

# DESIGN GUIDELINES

*for UPTOWN - R4X*

URBAN DESIGN STANDARDS AND GUIDELINES  
COMMUNITY PLANNING AND DEVELOPMENT AGENCY



*CITY and COUNTY of DENVER*  
*JULY 1997*



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# INTRODUCTION

This document is drafted pursuant to Section 59-220.7 of the Revised Municipal Code of the City and County of Denver.



## Objectives

The design standards and guidelines contained herein address the quality of the urban environment, recognizing that it is ultimately formed by countless individual, private creative decisions. It is the intent of this document to inform those decisions so that they contribute to the following development objectives:

1. The redevelopment of the Uptown area into a vibrant neighborhood that builds upon its proximity to downtown by providing residents a variety of living, employment, service and entertainment opportunities characteristic of successful urban places;
2. The creation of a quality, pedestrian-oriented urban environment that emphasizes architectural and urban design principles of accessibility, human scale, proportion, texture, visual interest and safety; and,
3. The introduction of new buildings that are well integrated into the existing fabric of the Uptown neighborhood.

## Organization

There are two sections to this document: Procedures for Design Review and Design Standards and Guidelines. The review procedures are intended to be clear and precise, yet flexible enough to allow for a choice of review sequences that satisfy project-development schedules and design intentions. The applicant or designer using this document should be familiar with the procedures for design review before referring to the Standards and Guidelines. Project design intentions and schedules should be considered prior to selecting a design review option.

## Description of Terms

Design review is mandatory for all projects in Zone Districts for which Design Standards have been adopted. Two primary review options exist in the R-4-X zone district: Option I (Design Standards Compliance) and Option II (Design Guidelines Review). The goals, objectives and requirements of design review are listed under three headings for each review issue: Intent, Standards and Guidelines; descriptions for each are as follows:

