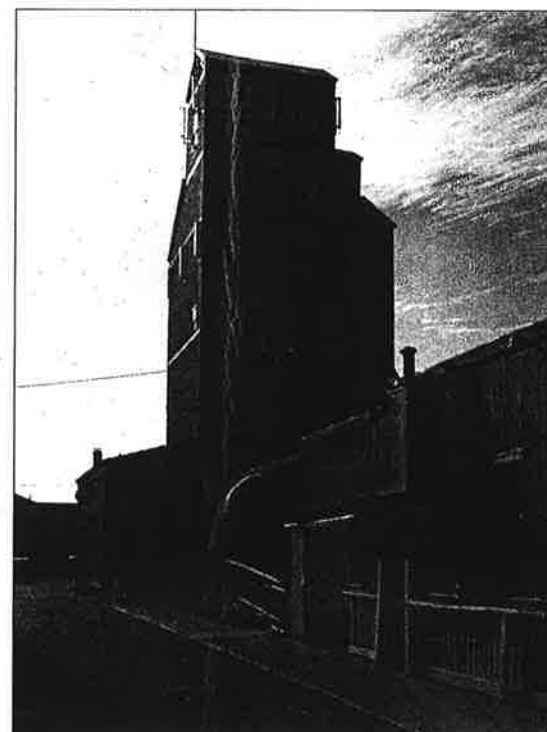


South Platte River Corridor Development Design Objectives

A primer for the desired
character of new development within
the South Platte River Corridor
in Littleton, Colorado

December 2000



South Platte River Corridor Design Objectives

Littleton, Colorado

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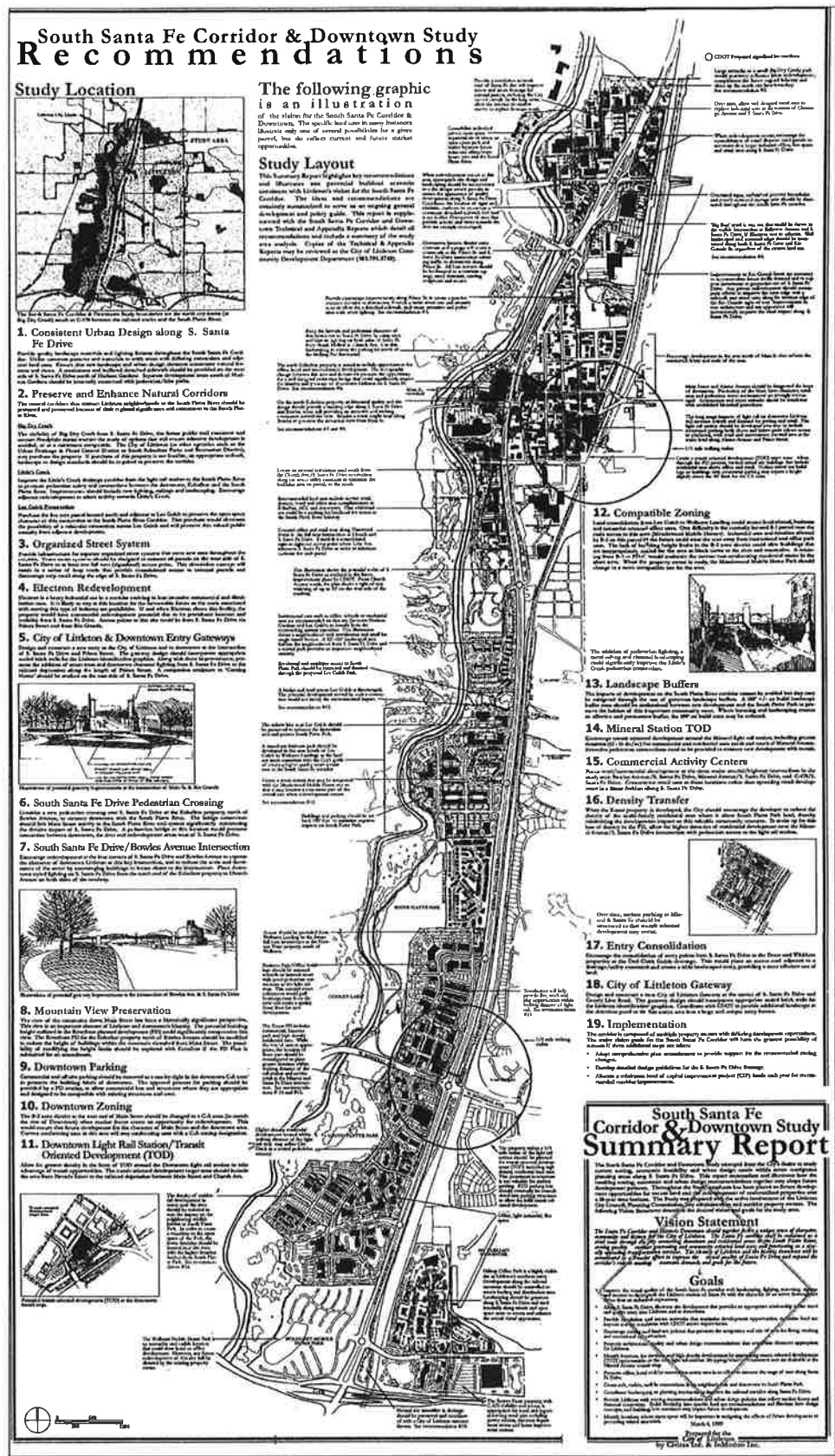
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This graphic illustrates the recommendations that resulted from the South Santa Fe Corridor & Downtown Study which was completed in March of 1999. Some of these recommendations, where appropriate, were incorporated into the comprehensive plan amendment that created the South Santa Fe Corridor plan in 2000.

South Platte River Corridor Design Objectives

Littleton, Colorado

Purpose and Goals

Purpose

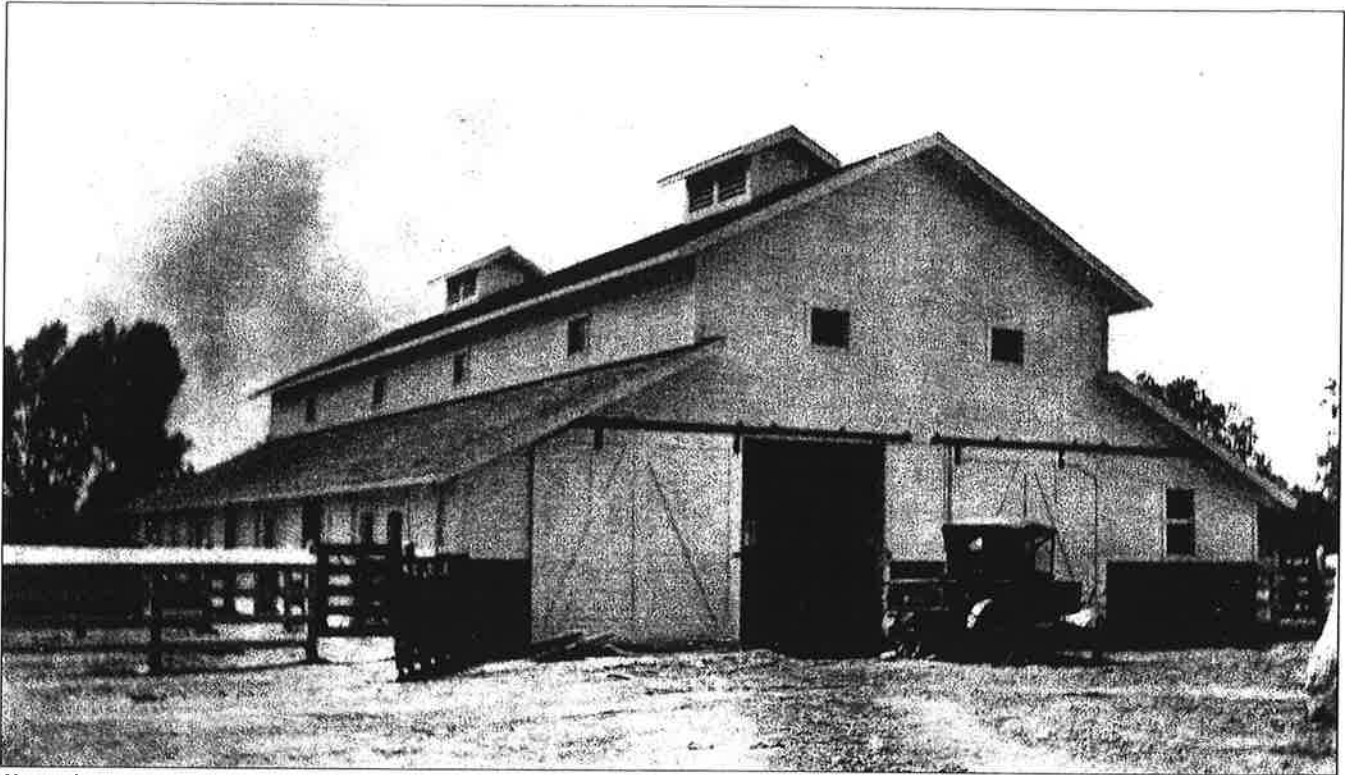
In 1999, the City of Littleton began the process of amending COMPLAN, the City's comprehensive planning document, to include the South Santa Fe Corridor. Up until that time, this area was without a long-range vision of land use policies and goals. As a precursor to the plan amendment, a study of both the South Santa Fe Corridor and the downtown area was completed. This study identified issues, concerns, and goals of the City concerning the future development. The study recommended the formation of design criteria or guidelines as a step subsequent to the completion of the South Santa Fe Corridor comprehensive plan amendment.

After the comprehensive plan amendment was adopted by the Planning Commission in February of 2000, it became clear to the City that the guidelines were essential in the future development of the corridor. Throughout the spring, discussions and study sessions took place in an attempt to define the character of the design guidelines. In April, the Planning Commission did a photo survey of their likes and dislikes in building design. This served as a basis for a discussion at the annual Planning Commission retreat, which was held in May. The Planning Commission reached a consensus that this corridor, as one of the last developable areas in Littleton, must be developed in a highly sensitive manner. The proximity to the South Platte Park exemplifies this issue due to South Suburban Park and the Recreation District's desire to preserve the wildlife habitat.

Discussions on the staff and consultant level consisted primarily of quality of fit. Comparisons of existing projects throughout the metropolitan area, (for example the Tech Center and South Park, Denver), were made to determine whether or not those styles of design would be compatible with the river valley environment. Since the City of Littleton has a long-standing, rich agricultural history, this rural character was ultimately identified as a design theme to be preserved and applied to new development within the South Platte River corridor.

The use of a common theme highlighting Littleton's historic character would enhance visual appeal, create development consistency, and improve the City's sense of place.

An analysis of historic structures in Littleton revealed recurring design elements identified as desirable to the future development of the South Platte River corridor (see Appendix A). These elements play a vital role in both linking the Littleton of today to its past and to the continuation of a positive and unique community image for the future. These elements are highlighted and illustrated in the following site planning, landscape architecture, architecture, lighting, and signage design objectives.



Historic photo courtesy of Littleton Historical Museum

Goals

1. To produce a reference guide to assist Littleton's Development Review Committee (DRC) in making design recommendations to developers and approving development projects.

2. To clearly describe in images and written statements the design objectives expected to be addressed by applicants in their submittals to the DRC.

3. To provide design objectives that encourage a rural character and enhance the community image characteristics identified by the City Council, Planning Commission, and the community (see Appendix B).

4. To maintain and preserve Littleton's agricultural history while contributing to its metropolitan feel and proximity to downtown Denver.

5. To guide and foster quality new development within subarea 9 (see the maps on the next page for the boundaries of Subarea 9).

South Platte River Corridor Design Objectives

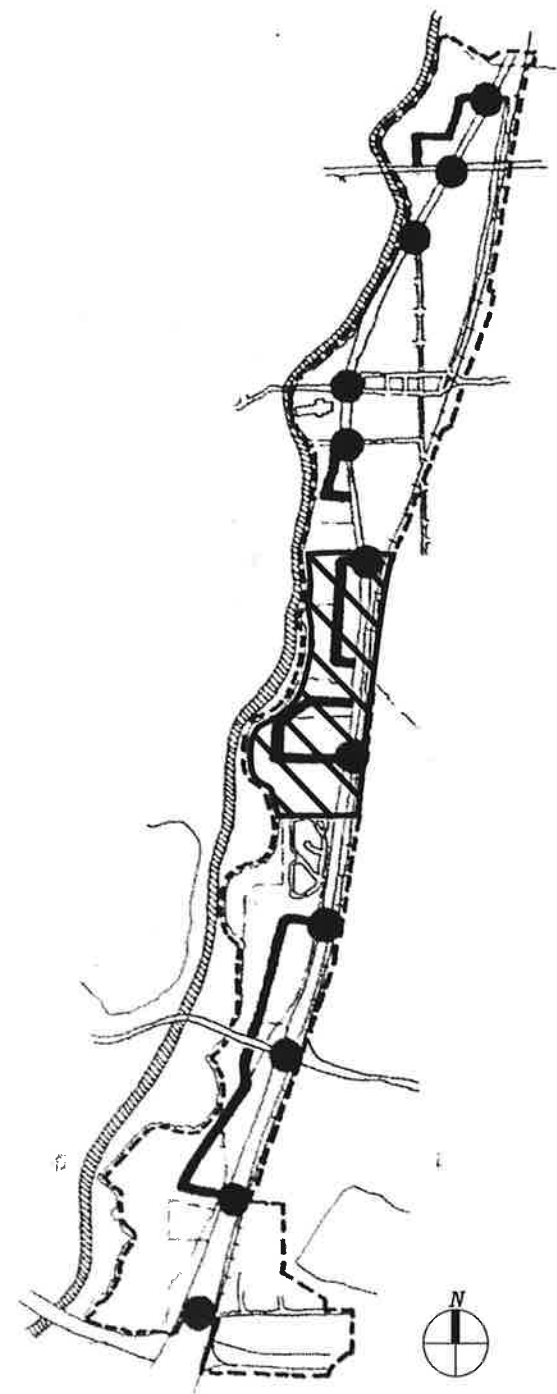
Littleton, Colorado

Context

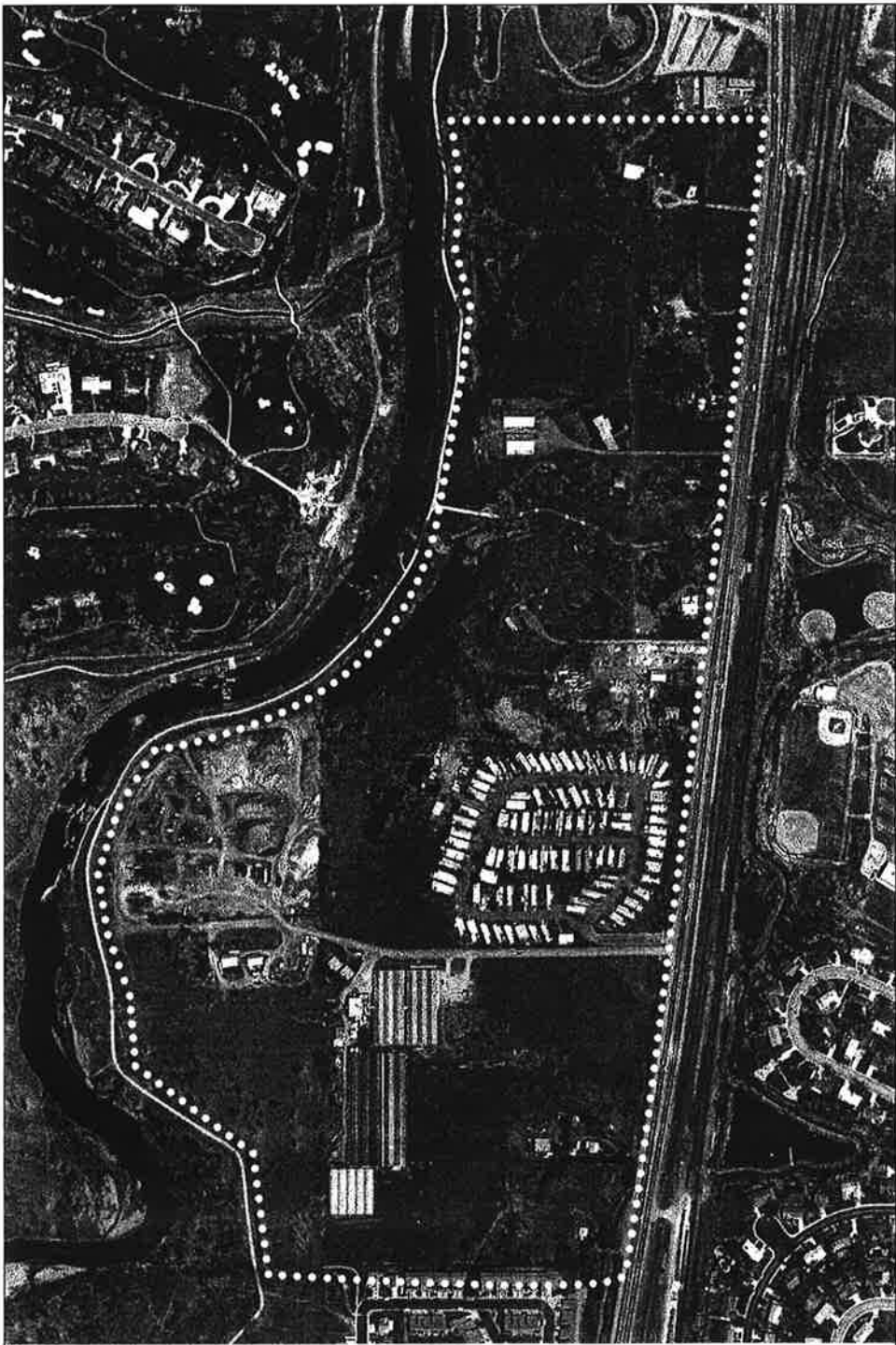
Location: Subarea 9 is the area surrounded by South Santa Fe Drive on the East, the South Platte River on the West, Hudson Gardens on the North, and Wollhurst Landing on the South.

