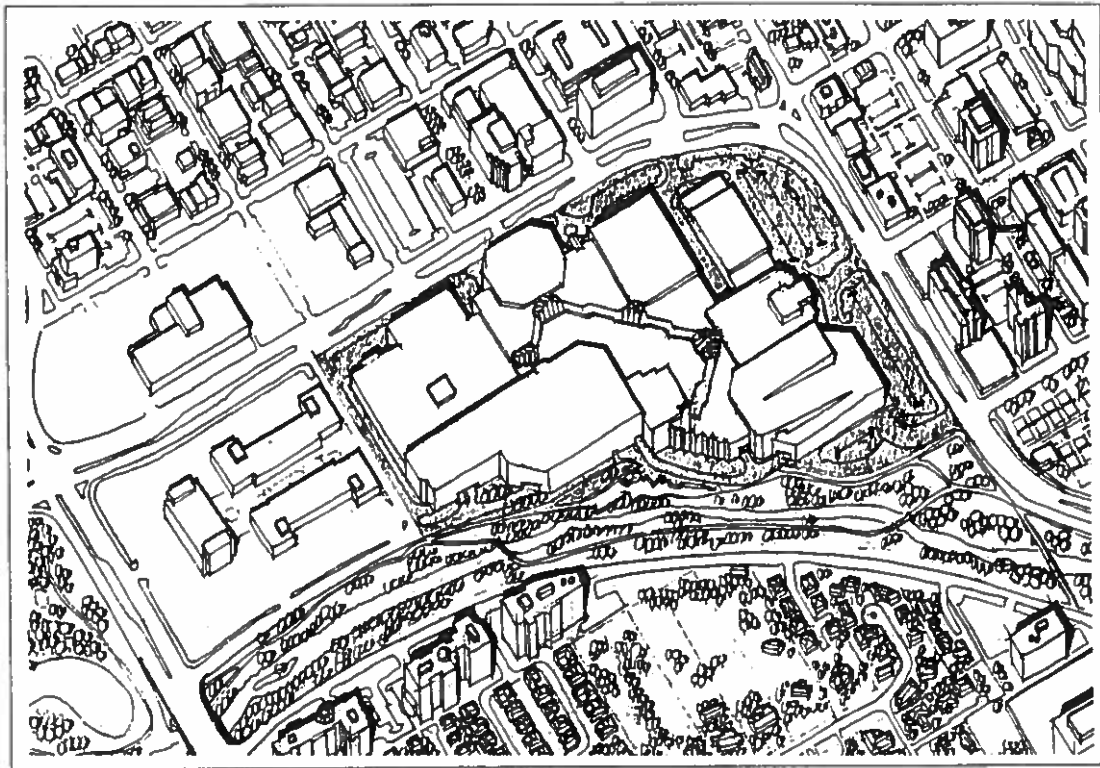


**Standards and Guidelines
for Additions to the
Cherry Creek Shopping Center**

East End



**Adopted
Denver Planning Board,
City and County of Denver, Colorado**

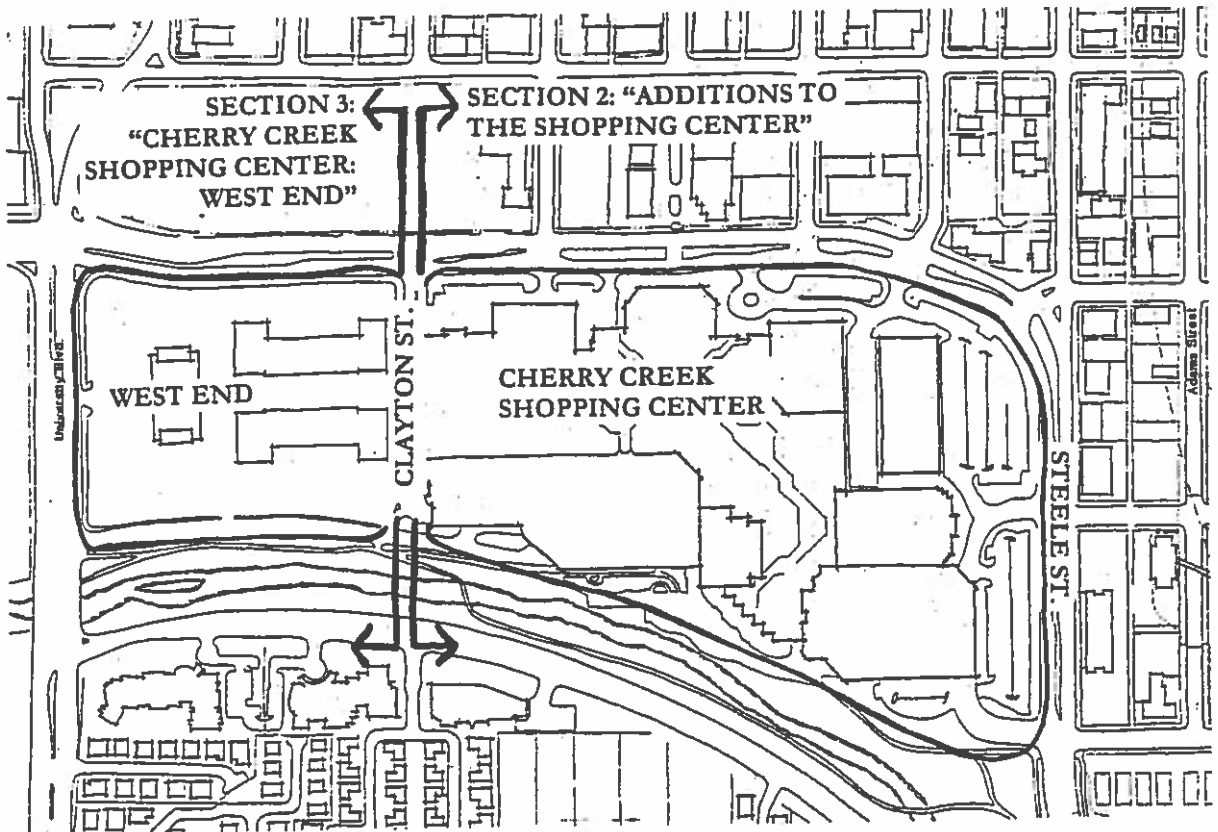
April 21, 1999

**Standards and Guidelines for
Additions to the Cherry Creek Shopping Center
Related to the 12/22/97 Second Amendment
to the General Development Agreement**

1.0 Definitions

- 1.1. Criteria for review**
 - 1.1.1. Intent statements
 - 1.1.2. Standards
 - 1.1.3. Guidelines
- 1.2. Terms**

Note: The standards and guidelines for Section 2.0 'Additions to the Cherry Creek Shopping Center' apply to all buildings within the Cherry Creek Shopping Center site (including the building currently occupied by Safeway and RiteAid) east of Clayton Street, and the standards and guidelines for Section 3.0 'Cherry Creek Shopping Center: West End' apply to the area west of Clayton Street as shown in the following illustration:



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2.0 Additions to the Cherry Creek Shopping Center

2.1 Development / Site Plan

- 2.1.1 Building / use orientation and location
- 2.1.2 Public / private street, pedestrian and bicycle system design
- 2.1.3 Open space
- 2.1.4 Parking areas, access, and driveway location and design
- 2.1.5 Service areas / utilities location and access

2.2. Architecture

- 2.2.1. Building form and character
- 2.2.2. Building facade
- 2.2.3. Building Materials
- 2.2.4. Building lighting

2.3. Landscape Architecture

- 2.3.1. Landscape design for private property
 - 2.3.1.1. Overall Site Landscape
 - 2.3.1.2. Plazas and entry areas
 - 2.3.1.3. Parking lot and parking garage landscaping
 - 2.3.1.4. Landscape materials
 - 2.3.1.5. Screening, fencing and walls
 - 2.3.1.6. Lighting and furnishings
- 2.3.2. Landscape design for public Rights of Way

2.4. Signs

- 2.4.1. General standards and guidelines for all sign types
- 2.4.2. Wall signs
- 2.4.3. Ground signs
- 2.4.4. Other sign types

3.0 Cherry Creek Shopping Center: West End (to be done)

3.1 Development / Site Plan

- 3.1.1 Building / use orientation and location
- 3.1.2 Public and/or private street design, and vehicular access
- 3.1.3 Pedestrian / bike systems and access
- 3.1.4 Open space
- 3.1.5 Parking location and design
- 3.1.6 Service areas / utilities location and access
- 3.1.7. Other elements and special areas (if applicable)
 - 3.1.7.1. Cherry Creek edge
 - 3.1.7.2. First Avenue edge
 - 3.1.7.3. University Ave. edge

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3.2. Architecture

- 3.2.1. Non-Residential
 - 3.2.1.1. Building form / massing
 - 3.2.1.2. Building facade
 - 3.2.1.3. Materials
 - 3.2.1.4. Other elements
- 3.2.2. Residential
 - 3.2.2.1. Building form / massing
 - 3.2.2.2. Building facade
 - 3.2.2.3. Materials
 - 3.2.2.4. Other elements

3.3. Landscape Architecture

- 3.3.1. Landscape design for private property
 - 3.3.1.1. Open space, plazas, other areas.
 - 3.3.1.1.1. Open space for use by the general public
 - 3.3.1.1.2. Private open space for residents, employees, and/or customers
 - 3.3.1.1.3. Drainage and/or detention areas
 - 3.3.1.2. Streets, alleys, and utility easements
 - 3.3.1.2. Pedestrian and bike facilities
 - 3.3.1.3. Landscape materials
 - 3.3.1.4. Lighting and furnishings
- 3.3.2. Landscape design for public property
 - 3.3.2.1. Open spaces (if any)
 - 3.3.2.2. Streets, and alleys
 - 3.3.2.2. Pedestrian and bike facilities
 - 3.3.2.3. Landscape materials
 - 3.3.2.4. Lighting and furnishings
- 3.3.3. Parking lot landscaping
- 3.3.4. Screening, fencing and walls
- 3.3.5. Existing landscaping

3.4. Signage

- 3.4.1. Non-residential
- 3.4.2. Residential

4.0 Design Review Process

- 4.1. Review Process
- 4.2. Application for design review
- 4.3. Review, decisions, recommendations and time frames
- 4.4. Public notification process

**Standards and Guidelines for
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1. Definitions

1.1. Criteria for review

1.1.1. Intent

Intent statements are provided to define goals for which the standards and guidelines have been created. 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.

1.1.2. Standards

Design Standards are objective criteria that provide specific direction based on the stated intent. Standards are used to define 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 the application of the standard in this particular circumstance;
- the application of other standards and/or guidelines will be improved by not applying this standard;
- the application of one or more related guidelines may be deemed by the reviewing entity to provide a sufficient substitute for the standard, or;
- unique site factors make the standard impractical.

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1.1.3. Guidelines

Design Guidelines provide further considerations that promote the goals defined by the intent statements. Guidelines use the term 'should' or 'may' to denote that they are considered pertinent to achieving the stated intent, but allow discretion based on site and project conditions. While the failure to meet a Guideline is not grounds for denial, it will be strongly considered when there is a request to waive a related standard.

End of Section 1

**Standards and Guidelines for
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**Note: Section 2 is applicable to new
development east of Clayton Street only.**

2.1 Development / Site Plan

2.1.1 Building / use orientation and location

Intent: *To avoid inward focused patterns of buildings that neither engage nor contribute to the surrounding pedestrian urban context.*

To spatially define the street and the Cherry Creek edge with buildings, architectural elements, and/or landscaping which helps to create a distinct street or open space character, and reduces the impact of wide streets and the visibility of parking lots.

To create and maintain an economically viable shopping center.

To include all orientations of the shopping center: First Ave., Steele Street; Cherry Creek; and Clayton St.

To recognize and reinforce the importance of Cherry Creek Park, by orienting building entrances, windows, and other architectural features toward it wherever feasible, and providing high quality, and creative architectural responses for new or renovated buildings adjoining the park.