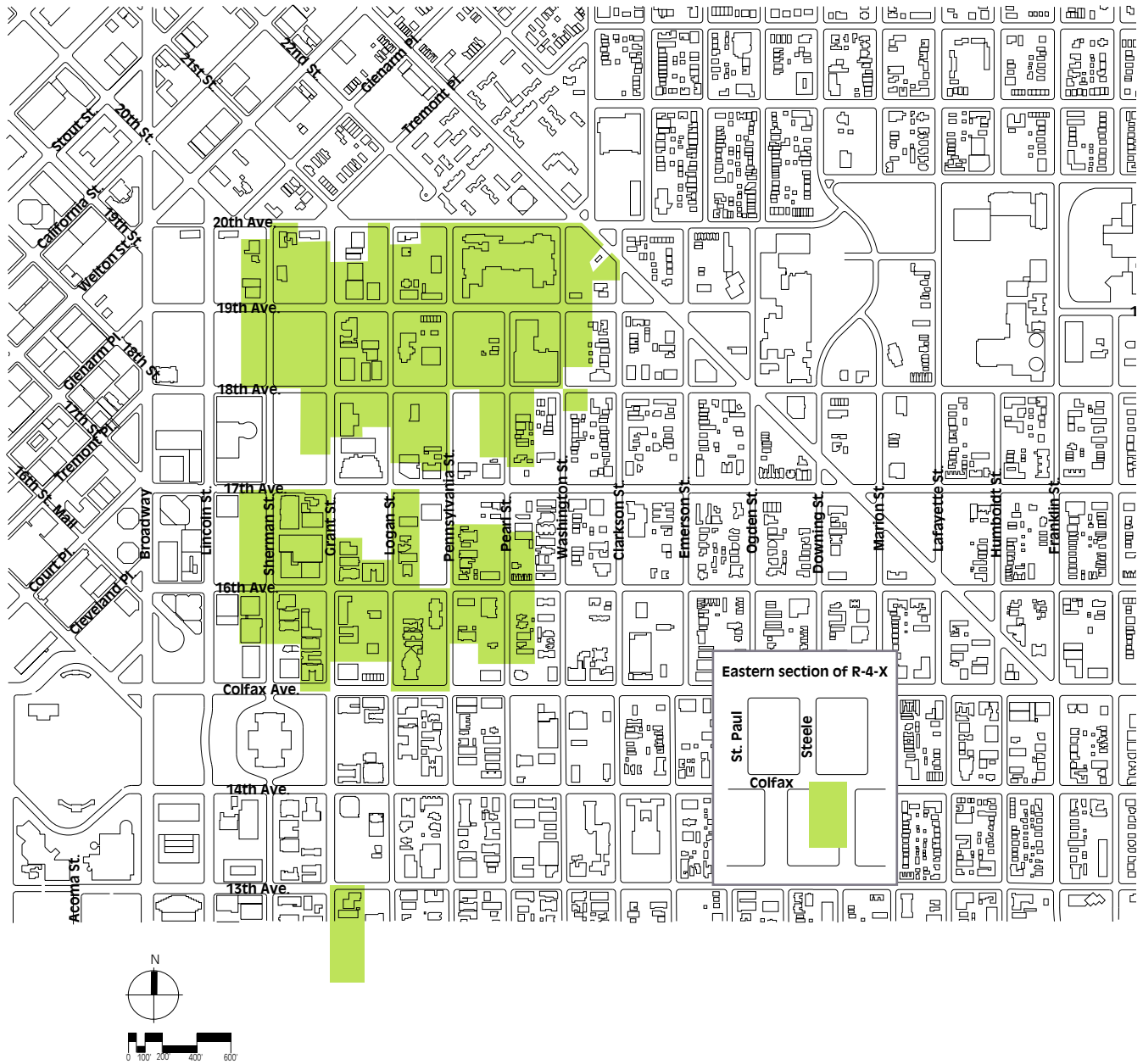
### ■ Intent

Intent statements are provided to define the goals which the standards and guidelines have been created to achieve. In circumstances where the appropriateness or applicability of a standard or guideline is in question or under negotiation the intent statement will serve to provide additional direction.

### ■ Standards

Design standards are objective criteria that provide specific direction based on the stated intent. Standards are used to denote issues that are considered critical to achieving the stated intent. Standards use the term “shall” to indicate that compliance is required unless it can be demonstrated that an acceptable alternative meets one or more of the following conditions:

- ▶ the alternative better achieves the stated intent;
- ▶ the intent which the standard was created to address will not be achieved by application of the standard in this particular circumstance;
- ▶ the application of other standards or guidelines to achieve stated intents will



**Uptown – R4X boundaries**



be improved by not applying this standard; or

- ▶ unique site factors make the standard impractical or cost prohibitive.

### ■ Guidelines

Design guidelines provide further design considerations to promote the goals defined by the intent statements. Guidelines use the term “should” to denote they are considered relevant to achieving the stated intent, and will be pertinent to the review process but will not be required for approval. Guidelines will, however, be strongly considered when there is a request to waive a related standard.

Design Standards and Guidelines are authorized by the Zoning Ordinance of the City and County of Denver and are to be used in conjunction with that ordinance under which they apply. The Standards address Sec. 59-220.7(1) of the City Zoning Ordinance. The Guidelines address Sec. 59-220.7(2) of the City Zoning Ordinance.



**PROCEDURES FOR**

**DESIGN REVIEW**



## Participants

Design review will be conducted by the Urban Design section of the Planning Office under the direction of the Director of Planning and Development or his/her designee. Participants from the development team shall include a representative of the applicant (owner, developer, etc.), the architect and any other development team members as appropriate.

## Review Process

The design review process provides two levels of project review, 1) *Design Standards Compliance*, and 2) *Design Guidelines Review*, to the development team. The function of Standards and Guidelines is as outlined in the *Description of Terms*. Applicants are encouraged to select the option that best suits the specific requirements of their project. To provide maximum flexibility in the development process, applicants may elect to track different components and/or different phases of a single project to either option, or both review options simultaneously. To facilitate the review process, the applicant must have a thorough understanding of each review option at the outset of project planning. The development team should make the Planning Director or designated review staff aware of the preferred design review option for its project schedule at the earliest possible date to facilitate expeditious review. The review option selected may be changed at any time upon written request by the applicant as project development warrants.

As required by ordinance, design review under either option must be completed

within a period of 30 days of receipt of notification by the Planning Office.

