucco façade and brick rowlock window surrounds in stone façade are common.

Porch/Entry:

- Recessed entryways, often passing through internal courtyards.

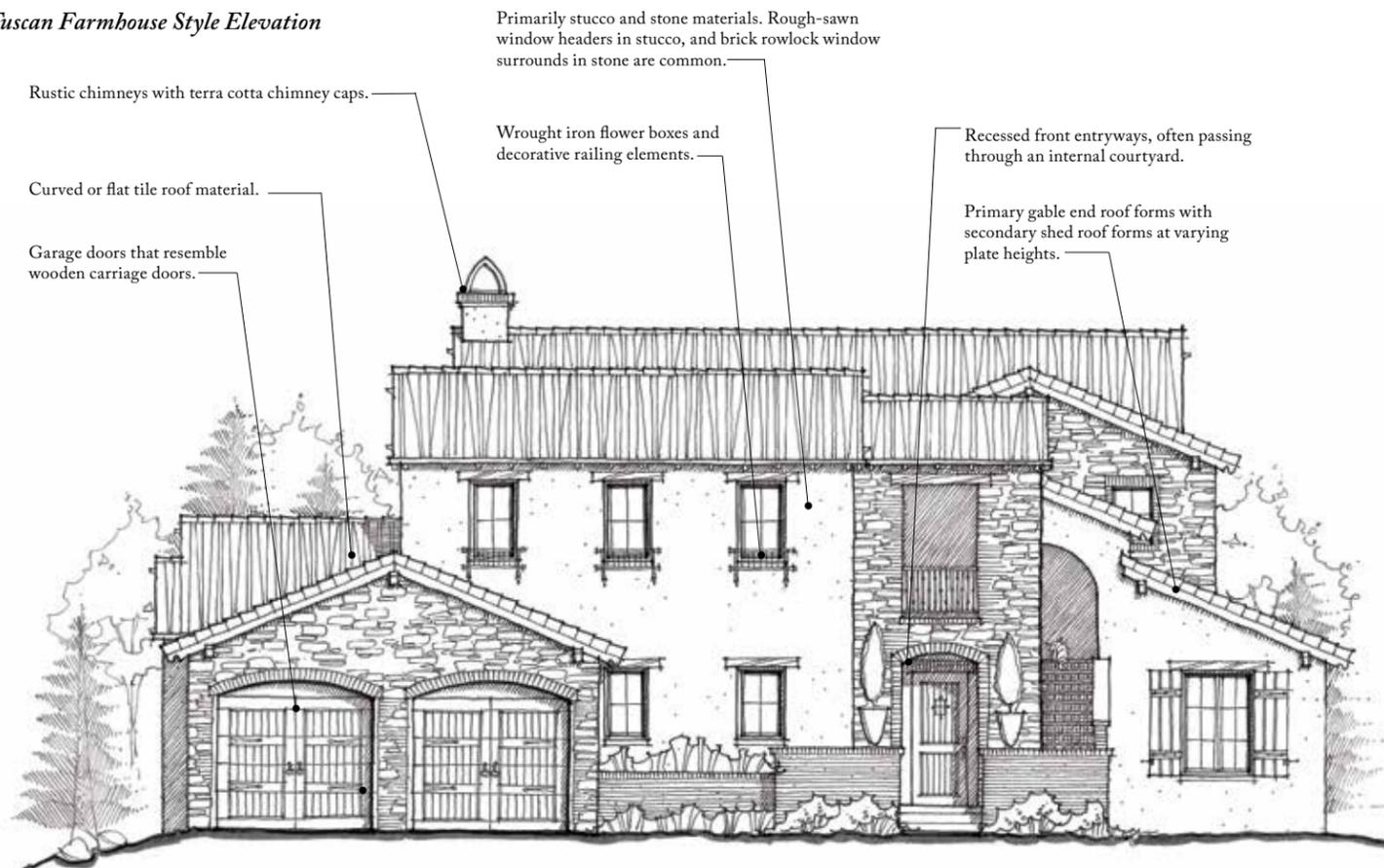
Materials:

- Stone and stucco elements with rough-cast brick accents;
- Curved or flat tile roof material, composition shingle and metal roof material.

Details:

- Rough sawn timbers and brackets;
- Rustic Shutters;
- Rustic chimneys with terra cotta chimney caps;
- Garage doors that resemble wooden carriage doors;
- Wrought-iron balconies, window boxes, decorative cages, railings and accents

Tuscan Farmhouse Style Elevation



Examples of Tuscan style and detailing



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

- 3.1.1 Massing Standards
- 3.1.2 Garage Requirements
- 3.1.3 Entry Porches
- 3.1.4 Column & Railing Details
- 3.1.5 Door & Window Composition
- 3.1.6 Embellishments, Trim & Overhangs
- 3.1.7 Materials & Masonry Application
- 3.1.8 Color
- 3.1.9 Roof Materials
- 3.1.10 Lighting
- 3.1.11 Accessibility
- 3.1.12 Green Building
- 3.1.13 Radon Systems
- 3.1.14 Storage Sheds & Accessory Structures
- 3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

- 3.2.1 Craftsman Style
- 3.2.2 Prairie and Foursquare Style
- 3.2.3 Victorian Style

3.2.4 Tuscan Farmhouse Style

- 3.2.5 European Cottage Style
- 3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

- 3.3.1 Building Placement
- 3.3.2 Exterior Architecture
- 3.3.3 Mechanical Equipment
- 3.3.4 Signage
- 3.3.5 Materials and Colors
- 3.3.6 Lighting
- 3.3.7 Associated Structures
- 3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.2.5 European Cottage Style

The European Cottage style encompasses the Anglo-American, English Tudor, and French architectural traditions that we have adapted to fit into our communities.

Minimum Design Standards for European Cottage Style

Elevations include:

Massing:

- 1 ½ and 2-story forms;
- Asymmetrical massing;
- Towers and turrets are encouraged.

Roof:

- Cross gable roof forms, with steeply pitched roofs from 9:12 to 12:12, or greater are common on the English Tudor;
- Understated, steeply pitched, hip roof forms are more common on the French Style Cottage;
- Vertically proportioned gable, shed, hip, and eyebrow dormers are common;
- Potentially incorporate swooping, curved roof lines at the entry;
- Minimal roof overhangs, typically 12".

Windows:

- Recessed windows and doors;
- Groupings of tall, narrow windows with full window, multi-pane divided lites;
- Arch-top windows can be used as accent elements.

Porch/Entry:

- Recessed entryways with single-story, human scale proportions;
- Little emphasis is placed on the front porch;
- Patterned brickwork or stone quoins surround recessed entry;
- Exposed post and beam construction at entryways and balconies.

Materials:

- Wall materials include stone, brick and stucco;
- Dark stain on half-timbering and trim elements;
- Roof materials include concrete tiles, composition shingle and metal;
- A modern interpretation of a false-thatched roof on custom and semi-custom homes is encouraged.

Details:

- Half-timber detailing;
- Substantial masonry chimneys with decorative chimney pots;
- Wrought-iron balconies, window boxes, railings and accents;
- Exposed post-and-beam construction with decorative knee braces;
- Rustic shutters.