Uses: All commercial, industrial, institutional, and residential building types allowed in approved zoning

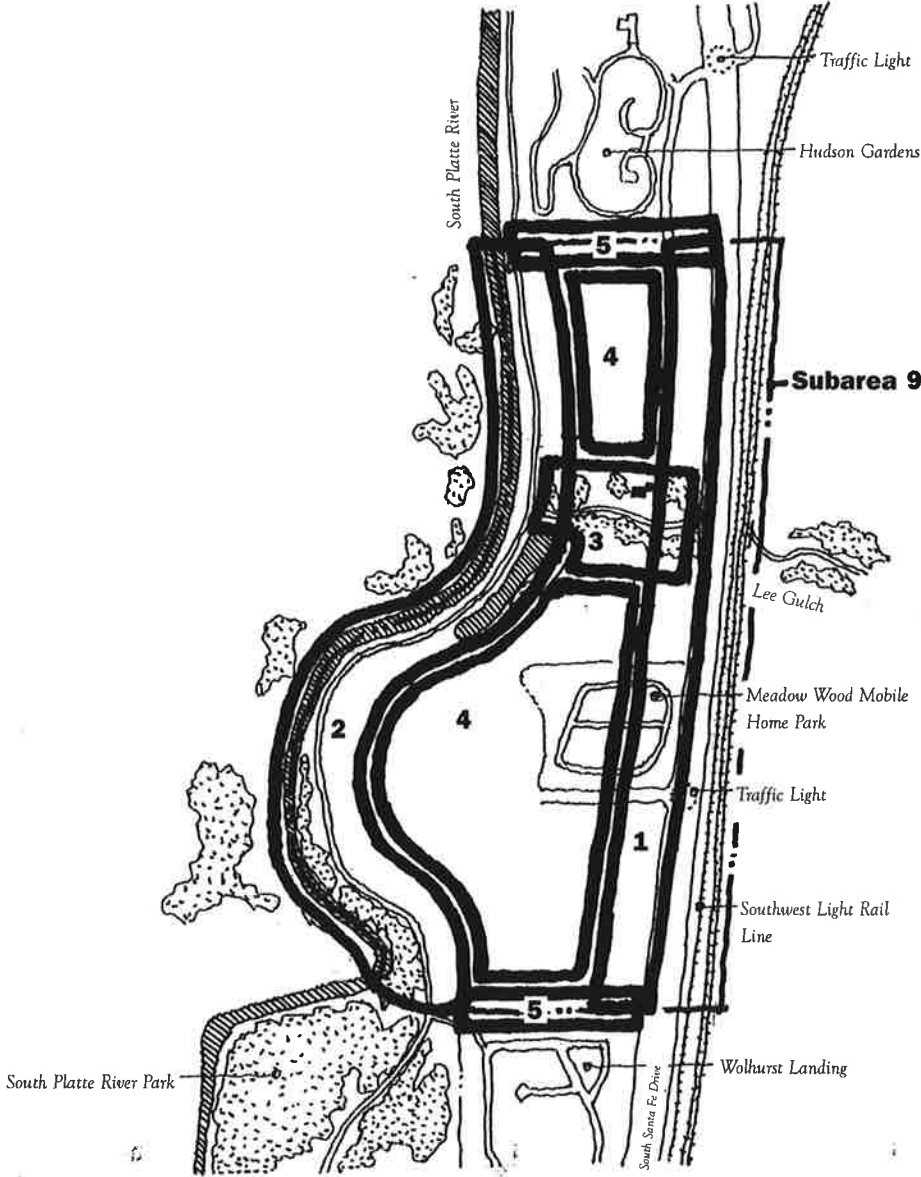
Design Categories: Applied to site planning, landscape architecture, architecture, lighting, and signs



Sub-area 9 within the South Platte River corridor



Aerial View Sub-area 9



- 1. Arterial Environment
- 2. River Environment
- 3. Lee Gulch Environment
- 4. Interior Environment
- 5. Adjoining Property Edge

Sub-area conditions

South Platte River Corridor Design Objectives

Littleton, Colorado

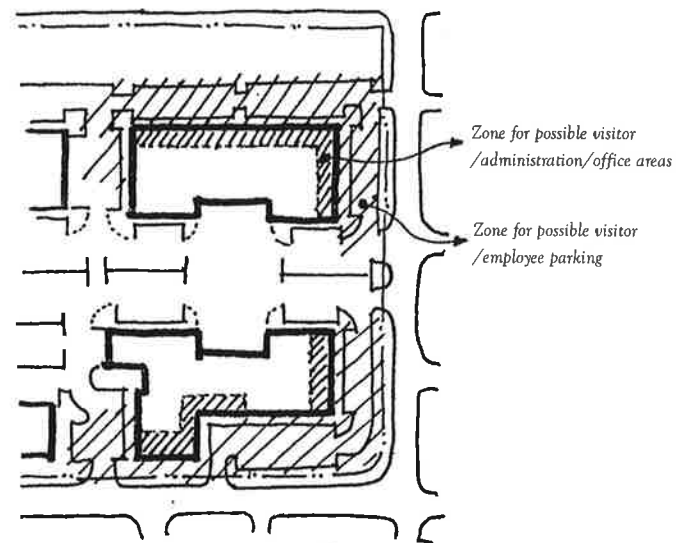
A: Site Plan/Urban Design

A1. Building relationships

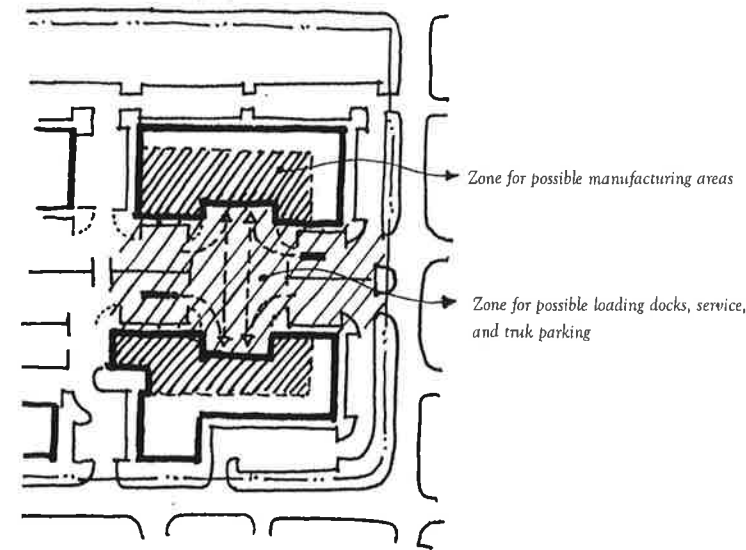
Goal: To relate appropriate facilities to surrounding amenities such as the South Platte Park, Lee Gulch, and South Santa Fe Drive.

A1.1: For office, retail, and residential uses, buildings should front existing landscape features (such as South Platte Park or Lee Gulch) or toward the streets.

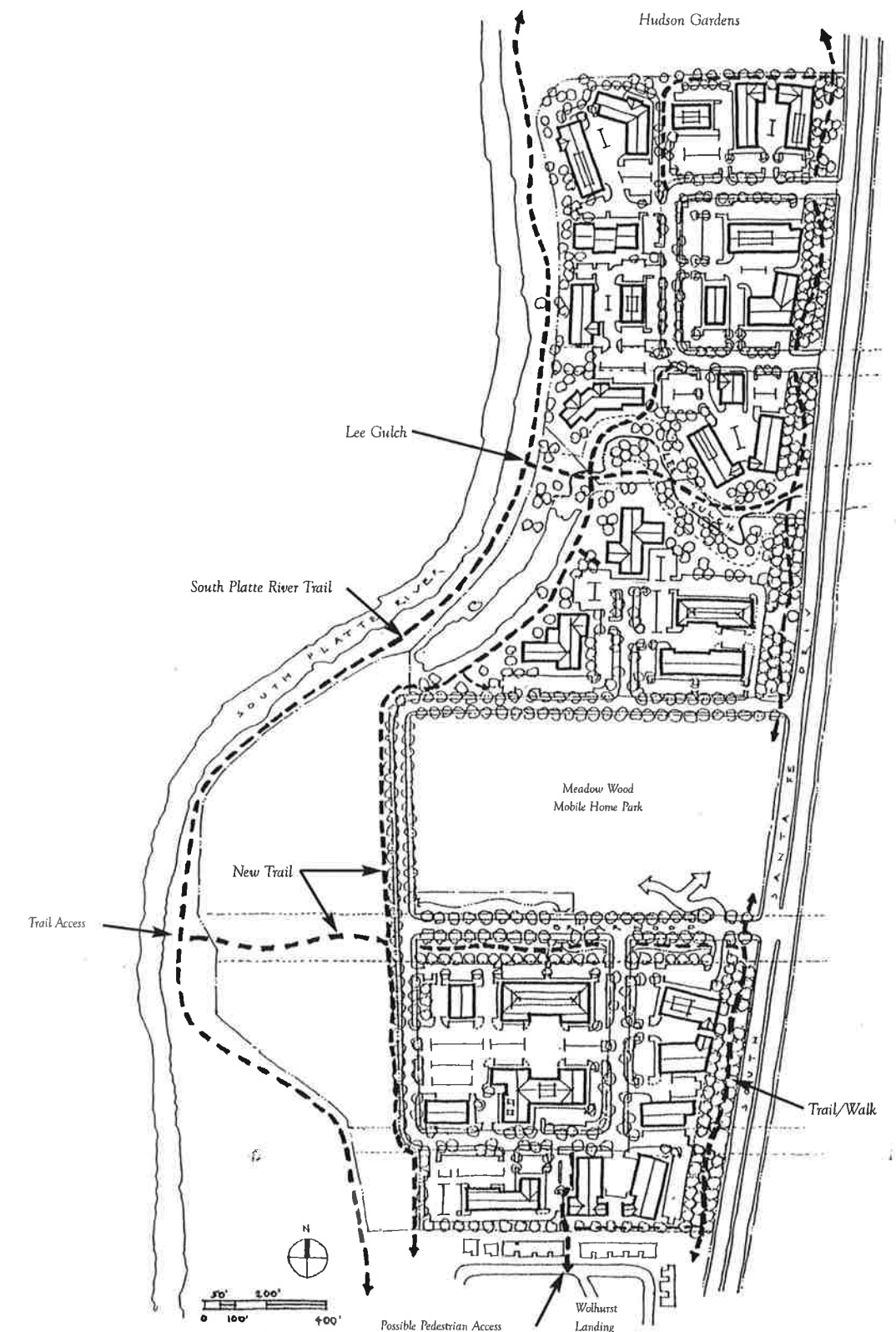
A1.2: The building alignments may be varied or uniform for light industrial, warehouse, and office uses. However, for retail and residential uses, buildings should uniformly align along the street right-of-way of the internal streets to provide a well-formed street environment. Most of the parking for residential and retail uses should be provided at the back of the buildings.



A1.3: For light industrial and warehouse uses, people intensive uses such as visitor / administration / office spaces should be oriented toward the perimeter of the lot or be oriented toward South Platte Park, Lee Gulch, or the street.



A1.4: For light industrial and warehouse uses, the loading docks, service, and general manufacturing functions should be screened from South Santa Fe Drive, Lee Gulch, and South Platte Park as much as possible. This can be done by means of the architecture, or when this is not possible, with landscaping. When possible, loading docks, service, and general manufacturing functions should be oriented to face each other.



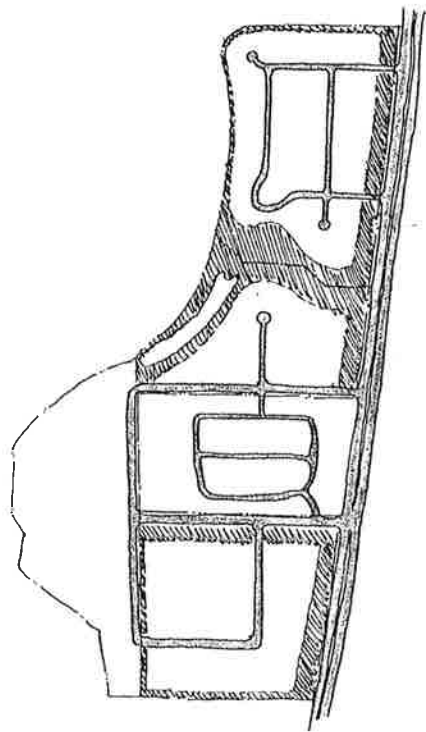
South Platte River Corridor Design Objectives

Littleton, Colorado

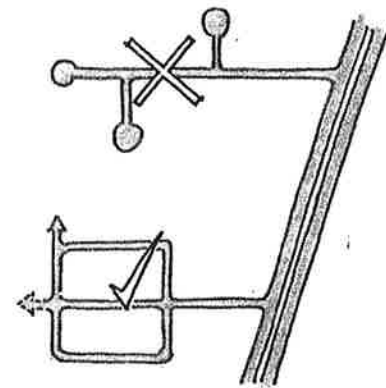
A: Site Plan/Urban Design

A2. Vehicular circulation and access

Goal: To provide sufficient vehicular access to the developments along South Santa Fe Drive with minimum amount of impact on the South Platte Park.



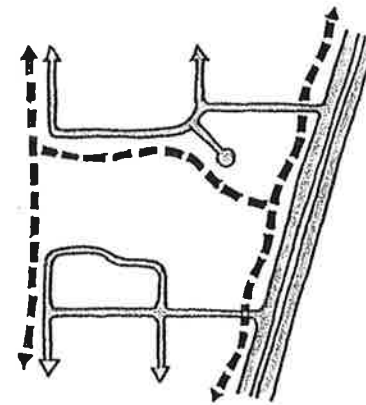
A2.1: Street continuity between sub-areas should be discouraged. There should be no vehicular connection cutting through natural amenities such as Lee Gulch or adjacent to South Platte Park.



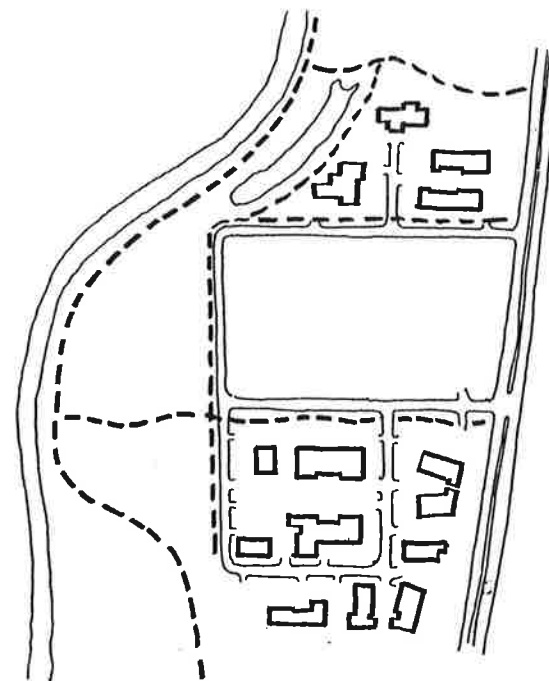
A2.2: Inter-connected networks or loops of streets should be utilized. Cul-de-sacs should be avoided as much as possible.

A3. Pedestrian and bike circulation and access

Goal: To provide pedestrian and bike circulation continuity within and between developments; to provide pedestrian and bike connections to the South Platte River Trail and to the transit system, other developments, and downtown.



A3.1: Pedestrian and bike system continuity should be provided regardless of the street discontinuity.



A3.2: Wherever possible, pedestrian and bike connections should be provided between the South Platte River Trail and South Santa Fe Drive.



A3.3: Pedestrian access should be provided to South Platte River Trail via internal streets.

A3.4: Pedestrian and bike access should be provided along South Santa Fe Drive or other intra-development connections to the light rail station and other developments. This connection should be made when parcels fronting onto South Santa Fe are redeveloped or when South Santa Fe Drive is widened.

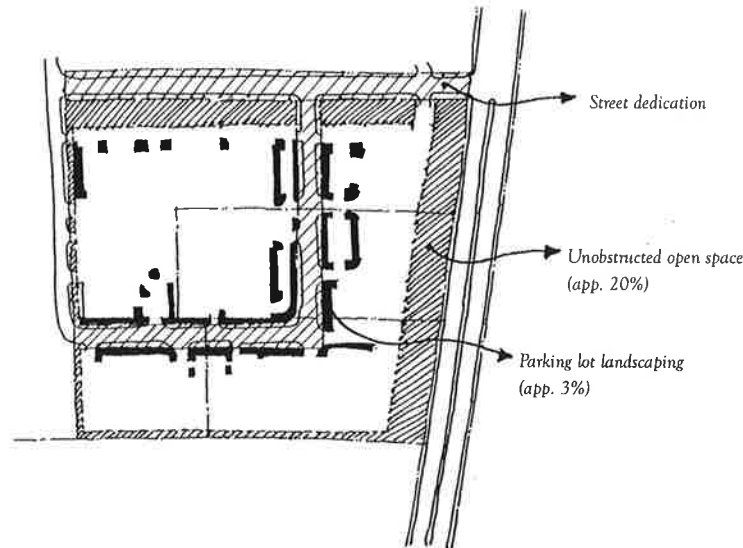
South Platte River Corridor Design Objectives

Littleton, Colorado

A: Site Plan/Urban Design

A4. Open space and general landscaping concepts

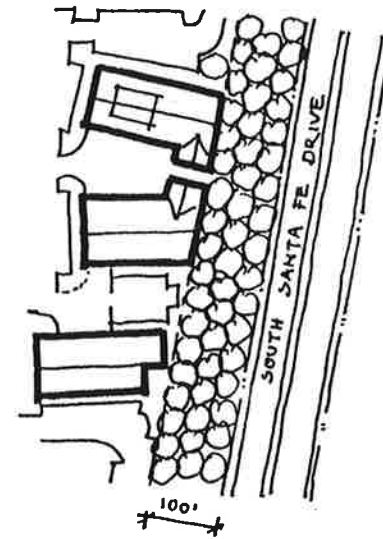
Goal: To consolidate the open space requirements to create large landscaped buffers around the periphery of development areas.



A4.1: Properties should be consolidated to provide larger developable land areas.

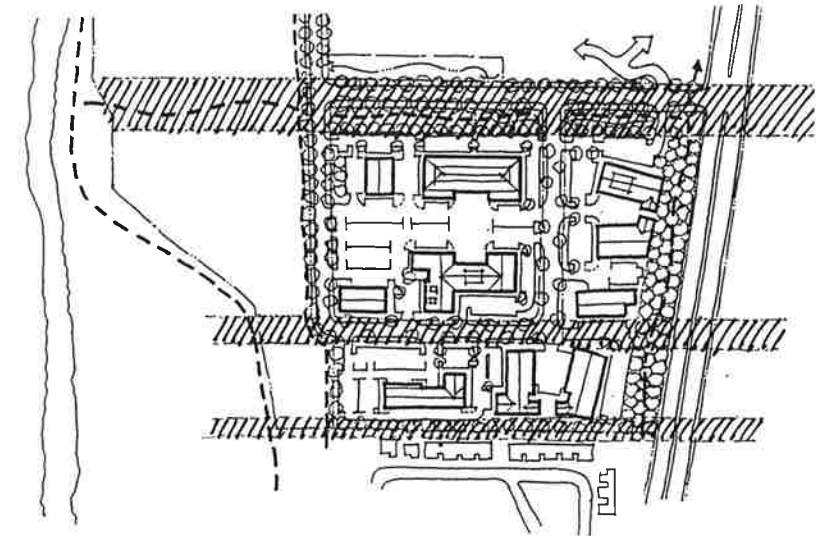
A4.2: An unobstructed open space that equals approximately 15% to 20% of the total development area should be provided around the periphery of the site as buffer. An area that equals approximately 3% to 5% of the total lot area should be landscaped internally or next to the people-intensive uses within the buildings.

A4.3: A landscaped buffer of approximately 100' from the R.O.W. line should be provided between development and South Santa Fe Drive.