### ■ Review Process Described

#### 1. Design Standards Compliance (Option I):

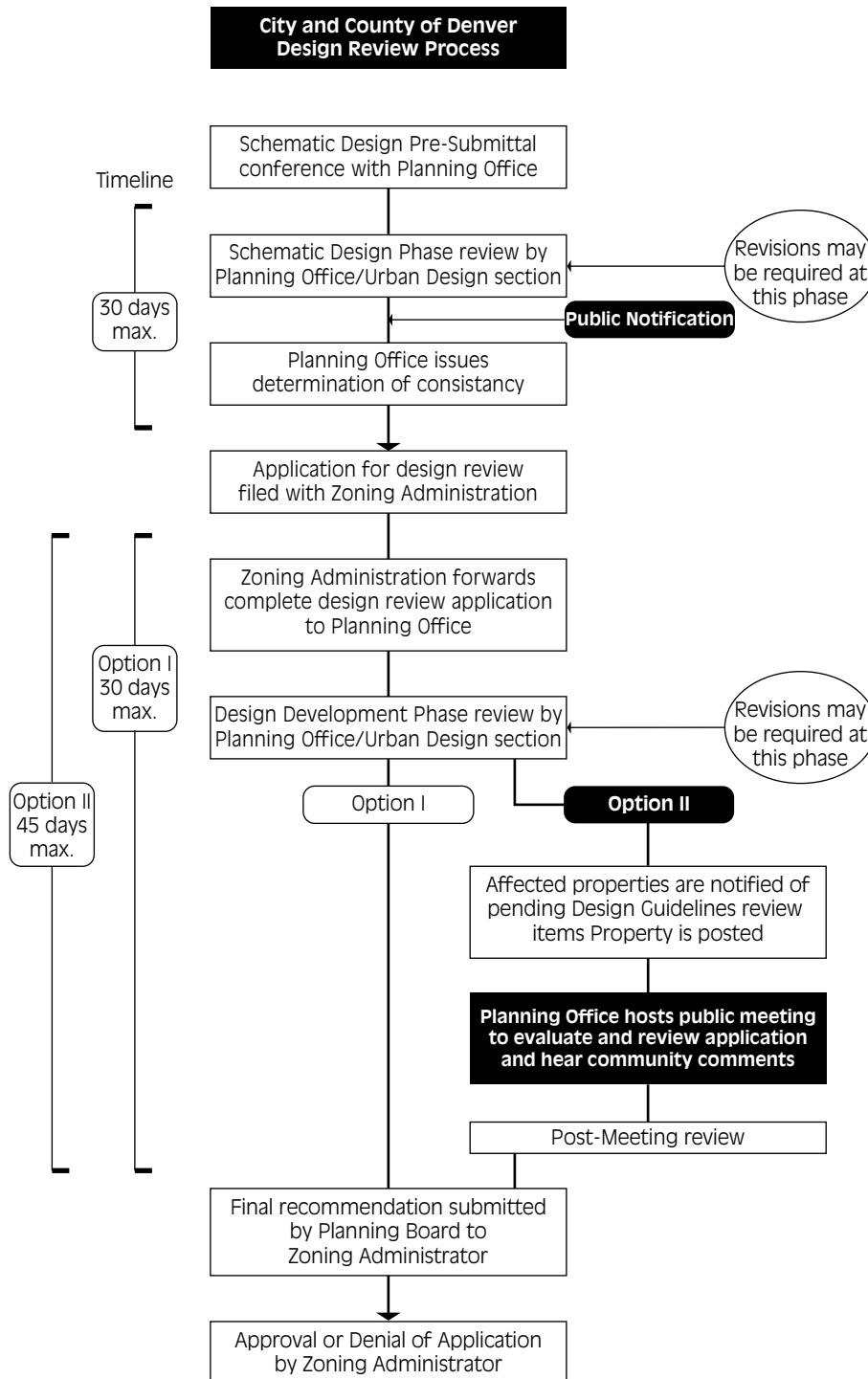
Review of any design issue that is demonstrated to be in compliance with a design standard will be deemed to have satisfied design review requirements related to that issue. While consideration of related design guidelines is encouraged, compliance is not required under this option.

#### 2. Design Guidelines Review (Option II):

Design standards may be waived for cause as outlined under the definition of *Standards*. Guidelines as well as intent will be taken into consideration when waiving a standard. Development proposals which do not meet applicable design standards or otherwise satisfy the stated design intent will not be approved. Community notification requirements shall apply for all design issues considered under Design Guidelines Review.

#### 3. Notification Requirement (Option II):

In instances where the developer of a particular property subject to design review requests that: 1) the entire project be reviewed by the Planning Office under Option II (as provided for in Sec. 59-220.7(2), Optional lower floor design review), or 2) any portion of a project be reviewed by the Planning Office under Option II, the following shall apply:



**Design Review Process for Uptown – R4X**



- a. Written notification of the Request for Option II Review will be forwarded to Registered Neighborhood Organization(s) within a radius of 200 feet from the site for review and comment. This notification will consist of a copy of the request by the Applicant to the Planning Office which will identify the project and the affected Standards and Guidelines, and a finding by the Planning Office design review staff on the specific issues. The notification will request that any neighborhood concerns regarding the request and staff finding be returned to the Planning Office in the form of a written comment within a period of 15 days; and,
- b. Applicant shall supply information regarding issues for review in the form of written description and drawings as requested by the Planning Office in sufficient number for distribution to Registered Neighborhood Organizations. The 30 day review process will begin when all requested materials have been submitted to Planning Office.
- c. The property in question shall be posted with official notice calling attention to the Request for Option II Review for a period of 15 days and directing interested parties as to where to obtain additional information consistent with paragraph (a) above.

