

Prairie Center

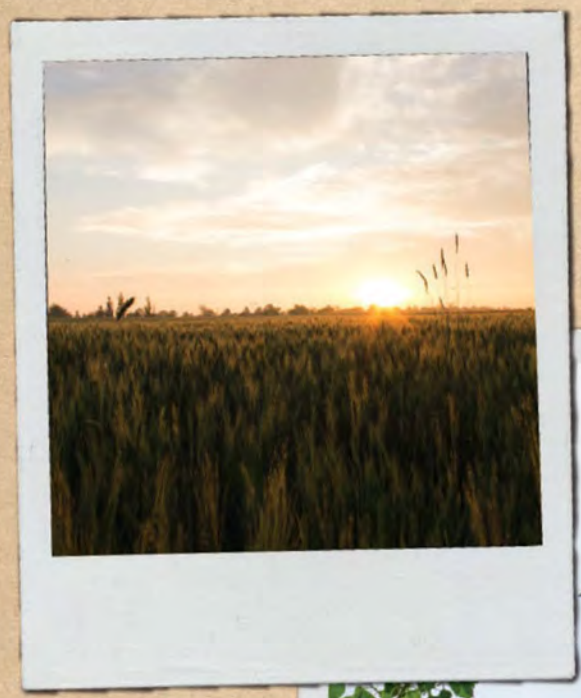
Version #2

Residential Design Guidelines

Brighton, Colorado

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Revised September 2022



PREPARED FOR:

The Prairie Center Design
Review Committee

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September 2022

In accordance with the terms of the Declaration of Master Design Covenants and Use Restrictions for Prairie Center Residential recorded in the real property records of Adams County, Colorado (“Records”), at Reception No. 2018000038279 (as may be amended or supplemented from time to time, the “Community Declaration”), the Design Review Committee established under the Community Declaration adopted the following documents:

- Prairie Center Residential Design Guidelines (the “Design Guidelines”); and
- Prairie Center Residential Guidelines and Restrictions (the “Residential Improvement Restrictions”).

The Design Guidelines establish the minimum level of design and aesthetic quality in the homes at Prairie Center for use by design professionals, builders and homeowners. The Residential Improvement Restrictions are intended to assist homeowners in making landscaping and other improvements to their property. Together, these documents constitute the “Design Guidelines and rules” described in the Community Declaration and both apply to all property and property owners within Prairie Center.

These documents are effective as of September 7, 2022 and fully supersede any previously adopted and published versions.

Table of Contents

Chapter I: Introduction

INTRODUCTION	6
♦ Statement of Purpose	8
♦ Prairie Center Vision and Character	8
♦ Preface	8
♦ Who Uses These Guidelines	9
♦ How This Document is Organized	9
♦ Variances	10
♦ Amendments and Supplements	10
♦ Approvals	10
♦ Conflicts with Other Documents	10

Chapter II: Residential

SECTION A: SINGLE-FAMILY SITE PLANNING	12
♦ Building Siting and Orientation	14
♦ View Preservation	14
♦ Grading and Erosion Control	16
♦ Drainage	17
♦ Driveway Siting and Orientation	18
♦ Driveway Slope Gradient	18
♦ Garage Aprons	19
SECTION B: MULTI-FAMILY SITE PLANNING	20
♦ Multi-Family Site Planning	22
SECTION C: ARCHITECTURE	26
♦ Colorado High Plains Architecture	28
♦ Appropriate Architectural Style and Character	28
♦ Inappropriate Styles	28
♦ Craftsman Style History	30
♦ Craftsman Identifying Features	31
♦ Mid-Century Modern	32
♦ Prairie Style History	33
♦ Prairie Identifying Features	34
♦ Farmhouse History	35
♦ Farmhouse Identifying Features	35
♦ Building Massing	37
♦ Facade Articulation	39
♦ Roof Form and Overhang	41
♦ Columns and Supports	43
♦ Major Building Elements	45
♦ Building Projections	47
♦ Windows	49
♦ Doors	49
♦ Facade Materials	51
♦ Facade Colors	52
♦ Roof Materials and Colors	53
♦ Entries and Porches	55
♦ Energy Use and High Performance Features	56
♦ Solar Panels	57



SECTION D: LANDSCAPE ARCHITECTURE	59
♦ Overall Landscape Style and Character	61
♦ Streetscape Style and Character	63
♦ Front Yard Landscape	65
♦ Corner Side Yard Landscape	66
♦ Planting Adjacent to Open Lands, Arterial and Collector Roads	67
♦ Landscape Transition Between Lots	68
♦ Foundation Protection	69
♦ Landscape Installation and Timing	69
♦ Slope Bank Landscaping	70
♦ Planting Bed Design	70
♦ Planting Bed Edging	71
♦ Turf and Sod	71
♦ Wood Mulch	72
♦ Water Conservation	73
♦ Mailbox Style and Character	74
♦ Overall Fencing Style and Character	75
♦ Perimeter Site Fencing	75
♦ On-lot Fencing	76
♦ Retaining and Freestanding Walls	77
♦ Decks	79
♦ Terraces and Patios	80
♦ Spas and Hot Tubs	81
♦ Play Structures and Trampolines	82

Chapter III: Design Review

DESIGN REVIEW	83
♦ Purpose	85
♦ Architectural Control Committee Qualifications	85
♦ General Requirements	85
♦ Review Checklists	86
♦ Submittal Procedure	87
♦ Design Review Process	89

Chapter IV: Appendices

APPENDICES	95
♦ Appendix A: Definitions	97
♦ Appendix B: Recommended Planting List	102
♦ Appendix C: Design Review Form	106





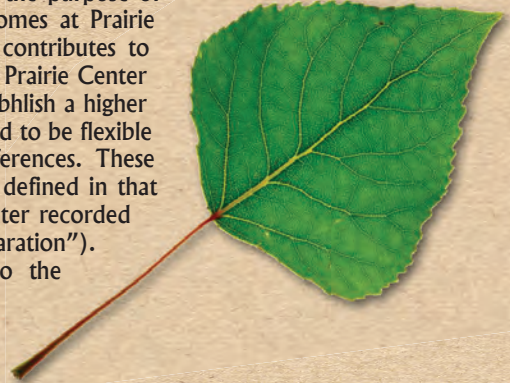
Chapter 1

Introduction

Statement of Purpose

The Prairie Center Residential Design Guidelines are created solely for the purpose of establishing a minimum level of design and aesthetic quality in the homes at Prairie Center. This protects the investment of all future homeowners and contributes to the positive image of the community. These guidelines supplement the Prairie Center Residential Design Standards found in the PUD and are intended to establish a higher quality of design than required by the PUD. The guidelines are structured to be flexible to allow for changing methods and materials and to respond to buyer preferences. These Prairie Center Residential Design guidelines are "Design Guidelines" as defined in that Certain Declaration of Master Architectural Restrictions for Prairie Center recorded at Reception No. 2006001013018 (as may be amended the "Declaration").

Application and enforcement of the Guidelines will be pursuant to the Declaration through an Design Review Committee (DRC). Builders and Home Owners should abide by the Guiding Principles set forth within these guidelines as much as practicable to meet minimum design and aesthetic standards where defined. It is the objective of these guidelines to promote design creativity and flexibility while achieving the desired overall look for the Prairie Center Residential Community.



Prairie Center Vision and Character

Prairie Center is envisioned to be a high quality, mixed use master planned community that will become the first choice for residents interested in a sustainable, amenity rich open space community environment in which to live. The community is anchored by a recreation center, pool, community rooms and playground and connected to the neighborhoods by an extensive open space and trail network. The trails also link to the adjacent Prairie Center retail with a variety of major retail anchors, boutique shops and restaurants.

The Design Guidelines establish architectural character and design details for appropriate architectural style that is compatible with the proposed landscape character. Traditional to more contemporary interpretations of Prairie architecture, Craftsman architecture, Mid-century Modern, and Farmhouse architecture are allowed. Other architectural styles are not allowed.

The landscape is characterized by flowing grasses, gentle mounding with annual and perennial drifts of color at key intersections, native stone accents and monumentation and riparian planting along the drainages. Trees within parks, open spaces and along streets are planted in informal groupings to reinforce the natural character of the site. Formal landscapes and non-drought tolerant plants are discouraged.



Preface

These Residential Design Guidelines provide prospective architects, landscape architects and other design professionals, builders and homeowners with a clear statement of the design principles and design criteria for the development. The Design Guidelines are intended to assist in the implementation of a strong, consistent design direction and level of quality. In addition, a variety of photos and graphic images have been assembled to assist the builder, architect, designer, or homeowner in the design and siting of homes and associated landscapes. After reviewing this document, builders, architects, designers, and homeowners will have a clear and concise design direction and the knowledge necessary to produce creative, innovative, and aesthetic architectural and landscape concepts. The intent of these Design Guidelines is to encourage creative individual architectural and landscape statements that, when viewed as a whole, produce an equally outstanding community.



The Design Guidelines are applicable to all residential development within The Prairie Center PUD. The Guidelines also apply to all builder-provided improvements within the project including community fences for all residential lots, which border open space.

These Design Guidelines are effective as of **September 9, 2022**.

Who Uses These Guidelines

These Design Guidelines are to be used by builders, architects, design professionals, and homeowners developing new residential homes and landscapes within The Prairie Center PUD. The **Design Review Committee (DRC)** will also use the Design Guidelines to review all proposed development within the community solely for the assessment of the design and aesthetic purpose of the development. The Design Review Process requires a high level of design quality and continuity within the overall community, while providing the flexibility needed to promote affordability and creativity on the part of builders, architects, designer professionals, and homeowners. All proposed new construction, front yard landscaping and/or alterations to the exterior of existing homes must be submitted to the **DRC** for review and approval in advance of the start of any work.

How This Document is Organized

This document is divided into five major components that include the following:

CHAPTER I: INTRODUCTION

The introduction component provides the purpose and focus of The Prairie Center Residential Design Guidelines. This section is the foundation of the document and contains information related to provisions and definitions.

CHAPTER II: RESIDENTIAL

Section A: Single-Family Site Planning

Single-family site planning guidelines for Prairie Center are designed to promote an open space character and ambiance of this planned community through the sensitive siting and orchestration of homes within this naturalized environment. The site planning section includes creative and practicable design criteria that preserve significant existing native vegetation, natural physical features, such as drainage ways and topographical variations.

Section B: Multi-Family Site Planning

This section illustrates how higher density multifamily developments can reflect the more relaxed open space character of the Prairie Center community thru variations in building siting, massing, façade articulation and landscape. It suggests strategies to minimize the negative impacts of large parking areas and create spaces for social gathering.

Section C: Architecture

This section describes the architectural image for Prairie Center, derived in direct response to physical and climatic influences that reflect a rural environment. Four architectural styles (Prairie, Mid-century Modern, Craftsman, and Farmhouse) have been selected as the most compatible architecture for the Prairie landscape character of Prairie Center. Within those styles, builders and prospective homeowners have the flexibility to pursue modern interpretations of these traditional styles subject to **DRC** approval. Architectural guidelines have been drafted to assist architects and builders in designing architecture in which the building mass, roof form, architectural elements, materials, and colors are adapted to the unique environment of Prairie Center.

Section D: Landscape Architecture

This section provides landscape architecture guidelines reflective of Prairie Center's natural setting, characterized by rolling hills, subtle ridge lines, and grassland vegetation. Specific guidelines have been established to promote planting designs that are well adapted to the region, resulting in naturalized landscapes that grow and function utilizing less energy, water, fertilizer, and maintenance. Another major objective of this section is to assure that individual lot landscapes harmonize with adjacent lots and open space areas, promoting a cohesive and flowing relationship.



CHAPTER III: DESIGN REVIEW

The purpose of the Design Review Process is to ensure the design and aesthetics principles established in the Design Guidelines have consistent, high quality and integrated design throughout the project as a means to maintain investment values for developers, builders and property owners. A **Design Review** Committee and Design Review Process has been established to review site planning, architecture and landscape architecture design for conformance with these Design Guidelines and the Character and Vision for Prairie Center. The Design Guidelines and the subsequent Design Review Process is solely created to oversee that the development of the design and aesthetic character of the community is consistent with the vision established for the community.

CHAPTER IV: APPENDICES

Additional documents and definitions are included in the appendices for future reference.

Variances

The **DRC** from time to time may grant design variances that deviate from the principles and standards set forth in the Design Guidelines provided that any such variance is in writing and is signed by at least a majority of the members of the **DRC** or their designee. No variances shall set a precedent for future variances.

Amendments and Supplements

The Prairie Center Residential Design Guidelines may, from time to time, be amended or supplemented by the **DRC**. Any such amendments shall be applicable to all development plans that are subsequently approved by the **DRC**.



Approvals

All approvals shall be in writing and may be granted or withheld at the sole discretion of the **DRC**. Any approval pursuant to these Design Guidelines does not constitute a warranty, assurance, or representation by the **DRC** (the approving party) or the HOA; and the approving party shall have no responsibility by virtue of such approval. Any approval by the **DRC** or application of these Guidelines by the HOA shall not constitute an automatic precedent or liability for subsequent requests.

Conflicts with Other Documents

In addition to these Design Guidelines, all builders, architects, landscape designers, and homeowners at Prairie Center are expected to meet all the criteria established in The Prairie Center Residential Design Standards as found in the approved PUD.



All development within The Prairie Center Community shall comply with the codes and regulations of all Local, State, and Federal bodies and agencies, including, but not limited to, the County of Adams and the City of Brighton. All development shall also comply with the Declaration of Covenants, Conditions, and Restrictions (CC&R's) adopted for The Prairie Center. The Prairie Center Residential Design Guideline document may be more restrictive then, but does not supersede or modify any existing City and County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.



A sunset over a field of tall grass. The sky is filled with soft, wispy clouds, transitioning from a pale blue at the top to a warm orange and yellow near the horizon. The grass in the foreground is dark green and slightly out of focus. A red banner with white text is positioned in the middle of the image, and a yellow sticky note with black text is positioned below it.

