

WEST 120TH
AVENUE
SUB AREA PLAN

RESOLUTION NO. 164-98

A RESOLUTION AMENDING THE 1995 BROOMFIELD MASTER PLAN BY
ADDING THE WEST 120TH AVENUE SUB-AREA PLAN

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BROOMFIELD, COLORADO:

Section 1. Pursuant to section 17-58-030, B.M.C., the 1995 Broomfield Master Plan is amended by adding the West 120th Avenue Sub-Area Plan dated August 1998. The Mayor or Mayor Pro Tem is authorized to sign and the City Clerk to attest the West 120th Avenue Sub-Area Plan, including the maps and descriptive matter therein.

Section 2. This resolution is effective upon its approval by the City Council.

APPROVED on August 25, 1998.

CITY OF BROOMFIELD, COLORADO

William M. Berens
Mayor

ATTEST:

Dicki May
City Clerk

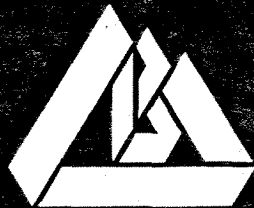


APPROVED AS TO FORM:

Ray L. Howard
City Attorney

120th Avenue Gateway Corridor

**Planning &
Design Guidelines**



City of Broomfield, CO

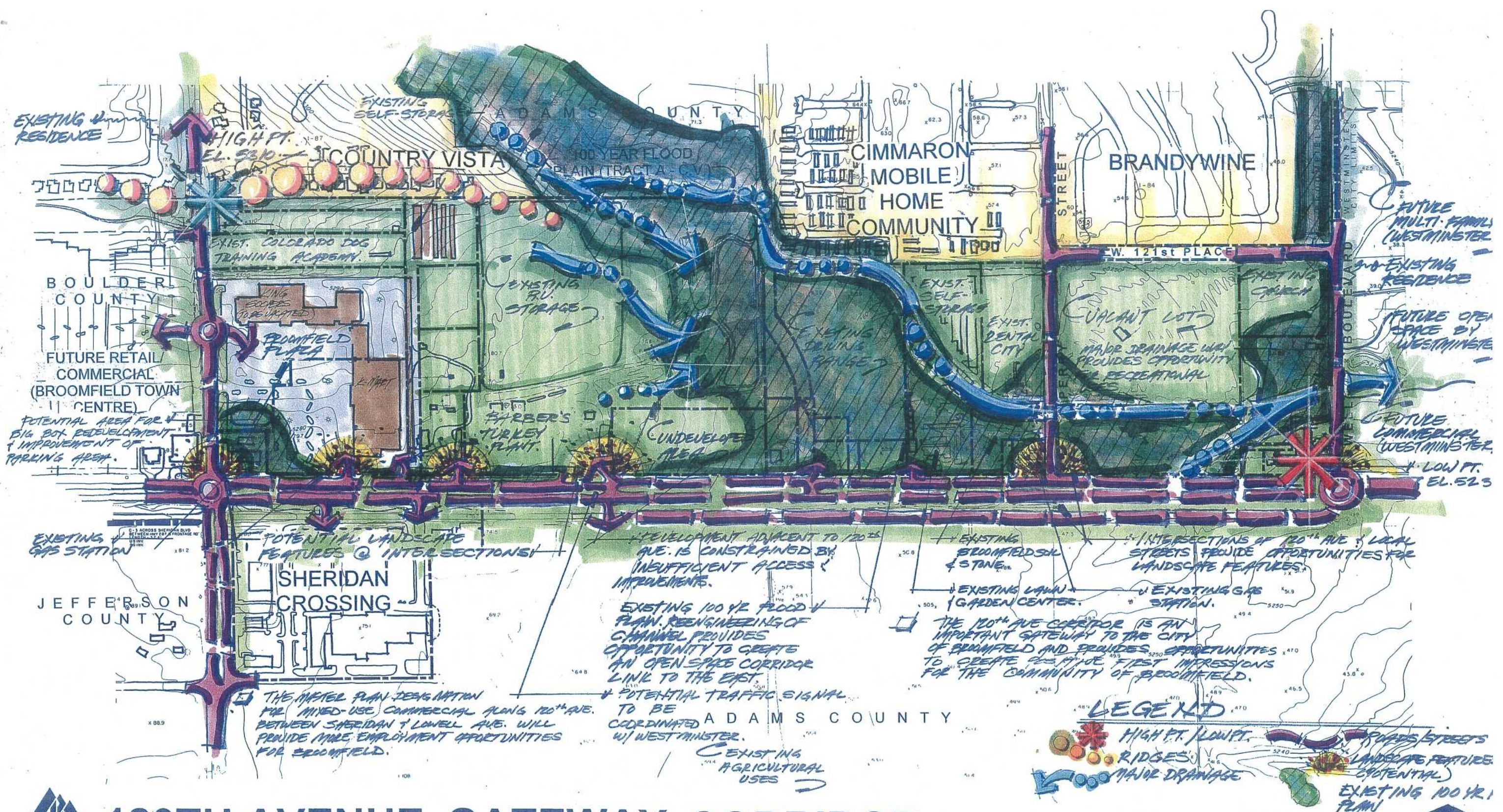
120th Avenue Gateway Corridor

Sub-Area Plan



City of Broomfield, CO





120TH AVENUE GATEWAY CORRIDOR

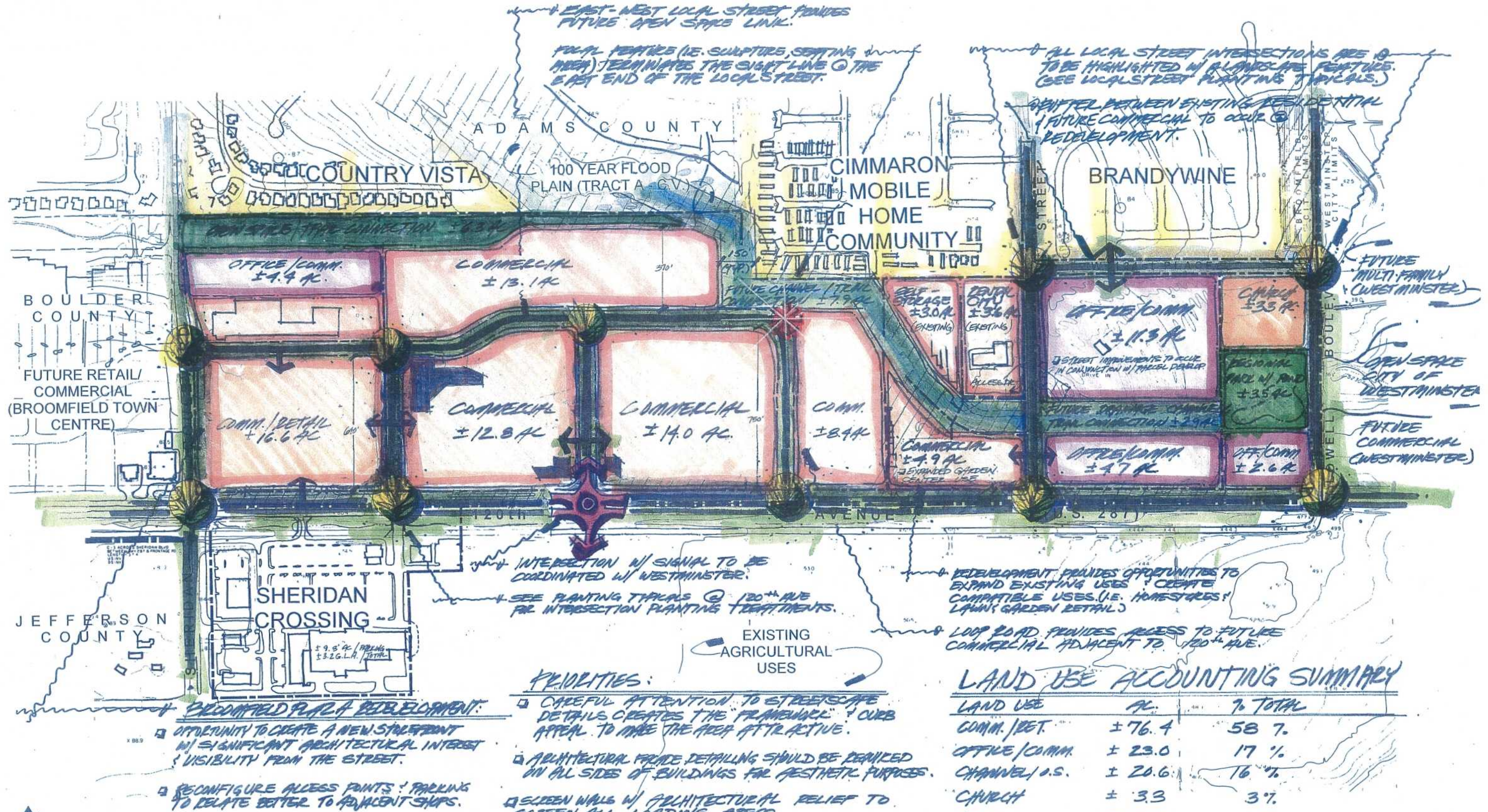
URBAN RENEWAL DISTRICT

CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD
OPPORTUNITIES AND CONSTRAINTS

-1-

NOTE:
ALL BOUNDARY LINES, PROPERTY INFORMATION,
EASEMENTS, R.O.W.'S AND TOPOGRAPHIC INFORMATION
IS CONCEPTUAL AND IS SUBJECT TO CHANGE. THIS
PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL DISTRICT CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD

CONCEPT "A" - SHORT-TERM STRATEGY

JUNE 1998

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OPPORTUNITY FOR FUTURE TRAIL CONNECTION
(EAST-WEST) W/ EXISTING COUNTRY VISTA TRAIL.

