Project Orientation

**ACCREAGE**
- Overall Project: 25.3 Acres
- Developed Private Parcels: 12.1 Acres - 48%
- Parks: 8.5 Acres - 34%
- Streets & Alleys: 4.7 Acres - 18%

**DENSIY**
- Illustrated Number of Dwelling Units: 282
- Commercial Square Footage: 12,000 sf
- Gross Density: 11.2 DU/Acre
- Maximum Number of Dwelling Units with Additional Concealed Underground Parking: 309
  - Gross Density with Additional Underghround Parking: 12.2 DU/Acre

**PARKING**
- Minimum Pkg Spaces Per Dwelling Unit: 1.5 (reduction permitted for senior housing or cohousing)
- Minimum Pkg Spaces Per sf Commercial Space: 1/250 sf
- Minimum Visitor Spaces Per Dwelling Unit: 0.4 Min
- Total parking spaces (includes 164 on-street): 587
- Visitor and Commercial Parking may include on-street spaces

**ZONING**
- Comp Plan Designation: Mixed Use Residential Emphasis
- Current Zoning: Industrial

**PROJECT SITE**

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**INDIANA ST**

**JOYCE ST**

**W 68th AVE**

**W 69th AVE**

**W 67th AVE**

**LUPINE WAY**

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- Comp Plan Designation: Mixed Use Residential Emphasis
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**PROJECT SITE**

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**PROJECT SITE**
Illustrated Executive Summary
Sustainable Living

COHERENT AND CONNECTED
Live, work, and play in the neighborhood.
Neighborhood planning based on solar orientation.
Multi-modal transportation options.
Mixtures of housing options: townhouses, stacked flats, single family, mixed use, live/work, apartments.

RENEWABLE ENERGY GENERATION AND CONSERVATION
Passive solar and thermal mass for all.
Super-insulated, air-tight homes.
Geothermal domestic hot water on a neighborhood scale.
Energy recovery ventilation systems.
Rooftop photo-voltaic panels.

ENVIRONMENTAL CHARACTER
Contemporary innovations on classic town planning.
Architecture of its time.
Porches, alleys, and tree-lined streets.
Integrated trails, parks, and plazas throughout.
Neighborhood spaces for all occasions.

ENVIRONMENTAL STEWARDSHIP
Water conservation.
Biological water filtration; permeable neighborhood designed to recharge water table.
State of the art green building practices.
Personal and community gardens.
Urban riparian systems.
Recycled materials.
Diverse ecological habitats – “urban-ecology”
Illustrative Landscape Plan

NEIGHBORHOOD GREENS: Integrate stormwater detention and community-oriented landscape and garden spaces

WEST GREEN: Infiltration Park

SOUTH-FACING GARDENS THROUGHOUT

THROUGH-BLOCK PATHWAYS

SHADE TREES FOR PASSIVE COOLING

MINI-GREENS

WEST GREEN: Infiltration Park

COHousing GREEN: Infiltration Park

COTTONWOOD GROVE

COMMUNITY ORCHARD AND GARDEN

CENTRAL SQUARE

ENTRY SQUARE

CORNER PLAZAS

OUTLET INFILTRATION GARDEN

RaNGARDENS: Provide stormwater filtration and garden spaces

Central MEADOW

WEST 68th PLACE (STREET C)

EAST SQUARE

RAILING

CENTRAL MEADOW

OUTLET INFILTRATION GARDEN

CENTRAL MEADOW

OUTLET INFILTRATION GARDEN

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OUTLET INFILTRATION GARDEN

CENTRAL MEADOW
NEIGHBORHOOD MIXTURE OF USES: A Diverse Community with Local Services

A residential environment that includes neighborhood-serving commercial uses: Examples of permitted uses include a cafe, artist studios, small professional offices, yoga studios.

The neighborhood provides places to work both in the home and close to home

Great places for kids to play

Homes facing common greens

Housing for people of all ages and incomes:

Single family, townhouse, duplex, stacked flats, live/work, mixed-use, apartments, and cohousing

SCALE AND MASSING: Intimate, Livable, and Open to the Sun

Two and three story buildings with longer structures broken down into smaller masses

Planting beds close to the sidewalk to enrich the pedestrian environment and articulate boundaries between public and private

Usable yards, courtyards, porches, and patios that give life to outdoor space

Minimize unusable leftover outdoor space

Solar access and south-facing outdoor spaces

DENSITY: A Pedestrian-oriented Community

Densities similar to historic Colorado urban neighborhoods: Gross density between 11.2 and 12.2 dwelling units per acre

Sufficient density to support a lively mixed-use community with local neighborhood-serving businesses

Pedestrian-friendly streets with buildings, arcades, entrances, and uses, close to the sidewalk

Plantings along property lines at public walks

PARKING AND TRANSPORTATION: People Places not Car Places

Small streets with on-street parking and slow traffic speeds

Cleverly concealed parking away from streets and public ways

Parking ratios consistent with current practice for mixed use zoning districts

Emphasis on pedestrian paths and access to regional trails
NEIGHBORHOOD-WIDE CONCEPTS

PATHWAYS, PARKS, AND SOCIAL PLACES: Integrated and Connected

Pedestrian Pathways follow the flow of water to give every home an "address" on the Ralston Creek trail

The Central and East Greens provide neighborhood unity, active community uses, play areas, and natural habitat

The Meadow along the Ralston Creek trail is a beautiful open area that is an amenity to all. It is nicknamed "The Beach."

Civic Spaces and Corner Plazas foster programmed and spontaneous uses for all occasions

QUALITY OUTDOOR SPACE: Beauty, Comfort, and Function

Tree Lined Streets, Greens, Promenades, and Plazas provide unity, shade, and pedestrian-scaled outdoor rooms

Green Entry Courts create pedestrian transitions to groups of homes

South Facing Yards provide useful garden areas for ground floor residences

Community Gardens provide gardening opportunities and social interaction for all

Property Line Plantings establish boundaries and thresholds between public and private landscapes

Micro-climate and Habitat Diversity insures a full range of sunny, shady, domesticated, agricultural, and natural environments

WATER QUALITY: Maximum Permeability and Filtration

Percolation Park System merges storm water management with active community uses

Rain Gardens Throughout capture and infiltrate rain and snow melt to aquifer

Permeable Paving and Surfaces allow water to drain and reduce heat buildup

SMART WATER USE: Working With Our Climate

Xeriscape Plantings provide verdant beauty and reduced water needs

Efficient irrigation focuses water without waste

Downspout and Parking Lot Tributaries direct runoff from impervious surfaces to rain gardens, planting areas, and lawns.

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NEIGHBORHOOD-WIDE CONCEPTS

Architecture

ARCHITECTURAL COMPOSITION: Timeless yet Innovative
- Historic building types with historic or contemporary aesthetics
- A variety of roof forms, including gables
- Porches and arcades close to the sidewalk
- Horizontal expression of ground story
- Vertical proportions in windows

MATERIALS AND COLOR: Strong and Creative
- Rich materials such as brick and stone
- High-quality, long-lasting materials such as brick and stucco
- Saturated colors contrasted with muted colors
- Use a range of materials to achieve variety, quality, durability, and architectural character

SUSTAINABILITY: Conserving Resources
- Passive solar and thermal mass
- Super-insulated, air-tight homes
- Geo-assisted energy recovery ventilation systems
- Geo-thermal domestic hot water
- Solar photo-voltaic panels and sun shading integrated into architecture
- Durable materials with recycled content
- Low toxic construction and finishes

CONNECTION TO SUN AND THE OUTDOORS: Living in Our Climate
- Rooms that open to the winter sun and sunny outdoor spaces
- Bright building interiors with good daylighting from windows on all sides
- Covered arcades or porches facing the sun and towards courtyards, parks, and public ways
**Entry Mixed-Use**

- **Main Street Building**
  - Strong ‘Main Street’ corner building at neighborhood entrance
  - Residential over ground story commercial
  - Distinguished architecture that creates a sense of arrival at the neighborhood

- **East Lots**
  - Two- to three-story stacked flats, attached dwellings, or single family
  - Live/Work permitted at South and North ends of block
  - East-West pedestrian walkway between the buildings
  - Position to optimize solar access while maintaining good urban character along sidewalk

- **2-3 Story Live/Work Townhomes or Mixed-Use**
  - At southwest portion of subarea, ground story flex space supporting live/work or home occupations
  - At east portion of subarea, both ground story commercial with residential above or live/work are permitted
  - Larger ‘storefront-sized’ windows at ground story

- **Views towards Ralston Creek Trail and “The Beach”**

- **Property line plantings around front stoops and porches**
  - Provides detailed character and human scale to boundaries along public walks

- **Rain Gardens**
  - Directs rain water to landscaping
Beachfront Mixed-Use

1. Cohousing
   - Duplexes, townhomes, and apartments
   - For people of all ages, with accessible apartments that are convenient for seniors
   - Common house facing common green
   - Maximum site of 35 dwelling units with 1,200 sf cafe
   - Parking concealed from public view

2. Central Square
   - The heart of social life at Geos — surrounded by community-oriented businesses and activities
   - The termination of the Central Green where it meets the “Beachfront Promenade”
   - Informal Amphitheater and small child’s play area
   - Great place to sit — whether on the ground, on sitting walls, or on chairs

3. Courtyard Mixed-Use
   - 17 dwelling units over max of 2,400 sf commercial
   - Buildings around most of perimeter
   - Opening to courtyard from street for pedestrian access
   - Concelled parking
   - Gardens and water filtration landscaping

4. Main Street Architecture
   - Ground level mixed-use or live/work space
   - Horizontal expression of ground floor

5. Gatehouse
   - Feature building near entrance to Geos
   - Visibly features and demonstrates sustainable architecture
   - 8 dwelling units and max 3,400 sf commercial
   - Ground level live/work or commercial
   - Concealed parking

6. Beachfront Promenade
   - Overlooks and provides public paths
   - Path along “The Beach” — the wide open space along Ralston Creek
   - Connects all the Beachfront properties together and provides a promenade to be comfortably enjoyed by both residents and visitors
Parking Villages
Southern Parking Village frames views down Street D towards Ralston Creek.
Pedestrian friendly parking areas with textured or colored paving.
Scale of parking areas is broken up by tree, small garage, and residential carriage units over parking.