Chapter II

Section A:
Single-family Site
Planning



Guiding Principles

BUILDING SITING

Site homes to conform to existing natural landforms, avoiding, when possible, significant existing physical features, such as drainage swales and native vegetation.

GRADING LIMITS

Promote sensitive grading practices which preserve existing landforms and significant vegetative features. Establish grading limit lines which prevent disturbance of native soils and plants.

VIEW PRESERVATION

Preserve views of prominent natural features, such as mountain peaks, grasslands, and water features from neighboring dwellings and major circulation features. Homes and accessory structures on ridgelines, shall be setback from the edge or nestled into the natural topography of the site.

Building Siting and Orientation

SENSITIVELY SITE AND ORIENT HOMES

Prairie Center is dominated by a high prairie landscape characterized by rolling hills, water features, and grassland valleys. When planning the placement and orientation of custom homes, care should be taken to site homes to capture views of these prominent features. At the same time, care should be taken not to block the view of these natural features from neighboring homes.



Building mass broken into components which conform or "step" to the natural topography of the site.



View Preservation

Preserve views from the road. Views from the road to major off-site mountain features shall be preserved, whenever possible. Homes shall be sensitively sited so as to harmonize with natural landforms.



Care should be taken to visually use the site's topography to provide views from homes to off-site amenities without adversely affecting the views from neighboring properties.

Guiding Principles

GRADING

Individual lot grading shall conform to the natural contours of the site, preserving significant natural features and native vegetation. Harsh "engineered-looking" slope angles shall not be permitted.

DRAINAGE

Natural drainageways shall be preserved. Introduced drainage features shall be natural appearing, designed to emulate indigenous swales and washes.

EROSION CONTROL

Prevent erosion through the employment of erosion control devices and imposed grading limits.

Grading and Erosion Control

PRODUCE GRACEFUL GRADING CONTOURS

All lot grading that is required should be executed to maintain the natural existing contours of the terrain. Grading should produce graceful contours, not sharp angles, and provide transition at the head and toe of slopes. When slopes exceed 3:1, terraced retaining walls shall be required. Consider the following specific design guidelines:

Grading should be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain within the limits of the lot boundary.

Cut and fill slope banks should be determined by soil characteristics to prevent soils erosion and promote opportunities for revegetation. Under no circumstances shall slopes exceed a maximum of 3:1.

Retaining walls shall use natural materials such as stone, brick, and wood timbers. Exposed concrete and/or CMU block shall not be permitted.



On-site lot grading should appear natural with rounded landforms. Rigid "engineered" looking landforms are strongly discouraged.

EMPLOY EROSION CONTROL DEVICES

It is of great importance to provide temporary erosion control during the construction period. To prevent damage to the site and siltation of adjoining areas, use temporary barriers and drainage structures as needed. Erosion in all circumstances is to be controlled and contained on-site.

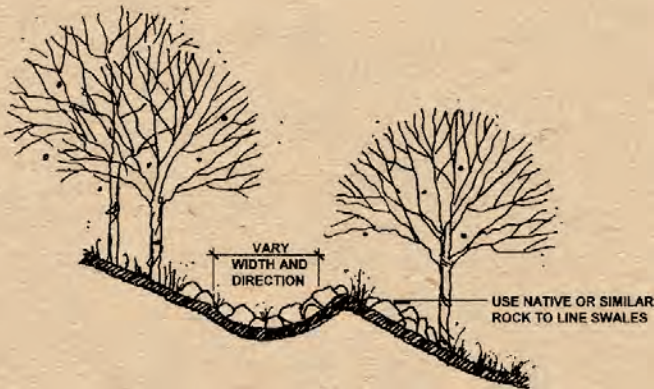
PROVIDE DEBRIS FENCING

Prior to construction, debris fencing shall be employed to capture blowing rubbish. Debris fencing shall be orange, plastic netting, four feet in height, mounted to metal "t" posts.





Grade changes taken up within the design of the house.



Encourage the use of natural appearing drainage structures, swales, and washes using native materials that follow the natural contours of the site.

Drainage

USE NATURAL APPEARING DRAINAGEWAYS

Natural appearing drainage structures, swales, and washes using natural materials such as native stone should follow the natural contours of the site. The use of native stone to line drainage structures, swales, and washes shall be required. The use of exposed drainage pipe or impervious man-made materials such as concrete shall not be permitted.

DIRECT STORMWATER RUNOFF AWAY FROM HOME FOUNDATIONS

Runoff from impervious surfaces, such as roofs, driveways, and pavement areas, shall be directed into natural swales or dispersed into shallow sloping vegetated areas.

AVOID CROSS-LOT DRAINAGE

All drainage shall be contained on-site or directed towards a common drainageway, detention basin or to the street.

Guiding Principles

INTEGRATE WITH CONTEXT

Sensitively integrate driveways that provide access to individual homes with physical site elements and landscaping.

MINIMIZE APRON SIZE

Discourage excessive driveways and garage apron areas. Design driveways and aprons that blend harmoniously with on-site landscaping.

REDUCE PRESENCE

Site and orient attached and detached garages to be subordinate to the main house. Utilize side or alley-loaded garages to reduce street facing garage entries.

Driveway Siting and Orientation

Encourage alternative garage orientations, such as side, rear alley-loaded, detached, and multiple front-loaded structures, designed to reduce street-facing garage entrances.

Encourage rear alley-loaded garage orientations that are subordinate to the placement of the main house.

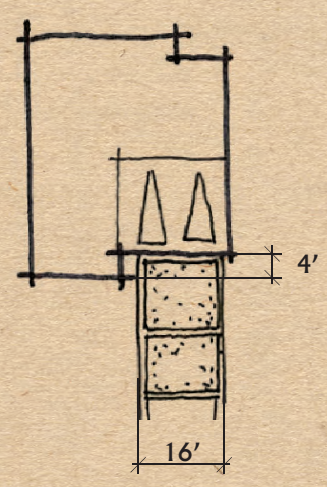
Locate and orient homes and garages to create meaningful defined open space, creating enclosed parking compounds, screened from public view, when ever possible.

Encourage garage orientations that eliminate views of garage entrances from public roadways.

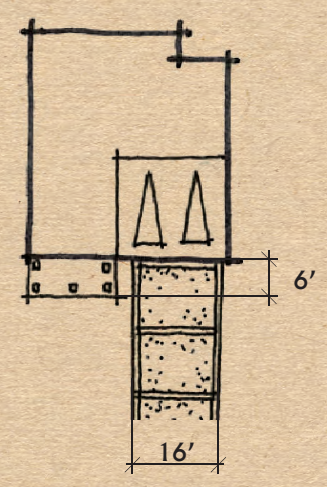
Encourage the use of garden walls as a natural extension of the home, designed to screen garage openings and enclose parking compounds.

Driveway Slope Gradient

Design driveway slope transitions not to exceed 8% (overall gradient) Additional grade may be possible if approved by the city.



Front load with No Front Porch and 4'-0" Offset



Front load with Front Porch and No Offset



Garage Aprons

Design level garage aprons to accommodate a minimal turning radius and the stacking of automobiles. Maximum garage apron depth shall be 24 feet.

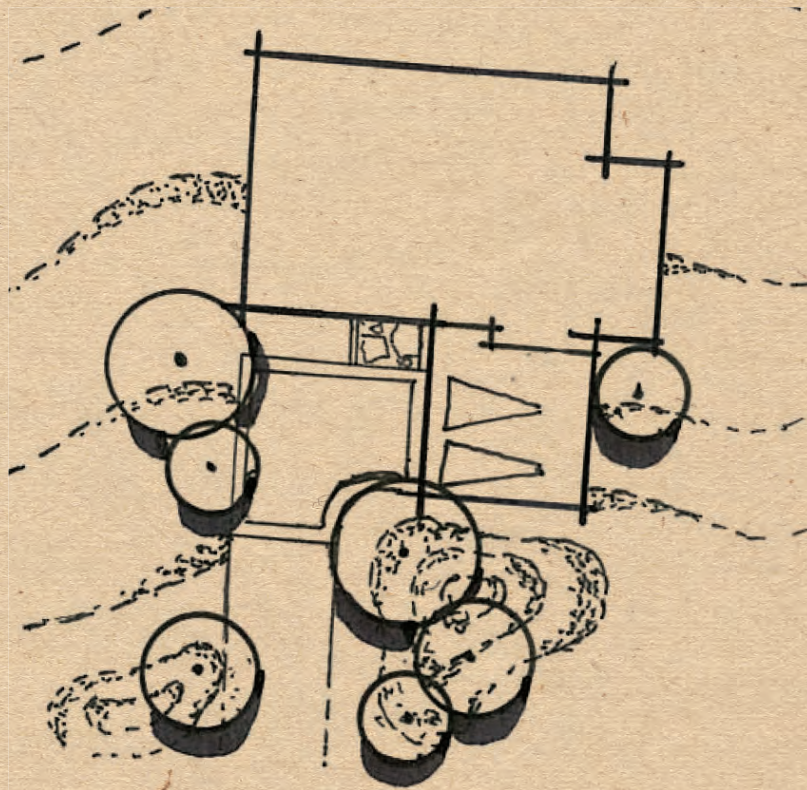
Screen front-loaded garage apron visible from public streets where ever possible. Acceptable garage apron screening techniques include the following:

Low garden walls (48 inch recommended max height) as a direct extension of the home's building mass.

Undulating landscaped earth berms (36 inch recommended max height).

Break-up and soften large expanses of concrete garage aprons that directly face the public streetscape, through the use of the following techniques:

Divide parking aprons into individual drives through the use of landscaped planter strips composed of shrubs and ground covers.



Bermed planting and low garden walls reduce visibility of garage doors and driveways.



Chapter II

Section B:
Multi-Family Site
Planning



Guiding Principles

Multi-Family Site Planning

Site buildings and parking areas in small clusters to minimize negative visual impact.

SCALE

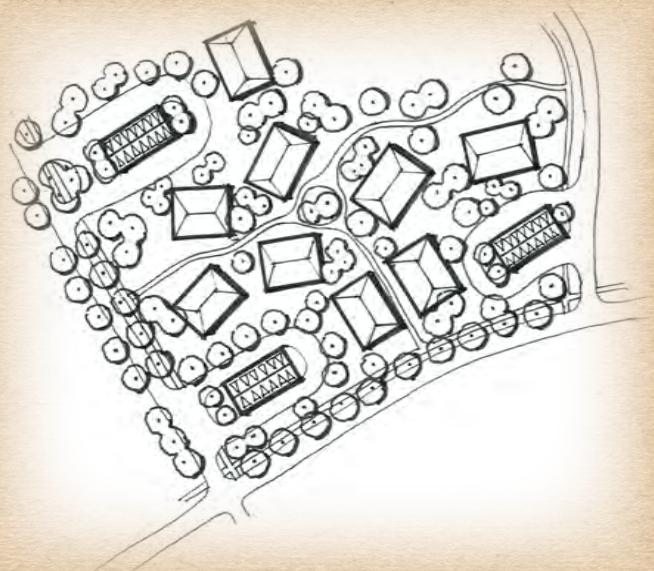
Use building massing and orientation to establish a pedestrian scale.

PARKING

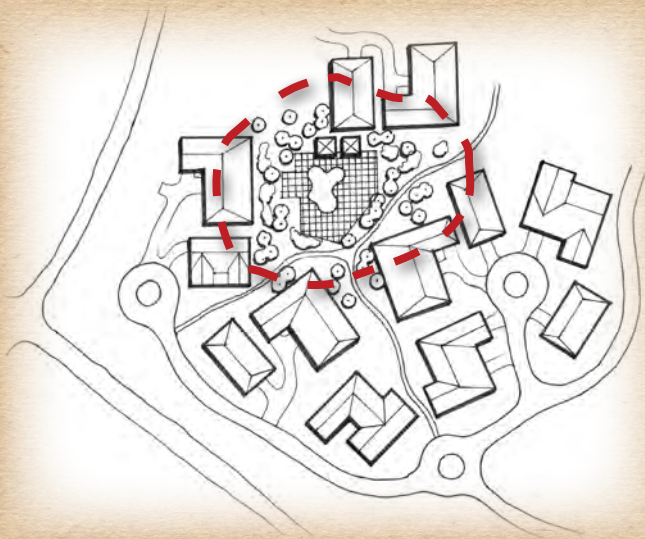
Cluster parking in small groupings to minimize the perceived density.

MASSING

Vary building massing to create neighborhood texture.

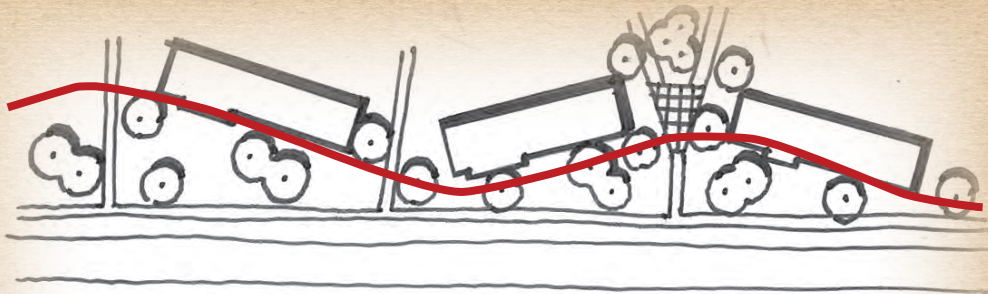


Site buildings to create neighborhood gathering places.