FUTURE OPEN SPACE/ TRAIL CONNECTION TO LINE 10
W/ WESTMINSTER PROPOSED OPEN SPACE.

OPEN SPACE AREA PROVIDES BUFFER BETWEEN
EXISTING RESIDENTIAL & REDEVELOPMENT
AREA, AS WELL AS AN EAST-WEST TRAIL
CONNECTION.

ADAMS COUNTY

100 YEAR FLOOD
PLAIN (TRACT A - C)

COUNTRY VISTA

CIMMARON
MOBILE
HOME
COMMUNITY

BRANDYWINE

BOULDER
COUNTY

SEE INTERSECTION
TYPICALS FOR PLANT
DETAILS @ LOCAL ST.

FUTURE RETAIL/
COMMERCIAL
(BROOMFIELD TOWN
CENTRE)

OFFICE/COMM.
± 8.5 AC

COMMERCIAL
± 13.1 AC

CHANNEL/O.S.
± 5.5 AC

OPEN SPACE
± 2.4 AC

OFF/COMM.
± 9.8 AC

EXISTING
CHURCH
± 3.3 AC

COMM/RETAIL
± 12.5 AC

COMMERCIAL
± 12.8 AC

COMMERCIAL/RET.
± 14.0 AC

COMMERCIAL
± 13.3 AC

COMM/RET.
± 2.7 AC

CHANNEL
± 2.6 AC

OFFICE/COMM.
± 4.7 AC

OFF/COMM.
± 2.6 AC

FUTURE
MULTI-FAM.
RESID.
(WESTMINSTER)

FUTURE
COMMERCIAL
(WESTMINSTER)

FUTURE DEVELOPMENT @
BROOMFIELD PLAZA
WILL INCORPORATE
INTERESTING ARCHITECTURE
W/ VISIBILITY FROM THE
STREET.

INTERSECTIONS ALONG 120TH AVE. ACCENTED W/
PLANTING FEATURES. SEE "120TH AVE."
PLANTING TYP. FOR DETAILS.

FUTURE SIGNAL TO BE COORDINATED W/
CITY OF WESTMINSTER.

SHERIDAN
CROSSING

EXISTING
AGRICULTURAL
USES

FUTURE LOCAL STREET PROVIDES
EAST-WEST CONNECTION AND CONVENIENT
ACCESS TO COMMERCIAL FOR LOCAL RESIDENTS.

ADAMS COUNTY

LAND USE ACCOUNTING SUMMARY

LAND USE	AC.	% TOTAL
COMMERCIAL/RET.	± 69.2	53%
OFFICE/COMM.	± 25.6	19%
CHANNEL/O.S.	± 24.4	18%
CHURCH ROAD	± 3.3	3%
	± 9.6	7%
GROSS AC.	± 132.1	



120TH AVENUE GATEWAY CORRIDOR

URBAN RENEWAL DISTRICT

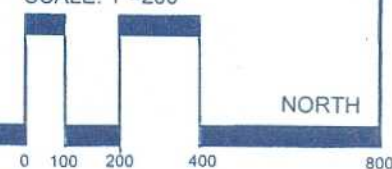
CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD

CONCEPT "B" - LONG-TERM STRATEGY

JUNE 1998

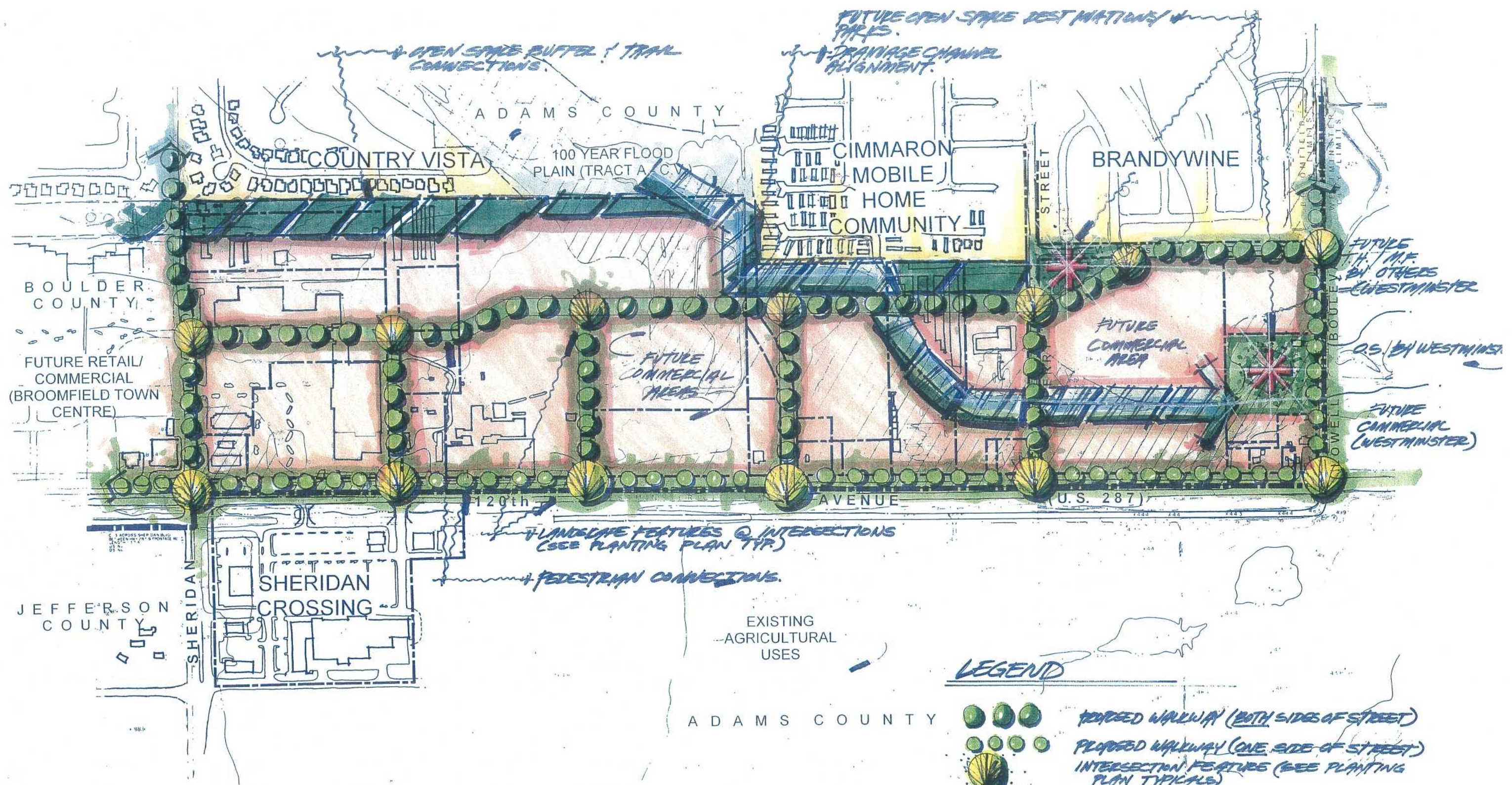
SCALE: 1"=200'