Garden Courts
35 dwelling units
Duplexes, townhomes, and stacked flats
Homes facing common greens

Pedestrian path between sunny private gardens
Runs north-south between Garden Homes connecting parking areas with front gardens and entrances

Tuck-under Townhomes
Front doors open onto entry gardens and parking is tucked behind

Stacked Flats
South-facing windows and outdoor space
Remote parking

Buildings have porches or patios which wrap around to front on the street

Garden Communities
- Parking Villages
- Garden Courts
- Pedestrian path between sunny private gardens
- Tuck-under Townhomes
- Stacked Flats
- Buildings have porches or patios which wrap around to front on the street
Checkerboard Blocks

1. **Tuck-under live/work townhomes**
   - Ground level workspace with living above
   - Parking off of the alley, and concealed in garage tucked into the residence

2. **Live/work townhomes or conventional attached dwellings**
   - Wide attached homes for excellent solar access
   - South-facing patio yards or plazas
   - Flexible live/work locations to respond to homeowner needs

3. **Checkerboard single-family homes**
   - Staggered for solar access
   - Courtyards for outdoor space
   - Minimize side yards and move outdoor space to the courtyard which feels like an outdoor room
   - May involve trees, hedges, and low fences

4. **Common greens**
   - Ringed by porches, patios, trellises, and low plantings
   - A place for kids to play
   - Rain runoff filters through landscaping

5. **Checkerboard single-family homes with shared greens**
   - Staggered for solar access
   - Courtyards for outdoor space
   - Minimize side yards and move outdoor space to the courtyard which feels like an outdoor room
   - May involve trees, hedges, and low fences

6. **Trellis or landscaping treatment at edge of common green**
   - Frames entry to courtyard
   - Articulates a friendly boundary between public and private outdoor space

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**Location**

- Street C
- Street B
- Street D
- Central Greens
- Street A
- Street E
- East Greens
Design Regulations
Different greens support different active and passive uses by people of many ages. Hardy xeriscape plantings, smart water use, permeable paving and shady microclimates will aid in creating a sustainable neighborhood.

Sustainability

Geos is envisioned as a model sustainable community that will bring new lifestyle choices to Arvada. Sustainability design will advance the quality of life for Geos’s residents while lowering their impact on the environment. Goals include setting new standards for the conservation of resources such as fossil fuels, water and electricity, and minimizing pollution impacts both globally and inside the home.

Extended green commons, the Ralston Creek bike path, and natural open spaces, provide play, exercise, and relaxation areas that are integrated with nature.

Cafes, small shops and public services, artist studios, and live/work spaces are all accessible by tree-lined walkways from every home, reducing the frequency of car use and the need for commutes.

In the buildings themselves, net zero energy ready is the goal — where energy generated over the year balances energy consumed. This is achieved by combining good solar orientation and good insulation with geothermal or solar thermal heat, and photovoltaics.

As a lifestyle, living in Geos encourages community, healthy activities, stewardship, and a connection to natural processes.

Diversity

One key to the sustainability of the Geos Vision is an inherent diversity and heterogeneity. The mixture of building types, dwelling sizes, and proposed land uses is intended as an armature to support:

- Affordability and a range of income levels.
- Diverse ethnic and religious backgrounds.
- All different age groups living near each other and reinforcing each other, including singles, the elderly, and families.
- A range of uses including livework and home offices, and small neighborhood-serving shops, offices, and services.

Building types include:

- Single family homes that are under 2000 sf.
- Townhomes of various sizes and price ranges.
- Live/work townhomes with front patios facing the street, and small front patios facing the Central Green. All buildings are positioned for excellent solar orientation.
- Live/work townhomes with ground level commercial.
- Apartment buildings.

Community

Another key to the sustainability of the Geos Vision is that a strong and healthy community emerges. The neighborhood design is intended as an armature to support a wide variety of ways in which neighbors can meet each other and interact. This can happen at central public spaces, local shops, community buildings, in common greens or parks, along quiet walkways and alleys, and from front porches.

At the same time, the neighborhood design is intended as an armature to nurture one’s own privacy and individuality. This is sustained through extensive alternatives for pedestrian circulation throughout the neighborhood. Private outdoor space shaped like courtyards, smaller patio yards that are visible to others but have clear boundaries, and homes which are individually articulated, and connected at the ground to usable private outdoor space.

Character

URBANISM

The layout of Geos has its roots in traditional town planning found both regionally, and in Europe and Latin America.

- As in many historic Colorado towns, streets and alleys run north-south with narrow building lots. Buildings are based on the relatively small footprints that are appropriate for single family homes, townhomes, and mixed-use ‘main street’ buildings.
- As in Colorado’s New Urbanist neighborhoods, porches face on tree-lined public streets or greens.
- As in many European residential neighborhoods, residential building masses are close to the street with small planting beds adding life to the sidewalk’s edge. Private outdoor spaces at town houses are shaped as sunny patios with clear planted boundaries.
- As in European cluster housing, groups of homes face each other across common greens where children play.
- As in Latin American residential neighborhoods, side yards for single-family homes are minimized and private yards are shaped as courts.
- In mixed-use residential neighborhoods found internationally, Geos is dense enough to support some local services and employment and thus discourage frequent car trips.

Innovations include emphasis on sustainable technology, and solar access.

Hardy xeriscape plantings, smart water use, permeable paving and shady microclimates will aid in creating a sustainable neighborhood.

ARCHITECTURE

Traditional building types are used at Geos — with historic or contemporary aesthetics. The architecture style should aspire to be both timeless, and also “of its time” — realizing and expressing contemporary goals and the neighborhood vision. Emphasis is on livability, comfort, function, and the integration of natural processes. Emphasis is on human experience rather than on familiar surface images. Poetic, interesting, and sophisticated aesthetics are encouraged. Predictable and clichéd aesthetics are discouraged.

Innovations include emphasis on sustainable technology, and solar access.

LANDSCAPE

While the neighborhood is developed, the outdoor spaces are envisioned as being soft, permeable, and informal rather than hard and rigorously urban.

Common greens and pedestrian connections follow and celebrate the flow of water and connect the neighborhood to the Ralston Creek bike path.
OVERVIEW OF THE GEOS DESIGN BOOK

How to use this book

FOR DEVELOPERS

The design book communicates the vision behind the planning of Geos and its specific parcels. It provides guidelines and regulations for how individual projects may be designed, without prescribing the specific details.

Developers and their consultants should carefully read and analyze pages 16 to 22 of Design Regulations, and the District Standards and Guidelines that pertain to their parcel. They should also read the vision statements for all adjacent parcels in order to understand the emerging character along streets and amongst districts.

Developers should meet with the town architect, or members of the Geos Design Committee, prior to commencing design in order to informally discuss the vision and regulations.

There are occasions where developers may come up with excellent solutions that exemplify the neighborhood vision, but which vary in some way from the regulations in the Design Book. In certain cases, exceptions to the regulations may be granted by the Geos Design Committee (see below).

Developers and their consultants are responsible for meeting all local, state, and federal laws and regulations that apply to this project in addition to the Geos Design Regulations. Not all these laws are encompassed as part of local permit review but developers are still responsible to meet them. These include local, state, and federal accessibility regulations which will play key roles in the design of any project.

FOR THE GEOS DESIGN COMMITTEE (GDC)

Projects should be evaluated for how they realize the neighborhood vision, and the vision for particular districts. They should be scrutinized for their compliance with standards and guidelines.

Exceptions to standards and guidelines may be granted by GDC based on:

1. The merit of the design.
2. How the proposed alternative design helps in realizing the neighborhood vision.
3. Unforeseen and highly unusual hardships that are encountered on certain parcels.

FOR THE GEOS HOA DESIGN COMMITTEE (GHOADC)

S...
DESIGN REVIEW AND COMPLIANCE

Geo’s Design Committee (GDC) JURISDICTION OF GDC

The Geo’s Design Committee shall be created at the time that the 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 Geo’s. As specified in the CC&Rs, it shall be the responsibility of the GDC to ensure that all proposed improvements at Geo’s are in compliance with the overall vision and goals of the community as reflected in the Geo’s Design Book. They shall use their reasonable discretion and make final determinations in good faith as per the direction provided in this Book.

The decisions of the GDC are final and the applicant shall not have any right of appeal. GDC approval is required prior to submittal for FDP and building permit from the City of Arvada and prior to commencement of any construction or extension of physical improvements in Geo’s. The applicant or builder shall submit such plans and specifications necessary to demonstrate compliance with the intent of the Design Book. The scope of the GDC shall generally cover those elements related to Urbanism, Architecture, Landscape, and Signage and any other provisions set forth in the Design Book. The GDC, from time to time, may receive other information as needed to describe the proposed improvements.

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

MEMBERS OF GDC

The committee is proposed to have between 3 and 6 members. (Exact number to be determined prior to final city approvals).

Membership will include:

- One representative of the City of Arvada who is a design or planning professional employed by the Planning Division.
- A “Town Architect” who is a design professional appointed by the developers of Geo’s.
- One or more representatives of the development team. Those representatives may include design consultants including design professionals.
- The Master HOA may appoint a representative of the community at the completion of Phase 1 architecture, or at the completion of the first 50 dwelling units, whichever comes first.

GDC AFTER BUILD-OUT

At 100% build-out, the Geo’s will move from being a joint committee with diverse representation to being an exclusive committee of the Master HOA.

From that time on, the GDC as administered by the master HOA shall review and approve new plans for improvements, including removal of any approved improvements, for compliance with the intent, vision, Standards, and Guidelines of the Design Book. This must be completed prior to those projects being reviewed and approved by the Arvada Planning Department for compliance with the Design Book and with other applicable city regulations.

TOWN ARCHITECT

The town architect is a design professional hired by the developers to manage the day-to-day work of design review and communications with parties proposing prospective projects in Geo’s.

The town architect will make the decision as to when prospective projects and their design components are ready to be reviewed by the Geo’s Design Committee. The town architect may make a recommendation to the GDC at any other time that the proposal is presented to the GDC.

EXCEPTIONS

Apart from the provisions of the Geo’s Design Book, there may be exceptions made in the future for new projects or exceptions. An exception is the allowance of a process consistent with the general intent but not a specific provision of the Design Book.

The GDC, which includes a member of the city staff, may grant waivers administratively on the basis of hardship or design excellence for the following items:

- Architectural Regulations including composition, materials, color, and sustainability.
- Landscape Regulations other than applicable City of Arvada Development Standards.
- Fencing.

For the following items, exceptions must go through the City’s Minor Modification or Variance process in addition to receiving approval from the GDC:

- Urbanism Regulations including permitted uses, density, bulk, and massing.
- Signage.
- Sidewalks and Frontage.
- Maximum lot coverage.

- All other items not noted above under GDC administrative waivers.

AMENDMENTS AND CLARIFICATIONS

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

DESIGN REVIEW PROCESS AND COMPLIANCE WITH THE DESIGN BOOK

Note: The Geo’s Design Book will be adopted by the City of Arvada as part of the Geo’s General FDP. To apply for a building permit, developers must first follow the Geo’s Design Review Process, and in addition receive city approval for their individual FDP. The city will review individual FDPs as part of the City of Arvada’s General Final Development Plans “GFP” and the Geo’s Design Regulations are part of the FDP, so the city will review the plans for compliance with the Design Regulations also.

Design Review Process Step 1: Meet with Master HOA to review the Geo’s Design Regulations.

Design Review Process Step 2: Meet with the Town Architect to review the regulations and the subarea vision prior to commissioning.

Step 2: Conceptual Design Feedback

Devel-

operators shall submit a set of for T.A. a conceptual design package showing general project organi-

zation and siting to the Town Architect for general compliance with the design regulations. The Town Architect may require a meet-

ing to review this or her comments and those from the GDC.

Step 3: Schematic Design Approval

Develop-

ers shall submit a schematic design package to the Town Architect for review by the GDC. The review will confirm compliance of the submission with the Design Book and verify that recommendations made by the GDC have been incorporated. The Town Architect shall sign documents on behalf of the GDC upon approval.