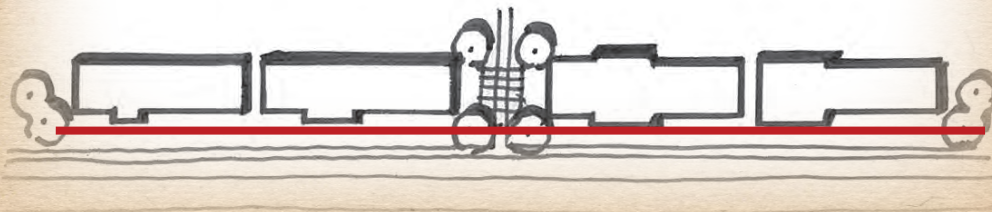


Avoid long, straight lines of building edges to reduce a visual “wall” effect.

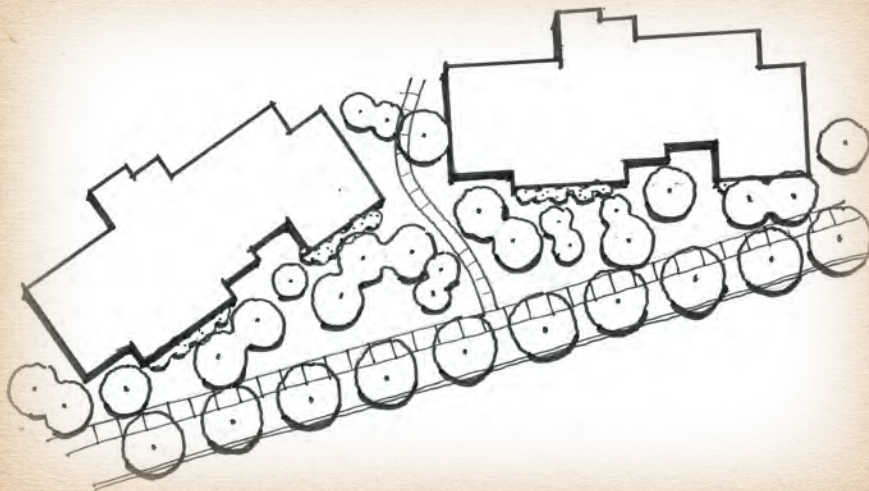
DO THIS



NOT THIS



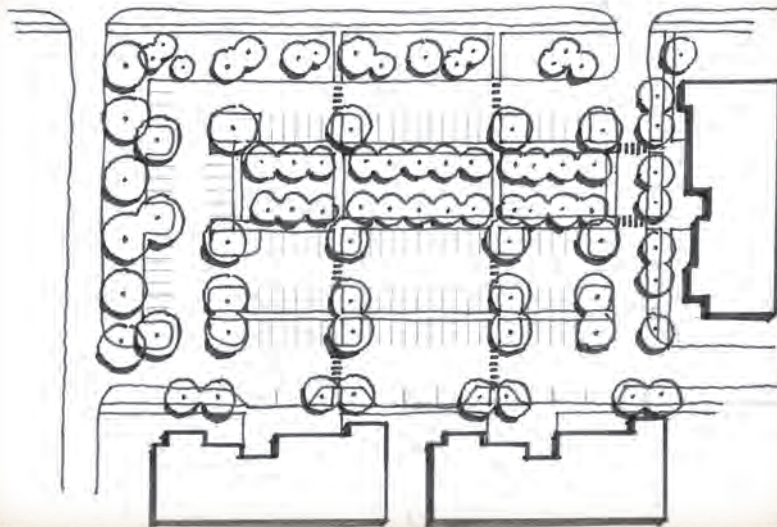
Vary building orientation along adjacent streets to provide landscape buffer areas.



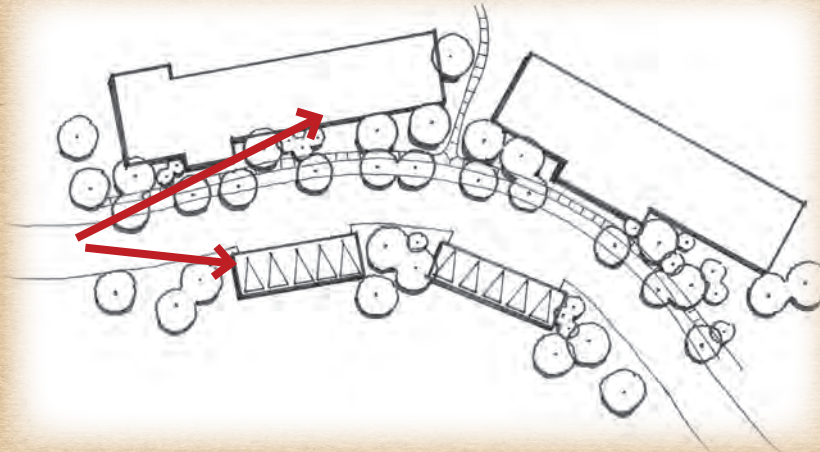
Vary building elevations horizontally and vertically to reduce the perceived size of the building.



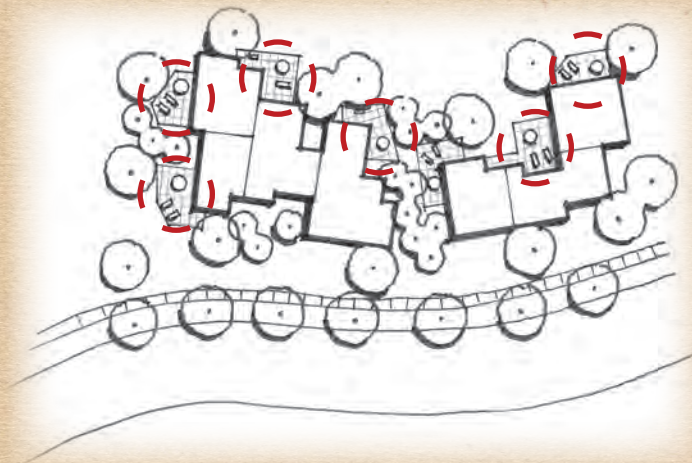
Provide landscaped islands in large parking areas to reduce the perceived size of the parking areas and reduce the “heat island” effect.



Orient detached garage buildings to minimize the visual impact of the garage doors from adjacent streets and drives. There should be no more than 8 garage doors in a row within a single building.




Provide outdoor living space (patios or decks) for each unit.



Integrate balconies into the Architecture.







Section C:
Architecture

ARCHITECTURAL IMAGE AND CHARACTER

Guiding Principles

NEIGHBORHOOD STYLE

Create a neighborhood of compatible architectural styles authentic to Colorado Front Range architecture. A home shall be designed as a strong expression of its chosen architectural style.

CONTEXTUAL ARCHITECTURE

A home shall reflect the physical characteristics of the site and traditional architectural styles found in the Colorado Front Range. The designer shall use past architectural expressions for inspiration, but shall design present day interpretations of these traditional architectural styles.

INAPPROPRIATE STYLES

Architectural styles not reflective of the Colorado Front Range are not permitted.

Colorado High Plains Architecture

Use architecture to moderate climatic conditions and reinforce indoor-outdoor relationships. In rural High Prairie environments, such as Prairie Center, roof forms are shallower (except for Farmhouse), commonly composed of gable and hipped roof forms, designed to shed snow and mimic the flat expanses of the prairies. Colorado Front Range architecture is distinguished by semi-private spaces such as covered entries, porches, patios, and decks used as transitional elements to the outdoors. Simple roof forms and natural materials are characteristic of Colorado Front Range architecture.

Adapt architecture to natural conditions. Rural Colorado architecture represents an interpretation of rustic styles specifically designed to adapt to unique environmental and site conditions. This adaptation has produced an architecture that reflects a rural image appropriate for the Prairie Center community.

Builders are encouraged to develop architecture that reflects the historical style or a contemporary interpretation of the historic style. There is not a minimum number of elements required, rather the overall look of the building should reflect the chosen style.

Appropriate Architectural Style and Character

CRAFTSMAN STYLE

The Craftsman style is inspired by the Arts and Crafts Movement of the early 20th century. This philosophy embraces the virtues of simple forms built from natural materials. Craftsman Architecture reflects nature in the low profile, characterized by low-pitched gabled roof forms with large, unenclosed overhanging eaves and eaves that shade windows. Structural roof members are exposed.

PRAIRIE STYLE

Popularized by Frank Lloyd Wright, the Prairie Style began in Chicago around 1897 and reflected the architectural style suited to the plains and prairies of the Midwest. The Prairie style's most identifying features are the broad, low-pitched hip roof forms, overhanging eaves, and partial two-story building mass.

FARMHOUSE STYLE

Farmhouse architecture is a product of agrarian influences. The farmhouse style historically included a variety of "outbuildings" organized to create a compound. Typical farmhouse homes are functional, simple, and well proportioned. The distinguishing features include gabled roof forms, dormers, skirt and shed roof elements.

MID-CENTURY MODERN

Following World War Two mid-century modern bungalows became a popular housing alternative in Denver's suburban neighborhoods. This style is often expressed by simple forms, clean lines, asymmetrical massing and contrasting materials and fenestration.

Inappropriate Styles

Architectural styles not reflective of the Colorado Front Range, such as Spanish Colonial, Mediterranean, Pueblo, Ranch Territorial, Mountain, Adobe, Southwest, Texas Mansion, Southern Plantation, or those inconsistent with the architectural vernaculars of the Colorado Front Range, are not permitted.





Craftsman Style



Prairie Style



Farmhouse Style



CRAFTSMAN STYLE ARCHITECTURE

Guiding Principles

LARGE COVERED PORCH

A large covered porch with substantial battered columns anchor the main entry.

WINDOW BANDS

Group casement windows and include decorative encasement and muntins in a pattern that reflects the craftsman style.

LOW GABLE ROOF

Use a low pitched, gable roof with exposed rafter tails

Craftsman Style History

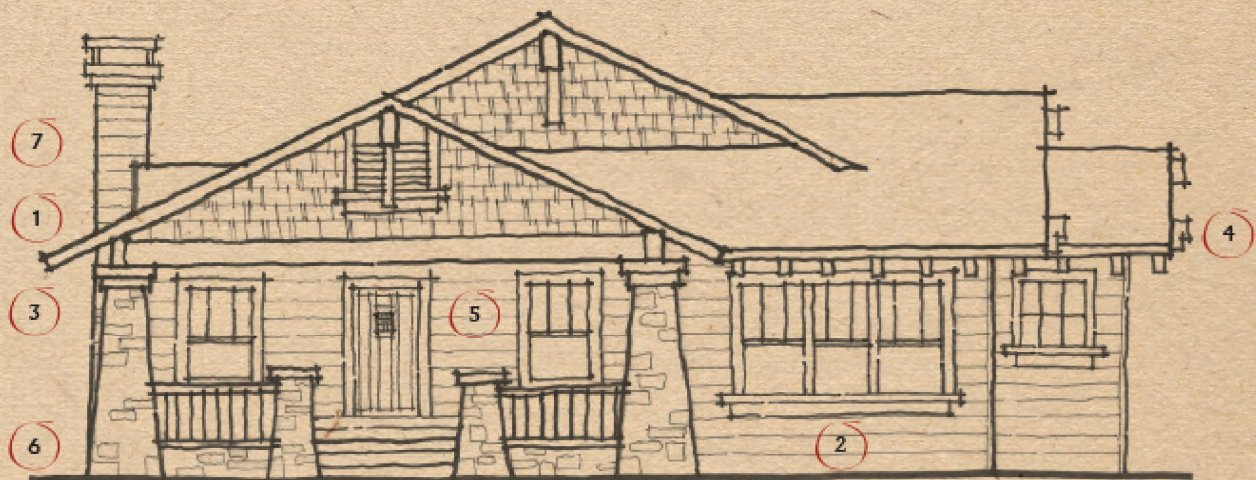
High-style Craftsman homes were inspired by the work of two California brothers – Charles Sumner Greene and Henry Mather Green – who practiced architecture together in Pasadena California from 1893 to 1914. The Greene brothers were influenced by the English Arts and Crafts movement which expounded the virtues of simple human produced architecture of natural materials, which was a protest against overly ornate Victorian architecture. The Greene Brothers produced several Craftsman Homes in California that were eventually published in a variety of magazines which included House Beautiful, Good Housekeeping, Architectural Record, and Ladies Home Journal. As a result, a flood of pattern books were spawned which offered a variety of Low-style plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Eventually, these pattern books reached Colorado and so promoted the Craftsman movement in such traditional cities as Denver, Fort Collins, Colorado Springs, and Boulder.

The Craftsman philosophy expounded the virtues of fresh air and sunshine so typically there was at least one “outdoor room” for fair weather dining, sitting, and socializing. These commonly took the form of covered porches, pergolas, trellises, and integrated sleeping terraces or balconies. The concept behind Craftsman architecture was one of simplicity and a honest use of materials. Although Craftsman plans always suggested appropriate building materials, homeowners were expected to make their own choices from indigenous materials which were readily available and economical in the area. Ideally, Craftsman homes were constructed of materials which were found or produced near the building site.



Craftsman Identifying Features

- ◆ Low horizontal building mass, commonly one or one-and-one-half stories, sometimes two (semi-Bungalow).
- ◆ Built close to the ground to relate in scale and color to the natural landscape.
- ◆ Indoor and outdoor spaces blend together to encourage a dialogue between the inhabitants and the natural environment.
- ◆ Low-pitched gabled roofs with wide unenclosed eave overhangs and rakes. 3:12 and 4:12 are acceptable roof pitches.
- ◆ Cross or Side gables.
- ◆ Exposed rafter tails.
- ◆ Decorative beams and brackets commonly added under gables.
- ◆ Large covered porches commonly with a long, low sweeping gable roof with open eaves, perhaps with projecting joists to form a continuous surface for sheltering the front porch.
- ◆ Substantial stone or brick chimneys.
- ◆ Porch roofs supported by stone battered columns and wood posts (sometimes doubled or tripled) commonly with stone (washed river rock) or brick (tumbled or Clinker).
- ◆ Stone or brick (tumbled or Clinker) foundation wainscots.
- ◆ Walls commonly covered with shingles in natural earth-tone colors.
- ◆ Ribbon windows, often with decorative encasement.
- ◆ Porte cochere or pergola commonly sheltering the automobile entrance.