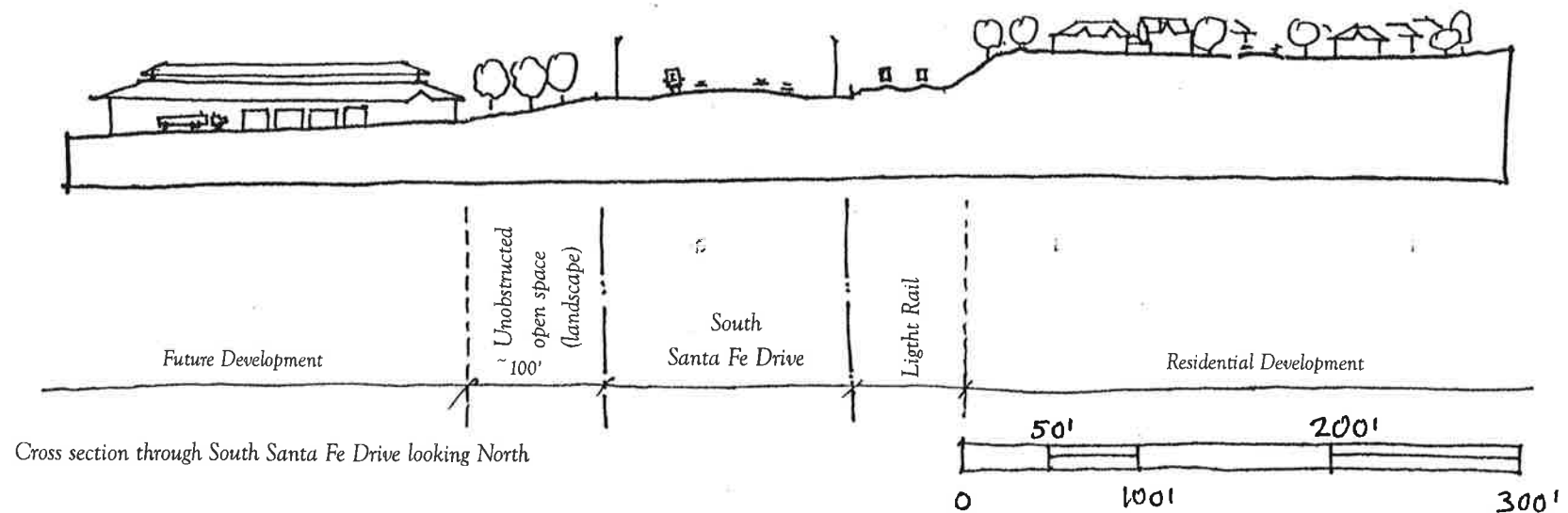
A4.4: A landscaped buffer of approximately 70' should be provided along (but not including) the Briarwood Street R.O.W. This buffer may include drainage improvements.

A4.5: A landscaped buffer of approximately 25' from the property line should be provided at Wolhurst Landing and the subarea 9 development to the north.



A4.6: Wherever possible, view or landscaped green corridors should be provided from South Santa Fe Drive towards the South Platte River.

A4.7: A landscaped buffer of approximately 70' should be provided from each side of the center line of Lee Gulch



Cross section through South Santa Fe Drive looking North

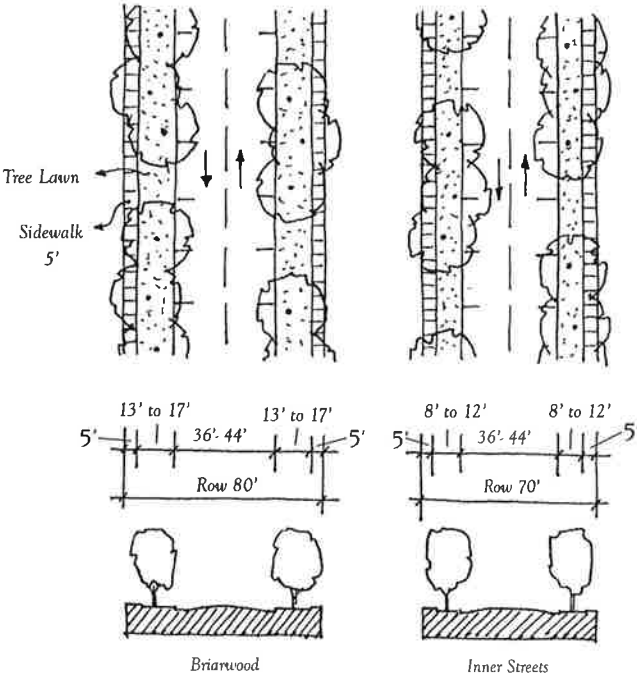
South Platte River Corridor Design Objectives

Littleton, Colorado

A: Site Plan/Urban Design

A5. Street Design

Goal: To provide well designed streets that can serve truck, car, pedestrian, and bike traffic.



A5.1: If the development is composed of primarily light industrial and warehouse uses, the streets should be designed to accommodate truck traffic, on-street parking for cars, and 5' detached sidewalks for pedestrian access (recommended curb-to-curb dimension is approximately 36' to 44').

A5.2: If the development is composed of primarily non-truck intensive uses such as office, commercial, or residential, the streets should be designed to accommodate on-street parking for cars and 5' detached sidewalks for pedestrian access (recommended curb-to-curb dimension is approximately 30' to 36' depending on the density and type of uses).

A5.3: A detached 8' bikeway should be provided along Briarwood Avenue within the drainage easement.

A5.4: Street trees should be provided along all streets (please see B5 for specifications).

A5.5: In order to minimize the effect to the South Platte River open space corridor, street lights should be minimized or avoided altogether if possible near the South Platte River. Where lights are required, cut-off type features should be used.

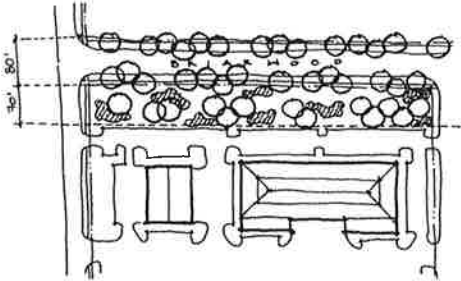
A6: Street lighting

Goal: To provide lighting that creates safe lighting levels for both automobile traffic and pedestrians.

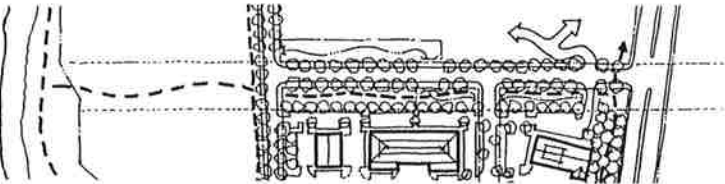
A6.1: Locate street lights as part of an integrated system that organizes other street elements such as trees, switch cabinets, transformers, and curb cuts.

A7. Drainage

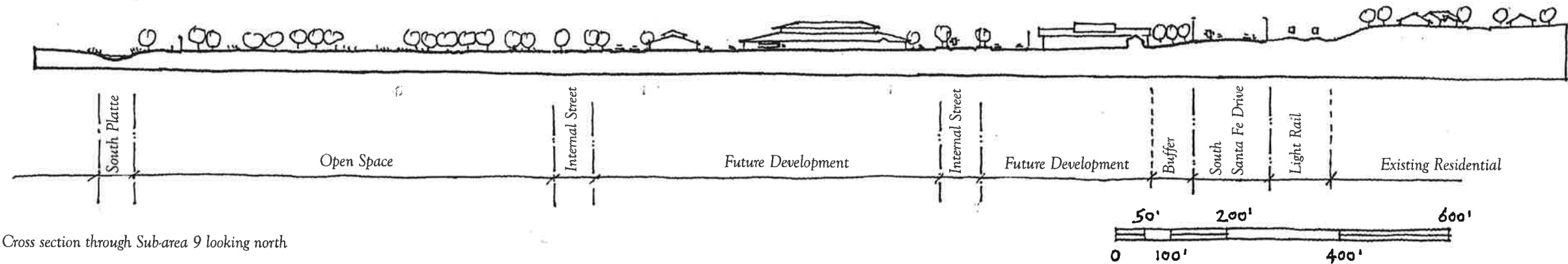
Goal: To use surface drainage to create landscaped zones within developed areas.



A7.1: Drainage systems should provide continuous landscaped belts and zones through an area.



A7.2: Drainage systems should incorporate continuous paths linking development to the river and South Santa Fe Drive.



Cross section through Sub-area 9 looking north

South Platte River Corridor Design Objectives

Littleton, Colorado

B: Landscape Architecture

B1: General landscape character

Goal: To establish a landscape character for new development within the South Platte River corridor that reflects its diverse riparian environment and rich agricultural history.

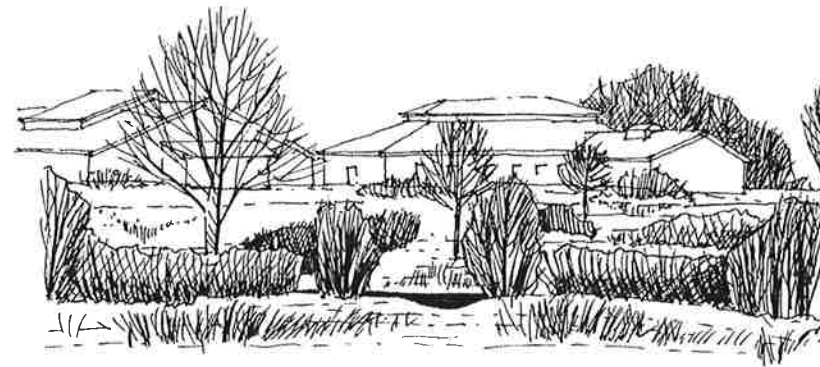


B1.1: The general landscaping approach should be carefully conceived to result in patterns, densities and plant combinations evocative of the natural landscape character found along the South Platte River.

B1.2: Landscaping should be maintained in the spirit of continuing a 'natural character' landscape concept.

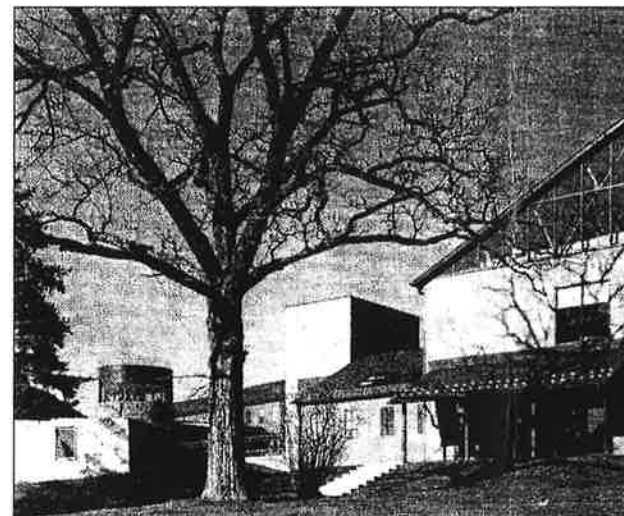
B2: Existing landscape features

Goal: To preserve, enhance and incorporate existing landscape features and vegetation.



B2.1: Existing landscape features (e.g., ponds, swales, wetlands, canals, etc.) should be retained and incorporated as landscape opportunities.

B2.2: Existing drainage ways and patterns should be utilized as landscape opportunities.



B2.3: Existing trees should be preserved wherever possible.

B3: Traditional rural and natural planting patterns

Goal: To emphasize traditional rural and natural planting patterns.



Local example, Watson Lane

B3.1: Casual, more irregular planting schemes should be created. If desired, more formal patterns may be interspersed within the overall scheme, as long as the dominate theme is a casual, natural character.

B3.2: Careful clustering and organization of plants should be provided to frame or screen views.

B3.3: Lawns (manicured green space) may be located between clustered buildings or adjacent to entries, as long as lawns do not dominate the landscape concept.

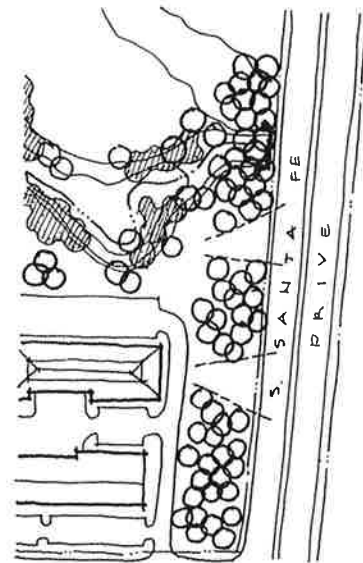
South Platte River Corridor Design Objectives

Littleton, Colorado

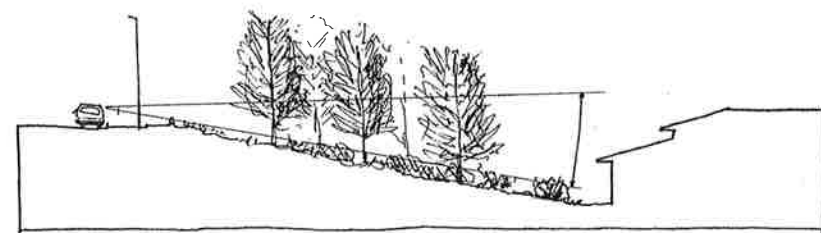
B: Landscape Architecture

B4: Landscape setbacks

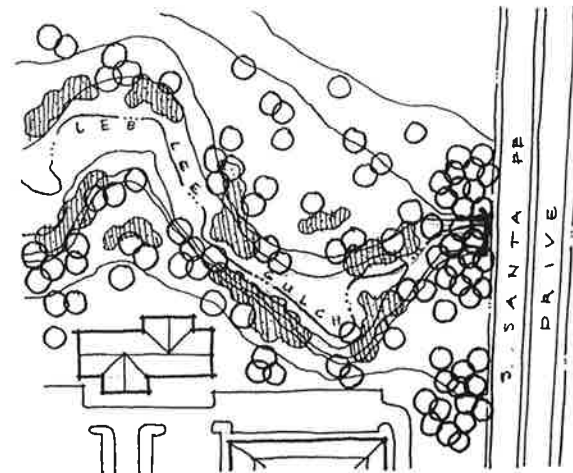
Goal: To create landscape setbacks which emphasize natural planting patterns between the development and South Santa Fe Drive, Lee Gulch and the setback along Briarwood Avenue.



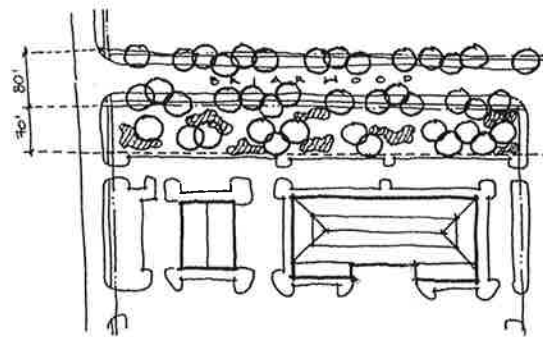
B4.1: The landscape setback along South Santa Fe Drive should be continuous but allow views into the development. The planting pattern should be created using irregularly spaced deciduous trees with breaks. The density of trees in this setback should average one tree per 1200 square feet. Lee Gulch should be more densely screened from South Santa Fe Drive.



Section through South Santa Fe Drive, showing the landscaped buffer



B4.2: The setbacks adjacent to Lee Gulch should create transitions from the adjacent development to Lee Gulch and eventually become naturalized habitat over time. This transition should be comprised of irregularly spaced groupings of native trees and shrubs where additional buffering, screening or framing of views is desirable.

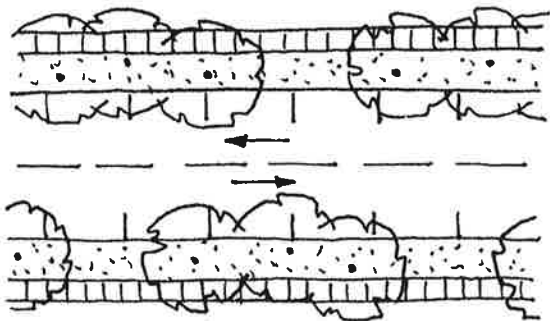


B4.3: The landscape drainage zone along Briarwood Avenue should express an extension of the South Platte River environment to South Santa Fe Drive. The setback should contain clusters of trees and shrubs allowing views to South Platte Park, where possible.

B4.4: Native grasses are preferred within the landscape zones. The use of manicured lawns should be held to a minimum.

B5: Streetscape

Goal: To create a continuous streetscape character using a limited palette of tree species without creating monocultures.



B5.1: Street trees should be clustered and not create straight rows within the tree lawn. Trees should be located no closer than 30 inches from the back of curb and 24 inches from the detached walk.

B5.2: Trees should have the same characteristics on both sides of the street. If mixing species, alternate them in a pattern. Species changes should occur at logical break points.

B5.3: One street tree should be provided for every 275 square feet of tree lawn. A minimum of three trees creates a cluster. Within a cluster, the trees should be spaced between 15-25 feet apart. The maximum gap between clusters is 50 feet.

B5.4: Trees in tree lawns should be a minimum of 2.5 inch caliper at time of planting.

B5.5: Trees and irrigation techniques that require minimal water should be considered. Irrigation must be installed for street trees and be designed to deliver the appropriate amount of water to each tree with minimal waste.

B5.6: Trees selected for streetscape should be strong wooded and able to endure pollution, compacted soils, minimal water and low maintenance. Refer to section B8: Plant Species for species recommendations.

B5.7: The tree lawn should be drought resistant, irrigated turf.

South Platte River Corridor Design Objectives

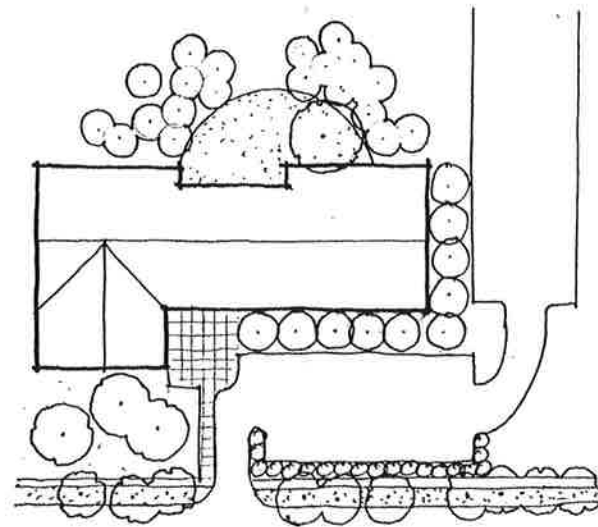
Littleton, Colorado

B: Landscape Architecture

B6: Building and private area landscape

Goal: To integrate planting schemes with the architecture.

B6.1: Planting should be placed to compliment the architecture. It should not be conceived as a screen for poorly designed buildings.



B6.2: Plantings should be used to create space associated with architecture, not just as foreground plantings.