Step 4: Design Development Feedback

Develop-

ers shall submit a design development package for informal review for compliance with the Design Book. The Town Architect has the discretion to request additional review by the GDC of these documents if general compliance is in question.

Step 5: FDP Approval

May be independent of other steps. Each development must submit separate plans for FDP approval by city staff. Prior to submittal to the city for FDP Developers shall submit the FDP package to the Town Architect and gain the approval by the GDC. The Town Architect shall sign documents on behalf of the GDC upon approval.

Step 6: Construction Document Approval

Prior to submittal for building permit, each development must obtain final signed approval of the GDC. First, detailed plans and specifications shall be submitted to the Town Architect for his or her review and comments. The Town Archi-

tect alone shall decide when specific projects are ready to be forwarded to the Geo’s Design Committee for final approval. The Town Archi-

tect may make a recommendation regarding compliance with the overall vision at that time. The GDC will review proposals in regard to the composition of improvements, including urbanism, architecture, and landscape design. Changes may be suggested by the Town Architect to applicants and must be submitted: conditionally if necessary, prior to signed approval.

The GDC may approve plans and specifications with conditions.

Step 7: City Building Permit Review

After Step 6, city building permit review approval may be granted. The city will then submit the final plans and specifications to the City of Arvada as part of the building permit sub-

mittal process. Arvada Planning and Community Development Staff, in coordination with city staff representative on the GDC, will review plans for compliance with the approved Plan.
Required Parking Ratios:
1.5 min. off-street spaces per regular dwelling unit
1.3 min. off-street spaces per cohousing dwelling unit
1.0 min. off-street spaces per live/work or home office - may be on-street or off-street.

Allocation of on-street parking by Geos developer and GDC.

For lots accessible via public alleys, additional curb cuts are not permitted, and parking is only permitted adjacent to the building. The location of such additional curb cuts in the neighborhood should be minimized. For maximum number of curb cuts per district, see district regulations.

SERVICE AREAS
Trash and Recycling:
Utility Pedestals
Loading

Due to the limited amount of commercial uses and limited density of multifamily housing, separate dedicated off-street loading zones should be provided in concealed in underground parking garages. (see definitions)

Maximum possible bonus: 27 Dwelling Units

On certain mixed-use and multi-family lots, a density increase in the number of dwelling units is permitted only if the segregated parking spaces at two spaces per bonus dwelling unit are provided in concealed underground parking garages. (see definitions)

ACCESSORY STRUCTURES
Section 5.3 of the Arvada Land Use Regulation applies except that accessory structures,limitations on parking may be located at any distance from other structures refer to as permitted by applicable building codes.

Parking & Services
PARKING
Enforcement of minimum parking requirements:
The GDC enforces parking codes by development. Each development may include more than one lot or block parking counts will be measured by each group of lots which constitutes one development or project.

Required parking spaces may not be converted to other uses at a later date.

Garages may not be used for storage, instead of for cars. Exception: In the event that an individual property, and the entire neighborhood, and all of un-used or unarticulated residual space is mini-mized.

SUBAREA BULK AND MASSING REGULATIONS

Front and side setbacks are described in subarea regulations.

Property Line Planting Strip is defined in definitions and is regulated by subarea.

Frontage Zone is defined in definitions and is regulated by subarea.

HEIGHT
Section 6.3 of the Arvada Land Development Code, regarding height of structures, applies to Geos. Section 6.3.2 does not apply.

and Rights of Way

Ground story porches, stoops, and decks may not encroach into any front setbacks.

Instead, porches are often required under this code but they may be placed behind the front setbacks.

In many cases they will reinforce design and add to the buildings but may be located above grade.

Awnings may encroach up to 7’ into mini-mum front setback, or minimum front setback combined with other abutting tracts.

Porches and bay windows may encroach up to 4’ into front setbacks.

Balk beds more than 30’ above grade that are associated with porches or stoops (see definitions) may encroach 4’ into front setback.

Bandstands, sitting walls less than 24” in height, and uncovered flowerbeds, slabs, or patios not more than 8’ above grade may encroach such any depth into front setbacks. Also see subarea property tree planting strip regulations.

Swimming pools not permitted within minimum front setback and shall be no closer than 20’ from any other building-project.

Encroachments into Rights of Ways must be the same as that of any other project.

On-street parking thus becomes a significant element in a community’s design.

On street parking reduces the need for large pedes-trian-unfriendly parking lots. On-street parking increases the usage of sidewalks which is good for the success of small neighborhood businesses. It also directs pedestrians towards sidewalks so that there is more chance encounters amongst neigh-bors cementing the social bonds of a neighborhood.

Required Parking Ratio:
1.5 min. off-street spaces per regular dwell- ing unit.
1.3 min. off-street spaces per cohousing dwelling unit.
1.0 min. off-street spaces per live/work or home office - may be on-street or off-street.

Allocation of on-street parking by Geos developer and GDC.

Cobbled Parking
20% of off-street parking in all projects must be covered.

Parking Access: For Feasible via public alleys, additional curb cuts are not permitted, and parking is only permitted adjacent to roads.

The number of curb cuts in the neighborhood should be minimized. For maximum number of curb cuts per district, see district regulations.

SERVICE AREAS
Trash and Recycling:

And Recycling dumpsters, as they occur, must be accessible, not ob-structive trash enclosures. Dumpsters must not be located in the public right of way, parks but should be screened by trash enclosures or enclosures or enclosures.

Trash and Recycling dumpster enclosures shall be designed as an integral part of the architecture of the build-ings they serve. At public or alternative trash recycling service may be provided by the local garbage service.

Garbage may not be used for storage, instead of for cars. Exception: In the event that an individual property, and the entire neighborhood, and all of un-used or unarticulated residual space is mini-mized.

PARKING

Enforcement of minimum parking requirements:
The GDC enforces parking codes by development. Each development may include more than one lot or block parking counts will be measured by each group of lots which constitutes one development or project.

Required parking spaces may not be converted to other uses at a later date.

Garages may not be used for storage, instead of for cars. Exception: In the event that an individual property, and the entire neighborhood, and all of un-used or unarticulated residual space is mini-mized.

SUBAREA BULK AND MASSING REGULATIONS

Front and side setbacks are described in subarea regulations.

Property Line Planting Strip is defined in definitions and is regulated by subarea.

Frontage Zone is defined in definitions and is regulated by subarea.

HEIGHT
Section 6.3 of the Arvada Land Development Code, regarding height of structures, applies to Geos. Section 6.3.2 does not apply.

and Rights of Way

Ground story porches, stoops, and decks may not encroach into any front setbacks.

Instead, porches are often required under this code but they may be placed behind the front setbacks.

In many cases they will reinforce design and add to the buildings but may be located above grade.

Awnings may encroach up to 7’ into mini-mum front setback, or minimum front setback combined with other abutting tracts.

Porches and bay windows may encroach up to 4’ into front setbacks.

Balk beds more than 30’ above grade that are associated with porches or stoops (see definitions) may encroach 4’ into front setback.

Bandstands, sitting walls less than 24” in height, and uncovered flowerbeds, slabs, or patios not more than 8’ above grade may encroach such any depth into front setbacks. Also see subarea property tree planting strip regulations.

Swimming pools not permitted within minimum front setback and shall be no closer than 20’ from any other building-project.

Encroachments into Rights of Ways must be the same as that of any other project.

On-street parking thus becomes a significant element in a community’s design.

On street parking reduces the need for large pedes-trian-unfriendly parking lots. On-street parking increases the usage of sidewalks which is good for the success of small neighborhood businesses. It also directs pedestrians towards sidewalks so that there is more chance encounters amongst neigh-bors cementing the social bonds of a neighborhood.

Required Parking Ratio:
1.5 min. off-street spaces per regular dwell- ing unit.
1.3 min. off-street spaces per cohousing dwelling unit.
1.0 min. off-street spaces per live/work or home office - may be on-street or off-street.

Allocation of on-street parking by Geos developer and GDC.

Cobbled Parking
20% of off-street parking in all projects must be covered.

Parking Access: For Feasible via public alleys, additional curb cuts are not permitted, and parking is only permitted adjacent to roads.

The number of curb cuts in the neighborhood should be minimized. For maximum number of curb cuts per district, see district regulations.
SMART WATER USE
Xeriscape Plantings: Maximize use of drought tolerant trees, shrubs, perennials, groundcovers, and lawn mixes. See City of Arvada standards for water wise landscaping, and recommended plant list.

FENCING
• Fences, where used, should be treated as design elements that are compatible with surrounding architecture and landscapes.

PROPERTY LINE PLANTING STRIP
The Property Line Planting Strip is the front four feet of a lot where it abuts a common or public walkway. This landscape area articulates the boundary between a private parcel and common outdoor space. Each property will be responsible for landscaping it to provide pedestrian scale and character to the common walkway, and define the transition between neighborhood space and private space. While it serves as a unifying element throughout the Geos neighborhood, a diversity of expressions will be encouraged.

STORM WATER DETENTION AREAS
• Permeable Paving: Where possible, use permeable pavement in the ground. This may include brick, stone, or pavers set in sand, permeable asphalt, decomposed granite, crusher fines, grasscrete, and similar treatments.

WATER QUALITY: This must also serve as community oriented landscape and garden space. This will play an important role in storm water management for the overall Geos development. See sub-area regulations for specific requirements.

The following concepts aim to foster a maximally sustainable neighborhood landscape. This involves creative and efficient use of space and resources at all scales:

MAXIMUM PEERMEABILITY AND WATER FILTRA-
TION: “THE SPONGE CONCEPT:”

Rain Gardens Throughout:
Where possible create Rain Gardens to capture and infiltrate rain and snowmelt. A rain garden is a slightly depressed landscaped area, between 4’ and 8’ deep, into which runoff from downspouts or paving may be directed. Rain gardens can create a verdant landscape feature that attracts birds, butterflies, and beneficial insects. In addition they may function as inhabitable garden spaces.

Property Line Planting Strip:
This playground (shown in white) is built within a detention area. In addition, water quality swales are woven into the play environment.

LIVING FENCES: Where possible use hedges of hardy shrubs in lieu of fences for reasons of resource conserva-
tion.

When constructing fences, use sustainable, long lasting, low maintenance materials. See regulations below.

Regulations
PROPERTY LINE PLANTING STRIP - “PLPS”
Owing to unique topography, the minimum per-
centage of the planting strip must be planted with hardy shrubs, ornamental grasses, or perennials. Sidewalks or sitting walls 24’ or less in height, may be integrated as part of the planted area.

The remaining non-planting portion of the planting strip may include pedestrian scale elements such as pavers, benches, siting walls, steps and planters which may be integrated within the landscape elements and also meet regulations on setbacks and design elements.

In certain locations a percentage of the strip may allow buildings.

See Sub-Area Regulations for specific re-
quirements.

See Geo Landscape Guide for the Geo Plant List for approved planting options.

RAIN GARDENS
• Certain tools (Courtyard Mised/Use and CoHousing) are required to provide Rain Gardens for water quality functions. They play an important role in storm water management for the overall Geos development. See sub-area regulations for specific requirements.