European Cottage Style Elevation



Examples of European Cottage style and detailing



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

- 3.1.1 Massing Standards
- 3.1.2 Garage Requirements
- 3.1.3 Entry Porches
- 3.1.4 Column & Railing Details
- 3.1.5 Door & Window Composition
- 3.1.6 Embellishments, Trim & Overhangs
- 3.1.7 Materials & Masonry Application
- 3.1.8 Color
- 3.1.9 Roof Materials
- 3.1.10 Lighting
- 3.1.11 Accessibility
- 3.1.12 Green Building
- 3.1.13 Radon Systems
- 3.1.14 Storage Sheds & Accessory Structures Equipment

3.2 Residential Architecture Styles

- 3.2.1 Craftsman Style
- 3.2.2 Prairie and Foursquare Style
- 3.2.3 Victorian Style
- 3.2.4 Tuscan Farmhouse Style
- 3.2.5 European Cottage Style
- 3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

- 3.3.1 Building Placement
- 3.3.2 Exterior Architecture
- 3.3.3 Mechanical Equipment
- 3.3.4 Signage
- 3.3.5 Materials and Colors
- 3.3.6 Lighting
- 3.3.7 Associated Structures
- 3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.2.6 Colorado Mountain Rustic Style

A style that is continuing to be defined, the Colorado Mountain Rustic style embraces elements of Colorado's mining past and rural mountain settlements.

Minimum Design Standards for Colorado Mountain Rustic Style Elevations include:

Massing:

- 1 and 2-story forms;
- Asymmetrical massing.

Roof:

- Steep, primary gable roof forms with pitches ranging from 7:12 to 10:12 and secondary shed forms with pitches ranging from 3:12 to 6:12;
- Deep overhangs from 16"-30";
- Exposed rafter tails or raked soffits.

Windows:

- Windows are vertically proportioned, often with simple, cruciform divided lites;
- Window trim can have horizontally accentuated headers and sills;
- Rough-sawn timber headers are common.

Porch/Entry:

- Deep front porches with exposed post-and-beam construction.

Materials:

- Wall materials include combinations of stone masonry, lap siding, board & batten, and shingle siding;
- Roof materials include composition shingle, metal and concrete tiles with corrugated or standing-seam metal accent roofs (metal roof must have a non-reflective, matte finish.)

Details:

- Rough sawn accent trim, timbers and brackets;
- Exposed post-and-beam construction;
- Heavy timber trusses;
- Garage doors that resemble wooden carriage doors;
- Rustic shutters.

Colorado Mountain Rustic Style Elevation



Examples of Colorado Mountain Rustic style and detailing



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

- 3.1.1 Massing Standards
- 3.1.2 Garage Requirements
- 3.1.3 Entry Porches
- 3.1.4 Column & Railing Details
- 3.1.5 Door & Window Composition
- 3.1.6 Embellishments, Trim & Overhangs
- 3.1.7 Materials & Masonry Application
- 3.1.8 Color
- 3.1.9 Roof Materials
- 3.1.10 Lighting
- 3.1.11 Accessibility
- 3.1.12 Green Building
- 3.1.13 Radon Systems
- 3.1.14 Storage Sheds & Accessory Structures
- 3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

- 3.2.1 Craftsman Style
- 3.2.2 Prairie and Foursquare Style
- 3.2.3 Victorian Style
- 3.2.4 Tuscan Farmhouse Style
- 3.2.5 European Cottage Style
- 3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

- 3.3.1 Building Placement
- 3.3.2 Exterior Architecture
- 3.3.3 Mechanical Equipment
- 3.3.4 Signage
- 3.3.5 Materials and Colors
- 3.3.6 Lighting
- 3.3.7 Associated Structures
- 3.3.8 Sustainability

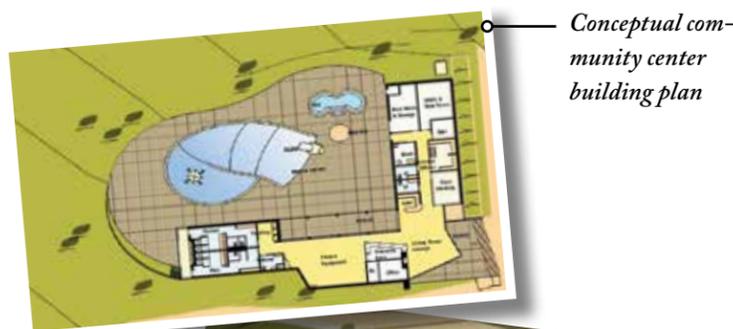
4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.3 Community Center Architecture Standards

These guidelines are intended to enable and encourage the following design objectives for the Community Center at Candelas Park 2 architecture:

- The Community Center exhibits high standards of design and architecture.
- The architectural quality is responsive to its context and is an identifiable building form establishing a character that reflects the following:
 - Reflective of the functions occurring inside the building.
 - Contemporary forms are to be used that maintain a low scale and have a horizontal or slightly sloping roof forms reflecting the terrain and landscaping of the Park.
 - Character to reflect the active nature of the building—athletic, swimming, fitness—as well as a community gathering space—meeting, lounging, club activities.
- Reflect and tell the story of the community's sustainable design goals through real-world, exemplary use of sustainable design practices as specified in the Sustainability Plan. Please refer to the Sustainability Plan and Section 3.3.8 for more information.
- Design and detailed elements are authentic, functional and accentuate the architectural goals.



Conceptual community center building plan



3.3.1 Building Placement

The way in which individual buildings relate to each other within the Park and to the street helps to define the character and scale of the Park, and to define active and passive areas.

3.3.2 Exterior Architecture

The Community Center should have well detailed exterior architecture that promotes neighborhood variety and visual interest and compliments the TND Guidelines.

3.3.2.1 Overhangs & Projections

- Overhangs, projections and related brackets, trim and materials should be consistent with the architectural style of the Community Center.
- Overhangs on south elevations to be broad enough and calculated to reduce solar gain in warm seasons but encourage passive heat gain in cooler seasons.
- Entry porch and overhangs should occur forward of the build-to line and may encroach within the right-of-way as allowed by City regulations, but should not extend past the curb line.



Conceptual community center

3.3.2.2 Entries

- Entries to match material and scale of the window systems.
- The scale, style, color and detailing of entries and front doors should reflect the architectural style of the Community Center
- The entry should be visible, transparent and promote a welcoming image and a sense of safety and security when entering the center during all times of day or night.
- Sliding glass doors are not permitted.
- Power assisted entry to facilitate accessibility and convenience of older users as well as families is encouraged.

3.3.2.3 Windows

- Window types, proportions, trim and their composition should clearly reflect the architectural style of the Community Center.
- Operable windows are encouraged to meet LEED® standards and promote healthy air quality.
- Window systems allowed include clad wood systems and aluminum storefront.
- The location, height and orientation of windows should be placed to enhance the interior spaces and functions as well as the overall building character.
- Proportions and forms of window and door openings should reflect human scale and complement rooflines and building eaves.