Standards

2.1.1.1.S Spatial definition of the street

For new building development, architectural and/or landscape elements, or a building(s) shall create a spatial edge to the street, and/or to Cherry Creek Park. Not included in this standard only are interior or exterior renovations and/or additions to existing, contiguous Shopping Center buildings that do not significantly change their 'footprints'. Exceptions may be allowed where plazas or other open spaces (not including parking) may adjoin the street or park. The edge shall occur between 5 feet and 25 feet of the street R.O.W., and/or the property or street boundary of Cherry Creek Park, and be in addition to street trees between the sidewalk and the curb, or park landscaping. The edge treatment need not be as wide as the zone

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within which it is occurs, so long as it creates an effective spatial definition to the street or park. Such an edge treatment shall include either a) low walls and trees 3 inches in initial caliper and that at maturity reach a minimum height of 25 feet; consistently spaced and aligned in a generous landscaped zone, and/or b) walls, or lattice structures of a height and opacity appropriate to the use and scale of the context, and sufficient to substantially reduce the views of a parking lot from the street. If structures are provided close to the sidewalk, a landscaped strip shall be located between the structures and the sidewalk that is, at minimum, large enough to comfortably locate a row of substantial shrubs (but not less than 4 feet wide). Lattice structures may not be constructed of wood or plastic.

If landscape elements are used, such an edge may be frequently permeable to views from the street and pedestrian access, and shall not contain signage. If buildings create this edge, variations in the building form which result in the setback of portions of the building beyond 25 feet are allowed so long as the majority of the building is within 5 to 25 feet of the street, or park boundary.

The following exception shall be allowed where the Right of Way is inadequate to accommodate a tree lawn and/or sidewalk: the 'street edge zone' shall extend from the back edge of the sidewalk to 20 feet into the property from the sidewalk. (See Figs. 2.1.1.A and B)

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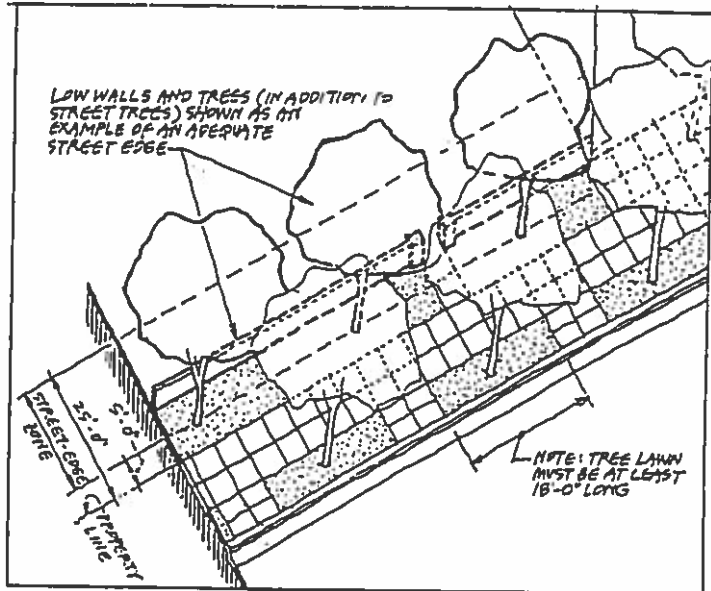


FIG.2.1.1.A EXAMPLE OF ONE POSSIBLE OPTION FOR PROVIDING A STREET EDGE WITHOUT BUILDINGS

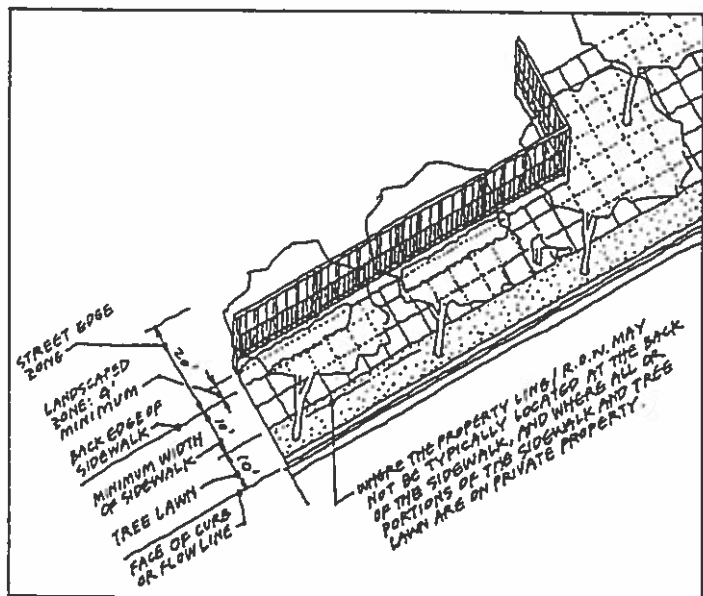


FIG.2.1.1.B EXAMPLE OF ONE POSSIBLE OPTION WHERE THE RIGHT OF WAY IS INADEQUATE TO ACCOMMODATE A TREE LAWN AND/OR SIDEWALK:

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2.1.1.2.S Entrances and windows

Buildings and uses shall orient entrances, windows, display windows, and / or shop fronts toward the street. See Section 2.2. Architecture for additional standards and guidelines.

Guidelines

2.1.1.1.G Views

Buildings or other architectural / landscape elements should be oriented to frame views, or to terminate views with a specially designed portion of the façade, preferably including entries and/or windows.

2.1.1.2.G Building location

Buildings should be located as close to the street as practicable.

2.1.1.3.G Building alignment.

Buildings should be generally aligned parallel with the street. However, other alignments and forms may be appropriate as subordinate elements to add variety, and/or to provide special features at corners.

Except for corner locations, a longer side, rather than a shorter side of a building should align with the street.

2.1.2. Public / private street, pedestrian and bicycle system design

Intent: To provide balance in the design of the street environment by responding to the needs of all of its users. In particular, to create designs that accommodates motorists, pedestrians and bicyclists, but does not necessarily provide an optimal solution for any one interest group.

To create comfortable and safe environments along the street and at designated street crossings for both pedestrians and bicyclists.

To mitigate the impact of vehicular traffic on adjoining uses, and open spaces.

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To minimize the number of curb cuts which reduces the conflict between pedestrians and vehicles, and increases the opportunities for street trees and / or other pedestrian amenities in the R.O.W.

To reinforce the street's sidewalk system as a primary pedestrian system that connects buildings, uses, and neighborhoods together.

To create clear, comfortable and direct connections between building entrances and the sidewalk system at the street.

To encourage the use of bicycles as a means of access to the shopping center and to any future new development (including additions to the shopping center, and the redevelopment of the west end of the shopping center site).

Standards

2.1.2.1.S Pedestrian environment at the street

Sidewalks shall be separated or buffered from travel lanes and/or curb by street trees in a tree lawn, grates, or landscaped cut-outs. If tree lawns (including a splash surface or step-out strip at the curb) are used, they shall be irrigated, and a minimum of ten (10) feet wide and generally a minimum of eighteen (18) feet long. If landscaped cut-outs are used, they shall be at least six (6) feet wide and eight (8) feet long. If tree grates are used, the area of a grate shall be at least 36 sq. ft., and the depth of the tree pit at least 3 feet 6 inches.

The walking surface, (separate from landscaped cut-outs, tree lawns, and/or grates) shall be at least ten (10) feet wide. (See Fig. 2.1.2.A)

In cases where the dimension between the curb face and property line does not accommodate the recommended widths of the tree lawn and sidewalk, such widths shall not be significantly reduced, but shall extend onto private property as needed, with public access guaranteed through appropriate legal agreements.

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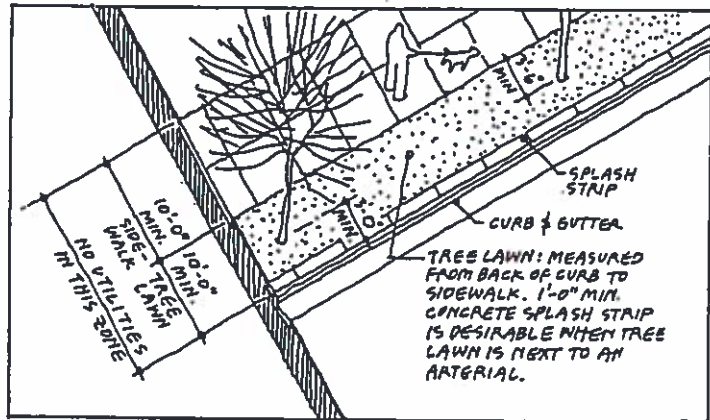


FIG. 2.1.2.A EXAMPLE SHOWING A TREE LAWN / DETACHED SIDEWALK CONDITION

2.1.2.2.S Tree lawn location

As a general policy to be applied when opportunities permit, tree lawns shall be provided along First Avenue between University Ave., and Detroit St., and along First Ave., and Steele St., between St. Paul St., and Bayaud St. Wide attached sidewalks with street trees in landscaped cut-outs or grates shall be provided along First Ave. between Detroit St., and St. Paul St. (See Fig. 2.1.2.B)

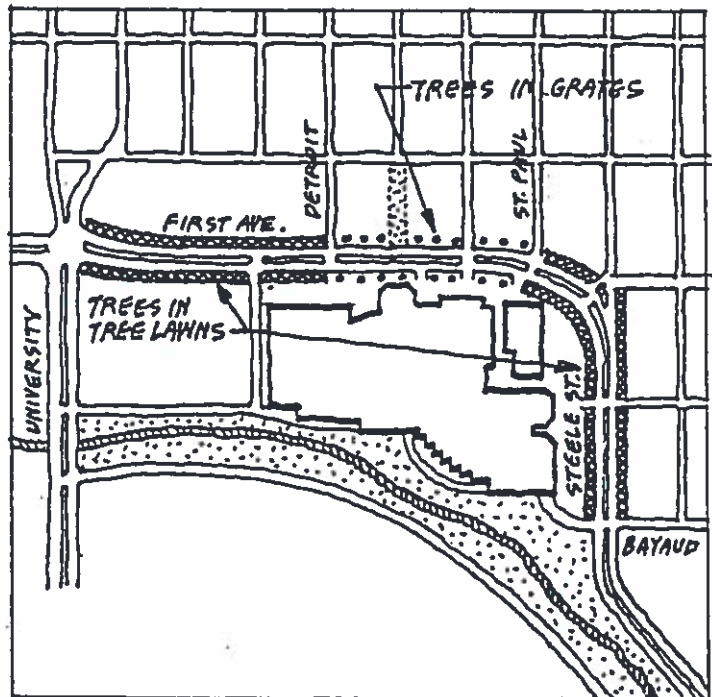


FIG 2.1.2.B DIAGRAM SHOWING GENERAL LOCATIONS FOR TREE LAWNS, AND STREET TREES IN GRATES

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2.1.2.3.S Street trees

Street trees shall be aligned parallel to the street; located in a tree lawn or in landscaped cut-outs with a tree root growing area of at least 48 sq. ft., or in grates at least 35 sq. ft. in area; in a tree pit at least 3 feet 6 inches deep; the center-line of the tree set back from the back of curb at least 3 feet, but no more than 10 feet; and spaced at an average of thirty-five feet on center. Street trees shall be a minimum of 3 inch caliper. Street trees shall have a height at maturity of at least 50 feet, and be deciduous. If the street trees are in the street R.O.W., the street tree spacing, size, and species shall be approved by the Denver City Forester.

2.1.2.4.S Pedestrian connections to the street

All retail store entries shall be directly connected to the sidewalk at the street or intersection by a clear, wide (at least 8 feet), direct pedestrian and buffered walk, and/or by a pedestrian plaza/open space with such items as furnishings, landscaping, fountains, sculpture, and other elements to create an environment comfortable to the pedestrian. Such a connection may be interrupted by a drive lane so long as the pedestrian crossing is clearly marked. It is particularly important to provide a generous and comfortable pedestrian connection from the Ellsworth / Steele intersection to a Steele St. facing entry of any new retail store(s).

2.1.2.5.S Bicycle parking

New or renovated buildings shall provide safe, conveniently located and adequate bicycle parking. For proposed non-residential sites having an off-street parking requirement of twenty (20) spaces or more, a number of off-street bicycle parking spaces shall be provided equal to five (5) percent of the automobile parking space requirement. Each inverted-U rack will count as two (2) bicycle parking spaces. The type and spacing of bicycle racks shall follow Denver Public Works Department 'Rules and Regulations Establishing the Dimensional and Equipment Standards for Bicycle Parking Areas'. Bicycle parking shall be located as much as possible close to building entrances, and in public view, preferably including views from the inside of the building.