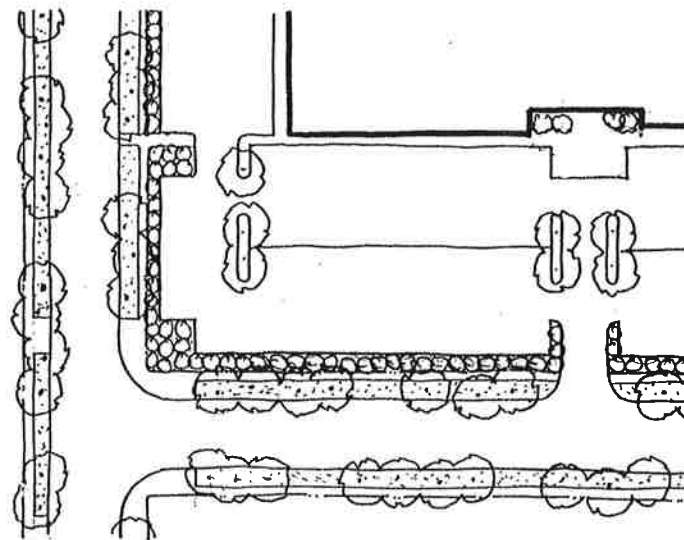
B7: Parking lot landscaping

Goal: To provide a landscaping scheme that serves the needs of the parking lot users, with minimum visual impact on Lee Gulch and South Platte Park.

B7.1: Parking lots and loading docks should not be adjacent the Lee Gulch or the South Platte Park. Exceptions may be made for the light industrial, warehouse, and office uses, if a street intervenes between the river corridor and the use, or if the function of the use is seriously compromised.

B7.2: In general, less parking lot landscaping should be required in return for larger landscape setbacks around the development.

B7.3: In general, less parking lot landscaping should be required when the parking lot is screened from the street or the open space by a building.



B7.4: Parking lot landscaping should be concentrated around the perimeter of the parking lot. A visual setback should be provided around the parking lot when the parking lot is adjacent to a street or public space. The buffer should consist of a continuous dense hedge 3 to 4 feet high at maturity.

B7.5: Landscaping for interior parking lot islands should include two trees per island and a continuous shrub or groundcover. Sod in parking lot islands is not recommended.

B8: Plant species

Goal: To emphasize native and traditional plant materials. Refer to plant lists (see next page) for a guideline of recommended species.

B8.1: Plants associated with the Colorado rural, high plains, and riparian environments should be preferred over other species.

B8.2: Water conserving plants should be preferred over other species. Xeriscape is encouraged.

B8.3: The use of manicured lawns should be limited. Grasses, shrubs, trees and loose hedges that can be found in rural areas should be preferred over other species.

B8.4: All trees should be selected considering the microclimate, soils, sun, moisture, budget and maintenance environment in which they are planted.

South Platte River Corridor Design Objectives

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The following plant lists are intended to provide a guideline for species selection. The suitability of any plant material will depend in part on soil conditions, aspect, micro-climate, etc. The first plant list includes recommended species for streets, parking lots and manicured areas adjacent to the building. The second plant list is comprised of native species recommended for natural areas, drainage ways and landscape setbacks. Though variety is encouraged in the design, the basic concept of using large massings of a single plant type is desired. In general, it is recommended that plants from the second list be used to augment plantings in the streets, parking lots and manicured areas. However, plants in the first list should not be used in native areas.

Plant List 1: Streets, Parking Lots and Manicured Areas

Overstory/Street Trees

Acer platanoides
Acer freemeri
Acer rubrum 'Red Sunset'
Catalpa speciosa
Celtis occidentalis
Fraxinus americana
Fraxinus pennsylvanica
Fraxinus pennsylvanica
Fraxinus pennsylvanica
Gleditsia triacanthos inermis
Gleditsia triacanthos inermis
Gleditsia triacanthos inermis
Juglans nigra
Quercus alba
Quercus bicolor
Quercus macrocarpa
Quercus robur
Quercus robur fastigata
Quercus rubra
Saphora japonica
Tilia americana
Tilia cordata
Tilia cordata
Tilia cordata
Tilia euchlora

Norway Maple
'Autumn Blaze' Autumn Blaze Red Maple
Red Sunset Red Maple
Catalpa
Western Hackberry
'Autumn Purple' Autumn Purple White Ash
'Marshall' Marshall Ash
'Patmore' Patmore Ash
'Summit' Summit Ash
'Imperial' Imperial Honeylocust
'Skyline' Skyline Honeylocust
'Morraine' Morraine Honeylocust
Black Walnut
White Oak
Swamp White Oak
Bur Oak
English Oak
Columnar English Oak
Northern Red Oak
Japanese Pagoda Tree
American Linden
Littleleaf Linden
Greenspire
'Glenleven' Glenleven Linden
'Redmond' Redmond Linden

Small Trees and Understory

Acer ginnala
Aesculus glabra
Amelanchier canadensis
Betula species
Cercis canadensis
Crataegus species
Gymnocladus dioica

Amur Maple
Ohio Buckeye
Shadblow Serviceberry
Birch
Redbud
Hawthorn
Kentucky Coffeetree

Shrubs

Berberis species
Cornus sericea
Cotoneaster species
Forsythia species
Hydrangea species
Ligustrum species
Ribes alpinum
Rosa woodsii
Rhus species
Spirea species
Syringa vulgaris
Viburnum species

Barberry
Dogwood
Cotoneaster
Forsythia
Hydrangea
Privet
Alpine Currant
Wood's Rose
Sumac
Spirea
Common Lilac
Viburnum

Vines

Filipia aubertii
Parthenosis quinquefolia

Silver Lace
Virginia Creeper

Evergreens

White fir
Colorado spruce
Austrian pine
Ponderosa Pine

Abies Concolor
Picea Pungens
Pinus Nigra
Pinus Ponderosa

Plant List 2: Drainage Areas, Natural Areas and Landscape Setbacks

Overstory

Acer rubrum
Celtis occidentalis
Populus acuminata
Populus angustifolia
Populus sargentii
Quercus bicolor
Quercus macrocarpa

Red Maple
Western Hackberry
Lanceleaf Cottonwood
Narrowleaf Cottonwood
Plains Cottonwood
Swamp White Oak
Bur Oak

B: Landscape Architecture

Small Trees and Understory

Amelanchier canadensis
Crataegus macracantha
Prunus americana
Prunus virginiana
Quercus gambelii
Salix amygdaloides

Shadblow Serviceberry
Hawthorn
Wild Plum
Chokecherry
Gamble Oak
Peach-leaved Willow

Shrubs

Crysothamnus nauseosus
Rhus trilobata
Ribes aureum
Ribes cereum
Rosa woodsii
Salix exigua
Yucca glauca
Symphoricarpos occidentalis

Rabbitbrush
Three-Leaved Sumac
Golden Currant
Wax Currant
Wood's Rose
Coyote Willow
Yucca
Western Snowberry

Lowland Herbaceous

Eleocharis palustris
Scirpus acutus
Juncus torreyi
Carex nebrascensis
Verbena hastata
Iris missouriensis
Spartina pectinata
Asclepias incarnata
Helianthus Nuttallii
Monarda fistulosa

Common Spikerush
Roundstem Bulrush
Torrey's Rush
Nebraska Sedge
Blue Vervain
Wild Iris
Prairie Cordgrass
Swamp Milkweed
Nuttall's Sunflower
Monarda

Grass Species for Wetlands

Carex aquatilis
Carex nebrascensis
Eleocharis palustris
Scirpus acutus

Aquatic Sedge
Nebraska Sedge
Common Spikerush
Roundstem Bulrush

Grass and Wildflower Species for Moist Areas

Agropyron smithii
Asclepias incarnata
Carex aquatilis
Carex nebrascensis
Helianthus nuttallii
Juncus balticus
Juncus torreyi
Panicum virgatum
Spartina pectinata

Western Wheatgrass
Swamp Milkweed
Aquatic Sedge
Nebraska Sedge
Nuttall's Sunflower
Baltic Rush
Torrey's Rush
Switchgrass
Prairie Cordgrass

Lobelia siphilitica
Thermopsis divaricarpa
Verbena hastata

Blue Lobelia
Golden Banner
Blue Vervain

Grass and Wildflower Species for Dry Areas

Andropogon gerardii
Bouteloua curtipendula
Buchloe dactyloides
Bouteloua gracilis
Panicum virgatum
Pascopyrum smithii
Schizachyrium scoparium
Sporobolus cryptandrus

Big Bluestem
Sideoats Grama
Buffalograss
Blue Grama
Switchgrass
Western Wheatgrass
Little Bluestem
Sand Dropseed

Antennaria parvifolia
Erigeron flagellaris
Gaillardia aristata
Liatris punctata
Linum lewisii
Oenothera caespitosa
Penstemon secundiflorus
Penstemon virens
Townsendia grandiflora
Sphaeralcea coccinea
Vicia americana

Pussytoes
Fleabane
Blanketflower
Gayfeather
Lewis Flax
Evening Primrose
One-Sided Penstemon
Blue Mist Beardtongue
Easter Daisy
Scarlet Globemallow
American Vetch

South Platte River Corridor Design Objectives

Littleton, Colorado

B: Landscape Architecture

B9: Parking lot lighting

Goal: To provide lighting that serves the needs of the parking lot users, with minimal impact on Lee Gulch and South Platte Park.

B9.1: Parking lot lighting should be as low as possible. Low cut-off light fixtures should be used. A maximum height of 25 feet is recommended for the light pole and fixture.

B9.2: Building lighting should be minimized. Security lighting should be as low as possible.

B9.3: Landscape lighting should be minimized.

B10: Site furnishings in the public realm

Goal: To create unified groupings of site furnishings such as seating, bicycle racks and trash receptacles where appropriate in public amenity areas along bike/pedestrian paths or next to or within public open spaces.

B10.1: All furnishings should be placed for safety and comfort.

B10.2: All furnishings should be designed for outdoor use and require minimal maintenance.

B10.3: The character of the site furnishings should be unified and consistent with the overall character of the development.

B11: Screening

Goal: To use elements, such as hedges, fences and walls as screens for functional purposes such as safety, security, or to block undesirable views.

B11.1: The use of hedges for screening is encouraged.

B11.2: Walls may be used to enclose elements which require screening such as waste/storage areas or where landscape grades can not be developed at 3:1 or lesser slopes.

B11.3: Low walls of 4 feet in height or less are preferred. Walls should not exceed a height of 8 feet without specific approval.

B11.4: The materials and design of walls and fences should closely relate to the color, materials, scale and style of the adjacent buildings and site improvements.

B11.5: Fences that are necessary for security should be minimized and located to minimize visibility from the adjacent R.O.W. and open space. Security fencing at front of the buildings should be limited to the extent practicable. Open mesh fencing is acceptable and wood fencing is discouraged. Where open mesh fencing is used for screening, vine plantings are recommended.

B12: Service, storage, refuse and utilities placement and screening

Goal: To minimize the need for screening by carefully locating service, storage, refuse and utilities away from the street and public areas.

B12.1: Service, storage and refuse areas shall be designed to be attractive and functional and should be located to have minimum visibility from South Santa Fe Drive, Lee Gulch and South Platte Park.

B12.2: All utilities and their connections shall be underground where permitted by the utility provider and other regulations. Reasonable efforts should be made to locate utility appurtenances within the right-of-way and out of the tree lawn, or, where they must be in the tree lawn, equipment should be centered between the back of curb and detached walk and aligned with the curb. No equipment can be closer than 42 inches from the curb.

B12.3: The location of satellite dishes and antennae are subject to review. In general, they should not be visible from the street, open space areas or front yards of near-by properties.

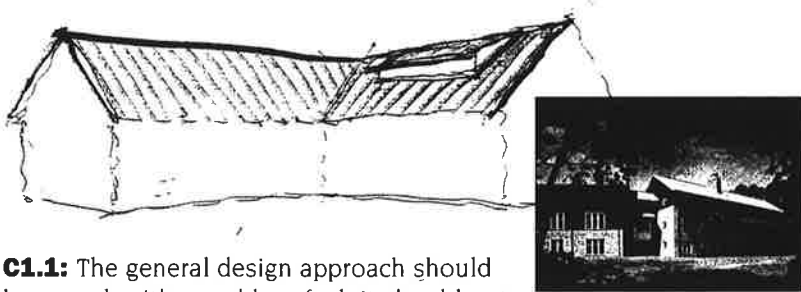
South Platte River Corridor Design Objectives

Littleton, Colorado

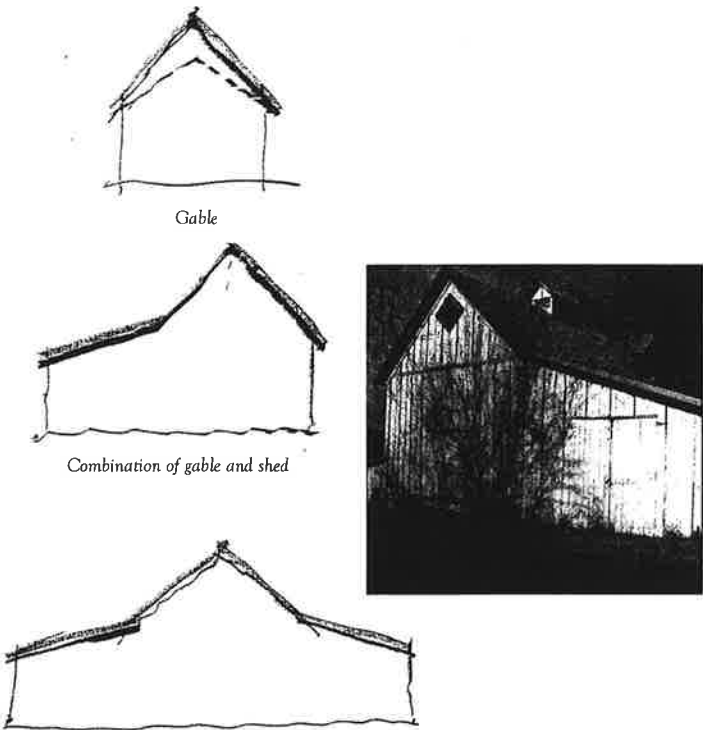
C: Architecture

C1: General architectural character

Goal: To establish an architectural character reflective of agricultural building forms within the Littleton South Santa Fe Drive corridor.

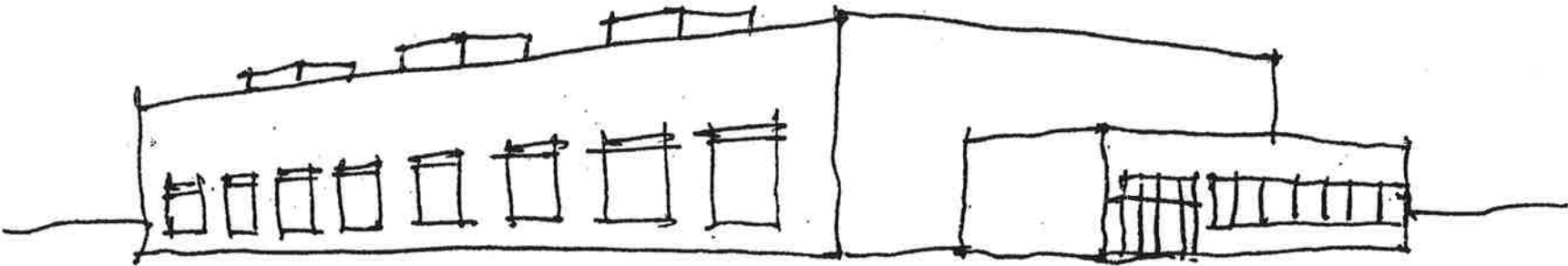


C1.1: The general design approach should be casual, with an add-on feel. It should not be 'technical' or slick.

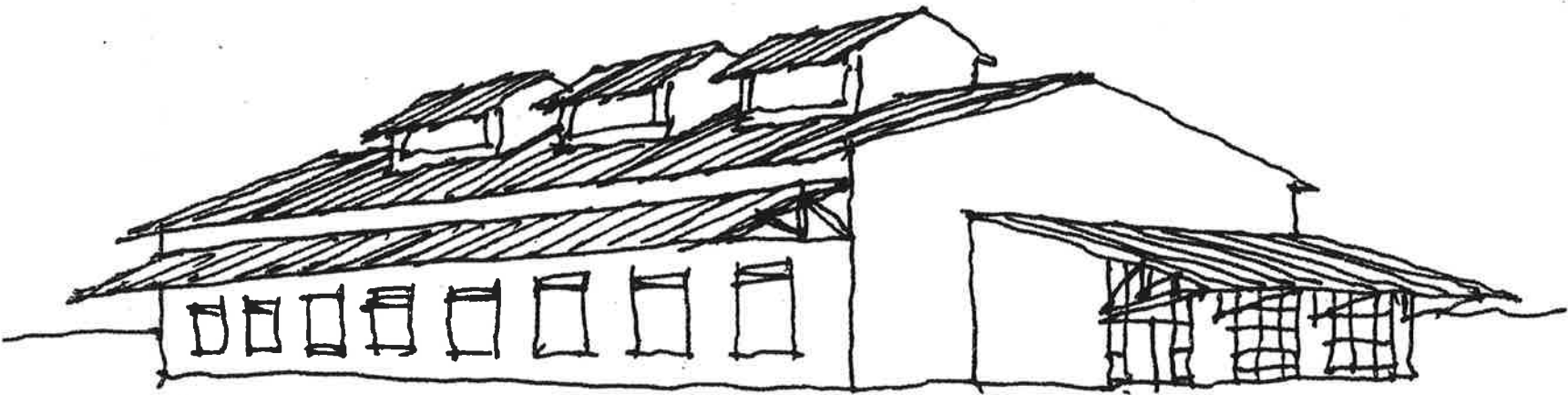


C1.2: Variety of simple forms should be utilized.

C1.3: Gable, arched, and/or shed roofs are preferred. Flat roofs should be avoided when possible.



To Be Avoided
Typical Box with loading docks and office attachment



Preferred
Gabled roofs, mechanical penthouses

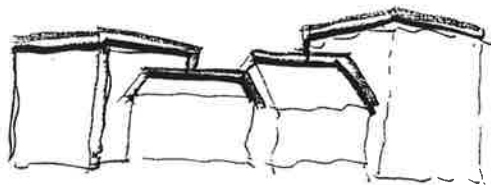
South Platte River Corridor Design Objectives

Littleton, Colorado

C: Architecture

C2: Scale

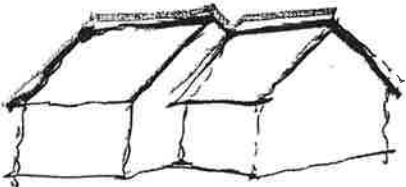
Goal : To reduce the scale of large commercial and industrial structures.