- | | | |
|----------------------------|-----------------------------|-------------------------|
| (1) Low pitch gable roof | (4) Exposed rafter tails | (7) Substantial chimney |
| (2) Grouped ribbon windows | (5) Extensive covered porch | |
| (3) Large overhang | (6) Large battered columns | |

MID-CENTURY MODERN

Guiding Principles

Mid-Century History

The lower roof lines and careful use of large glass windows, timbers and brick allow an updated interpretation of the Mid-century modern style to be an appropriate architectural style at Prairie Center. Much like Farmhouse architecture Mid-century is characterized by simplicity and functionality. The distinguishing features of this style consist of a classic, understated look, and clean lines with minimal fuss.



Mid-Century Modern Identifying Features

- ◆ Functionality is important, as form follows function
- ◆ Uncluttered and sleek lines with both organic and geometric forms
- ◆ Minimal ornamentation
- ◆ An exploration of different traditional as well as non-traditional materials
- ◆ The juxtaposition of different, and sometimes contrasting materials



PRAIRIE STYLE ARCHITECTURE

Guiding Principles

LARGE RECTANGULAR PIERS

Use massive square or rectangular masonry piers to support porches and other large eaves.

WINDOW BANDS

Integrate continuous bands of casement (ribbon) windows that emphasize long and linear proportions. Apply at eaves to make roof form appear "floating."

LOW HIP ROOF

Use a low pitched, hip roof with wide projecting eaves to emphasize the horizontality of the architecture.

Prairie Style History

The Prairie Style began in Chicago around 1897 with a group of architects, whose goal was the development of a new American architecture especially suited to the Midwest. The Prairie style was spawned on the plains of the Midwest primarily around the suburbs of Chicago and commonly associated with the work of Frank Lloyd Wright. Frank Lloyd Wright and the Chicago School of architects explored new ways of relating buildings to the land, exemplified by long low-pitched hipped roofs with wide projecting eaves which created a low-to-the-ground horizontal building mass. As Frank Lloyd Wright wrote: "We of the Middle West are living on the prairie. The prairie has a beauty of its own and we should recognize and accentuate this natural beauty, its quiet level. Hence, gently sloping roofs, low proportions, quiet sky lines, suppresses heavy-set chimneys and sheltering overhangs, low terraces and out-reaching walls sequestering private gardens."

With an emphasis on fitting architecture into the environment, the form of the Prairie house closely reflects its natural setting. Because prairies are flat, it followed that Prairie houses should be built low to the ground. Horizontal lines are punctuated by vertical elements such as large brick (Narrow Gage Roman) or ashler-laid stone, masonry piers, and tall ribbon windows, similar to the way a single tree breaks the flat horizon of the prairie. The roof overhang of prairie homes is commonly hipped with very wide overhanging eaves and enclosed rafters or soffits which historically provided shelter from the harsh prairie winds. Both basements and attics are thought to be nonfunctional and thus the emphasis of the Prairie home was on the top half of the second floor level which was typically dominated by ribbon windows. Prairie homes are commonly framed by large square pillars, sometimes with decorative urns, that anchored the entrance to the ground. Like Craftsman homes, Prairie dwellings were often constructed using undecorated natural materials. Indigenous and locally made materials such as brick (Narrow Gage Roman) and ashler-laid stone were the materials of choice, but sometimes stucco was used as a substitute. Porches, terraces, and porte cocheres extended the sweep of the low Midwestern prairie.



Prairie Identifying Features

- ♦ Two stories, with one-story wings or porches.
- ♦ Low pitched hipped roof with wide projecting eaves.
- ♦ Low hipped roof acts as a free-floating element above the house. A roof pitch of 3:12 is required.
- ♦ Continuous band of casement windows.
- ♦ The central portion of the home, typically the chimney, acts as an anchor, rising higher than the flanking wings.
- ♦ Wide low chimneys usually at the axis of intersecting roof planes.
- ♦ Low horizontal brick garden walls with stucco or wood ledge encloses outdoor space.
- ♦ Stonework is typically laid with thin horizontal stones (ashler laid stone) which simulate the natural stratification of rocks.
- ♦ Concrete water bar or base connects the Prairie home to the ground.
- ♦ Stucco ledges cap horizontal-oriented brick (Narrow Gage Roman) walls.
- ♦ Massive square or rectangular piers of masonry are used to support porch roofs.
- ♦ Selectively recessing only the horizontal brick masonry mortar joints promotes a horizontal image.
- ♦ Contrasting trim between stories.
- ♦ Window boxes and flattened pedestal urns for flowers.
- ♦ Contrasting wall materials or trim emphasizing the higher portion of the upper story.



- | | | |
|--------------------------------------|-----------------------------|-----------------------------------|
| (1) Contrasting trim between stories | (4) Large overhanging eaves | (7) Massive horizontal chimney |
| (2) Horizontal masonry base | (5) Two story building mass | (8) Low pitched hipped roof forms |
| (3) Flattened pedestal urns | (6) One story wing | (9) Massive masonry piers |



FARMHOUSE STYLE ARCHITECTURE

Guiding Principles

EXTENSIVE PORCH

Simple covered porch along front elevation and/or wrapped to side elevations with round or square posts with simple trim.

SIMPLE MATERIALS

Horizontal clapboard, vertical board and batten siding, accent stone wainscot.

GABLE, AND SHED ROOF TYPES

Gable and shed roof forms with a 10:12 roof pitch, or greater, for a prominent front-facing gable.

Farmhouse History

Farmhouse architecture is a product of mid-west agrarian influences. The Farmhouse Style historically includes a variety of "outbuildings" organized to create a working farm compound. General building massing should incorporate a composition of roofs to emulate this historical massing. Typical Farmhouse homes are functional, simple, and well-proportioned. The distinguishing features include gabled roof forms, dormers, and skirt and shed roof elements. Generally masonry is not used for columns or supports.



Farmhouse Identifying Features

- ♦ Vertically proportioned windows (double or single hung with muttons).
- ♦ Articulated trim, gable-end vents, exposed truss, header and sills.
- ♦ Celebrated chimneys.
- ♦ Horizontal clapboard, vertical board and batten siding, accent stone wainscot or all brick elevations.
- ♦ Simple covered porches or wrap-around porches with round or square posts and trim detailing.
- ♦ Gable and shed roof forms with 10:12 pitch or greater for prominent front-facing gable.





ARCHITECTURAL COMPONENTS

Guiding Principles

INTEGRATE GARAGE WITH OVERALL BUILDING MASS

Push garage mass away from street and pull porch mass forward to deemphasize garage focus.

CENTER BUILDING MASS

Step architecture to avoid large, poorly articulated walls in pedestrian areas.

ARTICULATE AND DETAIL GARAGES TO REDUCE THEIR PRESENCE

Segment garage openings into individual carriage doors to visually reduce size.

Building Massing

SENSITIVELY ARRANGE BUILDING MASS

The mass of a building should be scaled to reduce its apparent size, provide visual interest and depth, and achieve an articulated form. Upper stories should not appear heavier or disproportional greater bulk than that portion of the structure that supports it. Accordingly, all exterior building elements shall be appropriately scaled in size and in relationship to each other.

ARRANGE MASS TOWARDS THE CENTER OF THE DWELLING

One story building elements such as covered entries, porches, decks, and skirt roofs should be used to provide a visual transition to the second floor. Variety shall be achieved by providing a diversity of different upper story building mass orientations and locations.

HARMONIZE GARAGES WITH DWELLING ARCHITECTURE

Mitigate the impact of garages by integrating them into the floor plan, building mass, and design of the home. In no case shall a garage mass simply be "tacked-on" the front of a house. Recommended techniques to mitigate the impact of garages include the following:

- ♦ Extending the porch or living space a minimum of 6' beyond the front face of the garage.
- ♦ Integrating the garage roof with the home's main body roof, including similar form and slope.
- ♦ Creating a second-story building element, with windows and appropriate detailing within six-to-eight feet of the front face of the garage.
- ♦ Using recessed garage doors with deep trim, decorative panels, windows, and other architectural embellishment to provide shadow lines and depth.
- ♦ Segmenting garage openings into individual carriage doors. Providing individually identifiable garage openings for two and three car garages.
- ♦ Using side loaded garages which present the opportunity for orientating garage facades containing windows towards the street, as opposed to front loaded garages whereby the garage door dominates the streetscene.

STANDARDS:

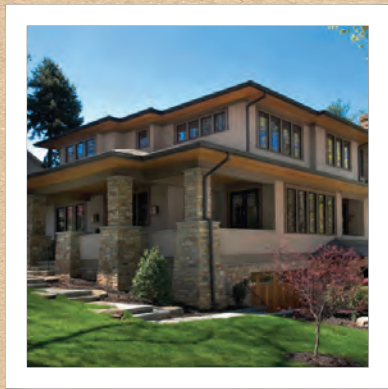
Garage design shall be based upon the following requirements:

- ♦ No more than three individual garage carriage doors (single bay) shall be provided for each garage elevation.
- ♦ Garages shall not exceed 33 feet in width.
- ♦ Tandem parking stalls shall be permitted if located within an enclosed garage.
- ♦ Garage freeboard shall not exceed 18 inches without mitigating architectural elements.

Handwritten signature or mark.



Low pitched craftsman-style gabled roof forms with large overhang and exposed rafter tails.



Low pitched prairie-style hipped roof form with large soffit overhang.



Simple gable and porch evoke farmhouse image.

ARCHITECTURAL COMPONENTS

Guiding Principles

ARTICULATE WALL PLANES

Avoid large, unbroken wall planes that create monotonous building elevations.

MINIMIZE EXPOSED FOUNDATIONS

Step siding materials in regular intervals while minimizing exposed foundations along grade transitions.

WRAP FACADE MATERIALS

Extend facade materials around corners or at wall plane changes.

Facade Articulation

Provide horizontal and vertical building off-sets. Incorporate building off-sets that are relative in scale to the elevation or wall plane (either horizontally between floors or vertically within the overall elevation). Three-story rear elevations on walk-out lots shall incorporate one-story building elements (e.g., covered porch, bay window, covered deck, skirt roof, trellis) designed to provide façade articulation.

Decks on walkout elevations must provide a strong visual anchor (columns should be masonry, built-up base) and the columns should be proportional to the mass they are supposed to be holding up. The deck and columns must be compatible with the architecture of the home and they should look substantial; not small elements perched on a side of a large structure.

Create articulated wall planes . Avoid large, unbroken wall planes and windowless elevations. The use of material banding (e.g., masonry bases), bay and box window elements, cantilevers, and wall plane off-sets, are encouraged in order to break-up building facades and provide visual interest. On walkouts, and all homes facing open space or common area the composition and surface area of windows are important elements to articulate the elevation. Consider the following specific design guidelines:

- ♦ All homes shall require façade articulation on all visible elevations designed to reduce a box-like appearance.
- ♦ Rear and side elevations on walkouts that are visible from adjacent streets, facing common area or open space shall incorporate the materials found on the front elevation of the home
- ♦ walkout homes may not have tall walls holding up the slope on the rear or side of the home; they should be tiered and made of stone, brick veneer or timbers.

Create substantial wall transitions. Material application should be considered early in the design process so that logical material termination points are identified. In general, material changes shall occur at changes in wall plane at inside corners. Masonry used to express a building's base or to create a wainscot, located on the front elevation, should wrap corners and terminate at a prominent building element on the side elevation. Consider the following specific design guidelines:





Side building elevation fully articulated.



*Horizontal "belly-bands"
promote facade variety. on prairie style architecture.*

ARCHITECTURAL COMPONENTS

Guiding Principles

SIMPLIFY ROOF FORM

Use simple and authentic roof forms that are unique between architectural styles and models.

USE APPROPRIATE ROOF SLOPE

Create roof slopes that are typical to the building's architectural style.

PROVIDE AMPLE OVERHANG AND DETAIL

Use the appropriate details and dimensions as specified for each architectural style.

Roof Form and Overhang

CREATE SIMPLE ROOF FORMS

In general, for single family homes, a simple, dominant roof form should be used in conjunction with complimentary, secondary, minor roof elements such as dormers and gable ends. Dormers, gables, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. For multi-family buildings roof forms should be designed to reduce the massing of the structure, creating a more human scale. Consider the following specific design guidelines:

- ♦ Roofs shall be "broken" into smaller planes or roof elements. A variety of roof breaks (roofs that turn a corner or change elevation) shall be provided on all homes.
- ♦ Roof pitch shall be a minimum of three-to-twelve and a maximum of twelve-to-twelve with varying pitches on smaller roof elements, per architectural style. Craftsman style shall require between 3:12 and 4:12; Prairie style shall require 3:12; Farmhouse style shall require between 8:12 and 10:12.

PROVIDE AMPLE ROOF OVERHANG

Deep roof overhangs are required to create visual relief and shadow patterns, provide shade for walls and windows, and help shed snow and rain. Consider the following specific design guidelines:

- ♦ The minimum overhang for all main roofs shall be 24" at all rakes and 18" at all craftsman and prairie eaves. The minimum overhang for the Farmhouse style is 18". The roof overhang for secondary roof elements may vary in order to achieve a consistent roof pitch.
- ♦ Eaves, fascias, and soffits shall be detailed appropriately for each architectural style.



Craftsman style roof with exposed rafter tails and generous overhangs.





Low pitched craftsman-style gabled roof forms with large overhang and exposed rafter tails.



Low pitched prairie-style hipped roof form with large soffited overhang.



Simple front-falling gable roof and shed dormer



ARCHITECTURAL COMPONENTS

Guiding Principles

ADAPT ARCHITECTURAL STYLE TO LOCAL MATERIAL PALETTE

Utilize massing and proportions from the architectural style while integrating local materials to create an aesthetic architectural statement.

SIZE APPROPRIATELY

Specify column dimensions that are proportional and provide aesthetic continuity typical to the architectural style.