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Guidelines

2.1.2.1.G Pedestrian continuity

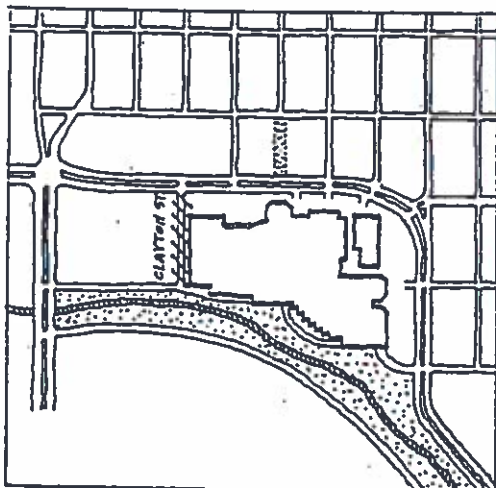
Building location and orientation should create pedestrian circulation continuity with adjoining existing or proposed development.

2.1.2.2.G Pedestrian connections between the re-development area west of Clayton St., and the shopping center east of Clayton St.

When substantial redevelopment occurs on the west side of the shopping center property (between University Ave., and Clayton St. extended) or substantial redevelopment / renovation occurs to the shopping center structures immediately to the east of Clayton St., pedestrian connections along and across the boundary formed by Clayton St. should be direct and convenient so that this boundary is not an 'edge' but a 'seam' that helps join the shopping center to the western redevelopment area.

2.1.2.3.G Pedestrian connections from the Ellsworth intersection

As the shopping center area redevelops, pedestrian connections from Ellsworth to building entries within the shopping center site should be evaluated to optimize comfortable and efficient pedestrian movement.



**FIG. 2.1.2.C DIAGRAM OF
CLAYTON ST. 'SEAM'**

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2.1.2.3.G Bicycle systems within the development

While separate and specific bicycle routes within parking areas and drives are not required nor in many cases encouraged, drives and sidewalk areas in front of buildings, and connections from the street to the front entry(ies) of buildings should be designed with bicycle access in mind.

2.1.3. Open space

Intent Where open spaces are provided, to create active, inviting, and comfortable public environments.

Standards

2.1.3.1.S Visible plazas and courtyards

Any plaza, courtyard, or other usable open space shall be visible from the street or public park, accessible to the public, and directly linked to a public sidewalk along the street or within a public park by a pedestrian connection at least 10 feet wide. All such spaces and connections shall be accessible to the disabled.

Landscaped open spaces intended for screening, storm water management, and/or for general buffering of buildings, parking lots and garages, and service areas may be exempted from this standard.

2.1.3.2.S Plazas related to building entrances

Plazas, courtyards, or other usable open spaces shall have at least one building pedestrian entry, or ground floor use pedestrian entry facing and connected to the open space.

2.1.3.3.S Usable plazas

Plazas, courtyards or other usable open spaces shall be made usable and comfortable by providing furnishings and other elements such as seating, or low walls suitable for seating; trees; shade structures, fountains, lighting, and trash receptacles. See Section 2.3., Landscape Architecture for additional standards and guidelines. Not included in the term 'plaza' are sidewalks and space (smaller than the plaza minimum area definition) in front of entries solely provided for adequate or required circulation space.

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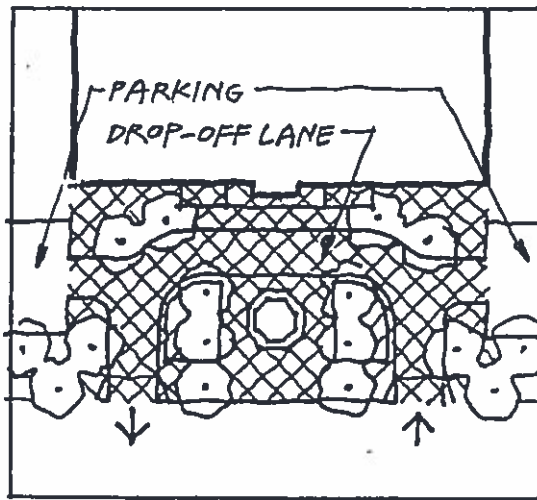


FIG.2.1.4.A ONE EXAMPLE OF A DROP-OFF LANE BETWEEN THE BUILDING AND STREET

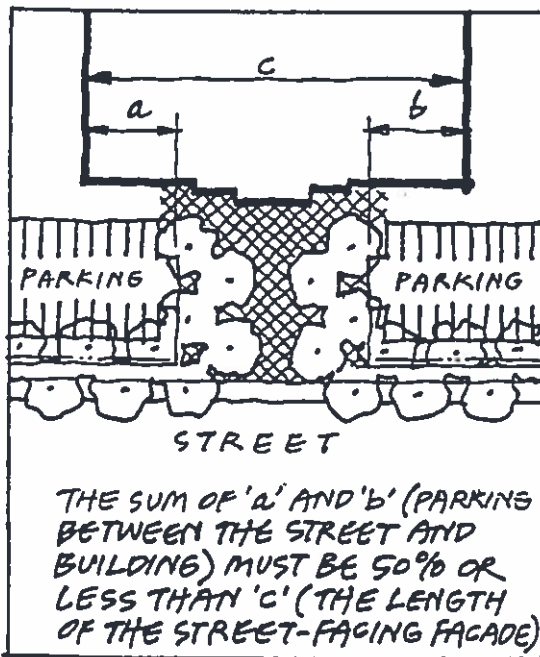


FIG.2.1.4.B ONE EXAMPLE OF THE LIMITATION OF PARKING BETWEEN THE BUILDING AND THE STREET

2.1.4. Parking areas, access, and driveway location and design.

Intent To minimize conflicts between vehicles, bicycles, and pedestrians.

To reduce the visual prominence of drives, parking lots and parking garages.

To create a clearly organized system of entrances, driveways and parking areas.

Standards

2.1.4.1.S Parking, access lanes, and drives between the building and the street.

Drop-off lanes, and/or vehicular access drives to above or below grade parking garages that are generally parallel to the street shall be allowed between the building and the street R.O.W. if they are designed to accommodate and encourage pedestrian connections between the building and the street, and/or are designed as an integral part of a pedestrian open space or plaza, and do not have diagonal or head-in parking incorporated into their cross-section. (See Fig. 2.1.4.A)

2.1.4.2.S Parking location relative to the street

For new buildings that have only one façade facing a street, parking lots shall not extend between that façade and the street for more than 50% of the length of that façade.

For new buildings that have two façades each facing a street, the developer may choose between two options: 1) parking lots shall not extend between those façades and the streets for more than one of the façades; or 2) parking lots and/or garages shall not extend between those façades and the streets for more than 50% of the total length of both façades, and may be distributed in any proportion along the two façades. If a new building is located at the corner of First Ave and Steele Street, and Option 1 is utilized, parking shall be allowed between the building and the street only along the Steele St. façade, leaving the area between the First Ave façade and the street for a plaza.

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Such a plaza may have a drive lane within it as allowed in 2.1.4.1.S. (See Figs. 2.1.4.B and C)

The street-facing façade of the screened service area of a building is not included in this standard.

Upper floors of garages may occur between buildings and streets without limit, as long as the space at the ground level facing a street contains retail space with shop windows, an entry or entries, and/or a public plaza or open space, and the façade conforms to all standards and guidelines. Underground parking may also occur between buildings and streets without limit.

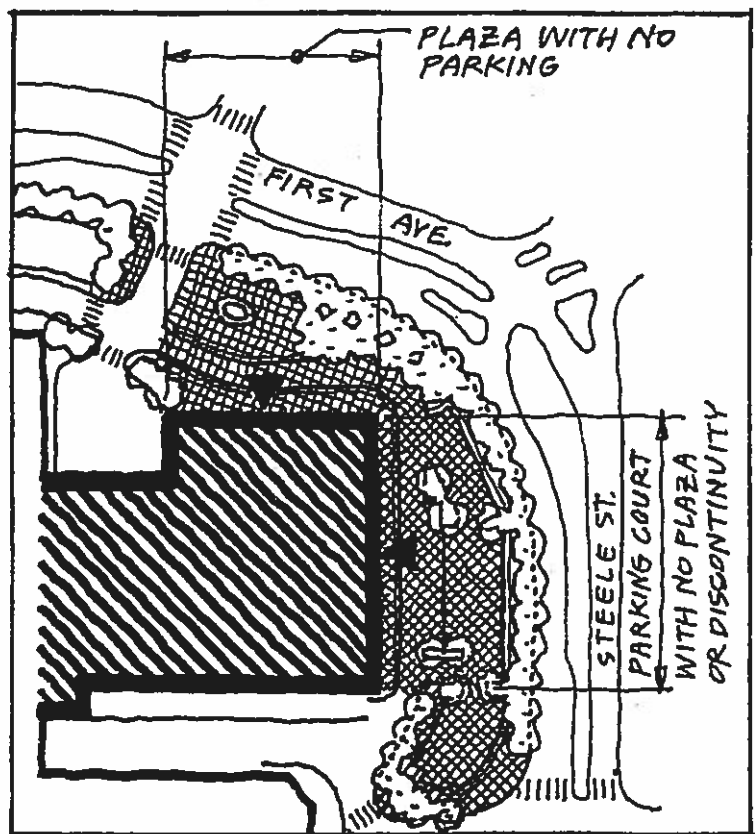


FIG. 2.1.4.C. ONE EXAMPLE OF THE USE OF
'OPTION 1' DESCRIBED IN 2.1.4.2.S

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2.1.4.3.S Parking Courts

Surface parking areas located between any building and the street shall incorporate an enhanced paving system throughout all areas of the lot. Paving shall consist of integrally colored concrete, or unit pavers. Concrete paving modules (scoring patterns, joints, etc.) shall not exceed a maximum of 3 feet.

2.1.4.4.S Organization of Parking Lot Landscaping

Wherever possible, parking lot landscaping shall be organized to break up the lot into smaller visual sections, and to relate to the building's architecture.

2.1.4.5.S Drive Width

Drives connecting private property to the street shall be designed to provide the minimum width necessary to accommodate anticipated traffic capacity, turning movements, and safety.

2.1.4.6.S Curb cut number

The number of curb cuts for entrances to parking, service areas, drives, and garage ramps shall be minimized through the consolidation of functions, parking areas and on-site circulation systems. Curb cuts shall be approved by the Denver Transportation Division.

2.1.4.7.S Curb cuts and pedestrian cross walks

Where curb cuts align with street intersections or other pedestrian / bicycle crossings, the curb cut design shall incorporate separate, clear and generous pedestrian / bicycle / handicapped access facilities.

Guidelines

2.1.4.1.G Shared vehicular access and parking

Shared vehicular access and parking between two adjacent buildings or lots is strongly encouraged.

2.1.5. Service areas / utilities location and access.

Intent *To minimize the visual impact of service areas, refuse storage, and mechanical / electrical equipment on streets, open space and adjoining development.*

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Standards

- 2.1.5.1.S Refuse storage area visibility.**
Refuse storage areas shall be screened from view from streets and public open spaces. See Section 2.3 Landscape Architecture for additional Standards and Guidelines.
- 2.1.5.2.S Service area visibility and design**
Service areas shall be either screened from view from streets and public open spaces, or designed to be as unobtrusive as practicable. Such areas shall also be designed to a quality of design consistent with the architecture of the building's primary facade(s), and to include no outdoor storage, or longer term parking of trucks.
- 2.1.5.3.S Service areas related to pedestrian circulation.**
Service areas shall be located so that their presence and access needs are not disruptive to pedestrian circulation and activities.
- 2.1.5.4.S Utilities location and / or screening.**
Switch boxes, transformers, electrical and gas meters, and other above ground utility elements shall be screened or located out of view from the street or public open space.

Guidelines

- 2.1.5.1.G Service area location**
To the extent possible, service areas, loading docks, and refuse storage areas should be oriented away from the street, such as being located to the side, rear or interior of buildings or parking structures.
- 2.1.5.2.G Combined refuse areas.**
Refuse storage and collection areas should be combined with other service and loading areas to the extent practicable.

End of Section 2.1

Standards and Guidelines for
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2.2 Architecture

2.2.1. Building form and character

Intent To create buildings that provide a comfortable, human scale.

To avoid the monotony of large, monolithic buildings.

To create buildings that fit into the character of the surrounding district.