**Review Schedule and Submission Requirements**

For either Option I or II the following apply:

- 1. Design review may be requested by the applicant at any point in the development process as required to provide clear direction on specific issues,
- 2. The Planning Office requires meetings with the development team and timely submittal of design documents at the following four key project phases: Pre-Design Conference, Schematic (Concept) Design, Design Development and Construction/Permitting, and
- 3. The applicant must submit design documents appropriate to the phase and level of project development at the time review is requested. Sufficient information is required at each design phase in order to fully evaluate all relevant issues.
- 4. A written narrative describing how a project addresses the adopted design review criteria on a point by point basis is required for both Schematic and Design Development review.

The list below identifies minimally acceptable design information required in order to complete review for each phase:

**■ Pre-Design Conference:**

- ▶ Declaration of intent to be reviewed under either Option I or Option II (requires filing of Request for Option II Review).

- ▶ Request for special consideration (i.e.: Project phasing, etc.)
- ▶ Project program indicating building areas and uses
- ▶ Project Site description

■ **Schematic (Concept) Design:**

- ▶ Site and context plan (immediately adjacent properties)
- ▶ Building Floor Plans
- ▶ Building Elevations
- ▶ Building Sections
- ▶ All items under Pre-Design

■ **Design Development:**

- ▶ Landscape Plan
- ▶ Detailed Floor Plans
- ▶ Building and Context Elevations (immediately adjacent elevations)
- ▶ Building Sections
- ▶ Architectural facade details and treatments
- ▶ Building Materials Schedule (a sample board may be requested)
- ▶ All items under Schematic (Concept) Design

■ **Construction/Permitting:**

- ▶ Final construction documents for project
- ▶ All items under Design Development

At the completion of review of each submittal the applicant will receive a determination of compliance or approval to proceed with noted conditions. Compliance determinations and approvals at each phase will be valid for a period of three years, unless extended by the Planning Office in accordance with provisions of the relevant Zone District Ordinance. All conditions must be

resolved prior to permit submittal and a determination of consistency with all review requirements must be issued by the Planning Office prior to permitting.

Note: The review process may be delayed during any project review phase by the incomplete submittal of required review documentation and/or non-submittal of review option requests. Review may also be delayed at the request of the developer at any time.

**Appeal Options**

■ **Under Option I**

If a design is not approved: The Applicant may revise and resubmit, request consideration under Option II design review, or appeal to the Planning Board.

■ **Under Option II**

If a design is not approved: The Applicant may revise and resubmit, request consideration under Option I design review, or appeal to the Planning Board.





### ■ Planning Board Appeal Process

Section 59-220.7 requires that this document be adopted by the Planning Board, thus recommendations of the Planning Office regarding application of these Design Review, Standards and Guidelines are subject to the adopted *Rules of Procedure* of the Planning Board that have been established for the purpose of hearing such appeals. Appeals may be initiated by any aggrieved party (e.g. neighboring property owners, Registered Neighborhood Organizations, etc. within a 200 foot radius) and must specify the grounds upon which the relief is claimed. Pursuant to Planning Board rules, all appeals to the Board require public notification to impacted Registered Neighborhood Organizations. Please refer to the attached Planning Board Rules of Procedure for a full explanation of notification and public hearing requirements.

# DESIGN REVIEW STANDARDS AND GUIDELINES

The Design Standards and Guidelines are structured around four major areas of consideration in the analysis of the urban design qualities of a particular development. They are as follows: Site, Location/Orientation, Massing, and Building Facades.

**Site**

**INTENT**

**Access**  
 Vehicular Access 59-220.7(1)b

To maximize uninterrupted pedestrian ways within a given block in order to improve and support the district as a walkable neighborhood.

To minimize the visual presence of auto circulation as well as service functions such as deliveries and refuse pickup.

To minimize the presence of auto-related functions visible from the street.

**NOTE:** Section subject to Traffic Engineering approval

Residential Access/Entries 59-220.7(1)b



To promote a sense of individuality among the various properties within the block that identifies people with a particular place. Reinforce the community-defining characteristic of “neighbors” and neighborhood as provided for by individual properties having clearly defined “front doors” visible from the street.

To ensure that new properties contribute to the existing neighborhood context of street facing entries that are physically and/or visually connected to the street.

To contribute to the active use and safety of the street.