NORTH

-3-

NOTE
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120TH AVENUE GATEWAY CORRIDOR

URBAN RENEWAL DISTRICT

CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD

POTENTIAL TRAIL & OPEN SPACE CONNECTIONS

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EXISTING 120TH AVE. CONDITIONS:

120TH AVE. IS A HIGH VOLUME, REGIONAL ROADWAY WITH TRUCK TRAFFIC IN ADDITION TO PASSENGER VEHICLES. THE WIDTH OF THE ROADWAY VARIES FROM FOUR TO SIX LANES WITH TURN LANES AT SOME INTERSECTIONS. THE R.O.W. ALONG 120TH AVE MEASURES 120'. THIS BUSY COMMERCIAL STREET IS CURRENTLY MAINTAINED BY CDOT.

NARROW SECTIONS OF WALK AND FREQUENT CURB CUTS EXIST IN OLDER SECTIONS. REDEVELOPMENT PROPOSALS SHOULD INCORPORATE WALKS WITH CONTROLLED ACCESS FOR SAFETY. LANDSCAPING THAT PROVIDES COLOR AND INTEREST FOR ALL SEASONS SHOULD ALSO BE IMPLEMENTED.

PROPOSED 120TH AVENUE CHARACTER:

EMPHASIS ON THE DESIGN OF MEDIAN AND STREET TREE PLANTINGS, AND BERMING TO SCREEN PARKING AREAS IS STRONGLY ENCOURAGED. ACCENT PLANTINGS AT INTERSECTIONS WILL HIGHLIGHT VIEWS ALONG 120TH AVENUE.

THE USE OF TREE GROUPINGS TO CREATE A "MASS - VOID" PATTERN IS ENCOURAGED TO ESTABLISH A VISUAL RHYTHM ALONG 120TH AVENUE.

THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS A MINIMUM LEVEL OF IMPROVEMENTS. PLANTING STANDARDS SET FORTH IN THE BROOMFIELD STANDARDS AND SPECIFICATIONS, THE MASTER PLAN AND THE INDIVIDUAL PROJECT DESIGN GUIDELINES WILL GOVERN.

STREET LANDSCAPING WILL BE AS FOLLOWS:

120TH AVENUE PLANTING STANDARDS

- ONE DECIDUOUS TREE PER 50 LINEAR FT. OF FRONTAGE
- ONE EVERGREEN TREE PER 100 LINEAR FEET OF FRONTAGE
- ONE ORNAMENTAL TREE PER 50 LINEAR FEET OF FRONTAGE
- 10 SHRUBS PER 40 LINEAR FEET OF FRONTAGE
- PERENNIAL FLOWER BEDS SHOULD BE DESIGNED TO HIGHLIGHT INTERSECTIONS.

PARKING LOT LANDSCAPING

- PROVIDE SHADE/ VISUAL RELIEF THROUGHOUT THE PARKING AREAS
- SCREEN VIEWS OF PARKING FROM PUBLIC RIGHT-OF-WAYS
- ACCENTUATE PEDESTRIAN ACCESS TO AND FROM RETAIL AREAS

STREETSCAPE ELEMENTS

- WALKS
 - DETAILED, EIGHT FEET WIDE, CURVILINEAR W/ LARGE RADI
- CROSSWALKS
 - PAINTED ACROSS 120TH AVE. AND COLORED, TEXTURED CONCRETE ACROSS ADJACENT LOCAL STREET INTERSECTIONS.
- MEDIANS
 - PATTERNED, COLORED CONCRETE AT EDGES, LOW PLANTING TO PRESERVE VIEWS, TREE PLANTINGS AS ACCENTS WHERE POSSIBLE.
- LIGHTING
 - BROOMFIELD STANDARD: BROOMFIELD GRAY COLOR, CONSISTENT SPACING. PEDESTRIAN LIGHTING SHOULD NOT EXCEED 16' IN HEIGHT.
- GRADING
 - BERMING TO SCREEN PARKING LOTS AND FRAME VIEWS, MAX. 4:1 SLOPE.
- ACCENT PLANTINGS
 - CLUSTERS OF ORNAMENTAL TREES AND PERENNIALS AT INTERSECTIONS. BOULDER CLUSTERING TO ACCENT WHERE POSSIBLE.
- FURNISHINGS
 - BENCHES, TRASH, RECEPTACLES, CONCRETE PADS FOR NEWSPAPER BOXES, BUS SHELTERS. BUS STOPS SHOULD BE PLEASANT AND SAFE WITH ADA ACCESS.

PLANTING:

1. LARGE DECIDUOUS SHADE TREES WITH BROAD CROWNS ARE PREFERRED. PLANT HARDINESS AND LOW WATER USAGE ARE IMPORTANT FACTORS. VARIETY IN TREE TYPES INCLUDING USE OF EVERGREEN TREES WHERE ADJACENT LAND USES PROVIDE ADEQUATE SPACE.
2. WHEN REPLACING AND INFILLING TREES IN EXISTING R.O.W.'S, SELECT TREES WITH SIMILAR CHARACTERISTICS TO THOSE BEING REPLACED INCLUDING FORM, SCALE, TEXTURE AND COLOR.
3. MAINTAIN VISIBILITY OF TRAFFIC CONTROL DEVICES & REGULATORY SIGNS, TO ONCOMING TRAFFIC AND PEDESTRIANS. REFER TO BROOMFIELD STANDARDS AND SPECIFICATIONS FOR SIGHT TRIANGLE DISTANCES.
4. TREES SHOULD BE LOCATED A MINIMUM OF 15' FROM STREET LIGHTS.
5. DECIDUOUS STREET TREE SIZE MIN. 2" CAL. (2-1/2" CAL. PREFERRED), BRANCHING HEIGHT OF MATURE TREES 13'-6" ABOVE STREET, AND 8' TO 10' ABOVE WALKWAYS.