To satisfy the building's functional demands while still meeting all other intent statements.

Standards

2.2.1.1.S Larger scale building massing

Buildings or portions of buildings less than 60 feet in height, (not including rooftop mechanical equipment) may be located anywhere on the site. Buildings or portions of buildings higher than 60 feet but less than 100 feet, (not including rooftop mechanical equipment) shall be located at least 60 feet from streets or usable public open spaces/ plazas. Buildings or portions of buildings over 100 feet in height (not including rooftop mechanical equipment) shall be located at least 120 feet from streets or usable public open spaces/ plazas. (See Fig. 2.2.1.A)

2.2.1.2.S Smaller scale building massing

Buildings shall be designed with features that provide human scale, variety and interest within their basic form.

For example, such techniques as breaking the plane of the overall building form into separate parts; emphasizing the entrance(s); and/or expressing differing functional elements or internal spaces can reduce the scale of the building, and add intrinsic variety.

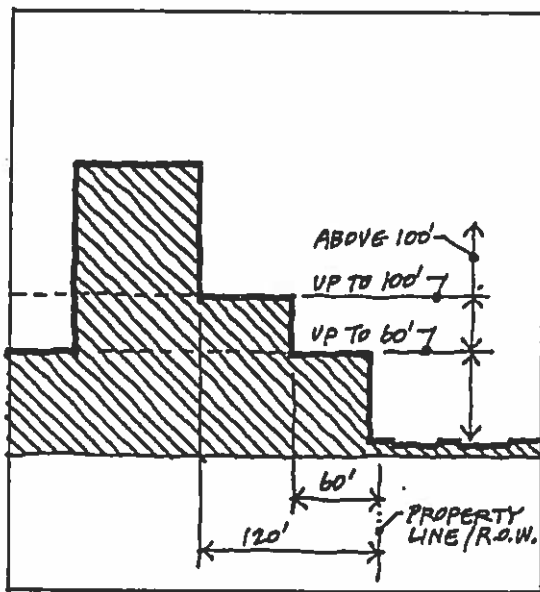


FIG.2.2.1.A DIAGRAM SHOWING 'BUILDING HEIGHT RELATED TO THE DISTANCE FROM THE STREET' REQUIREMENT

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2.2.1.3.S Roof-top mechanical equipment visibility
Roof-top mechanical equipment shall not be visible from street level.

2.2.1.4.S Roof-top design
Because the shopping center roofs are viewed from nearby higher buildings, roof-top appurtenances such as mechanical equipment and its screening, skylights, stair enclosures, and vents, shall be designed and located to create as simple and organized an appearance as feasible. Roofing systems shall be chosen to reflect solar heat gain, and to be neat in appearance.

New roof-top parking decks shall also be designed to reflect solar heat gain, and to be organized and simple in appearance, but shall not reflect significant heat or glare onto adjacent residential structures.

Guidelines

2.2.1.1.G Architectural style
The architecture of a building should be generally contemporary, and reflect current methods of construction. Direct applications of historical styles or forms are inappropriate architectural expressions for additions to the Cherry Creek Shopping Center.

2.2.1.2.G Building corners
Building corners, particularly at street intersections, should be given special design emphasis.

2.2.1.3.G Roof shape
Major roof planes should appear to be flat as seen from the street. Minor roof forms for such elements as arcades, porches, entries, port cocheres, protruding bays, penthouses, and other special architectural features may be exempted from this guideline.

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2.2.2. Building facade

Intent To create buildings that contribute to the pedestrian character of the surrounding neighborhood

To incorporate architectural elements in larger building facades that create interest, variety and human scale.

To provide interest and variation in ways that respect the functional and structural logic of the building;

To provide display windows and/or transparent windows and doors at the ground floor level adjacent to public sidewalks, paths, open spaces, and/or within the total facade(s) that face the street sufficient enough to create interest, a sense of openness and invitation to enter, and relief from solid walls.

To provide attractive and appropriately scaled entrances from the street, giving access to the Shopping Center, and/or retailers that abut the street.

To take advantage of Denver's sunny climate by creating texture and relief in the facade.

Standards

2.2.2.1.S Building scale and variety

Buildings shall be designed to provide human scale, interest and variety. The following (and other) techniques may be used to meet this objective:

- Variation in the building form such as recessed or projecting bays, changes in facade plane, and the expression of structural members;
- Expression of architectural or structural modules and detail;
- Diversity in window size, shape, or pattern;
- Emphasis of building entries through projecting or recessed forms, detail, color or materials;
- Variations of material, material modules, expressed joints and details (such as reveals, sills, headers, belt courses, cornices, sculptured accents, friezes, etc.) surface relief, color and texture.

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2.2.2.2.S Transparent areas in the building facade

Every building frontage that faces a street or public open space shall include several transparent openings in addition to, and including the building entries, such as display windows, and/or windows providing views into internal areas of the building. Transparent openings and architectural elements shall be of sufficient size, location and extent so as to relieve large areas of solid wall facing public streets and/or open spaces.

At least 10% of the entire facade area that faces a street shall be composed of transparent entries, windows, and display windows. At least one half of this standard shall be provided at the ground level of a building frontage. Architectural elements that emphasize and enhance the impact of the entries and windows may be included as part of the required minimum area, as long as at least two-thirds of the total area of the architecturally enhanced window or entry remains as transparent glass. In order to better distribute transparent areas within the ground floor facade, no more than 50% of the minimum ground floor transparency requirement shall be provided by glass entry doors.

Some of a facade's recommended transparency may be transferred to other street-facing facades of the building, so long as 1) the aggregate area of all street-facing facades is not less than the total recommended minimum area for street-facing facades, and 2) no single street-facing facade provides less than 75% of the recommended minimum area. (See Figs. 2.2.2.A, B, C, D, E, and F). Similarly, some of the ground floor recommended transparency can be transferred to the upper floors if the ground floor pedestrian environment is not adjacent to the street or paved pedestrian area.

If display windows are provided, they shall be designed to display items of merchandise, and shall be maintained in a professional, clean and attractive manner.

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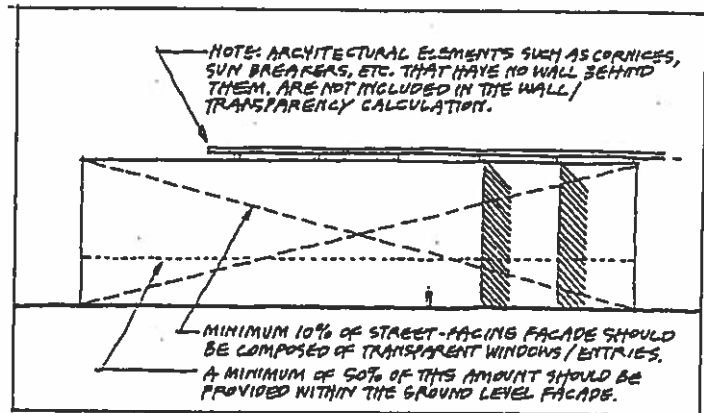


FIG. 2.2.2 A DIAGRAM SHOWING METHOD OF CALCULATION FOR TRANSPARENT AREAS IN STREET-FACING FAÇADES

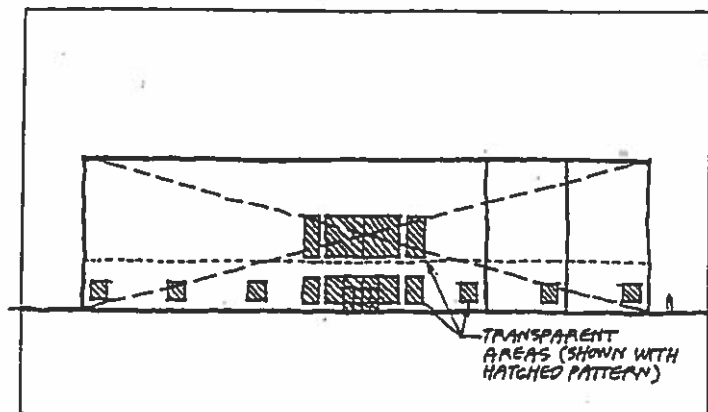


FIG. 2.2.2.B EXAMPLE SHOWING 50% OF THE SUGGESTED MINIMUM TRANSPARENT AREA ALLOCATED TO THE GROUND FLOOR FAÇADE.

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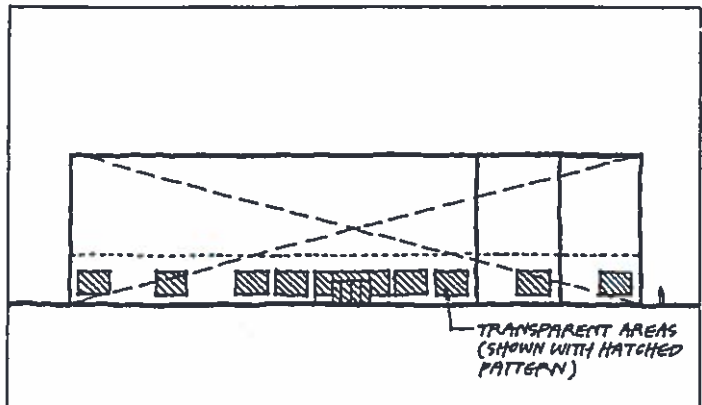


FIG. 2.2.2.C EXAMPLE SHOWING THE ENTIRE SUGGESTED MINIMUM TRANSPARENT AREA ALLOCATED TO THE GROUND FLOOR FAÇADE.