The sub grade of each rain garden must be filled to a depth of 24” below final grade area. The rain gardens should be designed with 25% organic matter and 50% sand to create a stable planted area.

Rain gardens must adhere to Urban Drain-
agedesign specifications for Permeable Land-
scape Detention Areas (PLDs).

Rain gardens must be designed by a li-
censed civil engineer and approved by the City of Arvada Engineering Dept.

STORM WATER DETENTION AREAS
The Garden Courts are required to construct and maintain a storm water detention area. There must also be a walkway of pedestrian oriented landscape and garden space. This will play an important role in storm water management for the overall Geos development. See sub-
area regulations for specific requirements.

DECIDUOUS TREES FOR PASSIVE COOLING AND SOLAR ACCESS
Deciduous trees are required on private landscapes to provide passive cooling during the summer months. However these trees must not block sunlight on adjacent roof top solar panels.

Evergreen trees must not be planted in loca-
tions that block solar access to adjacent buildings.

See the Geo Landscape Guide section on Tree Heights in Private Landscape Areas for

information on allowable tree types, mature sizes, and locations.

this project is demonstrates the benefits of water quality and detention.
ARCHITECTURE

Composition, Proportions and Ap-erture

PORCHES: SEE DEFINITIONS

WINDOWS
Wood and door openings shall not comprise less than 36% of total wall area at the ground level in single-family and multifamily from-ages and not less than 25% at south-facing/ live frontages.

Window frames shall either be:

• Of a 1 1/4 minimum vertical to horizontal propor-tion or
• shall involve a variety of proportions that include some which are 1 1/4 minimum hori-zontal to vertical.

Permitted window finishes include painted or natural finished wood or metal. Vinyl window, plastic or clad in vinyl, are permitted only at the discretion of the GDC based on architectural compatibility with exterior colors of the Town Architect. Skylights are permitted and must meet regulations for windows.

Window glazing shall be insulated clear or Low-E. Dark tinted windows are only permitted at the discretion of the GDC.

True and Simulated Divide-light sashless are permitted. Sashless between-the-glass only grilles are not permitted.

Baseboard windows shall be protected as required by Anavda Building Code with horizon-tal metal grates, or by guardrails, which shall correlate with the building’s architectural ele-ments.

SOLAR OVERHANGS
Solar overhangs should have overhangs of exact depth and height above window to optimize shalling and shading. Selection for optimization of overhang size is available from the Town Architect. Such overhangs should be integrated into the architecture and architectural style of the building.

To reduce summer heat gain, west-ward facing windows should be minimized in area, optimized with daylighting, and have deep overhangs or porch roofs.

East-facing windows should also be carefully selected to control summer heat gain, and may have awnings or overhangs on the roof to manage summer morning heat gain.

DOORS
Entry doors shall be of solid wood or wood veneer, door or fiberglass or metal. They should have a painted or natural material finish. Doors may be of glass and the approval of Town Architect shall be obtained for door finishes and signage. Sectional, overhead garage door construction shall be of wood, frame-and-panel type, or steel frame-and-panel composite or paneled type. Garage door glazing shall be clear.

SERVICES
Solar panels shall be integrated into the archi-tectural design, and not installed as an after-thought. Utility meters and HVAC equipment must not be visible from rights of ways or building frontages except when visible from alley. Exceptions may be granted by the GDC based on architectural merit or unusual hardship.

Signage Guidelines
Permitted window finishes include painted or natural finished wood or metal. Vinyl window, plastic or clad in vinyl, are permitted only at the discretion of the GDC based on architectural compatibility with exterior colors of the Town Architect. Skylights are permitted and must meet regulations for windows.

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Vision

The Entry Mixed-Use Subarea is both the point of arrival to the neighborhood, as well as a boundary – providing a transition to the industrial office buildings further East. Street C reads as a Main Street. Street E is the buildings “just off Main Street.” Parking is tucked back to the property lines that abut the nearby existing industrial office uses.

Mixed-use (residential) over commercial occurs near the intersection of Street C and Joyce Street. The middle of the block along Street C may be mixed-use (residential over commercial) or live/work or attached residential. The west-south corner near Street E is live/work or attached residential. Buildings moving North along Street E are multi-family, attached residential, or single family. At the very North end of the block at Street A Live/Work is also permitted.

Urbanism

USES

Multi-family residential, mixed-use with ground level commercial, live/work, townhomes, and single family.

DENSITY

Base and illustrated number of dwelling units is 64.

Maximum number with provision of additional concealed underground parking, is 81 dwelling units.

The maximum amount of exclusively commercial or office space is 5,000 sf.

MAXIMUM LOT COVERAGE

• Maximum lot coverage is limited by the interaction of other regulations on this subarea including solar access, maximum dwelling units, parking ratios, and setbacks and frontage.

• In addition, the maximum lot coverage may never exceed 45% for either an entire block or half-block.

PARKING

Off-Street parking is located away from streets and sidewalks.

Setbacks and Frontage

EAST SIDE ALONG JOYCE STREET

• Minimum Setback 1’

• Maximum Setback 25’

• Site must have frontage with building for first 50’ of east side starting at SE corner of lot and moving northward along Joyce Street.

• 4’ Property Line Planting Strip

  1. 50% minimum of length of strip must be planted.

  2. 50% maximum of length of strip may be walkable surface.

  3. 0% maximum of length of edge zone may contain porch or covered entry stoop.

SOUTH SIDE ALONG STREET C

• A minimum of 60% of the frontage between the minimum and maximum setbacks must contain building.

  1. Build-To Line = 1’ set back from property line. This is to accceptuate an urban presence at this corner as one enters the neighborhood.

  2. Building must have frontage in this area for at least 45% of length of this section of property line.

  • From points 50’ to 75’ along south side starting at SE corner of lot and moving westward:

    1. Minimum setback = 5’

    2. Maximum setback = 15’

  • From points 75’ to 240’ along south side starting at SE corner of lot and moving westward:

    1. Minimum setback = 5’

    2. Maximum setback = 15’

  • 4’ Property Line Planting Strip at Easternmost 240’ of block:

    1. 25% minimum of length of strip must be planted.

    2. 75% maximum of length of strip may be walkable surface.

    3. 30% maximum of length of strip may contain building or at above grade.

    4. 20% maximum of length of strip may contain covered entry stoop.

West 69th Place (Street A)

• Minimum setback 4’

• Maximum setback None.

• A minimum of 40% of the frontage between the minimum setback and 20’ from the front property line must contain building or porch.

• Each ground level dwelling unit must have a porch (see definitions) facing Street E that is a minimum of 6-0” deep by 6-0” wide.

• 4’ Property Line Planting Strip:

  1. 50% minimum of length of strip must be planted at live/work uses, 70% at residential uses.

  2. 50% maximum of length of strip may be walkable surface at live/work uses, 30% at residential uses.

  3. 0% maximum of length of strip may contain covered entry stoop or porch.

Property Line Planting Strip at Westernmost 120’ of block:

• Minimum setback 1’

• Maximum setback 30’

• Site must have frontage with building for first 50’ of west side starting at SW corner of lot and moving southward along Street A.

• 4’ Property Line Planting Strip at Westernmost 120’ of block:

  1. 50% minimum of length of edge zone must be planted at live/work uses. 70% at residential uses.

  2. 50% maximum of length of strip may be walkable surface at live/work uses, 30% at residential uses.

  3. 50% maximum of length of strip may contain building at or above grade.

  4. 20% maximum of length of strip may contain covered entry stoop.

West 68th Place (Street C)

• Minimum setback 4’

• Maximum setback 1’

• A minimum of 40% of the frontage between the minimum setback and 20’ from the front property line must contain building or porch.

• Each ground level dwelling unit must have a porch facing Street C that is a minimum of 6-0” deep by 6-0” wide.

• 4’ Property Line Planting Strip:

  1. 50% minimum of length of strip must be planted at live/work uses, 70% at residential uses.

  2. 50% maximum of length of strip may be walkable surface at live/work uses, 30% at residential uses.

  3. 0% maximum of length of strip may contain covered entry stoop or porch.

NORTH SIDE AT STREET A

• Minimum setback 1’

• Maximum setback 15’

• A minimum of 50% of the frontage between the minimum and maximum setbacks must contain building.

• 4’ Property Line Planting Strip:

  1. 50% minimum of length of strip must be planted at live/work uses, 70% at residential uses.

  2. 50% maximum of length of strip may be walkable surface at live/work uses, 30% at residential uses.

  3. 0% maximum of length of strip may contain covered entry stoop or porch.

PROPERTY LINE ABUTTING EXISTING INDUSTRIAL OFFICE USE

• East side of East Lots: 4’ minimum setback to all structures

• North Side of Main Street Building Lot: 4’ Minimum Setback to all structures

Example of a 4’ Property Line Planting Strip showing both planted area and walking surface. Further down the street, a small building occupies the planting strip.
ENTRY MIXED-USE SUBAREA: MAIN STREET BUILDING

The Main street building should be mixed use, or live/work with extensive transparency on the ground floor.

**Vision**

Arriving at Geos, the visitor should be greeted by these elements:
- A strong urban corner building at the North side of Street C at Joyce Street
- Mixed-use buildings on the north side of C Street
- Views of the Ralston Creek bikeway to the southwest which is framed by towering cottonwoods
- An entry feature landscape at Tract O on the south side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.

This collection of elements is intentionally asymmetrical, taking advantage of south sun and expansive views to the open space along the Creek.

The main street building (or buildings) is envisioned as a 2-3 story mixed-use or live/work. The entry mixed-use building’s east façade and southeast corner is the first element seen upon approach to the neighborhood. These parts of the building should make an interesting front face that communicates “Main Street” and beckons one to enter the neighborhood and explore for more. The ground level use at the southeast corner must be commercial or live/work. This portion of the building is built close to the sidewalk to emphasize the urban mixed use character.

The south elevation should be a long and strong urban building wall that stands in contrast to the open space along Ralston Creek. Townhouses are permitted, but the overall building should appear unified as one or two structures. The ground levels should make generous public gestures, with substantial amounts of glazing and transparency. Moving west along Street C, the main street building must set back at least 5’ in order to provide usable south-facing space along the sidewalk. Parking is concealed to the north and/or in tuck-under garages.

**Urbanism**

**USES**
- Residential Mixed-use: Should be vertical mixed use with ground level commercial, and/or 3-story live/work townhomes with ground level work and flex space.
- Ground level commercial is permitted.
- Second story office is permitted.

**DENSITY**
- Base and illustrated number of dwelling units is 10 dwelling units over commercial/office and/or live/work/flex spaces.
- Maximum number of dwelling units, with provision of additional concealed underground parking, is 16 dwelling units over commercial/office and/or live/work/flex spaces.
- The maximum amount of exclusively commercial or office space is 5,000 sf. Also see note page 20 under “Base Maximum Density.”

**PARKING**
- Off-Street parking must not be located within 45’ of the southeast corner of the site.
- Off street parking must not consume more than 35% of the frontage along the south property line, whether at grade under building or outdoors.
- Off street parking should be located to the north of the site behind the building.

**Architecture**

See vision statement for additional guidelines.