Commercial Access/Entries 59-220.7(1)b

To establish individual, neighborhood scaled businesses in mixed-use structures and districts, and to promote security through frequent activity and “eyes on the street.”



**STANDARDS**

**GUIDELINES**

- ▶ Developments subject to design review and having street frontage for 2/3 or more of the long side of a block may have a maximum of two curb cuts along the street.
- ▶ Those developments having street frontage for less than 2/3 of the block shall only provide site access from existing alleys unless using existing curbcuts.
- ▶ Access onto a site from the short side of a block shall be limited to:
  - existing alleys, or
  - no more than one curbcut per 125' of street frontage if alley has been vacated.
- ▶ Previously developed properties may retain existing street access.
- ▶ Driveway width shall not exceed 22'.

- ▶ Developments should provide site access for vehicles via alleyways or existing streetside curbcuts.
- ▶ Driveways should be oriented 90 degrees to the street.
- ▶ The area of paved surface within the front setback should be minimized.

- ▶ Multiple-unit buildings shall have at least one primary street-oriented entrance serving the dwelling unit(s) within.
- ▶ Primary and/or secondary entrances shall be required for every 125 linear feet of street-oriented building frontage.
- ▶ Townhouses (or other similarly attached units) at the street level shall have individual street entrances for each unit.
- ▶ All building entries shall be directly connected to the street via pathway, paved walkway, staircase, or ramp.

- ▶ Each building should have one or more clearly identifiable "front doors" that address the street for each major streetside facade.
- ▶ The use of secondary street entries serving smaller groups of dwelling-units in large, multiple-unit buildings is strongly encouraged.
- ▶ Street-facing ground level dwelling units should have individual street-oriented entries.
- ▶ Entries to buildings should have direct access to the street on which they front.

- ▶ Each commercial use with exterior, street oriented exposure shall have an individual public entry directly accessible from the public sidewalk.

- ▶ Neighborhood-serving commercial uses should aggregate in nodes that support pedestrian activity and respond to adjacent residential uses.

**Site (continued)**

**INTENT**

**Parking Structures 59-220.7(1)c**

To minimize the visual impact of parking structures on the residential streetscape and to minimize the impact of vehicle noise and headlights from within parking structures on adjacent streets and residences.

To activate street-level garage frontage in appropriate commercial nodes.

**Fences 59-220.7(1)i**

To maintain visibility of the required front setback area.



**Handicap Ramps 59-220.7(1)g**

To ensure that the appearance of handicap ramps and entries are integral to the design of the property they serve, minimize impact on the public R.O.W., and provide, as per ADA requirements, as direct building access as possible.

**STANDARDS**

**GUIDELINES**

- ▶ Parking structures exposed to the street shall have a maximum width of 125' or no more than 50% of a development's total street facade, whichever is less and a continuous setback from the surrounding building facade of no less than 3 feet.
- ▶ No more than one exposed parking structure may be built on any given street block (includes both sides of the street).
- ▶ Facades of parking structures that front the street must satisfy all standards required under Building Facades later in this section.
- ▶ Parking structures with street oriented frontage in commercial nodes shall provide leasable commercial space for not less than 50% of the ground level frontage.
- ▶ Garages with exposed frontage in otherwise residential blocks should setback the garage facade 8-10 feet to accommodate greater landscape screening and to allow greater exposure of residential building corners.
- ▶ Street-oriented facades shall conceal parked cars and light sources from the exterior view for the full height of the structure.
- ▶ Openings shall be vertically and horizontally aligned. Sloping ramps shall not be visible on the street facing facade of any parking structure.

- ▶ Whenever possible, parking structures shall be sited internally so that street frontages are avoided. If internal siting is not feasible, then the parking structure should be oriented so that the shortest dimension fronts the street. This dimension is typically limited to the width required to construct a loop system with 4 rows of parking.
- ▶ Garages that must be sited with exposed street frontage should orient the exposed frontage to commercial nodes where possible.

- ▶ Except for fence piers no wider than 24", solid fences in the front setback area may not be used above a height of 3'-6".
- ▶ All fences viewable from the street shall incorporate building materials and architectural detailing present in the building being served.
- ▶ Chainlink or wood stockade type fences are not allowed if viewable from the street.
- ▶ Service or loading functions visible from the street must be screened from view by landscaping, fencing or masonry walls having a minimum height of 6 feet. Screening of service or loading areas by fencing or masonry walls must incorporate materials and/or detailing present in the building being served.

- ▶ Fences and walls in the front setback area should be designed to enhance the quality of open space for both a building's occupants and the person on the street by maintaining as much visual contact between public and private zones as possible.
- ▶ Detailing and landscaping in and around fences and walls should be designed so that they incorporate materials, detailing and colors found in the building they serve.