Larger building broken up into smaller connected pieces

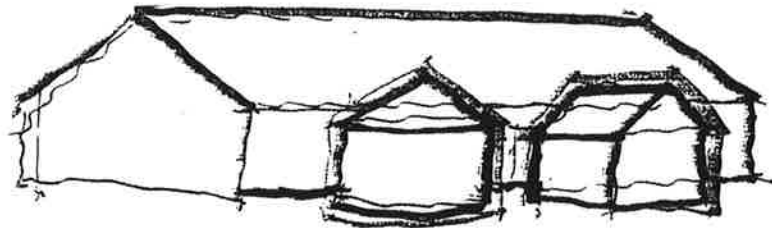


Roof stepped to break ridge line

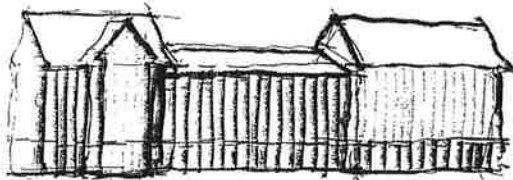


Plan stepped to break ridge line

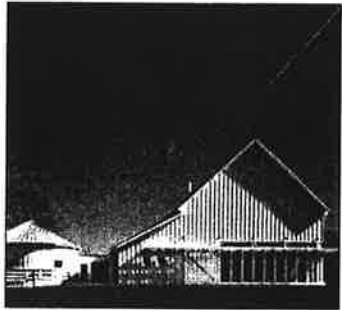
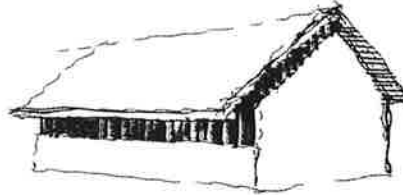
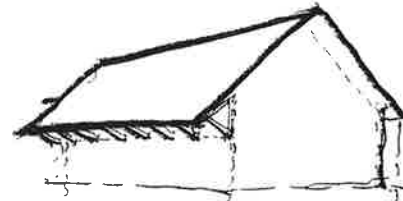
C2.1: Larger forms should be broken down into smaller components.



C2.2: Whenever possible, smaller internal functions should be expressed as smaller buildings in front of bigger buildings.



C2.3: Where appropriate, several materials and colors should be used to break up large facades. Single material and mono-color buildings should be avoided as much as possible.

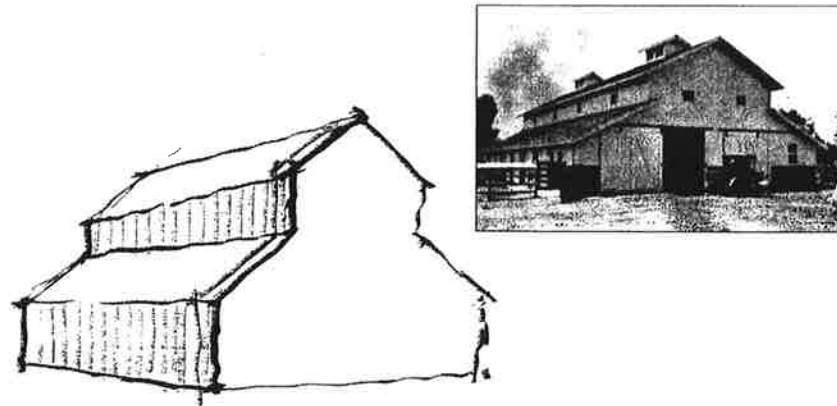


C2.4: Roofs with overhangs should be encouraged to cast shade and shadow onto wall surfaces.

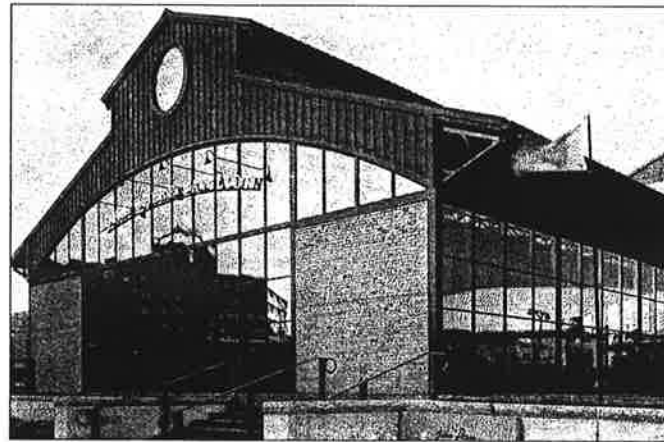
South Platte River Corridor Design Objectives

Littleton, Colorado

C: Architecture



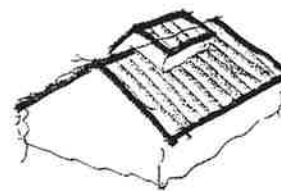
C2.5: High walls should be broken down into two stepped walls wherever feasible.



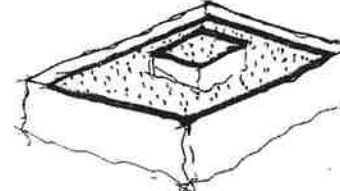
C2.6: The scale of very large sloping or arched roofs should be broken by the use of penthouses, skylights, clerestories, breaks in ridges, etc

C3: Roof

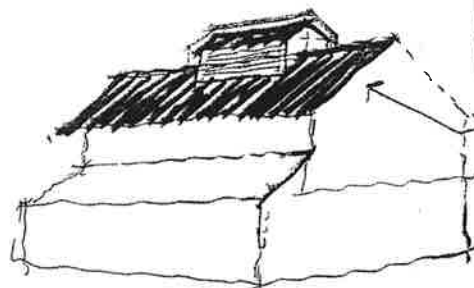
Goal: To design the roof as a 'fifth facade' in order to provide an attractive view for uses on higher ground overlooking the corridor.



Preferred



Discouraged



Roof top mechanical screened within penthouses

C3.1: Sloped or arched roofs are preferred over flat roofs as much as possible.

C3.2: Roof mechanical elements, vents, and flues should be clustered when possible. Roof forms should be kept as free of mechanical elements as possible.

C3.3: Large mechanical units should be screened by enclosing within gable, arched, or shed roofed penthouses.

C4: Materials and colors

Goal: To use materials that convey a sense of quality, permanence, and care.

C4.1: Materials with strong patterns and textures (such as wood board and batten lap siding, stone, brick) are preferred as much as possible. The material choices and their use should be 'honest,' unpretentious and related to the history of the area.

C4.2: Some relatively "humble" materials such as ribbed or corrugated metal, fluted concrete blocks and precast panels may be used if they are carefully detailed, and integrated into the architectural concept.

C4.3: Colors should be used to articulate differing forms: deep red, deep green, white, and/or natural colors of materials.

C4.4: Materials and forms that cast shadows, catch light and take advantage of Colorado's sunny climate should be used.

C5: Use of solar energy

Goal: To provide building designs that would maximize the utilization of the solar energy

C5.1: Buildings should have solar orientation whenever possible.

C5.2: Buildings should have solar overhangs (shade the building in the summer and let light in the winter) whenever convenient.

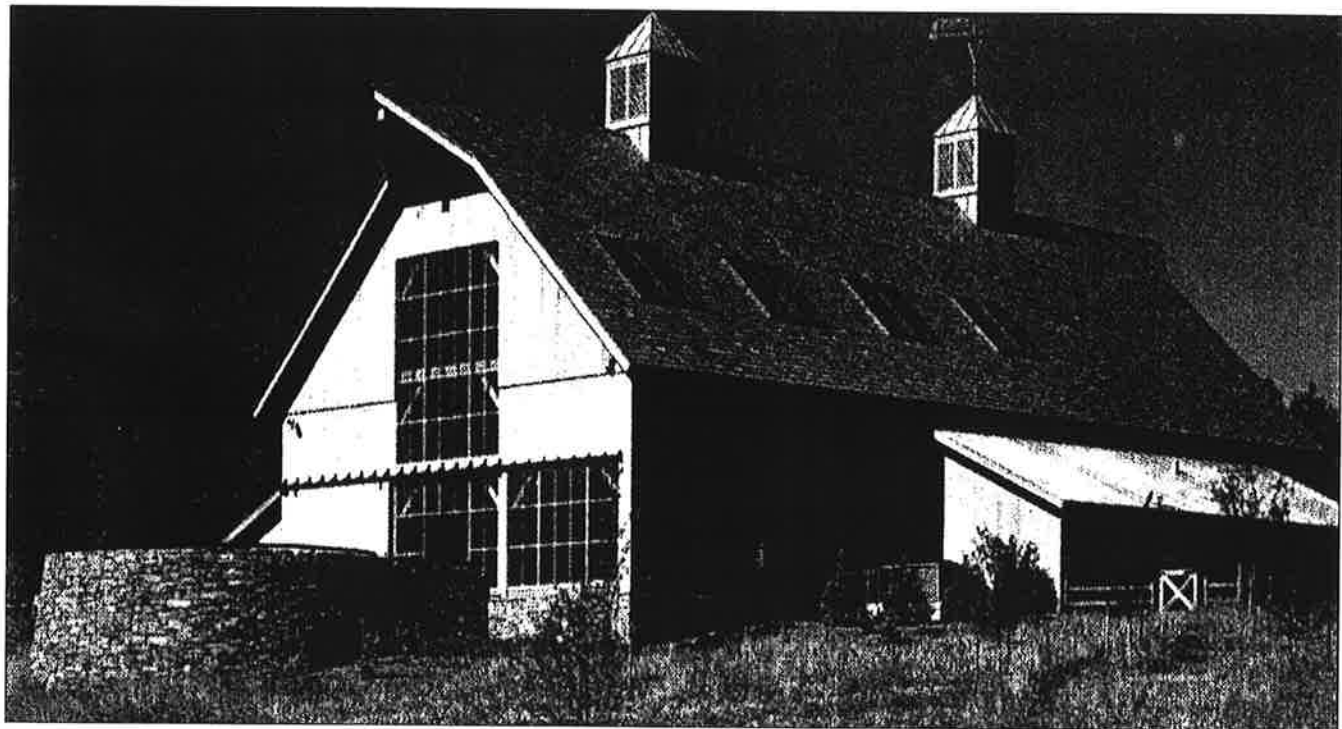
C5.3: "Daylighting" within buildings to improve worker productivity and satisfaction, should be encouraged.

South Platte River Corridor Design Objectives

Littleton, Colorado

C: Architecture

Examples of smaller penthouses common in rural buildings



Southeast Vermont Welcome Center, Guilford, VT

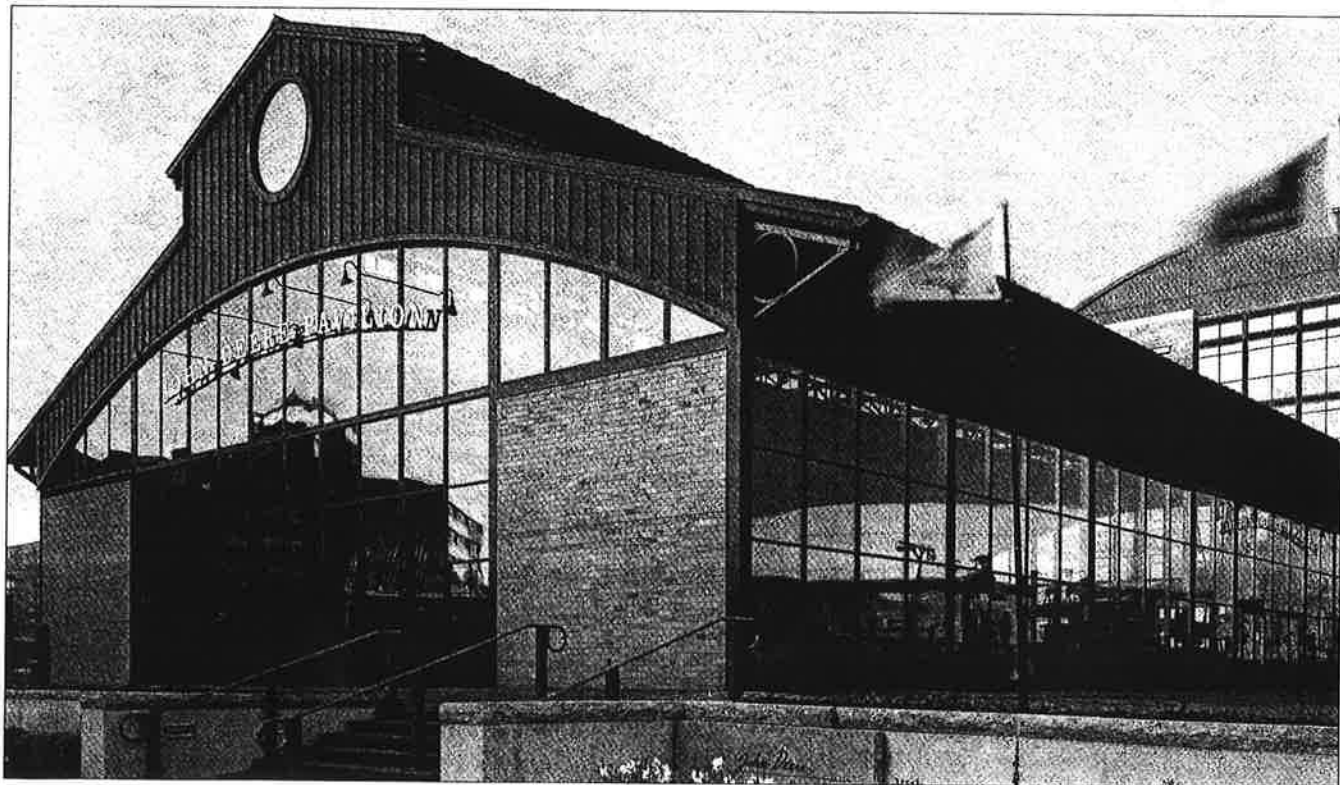
Examples of stepped roof forms which reduce the scale of both roofs and walls



Existing Local Example



Existing Local Example, Aurora, CO

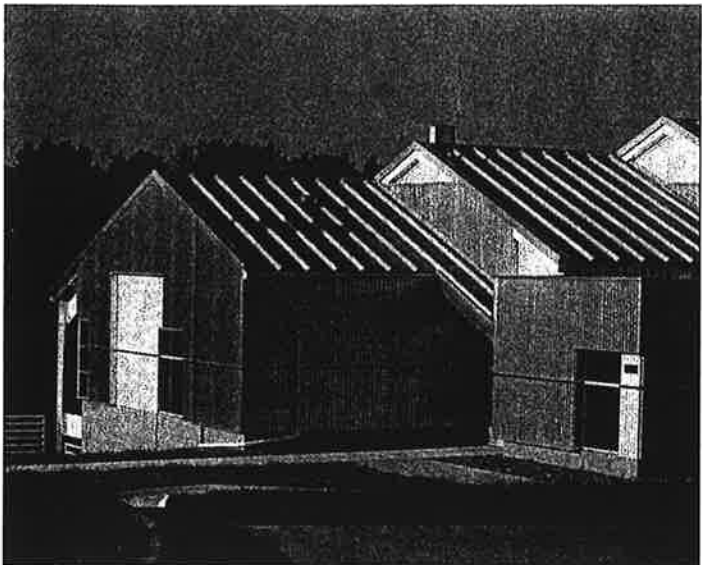


John Deere Pavilion, Moline, IL

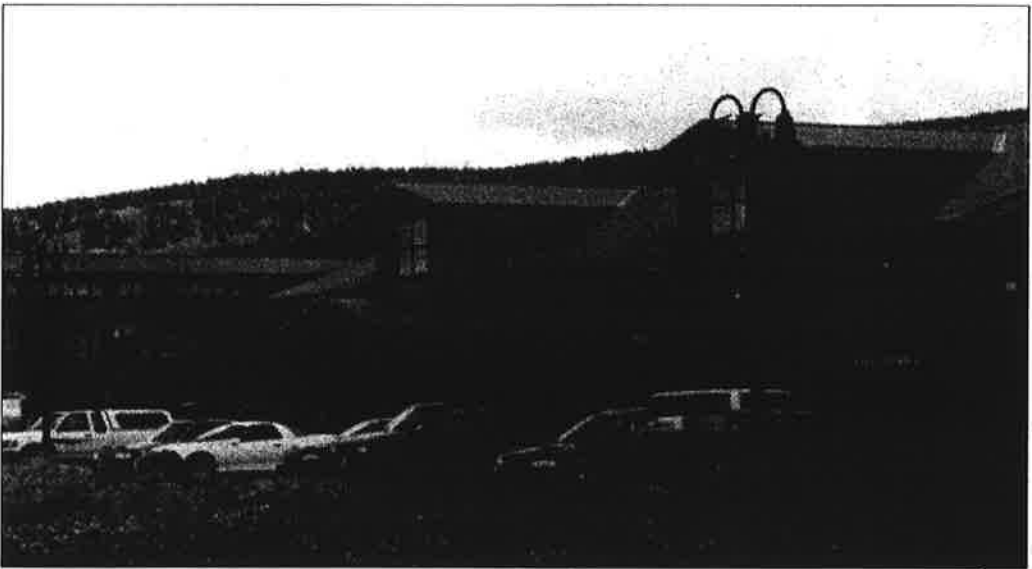
Examples of multiple roof forms which reduce scale



Existing Local Example, Littleton, CO



Sheet Metal Workers Union Hall, Kansas City, MO



Existing Local Example,

South Platte River Corridor Design Objectives

Littleton, Colorado

C: Architecture

Taller walls can be reduced in scale by means of changes in material and color.



US Fish & Wildlife Training Center, Shepherdstown, WY



US Fish & Wildlife Training Center, Shepherdstown, WY

Big roof planes punctuated by clerestories provide a convenient space for vents, flues, and equipment.



US Fish & Wildlife Training Center, Shepherdstown, WY

Taller volumes can be reduced in scale by means of step-backs in wall plane and intermediate shed roofs.