East façade and southeast building corner area should provide a high-quality work of architecture that establishes the entry point into Geos.

**EAST FRONTAGE**

The frontage along Joyce St. should provide a welcoming sense of arrival to the project.
- PLPS: Minimum 50% planted. This includes 2 street trees. The planting area must be a minimum of 7’ wide around each street tree. See FDP Landscape Sheet L2 for street tree requirements.

**WEST FRONTAGE**

This borders the alley entrance to the parking lot.
- PLPS: Not required along property line, but 30% of overall area between building and driveway should be planted.

**NORTH FRONTAGE**

This boundary of the Geos neighborhood should provide screening to the adjacent property. It should be planted with shrubs, 5’ wide for ornamental trees, 7’ wide for shade trees.

**SOUTH FRONTAGE**

This is a pedestrian oriented space between the building frontage and the city sidewalk along Street C.
- PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, displays, and other mixed use functions.

This portion of the building should relate to or reinterpret the typology of corner main street mixed-use buildings, where the ground level is articulated differently, and more transparency, than upper stories. It is preferred that brick is used as the primary exterior finish material for building masses near the southeast corner. Arcades are permitted at ground level – particularly facing south.

Building Design should consider and relate to the locations of proposed nearby trees.

**Landscape**

The Entry Mixed Use area helps frame the threshold to the Geos development from Joyce St. As such it should present a composed urban street frontage with inhabitable spaces interspersed along it. At the corner of Street C and Joyce Street a minimum 300 sf plaza space should be provided. Permeable paving should be used where possible.

**Design Regulations**

- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- Eagle Sub-area Regulations
- Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
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**Project Orientation**

- Illustrated Executive Summary 2
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- Neighboring Mixed-use buildings on the north side of C Street
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**Project Data**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Area with 5’ setback for south facing outdoor space**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Gatehouse**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Offers to the north**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Parking concealed at north**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Neighborhood Sub-Areas**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Neighborhood Wide Concepts**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Sustainable Living**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Architectural and Urban Design**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Landscape**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Entry Mixed-use**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

**Sub-Area Regulations**

- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.
- Neighboring Mixed-use buildings on the north side of C Street
- West of this entry landscape is seen the east façade of the Gatehouse.
- View orientation 1
- Illustrated Executive Summary 2
- Illustrated Landscape Sheet L2 for street tree requirements.

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FDP RE-SUBMITAL MARCH 2008
Vision

The East Lots is envisioned as an opportunity for the creation of additional concealed underground parking, and 45 dwelling units. LIVE/WORK is encouraged along Streets C and A. The area permits 3-story apartment buildings, stacked flats, townhouses, single family, and live work. All buildings open out either towards small green spaces which lead towards Street E and the East Green, or directly to Street E. Buildings should be arranged to provide winter solar access to at least 50% of the dwelling units. The southern 50' of the east lots along C Street is a live/work area. This area has sunny south facing yards or pedestrian spaces that encourage outdoor activity related to the live/work uses. Off street parking must not be located within 45' of the southwest corner of the site. PLPS: Minimum 50% planted at Live/Work Uses, 70% at Residential Uses. Up to 50% of this area may be used for entrances, circulation, displays, and other mixed use functions.

Landscape

**EAST FRONTAGE**

The boundary of the Geos neighborhood should provide screening to the adjacent property, and be planted with screening shrubs except behind garage buildings. Planting area should be minimum 4’ wide for shrubs, 5’ wide for ornamental trees, 7’ wide for shade trees.

**WEST FRONTAGE**

This is the space between buildings and the Street A sidewalk. PLPS: Minimum 70% planted at residential uses, 50% at live/work uses.

**NORTH FRONTAGE**

This is the space between buildings and the Street A sidewalk. PLPS: Minimum 70% planted at residential uses, 50% at live/work uses.

**SOUTH FRONTAGE**

This is a pedestrian oriented space between the building frontage and the city sidewalk along Street C. PLPS: Minimum 50% planted at Live/Work Townhomes with south-facing plazas

Rain Gardens

Mini Greens with East-West pedestrian connections

Parking at East of lot

East Green

3-story Multi-family buildings

Mature trees should be provided to shade adjacent buildings and passive cooling during the summer.

See the Geos Landscape Guide section on Tree Heights in Private Landscape Areas for information on allowable tree types, mature sizes, and locations.

PLPS: Minimum 50% planted at Live/Work Uses, 70% at Residential Uses. Up to 50% of this area may be used for entrances, circulation, displays, and other mixed use functions.

Pedestrian connections

At least one east-west pedestrian connection must be provided at mid block that connects the Street E with the East Lots alley.

**DECIDUOUS TREES**

**PLANTS**

PLPS: Minimum 70% planted at Residential Uses, 50% at Live/Work Uses.

**RECREATIONAL AREAS**

**BASE NUMBER OF DWELLING UNITS**

Base and illustrated number of dwelling units is 54 dwelling units (6 Live/Work Townhomes and 48 apartments).

**MAXIMUM NUMBER OF DWELLING UNITS WITH PROVISION OF ADDITIONAL CONCEALED UNDERGROUND PARKING**

45 dwelling units.
Vision

The Beachfront Mixed-Use blocks sit on a raised bluff or berm overlooking open space along Ralston Creek. On the edge of this berm is a path called “The Beachfront Promenade” that provides views of and neighborhood access to the open space.

The layout is similar to beachfront promenades world over, and the use of the Ralston Creek open space is flexible. The open space is called “The Beach”, and is an open flat meadow area that supports a broad range of unstructured play, recreational, and neighborhood activities.

The Beachfront Mixed-Use is considered the most active and social part of Geos. The portion of the Central Green that crosses the Beachfront Mixed-Use is called the Central Square. This is the heart of the neighborhood with neighbor-hood-oriented activities in the square and neighborhood-serving businesses surrounding it. Between the Courtyard Mixed-Use and the Gatehouse sits the East Square. Both squares are parks and social gathering areas and are the places where the East and Central Greens connect to the “Beachfront Promenade” and the “The Beach” along Ralston Creek.

All of the Beachfront Mixed-Use blocks have four fronts and all building edges, including courtyard areas, are important pedestrian realms. Each block should act as a city block, with neighborhood-oriented activity along sidewalks on all four edges and private and service functions contained within. Extra care must be taken to locate electrical transformers, meters and equipment, gas meters, trash enclosures, and parking such that they minimize impact on public areas and have the least negative impact on visibility.

The North façades of the Beachfront Mixed-Use are envisioned as strong three-story urban eleva-tions that are mostly solid and continuous. The ground level is nicely articulated to make a com-fortable sidewalk. Buildings that have ground level commercial space should show strong horizontal expression of the ground story.

Buildings front on the two squares -- which should be envisioned as strong urban spaces but with soft permeable ground surfaces. The South façades create a fourth urban front to each building lot. These façades should ad-dress the urban space of the promenade and the open space of “The Beach.”

Parking is concealed under-building or in small parking lots in courtyards. A significant portion of the courtyards at Blocks 7 A & B is common outdoor space with access to winter sun.

Setbacks & Frontage

NORTH SIDE AT STREET C:

1. Minimum Setback is 1’ from property line.
2. Maximum Setback is 15’.
3. Frontage: 65% of length of frontage zone must contain building.
4. 35% max of length of frontage zone may be occupied by covered and screened parking stalls.

4’ Property Line Planting Strip:

1. 30% minimum of length of strip must be planted.
2. 30% maximum of length of strip may contain building at or above grade.
3. 20% minimum of length of strip may contain covered entry stoops.
4. 50% maximum of length of strip may be walkable surface to accommodate build-ing entrances or to create corner plaza spaces for public gathering.

EAST AND WEST SIDES FACING GREENS:

1. Minimum Setback is 4’.
2. Ground level commercial uses facing public squares.
3. Maximum Setback is 15’.
4. Frontage:

1. Frontage is measured from the top of the berm south of the Pedestrian Promenade to the edge of Street C Right of Way.
2. 40% minimum of length of frontage zone must contain building.
3. Arcades and balconies may recess into building any amount.
4. The frontage zone must not contain parking.

Developer is responsible for coordinating the design, construction, and repair of the entire walkway from the edge of the green to the building front. Design must be approved by the GDC.

4’ Property Line Planting Strip:

1. 25% minimum of length of strip must be planted.
2. 0% maximum of length of strip may contain building at or above grade.
3. 0% maximum of length of strip may contain covered entry stoop.
4. 75% maximum of length of strip may be walkable surface to accommodate build-ing entrances or to create corner plaza spaces for public gathering.

WEST SIDE OF SENIOR COHOUSING FACING PARKING VILLAGE:

Setback to property line is 0’.

SOUTH SIDE AT BEACHFRONT PROMENADE

Note: South property line is along the north edge of the Pedestrian Promenade, contrary to what may be shown in the Design Book illustrations.

Setback: Minimum setback from property line is 0’. Maximum setback from property line is 17’.

Guideline: 4’ from property line is the ideal build-to line.

Frontage:

Length of Frontage Zone is measured east-west at south property line. 40% minimum of length of frontage zone must contain building. 35% max of length frontage zone may be occupied by screened parking lots at blocks 7 & 8, and 55% max at block 9.

4’ Property Line Planting Strip:

1. 30% minimum of length of strip must be planted.
2. 30% maximum of length of strip may contain building at or above grade.
3. 20% maximum of length of strip may contain covered entry stoops.
4. 50% maximum of length of strip may be walkable surface to accommodate build-ing entrances or to create corner plaza spaces for public gathering.
BEACHFRONT MIXED-USE SUBAREA: GATEHOUSE

Vision

The Gatehouse stands as an intriguing personality. It has a distinctive face on its east façade, which beckons a visitor to enter and explore Geos. Visitors entering the neighborhood will see the open parkland to the south, and the urban facades of the north side of C Street on the north. The gatehouse stands in between as a counterpoint to both. It has the classic urban main street typology of residential upper stories over a more transparent mixed-use base, but is also a free-standing figurative building with four fronts.

The Gatehouse demonstrates the integration of sustainable design and distinctive architecture. Sustainable features that are celebrated include channeling roof runoff into water quality landscape areas, and appropriate passive solar orientations and apertures.

The Gatehouse lot is envisioned as a compact 2-3 story development with residential over live/ work or commercial spaces. The building grouping is stretched out east to west in order to maximize passive solar access through south facing glazing. Parking is concealed under building and in a courtyard.

The complex has four fronts and all building edges are important pedestrian realms. Extra care must be taken to locate electrical transformers, meters and equipment, gas meters, trash enclosures, and parking such that they are not visible on the east or west façades, minimize impact on public or common neighborhood areas, and have the least negative impact to both the neighborhood and building residents.

The East façade presents a distinctive and interesting face towards the east entrance to the neighborhood. The North façade is envisioned as a strong two to three-story urban elevation that frames the East Square. The ground level is nicely articulated to make a comfortable sidewalk that is partly sheltered from the summer sun.

The South façade creates a fourth urban front, but this façade can also respond to the solar orientation through configurations that capture the sun – such as larger windows, deep overhangs, and outdoor terraces.