Columns and Supports

Provide substantial columns and supports consistent with the architectural style of the home. Columns and supports should appear substantial and in proportion to the overall building mass. They shall incorporate visual relief, built-up elements such as top and bottom trim, masonry bases, and for ornamentation. The character and detailing of columns, railings, and balusters shall be consistent with the architectural style of the home. Consider the following specific design guidelines:

- ♦ All craftsman and prairie style covered entry and porch supports shall contain a substantial masonry base. Column materials shall be consistent on all sides of the column e.g. stone on the base should extend all sides of the column base. Upper portions of columns and supports may contain battered clapboard columns, timber posts, or decorative columns, designed to harmonize with the architectural style of the home.
- ♦ The minimum size for single decorative columns or timber posts shall be eight inches wide.
- ♦ Grouped decorative columns or timber posts of two or more may be reduced to four inches in section and incorporate relief or built-up trim elements or masonry bases.
- ♦ Create columns which harmonize with building architecture. Stone battered columns shall be substantial and function as a natural extension of the ground plane. Ornamental porch railings shall harmonize with the architectural style of the home.



Metal posts result in a contemporary feel to supports





Rustic prairie style columns convey stability while providing a strong groundplane anchor.



Thicker columns and base



Stone base with battered craftsman column with reveal



Thick and wide craftsman column with masonry base



ARCHITECTURAL COMPONENTS

Guiding Principles

CREATE DEPTH

Integrate style-based architectural details that create depth in the architectural elevation.

ENHANCE THE CHARACTER

Well detailed building elements create contrast and visual balance as opposed to flat, box-like facades.

Major Building Elements

Provide major building elements which articulate building architecture. The articulation of a home's façade plays an important role in creating variety and visual interest. Facades that successfully orchestrate the major parts and forms of a home – entries, covered porches, projections, reveals – promote richness, proportion, scale, and depth. The intent is to create contrast and visual balance as opposed to flat, box-like facades. Consider the following specific design guidelines:

- ♦ Major building elements such as dormers and gable ends, covered entries and porches, building projections, and structural elements help break up long expanses of blank wall, avoiding large austere wall areas.



Stone wall base material extends close to the ground plane.



Stone wainscot extends close to the ground while wrapping the corner and terminating at wall plane change.

Building Base



Illustrative Example Details

Builders are encouraged to provide interesting and affordable details.
The following photographs are for inspiration only.



Brackets and Beam Ends



Dormers



Covered Porches



ARCHITECTURAL COMPONENTS

Guiding Principles

GROUND BUILDING PROJECTIONS

Use brackets and other architectural supports to ground building projections.

CREATE MATERIAL TRANSITIONS

On large, multi-level projections, consider using a battered form with material transitions to create a well articulated, grounded form.

Building Projections

ANCHOR BUILDING ELEMENTS AND PROJECTIONS TO THE GROUND
Building elements such as chimneys and projections should appear anchored to the ground or supported by substantial decorative brackets, or corbels. Fireplace box-outs for direct vent gas units shall be consistent with the architectural style and materials of the home and complement the wall on which they are located. Consider the following specific design guidelines:

- ◆ Projected elements such as boxed chimney flues and bay windows shall be integrated with the main house in terms of materials, textures, proportions, and colors.
- ◆ Projected elements shall not “float” but appear to extend to the ground, creating a solid base, supported by substantial decorative brackets, or stepped back or transition to the facade through the use of corbels.
- ◆ Promote the use of masonry chimneys. Masonry materials are preferred for chimneys constructed along exterior building walls. Flue shrouds shall completely screen the vent top or spark arrestor and complement the architectural style of the home. Flue vents shall not protrude from chimney elevations.
- ◆ Promote the use of traditional chimney forms. As an example, exposed chimneys along exterior building walls should taper above the flue box, complementing the architectural style of the home. Non-tapering, massive, horizontally-oriented masonry chimneys associated with the prairie style of architecture may be permitted, subject to **DRC** approval.



Craftsman support brackets create an anchored building projection.

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ARCHITECTURAL COMPONENTS

Guiding Principles

CREATE WINDOW COMPOSITIONS

Arrange and group windows in a manner that is consistent with the building's architectural style.

USE PROPER TRIM

Encase the windows with the proper architectural trim to create additional depth.

UNIFY WINDOW AND DOOR PACKAGES

Match window and door packages to create a unified appearance.

Windows

PROVIDE COMPOSITIONAL WINDOW PLACEMENTS

Window and door placement, size, and detailing (including basement-level windows on walk-out homes) should be consistent with the home's architectural style and compatible with the overall composition of the building elevation. Windows should emphasize the room in which they are located with special windows incorporated as accent features. Consider the following specific design guidelines:

Wood or metal clad wood windows are recommended. Vinyl or fiberglass windows may be permitted by the approval of the ACC.

- ♦ A minimum of one window shall be required for each building elevation.
- ♦ Window openings (reveals) in masonry walls (stone, brick, or stucco) should be recessed a minimum of two inches from the facade face, designed to express building mass, incorporating both a header and a sill.
- ♦ Vertically proportioned windows should be encouraged.
- ♦ Groupings of windows (e.g., prairie style ribbon windows) should be centered on the building mass unless occurring at a corner, in which case they should "wrap" the corner, providing windows on the adjacent façade.
- ♦ Provide appropriate window trim. All windows and doors should be trimmed with a material appropriate to the architectural style of the home.

Doors

PROVIDE DOORS WHICH HARMONIZE WITH THE ARCHITECTURAL STYLE OF THE HOME

Doors should appear substantial, constructed of heavy wood planks and panels, punctuated by windows and decorative hardware, all in keeping with the architectural style of the home. Consider the following specific design guidelines:

- ♦ Front doors should be compatible with the architectural style of the home.
- ♦ All other exterior doors should be constructed of wood or metal clad wood, designed to harmonize with Colorado Front Range architecture.
- ♦ Garage doors should be pre-fabricated wood, wood-clad metal, or composed of heavy wood planks with stiles and rails.
- ♦ Garage doors should integrate windows, panels, or other ornaments designed to provide visual interest that match the architectural style of the building.





Craftsman Style



Prairie Style



Farmhouse Style



ARCHITECTURAL COMPONENTS

Guiding Principles

PROMOTE NATURAL MATERIAL SELECTIONS

Encourage the use of natural materials throughout architectural styles.

CREATE A DIVERSE, YET UNIFIED MATERIAL PALETTE

Utilize material transitions to break up space where building massing lacks articulation.

USE COLOR TO ACCENT KEY ARCHITECTURAL FEATURES

Use deep, rich, earth-tone colors to emphasize architectural detailing and key features while matching the natural colors of the Colorado Front Range.

Facade Materials

Use appropriate façade materials. Acceptable facade materials include: composite (James Hardee Board) and natural clapboard siding; natural wood board and batten; smooth stucco (exterior plaster); brick; and natural stone; cultured or manufactured stone. Reflective material, unfinished concrete or concrete CMU, shall be strongly discouraged. Consider the following specific design guidelines:

- ♦ The use of masonry materials (preferably stone) shall be strongly encouraged as a base for all homes, designed to anchor the building to the ground and shall apply to all exterior elevations.
- ♦ Both smooth stucco (exterior plaster) and stone shall always express mass. In contrast, wood siding (clapboards, shingles, board and batten) can be used as a sheathing material.
- ♦ Generally, the heavier stone and smooth stucco (exterior plaster) surfaces should be used to visually supporting the lighter wood sheathing elements above.
- ♦ For stucco applications two coat or three coat cement “hardcoat” stucco (exterior plaster) shall be required. Stucco finishes shall not be heavy and/or irregular. Stucco substitutes, such as stuccato board, acrylic finishes with sand, synthetic stucco and EFIS (Exterior Finish Insulating System) are not be permitted. Warm earthtone, not cool, stucco colors shall be strongly encouraged.
- ♦ Large panel sheets (e.g., T-111) designed to be used in lieu of clapboard, shingle, or board and batten siding shall not be permitted



Facade composed of a variety of materials including board and batten, shingles, and stone.



Facade Colors

Accent colors should be used with discretion. On an individual home, color variety shall relate to changes of materials, such as building base, façade, and roof. This creates a varied palette of colors.

- ♦ To achieve the desired variation in home colors no color palette may be repeated more than three homes in a row without a distinctly different color palette for a minimum of two homes.
- ♦ Radon venting (and similar protrusions) should be painted to match the color of the surrounding elevation.
- ♦ Color should be compatible with the architectural style of the home.
- ♦ When compatible with the architectural style of the home, doors, window frames, muntins, and roof fascia may receive accent colors to emphasize details.
- ♦ Harmonize roof flashing with building architecture. Flashing and sheet metal elements (e.g., flue vents) shall be painted



ARCHITECTURAL COMPONENTS

Guiding Principles

AVOID EXOTIC ROOF MATERIALS

Choose roof materials that are authentic to the Prairie Center site and provide superior durability.

AVOID SHARPLY CONTRASTING COLORS

Select natural colors that blend with the facade color palette.

Roof Materials and Colors

Provide roof materials which reflect the architectural style of the home. Use roof materials which add value and reinforce the architectural style of the home. Acceptable roof materials include: dimensional fiberglass mat shingles (also known as "Architectural Shingles" (straight cut or color-framed mitered corners); slate; and flat concrete tile (e.g., modern slate) and standing seam metal roofs. Unacceptable roofing materials include: rolled asphalt roofing; organic felt composition; steel shingles; corrugated metal; clay tile; and cylindrical concrete tile.

Encourage appropriate dimensional composition roof material, type, and color. A single roof color should not occur within a neighborhood. Instead, a palette of harmonious roof colors shall be established to assure variety and visual interest between adjacent homes. Sharply contrasting and light (e.g., light gray, tan) roof colors should be avoided. Colors such as charcoal gray, slate gray, forest green, dark olive, and rich dark brown colors are generally permitted to visually terminate the top of the building. Consider the following specific design guidelines:

- ♦ Roofing materials shall be durable dimensional fiberglass mat with weathering grade asphalt and ceramic granules heavy-weight (Class A, fire and wind rated) and have a minimum warranty of 40 years.

Use appropriate flat concrete tile, shake, and slate roofing materials and colors. The color and profile of roofing material shall be appropriate to the architectural style of the home. Consider the following specific design guidelines:

- ♦ Flat Concrete Tile - Flat concrete tile shall be a smooth-surface modern slate. Flat tile colors shall be black, dark green, dark brown, and dark gray.
- ♦ Standing Seam Metal - Standing seam metal roofs shall be 3/16" thick, minimum, Grade A. Metal roofs, shall be coated with a non-glare Kynar or Hylon finish.

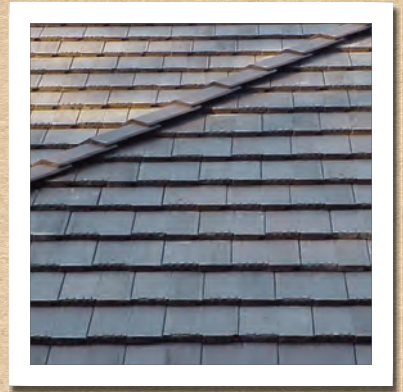




Standing Seam Metal



Concrete Shake



Flat Concrete Tile

Roof Materials



Warm Gray



Dark Brown



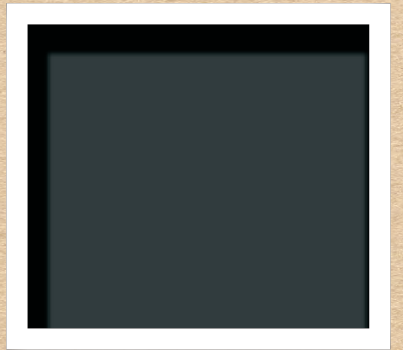
Forest Green



Slate Gray



Dark Olive



Charcoal Gray

Roof Colors



ARCHITECTURAL COMPONENTS

Guiding Principles

CREATE SEAMLESS INTERIOR AND EXTERIOR TRANSITIONS

Create outdoor living opportunities that provide usable space that is well connected and visible to interior space.

ORIENT PROPERLY

Orient front entrance and porches to create visibility between adjacent porches to encourage social interaction.

STEP BUILDING MASS

Use covered porches to step building mass down from second story mass to create a more pedestrian scaled environment.

Entries and Porches

Provide covered entries and porches as transitional elements. Covered entries and porches provide transition between indoor and outdoor spaces and are commonly supported by substantial wood posts, decorative columns, or masonry piers. Covered porches soften the building façade and act as a transition to larger-scaled second story building components. Covered porch roofs should integrate with the architecture of the home and should not appear to be tacked-on.

CONSIDER THE FOLLOWING:

- ♦ Make a covered entry or porch compatible with the architectural style of the home.
- ♦ Covered entries shall be a minimum of six feet deep.
- ♦ Covered porches (verandas) shall be a minimum of six feet deep.
- ♦ Covered front porches shall be large enough to be useable.
- ♦ Front porch shall be a minimum of 72 square feet



HIGH PERFORMANCE ARCHITECTURE

Guiding Principles

USE PASSIVE AND ACTIVE SYSTEMS

Specify high-performance components in conjunction with passive design choices to reduce energy consumption.

INTEGRATE HIGH-PERFORMANCE FEATURES INTO ARCHITECTURAL FABRIC

Use solar panels and other high-performance systems as integrated design features that are aesthetically pleasing and are not "tacked-on" components.