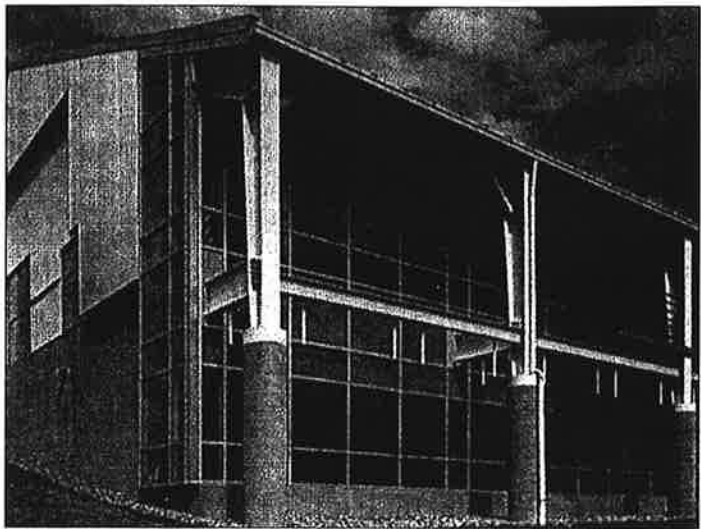
US Fish & Wildlife Training Center, Shepherdstown, WY

South Platte River Corridor Design Objectives

Littleton, Colorado

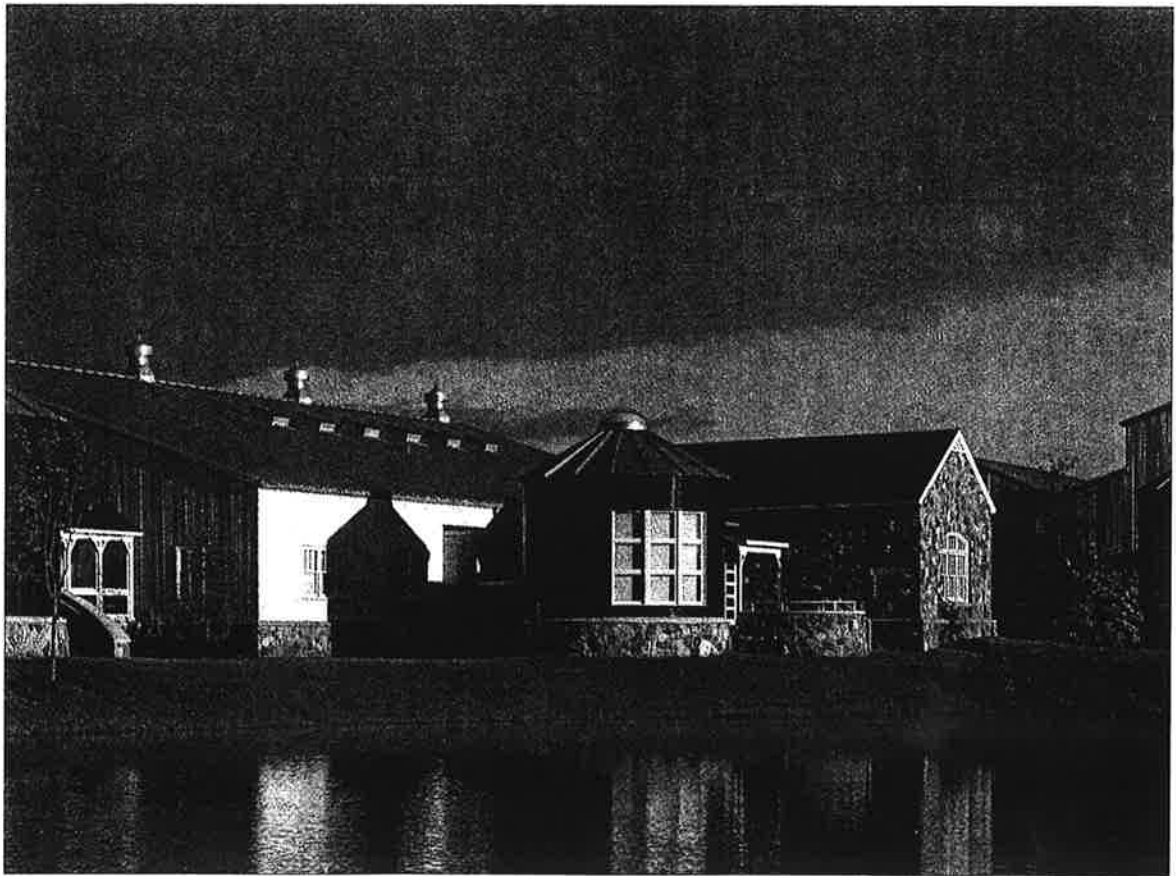
C: Architecture

Big solid forms can be scaled down by means of transparent facades, lightly designed structures and framing.

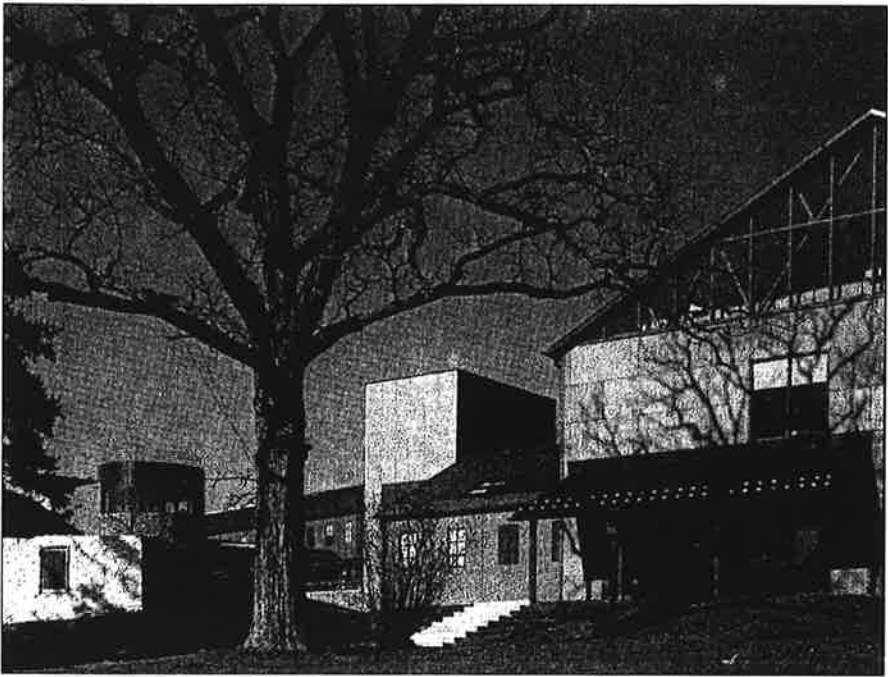


Sheet Metal Workers' Union Hall, Kansas City, MO

Variety of simple forms; shed and gable roofs, cylinders, vertically proportioned rectangles reduce monotony and provide well scaled and proportioned building masses.

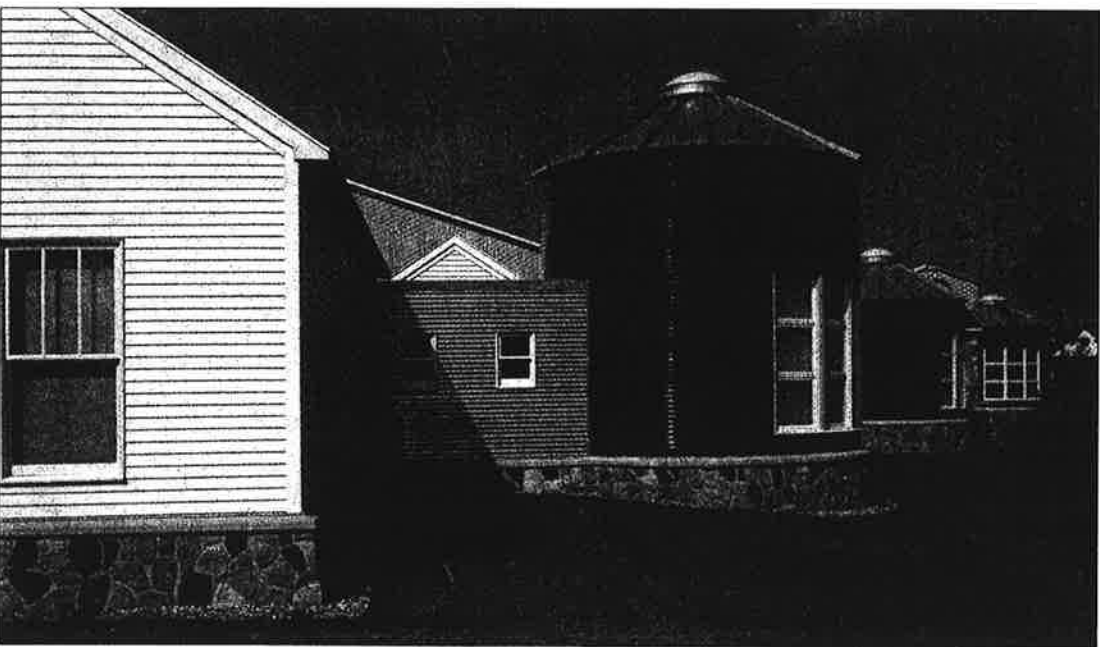


Herman Miller Design York, Holland, MI



SEI Corporation, Oaks, PA

Variety of colors and building materials provides richness.



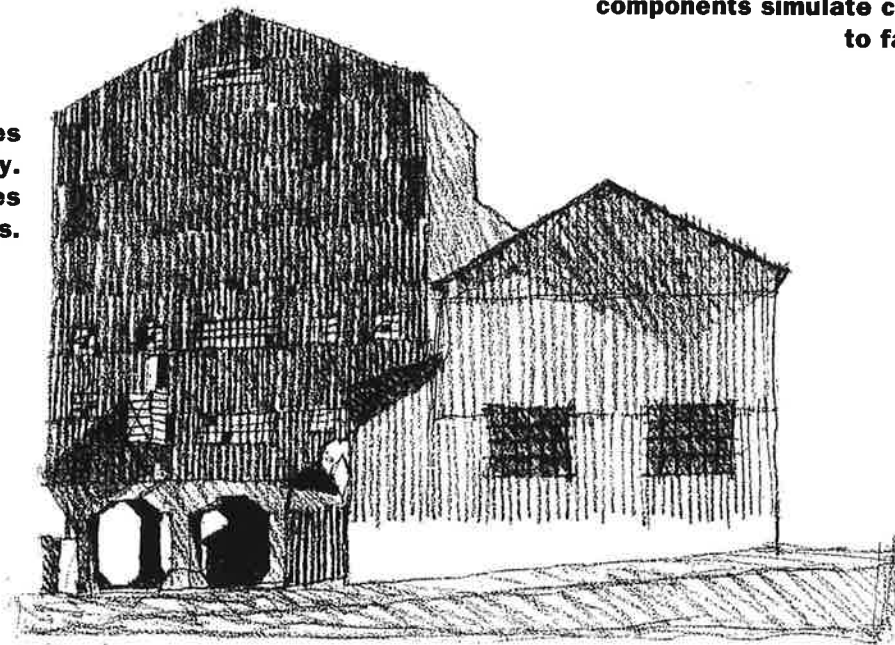
Herman Miller Design York, Holland, MI

South Platte River Corridor Design Objectives

Littleton, Colorado

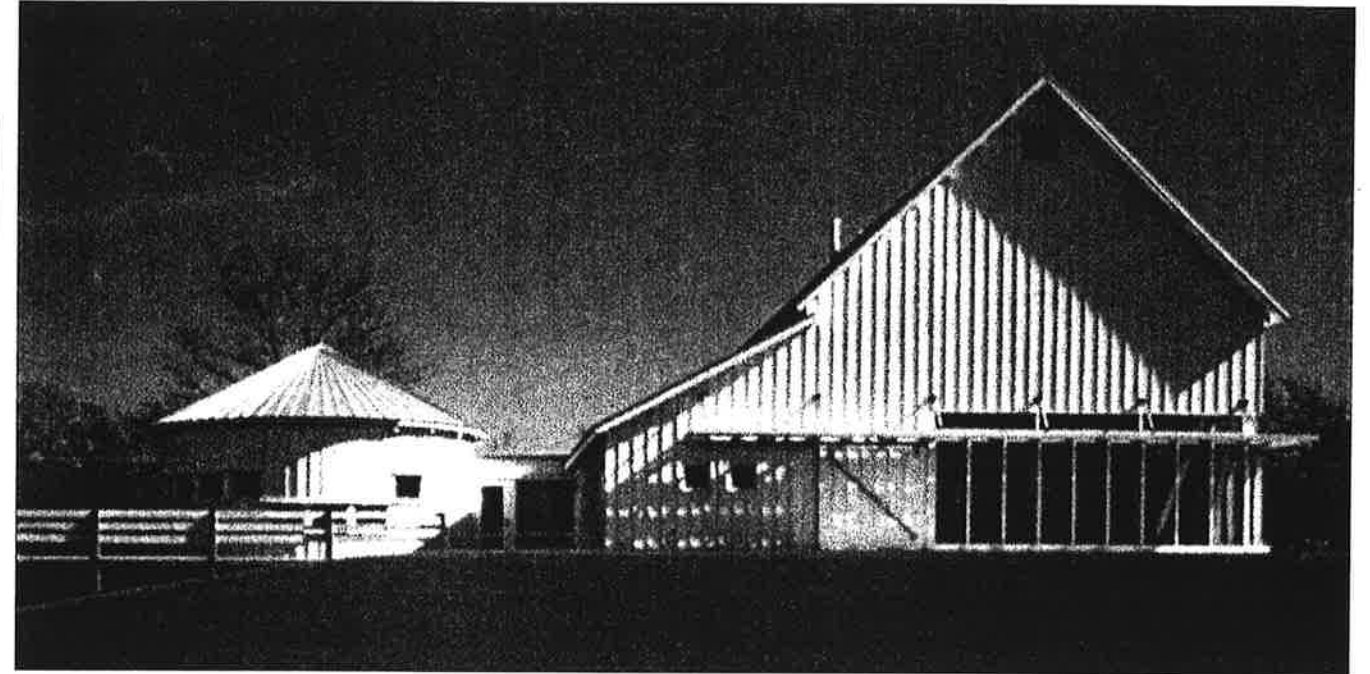
C: Architecture

Big, shallow gables provide unity. Overhanging eaves cast shadows.



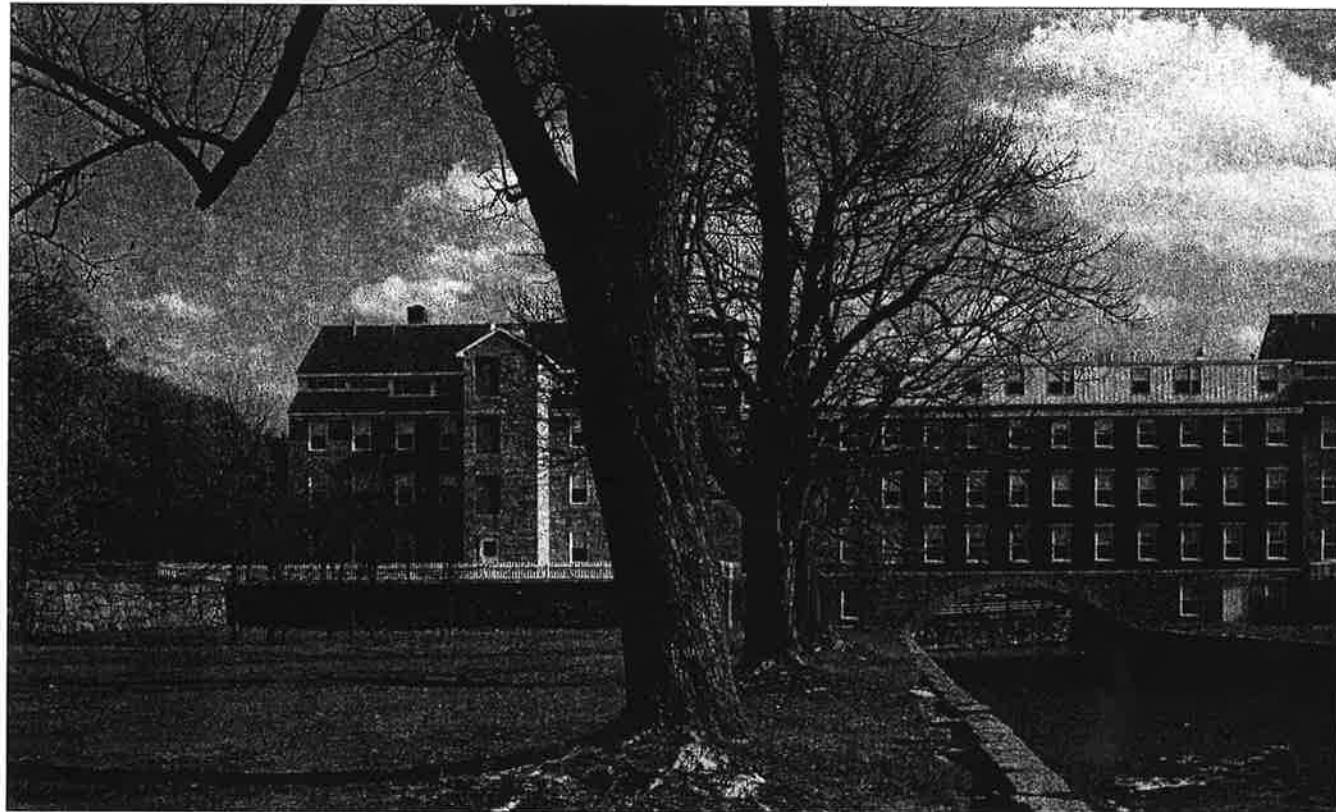
San Francisco Industrial, (RF)

Larger forms broken into smaller components simulate casual add-ons to farm buildings.



Olympia Fields Community Center, Olympia Fields, IL

Variety of materials and colors break down scale of building.



Crown & Eagle Mill, Uxbridge, MA

Combination of roof forms break down the scale of the building and provide richness.



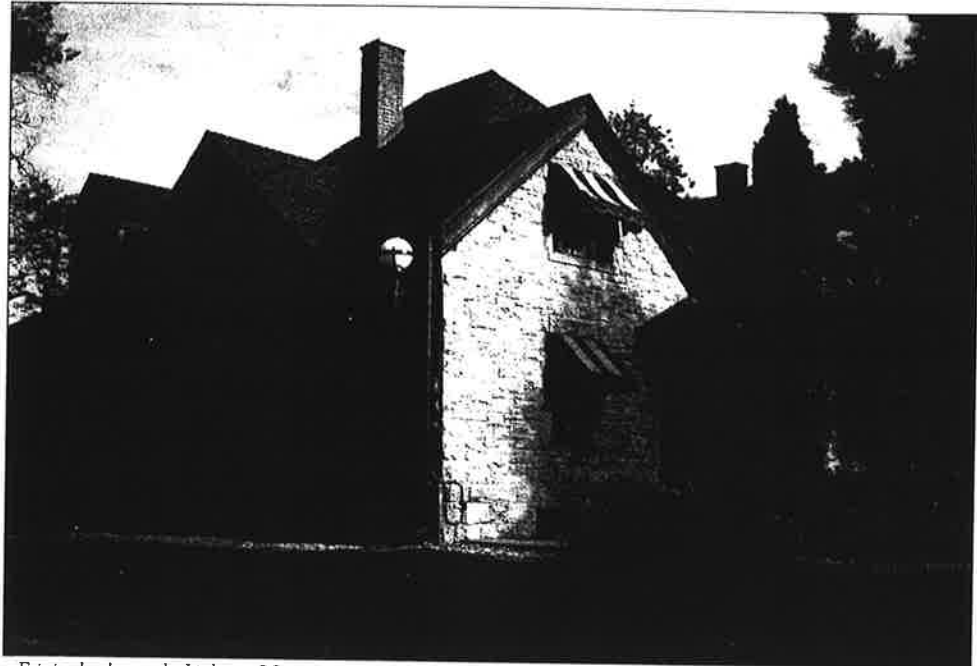
Existing Local Example, Aurora, CO

South Platte River Corridor Design Objectives

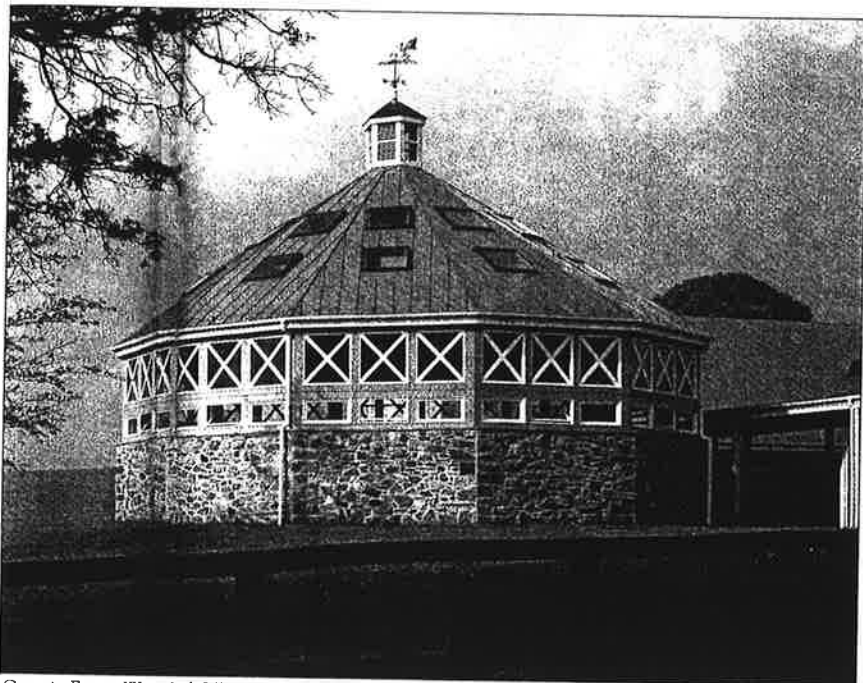
Littleton, Colorado

C: Architecture

Rural masonry tends to be stone and not necessarily brick. Brick is usually associated with older industrial buildings and downtown commercial structures.