The West façade is a planting strip between the building and the street. The ground level is nicely articulated to make a comfortable sidewalk. Ex-terior parking against public spaces must be screened, shielded or articulated in an attractive manner approved by the GDC.

Landscape

The Gatehouse merges with common neighborhood areas on all four sides. Each landscape frontage will help set the tone for the overall development.

EAST FRONTAGE

This space fronts onto a decomposed granite plaza adjoining the Entry Square.

PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, displays, and other mixed use functions.

WEST FRONTAGE

This area fronts onto a decomposed granite plaza adjoining the Entry Square.

PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, displays, and other mixed use functions.

SOUTH FRONTAGE

Plants used: commercial/office and/or live/work/ flex spaces. Upper level uses are residential or live/ work.

MAXIMUM LOT COVERAGE

Maximum lot coverage is limited by the interaction of other regulations on this subarea including solar access, maximum dwelling units, parking ratios, and setbacks and frontage.

ARCHITECTURE

Arcades are encouraged at ground level – particularly facing west.

Comico Lines: To help visually draw people into the neighborhood, the top of the building at facades facing East and North should present a clean and composed line against the sky. Where ground level uses are commercial or live/ work, the ground story should have a clean horizontal expression as a commercial base to a mixed use building.

Building Design should consider and relate to the locations of proposed nearby trees.
The Courtyard Mixed-use lot is envisioned as a 2-3 story courtyard complex with residential over live-work or commercial spaces. The type is modeled loosely on Solar Village at Prospect New Town in Longmont, and the building grouping is stretched out east to west to allow for maximum passive solar access through south facing glazing and on south facing terraces and building edges. Parking is concealed under-building and in small parking lots in a courtyard. A significant portion of the courtyard is common outdoor space with access to winter sun.

The North façade is envisioned as a strong three-story urban elevation that is mostly solid and continuous, with one pedestrian access point to the courtyard. The ground level is nicely articulated to make a comfortable sidewalk.

The West façade has ground level commercial spaces facing the central square, which is the heart of the community.

The East façade has ground level live/work space or commercial facing a second, less active square.

The South façade creates a fourth urban front, but this facade should open in order to allow south sun to penetrate part of the courtyard.

Urbanism

USES

Ground level uses facing west to the central square, or occupying the corner within 20’ of the west-facing facade must be commercial or live/work.

Ground level uses facing east to the second green must be commercial, live/work, or residential with a high percentage of glazing.

DENSITY

Base and illustrated number of dwelling units is 17 dwelling units over commercial/ofﬁce and/or live-work/ﬂex spaces.

Maximum number, with provision of additional concealed underground parking, is 22 dwelling units over commercial/ofﬁce and/or live-work/ ﬂex spaces.

The maximum amount of exclusively commercial or ofﬁce space is 2,400 sf. Also see note page 20 under “Base Maximum Density.”

Maximum Lot Coverage

- Maximum lot coverage is limited by the interaction of other regulations on this subarea including solar access, maximum dwelling units, parking ratios, and setbacks and frontage.
- In addition, the maximum lot coverage may not exceed 60% for this block.

PARING

Parking shall be under building or shall be concealed from the street.

At grade parking whether under building or exposed shall not be located within 30’ of the East or West property lines.

See setbacks and frontage for maximum percentage of parking within frontage.

A maximum of one curb cut is permitted.

Landscape

The Courtyard Mixed-use landscape includes two primary zones – the public periphery and semi-public interior courtyard.

East Frontage

This area fronts onto the East Square. As such it should reinforce the civic nature of this space.

PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, displays, and other mixed use functions.

West Frontage

This area fronts onto the Central Square. As such it should reinforce the civic nature of this space. Paving should match adjacent paving in the Square.

PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, displays, and other mixed use functions.

North Frontage

This is a planting strip between the building and the Street C city sidewalk.

PLPS: Minimum 30% planted.

South Frontage

This area is adjacent to the Beach Front Promenade.

PLPS: Minimum 30% planted.

Architectures

Arcades are encouraged at the west and east sides facing common greens.

Different building elevations should have unique characters relating to solar orientation and the scale and nature of adjacent urban spaces.

Ground Levels should be articulated in a way that is distinct from upper stories. Where there is commercial ground level space, provide horizontal expression between the ﬁrst and second story.

Building Design should consider and relate to the locations of proposed nearby trees.

Rain Gardens for Water Quality Treatment

Provide rain gardens to perform water quality functions and provide community oriented landscape and garden spaces. General requirements for such rain gardens include:

1. A minimum of 1000 square feet of rain garden at a depth of 12” below surrounding grade is required for this parcel.

2. The edges of rain gardens should be no less than 15 ft. from any building foundation.

B E A C H F R O N T M I X E D-U S E S U B A R E A:

C O U R T Y A R D M I X E D-U S E

Vision

The Courtyard mixed-use lot is envisioned as a 2-3 story courtyard complex with residential over live/work or commercial spaces. The type is modeled loosely on Solar Village at Prospect New Town in Longmont, and the building grouping is stretched out east to west to allow for maximum passive solar access through south facing glazing and on south facing terraces and building edges. Parking is concealed under-building and in small parking lots in a courtyard. A significant portion of the courtyard is common outdoor space with access to winter sun.

The North façade is envisioned as a strong three-story urban elevation that is mostly solid and continuous, with one pedestrian access point to the courtyard. The ground level is nicely articulated to make a comfortable sidewalk.

The West façade has ground level commercial spaces facing the central square, which is the heart of the community.

The East façade has ground level live/work space or commercial facing a second, less active square.

The South façade creates a fourth urban front, but this facade should open in order to allow south sun to penetrate part of the courtyard.

Urbanism

USES

Ground level uses facing west to the central square, or occupying the corner within 20’ of the west-facing facade must be commercial or live/work.

Ground level uses facing east to the second green must be commercial, live/work, or residential with a high percentage of glazing.

DENSITY

Base and illustrated number of dwelling units is 17 dwelling units over commercial/ofﬁce and/or live/work/ﬂex spaces.

Maximum number, with provision of additional concealed underground parking, is 22 dwelling units over commercial/ofﬁce and/or live/work/ ﬂex spaces.

The maximum amount of exclusively commercial or ofﬁce space is 2,400 sf. Also see note page 20 under “Base Maximum Density.”

MAXIMUM LOT COVERAGE

- Maximum lot coverage is limited by the inter-
  action of other regulations on this subarea including solar access, maximum dwelling units, parking ratios, and setbacks and frontage.
- In addition, the maximum lot coverage may not exceed 60% for this block.

PARING

Parking shall be under building or shall be con-
  cealed from the street.

At grade parking whether under building or ex-
  posed shall not be located within 30’ of the East or
  West property lines.

See setbacks and frontage for maximum per-
  centage of parking within frontage.

A maximum of one curb cut is permitted.

Landscape

The Courtyard Mixed-use landscape includes 
  two primary zones – the public periphery and 
  semi-public interior courtyard.

EAST FRONTAGE

This area fronts onto the East Square. As such it should reinforce the civic nature of this space.

PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, dis-
  plays, and other mixed use functions.

WEST FRONTAGE

This area fronts onto the Central Square. As such it should reinforce the civic nature of this space. Paving should match adjacent paving in the Square.

PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation, dis-
  plays, and other mixed use functions.

NORTH FRONTAGE

This is a planting strip between the building and the Street C city sidewalk.

PLPS: Minimum 30% planted.

SOUTH FRONTAGE

This area is adjacent to the Beach Front Prom-
  enade.

PLPS: Minimum 30% planted.

Architectures

Arcades are encouraged at the west and east sides facing common greens.

Different building elevations should have unique characters relating to solar orientation and the scale and nature of adjacent urban spaces.

Ground Levels should be articulated in a way that is distinct from upper stories. Where there is commercial ground level space, provide horizon-
  tial expression between the ﬁrst and second story.

Building Design should consider and relate to the locations of proposed nearby trees.
BEACHFRONT MIXED-USE SUBAREA: COHOUSING

Urbanism

USES
Residential, live/work, common house, commu-
nal facilities, and a limited amount of commer-
cial or office use, are permitted.

A minimum of 500 sf of ground level uses fac-
ing east and opening towards the central green
must either be commercial, office, live/work, or
a common use space.

DENSITY
Base and illustrated number of dwelling units is
35 dwelling units.

The maximum amount of exclusively commer-
cial or office space is 1,200 sf. Also see note
page 20 under “Base Maximum Density.”

MAXIMUM LOT COVERAGE

• Maximum lot coverage is limited by the in-
teraction of other regulations on this subar-
aea including solar access, maximum dwell-
ing units, parking ratios, and setbacks and frontage.
• In addition, the maximum lot coverage may
never exceed 40% for this block.

PARKING
Parking shall be under building or shall be con-
cealed from the street.
A maximum of one curb cut is permitted.

At grade parking whether under building or ex-
posed shall not be located within 30' of the East
property lines.

See setbacks and frontage for maximum per-
centage of parking within frontage.

For parking along west property line, see de-
scription of “Parking Village” under Garden
Communities.

Landscape

The Cohousing landscape includes two primary
zones – the neighborhood periphery with four
frontages, and a common interior courtyard.

EAST FRONTAGE
This area merges with Central Square. As such
it should reinforce the civic nature of this space.
Paving should match adjacent paving in the
Square.
PLPS: Minimum 25% planted. Up to 75% of this area may be used for entrances, circulation,
displays, and other mixed use functions.

WEST FRONTAGE
The west landscape area fronts onto the Park-
ing Village.

At least one clear pedestrian connection be-
 tween the cohousing courtyard and the Garden Communities Sub Area must be provided.

At least two trees must be integrated into this
space to provide shade from the west sun. A
planted strip should screen parking spaces from the

NORTH FRONTAGE
This is a planting strip between the building and the Street C city side-
twalk.
PLPS: Minimum 30% planted.

SOUTH FRONTAGE
This area is adjacent to the Beach Front Promenade.
PLPS: Minimum 30% planted.

COURT YARD
A pedestrian connection must be provided east to west through the entire block and courtyard – con-
necting the Central Square, the Cohousing courtyard, and the Gar-
don Communities Sub Area.

The courtyard should connect south to the
beachfront promenade. This connection must
be via a gap in the building perimeter -- allow-
ing winter sun to penetrate the courtyard. This
gap should be 15' wide minimum.

The courtyard must be wide enough to hold
between the cohousing courtyard and the Garden Communities Sub Area be provided.

At least two trees must be planted to provide sum-
mer shade and evaporative cooling. See Geos Landscape Guide for section on Tree Heights in
Private Landscape Areas for species, heights, and
locations.

Where possible, route storm and roof runoff
through rain gardens or landscape areas.

Permeable paving should be used except at
building entrances or to accommodate acces-
sibility or active functions adjacent to the build-
ing.

RAIN GARDENS FOR WATER QUALITY TREAT- MENT
Provide rain gardens to perform water qual-
ity functions and provide community oriented
landscape and garden spaces. General re-
quirements for such rain gardens include:
• A minimum of 1200 square feet of rain gar-
den at a depth of 12" below surrounding
grade is required for this parcel.
• The edges of rain gardens should be no less
than 15 ft. from any building foundation.