Conceptual pool layout

3.3.2.4 Chimney

- Proportions and materials should give the chimney a substantial and stable appearance.
- Gas fireplace ventilation and flues to run vertically through the roof and chimney and not vent through exterior walls.

3.3.2.5 Height

- Community Center should have a variety of ceiling heights to accommodate the activities within. Interior floor to ceiling heights will vary but have a minimum of 8'-0" with the possibility of extending to +20'.
- Building height to be determined by solar orientation and slope of roof mass to accommodate the potential use of hot water solar panels or photovoltaic panels.

1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

3.1.1 Massing Standards

3.1.2 Garage Requirements

3.1.3 Entry Porches

3.1.4 Column & Railing Details

3.1.5 Door & Window Composition

3.1.6 Embellishments, Trim & Overhangs

3.1.7 Materials & Masonry Application

3.1.8 Color

3.1.9 Roof Materials

3.1.10 Lighting

3.1.11 Accessibility

3.1.12 Green Building

3.1.13 Radon Systems

3.1.14 Storage Sheds & Accessory Structures

3.1.15 Window Mounted Mechanical

Equipment

3.2 Residential Architecture Styles

3.2.1 Craftsman Style

3.2.2 Prairie and Foursquare Style

3.2.3 Victorian Style

3.2.4 Tuscan Farmhouse Style

3.2.5 European Cottage Style

3.2.6 Colorado Mountain Rustic Style

3.3 Community Center

Architecture Standards

3.3.1 Building Placement

3.3.2 Exterior Architecture

3.3.3 Mechanical Equipment

3.3.4 Signage

3.3.5 Materials and Colors

3.3.6 Lighting

3.3.7 Associated Structures

3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

3.3.3 Mechanical Equipment

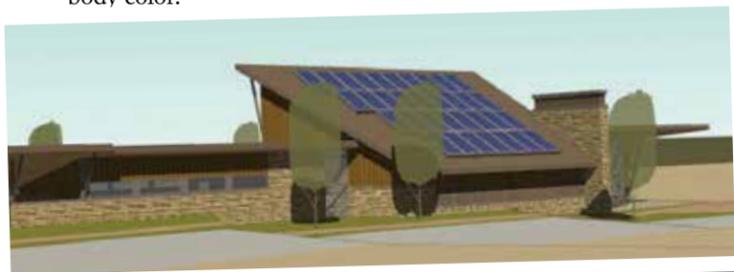
- Mechanical equipment should be screened from street view, utilizing at least one of the predominant materials used in the facades of the primary structure.

3.3.4 Signage

- Signs should be constructed of high quality, durable materials and represent a design aesthetic that enhances the visual quality of the Park.
- Community Center identity building signage should be flat against the façade, mounted projecting from the façade or mounted above the top of the façade.
- Protruding and hanging signs should maintain a minimum clear height of eight feet above the sidewalk.
- Maximum gross area of signs on a given façade should not exceed ten percent of the façade area.
- Signs should be coordinated in size and placement with the building.
- Signage should be externally lit with individual letters and symbols allowed to be internally lit or back-lit.
- Maintenance and operations of signage and lighting systems should be held to high quality standards.
- A Comprehensive Sign Program shall be required at FDP.

3.3.5 Materials and Colors

- Cladding materials are: horizontal lap siding, board-and-batten, stone, brick, or stucco.
- Roof materials are: composition shingle and metal.
- Paint, masonry and roof color should be coordinated.
- Brighter, livelier organic colors with more pronounced hues are encouraged.
- Corner trim color is typically similar in value to the main body color.



Conceptual Community Center with solar panels



3.3.6 Lighting

- The exterior lighting should provide for safety and comfort while conserving energy resources and minimizing light pollution.
- Exterior light fixtures should be appropriate to the building's architectural style.
- Flood lights are not permitted.
- Photocell lights are required on alleys and at service locations
- Light fixtures should conform to Dark Sky guidelines to minimize light pollution.

3.3.7 Associated Structures

Out-buildings, enclosures and other associated architectural structures shall be designed in the same architectural character, materials, and of equal aesthetic quality of the primary structure on each lot.

3.3.8 Sustainability

Sustainable design balances human needs with the carrying capacity of the natural and cultural environments. Design should constantly strive to mitigate the impacts of buildings and development on global environments, communities, homes and workplaces. Sustainable design should utilize resources to meet current needs while ensuring that adequate resources are available for future generations. Those resources include public and private meeting spaces where telecommuters and local entrepreneurs may meet and conduct business. To ensure the building sets an example of sustainable design while reducing the impact of the built environment, the facility will achieve a minimum LEED® 'certified' rating through the United States Green Building Council. Green building attributes will include the following

- Photovoltaic roof panels or solar thermal cells
- Low albedo roofing (light colored to reduce heat absorption)
- Enhanced daylighting
- Low-emitting materials

- Water use reduction strategies
- Rapidly renewable materials
- Increased ventilation
- Fundamental commissioning of the building energy systems
- Meet or exceed ASHRAE/IESNA Standard 90.1 energy performance standards
- Zero use of CFC-based refrigerants
- Storage and collection of recyclables
- Meet ASHRAE 62.1, Ventilation for Acceptable Indoor Air Quality
- Environmental tobacco smoke (ETS) Control
- Enhanced systems and thermal controls
- Renewable Energy Systems

Please refer to the submitted Sustainability Plan for more information on the initiatives Candelas is committed to.

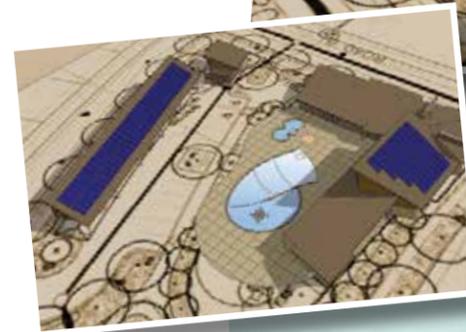


Community Center



Head-end building

Parking Structure



1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

3.1 Residential Architecture Standards

- 3.1.1 Massing Standards
- 3.1.2 Garage Requirements
- 3.1.3 Entry Porches
- 3.1.4 Column & Railing Details
- 3.1.5 Door & Window Composition
- 3.1.6 Embellishments, Trim & Overhangs
- 3.1.7 Materials & Masonry Application
- 3.1.8 Color
- 3.1.9 Roof Materials
- 3.1.10 Lighting
- 3.1.11 Accessibility
- 3.1.12 Green Building
- 3.1.13 Radon Systems
- 3.1.14 Storage Sheds & Accessory Structures
- 3.1.15 Window Mounted Mechanical Equipment

3.2 Residential Architecture Styles

- 3.2.1 Craftsman Style
- 3.2.2 Prairie and Foursquare Style
- 3.2.3 Victorian Style
- 3.2.4 Tuscan Farmhouse Style
- 3.2.5 European Cottage Style
- 3.2.6 Colorado Mountain Rustic Style