- ▶ Handicap ramps shall not be constructed in the public R.O.W.
- ▶ All vertical surfaces visible from the street must be of masonry construction, i.e. stone, cast stone, brick, and/or special surface concrete masonry.
- ▶ Caps, curbs and/or railings shall incorporate building materials and architectural elements present in the building being served.

- ▶ Handicap ramps should be well integrated into the building design, particularly with regard to material use and location.

**Location/Orientation**

**INTENT**

**Building Placement 59-220.7(1)a**

To reinforce the urban characteristics of buildings and structures that define the street space.

To promote the development of buildings that encourage pedestrian activity through the incorporation of pedestrian-oriented uses at the ground level street frontage.

**Build-To Line/Zone 59-220.7(1)a**

To define and contain the street space and to enhance the variety and interest of the street environment for pedestrians.

**Setbacks 59-220.7(1)h**

To enhance the existing hierarchy among streets in the district as reflected by the differences in scale, traffic and building relationships between the North/South and East/West streets.

To accommodate the special conditions of Pennsylvania Street and 16th Avenue.

**STANDARDS**

**GUIDELINES**

- ▶ No less than 65% of the building facade within the lower three floors below shall be oriented parallel to the street on which it fronts.
- ▶ Ground floor street-oriented building areas shall be occupied by active residential or commercial uses (excludes parking frontage as per Parking Structures).

- ▶ Buildings should be designed so that the majority of the building mass on at least the lower three floors reflect a regular pattern that aligns with the sidewalk and street.
- ▶ Designs that place active uses along the ground plane are encouraged.

- ▶ No less than 65% of the lower three floors of the building face along each separately owned lot frontage shall be built to or within 10 feet of the specified setback for that lot as defined under “Setbacks” below.

- ▶ Buildings subject to design review should be designed so that the majority of their mass is built on or very near to the defined front setback line.
- ▶ Within the build-to zone building mass should be varied through changes in wall plane, building height, etc. to reflect the scale of residential modules such as rooms, units, and bays, either individually or in groups.

- ▶ East/West Avenues — A zero (0) foot front setback shall apply (see exception for 16th Avenue below).
- ▶ North/South Streets — A ten (10) foot front setback shall apply (see exception for Pennsylvania Street below). For corner properties subject to design review, a five (5) foot front setback shall be permitted for buildings having frequent street-oriented entries (a corner property is defined as having street frontage along both East/West and North/South streets).
- ▶ Pennsylvania Street (between 17th & 20th Avenues) — A zero (0) foot front setback shall apply.
- ▶ 16th Avenue — A ten (10) foot front setback shall apply.

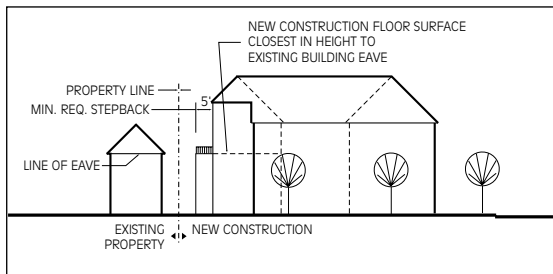
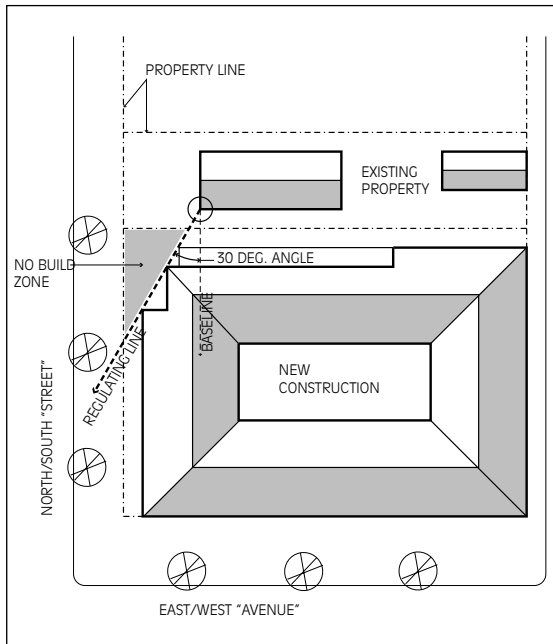
- ▶ East/West Avenues — Setback should be of adequate dimension to accommodate pedestrian-oriented neighborhood/commercial activities such as sidewalk cafe seating, window shopping, street furniture and other amenities.
- ▶ North/South Streets — Setback reinforces residential character and thus should be of adequate dimension to accommodate landscaping, residential entries, stoops and porches, and other residential amenities.
- ▶ Pennsylvania Street (between 17th and 20th Avenues) should be considered under standards for East/West Avenues due to wider existing 80’ R.O.W.
- ▶ 16th Avenue should be considered under standards for North/South Streets due to the more consistent residential and/or “parkway” character of the avenue from downtown to East High School.