Architecture

Arcades are encouraged at the east side facing
central greens.

Different building elevations should have specif-
ic characters relating to solar orientation and the
scale and nature of adjacent urban spaces.

The ground story, where facing public, walk,
should have more glazing than upper stories
and should be expressed horizontally.

Building Design should consider and relate to
the locations of proposed nearby trees.
Vision

The Garden Communities sit on the west side of Geos beneath the majestic cottonwood trees that line the Croke Canal. Buildings are two- and three-story townhomes and stacked flats, and a few carriage units over parking. Buildings are spaced and oriented to optimize solar access and reduce energy demands.

Unlike the Checkboard Blocks, there are no actual through-block alleys here. Parking is in "parking villages" – which are similar to alleys but are actually dead end and parking lots. They are broken up in scale by carriage units, back-under townhomes, trees one- and two-car garages, and other structures and are articulated as pedestrian areas where cars mingle with and respect the presence of people.

As in some European cluster housing, residents and visitors access homes via short paths that route between small "garden plot" yards that are attached to the south sides of individual homes.

The cottonwood trees are an important part of the character of this area. They also provide important shade from afternoon summer sun. New structures must be placed to take advantage of and make room for the existing broad canopies of these trees. The cottonwood trees must not be cut down or pruned by developers unless approved in advance by the Geos Design Committee.

In the center of the garden courts site is a green or greens which provide water quality and detention, and relate to the Central and East Greens in terms of their layout and scale.

SETBACKS & FRONTAGE

North Side at north edge of neighborhood: Minimum setback 4'. (Note – area to the north owned by others is in an easement for a water main – thus no homes or structures will be built in this zone. We envision this area as a park). East Frontage at D Street: Minimum Setback 4'. Maximum Setback 25'. 40% of frontage must contain building.

Each dwelling unit or common house should have a covered outdoor space facing the street that is a minimum of 6' deep by 8' wide. This space may be at a building corner.

4. Property Line Planting Strip
   1. Minimum 30% planted
   2. 30% maximum of length of strip may be walkable surface.
   3. 0% maximum length of strip may contain buildings at or above grade, or porches or entry stoops.
   4. Optional 42" hedge or fence at building porch line facing street.

East Frontage at "wedge line" or bend in streets from C Street to D Street:

1. Minimum setback 4'.
2. Maximum Setback 40'.

South Frontage at "beach promenade."

Setbacks: Min setback from top of berm is 13'.

4. Property Line Planting Strip
   1. Property Line Planting Strip begins at a point 13' away from the top of the berm.
   2. 30% minimum of length of strip must be planted.
   3. 30% maximum of length of strip may contain building at or above grade.
   4. 20% maximum of length of strip may contain covered entry stoops.
   5. 50% maximum of length of strip may be walkable surface to accommodate building entrances or to create plaza spaces for public gathering.

West Frontage at Croke Canal:

See vision statement.

Minimum setback from bottom of berm near property line is 8'. (20' preferred)

Buildings may not encroach into existing tree canopies.

PLANTING STRIP:

1. Units adjacent to the base of the slope should provide a minimum 3' deep planting area, and may have fences with a maximum ht. of 42", or privacy hedges.

MAXIMUM LOT COVERAGE

Maximum lot coverage is limited by the interaction of other regulations on this subarea including solar access, maximum dwelling units, parking ratios, and setbacks and frontage.

In addition, the maximum lot coverage may never exceed 45% for either an entire block or for the entire subarea.

EAST SIDE OF GARDEN COURTS FACING PARKING VILLAGE:

Setback to property line is 0'.

GARDEN COMMUNITIES SUBAREA

The Garden Communities have south-facing garden pot yards along semi-public paths or greens.

NORTH SIDE AT NORTH EDGE OF NEIGHBORHOOD:

Minimum setback 4'. (Note – area to the north owned by others is in an easement for a water main – thus no homes or structures will be built in this zone. We envision this area as a park).
A minimum of 4% of parking spaces should be covered.

The maximum number of adjacent uncovered parking spaces in a parking village is 6.

A maximum of one curb cut is permitted.

**SETBACKS & FRONAGE**

Front setback = 0'. Carriage units should frame the entrance to parking villages from the street and from public open space. Garages or well-designed Covered Trash enclosures may be used in lieu of carriage units if approved by the GDC.

**Landscape**

A minimum 4' wide planted strip should screen parking from the Cohousing courtyard.

**Architecture**

Architecture of all structures in parking villages should be well designed to create a refined level of character and human scale.

A minimum of 25% of parking spaces should have one-car garage doors in order to break down the scale. It is preferred that most if not all garage doors are one-car doors.

**Urbanism**

In areas between Street C and the Beachfront Promenade, large open and exposed parking lots are not permitted. Where large parking lots are necessary, they should be broken down in scale, and ‘programmed,’ via these elements:

- One and two car garages
- Trash enclosures
- Parking tucked under dwelling units
- Tuck under townhomes
- Carriage units
- Pedestrian connections across parking areas
- Landscaped peninsulas with trees and or walks

A minimum of 25% of covered parking spaces should be in garages.

A minimum of 4 canopy trees should be provided to shade the parking area. See the Geos Landscape Guide section on Tree Heights in Private Landscape Areas for information on allowable tree types, mature sizes, and locations.

**CONNECTIONS**

A pedestrian crossing should connect the co-housing courtyard to the Garden Court green.

**PAVING**

Paving in parking villages should be creative, attractive and safe for pedestrians, and good for the environment. Drivers of autos should realize, because of the pavement design, that they are driving through a pedestrian zone.

Paving can be textured, permeable, and colorful and should resemble European-style pavements with bricks or stone pavers set in sand.

At parking villages between Street C and the Pedestrian Promenade: a minimum of 10% of the paving must be pavers set in sand or be permeable paving. A minimum of 50% of the paving must be an alternative to grey concrete. These alternatives may include colored stained concrete, colored asphalt, stained and stamped concrete, turf block, brick pavers. Real brick pavers, including recycled bricks, are encouraged over concrete brick pavers.

**Design Regulations**

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Neighborhood regulations 15
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Architecture 22
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The Garden Courts site groups homes around a common green or greens. Parking may be remote from some homes and in this event residents ideally walk through the common green on the way to their homes. Homes are made up of two to three-story townhouses, duplexes, and stacked flats. The views from the Geos neighborhood looking west down Street C also define the garden courts site. The garden courts design should provide an intentional and interesting termination to this view – perhaps a pedestrian greenspace framed by front porches.

**Urbanism**

**USES**
- Single or Multi-family residential
- Related common-facilities if desired

**DENSITY**
Maximum and illustrated number of dwelling units is 40.

**SOLAR ACCESS**
On December 21st, with an assumed mid-day south sun angle of 26 degrees from horizontal, no building may cast a shadow on the habitable portions of other buildings except for the bottom 6' of exterior walls of such buildings as measured from grade. If nearby buildings to the north are not yet built, then a building should be assumed to exist 30' north of and parallel to the north property line of the parcel being designed.

**South Edge**

The south edge fronts onto the beachfront promenade. As such the landscape should create a threshold between the beachfront promenade and the more private common green. Landscaping should give screening to south facing backyards of units along the promenade.

**Common Green**

The common green or greens should relate in form and function to the Central and East Greens of the Geos development. It must perform storm water detention functions while providing community-oriented landscape and garden spaces. It must be designed by a licensed civil engineer to meet the storm water engineering specifications for the Geos development, and be approved by the City of Arvada Engineering Dept.

**Mini-Greens**

Semi-private greens should provide pedestrian access to unit entrances. Units with front entrances opening to the north should have porches on private south facing yards. Units with fronts to the south should have porches buffered with a minimum 3' planting strip.

**Beachfront Promenade**

The views from the Geos neighborhood looking west down Street C terminate at the garden courts site. The garden courts design should provide an intentional and interesting termination to this view – perhaps a pedestrian greenspace framed by front porches.

**Landscape**

Parking lots must meet city of Arvada standards for landscaping. Parking lots should be broken up by elements from this list:
- Landscaped peninsulas with trees
- One and Two car garages
- Tuck Under Townhomes
- Carriage Units
- Rooted Trash Enclosures

A maximum of three curb cuts are permitted.

**Common Green**

The common green or greens should relate in form and function to the Central and East Greens of the Geos development. It must perform storm water detention functions while providing community-oriented landscape and garden spaces. It must be designed by a licensed civil engineer to meet the storm water engineering specifications for the Geos development, and be approved by the City of Arvada Engineering Dept.

**MINI-GREENS**

Semi-private greens should provide pedestrian access to unit entrances. Units with front entrances opening to the north should have porches on private south facing yards. Units with fronts to the south should have porches buffered with a minimum 3' planting strip.

**COMMON GREEN**

The common green or greens should relate in form and function to the Central and East Greens of the Geos development. It must perform storm water detention functions while providing community-oriented landscape and garden spaces. It must be designed by a licensed civil engineer to meet the storm water engineering specifications for the Geos development, and be approved by the City of Arvada Engineering Dept.

The green should have pedestrian connections south to the “beachfront promenade,” and north towards pedestrian circulation routes through the Garden Homes block.

**DECIDUOUS TREES**

Deciduous trees should be planted to provide shade to adjacent buildings and passive cooling during the summer.

See the Geos Landscape Guide section on Tree Heights in Private Landscape Areas for information on allowable tree types, mature sizes, and locations.

**Architecture**

Interesting architecture should be used to terminate west views down Street C. Also see vision statement and overview of the Garden Communities.

Building Design should consider and relate to the locations of proposed nearby trees.
GARDEN COMMUNITIES SUBAREA: GARDEN HOMES

PARKING AND SERVICES
Parking must not make up more than 130’ of frontage along D Street.

Where possible, parking should be shielded from the street by structures.

A maximum of two parking spaces may be exposed to the street without being shielded by structures.

Parking lots must meet city of Arvada standards for landscaping.

Parking lots should be broken up by elements from this list:
- Landscaped peninsulas with trees
- One and Two car garages
- Tuck Under Townhomes
- Carriage Units
- Roofted Trash Enclosures

A pedestrian walkway should provide access through parking areas and align with the northern most access to the Garden Courts.

DENSITY
Maximum Density: 26 Dwelling Units.

SOLAR ACCESS
On December 21st, with an assumed mid-day sun angle of 26 degrees from horizontal, no building may cast a shadow on the habitable portions of other buildings except for the bottom 6’ of exterior walls of such buildings as measured from grade. If nearby buildings to the north that are part of this development are not yet built, then a building should be assumed to cast 30’ north of and parallel to the north property line of the parcel being designed.

Townhouses and ground level units must have south-facing private outdoor space with a minimum depth of 10’.

WEST FRONTAGE
This area extends along the edge of the Crove Canal road.

Units along this edge may use the space as private yards.

The western terminus of each parking area should provide inhabitable outdoor space for residents under the canopy of the mature cottonwood trees.

All existing cottonwood trees must be protected and maintained.

MINI-GREENS
Semi-private greens should provide pedestrian access to unit entrances.

Units with front entrances opening to the north should also have porches on private south facing yards. Units with fronts to the south should have porches buffered with a minimum 3’ planting strip.