3.3 Community Center Architecture Standards

- 3.3.1 Building Placement
- 3.3.2 Exterior Architecture
- 3.3.3 Mechanical Equipment
- 3.3.4 Signage
- 3.3.5 Materials and Colors
- 3.3.6 Lighting
- 3.3.7 Associated Structures
- 3.3.8 Sustainability

4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

4.0 Residential Lot Guidelines

4.1 General Landscaping

4.1.1 Landscape Requirements

4.2 Irrigation

4.3 Fencing

4.3.1 Lot Line Fencing

4.3.2 Internal Patio Screen Fencing

4.4 Paths and Walks

4.5 Lighting Guidelines

4.6 Walls & Raised Planters

5.0 Neighborhood Supplements



Residential Lot Guidelines

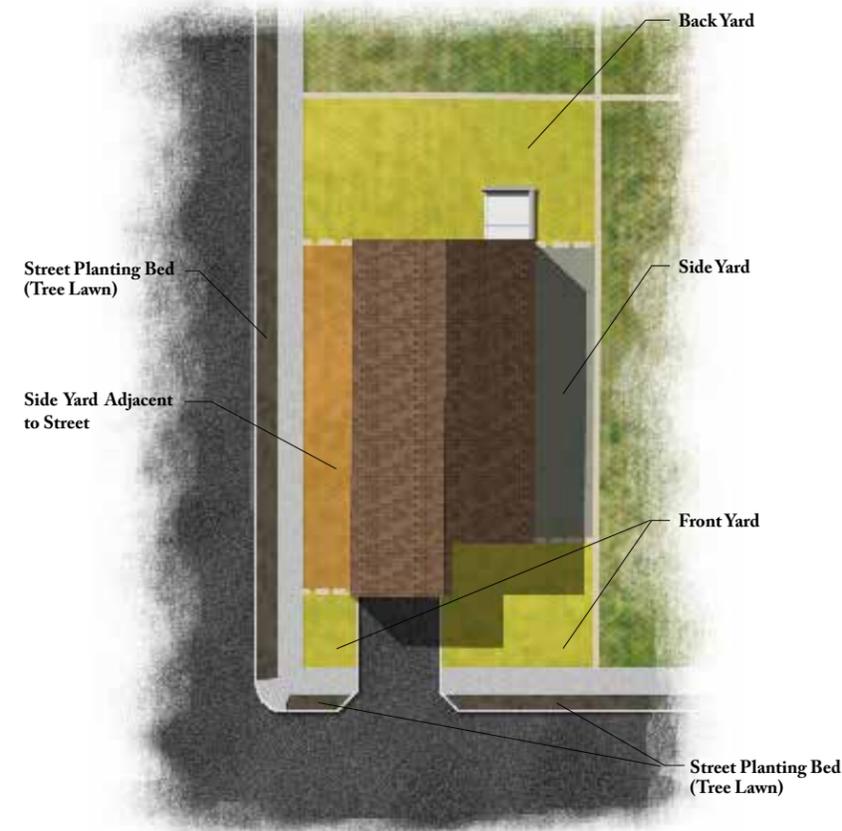
4.1 General Landscaping

A diversity of plant species is encouraged. Plants should be selected for seasonal interest, habitat value, drought tolerance, and aesthetics.

- Residential landscaping shall follow the principles of Xeriscape design.
 - Proper planning
 - Improve the soil
 - Limit turf areas
 - Irrigation efficiency
 - Low water plants
 - Mulching
 - Appropriate maintenance
- Landscape plans shall be prepared and submitted for review and approval prior to installation.
- All woody plants shall be chosen from the Candelas Plant List. Perennial and annual flowers are at the discretion of the designer.
- The use of invasive and high-water demand plant species are prohibited.
- Minimize water demand by demonstrating shrub bed areas will not exceed a water budget of 5 Gal/SF/Yr.
- Yards shall be measured from the bulk plane of each elevation to the property line or right of way. Front and rear yards shall include an extension of the bulk plane from the corner of the structure to the side yard property line or right of way. Side yards shall only include extension of the side elevation bulk plane to the side property line or right of way. (See Residential Yard Diagram)
- Large expanses of lawn are discouraged because of their water consumption. Lawn is permitted in front yards, provided that it is in an area at least eight feet wide that can be efficiently irrigated.
- Hedges are allowed to enclose properties, and they should conform to the guidelines for fences and walls in terms of their location and height.
- Buildings located less than eight feet from the sidewalk should avoid using large canopy trees, unless they are a columnar variety.
- Plant materials should be spaced at no less than 75 percent of their mature size.
- Plant material shall be spaced to avoid encroaching on walks and buildings.
- Soil shall be amended with a minimum compost rate of (3) cubic yards per 1,000 square feet, and shall be tilled to a depth of at least six inches.

- For lots that back onto open space, the plant materials should transition to a native palette close to the open space boundary.
- Porous weed barrier is permitted under gravel or rock mulch, but is discouraged under fiber mulch to minimize wind and water erosion.
- Large cobble should not be used as mulch except in small areas or landscape features.
- Avoid over watering of lawns with spray irrigation to reduce runoff.
- Where space permits, deciduous shade trees should be planted on the south and west side of buildings and outdoor spaces to provide summer shading, and allow for winter sunlight. This reduces the need for cooling of buildings and increases the comfort of outdoor spaces.
- Maintain all drainage patterns identified on the residential plot plan as water enters or leaves the property.
- Refer to foundation structural report for any drainage requirements or irrigation limitations around foundation. Irrigation and drainage patterns should avoid introducing moisture around the foundation.
- Be aware of all utility lines and easements. Call for utility locates before any digging and soil protrusion.
- Trees are strongly discouraged in the utility easements.
- Aspens may be used in addition to, but not in lieu of, required trees, however, Aspens are strongly discouraged due to disease and short life span issues.
- Utilize porous landscape weed control fabric under all rock mulch beds.
- Preferred mulch shall be a minimum 3" depth, 3/8" - 1 1/2" river rock (natural in color), over porous landscape weed control fabric. Other mulch types and sizes may be considered by the Design Review Committee and may or may not be approved. Wood mulch is discouraged in large areas and should be limited to perennial/annual planting beds do to wind and water erosion. If wood mulch is used, homeowner is responsible for containing eroded mulch to their property. Identify each mulch type in plan notes.

Residential Yard Diagram



4.1.1 Landscape Requirements

4.1.1.1 Street Planting Bed

(Area between back of curb and detached sidewalk)

- Tree Lawn: The Tree Lawn in front of Single Family Detached (SFD) lots shall be landscaped by the builder with a minimum of the following plants to ensure consistency throughout Candelas:
- One tree per lot, or at least one tree every 40 feet of lineal frontage along roads.
- Minimum 4 Shrubs.
- Minimum 10 Ornamental Grasses.
- Shrub, perennial and/or groundcover plantings shall be installed to cover 75% of ground area at maturity. Turf: Turf is not allowed in this area.

- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
 - 4.1 General Landscaping
 - 4.1.1 Landscape Requirements
 - 4.2 Irrigation
 - 4.3 Fencing
 - 4.4 Paths and Walks
 - 4.5 Lighting Guidelines
 - 4.6 Walls & Raised Planters
 - 5.0 Neighborhood Supplements

4.1.1.2 Front Setback Landscape Design Guidelines

(Excluding street planting bed)

- Front yard shall be measured from the front plane of the structure.
- Trees: At least one ornamental, shade, or evergreen tree shall be installed in the front setback area.
- Planting Beds: Shrub, perennials and/or groundcover plantings shall be contained in beds and must be mulched with wood mulch, or 3/8" - 1 1/2" River Rock (natural in color) to a minimum depth of 3". Large areas of exposed wood mulch is discouraged do to wind and water erosion.
- Foundation Plantings: The front yard elevation shall be planted with foundation plantings with a mixture of deciduous and evergreen shrubs with accents of perennials and ornamental grasses at a rate of 10 plants per 40 linear feet of foundation.
- Turf: Turf area shall have no more than a maximum 50% high water demand turf coverage (High water demand is defined as any turf requiring more than 18" per square foot, per year). If turf is proposed, the length and width dimensions of the turf area shall be shown. The square footage of both yard and turf shall be noted on the plan, and the percent of turf to the yard shall also be noted.

4.1.1.3 Street Frontage Side Yard Landscape Design Standards

- Side yard shall be measured from the front plane to the back plane of the structure.
- Planting Beds: Shrub, perennials and/or groundcover plantings shall be contained in beds and must be mulched with wood mulch, or 3/8" - 1 1/2" River Rock (natural in color) to a minimum depth of 3". Large areas of exposed wood mulch is discouraged do to wind and water erosion.
- Foundation Plantings: The side yard elevation exposed to streets or alleys shall be planted with foundation plantings with a mixture of deciduous and evergreen shrubs with accents of perennials and ornamental grasses at a rate of 10 plants per 40 linear feet of foundation.
- Turf: Turf area shall have no more than a maximum 25% high water demand turf coverage (High water demand is defined as any turf requiring more than 18" per square foot, per year). If turf is proposed, the length and width dimensions of the turf area shall be shown. The square footage of both yard and turf shall be noted on the plan, and the percent of turf to the yard shall also be noted.



- The Tree Lawn located on the side of Single Family Detached (SFD) lots shall be landscaped by the builder with a Minimum of the following plants to ensure consistency throughout Candelas:
 - Minimum 2 Trees per lot.
 - Minimum 8 Shrubs.
 - Minimum 20 Ornamental Grasses.
 Must have a minimum of 75% shrub planting coverage (mature size), in accordance with the City approved FDP for the applicable filing.

4.1.1.4 Rear Yard Landscape Design Standards

- Rear yard shall be measured from the rear plane of the structure.
- Minimum (1) deciduous or evergreen tree (minimum 3 trees for lots adjacent to open space).
- Maximum 50% high water demand bluegrass turf coverage.
 - Turf area shall have no more than a maximum 50% turf relative to the area of the rear & side yards (exclusive of side yards along streets). If turf is proposed, the length and width dimensions of the turf area shall be shown. The square footage of both yard and turf shall be noted on the plan, and the percent of turf to the yard shall also be noted.

4.1.1.5 Alley Lots

- Both side & rear yard areas are considered the rear yard for the purpose of calculations.
 - Turf requirements for rear yard will be utilized. If turf is proposed, the length and width dimensions of the turf area shall be shown. The square footage of both yard and turf shall be noted on the plan, and the percent of turf to the yard shall also be noted.
- Alley Planting: A 5' minimum planting strip shall be planted between the fence and alley and shall have a minimum 75% live plant material coverage after 3 years.
- All utility appurtenances shall be fully screened from offsite views on at least 3 sides with evergreen shrubs of a mature height of at least 4'.
- When the utility appurtenances are located within the alley utility easement, they shall be fully screened from offsite views on at least 3 sides with evergreen shrubs of a mature height of at least 4' as well as with fencing.

4.1.1.6 Artificial Turf

General Synthetic Turf Guidelines:

- The synthetic turf must be natural in appearance and integrated into the overall landscape design in a natural looking manner, so as not to appear as a sports field and it shall not be installed directly adjacent to the property line.
- Turf shall be comprised of two yarn type colors (green and tans) for a natural appearance. (putting greens may be single yarn type – green)
- The general appearance of the synthetic turf must be designed and installed in such a manner as to effectively simulate the appearance of a well-maintained lawn.
- The synthetic turf uniformity must be maintained for all areas.
- The synthetic turf shall not be installed on slopes greater than 6%, unless it has been reviewed and approved by a licensed engineer. This consultation service will be an expense of the homeowner.
- All synthetic turf will need to be screened by a 3' wide rock or mulch bed bordering the perimeter of the property. Edges of turf rolls shall not be exposed.
- No synthetic turf shall be installed or approved in the front yard. Artificial turf is approvable for use in rear yards only.
- Maximum area of artificial turf permitted in rear yard shall follow the same standards for turf in rear yards.
- Pile height must be at least 1.75" inches and no more than 3 inches.

1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

4.0 Residential Lot Guidelines

4.1 General Landscaping

4.1.1 Landscape Requirements

4.2 Irrigation

4.3 Fencing

4.4 Paths and Walks

4.5 Lighting Guidelines

4.6 Walls & Raised Planters

5.0 Neighborhood Supplements

- Pile weight must be in the range of 30 to 80 ounces per square yard.
- Turf must have a minimum of an 8-year product warranty and the warranty shall not be limited to the amount of usage, lawn elevation, nor the type of footwear that can be worn.
- The product shall allow for vertical drainage at a minimum 10' of standing per hour.
- Turf must have UV protection.
- The yarn denier needs to be a minimum of 5700 for putting greens and 7000 for yards.
- Infill material shall consist of sand, rubber or a combination of the two products.
- Sand will need to be silt free.
- Rubber with steel filaments will not be allowed.
- Primary backing system will require a minimum 8 ounces per square yard.
- Secondary backing system will require a minimum 8 ounces per square yard.
- No felt backing is allowed.

Product Installation:

- Turf must provide adequate drainage both horizontal and vertical.
- Turf cannot be placed directly on top of existing grass; dirt or hardscape adequate subgrade must be installed.
- Subgrade should include a geotextile fabric that is placed between the existing, compacted soil and the porous aggregate material. Porous Aggregate layer is defined as a material that is compacted and will provide stabilization stability for the subgrade and the material should be porous enough to allow for sufficient vertical drainage.
- Turf must be adequately secured – no ripples or seams showing
- Seaming should be completed using an approved tape and glue or stitching.
- The stitch rate should be a minimum of 10 stitches per 3"
- Tear Strength should be a minimum of 200 lbs.
- Turf edges must be finished and anchored with the either concrete curb, treated wood header, trench drain or an approved composite edging material. Turf needs to be securely fastened to prevent any lateral movement of the backing material.
- Turf must have prepared base of "infill" as defined in the product specification section.
- Turf must have a minimum 1-year installation/workmanship warranty.