THE FOLLOWING OUTLINES PLANTING TECHNIQUES AND RECOMMENDED SPECIES FOR 120TH AVE. HOWEVER, THIS PLANT LIST IS NOT ALL INCLUSIVE.

RECOMMENDED STREET TREES:

PLANT TREES IN MASS GROUPINGS WITH MIN. THREE TREES PER GROUP. HOWEVER, FIVE TO SEVEN IN MASS IS PREFERRED. 35' IS THE RECOMMENDED SPACING.

HACKBERRY, SHADEMASTER HONEYLOCUST, AMERICAN LINDEN, NORWAY MAPLE, EMERALD QUEEN MAPLE, NORTHERN RED OAK

RECOMMENDED EVERGREEN TREES:

EVERGREEN TREES SHOULD BE USED TO SCREEN NEGATIVE VIEWS, IE. PARKING LOTS, AND WHERE POSSIBLE AS A SPECIMEN PLANTING.

AUSTRIAN PINE, PONDEROSA PINE, COLORADO BLUE SPRUCE, WHITE FIR

RECOMMENDED ORNAMENTAL TREES:

ORNAMENTAL TREES, MIN. (2" CAL.) SHOULD BE PLANTED IN CLUSTERS WITH MIN. 4 TREES AT 15' SPACING. TREES WITH RELIABLE SPRING FLOWERING AND FALL COLOR ARE PREFERRED.

AMUR MAPLE, ARISTOCRAT PEAR, DOWNY HAWTHORN, FLOWERING CRABAPPLE

RECOMMENDED SHRUBS:

DENSE SPREADING SHRUBS, LOWER WATER USAGE, LOWER MAINTENANCE, UNDER 30" HEIGHT. NOT MORE THAN 50% OF THE MEDIAN PLANTINGS SHALL BE EVERGREEN SHRUBS. DECIDUOUS SHRUBS WITH INTERESTING WINTER TEXTURE AND ORNAMENTAL QUALITIES ARE PREFERRED. SHRUB MASSING IS ENCOURAGED.

SPREADING JUNIPERS, DWARF MUGO PINE, CHOKEBERRY, PEKING COTONEASTER, ALPINE CURRANT, ISANTI DOGWOOD, POTENTILLA, WESTERN SNOWBERRY, BLUEMIST SPIREA, THREELAF SUMAC, AMERICAN CRANBERRY, DWARF FORSYTHIA

RECOMMENDED GROUNDCOVERS:

MASS PLANTINGS OF LOW SPREADING VARIETIES, LOWER WATER REQUIREMENTS, EVERGREEN COLOR, TOLERANCE OF STREET GRAVEL AND SALT, AND WINTER HARDINESS PREFERRED.

AJUGA, BISHOP'S WEED, BLANKET FLOWER, ENGLISH IVY, PERIWINKLE, WINTERCREEPER

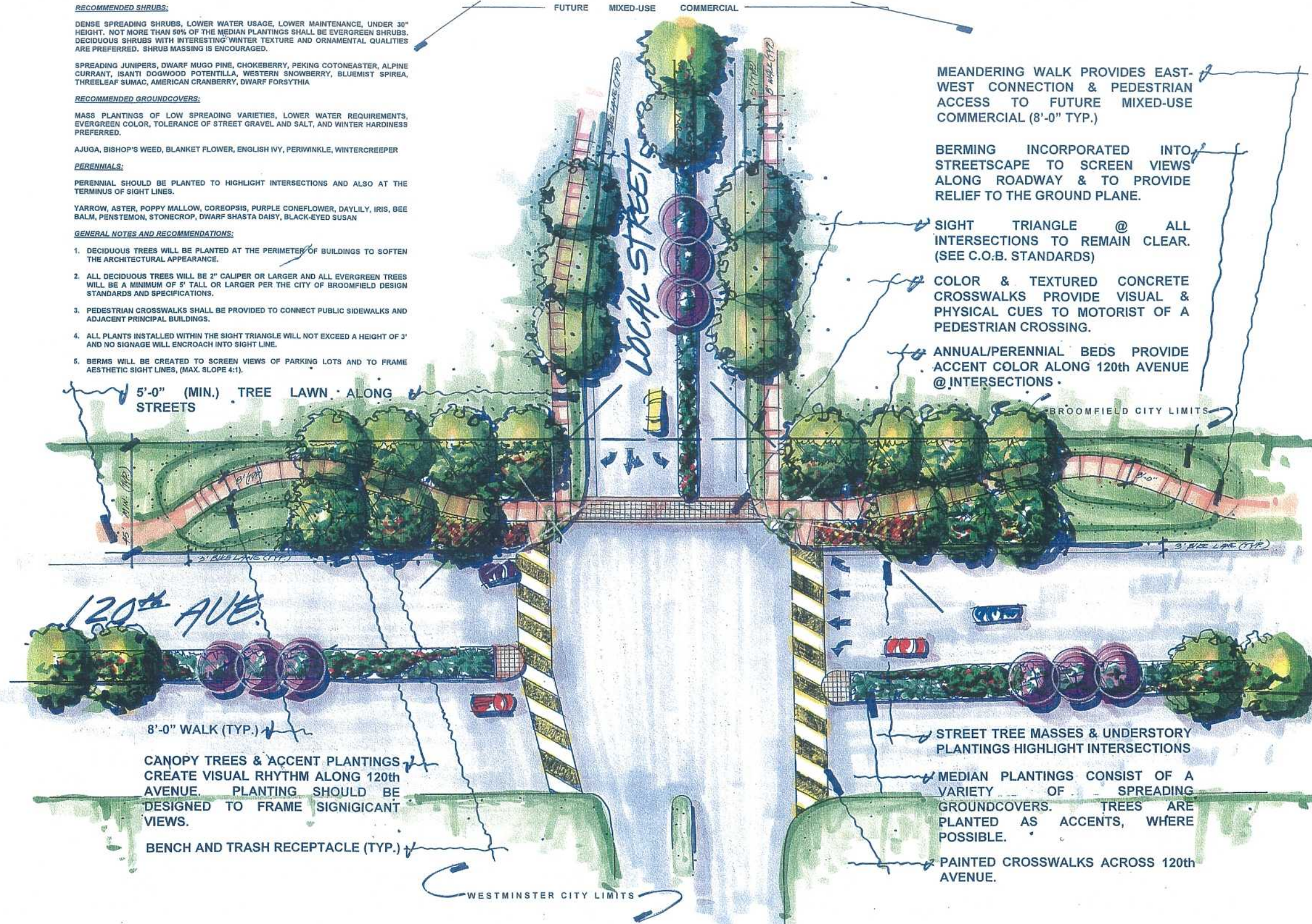
PERENNIALS:

PERENNIAL SHOULD BE PLANTED TO HIGHLIGHT INTERSECTIONS AND ALSO AT THE TERMINUS OF SIGHT LINES.

YARROW, ASTER, POPPY MALLOW, COREOPSIS, PURPLE CONEFLOWER, DAYLILY, IRIS, BEE BALM, PENSTEMON, STONECROP, DWARF SHASTA DAISY, BLACK-EYED SUSAN

GENERAL NOTES AND RECOMMENDATIONS:

1. DECIDUOUS TREES WILL BE PLANTED AT THE PERIMETER OF BUILDINGS TO SOFTEN THE ARCHITECTURAL APPEARANCE.
2. ALL DECIDUOUS TREES WILL BE 2" CALIPER OR LARGER AND ALL EVERGREEN TREES WILL BE A MINIMUM OF 7' TALL OR LARGER PER THE CITY OF BROOMFIELD DESIGN STANDARDS AND SPECIFICATIONS.
3. PEDESTRIAN CROSSWALKS SHALL BE PROVIDED TO CONNECT PUBLIC SIDEWALKS AND ADJACENT PRINCIPAL BUILDINGS.
4. ALL PLANTS INSTALLED WITHIN THE SIGHT TRIANGLE WILL NOT EXCEED A HEIGHT OF 3' AND NO SIGNAGE WILL ENCROACH INTO SIGHT LINE.
5. BERMS WILL BE CREATED TO SCREEN VIEWS OF PARKING LOTS AND TO FRAME AESTHETIC SIGHT LINES, (MAX. SLOPE 4:1).