Existing local example, Littleton, CO



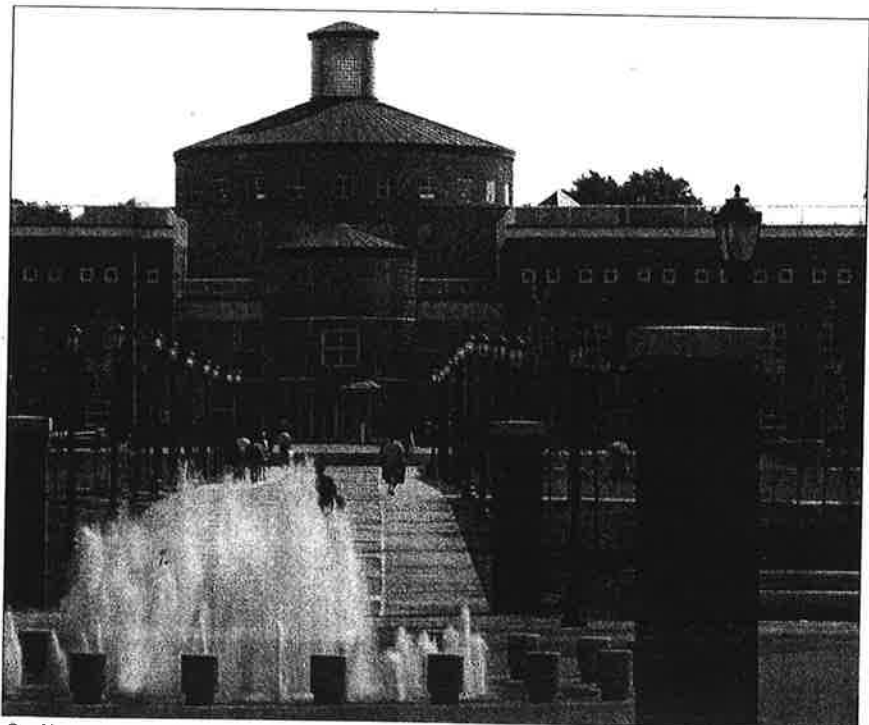
Catoctin Farms, Waterford, VA

Circular forms topped with roof penthouses emphasize the vertical dimension and diminishes the bulkiness.

Scale reduced by combination of roof forms.



Hamilton College, Clinton, NY



City University of New York, College of Staten Island

Variety of forms; circular, rectangular, vertical and horizontal, reduce monotony and increase diversity and visual interest.

South Platte River Corridor Design Objectives

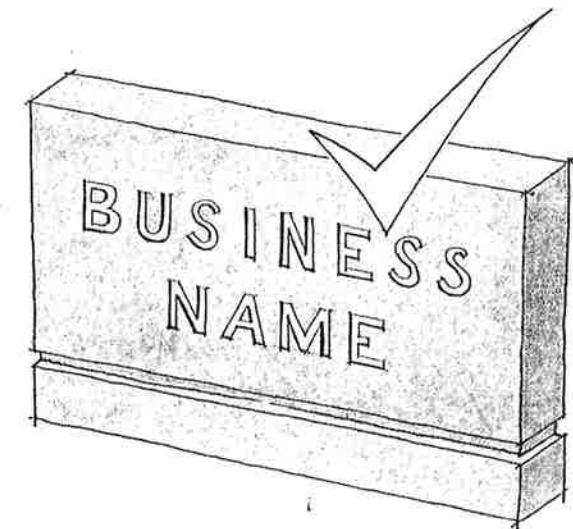
Littleton, Colorado

D: Signage

D1: General design approach:

Goal: To provide effective signs that are sensitive to area's natural beauty (i.e., to provide enough visibility for the signs to attract and inform visitors but at the same time minimize the visual impact caused by the signs).

D1.1: For light industrial, warehouse, and office uses, business identification signs on building walls should be avoided. Ground signs should be used over other sign types as much as possible.



D1.2: Free standing pedestal ground (monument) signs should be used instead of free standing signs on poles.

D1.3: Whenever possible, ground signs should be combined with landscaping in order to provide attractive compositions.

D1.4: Ground signs should not be higher than 6' within the development.

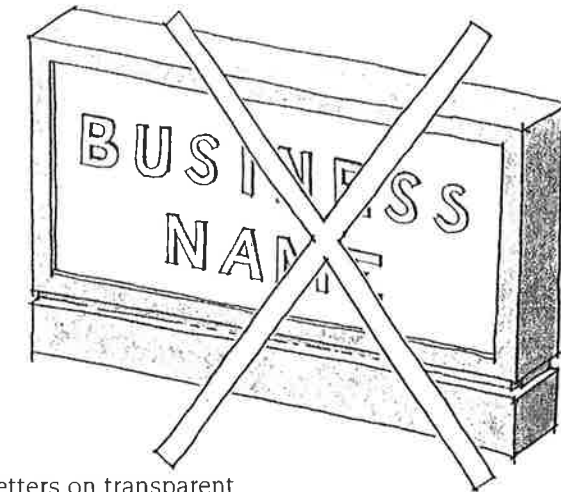
D1.5: For retail uses, business identification signs may be located on the buildings (e.g., wall signs, window signs, and projecting signs). However, such signs should be limited in number. Such signs should be no taller than 2'.

D1.6: Business identification signs other than a single joint development sign should not be allowed adjacent to South Santa Fe Drive. A joint identification sign should not be higher than 6' and should be consistent with the pedestal signs within the development. Exceptions for individual business identification signs may be allowed where a joint identification sign is not feasible or where the function of the use is seriously compromised. However, the number of signs next to South Santa Fe Drive should be limited.

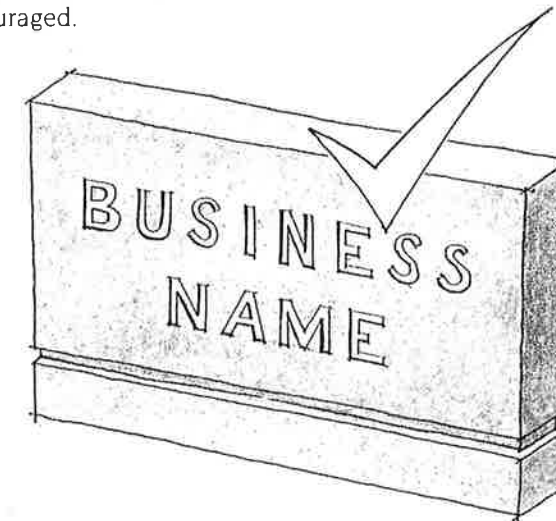
D1.6: No signs should be visible from Lee Gulch, and the South Platte River Trail.

D2: Sign illumination:

Goal: To provide visibility with minimum amount of glare.



Opaque letters on transparent internally illuminated panels should be discouraged.



Transparent letters cut out on opaque panels should be preferred for internally illuminated signs.

D2.1: For the internally illuminated signs, text and graphics should be the transparent elements cut out from an opaque panel. Opaque text and letter on transparent panels should be discouraged.

D2.2: If signs are externally illuminated, the lighting should be shielded to avoid glare and over-spill.

- Appendix A: Littleton’s historic character
- Appendix B: Community image characteristics
- Appendix C: Urban Design Studies

South Platte River Corridor Design Objectives

Littleton, Colorado

Littleton's historic agricultural character

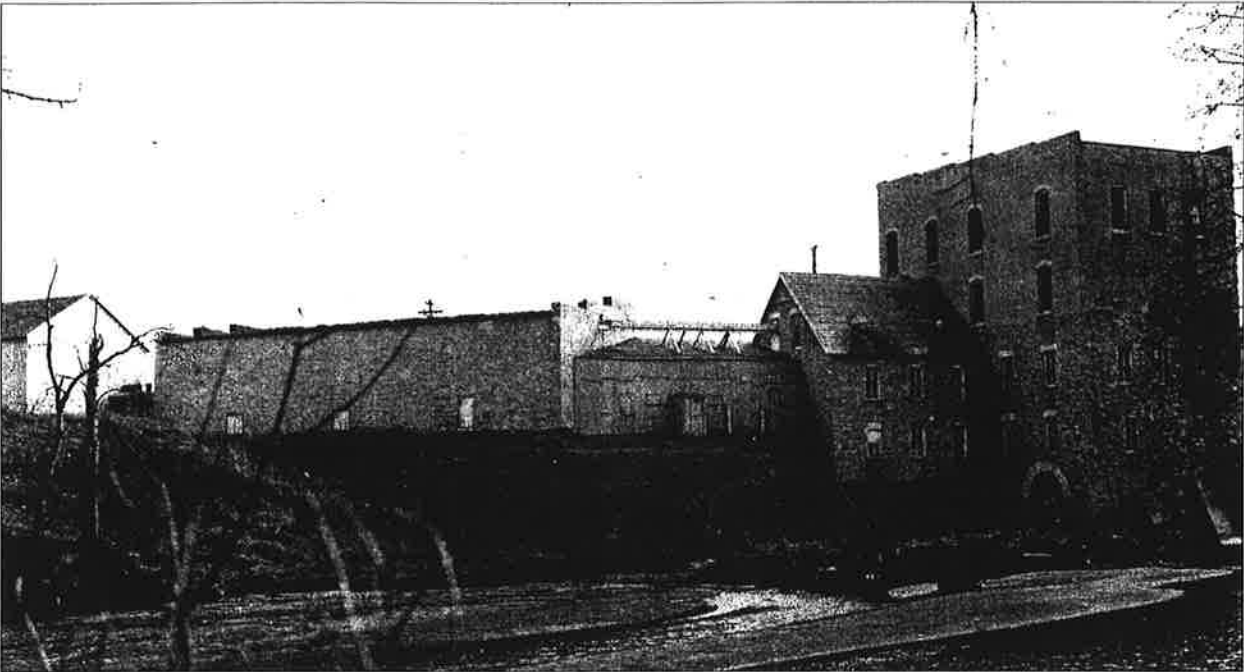
1. Historical character of Littleton and the South Platte River corridor

- Rich agricultural area
- Service center providing milling, processing and transporting area goods
- Economy was originally agriculturally based
- Existing South Platte River corridor still has an agricultural and 'rural feel' to it

2. Design elements of Littleton's early agricultural buildings

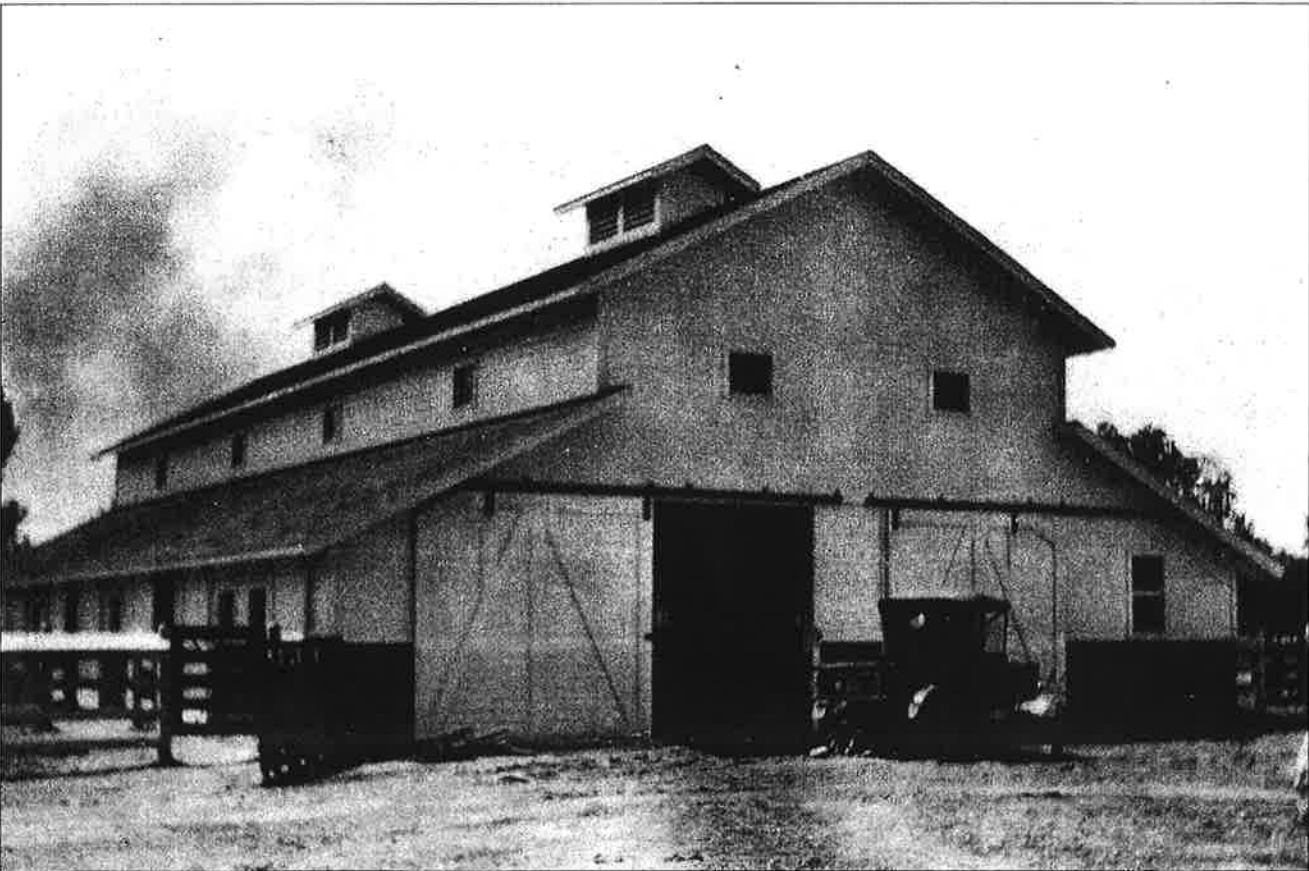
- Simple shapes
- Largely gable and shed roofs
- Casual aggregation of forms
- Clusters of buildings
- Simple materials: wood and stone
- Informal landscaping
- Roof overhangs

Casual additive forms break up otherwise large building



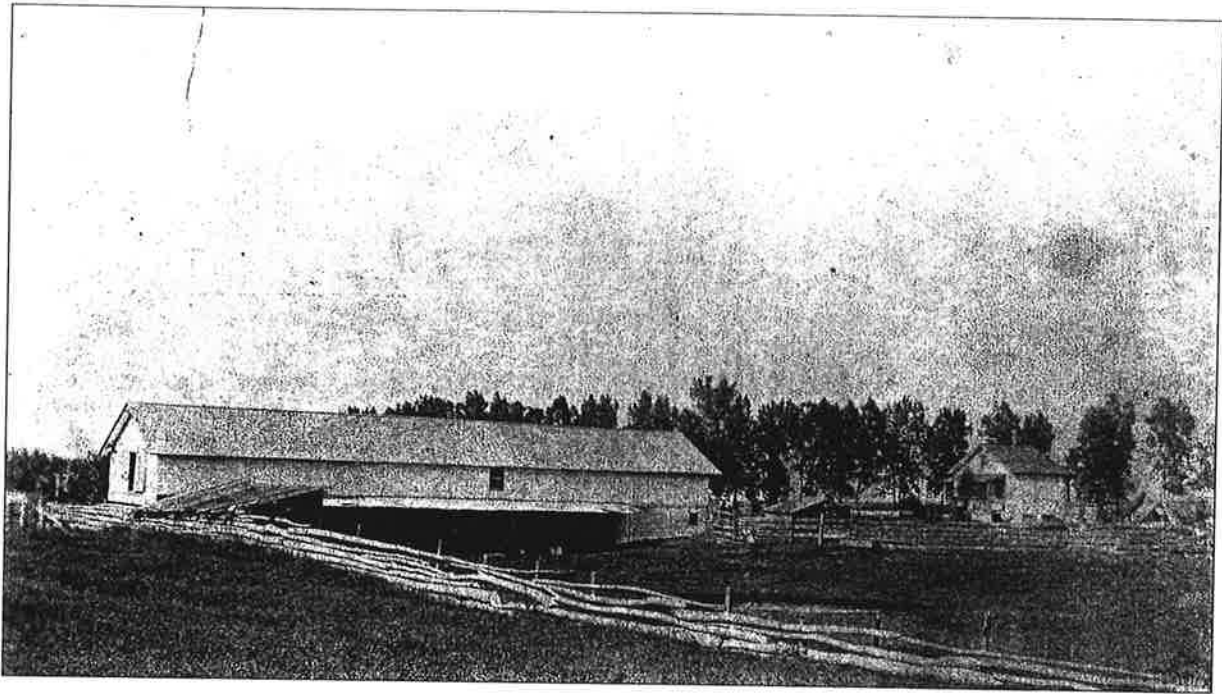
Rough and Ready Flour Mill (Photo Courtesy of the Littleton Historical Museum)

Multiple roofs break down the size of taller walls and provide well scaled massing



Unidentified V (Photo Courtesy of the Littleton Historical Museum)

Big, simple gable roof forms are common elements of rich agricultural grammar of the area.