Artificial Turf Maintenance Guidelines:

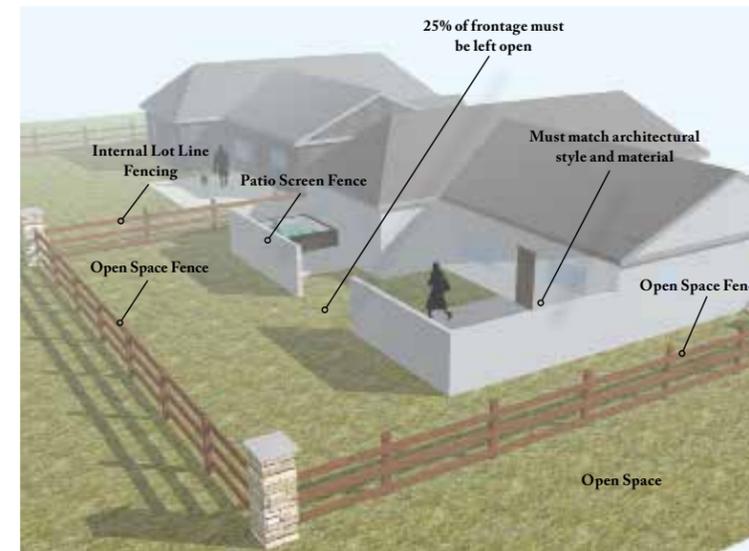
- The manufacturer and/ or installer shall provide the homeowner with detailed maintenance instructions for the synthetic turf.
- Removal of all organic material from the surface
- If you have animals that will use the turf, please remove the animal feces on a frequent basis, and wash the area with a hose. Urine should flow through the turf like rainwater
- A spray irrigation system is recommended if using synthetic turf in yards containing pets, as this allows for regular washing of the material.
- Color and appearance of turf must remain as originally submitted to the Architectural committee. If not, this constitutes and is subject to covenant violation. In more detail the property would be considered in violation of landscape maintenance and possibly subject to levied fines until matter is rectified.

4.2 Irrigation

- Spray irrigation should be limited to lawn areas or ground covers, with the remainder of plantings receiving drip, bubbler, or sub-surface irrigation.
- Refer to foundation structural report for any irrigation limitations around foundation.
- Install automated/programmable sprinkler irrigation system to better manage frequency and duration of irrigation.

4.3 Fencing

- These Guidelines are generally applicable to the entire community. In some cases, there may be conflicts between these guidelines and the requirements that are imposed by the City of Arvada as depicted on the Final Development Plan that applies to each individual Filing within Candelas. In cases of such conflict, the requirements of the Final Development Plan (FDP) shall be binding.
- Refer to the FDP for each filing regarding additional fencing requirements.
- Fences may be constructed by the District, the Builder or the homeowner. These guidelines are not intended to dictate who performs the installation but rather establish some guidelines and standards for the improvements that are constructed.
- Check with the City for permit requirements.



4.3.1 Lot Line Fencing

- Lot line fencing shall be 3-rail fence composed of #1 Grade Cedar wood, and shall be treated or stained to a natural cedar appearance. The approved stain is "Diamond Vogel - GS 212 Cedar", however other brands with similar appearance may be permitted. The only exceptions to this are certain limited areas where screen / privacy fencing has been approved on the FDP for Alley lots and for certain lots abutting commercial areas or highways.
- Wire mesh ("Pet Mesh") will be permitted on 3-rail fences. The wire mesh shall be 2" x 4" Grid, 12 gauge galvanized welded wire.
- Specific fencing standards such as height and style, etc. are identified on the approved FDP for each filing.
- Fence setbacks from the public rights of way, sidewalks, corners of the house, etc. shall be per the approved FDP for each Filing.
- Refer to the FDP for each filing regarding additional fencing requirements.
- Fencing should be consistent within each parcel and not exceed 48" in height.

1.0 Introduction

2.0 Development Guidelines

3.0 Architecture Guidelines

4.0 Residential Lot Guidelines

4.1 General Landscaping

4.1.1 Landscape Requirements

4.2 Irrigation

4.3 Fencing

4.3.1 Lot Line Fencing

4.3.2 Internal Patio Screen Fencing

4.4 Paths and Walks

4.5 Lighting Guidelines

4.6 Walls & Raised Planters

5.0 Neighborhood Supplements

4.3.2 Internal Patio Screen Fencing

Patio Screen / enclosure /Privacy fencing is allowed on single family lots with limitations:

- Screen /enclosure/Privacy fencing should be compatible with the architectural style of the house.
- Screen fencing is not allowed on the lot line.
- 25% of the yard area must be left open and not included within the area that is being screened or enclosed.

4.4 Paths and Walks

- Front walks should be a minimum of three feet wide, and be constructed of materials that complement those on the building.
- Stairways along front walks that exceed three risers shall have a handrail. Handrails are unnecessary on longer stairways as long as they are broken up into groups of 3 or fewer risers, with a minimum of 36” between the sets of stairs.

4.5 Lighting Guidelines

- Encourage lighting installations that are designed and installed to be fully shielded (full cutoff)
- Residential landscape lighting shall not exceed 100 watts incandescent or 26 watts compact fluorescent. LED lighting levels shall not exceed the equivalent levels of luminosity as noted herein. All lighting types and wattages must be identified on the landscaping plan, and shall be in conformance with the City of Arvada’s code.
- Lampposts, bollards, and path lights may be used.
- Uplighting is discouraged.
- Lighting must be contained on property and shall not spill off of property.
- Light fixture styles should complement the architecture and landscape style.
- Lighting shall have photocells or time clocks as part of the lighting controls.
- Prevent unnecessary light usage through the use of photocells or time clocks.

4.6 Walls & Raised Planters

- Walls & Raised Planters shall be constructed of masonry, cedar or redwood timbers.
- Walls and Raised Planters shall conform to City codes. Check with the City for permit requirements.
- Walls and Raised Planters shall not interfere with drainage patterns or utilities.



- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
 - 4.1 General Landscaping
 - 4.1.1 Landscape Requirements
 - 4.2 Irrigation
 - 4.3 Fencing
 - 4.3.1 Lot Line Fencing
 - 4.3.2 Internal Patio Screen Fencing
 - 4.4 Paths and Walks
 - 4.5 Lighting Guidelines
 - 4.6 Walls & Raised Planters
- 5.0 Neighborhood Supplements

- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines

5.0 Neighborhood Supplements

- 5.1 Custom / Semi-Custom Neighborhood
 - 5.1.1 Introduction
 - 5.1.2 Neighborhood Character
 - 5.1.3 Landscape Guidelines
- 5.2 Family-Oriented Neighborhood
 - 5.1.1 Introduction
 - 5.1.2 Neighborhood Character
 - 5.1.3 Landscape Guidelines
- 5.3 Age-Targeted Neighborhood
 - 5.1.1 Introduction
 - 5.1.2 Neighborhood Character
 - 5.1.3 Landscape Guidelines



Neighborhood Supplements

Land Use Map - Custom / Semi-Custom Neighborhoods



Notes:
 This graphic is conceptual and subject to change.
 Not to scale.
 * Traditional Neighborhood Design

5.1 Custom / Semi-Custom Neighborhood

5.1.1 Introduction

The Custom / Semi-Custom Neighborhood has certain unique characteristics that differentiate it from the remaining neighborhoods within Candelas. This section is to be used as a supplement to the Candelas Residential Design Guidelines, calling out only the characteristics unique to this neighborhood. Please refer to the development guidelines for all information not covered here.