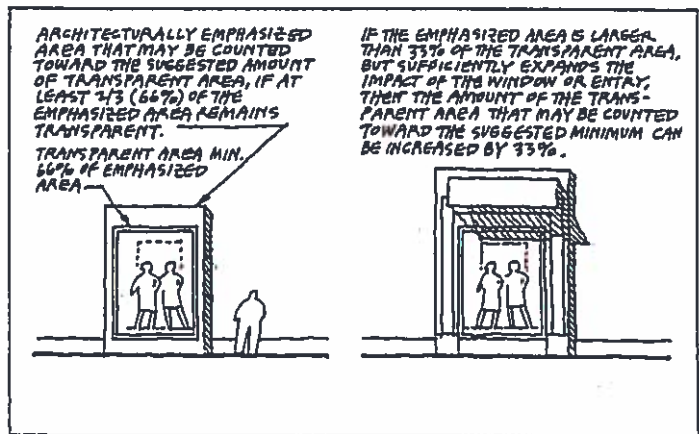


FIG. 2.2.2.D EXAMPLE SHOWING THE INCLUSION OF ARCHITECTURAL ELEMENTS AS PART OF THE SUGGESTED AMOUNT OF TRANSPARENCY

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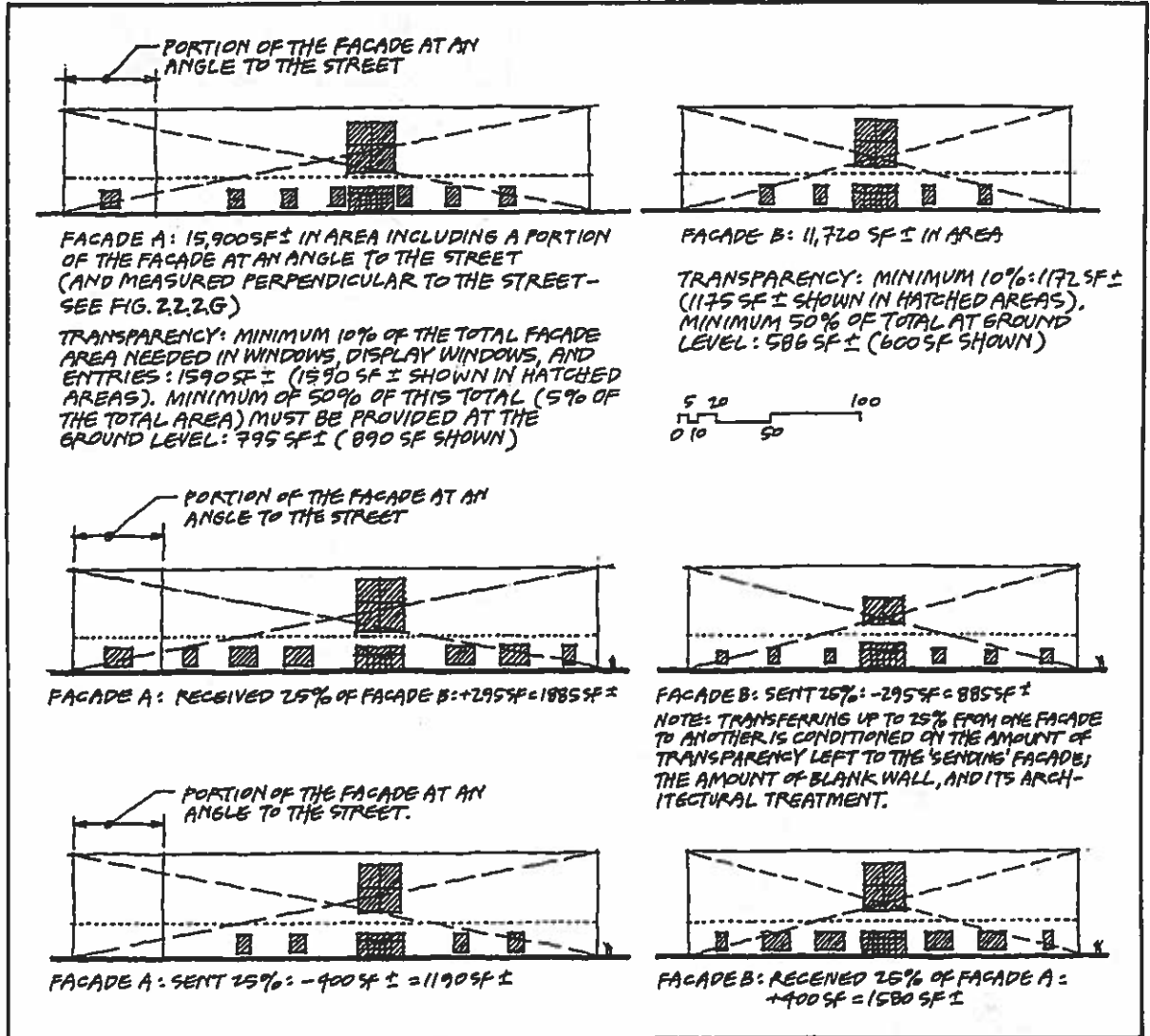


FIG. 2.2.2.E EXAMPLE SHOWING THE TRANSFER OF UP TO 25% OF THE TRANSPARENCY REQUIREMENTS FROM ONE FAÇADE TO ANOTHER WHEN THE FAÇADE AREAS ARE UNEQUAL

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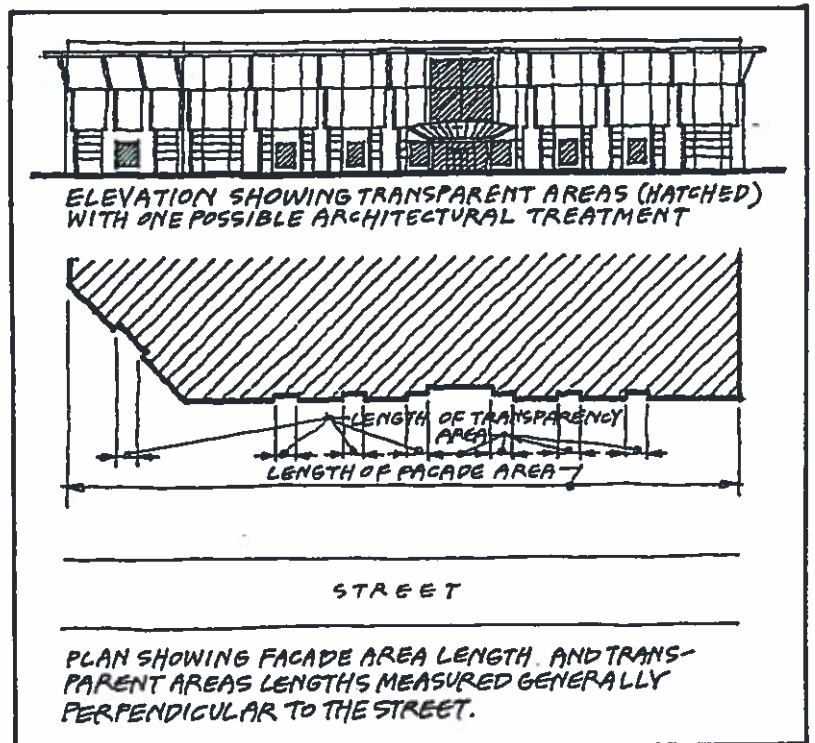


FIG. 2.2.2.F. EXAMPLE OF THE EFFECT OF BOTH THE TRANSPARENCY REQUIREMENTS AND AN ARCHITECTURAL TREATMENT IN PROVIDING SCALE TO A FAÇADE; AND AN ILLUSTRATION SHOWING THE METHOD OF HORIZONTAL MEASUREMENT USED IN CALCULATING TRANSPARENT AREA.

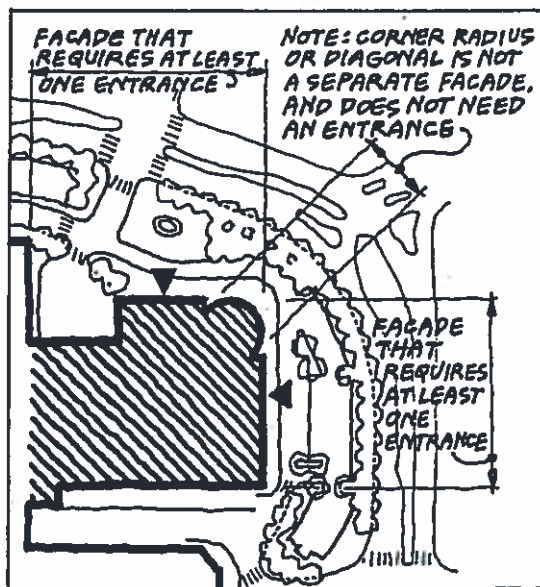


FIG. 2.2.2.G EXAMPLE OF ONE POSSIBLE ALTERNATIVE WHICH ILLUSTRATES THE 'ENTRY FOR EACH STREET-FACING FAÇADE' REQUIREMENT

2.2.2.3.S Facade quality

Building facades facing the street or adjacent to public open space shall provide a high level of architectural quality and finish.

2.2.2.4.S Building entry(ies)

A facade(s) facing the street shall include, at minimum, an entry that is at least as visible, convenient, and at a level of architectural quality equal to any other exterior primary building entry to the Shopping Center or its anchors. Such an entry shall be connected to the sidewalk at the street by a direct pedestrian route. (See Fig. 2.2.2.G)

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2.2.2.5.S New parking structure screening

New parking structure facades that face streets, public open spaces, or pedestrian or bike paths shall be designed to substantially conceal the view from ground level of cars within the structure.

2.2.2.6.S New parking structure facades

New above grade parking structures shall be designed to be clearly a part of the architectural concept or expression of the building(s) it serves. It may be visually similar or dissimilar from such buildings depending on such concepts. However, the dissimilarity between the function of a parking structure and the building(s) it serves is not enough, in itself, to support a significantly different architectural appearance of the parking structure.

Where the ground floor of a new, not existing, parking structure faces a street, public open space / plaza, or other public way, concealment or screening of parking by walls, lattices, architectural screens, landscaping, or other architectural techniques shall be provided.

2.2.2.7.S Ground floor uses in new parking garages

The ground floor of any new, not existing, parking structure facing First Avenue, Steele Street, or any cross-street shall include pedestrian oriented uses for the majority of the length of the façade.

2.2.2.8.S New parking structure openings

Openings in new, not existing, parking structures shall be vertically and horizontally aligned and fully conceal any component of the new parking structure that is not horizontal. Ramps shall be placed internally within the structure

2.2.2.9.S Underground parking ventilation structures

Above grade structures for underground parking garage ventilation components shall be consistent with the building's architecture and/or landscaping.

Guidelines

2.2.2.1.G Glazing transparency

Glazing for windows, display windows, and entries should have a visible light transparency of at least 60%.

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2.2.2.2.G Framing systems

Typical framing systems of any window, storefront, and/or entry may be included as part of a recommended transparent area. However, any opaque panels as part of the storefront or framing system may not be counted as part of the transparent area.

2.2.2.3.G Entrance emphasis

Primary entrances to buildings should be given special and significant design emphasis. For example, recessed or protruding form, canopies / marquees, transparency, color, signage or detail.

2.2.2.4.G Entrance relationship to the public pedestrian realm.

Architectural detailing, landscaping, pedestrian scale lighting and amenities should be used at a building entry(ies) to visually reinforce the connection from a building's entry to a public sidewalk.

2.2.2.5.G Parking structure facade

Generally, unless clearly related to a different and well conceived architectural concept, the parking structure architecture should be similar in appearance, detailing, materials and/or colors to the building(s) it serves. Columns, piers, pilasters, spandrels or other horizontal and vertical elements should be frequent enough to visually predominate over the openings between such elements.

2.2.3 Building materials

Intent To use materials and material application systems that help create human scale.

To use materials that are durable and relatively simple to maintain and replace.

To use material, and material application systems that relate to, and take advantage of Denver's climate (sunny, dry, extreme temperature ranges), through texture, relief, color, color fastness, and expansion / contraction flexibility.

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Standards

2.2.3.1.S Quality

All buildings shall be constructed of durable materials which are suited to the local conditions, professionally fabricated and installed to high quality industry standards; including but not limited to brick, stone, pre-cast concrete and other forms of masonry, as well as architectural metals and glass.

2.2.3.2.S Concrete colors and finishes

Poured in place and pre-cast concrete shall be of natural color or include integral color additives, and have an architectural finish. Painted concrete, and rubbed concrete surfaces shall be avoided.

Concrete masonry units shall have architectural surfaces and/or finishes such as split face, ground, ribbed, or otherwise of higher design quality than typical. If colored, the coloring shall be integral to the material, stained or otherwise permanent. Concrete masonry units shall not be painted unless required to eliminate graffiti.

2.2.3.3.S Reflective glass

Reflective glass greater than 19% reflectivity shall not be used.

2.2.3.4.S Synthetic Stucco

If EIFS (Exterior Insulating Finish System) is used, it shall not be used on the ground floor facade, but only above the ground level, and its design and application shall be of high quality, providing crisp detailing and substantial relief at intervals frequent enough to avoid large areas of undifferentiated stucco wall.

2.2.3.5.S Building colors

The overall color(s) of the building shall be muted, and related to the colors of natural materials such as various types of stone, metal and brick.

Bright colors may be used as minor accents to the overall color(s) of the building.

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Guidelines

2.2.3.1.G Stone and brick

The use of stone, cast stone, architectural pre-cast concrete, and/or brick is encouraged for major portions of the facades.

2.2.4. Building lighting

Intent If provided, to integrate lighting into the design of the building.

To insure a level of quality in the design of light fixtures appropriate to their locations, prominence, and roles.

Standards

2.2.4.1.S Security, and service area lighting

Security, and service area lighting shall not create glare as seen from adjoining property, the street, open spaces / plazas accessible to the public, or pedestrian / bike paths. In general, such light sources shall be either concealed or downcast, and, where visible to public areas, designed as high quality visual objects.

2.2.4.2.S Parking structure lighting

Light fixtures on the roof-top level of a parking structure shall be of a 'low cut-off' type that directs the light down onto the parking surface, and designed to be as inconspicuous from adjoining streets, parks / plazas, and higher residential buildings as feasible.

2.2.4.3.S. Light color

Parking lot, service area, and security lighting shall use white light sources such as metal halide, incandescent, or mercury vapor lamps.

Guidelines

2.2.4.1.G Exterior building lighting

Exterior building lighting is encouraged and should accentuate building elements such as entrances, bays, corner elements, and structure; and/or create

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lighting patterns that reinforce the building's architectural / structural forms.

If such lighting is provided by a fixture that is visually apparent as part of the facade, building form, or landscaping, the lighting fixture should be designed or selected to provide a high quality appearance

Building lighting should avoid spill light into the surrounding environment.

Light sources should provide whiter light. Incandescent, fluorescent, or metal halide sources are preferred. High pressure sodium light sources should be avoided for building lighting.

2.2.4.2.G Entrance lighting

Light levels at all entrances should be higher than those in surrounding exterior spaces while maintaining appropriate balance with ambient public area lighting levels.