Energy Use and High Performance Features

- ♦ Use Energy Star appliances and heating equipment to minimize the energy demands of the building.
- ♦ Specify south-facing windows to have high Solar Heat Gain Coefficient (SHGC) values coupled with low U-factors. Low SHGC windows should be considered for east- and west-facing glazing as a means of controlling solar heat gain and increasing occupant comfort.
- ♦ Consider thermal storage wall or floors by coupling south-facing glazing with walls built of heavy masonry or other passive solar storage medium or concrete or tile floors. Sunlight is absorbed into the storage medium and it heats up slowly during the day. Then as it cools gradually during the night, it releases its stored heat over a relatively long period of time indirectly into the space.
- ♦ Design for natural ventilation in summer with operable windows designed for cross ventilation. Ceiling fans or heat recovery ventilators offer additional air movement.
- ♦ Develop a highly insulated building and a tight building envelope that achieves outdoor air exchanges through controlled ventilation. Utilize appropriate air and moisture barriers.
- ♦ Locate water heater to minimize hot water runs to bathrooms and kitchens.
- ♦ Use Energy Star light fixtures and consider LED bulbs
- ♦ Consider installation of photovoltaic roof systems to take advantage of Colorado's elevation and climate to harvest solar energy.
- ♦ Consider using high-efficiency equipment to minimize energy consumption for both heating and cooling, including ground-source heat pump applications.



Solar Panels

The following design guidelines are provided to integrate home and landscape design with the installation of Solar Panels:

- ♦ Photovoltaic (PV) and Solar Thermal panels are both defined as Solar Panels for the purpose of this Appendix.
- ♦ Roof mounted Solar Panels are strongly encouraged in lieu of ground mounted.

Roof mounted Solar Panels shall be designed and installed so as to aesthetically blend with the home. Consider the following specific design guidelines:

- ♦ Roof line and pitch shall be coordinated with Solar Panels such that they are parallel to each other, and such that the Solar Panels are mounted flush with the roof.
- ♦ Ridgeline of roof shall be coordinated with Solar Panels such that Solar Panels shall not project above the ridgeline of the roof.
- ♦ The color of the Solar Panels, sheet metal and all supporting mounts and hardware shall be a non-reflective dark color that blends well with the adjacent roof material.
- ♦ Care should be exercised in siting the home on a lot to allow the placement of Solar Panels in efficient locations, but not dominate the front elevation of the home as viewed from the street.
- ♦ Ground mounted Solar Panels may be installed if it can be shown that a roof mounted installation is not feasible. Ground mounted Solar Panels shall be kept low to the ground and integrated with the surrounding landscape. Ground mounted Solar Panels must be located in ways that are sensitive to the view of adjacent property owners and shall preserve views.



Integrate solar panels to aesthetically blend into the design of the roof.

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Section D:
Landscape Architecture

LANDSCAPE IMAGE AND CHARACTER

Guiding Principles

THINK LOCAL

Promote landscape images and plant associations which are reflective of the Colorado high prairie environment while complementing development patterns in an artistic fashion.

KEEP IT LOOSE

Utilize organic, flowing, and natural planting arrangements while avoiding rigid planting patterns.

MAKE IT LOW MAINTENANCE

Specify native planting that provides minimal maintenance needs and upkeep.



Overall Landscape Style and Character

- ◆ These guidelines govern the design of common areas and multi-family common areas and should be considered for on-lot landscaping by single family lot owners. Consider:
- ◆ Landscapes comprised of plants that complement the Colorado high prairie environment and contribute to a sense of place connected to the region.
- ◆ Responsive landscape patterns which accommodate a variety of functions, including play, relaxation, and wildlife.
- ◆ Landscapes which provide a balance between deciduous, evergreen, perennial, and annual plant species.
- ◆ Three-dimensional landscape designs which provide a rich layering of earth sculpting and plant materials.
- ◆ Landscape palettes with a rich variety of plant materials exhibiting different forms, textures, and hues.
- ◆ Landscape palettes tailored to their adaptation to existing sun, water, temperature, and soils conditions.
- ◆ Landscapes which grow and function with less need for energy, water, fertilizer, and maintenance.
- ◆ The use of plant materials and patterns designed to screen potential nuisances while enhancing privacy and seclusion.
- ◆ Landscape character that emphasizes the natural environment over the built environment.
- ◆ Landscape configurations which blend and harmonize with adjacent greenways and open space features, with few distinct edges that define property lines.
- ◆ Informal groupings of street trees designed to soften and enhance the residential street scene.



- ◆ Individual lot landscape patterns which create a cohesive “flowing” relationship between adjacent lots.
- ◆ Shaped stone and rough sawn wood that create a natural and informal fences and walls.

The following minimum size for plant material for all common area landscapes are required:

- ◆ Deciduous Trees: 2 inch caliper
- ◆ Evergreen Trees: 6-8 feet high
- ◆ Ornamental Trees: 1 1/2 inch caliper
- ◆ Shrubs: 5 gallon container
- ◆ Perennials: 1 gallon container



Group plantings in informal drifts that mimic the Colorado High Prairie area.



STREETSCAPE IMAGE AND CHARACTER

Guiding Principles

GROUP PLANTINGS

Mass and group plantings to create a natural appearance

LIMIT TURF USE

Use turf sparingly and use only when absolutely necessary to provide accent lawn panels or play spaces.

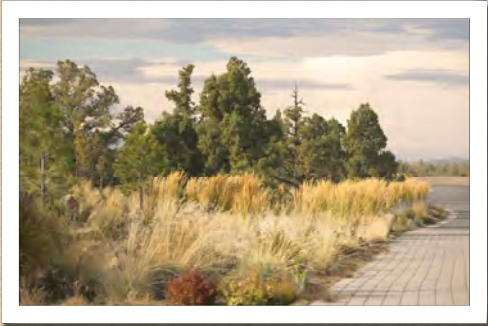
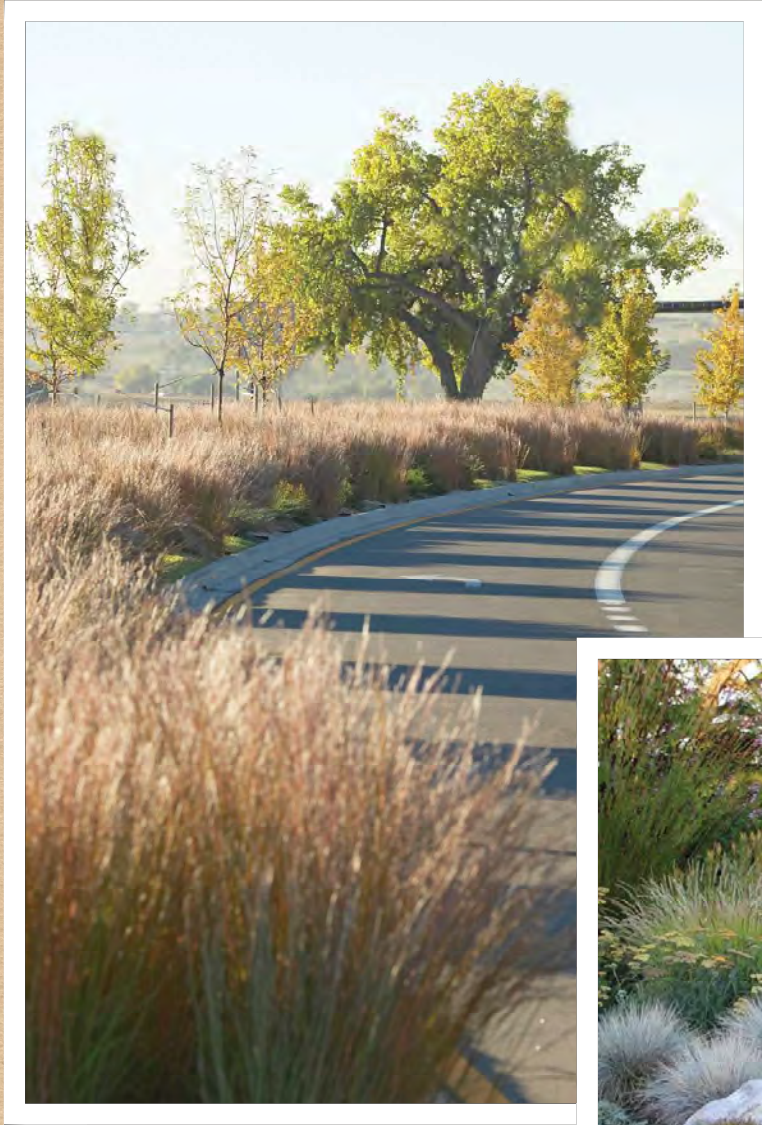
MIX IT UP

Utilize a diverse planting palette to ensure visual interest and increase biodiversity.



Streetscape Style and Character

- ◆ Design streetscapes that respond to informal organizational patterns.
- ◆ Promote streetscape variety and visual interest by planting a combination of native deciduous and evergreen street trees.
- ◆ Mass street trees when appropriate and specify informal spacing within the park strip to create a natural appearance.
- ◆ Plant the park strip understory with a combination of native grasses, wildflowers, and shrubs that visually connect across streets and sidewalks.
- ◆ Use turf only where absolutely necessary as required by programmatic and spatial reasons. Specify low maintenance turf blends wherever possible.
- ◆ Specify various tree heights to create a natural appearance.
- ◆ Provide indigenous stone groupings at key locations to add visual interest.



Plant street trees in informal clusters designed to complement curvilinear street configurations and topography conditions.

Create understory planting layers that take season, color, height, texture, and maintenance into consideration.



ON-LOT PLANTING DESIGN

Guiding Principles

PROVIDE VARIETY

Provide a variety of landscape zones which exhibit different functions, characteristics, and requirements for plant materials as a way to reduce water use and establish a natural looking street character.



LIMIT TURF USE

Use turf sparingly and use only when absolutely necessary.

CREATE CORNER ACCENTS

Orchestrate corner side yard landscape plantings to promote a sweeping and continuous landscape image that embraces both streetscape frontages.

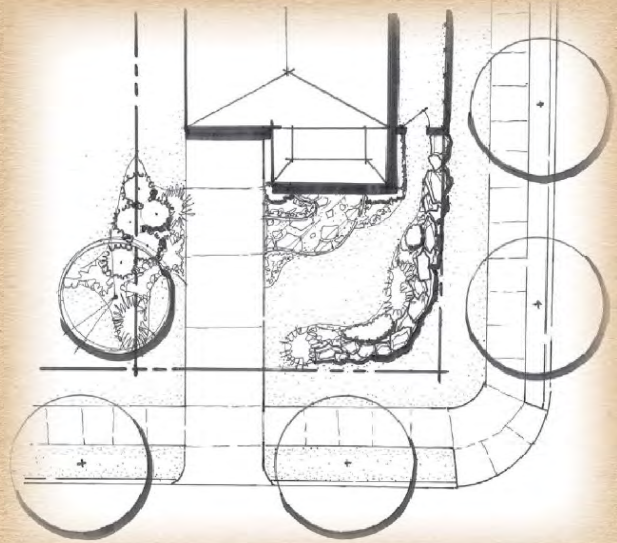
Front Yard Landscape

- ◆ Provide an equal variety of informal front yard landscape palettes, varying in color, and general appearance, as home models.
- ◆ Encourage front yard landscaping which complements and accents other design elements, such as covered porches, arbors, low garden walls, and fences.
- ◆ Minimize bluegrass turf areas and replace with low maintenance, native groundcovers or low maintenance sod mixes.
- ◆ No more than 15% of the front yard landscape may be decorative rock mulch. All other landscape areas in the front yard shall be live plant material consisting of turf, ground cover, shrubs or trees.



Corner Side Yard Landscape

- ♦ Use informal landscape patterns to frame edges, and visually connect side yards.
- ♦ Use low garden walls or fencing along property lines to “open-up” corner landscapes that allow for colorful annual/perennials at intersections, and prevent wall/fence canyons.
- ♦ Integrate indigenous stone through walls or large boulders into landscape design



STANDARDS:

Side yards for corner lots shall be based upon the following requirements:

CHARACTERISTICS:

- ♦ Plant shrubs in informal drifts or borders, designed to add a rich layering of plant materials as a way to soften sidewalks and house foundations.



Integrate additional Colorado native plants outside the High Plains palette at key junctions and accent points.

PLANTING INTEGRATION AND TRANSITION

Guiding Principles

ADAPT TO THE CONTEXT

Create individual landscapes that are integrated between adjacent lots, creating different, but compatible, landscape expressions.

COMPLEMENT THE STREET CHARACTER

Design on-site landscapes to integrate with adjacent open space and streetscape features.

CREATE SEAMLESS TRANSITIONS

Create a flowing transition between homeowner lots and adjacent open space.

Planting Adjacent to Open Lands, Arterial and Collector Roads

- ♦ Create a natural and flowing transition between a homeowner lot and adjacent open lands.
- ♦ Coordinate the placement of side and rear yard landscaping adjacent to all open land areas to preserve and enhance views.

Blur the line between private lots and open land areas. Homeowners shall landscape lots which are located adjacent open land areas according to the following requirements:

- ♦ At the rate of one tree and five shrubs per 30 linear feet of rear property line and/or open space and parks, arranged in an informal, organic pattern. Avoid formal patterns and straight lines.
- ♦ At the rate of five shrubs per 30 linear feet of rear property line arranged in an informal manner.
- ♦ Cluster trees nearer to the home to preserve neighboring views to open land amenities.
- ♦ Do not locate trees contiguous to property lines that abut open land areas.
- ♦ Plant drifts of introduced shrubs and groundcovers on private lots, designed to physically and visually integrate with adjacent open lands.



Blur the boundaries between lots and open space.



Landscape Transition Between Lots

Consider providing a cohesive and flowing relationship with front yard landscaping between adjacent lots. Use the following techniques to visually unify the streetscape by blending adjacent front yard landscapes:

- ◆ Blend together tree and shrub masses between lots.
- ◆ Design front yard landscapes that connect turf areas together, creating cohesive and integrated turf panels.
- ◆ Minimize formal plantings and hard edges, such as hedge rows, mow bands, and edging.
- ◆ Create a single, unified planting bed or mulch area with a consistent edge-line between adjacent lots.
- ◆ Use a single type of rock or wood mulch throughout the entire planting bed designed to unify adjacent landscapes.
- ◆ Cluster trees adjacent to the home as opposed to straddling the property line between adjacent lots.