Custom / Semi-Custom Neighborhood – Residential Summary

Approved ODP	206.80 Acres	519 Units	14.13% of Projected Residential Units within the Candelas ODP
Proposed within PDP Filing No. 1	118.63 Acres	193 Units	

Custom / Semi-Custom Neighborhood – Single Family Detached Development Standards

Parcels 2-z, 2-aa, 2-bb

Front Load Garage to Property Line	20'
Side Load Garage to Property Line	15'
Living Area to Property Line	15'
Covered Porches to Property Line	15'
Side Setback	5'/7.5'
Rear Setback	15'
Minimum Distance Between Structures	10'/15'
Maximum Building Height	35'
Maximum Building Coverage	
1-story	35% – 45%
2-story	35% – 40%
Net Density	2.94
Gross Density	1.63

Lots wider than 80' shall have a minimum side setback of 7.5' and lots narrower than 80' shall have a minimum side setback of 5'.

Lots longer than 120' shall have a minimum rear setback of 15' and lots shorter than 120' shall have a minimum rear setback of 10'.

Please see the PDP land use sheets for lot coverage maximums per lot size.

5.1.2 Neighborhood Character

5.1.2.1 Neighborhood Layout

The Custom/Semi-Custom neighborhoods are comprised of Parcels 2-d, 2-h, 2-i, 2-j, 2-l, 2-m, 2-p, 2-z, 2-aa, 2-bb on the ODP and will likely be two separate neighborhoods within the community separated by a central open space park. These parcels were strategically located based on their topography, geography, proximity to the wildlife refuge and the view potential that exists in these parts of the community. The sites are generally located on the high points of the property with steeper slopes, lending themselves to larger lot development with neighborhood street designs that favor walkout lots. These guidelines are intended to enable and encourage the following design objectives for the Custom/Semi-Custom neighborhoods:

- Unique architectural and landscape character
- Pedestrian-friendly, walkable, convenient access to trails and parks
- Roads with a sense of privacy
- High quality materials
- Access to Rocky Flats Wildlife Refuge
- Energy efficient design (passive solar orientation) where achievable

5.1.2.2 Circulation / Streetscape Design

Street geometries throughout this neighborhood are generally based on the standard City of Arvada street section. In certain cases, larger sidewalks will be included to accommodate connections within the community wide trail network and primary trail system. Cul-de-sacs are provided to better respond to challenging topography while providing a sense of privacy to neighborhood blocks. The entry to the neighborhood shall be defined with neighborhood identification monuments.

5.1.3 Landscape Guidelines

These guidelines are intended to enable and encourage the following design and landscape character objectives for the Custom/Semi-Custom neighborhood:

- Enhanced landscape planting density
- Wildlife habitat
- Promote water efficiency and potable water reduction in the landscape
- Encourage low maintenance open space landscaping

- Increase privacy and separate public vs. private spaces
- Provide safe interaction of residents
- In future FDP submittals the plant list will be broken down into distinct plant communities along with the best management practices for each

5.1.3.1 Planting

The following methods shall be utilized in the planting design to support the objectives stated in the landscape guidelines:

- Provide street trees at 40' O.C. to shade streets and sidewalks
- Provide wind breaks to buffer homes and pedestrian zones. Layer plantings from low to high, from north to south.
- Select native plants, locally grown when possible.
- Increase landscape quantity and diversity of plant material within the neighborhood.
- Select vegetation that supports regional wildlife through cover or forage.
- Link irrigation system to ET controller and satellite data for water efficiency.
- Till soil amendments into soil a minimum depth of 6".
- Develop a comprehensive maintenance manual.
- Repeat uses of the following key plants throughout the neighborhood.

5.1.3.2 Key Plants

Within the Candelas community, each neighborhood will feature a series of key plants that assist in forming a unique identity. The following plants will be considered primary plant species, used in various combinations to evoke a character distinctive unto itself.

- Custom/Semi-Custom Neighborhood
 - Canada Red Cherry
 - Colorado Blue Spruce
 - Red-Berried Elder
 - Switch Grass
 - Aspen Daisy
 - Penstemon
 - Lupine
 - White Evening Primrose



- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements
 - 5.1 Custom / Semi-Custom Neighborhood
 - 5.1.1 Introduction
 - 5.1.2 Neighborhood Character
 - 5.1.3 Landscape Guidelines
 - 5.2 Family-Oriented Neighborhood
 - 5.2.1 Introduction
 - 5.2.2 Neighborhood Character
 - 5.2.3 Landscape Guidelines
 - 5.3 Age-Targeted Neighborhood
 - 5.3.1 Introduction
 - 5.3.2 Neighborhood Character
 - 5.3.3 Landscape Guidelines

Land Use Map - Family-Oriented Neighborhood



Notes:
 This graphic is conceptual and subject to change.
 Not to scale.
 * Traditional Neighborhood Design

5.2 Family-Oriented Neighborhood

5.2.1 Introduction

The Family-Oriented Neighborhood has certain unique characteristics that differentiate it from the remaining neighborhoods within Candelas. This section is to be used as a supplement to the Candelas Residential Design Guidelines, calling out only the characteristics unique to this neighborhood. Please refer to the development guidelines for all information not covered here.

Family-Oriented Neighborhood – Residential Summary

Approved ODP	142.15 Acres	553 Units	15.06% of Projected Residential Units within the Candelas ODP
Proposed within PDP Filing No. 1	0 Acres	0 Units	

5.2.2 Neighborhood Character

5.2.2.1 Neighborhood Layout

Parcels 2-a, 2-b, 2-g, 2-k, 2-n, 2-q, 2-r, 2-s are all integrated together to make up the Family-Oriented Neighborhood. Generally located on the western 1/3 of the property, this neighborhood is easily accessible off access points on State Highway 72. (Subject to CDOT approval.) The East end of the neighborhood is slated for a 25-acre High School site that also includes combined park facilities. The relatively flat topography and ease of access makes it an ideal site for the Jefferson County Schools and maximizes the walk-in student potential within Candelas. A formal park and the third community center have been programmed near the central portion of this neighborhood. This mid-size facility will be connected through open space and trail systems, providing pedestrian access from this and the other neighborhoods within Candelas. These guidelines are intended to enable and encourage the following design objectives for the Family-Oriented neighborhoods:

- Unique architectural and landscape character,
- Pedestrian friendly. Walkable. Convenient access to trails and parks.
- Encourage safe streets through design.
- Promote connections to public schools, parks and trails.
- Buffer Highway 72, discourage access through neighborhood

5.2.2.2 Circulation / Streetscape Design

Street geometries throughout this neighborhood are generally based on the standard City of Arvada street section. In certain cases, larger sidewalks will be included to accommodate connections within the community wide trail network.