MEANDERING WALK PROVIDES EAST-WEST CONNECTION & PEDESTRIAN ACCESS TO FUTURE MIXED-USE COMMERCIAL (8'-0" TYP.)

BERMING INCORPORATED INTO STREETSCAPE TO SCREEN VIEWS ALONG ROADWAY & TO PROVIDE RELIEF TO THE GROUND PLANE.

SIGHT TRIANGLE @ ALL INTERSECTIONS TO REMAIN CLEAR. (SEE C.O.B. STANDARDS)

COLOR & TEXTURED CONCRETE CROSSWALKS PROVIDE VISUAL & PHYSICAL CUES TO MOTORIST OF A PEDESTRIAN CROSSING.

ANNUAL/PERENNIAL BEDS PROVIDE ACCENT COLOR ALONG 120th AVENUE @ INTERSECTIONS.

STREET TREE MASSES & UNDERSTORY PLANTINGS HIGHLIGHT INTERSECTIONS

MEDIAN PLANTINGS CONSIST OF A VARIETY OF SPREADING GROUNDCOVERS. TREES ARE PLANTED AS ACCENTS, WHERE POSSIBLE.

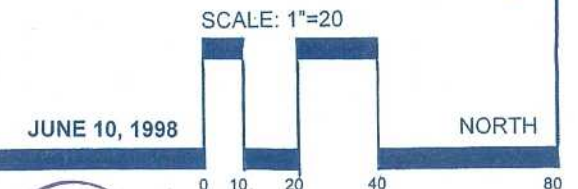
PAINTED CROSSWALKS ACROSS 120th AVENUE.

120TH AVENUE GATEWAY CORRIDOR

URBAN RENEWAL DISTRICT

CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD
120th AVENUE INTERSECTION
PLANTING PLAN TYPICAL



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EXISTING LOCAL STREET CONDITIONS:

THE STREETScape IS FRAGMENTED AND LACKS A CONSISTENT THEME. STREETS NEED TO BE IMPROVED TO HANDLE HIGHER VOLUMES OF LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC.

PROPOSED LOCAL STREET CHARACTER:

THESE SECONDARY PARKWAYS ARE PLANNED TO REMAIN TWO LANE MINOR ARTERIALS. THEY WILL PROVIDE IMPORTANT BICYCLE CORRIDORS AND SERVE MOSTLY LOCAL TRAFFIC. THE ROADWAY DESIGN WILL CONSIST OF A 96' R.O.W. AND ACT AS A MINOR ARTERIAL, TWO LANES WIDE. ROADWAYS AND 3' BIKE LANES ARE SEPARATED BY A 15' MEDIAN.

THE ESTABLISHMENT OF A UNIFIED STREETScape WILL BE ACHIEVED THROUGH THE FOLLOWING LANDSCAPE PRINCIPLES. THE CHARACTER OF THE STREETScape WILL INCORPORATE TRAFFIC CALMING DEVICES SUCH AS NARROW TRAFFIC LANES, SPECIAL PAVEMENT, AND LANDSCAPE FOCALS TO SLOW TRAFFIC SPEEDS. VIEWS TO FEATURES ALONG THE ROADWAY SHOULD BE ENHANCED OR PRESERVED.

THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS A MINIMUM LEVEL OF IMPROVEMENTS. PLANTING STANDARDS SET FORTH IN THE BROOMFIELD STANDARDS AND SPECIFICATIONS, THE MASTER PLAN, AND THE INDIVIDUAL PROJECT DESIGN GUIDELINES WILL GOVERN.

STREET LANDSCAPING WILL BE AS FOLLOWS:

LOCAL STREET PLANTING STANDARDS

- ONE DECIDUOUS TREE PER 50 LINEAR FT. OF FRONTAGE
- EVERGREEN TREES ARE NOT REQUIRED
- ONE ORNAMENTAL TREE PER 100 LINEAR FEET OF FRONTAGE
- 10 SHRUBS PER 40 LINEAR FEET OF FRONTAGE
- PERENNIAL FLOWER BEDS SHOULD BE DESIGNED TO HIGHLIGHT INTERSECTIONS.

PARKING LOT LANDSCAPING

- PROVIDE SHADE/VISUAL RELIEF THROUGHOUT THE PARKING AREAS
- SCREEN VIEWS OF PARKING FROM PUBLIC RIGHT-OF-WAYS
- ACCENTUATE PEDESTRIAN ACCESS TO AND FROM RETAIL AREAS

STREETScape ELEMENTS

- WALKS**
DETACHED, EIGHT FEET WIDE, CURVILINEAR W/ LARGE RADII
- CROSSWALKS**
PAINTED ACROSS 120TH AVE. AND COLORED, TEXTURED CONCRETE ACROSS ADJACENT LOCAL STREET INTERSECTIONS.
- MEDIANS**
PATTERNED, COLORED CONCRETE AT EDGES, LOW PLANTING TO PRESERVE VIEWS, TREE PLANTINGS AS ACCENTS WHERE POSSIBLE.
- LIGHTING**
BROOMFIELD STANDARD: BROOMFIELD GRAY COLOR, CONSISTENT SPACING. PEDESTRIAN LIGHTING SHOULD NOT EXCEED 18" IN HEIGHT.
- GRADING**
BERMING TO SCREEN PARKING LOTS, MAX. 4:1 SLOPE.
- ACCENT PLANTINGS**
CLUSTERS OF ORNAMENTAL TREES AND PERENNIALS AT INTERSECTIONS. BOULDER CLUSTERING TO ACCENT WHERE POSSIBLE.
- FURNISHINGS**
BENCHES, TRASH, RECEPTACLES, CONCRETE PADS FOR NEWSPAPER BOXES, BUS SHELTERS. BUS STOPS SHOULD BE PLEASANT AND SAFE WITH ADA ACCESS.

PLANTING:

- LARGE DECIDUOUS SHADE TREES WITH BROAD CROWNS ARE PREFERRED. PLANT HARDINESS AND LOW WATER USAGE ARE IMPORTANT FACTORS. VARIETY IN TREE TYPES INCLUDING USE OF EVERGREEN TREES WHERE ADJACENT LAND USES PROVIDE ADEQUATE SPACE. TREES IN MEDIANS ONLY WHEN NOT BLOCKING VIEWS. LARGE GROUPINGS, A MINIMUM OF THREE, OF ONE TREE TYPE IS ENCOURAGED, MINIMUM 35' SPACING, WITH STAGGERED ALIGNMENT.
- MAINTAIN VISIBILITY OF TRAFFIC CONTROL DEVICES & REGULATORY SIGNS, TO ONCOMING TRAFFIC AND PEDESTRIANS. REFER TO BROOMFIELD STANDARDS AND SPECIFICATIONS FOR SIGHT TRIANGLE DISTANCES.
- TREES SHOULD BE LOCATED A MINIMUM OF 15' FROM STREET LIGHTS.
- DECIDUOUS STREET TREE SIZE MIN. 2" CAL. (2-1/2" CAL. PREFERRED), BRANCHING HEIGHT OF MATURE TREES 13'-6" ABOVE STREET, AND 8' TO 10' ABOVE WALKWAYS.