Unify landscape designs between interior adjacent lots to provide a cohesive and flowing design.



PLANTING FUNDAMENTALS

Guiding Principles

CREATE CONTINUITY BETWEEN PLANTING BEDS

Harmonize natural wood mulch type, size, and color between individual lots.

PROTECT THE BUILDING FOUNDATION

Locate plants to prevent water damage, prevent soils exposure, and stabilize slope banks.

REDUCE SOIL EROSION

Stabilize steep slopes with native plant materials.

Foundation Protection

In order to protect the building foundation, proper drainage, irrigation, and plant selection is required.

The builder shall meet the following requirements to reduce the water adjacent to the building foundation:

- ◆ Do not plant turf/sod grass within three feet of foundation walls. Small shrubs may be planted within this zone, designed to screen the building foundation. Design irrigation to avoid water along the foundation.
- ◆ Design and locate roof drain gutters to convey stormwater away from building foundations and associated foundation plantings.
- ◆ Grade the ground around the home to slope away from the foundation.
- ◆ Provide foundation drains as necessary to protect building foundations.

Landscape Installation and Timing

The builder shall install the landscape in a timely fashion and under ideal conditions which promote the successful growth of the plant material.

STANDARDS:

The builder and/or homeowner shall install all landscaping within one growing season of occupancy.



Slope Bank Landscaping

Stabilizing slope banks helps reduce soil erosion and degradation. Low maintenance plantings and turf blends are recommended to reduce labor intensive mowing along steep slopes.

The following criteria is required for slope banks exceeding 4:1 (25%)

- ♦ Stabilize with native plantings including ground covers and mulch.
- ♦ Low maintenance turf mixes will be reviewed on a individual case basis. High maintenance turf blends are strongly discouraged.

When walls are necessary along slope banks the following shall be required:

- ♦ Retaining walls are required to be composed of local stone which includes the following:
 - Buff Sandstone
 - Red Sandstone
 - River Rock
 - Ryolite
- ♦ Retaining walls shall not be composed of rail road ties

Planting Bed Design

In order to promote the health and successful maturation of plant material ideal growing conditions.

- ♦ Mulch planting beds with a minimum of 3" of wood mulch and cover all bare ground to discourage weed growth.



Stabilize steep slope banks with native plant material to reduce erosion and maintenance.



PLANTING FUNDAMENTALS

Guiding Principles

UNIFY PLANTING BED DESIGN

Match planting bed edging and mulch materials where planting beds span lot boundaries.

PROMOTE DROUGHT TOLERANT SOD BLENDS

Locate plants to prevent water damage, prevent soils exposure, and stabilize slope banks.

Planting Bed Edging

In order to ease maintenance and maintain the shape of planting beds, specific edging types are required.

Planting bed edgers shall meet the following requirements:

- ◆ Plastic, unit paver, or local stone edging is required for all landscape beds unless otherwise noted.
- ◆ Spaded edging is required for single trees planted in turf areas. 4'-0" minimum diameter with wood mulch is required.

Turf and Sod

Drought tolerant sod blends are recommended in order to promote water conservation. Bluegrass blends may be used in high traffic areas.

STANDARDS:

- ◆ Turf/grass sod shall be incorporated into the design of all private property front and side adjacent to public streets.



Buffalo grass is a native grass that provides excellent heat, cold and drought resistance that requires infrequent mowing, irrigation and fertilization.



Wood Mulch

Use either Redwood or Cedar Wood Mulch between adjacent lots to unify the streetscene and avoid a fragmented appearance.

WOOD MULCH:

- ♦ Type: Shredded cedar or redwood
- ♦ Color: Natural



Redwood Mulch



Cedar Mulch

WATER CONSERVATION

Guiding Principles

LIMIT WATER WASTE

Design irrigation systems to minimize over spray and eliminate water waste.

REDUCE WATER CONSUMPTION

Conserve water and provide coordinated landscape irrigation systems geared towards the needs of different plant species.

ENCOURAGE GREY WATER RE-USE

Consider utilizing grey water re-use irrigation systems for landscape irrigation where permitted by law.

Water Conservation

- ◆ Encourage landscapes that are designed to conserve water, harmonizing with the High Plains and individual lot micro-climate conditions. Group plants based on water needs.
- ◆ Use plants, drip irrigation systems, and maintenance practices that conserve water.
- ◆ Limit overhead spray irrigation to turf/sod grasses and flowering groundcover areas. All other areas should use drip irrigation.
- ◆ Use drip irrigation within 5 feet of the foundation.
- ◆ The recommended minimum width of spray areas shall be six feet.
- ◆ Use low angle spray nozzles (45 degrees) adjacent to paved areas.
- ◆ Use soil moisture controllers to limit water waste.



Drip irrigation systems provide highly efficient water dispersal while limiting evaporation loss and over-spray.

MAIL BOXES

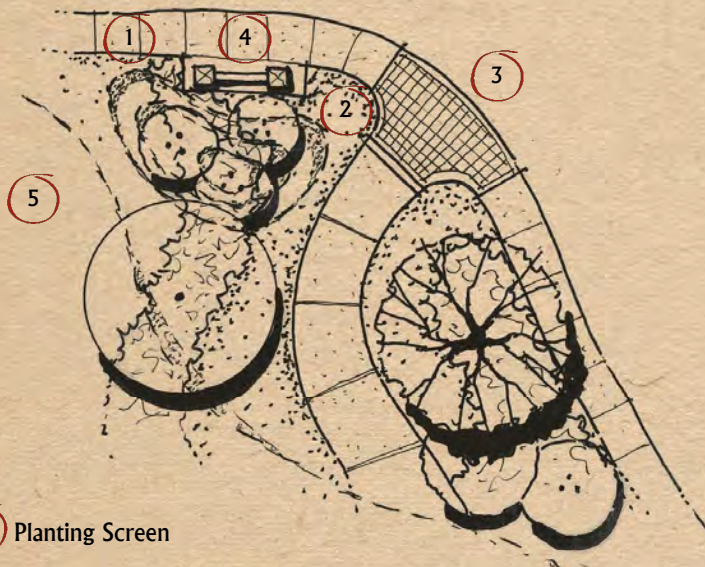
Guiding Principles

Mailbox Style and Character

Mailboxes shall be grouped in cluster mailboxes for more efficient mail delivery.

Mailboxes shall meet the following requirements:

- Cluster style mailboxes are required and must adhere to USPS regulations.
- Mailboxes shall be screened from adjacent homes through the creative use of topographic changes and planting material.
- Simple and clean design shall be utilized to minimize the visual impact of the mailboxes. A black powder coat is required.
- Mailboxes shall be strategically located at pedestrian junctions, such as multi-use trails to promote walking.
- In cases where detached walks are present, a 5'-0" concrete walk connection is required in the tree lawn to provide easy access to vehicles stopping at the mailbox.



- 1 Planting Screen
- 2 Topographic Screen
- 3 Adjacent Pedestrian Junction
- 4 Cluster Mailbox with Decorative Stone Encasement
- 5 Adjacent Lot

STRATEGICALLY LOCATE

Place mailbox clusters adjacent to intersections of sidewalks and open space trails or parks to facilitate pedestrian access.

SCREEN FROM ADJACENT HOMES

Provide landscape screening to minimize the visibility of mailbox clusters from adjacent homes.

SIMPLE/CLEAN DESIGN

Utilize simple, clean mailbox cluster design to minimize their visual impact.



SITE FENCING

Guiding Principles

MATCH ARCHITECTURE AND SITE STYLES

Relate the architectural and site design styles to the fencing design.

CREATE UNIFIED PERIMETER FENCING

Create consistent perimeter fencing to establish a consistent community identity.

CREATE INVITING ON LOT FENCING

Create fencing that separates physical space while still allowing screened views.

Overall Fencing Style and Character

In keeping with the Colorado High Plains landscape character, the style and character of the site fencing is intended to take inspiration from prairie and agrarian roots. Using this style as a basis the fencing should also match architectural cues to create a unified thematic brand throughout Prairie Center.

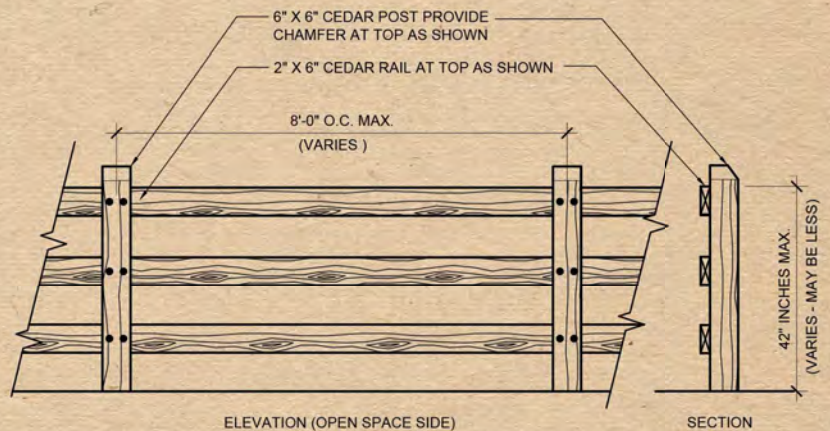
Perimeter Site Fencing

Perimeter site fencing shall match the style outlined in the adjacent images and diagrams in order to create a consistent feel and identity in the community. This fencing shall be required in all areas bordering community boundaries and open space unless otherwise specified. Additional requirements are outlined in the Planned Unit Development (PUD) document.



Pre-approved fence details. Location requires Committee approval.

Open Rail Fence

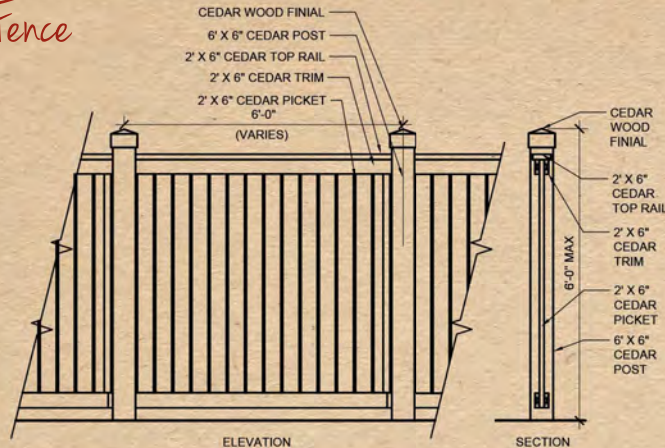


NOTES:

1. SEE PLANS FOR LOCATION / EXTENT
2. INSTALLATION OF A 4" SQUARE PLASTIC COATED WIRE GRID (BLACK) IS ALLOWED FOR THE PURPOSES OF PET CONTROL ON OPEN SPACE FENCES.
3. ALL WOOD TO BE TREATED WITH BEHR SEMI-TRANSPARENT STAIN, WOOD CHIP ST-111, ROUGH SAWN CEDAR, OR APPROVED EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR REVIEW / APPROVAL.
4. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL



Privacy Fence



NOTES:

1. SEE PLANS FOR LOCATION / EXTENT
2. ALL WOOD TO BE TREATED CEDAR AND STAINED (BEHR, SEMI TRANSPARENT, WOOD CHIP, ST-111) OR APPROVED EQUAL, CONTRACTOR TO PROVIDE SAMPLE FOR REVIEW / APPROVAL.
3. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL.

On-lot Fencing

The design of on-lot fencing is intended to promote safety, security, and communication between neighbors while creating a separator between public and semi-public space. Highly transparent and low separator fences help provide added visibility to adjacent lots while preventing "fence canyons" and discontinuous space.

Design side and rear yard fences to the following requirements:

LOCATION

- ♦ Interior Side Yard: 8'-0" from back of front elevation (excluding porch space).
- ♦ Corner Side Yard: Meet at 90 degree angle with front fence.
- ♦ Rear Yard: Fence must be contiguous to the rear property line.
- ♦ Front Yard: 3'-0" - 5'-0" from back of sidewalk for 42" maximum height fence. Fence may not extend across driveway.
- ♦ Side yard fences adjacent to the street on a corner lot shall be setback a minimum of 2' from the back of the sidewalk and planted in turf or shrubs.

HEIGHT AND POROSITY

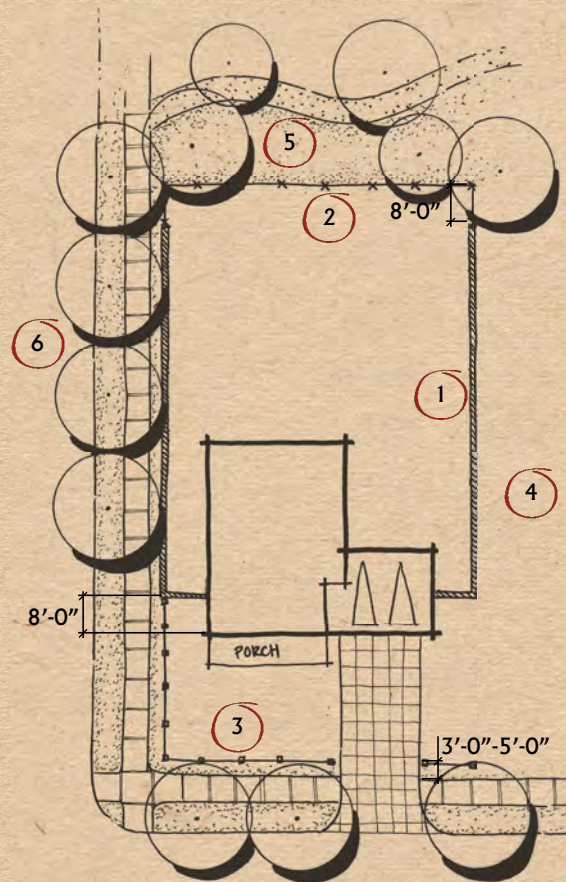
- ♦ 5'-0" maximum height for standard fence; 42" for rear yard fence abutting open space; 42" for front yard fence.
- ♦ Transparent wire mesh is permitted on interior side of fence for pet control on 3 rail fence.