5.2.3 Landscape Guidelines

These guidelines are intended to enable and encourage the following design and landscape character objectives for the Family-Oriented neighborhood:

- Enhanced landscape planting density
- Wildlife habitat
- Promote water efficiency and potable water reduction in the landscape
- Encourage low maintenance open space landscaping
- Increase privacy and separate public vs. private spaces
- Provide safe interaction of residents
- In future FDP submittals the plant list will be broken down into distinct plant communities along with the best management practices for each

5.2.3.1 Planting

The following methods shall be utilized in the planting design to support the objectives stated in the landscape guidelines:

- Provide street trees at 40' O.C. to shade streets and sidewalks
- Provide wind breaks to buffer homes and pedestrian zones. Layer plantings from low to high, from north to south.
- Select native plants, locally grown when possible.
- Increase landscape quantity and diversity of plant material within the neighborhood.
- Select vegetation that supports regional wildlife through cover or forage.
- Link irrigation system to ET controller and satellite data for water efficiency.
- Till soil amendments into soil a minimum depth of 6".
- Develop a comprehensive maintenance manual.
- Repeat uses of the following key plants throughout the neighborhood.

5.2.3.2 Key Plants

Within the Candelas community, each neighborhood will feature a series of key plants that assist in forming a unique identity. The following plants will be considered primary plant species, used in various combinations to evoke a character distinctive unto itself.

- Family-Oriented Neighborhood
 - Red Maple
 - Ponderosa Pine
 - Silver Buffaloberry
 - Calgary Carpet Juniper
 - Blue Avena Grass



- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements
 - 5.1 Custom / Semi-Custom Neighborhood
 - 5.1.1 Introduction
 - 5.1.2 Neighborhood Character
 - 5.1.3 Landscape Guidelines
 - 5.2 Family-Oriented Neighborhood
 - 5.2.1 Introduction
 - 5.2.2 Neighborhood Character
 - 5.2.3 Landscape Guidelines
 - 5.3 Age-Targeted Neighborhood
 - 5.3.1 Introduction
 - 5.3.2 Neighborhood Character
 - 5.3.3 Landscape Guidelines

Land Use Map - Age-Targeted Neighborhood



Notes:
 This graphic is conceptual and subject to change.
 Not to scale.
 * Traditional Neighborhood Design

5.3 Age-Targeted Neighborhood

5.3.1 Introduction

The Age-Targeted Neighborhood has certain unique characteristics that differentiate it from the remaining neighborhoods within Candelas. This section is to be used as a supplement to the Candelas Residential Design Guidelines, calling out only the characteristics unique to this neighborhood. Please refer to the development guidelines for all information not covered here.

Age-Targeted Neighborhood – Residential Summary

Approved ODP	86.25 Acres	568 Units	15.47% of Projected Residential Units within the Candelas ODP
Proposed within PDP Filing No. 1	3.86 Acres	11 Units	

Age-Targeted Neighborhood - Single Family Detached Development Standards

Portion of Parcel 2-t

Front Load Garage to Property Line	20'
Side Load Garage to Property Line	15'
Living Area to Property Line	15'
Covered Porches to Property Line	15'
Side Setback	5'
Rear Setback	10'
Minimum Distance Between Structures	10'
Maximum Building Height	35'
Maximum Building Coverage	
1-story	50%
2-story	40%
Net Density	4.35
Gross Density	0.78

Single Family Attached standards will be provided with future PDP.

5.3.2 Neighborhood Character

5.3.2.1 Neighborhood Layout

We have planned a higher density, age-targeted neighborhood located near the center of the Candelas plan directly north of the Town Center, across the planned Candelas Parkway. The parcels that make up this neighborhood type are: 2-t, 2-u, 2-v and 2-w. This neighborhood was specifically located here for several reasons:

- The site is located adjacent to the Town Center, which is easily accessible via the underpass through the Central Park,
- The site is located in an area where topography dictates smaller pockets of development surrounded by parks and open space,
- The site is a natural window to the RFWR that was transferred to the Department of Fish and Wildlife in July 2007, providing spectacular views from these homes.

This neighborhood consists of four clusters of single-family attached and detached product at various densities. These homes are planned to be age-targeted, as opposed to age-restricted, with designs that are conducive to the lifestyles of those 55 years old and up. Maintenance of the yards and common areas will be provided through a sub-association established for this area (please note that there may be several sub-associations for each product type, depending on the builders involved.) The largest of three recreational facilities is planned in this neighborhood, along with the largest amount of parks and open space, providing ample opportunities for passive and active recreation. The views, topography and proximity to the Town Center make this an ideal site for the age-targeted neighborhood.

5.3.2.1 Circulation / Streetscape Design

Street geometries throughout this neighborhood are generally based on the standard City of Arvada street section. In certain cases, larger sidewalks will be included to accommodate connections within the community wide trail network.

5.3.3 Landscape Guidelines

These guidelines are intended to enable and encourage the following design and landscape character objectives for the Age-Targeted neighborhood:

- Enhanced landscape planting density
- Wildlife habitat
- Promote water efficiency and potable water reduction in the landscape
- Encourage low maintenance open space landscaping
- Increase privacy and separate public vs. private spaces
- Provide safe interaction of residents
- In future FDP submittals the plant list will be broken down into distinct plant communities along with the best management practices for each

5.3.3.1 Planting

The following methods shall be utilized in the planting design to support the objectives stated in the landscape guidelines:

- Provide street trees at 40' O.C. to shade streets and sidewalks
- Provide wind breaks to buffer homes and pedestrian zones. Layer plantings from low to high, from north to south.
- Select native plants, locally grown when possible.
- Increase landscape quantity and diversity of plant material within the neighborhood.
- Select vegetation that supports regional wildlife through cover or forage.
- Link irrigation system to ET controller and satellite data for water efficiency.
- Till soil amendments into soil a minimum depth of 6".
- Develop a comprehensive maintenance manual.
- Repeat uses of the following key plants throughout the neighborhood.

5.3.3.1 Key Plants

Within the Candelas community, each neighborhood will feature a series of key plants that assist in forming a unique identity. The following plants will be considered primary plant species, used in various combinations to evoke a character distinctive unto itself.

- Age-Targeted Neighborhood
 - Crabapple
 - Colorado Spruce
 - Golden Currant
 - Blue Avena Grass
 - Black-Eyed Susan
 - Prairie Coneflower
 - Pussytoes



- 1.0 Introduction
- 2.0 Development Guidelines
- 3.0 Architecture Guidelines
- 4.0 Residential Lot Guidelines
- 5.0 Neighborhood Supplements
 - 5.1 Custom / Semi-Custom Neighborhood
 - 5.1.1 Introduction
 - 5.1.2 Neighborhood Character
 - 5.1.3 Landscape Guidelines
 - 5.2 Family-Oriented Neighborhood
 - 5.2.1 Introduction
 - 5.2.2 Neighborhood Character
 - 5.2.3 Landscape Guidelines
 - 5.3 Age-Targeted Neighborhood
 - 5.3.1 Introduction
 - 5.3.2 Neighborhood Character
 - 5.3.3 Landscape Guidelines