2.2.4.3.G Parking structure lighting at the roof-top level

In general, light fixtures at the roof-top level should be no higher than 20 feet above the parking surface.

End of Section 2.2

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2.3 Landscape Architecture

2.3.1 Landscape Design for Private Property

Intent To provide human scale, comfort and interest in plazas, entry areas, and other usable public open spaces.

To soften and mitigate the visual impacts of large buildings and paved areas.

To enhance the quality and visibility of pedestrian connections and entrances within and through the Cherry Creek Shopping Center.

To reduce the amount of heat retention and re-radiation from paved surfaces.

To provide landscape materials that conserve water, and that are generally appropriate to the climate.

Standards

2.3.1.1 Overall Site Landscape

2.3.1.1.1.S Landscaped areas

All areas of the site not used for buildings, parking, access, service, mechanical equipment, and/or ancillary structures, shall be landscaped primarily with living plant material; and/or developed as hard-surfaced pedestrian walks, entry areas or plazas.

All exterior public plazas and useable open space on private property shall be accessible to the general public at least 12 hours per day.

Guidelines

2.3.1.1.1.G Building and landscape relationships

Landscaping should reinforce and relate to building elements such as entries, bays, and other building forms.

2.3.1.1.2.G Landscape character

Landscape elements should be coordinated from one lot or building to another as well as reinforcing and/or harmonizing with the overall district character.

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2.3.1.1.3.G Landscape accents

Landscaping, ornamental trees and accent plantings should be used to identify entrances and focal points.

2.3.1.2. Plazas and entry areas

Intent To provide comfortable outdoor areas within which to sit or stroll;

To provide interest, variety and human scale in plaza design;

To reduce the amount of heat gain that a paved surface may receive by providing shade to that surface, and/or reducing the amount of a paved surface;

To introduce elements of nature into the urban environment;

Standards

2.3.1.2.1.S Plazas and entry area landscaping

Plazas and entry areas on private property which are greater than 1000 sq. ft in area, or which exceed 20 feet in their narrowest dimension, shall include permanent planting areas for such plant materials as trees, shrubs, turf, ground covers, and/or seasonal flowers. Not included in the term 'plaza' are sidewalks and space (smaller than the plaza minimum area definition) in front of entries solely provided for adequate or required circulation space.

Permanent planting areas, beds, and/or raised planters shall be at least 30 sq. ft. in area, and at least 18 inches in soil depth with proper drainage.

Trees with a minimum caliper of 3 1/2 inches in diameter that are in grates at least 36 sq.ft. in area, or in landscaped cut-outs of the same minimum dimensions may be included as landscape elements which meet this standard. Tree pits shall be approximately 3 feet 6 inches deep.

2.3.1.2.2.S Plaza seating

Plazas or entry areas greater than 1000 sq. ft. in area and greater than 20 feet in their least dimension shall include seating for the general public.

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At least 10% of this seating shall have backs for the convenience of the disabled.

Seating may be permanent or movable. If seating is movable, it shall provide a maximum of 50% of the seating requirement, and be continuously provided throughout the year with the exception of inclement winter days.

Outdoor seating for private businesses such as cafes, and restaurants do not count toward meeting this requirement.

2.3.1.2.3.S Trash receptacles

Within plazas or entry areas greater than 1000 sq. ft. in area and greater than 20 feet in their least dimension, a trash receptacle with a minimum capacity of one cubic foot shall be provided for every 1000 sq. ft. of plaza area.

Trash receptacles shall be conveniently located near, but not necessarily immediately adjacent to seating areas.

Where food vending carts occupy a plaza, a trash receptacle shall be provided for each vending cart, and located near it.

2.3.1.2.4.S Other plaza elements

Plazas or entry areas greater than 5000 sq. ft. in area and greater than 50 feet in their least dimension shall also include at least two of the following categories of elements in addition to the landscape standards and guidelines, that provide human scale, convenience or interest. These categories include but are not limited to:

- low walls;
- fountains;
- grade changes resulting in steps, ramps, railings or sloped landscaping;
- information, service or food kiosks;
- public art;
- shade structures or other architectural elements;
- telephone booths and/or drinking fountains;

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Other categories may be suggested by the applicant and substituted for those in this list so long as the objective of providing scale, convenience or interest is satisfied.

2.3.1.2.5.S Plaza / pedestrian path lighting

Plaza areas greater than 5000 sq. ft. in area and greater than 50 feet in their least dimension or pedestrian paths 100 feet or greater in length, shall provide pedestrian lighting, unless it can be shown that lighted shop windows and/or street, parking lot, building, signage or other lighting adjoining the space or path provide an average of at least 0.5 foot-candle on the walking surface.

2.3.1.2.6.S Plaza paving

Plaza paving shall provide interest and pedestrian scale detail through the use of frequent (maximum 3 feet in each direction) joint patterns, surface textures, materials, and/or colors.

Guidelines

2.3.1.2.1.G Plaza landscaping

Plazas that include landscaping that has a substantial vertical dimension, such as clusters or zones of trees, shade structures, sculpture or fountains are preferred. Plazas and other public open spaces that are largely composed of paving without shade being provided by trees or shade structures, or without the introduction of significant landscaped areas, should be avoided.

Movable but substantial planters, or pots, may be used to meet a portion of this guideline if they are permanently or continuously planted and maintained during the growing season.

As a general guide, at least 20% of the area of a plaza or public open space should be planted, or shaded in the summer by trees (calculated at 50% of maturity) or shade structures, or include a fountain.

2.3.1.2.2.G Plaza seating

As a general guide, at least one linear foot of seating should be provided for each 200 sq. ft. of plaza or entry area. Low walls at logical locations for seating areas, and no greater than 24 inches

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high, and not less than 12 inches wide at their tops may be counted as part of the suggested amount of seating.

Moveable seating is encouraged in areas of high pedestrian traffic, near shop fronts, and areas where changing solar conditions can be best accommodated by changing seating locations.

2.3.1.2.3.G Plaza and entry area seating dimensions

Seating without backs should be at least 16 inches deep. Seating with backs at least 12 inches high should have a minimum depth of 14 inches. Seating 30 inches or more in depth counts double, providing that there is access to both sides. Seating should be at least 14 to 16 inches high, but less than 20 inches high.

Benches should be limited in length, or have arm rests or other elements to discourage their use as skate-board challenges

2.3.1.2.4.G Informal seating areas

Steps, ledges, and planter walls should be made so that they can be used for sitting. The more that architectural or landscape features can be made useful for sitting, the more freedom people have to sit up front, in the back, to the side, in the sun or out of it.

2.3.1.3. Parking lot and parking garage landscaping

2.3.1.3.1.S Parking lot landscaping

In addition to the landscaping requirements for the B-3 zone district listed in the Rules and Regulations for the Landscaping of Parking Areas, the following standards apply:

Required shade trees shall be a minimum of 3 1/2 inch caliper in diameter.

2.3.1.3.2.S Parking lot or driveway paving

Where parking lots and/or driveways are integral components of a plaza, or part of the landscaped / hard surfaced 'front yard' of the building, the parking lot and/or driveway surface shall be paved with materials and joint patterns that extend the

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plaza paving's interest and pedestrian scale detail as described in Standard 2.3.1.2.6.S. See also Standard 2.1.4.3.S

2.3.1.3.3.S Parking structure landscaping

Where the ground level of a new parking structure faces a street, public open space or plaza, public pedestrian / bike path, or parking lot, landscaping shall be provided along such ground level facade(s) to screen the view of cars, and/or supply interest, detail and scale if these objectives are not otherwise achieved by architectural means. If landscaping is used, it shall be of sizes and concentrations to satisfy the above objectives within three years of installation.

2.3.1.3.3.S Parking lot lighting

Parking and interior drives shall be lighted to provide a functional, attractive, and unified lighting system throughout the development parcel that contributes to a high quality design and that complements the lighting of streets and adjacent properties.

Parking lot light poles shall not be greater than 35 feet in height.

2.3.1.4. Landscape materials

Standards

2.3.1.4.1.S Local climate

All landscaped areas shall recognize the climate of the high plains and shall employ development, construction and landscape forms, materials and methods that are appropriate to that environment.

2.3.1.4.2.S Inorganic materials

Inorganic material such as river rock, gravel, bark chips shall not be used as a permanent and primary ground cover in required landscaped areas, unless it is clearly part of an overall and accepted design concept. Such concepts include but are not limited to: a rock garden, rocks and gravels composed and maintained for aesthetic purposes.

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2.3.1.4.3.S Landscape material quality

All plant material used shall, at least, meet the minimum standards established by the American Association of Nurserymen, as published in the American Standards for Nursery Stock (comply with ANSI Z 60.1)

2.3.1.4.4.S Water conservation

To the extent practicable, water shall be applied in a manner that will result in overall conservation of water for irrigation.

The following general techniques shall be used unless unusual circumstances make them impracticable or inappropriate:

- Use drought tolerant plant materials where feasible and appropriate;
- Organize plantings into zones of similar water need and solar aspect;
- Utilize xeriscape design approved by the Denver Water Board where feasible and appropriate.

2.3.1.4.5.S Planting size, quantity and spacing

The size, quantity and spacing of plants shall be appropriate for the scale and character of the property, building, plaza, and/or landscaped area, in initial and projected appearance at maturity. Where not otherwise defined, the minimum tree sizes (with the exception of trees in plazas and parking lot landscaping) are 2 1/2 inch caliper for deciduous; 2 inch for ornamental; and 6 feet high for conifers. The minimum shrub size is 5 gallon. The minimum size for vines and perennials is one gallon.

Guidelines

2.3.1.4.1.G Seasonal interest

Some plant materials should be chosen to provide seasonal color, and food for birds.

2.3.1.4.2.G Evergreen trees

It is recommended that evergreen trees be used to define spaces, buffer views, and to add variety and seasonal interest. Pinion pine and Ponderosa Pine are preferred over Colorado Spruce, except in areas where watering and drainage may cause soils to be too wet for pines. Evergreen trees should not be

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used in tree lawn within street rights-of-way, or narrow medians where visibility and safety are a concern. Their use should be carefully considered to insure that shadows are not cast onto areas where ice hazard could develop for vehicles and pedestrians.

2.3.1.5. Screening, fencing and walls

Intent To reinforce the inter-relationships between buildings, and to spatially define streets and open spaces;

To effectively conceal refuse storage areas, service areas, utility appurtenances and other elements or areas the views of which are undesirable;

To screen the perimeter of parking lots, especially where they adjoin streets, or are located between buildings;

Standards

2.3.1.5.1.S Walls

Walls are preferred as the means to conceal such areas as refuse storage areas, and outdoor mechanical and electrical equipment. If walls are used, they shall be of sufficient height to conceal such areas and/or equipment from ground level view as seen by pedestrians, bicyclists and/or motorists on the street, public plaza or open space, or on a public pedestrian / bike path.

If such walls exceed 6 feet in height, they shall require specific approval. Approval shall be based on the need for the height above 6 feet; the location of the wall(s) relative to pedestrian / motorist / bicyclist views; the design of the wall relative to its ability to provide human scale through detailing and/or material; and its architectural compatibility with adjacent buildings.

2.3.1.5.2.S Landscape screening for refuse storage areas, and other outdoor mechanical / electrical equipment

Solid walls are preferred in the concealment of refuse areas, and mechanical / electrical equipment. However, if landscaping is solely used to screen such areas and equipment, then it shall be of sufficient height, density, and spacing to completely

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conceal the appearance of such areas and/or equipment at maturity, and to effectively mitigate the view when initially planted. If such plant material becomes diseased, dies, or otherwise fails in fulfilling its function, it shall be replaced at the earliest feasible time with either such plant material that will provide the required concealment, or solid walls sufficient to conceal the equipment, to be determined by the reviewing authority.

2.3.1.5.3.S Wall and fence design

The materials and design of walls and fences should relate to the color, materials, scale and style of the adjacent buildings and site improvements. Gates shall be composed of materials and colors compatible with their walls.

2.3.1.5.4.S Retaining walls

Retaining walls may be used where landscape grades cannot be developed at 3 : 1 or lesser slopes. Retaining walls of four feet in height or less are preferred. However, if such walls exceed 6 feet in height, they shall require specific approval. Approval shall be based on the need for the height above 6 feet; the location of the wall(s) relative to pedestrian / motorist / bicyclist views; the design of the wall relative to its ability to provide human scale through detailing and/or material; and its architectural compatibility with adjacent buildings.