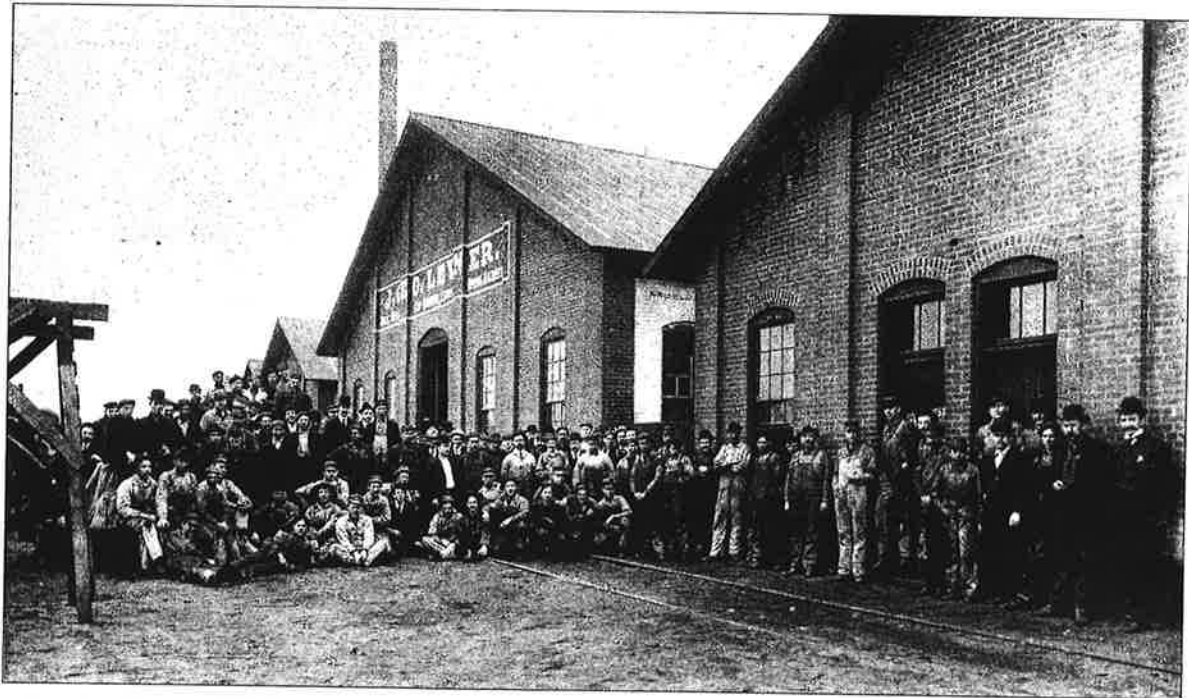
Peter Magnes Home (Photo Courtesy of the Littleton Historical Museum)

Casual additive forms break down the scale of a large building



Ingersoll-Rand Co. (Photo Courtesy of the Littleton Historical Museum)

Pilaster columns on the facade break down the monotony of large walls.



J. George Leyner Engineering Works (Photo Courtesy of the Littleton Historical Museum)

South Platte River Corridor Design Objectives

Littleton, Colorado

Appendix: B

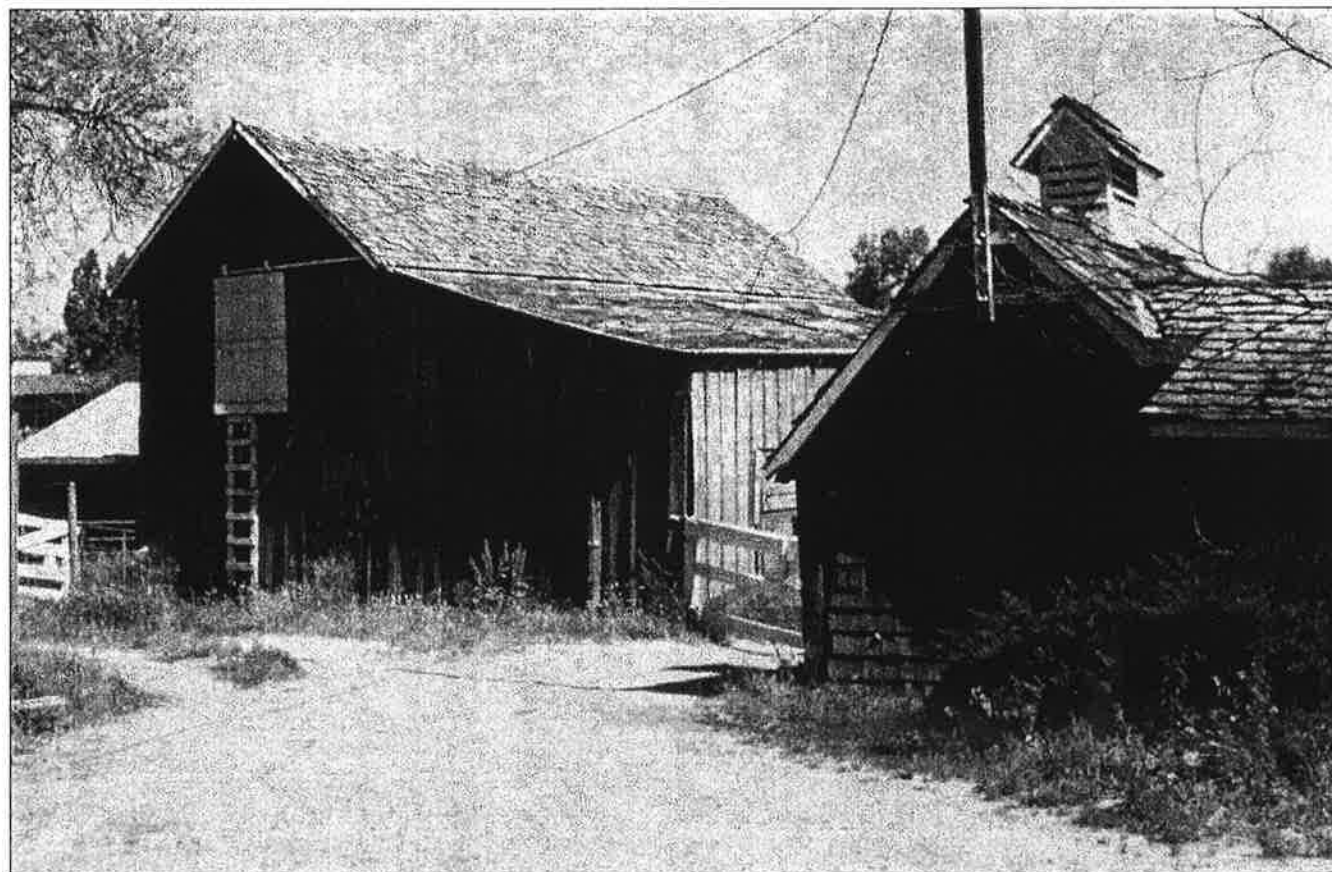
Community image characteristics of Littleton and the South Platte River corridor

Residents and business owners alike often speak of Littleton's "special spirit". Many discussions have taken place at Planning Commission, City Council meetings and study sessions as to what this "special spirit" means and connotes in people's minds. During a joint City Council/ Planning Commission breakfast in April of 2000, city officials and staff members collaborated to create this list of characteristics that help define the City of Littleton. These characteristics have contributed throughout the development of the design objectives as a reflection of the community's values and goals.

- Semi-rural (agricultural history)
- Semi-cosmopolitan (proximity to downtown Denver)
- Small town feel
- Sense of history/community pride
- Human scale
- "Real" downtown
- Connected
- Responsive
- Natural boundaries
- Attention to quality issues
- Strong institutions/activities
- Economic and housing balance
- Quality and variety of amenities
- Strong park system
- Variety of transportation opportunities



Existing local example

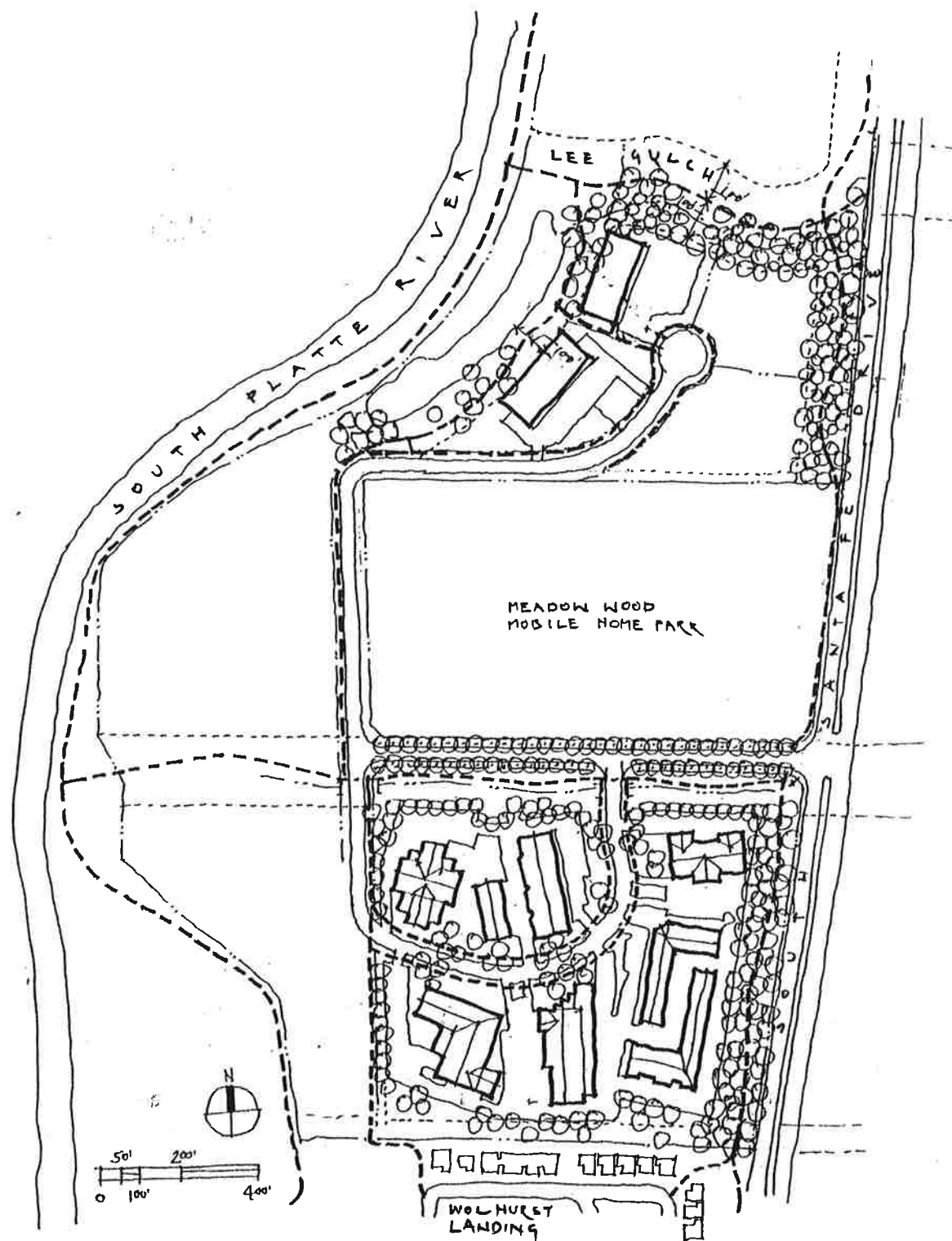


Existing local example

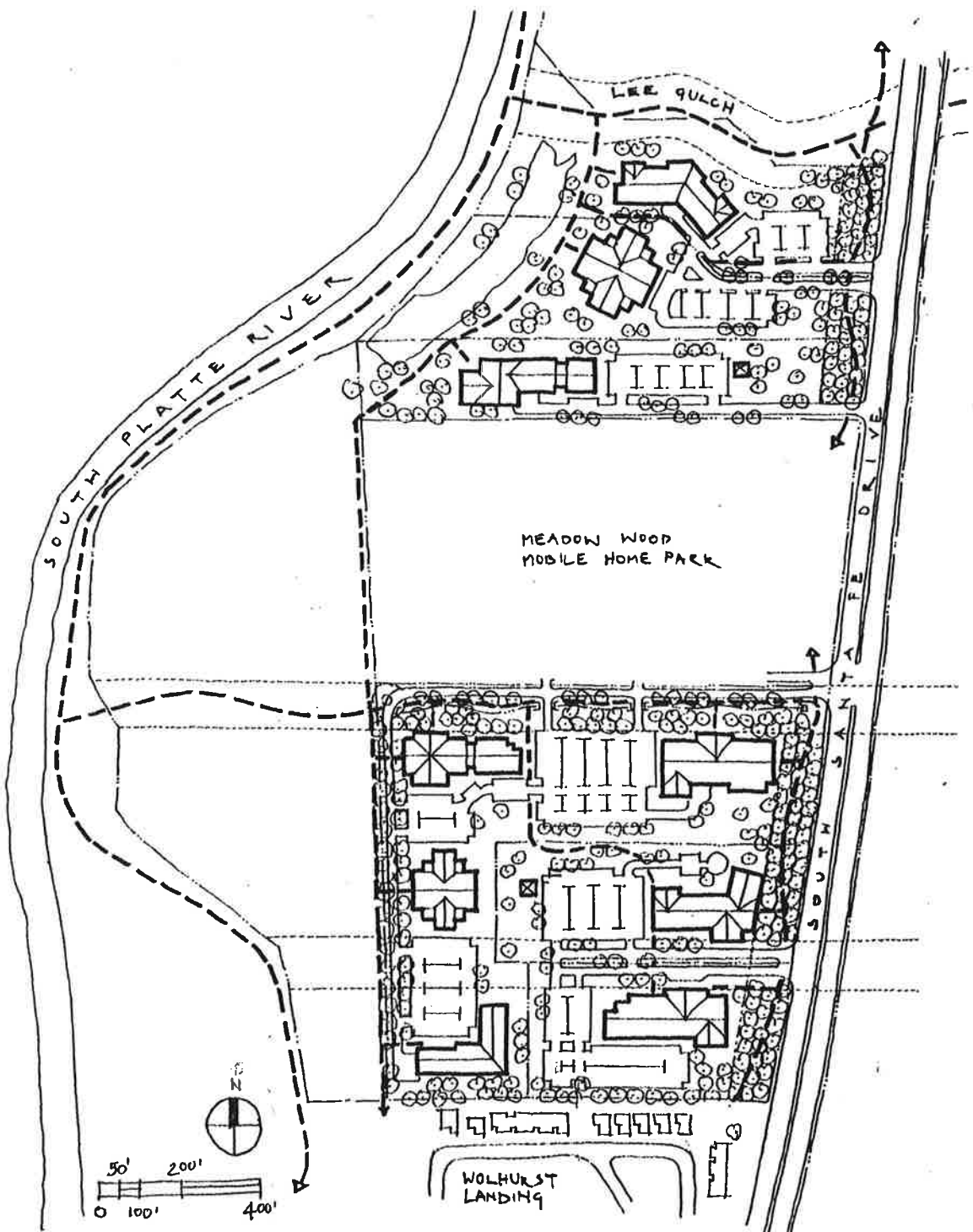


Existing local example

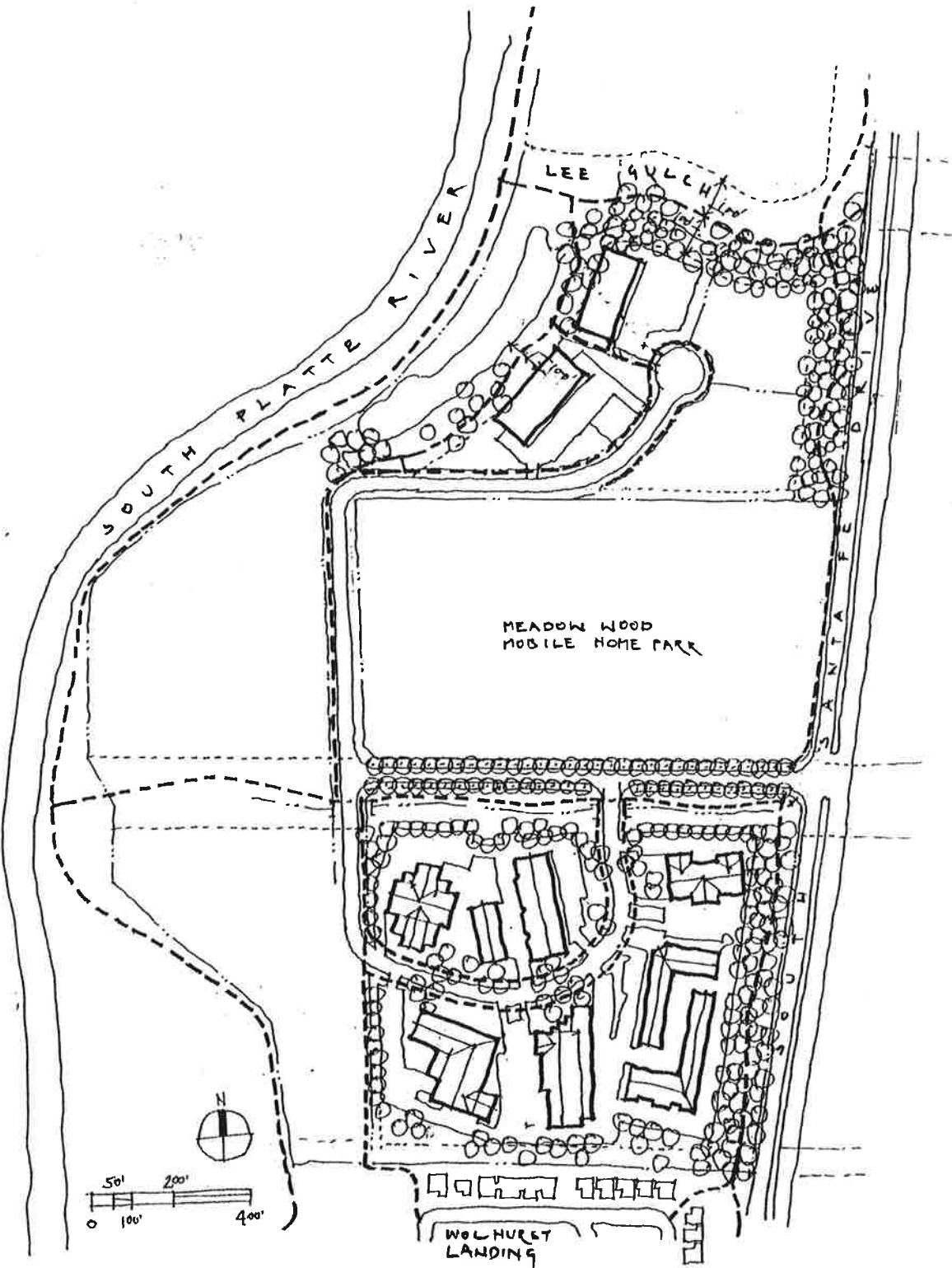
Sketches highlighting desirable urban design elements



A possible development pattern for office, light industrial, and warehouse uses



A possible development pattern for predominantly office use if minimal consolidation happens



A possible development pattern for predominantly office use