THE FOLLOWING OUTLINES PLANTING TECHNIQUES AND RECOMMENDED SPECIES FOR LOCAL STREETS. HOWEVER, THIS PLANT LIST IS NOT ALL INCLUSIVE.

RECOMMENDED STREET TREES:

PLANT TREES IN MASS GROUPINGS WITH MIN. THREE TREES PER GROUP, HOWEVER, FIVE TO SEVEN IN MASS IS PREFERRED. 35' IS THE RECOMMENDED SPACING.

GREENSPIRE LINDEN, AUTUMN PURPLE ASH, HACKBERRY, SHADEMASTER HONEYLOCUST, COLUMNAR NORWAY MAPLE, EMERALD QUEEN MAPLE, COLUMNAR ENGLISH OAK

RECOMMENDED EVERGREEN TREES:

EVERGREEN TREES SHOULD BE USED TO SCREEN NEGATIVE VIEWS, IE. PARKING LOTS, AND WHERE POSSIBLE AS A SPECIMEN PLANTING.

AUSTRIAN PINE, PONDEROSA PINE, PINYON PINE

RECOMMENDED ORNAMENTAL TREES:

ORNAMENTAL TREES SHOULD BE PLANTED IN CLUSTERS WITH MIN. 4 TREES AT 15' SPACING. TREES WITH RELIABLE SPRING FLOWERING AND FALL COLOR PREFERRED.

AMUR MAPLE, ARISTOCRAT PEAR, DOWNY HAWTHORN, FLOWERING CRABAPPLE, THORNLESS COCKSPUR HAWTHORN, NEWPORT PLUM, SPRING SNOW CRABAPPLE

RECOMMENDED SHRUBS:

DENSE SPREADING SHRUBS, LOWER WATER USAGE, LOWER MAINTENANCE, UNDER 30" HEIGHT. NOT MORE THAN 50% OF THE MEDIAN PLANTINGS SHALL BE EVERGREEN SHRUBS. DECIDUOUS SHRUBS WITH INTERESTING WINTER TEXTURE AND ORNAMENTAL QUALITIES ARE PREFERRED. SHRUB MASSING IS RECOMMENDED.

SPREADING JUNIPERS, CRANBERRY COTONEASTER, EMERALD MOUND HONEYSUCKLE, DWARF MINNESOTA SNOWFLAKE MOCKORANGE, LILAC, POTENTILLA, BLUEMIST SPIREA, FROEBEL SPIREA, THREELEAF SUMAC

RECOMMENDED GROUNDCOVERS:

MASS PLANTINGS OF LOW SPREADING VARIETIES, LOWER WATER REQUIREMENTS, EVERGREEN COLOR, TOLERANCE OF STREET GRAVEL AND SALT, AND WINTER HARDINESS PREFERRED.

AJUGA, BISHOP'S WEED, BLANKET FLOWER, ENGLISH IVY, PERIWINKLE, WINTERCREEPER, FALSE STRAWBERRY, SUNROSE, CANDYTUFT, LAMB'S EAR

PERENNIALS:

PERENNIAL SHOULD BE PLANTED TO HIGHLIGHT INTERSECTIONS AND ALSO AT THE TERMINUS OF SIGHT LINES.

YARROW, ASTER, POPPY MALLOW, COREOPSIS, PURPLE CONEFLOWER, DAYLILY, IRIS, BEE BALM, PENSTEMON, STONECROP

CANOPY TREES & ACCENT PLANTINGS CREATE VISUAL RHYTHM ALONG LOCAL STREETS. PLANTING SHOULD BE DESIGNED TO FRAME SIGNIFICANT VIEWS.

MEDIAN PLANTINGS CONSIST OF A VARIETY OF SPREADING GROUNDCOVERS. TREES ARE PLANTED AS ACCENTS, WHERE POSSIBLE.

COLOR & TEXTURED CONCRETE CROSSWALKS PROVIDE VISUAL & PHYSICAL CUES TO MOTORIST OF A PEDESTRIAN CROSSING.

GENERAL NOTES AND RECOMMENDATIONS:

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- PEDESTRIAN CROSSWALKS SHALL BE PROVIDED TO CONNECT PUBLIC SIDEWALKS AND ADJACENT PRINCIPAL BUILDINGS.
- ALL PLANTS INSTALLED WITHIN THE SIGHT TRIANGLE WILL NOT EXCEED A HEIGHT OF 3' AND NO SIGNAGE WILL ENCRoACH INTO SIGHT LINE.
- BERMS WILL BE CREATED TO SCREEN VIEWS OF PARKING LOTS AND TO FRAME AESTHETIC SIGHT LINES, (MAX. SLOPE 4:1).

FUTURE MIXED-USE COMMERCIAL

SIGHT TRIANGLE @ ALL INTERSECTIONS TO REMAIN CLEAR. (SEE C.O.B. STANDARDS)

ANNUAL/PERENNIAL BEDS PROVIDE ACCENT COLOR ALONG LOCAL STREETS @ INTERSECTIONS

5'-0" (MIN.) TREE LAWN ALONG STREETS

STREET TREE MASSES & UNDERSTORY PLANTINGS HIGHLIGHT INTERSECTIONS

8'-0" WALK (TYP.)

BENCH AND TRASH RECEPTACLE (TYP.)

MEANDERING WALK PROVIDES NORTH-SOUTH CONNECTION & PEDESTRIAN ACCESS TO FUTURE MIXED-USE COMMERCIAL (8'-0" TYP.)

BERMING INCORPORATED INTO STREETScape TO SCREEN VIEWS ALONG ROADWAY & TO PROVIDE RELIEF TO THE GROUND PLANE.

COMMERCIAL/ OFFICE SIGNAGE @ LOW RETAINING/ SIGN WALL (TYP.)

FUTURE MIXED-USE COMMERCIAL



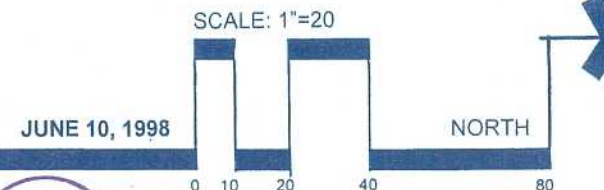
120TH AVENUE GATEWAY CORRIDOR

URBAN RENEWAL DISTRICT

CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD

LOCAL STREET INTERSECTION PLANTING PLAN TYPICAL



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SECTION TYPICALS

NOT TO SCALE

APPLICATION AND PURPOSE

THESE PLANNING AND DESIGN STANDARDS AND GUIDELINES APPLY TO ALL DEVELOPMENT WITHIN THE 120TH AVENUE GATEWAY CORRIDOR URBAN RENEWAL PLAN AREA ("AREA") AS DEFINED IN THE 120TH AVENUE GATEWAY URBAN RENEWAL PLAN ("PLAN"). THEY ARE INTENDED TO FURTHER THE GOALS OF THE PLAN: TO ELIMINATE AND PREVENT THE CONDITIONS OF BLIGHT WITHIN THE AREA; TO ATTRACT CAPITAL INVESTMENT AND NEW BUSINESSES TO STRENGTHEN THE CITY'S ECONOMIC BASE; AND TO CREATE A HIGH QUALITY IMAGE FOR THE CITY.

THESE STANDARDS AND GUIDELINES ARE IN ADDITION TO THOSE PRESCRIBED BY THE BROOMFIELD MUNICIPAL CODE FOR THE UNDERLYING ZONING DISTRICTS AND BY THE BROOMFIELD MASTER PLAN. IN CASE OF ANY CONFLICT WITH THOSE STANDARDS, THE MOST RESTRICTIVE SHALL APPLY.