Guidelines

2.3.1.5.1.G Architectural site walls

Architectural site walls are a desirable device for unifying the visual appearance of the site and adjoining buildings, as well as for screening purposes.

2.3.1.6. Lighting and furnishings

Standards

2.3.1.6.1.S Lighting glare

Exterior lighting shall be designed to minimize glare as viewed from adjoining residential uses (if any), as well as walkways, open spaces and/or plazas and shall generally be limited to no more

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than a 2 to 3 : 1 footcandle ratio to the ambient public area light levels.

2.3.1.6.2.S Light fixtures
Light fixture design, fixture color, and light source color shall be consistent within the Shopping Center.

2.3.1.6.3.S Site furnishings
Site furnishings shall be generally consistent in design, material, and color(s). Some variety may occur so long as a general similarity of design is apparent. Only very durable materials and finishes that can withstand the local climate and long term use are acceptable.

Guidelines

2.3.1.6.1.G Site furnishings related to other designed elements
Site furnishings should be selected to relate in form, color, and material to the building design, landscape design, and lighting fixtures of the development.

2.3.2 Landscape design for public Rights of Way

2.3.2.1.S Landscaping in tree lawns or cut-out areas
Berms or primarily inorganic ground covers shall not be permitted in tree lawns or cut-out areas for street trees in paving adjacent to the street.

2.3.2.2.S Landscape character
Landscaping in tree lawns along public streets shall be formal and urban in character. Appropriate plant material for the amenity zone includes street trees, sod, or low ground covers.
Flowers or other ornamental plant materials may be appropriate as accents, or within tree cut-outs as long as sight lines are maintained at curb-cuts and intersections. All landscaping in the public R.O.W. must be approved by the City Forester, and the Denver Dept. of Public Works Transportation Division.

2.3.2.3.S Planting size, quantity and spacing
The minimum deciduous tree size for use within the public R.O.W. is 2 inch caliper. Conifers and

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ornamental trees are not allowed as street trees. Preferred street tree spacing is from 30 feet to 35 feet on center. See the Denver Streetscape Manual for further information. All trees and landscaping in the public R.O.W. must be approved by the City Forester, and the Denver Dept. of Public Works Transportation Division.

2.3.2.4.S Irrigation

All landscaping in the public R.O.W. must be irrigated.

2.3.2.5.S Pedestrian lighting

Matching pedestrian lights (using the existing Cherry Creek North pedestrian light design) shall be provided on both sides of First Avenue from University Avenue to Steele St.; on both sides of Steele St. from First Avenue to Bayaud St.; and also on Clayton St. extended from First Avenue to Cherry Creek.

Guidelines

2.3.2.1.G Landscape materials in tree lawns or tree cut-outs

Irrigated, drought tolerant turf or low, continuous ground covers as listed in the Appendix should be used as the primary ground cover for more continuous tree lawns. See Denver's Streetscape Manual for additional information.

Other ground covers may be used in the tree cut-outs in paved areas, so long as such ground covers are selected and spaced to create continuous landscaped coverage at maturity.

End of Section 2.3

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2.4 Signs

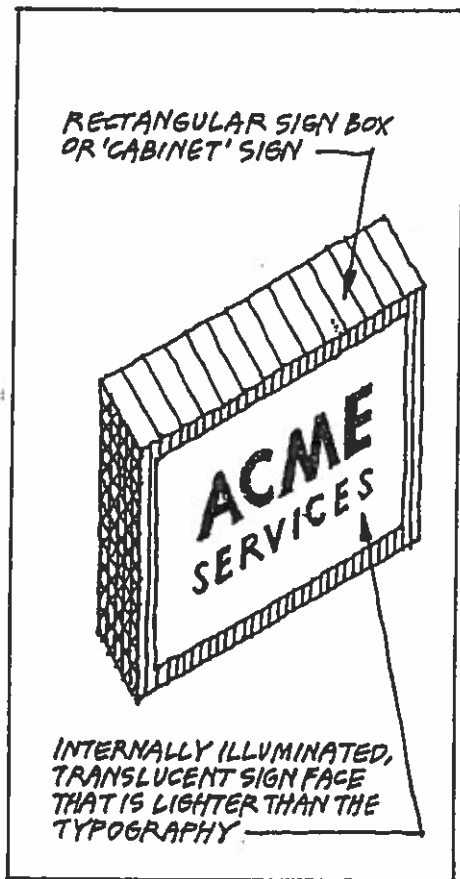


FIG. 2.4.2.A EXAMPLE OF A
RECTANGULAR SIGN
BOX WITH A LIGHTER
TRANSLUCENT FACE
AND DARKER TYPO-
GRAPHY: PROHIBITED

Intent: To create well designed and crafted signs.

To create signs that fit with the design and scale of the architecture of the building on which they are attached.

To create an organized and interrelated collection of signs, sign structures and graphics.

To use high quality, durable materials appropriate to an urban setting.

To locate signs so that they are appropriately scaled and easily read from primary approaches.

2.4.1. General standards and guidelines for all sign types

Standards

2.4.1.1.S Signs and building design

Signs shall fit within and/or be accommodated by the architectural features of the facade, and whether on the building, or separate free-standing ground signs, compliment the building's architecture.

2.4.1.2.S Electrical service

All conduits, bus bars, transformers and other elements of electrical service shall be concealed from external view, or integrated into the design of the sign.

2.4.2.3.S Sign lighting

Sign lighting shall be coordinated with any significant building lighting.

2.3.1.4.S Prohibited signs and sign components:

- Sign manufacturer's name, stamps, or decals.
- Signs with painted letters.
- Signs employing unedged or uncapped plastic letters with no returns.
- Paper, plastic, or cardboard signs.

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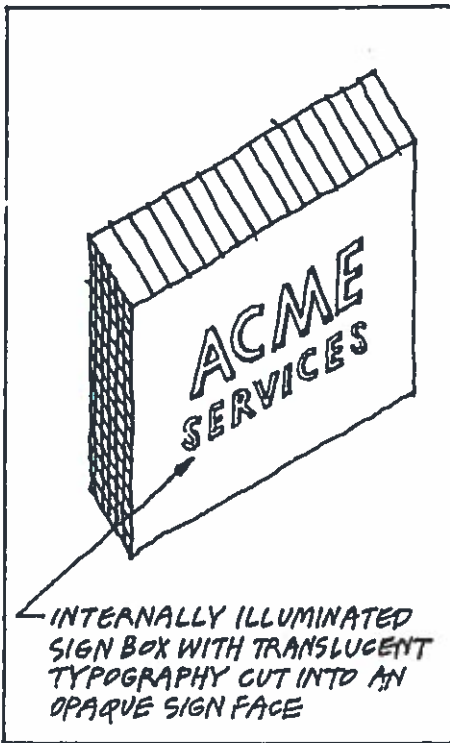


FIG. 2.4.2.B. EXAMPLE OF A SIGN BOX WITH TYPOGRAPHY CUT INTO AN OPAQUE SIGN FACE

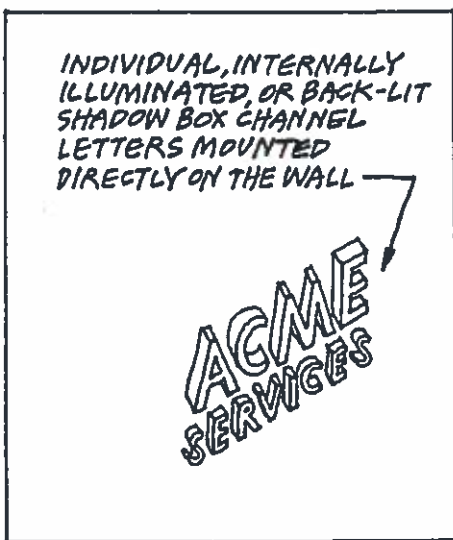


FIG. 2.4.2.C EXAMPLE OF A SIGN COMPOSED OF INDIVIDUAL CHANNEL LETTERS

In addition, stickers or decals are limited to the entry door area only and may be no larger than seven inches in width or length, maximum of one square foot in area, and only one per door. Logos and/or identification signs painted on glass doors or glass side panels are acceptable, and are limited by the same standards for stickers and decals.

Guidelines

2.4.1.1.G Sign typography

Sign type face should be simple, legible and well proportioned. Appropriate signs should be designed to be legible for both the pedestrian and for a person in a moving vehicle. Legibility should be related to the primary intended viewer.

2.4.2. Wall signs

Intent To integrate wall and window signs with the architecture of the building;

To coordinate the location, design and illumination of multiple signs on a building;

Standards

2.4.2.1.S Preferred sign types

Individual back-lit, shadow-box 'halo' channel letters / logos; internally illuminated individual channel letters / logos with translucent faces; or externally lit cut-out letters / logos are preferred for the main store wall signs. (See Fig. 2.4.2.C)

2.4.2.2.S Cabinet signs

An internally illuminated, translucent sign face where the sign face is significantly lighter and/or brighter than the typography, and where the sign face is a part of a rectangular sign box or cabinet sign, shall be prohibited. (See Fig. 2.4.2.A)

Other, internally illuminated sign faces as part of a rectangular sign box or cabinet sign that are either opaque with translucent typography, or translucent with the sign faces darker than the typography, are acceptable. (See Fig. 2.4.2.B)

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Any cabinet sign must sized, and located to fit the architectural form, and façade design of the building.

Guidelines

2.4.2.1.G Externally lit signs

Sign illumination external to the sign is acceptable so long as the light source is shielded or concealed from direct view of pedestrians and/or motorists, and the light fixture and its structure is well designed.

2.4.3. Ground signs

Intent To encourage ground signs to be consistent with the character of the buildings which they serve, or to provide a consistent overall identity for a development.

To coordinate ground signs with low walls, landscaping and other elements to define the street space, and to maintain good sign visibility.

To minimize the visual impact of a ground sign(s), or signs without sacrificing the effectiveness of the sign(s).

Standards

2.4.3.1.S Ground sign supports

Ground sign supports shall be designed as either:

- a wall form which is created by the sign itself ('pedestal' or 'monument' sign); (See Fig. 2.4.3.A)
- a wall, on which (or on top of which) the sign is mounted; (See Fig. 2.4.3.B and C)
- specially designed column(s) or other vertical elements) that are part of the overall sign design; (See Fig. 2.4.3.D and E)

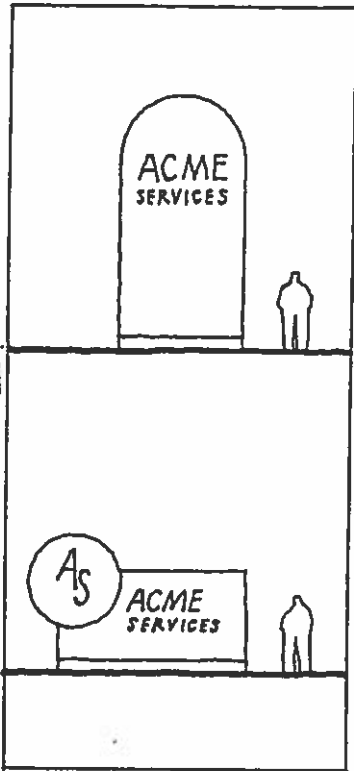


FIG. 2.4.3.A SOME EXAMPLES OF WALL FORMS CREATED BY THE SIGNS THEMSELVES (PEDESTAL OR MONUMENT SIGNS)

