

## **SECTION II: Site Planning**

Building Siting, Orientation, and Blocks: II - 1

Streets, Transit, Pedestrians, and Parking: II - 3



# 1. Building Siting, Orientation and Blocks



**Principles**

- 1** Emphasize pedestrian-orientation in site planning using appropriately- scaled blocks, building placement, and interconnectivity.
- 2** Develop an efficient pattern of buildings and open spaces to concentrate activities, rather than dispersing them in a manner that requires greater automobile dependency.
- 3** Site buildings to frame the streetscape and encourage people-oriented activities along the sidewalk.
- 4** Locate and orient buildings to complement the orientation of adjacent development.
- 5** Site satellite buildings at higher intensity corner locations.
- 6** Site buildings to create meaningful pedestrian-oriented open spaces (e.g., courtyards, greens, plazas, and squares).

## 1. Traditional Mixed Use Commercial

- II.1.1.1 Coordinate and comprehensively plan the siting of buildings to provide order and compatibility, avoiding jumbled or confusing development patterns.
- II.1.1.2 Arrange buildings to frame the street or pedestrian corridor within a development site.
- II.1.1.3 Site buildings to reasonably respond to solar, wind, and other climactic factors.
- II.1.1.4 Locate stand alone satellite buildings at site entrances to frame the street, "announcing" entry into the MUC.



- II.1.1.5 Site buildings adjacent to sidewalks to frame and enclose the main core activity nodes within each sub-area (figure a)
- II.1.1.6 Site buildings so that their primary orientation complements adjacent development.
- II.1.1.7 Site buildings to frame and enclose formal open space areas such as plazas, squares, greens, and forecourts.
- II.1.1.8 Orient streets to terminate vistas or view axis at important civic or community buildings especially in areas identified as Activity Nodes within each sub-area.
- II.1.1.9 Place higher intensity tower elements to terminate street axis vistas.

## 1. Traditional Mixed Use Commercial cont'd

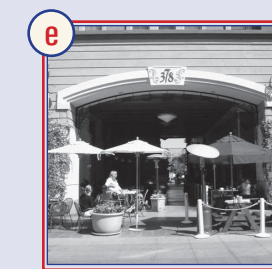


II.1.1.10 Orient building entrances, associated forecourts, and plazas toward the roadway, as opposed to parking areas (figure b).



- II.1.1.11 Orient buildings to frame pedestrian corridors and streets, parking areas, public spaces, and on-site amenities (figures c and d).
- II.1.1.12 Place buildings adjacent to front property lines at activity node locations (figures a, b, and d).
- II.1.1.13 Use buildings to frame the streetscape, based upon the following guidelines:
  - Percentage of buildings to be located at the build-to line: eighty percent
  - Percentage of building that may be placed within ten feet of the build-to line: twenty percent
- II.1.1.14 Provide interconnected streets and blocks for all developments, unless intervening drainageways or other stormwater detention facilities inhibit connections.

## 1. Traditional Mixed Use Commercial cont'd



- II.1.1.15 Design individual block faces to be a minimum of 200 feet long and a maximum of 600 feet long. A mid-block pedestrian passageway should be provided for blocks exceeding 400 feet (Figure f).
- II.1.1.16 Preserve views toward Longs Peak by orienting roadways, pedestrian pathways, or open space corridors east-west.



- II.1.1.17 Orient "sentinel" buildings at roadway corners and site entrances designed to "announce" entrance into the MUC (figure g and h).
- II.1.1.18 Discourage long, "barracks-like" strip commercial configurations.
- II.1.1.19 Establish public outdoor gathering plazas or greens, 6,000 sf or greater in size, at a frequency of 1200' in all directions in traditional, mixed use commercial context.
- II.1.1.20 Establish at least one public outdoor gathering plaza or green, 30,000 sf or greater in size per Sub-Area.