PROMENADE UP THE MIDDLE
A pedestrian walkway should provide access through parking areas and align with the northern most access to the Garden Courts.

DECADUOUS TREES
Deciduous trees should be planted to provide shade to adjacent buildings and passive cooling during the summer.

**Vision**

Homes in this area are oriented for solar access, and have south facing outdoor spaces.

They are organized around east-west oriented greens and north-south pedestrian paths.

Parking is either remote, in carriage units, or tucked under the north side of townhomes.

Buildings that front onto Street D also have south facing outdoor space adjacent to this front entry.

**Urbanism**

USES
- Single family, duplex, and multi family residential.
- Condominiums
- Live/work units
- Townhouses
- Duplexes
- Apartments
- Parks

**Landscape**

This area should provide a welcoming and inhabitable public space fronting on the street corner mail kiosk.

Promenade path up the middle of the Garden homes provides access to sunny garden pots outside each residence.

South-facing Garden Pots yards

Promenade Up The Middle

Tuck-under Townhomes with south-facing garden plots

Mini-Greens

Carriage Unit

Porches facing Street D

**Architectural**

While buildings and homes are oriented to the sun, they should also be oriented to the D Street and choreograph an interesting urban building wall with tall masses close to the minimum setback.

Building Design should consider and relate to the locations of proposed nearby trees.
CHECKERBOARD BLOCKS SUBAREA

Vision

The checkerboard blocks are an innovative arrangement of homes, lots, alleys, and parks that is rooted in many precedents. The design is the result of research on how to optimize solar orientation with density. The blocks have a density comparable to townhouse and duplex developments, but with superior solar access. The plan is based on historical city layouts common to this region and as found in Denver. Alleys and streets run north-south and lots are generally 25' wide with narrow 20’ wide houses.

This leads to alley houses – another type found in older neighborhoods of Denver that gain solar access over adjacent yards. The alley houses alternate with homes that are close to the front of the lot.

The checkerboard blocks are also based on 20th century European and South American housing of similar densities:
- Buildings may have a very close and intimate relationship to the front of the lot.
- Side yards are minimized and private outdoor space is repositioned as courtyards or outdoor rooms.
- Townhouses, stacked flats, and live work units are wide rather than narrow in order to improve solar access. And they have small south-facing patio-scaled yards that may front onto public ways.

At the checkerboard blocks, what would be the central north-south street is replaced by a common green. The common green type has been built in numerous Colorado New Urban neighborhoods and can be found at Stapleton in Denver, Bradburn Village in Westminster, and Prospect New Town in Longmont. The greens at Geos do one step further, they integrate social gathering with the natural flow and filtering of stormwater.

Urbanism

DENSITY

Maximum 72 total dwelling units.

SOLAR ACCESS

On December 21st at a time chosen by the developer between 11:00 am and 1:00 pm, with an assumed mid-day south sun angle of 26 degrees from horizontal, no building may cast a shadow on the habitable portions of other buildings except for:

- The bottom 4' of exterior walls of such buildings as measured from grade, or the bottom 3' as measured from grade level finished floor elevation.
- The first ten feet of habitable space adjacent to a tuck-under garage or carport.

If nearby buildings to the north are not yet built, then a similar building should be assumed to exist 30' north of and parallel to the north property line of the parcel being designed.

MAXIMUM LOT COVERAGE

- Maximum lot coverage is limited by the interaction of other regulations on this subarea including solar access, maximum dwellings units, parking ratios, and setbacks and frontage.
- In addition, the maximum lot coverage may never exceed 60% for either an entire block or half-block.

Setbacks and Frontage

Front Setback at streets that run East-West: 1' minimum setback.
- 15' maximum setback at south side of Street A and Street B.
- 35' maximum setback at north side of Street B and Street C.

Frontage at streets that run East-West: 2' minimum of 68% of the frontage between the minimum and maximum setbacks must contain building.
- 4' Property Line Planting Strip:
  1. Minimum 70% planted at residential uses; 50% at live/work uses; 30% maximum length of planting strip may contain porches or entry stoops.
  2. 30% maximum length of planting strip may be walkable surface at residential uses, 50% at live/work uses.
  3. 50% maximum length of planting strip may contain buildings at or above grade.
- 40% maximum length of planting strip may contain porches or entry stoops.

Parking

Parking is only permitted directly off of the alley. No other parking lots or curb cuts are permitted.
CHECKERBOARD BLOCKS SUBAREA: CHECKERBOARD SINGLE FAMILY

**Vision**

The Checkerboard Single Family occurs mid-block. To meet solar access requirements, every other house is either set back at the alley with tuck-under parking, or set forward at the front of the lot. The yards are shaped like courtyards. In Latin American neighborhoods of similar density, homes are placed zero lot line at the front of the lot with walked-in courtyards beyond. The Checkerboard Single Family therefore shares resemblance both with Latin American neighborhoods and with the historic Colorado neighborhoods on which the 25' plat is based.

In the checkerboard layout, it is important to maximize the east-west separation of front houses and alley houses so that sun penetrates between them into private yards and courtyards. Likewise, it is important to push the multi-story building mass as close as possible to either the front yard setback, or to the alley.

Porches are required facing streets and greens per the subarea setback and frontage regulations. But these do not need to stick out from the mass of the building in the typical American fashion. The porch space (see definitions) may be recessed into the house or may be a patio covered by a trellis. Between the porch and the sidewalk is the 4’ property line planting strip.

**Urbanism**

**USES**

Area is envisioned as single family. Live/Works, townhouses, and duplexes are also permitted.

**DENSITY**

Maximum number of dwelling units is 28. Blocks 1 and 3 may contain a maximum of 8 dwelling units each. Blocks 2 and 4 may contain a maximum of 6 dwelling units each.

**Common Green**

- Checkerboard Single Family Alley House
- Property Line Planting Strip
- Alley
- Through-block Pathways
- Rain Garden or Micro-Basin
- Shade Tree
- Privacy Hedge or Fence at side property line
- Landscape Foyer
- Garage

**PARKING**

Parking is only permitted directly off of the alley. No other parking lots or curb cuts are permitted.

**Landscape**

**FRONTAGES ON STREETS AND GREENS**

PLPS: Minimum 70% planted

**HEDGES OR FENCES ON SIDE YARDS**

A privacy hedge or fence is required along side property lines in order to screen backyards from the view of adjacent houses. See Fencing Regulations under Neighborhood-Wide Landscape Regulations.

**ALLEY HOUSE LANDSCAPE FOYERS**

At the front of the lot for tuck-under alley houses, an inhabitable space should be provided behind the property line planting strip. The goal is to support social activity in this zone -- similar to the requirement for porches on adjacent lots. This space may be articulated by a garden, patio, hedge, trellis, trees, or a fence under 42” in height.

**DECIDUOUS TREES**

A minimum of one deciduous tree should be planted near the center of each yard to provide shade to adjacent buildings and passive cooling during the summer. See the Geos Landscape

Guide section on Tree Heights in Private Landscape Areas for information on allowable tree types, mature sizes, and locations.

**Architecture**

Building masses in the checkerboard layout should be pushed close to either the alley or front setback.

Deep porches over east or west-facing ground level windows are encouraged, to reduce overheating by summer sun and to make building edges cool in the summer. Arcades may recess into building walls. Arcades are recommended for ground level uses that are close to public walks.
Vision

The Checkerboard Live/Works occur at the north and south ends of blocks. To provide excellent solar access, units are spread out east to west with south-facing outdoor space, and the individual units are wider than ordinary townhomes.

The only yards face south, often towards the sidewalks. This allows year-round indoor-outdoor living, permits sun and solar gain to heat the homes, and minimizes north-facing doors and windows thus reducing winter heat loss.

The configuration of small yards facing a public walk is based on a front yard type that is commonly found in northern Europe. But the layout is also based on mixed-use buildings that terminate the ends of residential blocks in historic Colorado neighborhoods such as Highlands in Denver.

At urban corners, where live/work buildings are set back from the intersection, corner plazas can encourage social gathering. This may be associated with a ground level live/work space in the nearby units.

Urbanism

USES

Live/work Townhouses, residential townhouses, stacked flats. Ground level commercial may be permitted in certain locations under specific circumstances: see note on page 20 under “Base Maximum Density.”

DENSITY

Maximum number of dwelling units is 64. Each block (of four blocks) may contain 16 units or each lot may contain 4 units.

Landscape

Outstanding features are for information on allowable tree species, mature sizes, and locations.

Architecture

Arcades: Arcades may recess into building walls. Arcades are recommended for ground level work uses that are close to public ways. Building Design should consider and relate to the locations of proposed nearby trees.

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www.dkahn.com
## GEOS PROJECT FACT SHEET:
### Density, Parking, and Projected Buildout

<table>
<thead>
<tr>
<th>Base &amp; Illustrated Density</th>
<th>Parking</th>
<th>Density Bonus for Concealed Underground Parking</th>
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<tbody>
<tr>
<td>Base</td>
<td>Max.</td>
<td>OFF-Street Parking Spaces</td>
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<tr>
<td>Maximum Dwelling Unit</td>
<td>Permitted Commercial SF</td>
<td>OFF-Street Parking Spaces per DU</td>
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<tr>
<td>Unit Quantity</td>
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<td>OFF-Street Parking Spaces (for visitors &amp; commercial)</td>
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<td>Entry Mixed Use - Block 10</td>
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<td>East Lots Live Work Townhomes w/ ramily parking</td>
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<td>East Lots Multi Family (1-story walk-up flats assumed)</td>
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<td>SUBTOTAL UNITS</td>
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<td>Beach Front Mixed-Use - Blocks 9, 8 &amp; 7</td>
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<td>Gatehouse Building (block 9)</td>
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<td>Garden Communities - Blocks 6 &amp; 5</td>
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<td>Garden Court (block 6) -- Townhomes and Flats</td>
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<td>3-story Tuck-Under Townhomes</td>
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<td>Carriage units over garages</td>
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<td>Checkerboard Blocks - Blocks 1, 2, 3 &amp; 4</td>
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<td>Tuck Under Single Family at Rear of Lot</td>
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<tr>
<td>Single Family at Front of Lot</td>
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<td>3-story Tuck-Under Live/Work Townhouses</td>
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<td>3-story Townhouses (can be live works)</td>
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<tr>
<td>3-story Stacked Flats (can be single 3-story unit)</td>
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<tr>
<td>3-story Townhouses (can be live works)</td>
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<td>Totals</td>
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### Acreage
- 25.3 Acres Total
- 12.5 Acres Developed Private Parcels (49%)
- 8.6 Acres Parks (Tracts) (34%)
- 4.2 Acres Streets and Private Alleys (17%)

### Parking Ratios:
- Min. 1.5 off-street spaces per regular dwelling unit
- Min. 1 off-street spaces per cohousing dwelling unit
- Min. 1 off-street space per senior housing dwelling unit
- Min. 0.4 visitor spaces per dwelling unit (may be on-street)
- Min. 1 space per 250 sf commercial (may be on-street)
- Min. 2 off-street underground spaces per bonus dwelling unit (includes visitor parking)