**Massing**

**INTENT**

**Stepbacks 59-220.7(1)h  
Building Adjacencies**

To moderate scale changes between adjacent lots and to mitigate the physical impacts of developments on existing non-commercial properties and pre-WW II properties within the R-4-X district. These adjacency rules typically will apply to conditions present along the interior of the North/South street blocks.



**Massing Variation 59-220.7(1)e**

To provide variation of building massing that relates to the scale of residential units and recalls proportions of building mass to street frontage found in traditional high-density urban Denver residential districts.

**STANDARDS**

- ▶ A two-fold “no-build-zone” shall exist where new construction will be adjacent to an existing structure. An adjacent existing structure shall be defined as property abutting the developable lot across either side setback. Massing to vary related to unit or room modules or groups of units forming building segments or wings. Allowable encroachments in both zones include, but are not limited to, eaves and cornices, belt courses, sills, lintels, pilasters, balconies and balcony railings.
  - Zone A — New construction shall not encroach on a no-build-zone defined in plan by a line whose origin is the corner nearest to the abutting property line of the street facade of the existing structure, projecting away from the origin toward the abutting property at an angle of 30 degrees. (see Fig. 1)
  - Zone B — Defined in elevation as a single stepback in building mass for any new construction. A minimum 5 foot stepback shall be taken on the new construction’s floor whose surface elevation most closely matches in height that of the existing structure’s eaves or base of cornice. (see Fig. 2)

**GUIDELINES**

- ▶ Newly constructed buildings should stepback relative to the front of existing adjacent properties so that oblique angle views to and from the existing property are maintained and vertical scale relationships are improved..
  - Zone A — To articulate the transition between newly constructed buildings and existing properties in mid-block conditions.
  - Zone B — To relate newly constructed buildings to the street scale of existing properties. Newly constructed buildings should step away from the existing buildings in elevation in a manner that reflects the vertical massing of the existing building.

- ▶ The portion of a building’s street-oriented facade (solid) that is built to the minimum setback in relation to the space between adjacent buildings or bays (void) should reflect ratios of solid-to-void present in the traditional lot patterns found in the Uptown neighborhood.
- ▶ Street-facing building facades shall not exceed 100 feet without a variation in the plane of the wall of not less than 3 feet for setbacks or 2 feet for projections.

- ▶ Changes in massing shall reflect building structural bays, sizes of units and room modules.

**Building Facades**

**INTENT**

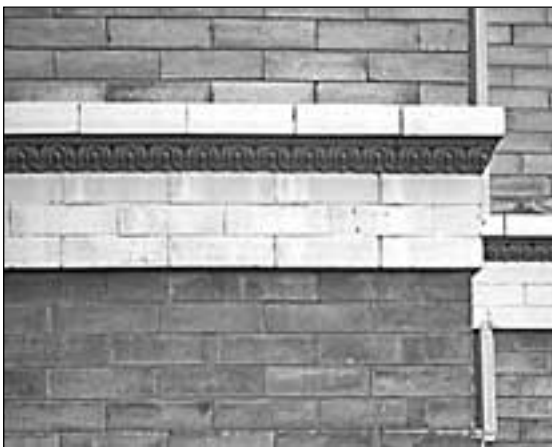
**Walls**  
 Architectural Scaling Elements 59-220.7(1)e



To promote elements typical of the pedestrian-oriented environments and traditional construction as characterized by buildings and facades that incorporate a higher level of detail for the purpose of minimizing undifferentiated facades.

To ensure that building facades are visually active through the interaction of color, material, and architectural ornament and detail.

Surface Variation 59-220.7(1)e



To provide reveals and/or changes in surface texture contribute to the visual interest of the facade particularly when accented by light and shadow.

To avoid large expanses of undifferentiated building facade.

Materials 59-220.7(1)f

To build upon Denver’s long tradition of building in stone and brick, particularly in its residential neighborhoods.

To relate new construction to that of existing construction through the use of similar scale elements present in standard brick, modular stone, cast stone accents, concrete masonry, and detailed stucco.