ALL NEW DEVELOPMENT, OR REDEVELOPMENT, WITHIN THE AREA IS SUBJECT TO THESE STANDARDS AND GUIDELINES. PURSUANT TO THE PLAN, NO BUILDING PERMITS MAY BE ISSUED FOR ANY DEVELOPMENT PRIOR TO AND UNLESS THE BROOMFIELD URBAN RENEWAL AUTHORITY ("BURA") DETERMINES THAT THE DEVELOPMENT IS IN COMPLIANCE WITH THESE STANDARDS AND GUIDELINES.

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GUIDELINES

- ALL NON-RESIDENTIAL BUILDINGS SHALL:
 - INCLUDE QUALITY, DURABLE MATERIALS ON ALL FACADES. FACADES ORIENTED TO, AND VISIBLE FROM, ANY PUBLIC RIGHT-OF-WAY OR ANY RESIDENTIALLY USED OR PLANNED PARCEL SHALL HAVE AS THE PRIMARY BUILDING MATERIAL: BRICK, STONE, WOOD OR TEXTURED, COLORED CONCRETE MASONRY UNITS.
 - HIGHLIGHT ENTRYWAY AREAS WITH ARCHITECTURAL FEATURES SO THAT THEY ARE VISIBLE FROM THE STREET.
 - SCREEN, ON ALL SIDES, MECHANICAL UNITS IN A MANNER CONSISTENT WITH THE PROJECT'S ARCHITECTURAL DESIGN.
 - USE EARTH TONE COLORS WHICH ARE COMPATIBLE WITH THE PROJECT'S BUILT AND NATURAL SETTING. PRIMARY COLORS MAY BE USED FOR ACCENT, BUT MAY NOT CONSTITUTE THE DOMINANT COLOR OF ANY STRUCTURE.
- NON-RESIDENTIAL BUILDINGS WITHIN 800 FEET OF 120TH AVENUE, SHERIDAN AND LOWELL BOULEVARDS OR MAIN STREET, OR ORIENTED TOWARDS ANY OF THESE STREETS, SHALL, ON ANY FACADE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR ANY RESIDENTIALLY USED OR PLANNED PARCEL, INCLUDE A MASSING CHANGE, REVEAL, PROJECTION OR A SIMILAR FEATURE TO PROVIDE RELIEF TO THE FACADE AT LEAST ONCE EVERY THIRTY (30) HORIZONTAL FEET

HEIGHT

- BUILDING HEIGHTS SHALL BE SET TO ACHIEVE THE FOLLOWING:
 - TRANSITION FROM ADJACENT DWELLINGS.
 - PRESERVATION OF VIEW CORRIDORS.
 - EMPHASIS OF VISUAL FOCAL POINTS.
 - COMPATIBILITY WITH THE TOPOGRAPHY OF THE SITE.

SIGNAGE

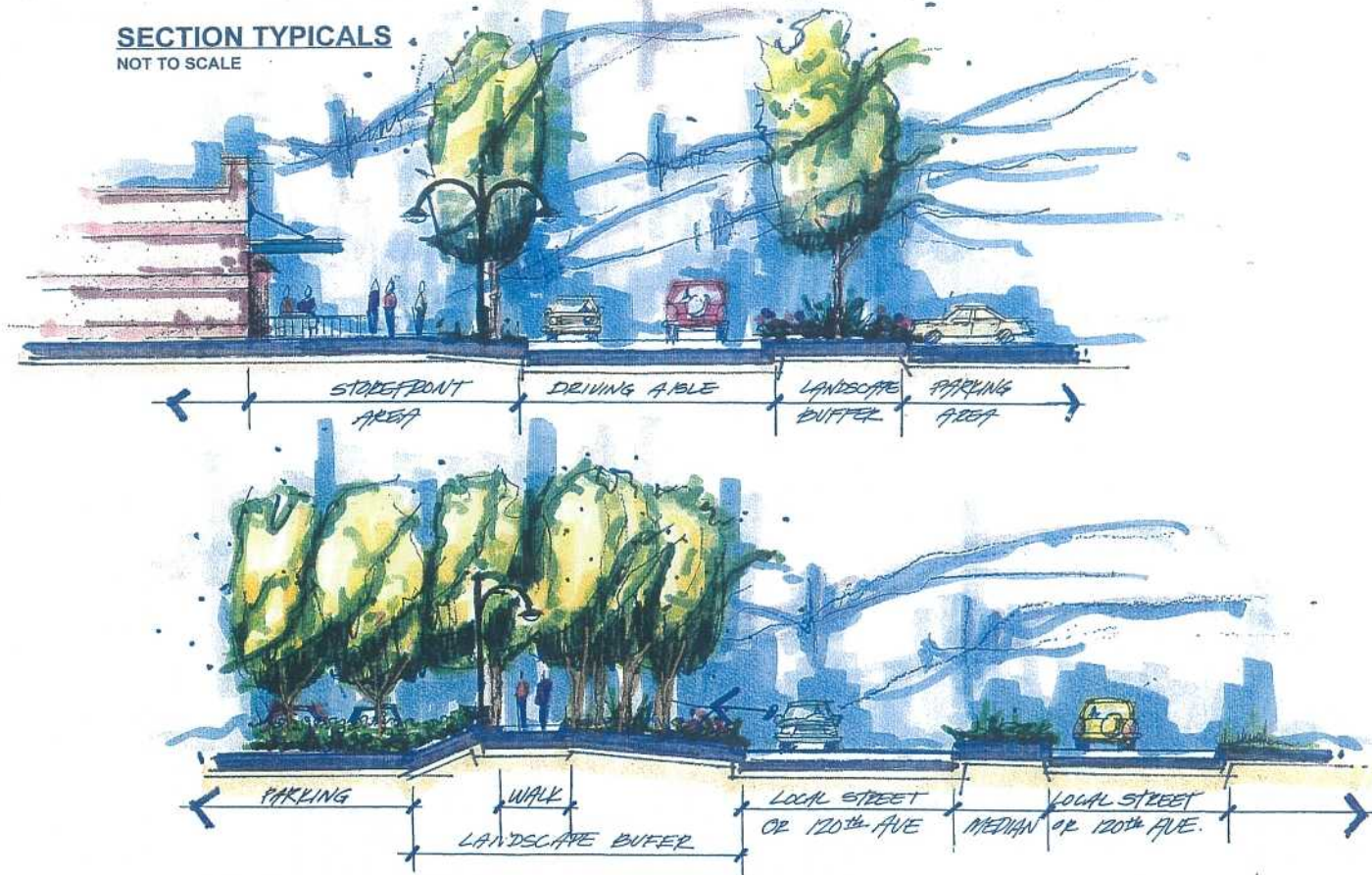
- ALL FREE STANDING SIGNAGE SHALL BE IN A MONUMENT FORM. SIGNS SHALL NOT EXCEED 7 FEET IN HEIGHT. SPECIFIC DIMENSIONS AND LOCATIONS SHALL BE DETERMINED AT THE TIME OF PLAN REVIEW.
- SIGNAGE DESIGN SHALL BE CONSISTENT WITH THE LARGER PROJECT DESIGN.
- ALL LIGHTING, WITH THE EXCEPTION OF NEON, WHICH WILL BE REVIEWED ON A CASE-BY-CASE BASIS, SHALL BE INTERNAL.
- BUILDING SIGNS SHALL NOT EXTEND ABOVE THE WALL AND SHALL BE LIMITED TO TENANT (COMPANY) NAMES OR GRAPHIC SYMBOLS.

OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS

- OUTDOOR STORAGE, TRASH COLLECTION AND LOADING AREAS SHALL BE LOCATED AND DESIGNED IN SUCH A MANNER THAT THEY ARE NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIALLY USED OR PLANNED PARCEL. LARGE, OVER 30 GALLON, TRASH RECEPTACLES SHALL BE ENCLOSED IN A MANNER CONSISTENT WITH THE ARCHITECTURE OF THE PROJECT. ADJACENT PARCELS SHALL BE PROTECTED FROM SOUND, ODOR AND OTHER IMPACTS RELATED TO THESE ACTIVITIES.

LANDSCAPING

- THE ENTIRE PROJECT SHALL BE LANDSCAPED. THE AREA AND DENSITY OF LANDSCAPING MAY VARY, BUT THE GREATEST AREAS AND DENSITIES SHALL OCCUR ADJACENT TO PUBLIC RIGHTS WAY AND LESS INTENSIVE LAND USES. AREAS OF THE SITE NOT COVERED BY BUILDING, PARKING OR LOADING AREA SHALL BE LANDSCAPED.
- WHERE APPROPRIATE, THEMATIC LANDSCAPING TREATMENTS ARE ENCOURAGED.



PARKING

- PARKING AREAS WHICH FRONT ON 120TH AVENUE, SHERIDAN OR LOWELL BOULEVARDS OR MAIN STREET SHALL BE BORDERED ON THESE STREET SIDES BY A BERM OR KNEE WALL, NO LESS THAN 30 INCHES, OR NO MORE THAN 36 INCHES HIGH. IF A KNEE WALL IS PROVIDED, IT SHALL BE ARCHITECTURALLY CONSISTENT WITH THE DESIGN ON THE PROJECT. ALTERNATIVES SHALL BE CONSIDERED IN INSTANCES WHERE FINISHED TOPOGRAPHY PROVIDES A NATURAL SCREENING EFFECT.
- BUILDINGS WHICH FRONT ON 120TH AVENUE, SHERIDAN OR LOWELL BOULEVARDS OR MAIN STREET SHALL DISTRIBUTE AND DESIGN THEIR PARKING AREAS SO THAT THE PARKING LOTS DO NOT VISUALLY OVERWHELM THE PROJECT. THIS MAY BE ACHIEVED BY CAREFUL PLACEMENT OF BUILDINGS, DISTRIBUTING PARKING THROUGHOUT THE SITE, USE OF LANDSCAPING AND TOPOGRAPHY OR OTHER INNOVATIVE SITE PLANNING TECHNIQUES.
- WHERE APPROPRIATE, SHARED PARKING BETWEEN USES OF VARYING PEAK USAGE CHARACTERISTICS ARE ENCOURAGED.
- PARKING LOTS OF GREATER THAN 15 PARKING SPACES SHALL HAVE INTERNAL LANDSCAPING AREAS. THESE LANDSCAPING AREAS SHALL BE INTERSPERSED THROUGHOUT THE PARKING AREA.

VEHICULAR ACCESS

- TO THE EXTENT POSSIBLE, ADJOINING AND PROXIMATE PROJECTS SHALL PROVIDE SHARED ACCESS POINTS AND/OR CROSS ACCESS OPPORTUNITIES.

BICYCLE/PEDESTRIAN ACCESS

- DIRECT CONNECTIONS FOR PEDESTRIANS AND BICYCLES SHALL BE PROVIDED FROM ADJACENT PUBLIC STREETS AND PUBLIC TRAILS. THESE ACCESS POINTS SHALL BE DISTINGUISHED FROM DRIVING SURFACES BY PLACEMENT, TEXTURE CHANGE, ELEVATION OR SOME OTHER TECHNIQUE.
- ALL BUILDINGS WITHIN PROJECTS SHALL HAVE PEDESTRIAN CONNECTIONS.
- WHEN APPROPRIATE, ADJACENT AND PROXIMATE DEVELOPMENTS SHALL HAVE PEDESTRIAN AND BICYCLE CONNECTIONS. WHEN FEASIBLE, THESE CONNECTIONS SHOULD BE THROUGH LANDSCAPED AREAS.
- DEVELOPMENT SHALL PROVIDE APPROPRIATE BICYCLE PARKING FACILITIES.

LIGHTING

- ALL LIGHTING SHALL BE PROVIDED IN AN EFFICIENT MANNER SUCH THAT IT DOES NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES. DIRECTED, DOWNCAST LIGHTING THAT DOES NOT EXTEND BEYOND PROPERTY LINES IS REQUIRED.

FENCES AND WALLS

- FENCES AND WALLS SHALL BE DESIGNED IN SUCH A MANNER THAT MATERIALS AND DESIGN ARE CONSISTENT WITH THE OVERALL PROJECT. ADJACENT TO PUBLIC RIGHTS OF WAYS AND PLANNED OR EXISTING RESIDENTIAL USES, WALLS AND FENCES SHALL HAVE LANDSCAPED SETBACKS.

OTHER STANDARDS

- PLANNING AND DESIGN STANDARDS WHICH ARE NOT SPECIFIED IN THIS PLAN SHALL BE GOVERNED BY APPLICABLE STATE LAW AND THE APPLICABLE SECTION OF THE BROOMFIELD MUNICIPAL CODE.

VARIANCES

THE URBAN RENEWAL AUTHORITY IS EMPOWERED TO GRANT VARIANCES TO THE STANDARDS UNDER THE FOLLOWING CONDITIONS:

- THE STRICT APPLICATION OF THE STANDARD WOULD RESULT IN PECULIAR AND EXCEPTIONAL PRACTICAL DIFFICULTIES OR EXCEPTIONAL AND UNDE HARDSHIP UPON THE OWNER OF THE AFFECTED PROPERTY; OR
- THE ALTERNATIVE SITE PLANNING AND BUILDING DESIGN APPROACH MEETS THE DESIGN OBJECTIVES AS STATED IN THE STANDARD, EQUALLY WELL OR BETTER THAN WOULD COMPLIANCE WITH THE STANDARDS; AND
- IN EITHER OF THE FOREGOING CIRCUMSTANCES, THE GRANTING OF A VARIANCE WOULD NOT BE DETRIMENTAL TO THE PUBLIC GOOD.

AMENDMENT

THESE STANDARDS AND GUIDELINES MAY BE AMENDED FROM TIME TO TIME BY BURA.

TYPICAL COMMERCIAL ENTRY

NOT TO SCALE

ACCESS DRIVE VIEWS SHOULD
TERMINATE ON ARCHITECTURAL
FEATURES.

LAYERS OF PLANTING ARE USED TO
SCREEN VIEWS OF PARKING AND ALSO
TO CREATE A HIERARCHY OF ROADS.

FRAME VIEWS WITH TREES.

BICYCLE CONNECTIONS FOR
PEDESTRIANS AND CYCLISTS SHALL BE
PROVIDED FROM ADJACENT PUBLIC
STREETS AND TRAILS.



120TH AVENUE GATEWAY CORRIDOR

URBAN RENEWAL DISTRICT

CITY OF BROOMFIELD

SHERIDAN BOULEVARD TO LOWELL BOULEVARD

PLANNING AND DESIGN STANDARDS AND GUIDELINES



NOTE:
ALL BOUNDARY LINES, PROPERTY INFORMATION,
EASEMENTS, R.O.W.'S, AND TOPOGRAPHIC INFORMATION
IS CONCEPTUAL AND IS SUBJECT TO CHANGE. THIS
PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.