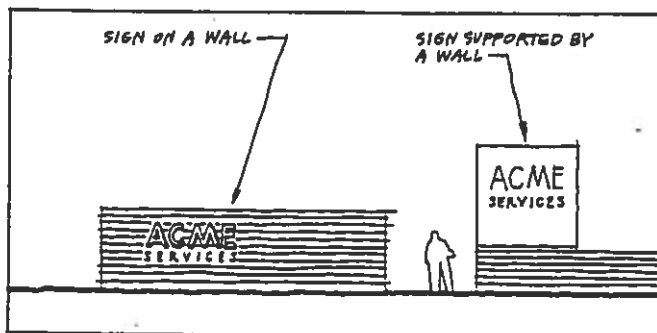


FIG. 2.4.3.B. SOME EXAMPLES OF LOWER GROUND SIGNS ON WALLS

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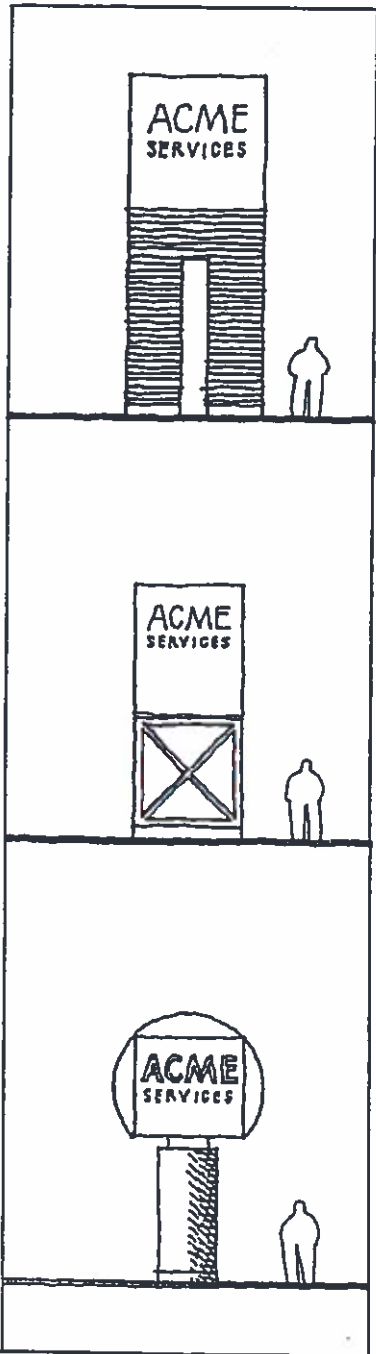


FIG. 2.4.3.D SOME EXAMPLES OF SIGNS SUPPORTED BY SPECIALLY DESIGNED COLUMNS OR OTHER VERTICAL ELEMENTS THAT ADD TO THE OVERALL DESIGN: ACCEPTABLE

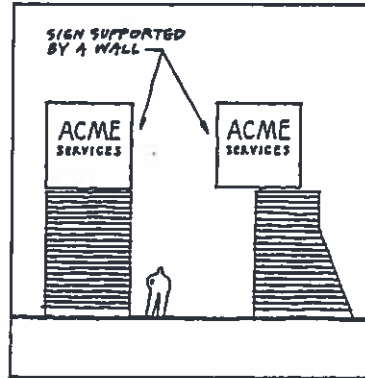


FIG. 2.4.3.C SOME EXAMPLES OF HIGHER GROUND SIGNS ON WALLS

Guidelines

- 2.4.3.1.G **Ground sign supports: poles or posts**
 Ground sign supports which are simple posts or poles should be avoided.

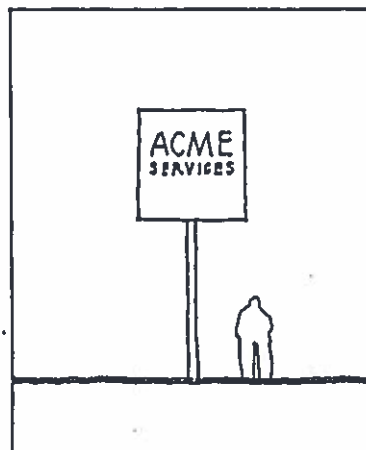


FIG. 2.4.3.E AN EXAMPLE OF A SIGN SUPPORTED BY A POST OR POLE: PROHIBITED

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2.4.4. Other sign types

Standards

2.4.4.1.S Signs on canopies, marquees, and awnings

Such signs shall be permitted only for the following conditions:

- located only on canopies, marquees and awnings provided for the ground floor of the building;
- located only on the front of an awning (either on a surrey sash, or on a front facing sloped plane no greater than 18:12, but not on both) and not on the side return panels or side surrey sashes (if any); (See Fig. 2.4.4.A)
- may not be located on a vertical plane of an awning unless such plane is a surrey sash no greater in height than 8 inches, or is the front facing panel of an awning designed to provide weather protection for an entry; (See Fig. 2.4.4.A)
- no larger than 10% of the awning area not including the area of the side return panels (if any);

2.4.4.2.S Back-lit awnings

Back lit awnings, where the awnings are translucent and intended to glow, are prohibited, whether or not they contain signs.

Guidelines

2.4.4.1.G Signs on canopies and awnings

Canopy and awning signs should be confined to the surrey sash along the bottom of the awning or on the front facing panel of entry canopies. (See Fig. 2.4.4.B)

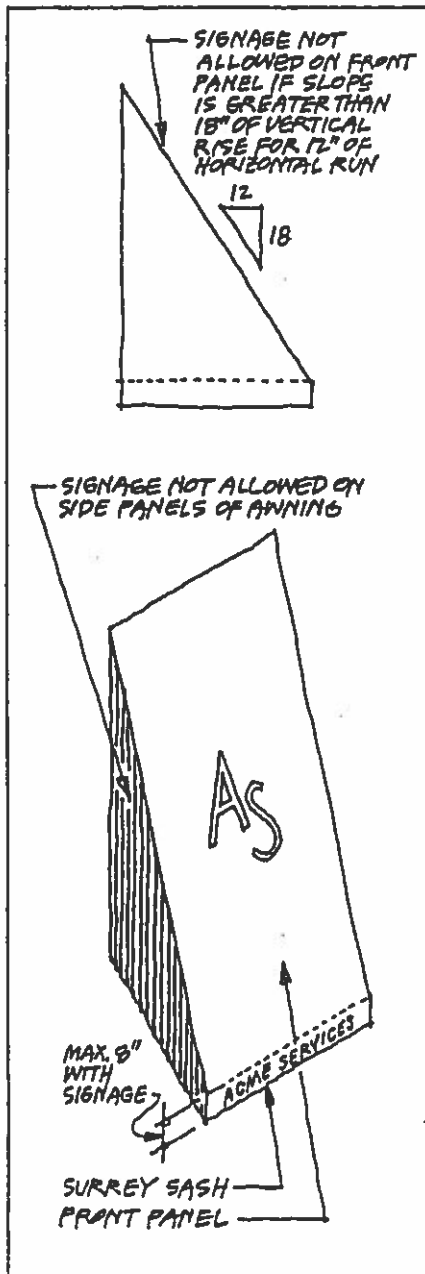


FIG.2.4.4.A EXAMPLES SHOWING
SIGNAGE ON AWNINGS AND
SURREY SASHES

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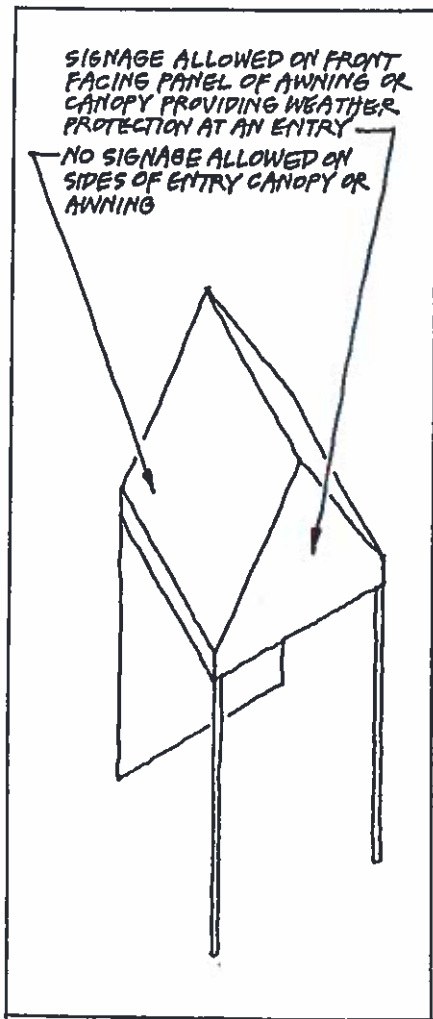


FIG.2.4.4.B EXAMPLE SHOWING
SIGNAGE ON THE FRONT
FACE OF AN AWNING OR
CANOPY AT AN ENTRY

End of Section 2.4

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4.0 Design Review Process

All structures east of Clayton St. shall be subject to the *Standards and Guidelines for Additions to the Cherry Creek Shopping Center*, and the design review procedures set forth herein prior to issuance of a zoning permit. All structures west of Clayton St. shall be subject to the *Standards and Guidelines for the Cherry Creek Shopping Center: West End* and the design review procedures set forth herein prior to issuance of a zoning permit.

4.1 Review Process.

Design review shall consist of the following four (4) phases:

1. Pre-design Conference. Prior to filing an application, the applicant and the Planning Office shall have a pre-submittal conference to discuss the application and the design review process;
2. Schematic (Concept) Design phase;
3. Design Development phase; and
4. Construction / Permitting phase.

4.2 Application for Design Review.

All applications for design review shall be filed with the Department of Zoning Administration. Such applications shall be reviewed for completeness by the Department and, if found to be complete, shall be transmitted to the Planning Office for design review.

Application, contents. Applications for design review shall contain the following information:

1. Pre-design conference: Project program indicating building areas and uses and a project site description including photos of the surrounding context;

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2. Schematic Design phase: Site and context plan (showing all immediately adjacent properties), building floor plans, building elevations, building sections, and all items required in the pre-design conference phase.
3. Design Development phase: Landscape plan, detailed floor plans, building sections, architectural facade details and treatments, building materials schedule with a sample board, signage concepts and / or conceptual sign locations, and all items required in the schematic (concept) design; and
4. Construction/Permitting phase: Final construction documents including: site plan, floor plans, building sections, architectural building elevations and the landscape plan.

4.3 Review, Decisions, Recommendations and Time Frames.

Design review shall be conducted by the Planning Office staff.

Review at the schematic design phase shall be completed within thirty (30) days after the submission of a complete application to the Department of Zoning Administration. The Planning Office shall make a determination of consistency of the application with the design standards and criteria and shall identify additional design issues to be addressed in the design development phase. Written documentation of the determination of consistency shall be sent to the applicant.

Review at the design development phase shall be completed within forty-five (45) days after the submission of a complete application to the Zoning Administration. The Planning Office shall make a determination of consistency of the application with the design standards and criteria and shall make a recommendation to the Planning Board to approve, approve with conditions or deny the application for design review. The Planning Board shall hold a public meeting to hear planning staff

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recommendations and public comments based on the criteria established in the *Standards and Guidelines for Additions to the Cherry Creek Shopping Center* for structures east of Clayton St., and in the *Standards and Guidelines for the Cherry Creek Shopping Center: West End* for structures west of Clayton St. At the conclusion of this meeting the Planning Board shall make a recommendation to approve, approve with conditions, or deny the application and shall forward its recommendation to the Zoning Administrator. Written documentation of the determination of consistency and recommendations to the Zoning Administrator shall be sent to the applicant.

Review at the construction/permitting phase shall be completed within fifteen (15) days after the submission of a complete application for a use and construction permit to the Zoning Administration. The Planning Office shall make a determination of compliance of the final construction documents with the application for design review, and shall confirm the recommendation to the Zoning Administrator to approve, approve with conditions or deny the use and construction permit. Written documentation of the determination of consistency and confirmation of recommendations shall be sent to the applicant.

Review periods may be extended by an amount of time equal to any delay caused by the applicant, or with the applicant's consent.

4.4 Public Notification Process.

Public notification is required at both the Schematic and Design Development phase. The notification requirement is met when the applicant presents the proposed project to the Cherry Creek Steering Committee. Prior to issuing a final determination, the zoning administrator shall be provided with written documentation that the applicant has satisfied the public notification requirement, and has adequately responded to comments resulting from the presentation to the Cherry Creek Steering Committee.

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In deciding to approve or disapprove the application, the zoning administrator shall consider: the Planning Board's recommendation, the written comments of all interested parties, the impact of the proposed construction on the adjoining properties, and in order of priority: whether the proposed construction meets the *Standards and Guidelines for Additions to the Cherry Creek Shopping Center* for structures east of Clayton St., and in the *Standards and Guidelines for the Cherry Creek Shopping Center: West End* for structures west of Clayton St., and whether the proposed construction respects the adopted neighborhood plan.

4.5 Appeals

If a design is not approved, the Applicant may revise and resubmit. However, after the determination of the Zoning Administrator, any aggrieved party may initiate an appeal to the Board of Adjustment for Zoning Appeals.

End of Section 4