**STANDARDS**

**GUIDELINES**

- ▶ Each building facade viewable from the street shall at minimum incorporate architectural scaling patterns that utilize two or more of the following scaling elements:
  - expression of building structural elements; floors (banding, belt coursing, etc.), columns (pilasters, piers, etc.), foundation (waterables, rustications);
  - patterns of window and door openings that are emphasized through the use of sills, lintels, pediments, muntins, mullions, and other scale providing elements;
  - change in color;
  - change in texture;
  - change in material module or pattern.
- ▶ Required scaling elements must be integral (not applied) with the building form.

- ▶ The design of new buildings should incorporate architectural detailing typical of masonry or modular construction as exemplified by belt coursing, quoining, window head and sill treatments, rustication and reveals. Such architectural detailing should be designed so that it breaks down the appearance of a facade into patterns and component building forms.

- ▶ Each change of material must involve a minimum 1/2" variation in wall plane.

- ▶ Design of materials transitions should conform with accepted construction standards and practices.
- ▶ Material changes should occur at inside corners or be delineated by a specific transitional detail such as a belt course, cap or reveal.

- ▶ Exterior wall surfaces excluding window and door openings shall incorporate 70% masonry materials including stone, cast stone, brick, and special surface concrete masonry (Split-Face, Burnished, etc.).
- ▶ Stucco meeting the following conditions may be used as an exterior wall surface viewable from the street (items i and ii do not apply to interior, open-air courtyards):
  - Excluding window and/or door openings, shall not comprise more than 30% of any street-facing facade, and
  - Must incorporate architectural scaling elements similar to masonry construction (e.g. sills, belt coursing, wall caps, pilasters, off-set massing).

- ▶ Wall materials should relate to Denver's masonry tradition through expression of building mass (i.e. walls carried to the ground plane, recessed openings, and modular detailing such as expressed base courses, and other features typical of traditional masonry construction).
- ▶ Exterior building materials should be selected based on their long-term ability to equal or outperform Denver's traditional modular construction materials (e.g. brick and stone).
- ▶ Use of masonry building details in stucco facades is strongly encouraged.

**Building Facades (continued)**

**INTENT**

**Glass to Wall Ratio 59-220.7(1)d**



To encourage a relationship between glass and wall typical of multi-family residential neighborhoods in Denver as characterized by ratios of equal to much less than equal glass to wall.

To limit large glass areas more common in commercial districts to a ratio of roughly equal glass to wall.

**Windows**  
**Glazing Transparency 59-220.7(1)f**

To require the use of clear glass, in commercial as well as residential applications, in order to expand the visual interest and activity of the street.

**Window Detailing 59-220.7(1)e**

To promote the dimensionally taller window appearance typical of residential neighborhoods in the district.

To encourage the development of commercial storefronts that relate architecturally to the residential portion of mixed-use buildings and reflect the residential character of the neighborhood.

**STANDARDS**

- ▶ Windows and other openings for the residential portion of any building shall comprise not less than 15% or more than 50% of the total residential portion of the facade area of all walls on or within 10 feet of a building's front setback.
- ▶ For the commercial portion of a building's facade, glass areas shall comprise not less than 40% or more than 60% of the total facade area.

**GUIDELINES**

- ▶ For mixed-use developments, a variety of glass to wall ratios that reflect the different uses within a building is strongly encouraged. Typically, this is characterized as less glass-to-wall for residential uses and more glass-to-wall for commercial uses.

- 
- ▶ All glass used as an exterior building material on any building or structure in the district shall be clear with an exterior reflectance rating of .20 or less.
  - ▶ No first surface reflective coatings shall be permitted.

- 
- ▶ For the residential and commercial portions of any building, use only clear or low tint glass with a low reflectance rating.
  - ▶ Spandrel glass may be used in instances when screening service, utility or structural elements of the building will enhance the visual quality of the street; or to continue a pattern created as a result of screening the items above.

- 
- ▶ The height of windows serving the residential portion of any building must equal or be greater than their width. All windows serving the residential portion of any building shall be set into the building facade a minimum of 3" from the surrounding wall surface.
  - ▶ Window size, proportion and pattern shall relate to varied uses, unit types and room layouts.
  - ▶ Large glass openings on the residential portion of any building shall incorporate scale-defining elements such as mullions and muntins that subdivide the total glass area to residential scale and proportions.
  - ▶ Storefront systems in mixed-use buildings shall reflect the dimensions and proportions of building bays and modules in order to visually bring the building mass and support to the ground.

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- ▶ Windows on the residential portion of any building should reflect the more vertically-oriented, "punched-opening" characteristics typical in Denver architecture.
  - ▶ The size and proportions of storefront systems in mixed-use buildings should be subdivided by substantial columns and/or wall areas that carry the mass and proportion of upper floors to the ground.