MATERIAL

- ♦ Natural wood
- ♦ Weathered finish or painted to match architectural color scheme
- ♦ 3-rail fencing along open space to be stained using BEHR, Semi-transparent, Wood Chip, ST-111

On lot fencing should provide physical separation between public space and semi-public space while still offering screened views.

Privacy fencing and open space fencing shall conform to the details found in the approved P.U.D. and/or the Prairie Center Design Guidelines.



- | | | | |
|---|----------------------------|---|-----------------------|
| 1 | Privacy Fence (5'-0" Max) | 4 | Adjacent Interior Lot |
| 2 | 3 Rail Fence (44") | 5 | Adjacent Open Space |
| 3 | Decorative Fence (42" Max) | 6 | Adjacent Roadway |



SITE WALLS

Guiding Principles

USE INGENIOUS MATERIALS

Utilize native stone material that reflects the Colorado High Plains style and character.

BE CREATIVE

Use materials in creative ways so that the walls are more than a functional feature.

CREATE SMOOTH TOPOGRAPHIC TRANSITIONS

Avoid engineered solutions which feature abrupt changes in topography. Step walls gradually and feather grade at the end of walls to provide a smooth transition.

Retaining and Freestanding Walls

All freestanding and retaining walls located in common areas should be a consistent material that reflects the Colorado High Plains style and character.

Retaining and freestanding walls should meet the following requirements:

- ♦ The visible retaining wall material shall consist of "Lyons Red" stone that is structural, applied as a veneer, or enclosed in wire gabion mesh.
- ♦ Exposed concrete masonry units (CMU) or cast-in-place (CIP) systems shall require a "Lyons Red" stone veneer.
- ♦ Four feet maximum height (Grade changes requiring retaining walls in excess of this height shall be terraced with a minimum three foot horizontal separation)
- ♦ Re-claimed and recycled material may be submitted for consideration to the ACC.
- ♦ Gabion wire encasement shall consist of a durable and rigid system that is subject to review by the ACC.
- ♦ At the discretion of the ACC, split-face concrete block may be used on interior lot walls that are not visible from public streets or common open spaces.



Dry stacked stone retaining wall



Freestanding gabion wall with rough filled stone





"Lyons Red" stacked sandstone retaining wall provides vibrant color to the landscape.



Artful gradation application from large sized stone to smaller sized stone from bottom to top.

EXTERIOR AMENITY IMPROVEMENTS

Guiding Principles

CREATE PRIVATE EXTERIOR SPACE

Integrate site improvements such as decks, terraces, and patios into the design of the home.

COMPLEMENT ARCHITECTURE

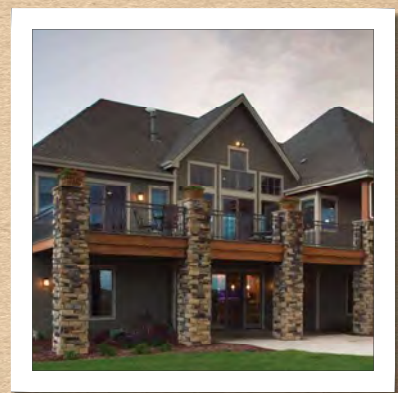
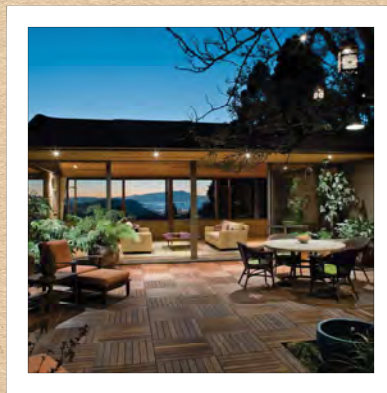
Design site improvements to complement the home's architectural style.

CREATE PRIVACY

Locate site improvements to enhance privacy between lots.

Decks

- ◆ Construct decks of similar materials that complement the home.
- ◆ Paint or stain wood decks to complement the home. Unpainted, exposed wood left to weather naturally is discouraged.
- ◆ Encourage painting the framework (support structure) of elevated decks when visible from public view.



Design wood decks to be a natural extension of the house, located so as not to block the view from neighboring lots.

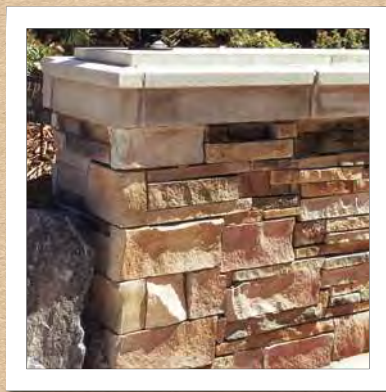
Anchor decks to the ground by masonry piers, columns, or substantial wood posts.

Terraces and Patios

- ♦ Integrate terraces and low garden patio walls with the house, composed of similar materials and colors.
- ♦ Cover CMU blocks with stone, cultured stone, brick masonry, or stucco, designed to integrate with the architectural style of the home.



Compose terrace balusters or low patio garden walls of masonry materials designed to harmonize with the terrace, as opposed to wood materials which are commonly associated with decks.



Cap terrace walls with concrete coping, cut stone, or brick masonry.

EXTERIOR AMENITY IMPROVEMENTS

Guiding Principles

ENHANCE EXTERIOR SPACE

Integrate site improvements such as decks, terraces, spas, hot tubs, and patios into the fabric of the site.

COMPLEMENT ARCHITECTURE

Design site improvements to complement the home's architectural style.

CREATE PRIVACY

Locate site improvements to assure privacy between lots. Utilize appropriate buffers, planting screens, and fencing to create privacy.

Pools, Spas and Hot Tubs

- ♦ Integrate pools, hot tubs, and spas with the architectural style of the home, becoming an integral part of the deck, terrace, or patio.
- ♦ Locate pools, spas, and hot tubs to the side or rear yard portion of the lot, not visible from public view.
- ♦ Position pools, spas, and hot tubs away from neighboring property boundaries to insure privacy.



Design hot tubs and spas so they are well integrated into the architectural design.

Play Structures and Trampolines

- ♦ Construct play structures such as swing sets and jungle gyms of metal or wood, painted in subdued earth-toned colors designed to blend with the home.
- ♦ Locate play structure and trampolines away from neighboring homes to minimize potential nuisances associated with noise.

Design play structures and trampolines based upon the following requirements:

- ♦ Play structures should not exceed a height of 12 feet.
- ♦ Play structures and trampolines should be located a minimum of 5 feet from side and rear property lines



Provide adequate spacing between play structures and adjacent lots.





Chapter IV:

Design Review

Purpose

In order to ensure a consistent, high quality and integrated design throughout all phases of the project, The Prairie Center Design Review Committee (DRC) shall review and approve all proposed development plans and submittal documents prior to submission to the County of Adams by the lot owner. A design review process has been established to review site planning, architecture and landscape design for conformance to these design guidelines in addition to encouraging excellence and innovation in the development of a cohesive community design theme. Neither the developer nor the DRC assume responsibility for plan review of or conformance with applicable county codes or ordinances.

Design Review Committee Qualifications

The DRC shall be composed by the developer until 100% of the residential lots are sold. Upon completion of residential sale, the developer shall transfer DRC control to a community based association. At this time, the DRC shall be composed of five members, all of whom shall be owners of a lot or lots within the Prairie Center Community, and all of whom shall be in good standing with the association (meaning current in payment of association assessments and otherwise in compliance with all of Prairie Center's governing documents). All DRC members will be selected by the board of directors. The Board of Directors shall also be responsible for selecting one of these individuals to serve as chairperson of the DRC. The chairperson of the DRC shall be the contact person responsible for coordinating and leading the activities of the DRC. A quorum of three DRC members is needed to approve or disapprove any plans. DRC members may appear at DRC meetings in person, by phone or by proxy provided to an attending DRC member. The DRC may obtain the professional opinion of an architect, a landscape architect, design professional or a home builder on all matters coming before the DRC.

General Requirements

IMPROVEMENTS REQUIRING REVIEW

All improvements on a lot or parcel require review and approval by the DRC in accordance with the procedures set forth in this Section. Any field changes shall be approved by the DRC prior to construction.

ARCHITECTS, DESIGN PROFESSIONALS AND CONTRACTORS

All plans must be prepared by a licensed architect, landscape architect or pre-approved design professionals. Design professionals who are not licensed architects may be used, but only if approved in advance by the DRC. Home design professional and landscape design professionals must demonstrate a portfolio of work consistent with the quality level of homes and/or style of architecture and landscape at Prairie Center, experience working within architectural guidelines and positive references in order to be approved. Submittals not prepared by a licensed architect or pre-approved designer, as defined above, shall be returned as incomplete. The DRC and the HOA shall not be responsible for any added design costs for lot owners who do not comply with the above requirements.

The DRC shall maintain a list of pre-approved design professionals and make the list available to the lot owners.

Only licensed general contractors and landscape contractors approved in advance by the DRC shall be allowed to construct homes and install landscaping at Prairie Center. General contractors and landscape contractors must demonstrate a portfolio of work consistent with the quality level of homes constructed and landscaped at Prairie Center, experience working within architectural guidelines and positive references in order to be approved. If a lot owner wishes to act as an owner/builder, they must be able to demonstrate adequate construction experience and qualifications and must also receive approval from the DRC. The DRC shall maintain a list of pre-approved general contractors and landscape contractors and make the list available to the lot owners.

Review Checklists

Submittal requirements have been established for each phase of development. These requirements are outlined below and prescribe the format and content of submittals to the DRC. Submittals that are deemed incomplete or illegible shall be returned unreviewed.

REVIEW CRITERION

- ♦ The DRC shall review each submittal for its commitment to the overall community design vision and adherence to these residential design guidelines. There is no established “number” of design guideline criteria that must be met in each development proposal. The relationship between design variables is dynamic and each combination of elements is perceived differently. The design guidelines identify those elements that should be considered and define performance characteristics the development proposal shall reflect – but there is no “standard formula” for an appropriate solution. In all instances, the DRC shall consider the interrelationship of the design variables as well as specific design criteria.
- ♦ The DRC shall make every effort to review plans carefully in accordance with this Section. The DRC reserves the right to make additional comments on final plans (construction plan review), regardless of preliminary (Preliminary Design Review) approval or oversight.
- ♦ The DRC shall not be responsible for reviewing submittals for compliance with any applicable codes, ordinance, or standards established by any governmental entity.



Submittal Procedure

All development proposals shall adhere to the following procedure:

1. The design review cycle shall begin on the first day of each month. Submittals shall be received by noon on the last Friday of the previous month in order to be reviewed during the current month design review cycle.

2. All submittals for design review shall be submitted to the association's property manager who shall perform an initial review of each submittal package for completeness. The property manager shall compare the submittal package against the appropriate checklist to assure each required content item listed on the checklist has been satisfied. If submittal packages are deemed to be incomplete, they shall be returned to the applicant with a written description listing any outstanding checklist omissions.

3. Upon initial acceptance of complete submittal package, the property manager shall forward the package to the DRC Chairperson. The DRC shall notify the applicant in writing within 30 calendar days after the start of the monthly design review cycle as to one of the following resolutions:

A. Completeness – Submittal packages that do or do not contain all applicable checklist contents as determined by the DRC.

B. Approval – Submittal package satisfies all DRC requirements.

C. Address Comments and Resubmit – Submittal package contains significant deficiencies, does not conform with the design guidelines, or does not address previous comments. Submittal package shall be resubmitted with all comments addressed.

D. Denial – Submittal package contains items not permitted by the design guidelines including the lack of a designated architectural style.

APPLICATION WITHDRAWAL

A submittal package application may be withdrawn without prejudice, provided the request for withdrawal is made in writing to the DRC.

VARIANCES

The DRC from time to time may grant variances from the requirements of these Design Guidelines and the CC&R's provided that any such variance is in writing and is signed by at least a majority of the DRC members. All variance requests pertaining to DRC approvals shall be made in writing to the DRC. No variances will be considered to have been granted by DRC approval of a design, unless the variance has been specifically identified, a variance has been requested in writing by the lot owner and the variance is granted in writing approved by at least a majority of the DRC members. See Appendix C for form. Any variance granted shall be considered unique and shall not set any precedent for further approval determinations. Within 30 calendar days following the variance request, the applicant shall be notified in writing as to approval or denial of the variance request. The DRC shall make every effort to approve or disapprove a variance request; however, the lack of a response shall not be considered an approval. A variance fee of \$100.00 shall be required to process variance requests.

CITY SUBMITTALS

All plans shall be reviewed and approved by the DRC prior to submission to the City of Brighton or any other governmental agency. Any exceptions to this must be granted in writing from the DRC.

DESIGN REVIEW FEES

Design review fees shall be established by the board of directors to be paid by the applicant to defray expenses associated with design review. The current review fees are set forth below. Review fees, may be changed, from time to time, by a majority vote of the board of directors. An initial design review fee of \$800.00 shall be required for preliminary design review and construction plan review for each plan and model. A separate and additional design review fee of \$300.00 shall be required for landscape plan review. Any design reviews that requires more than one review for preliminary design review and/or more than one review and one resubmittal for construction plan and/or landscape plan review shall be subject to additional design review fees. A design review fee of \$100 will be required to process any subsequent requests for design review for fencing and other miscellaneous improvements. All fees should be made payable to GKT Brighton Residential Development, LLC.

DEBRIS FEE

A construction debris fee of \$1000.00 per lot shall be required at the time of construction plan submittal to defray costs associated with trash and debris pick-up and disposal. The Debris Fee shall be administered by the Prairie Center homeowners association. Any costs incurred by the HOA in excess of the debris fee shall be assessed to the owner.

CONSTRUCTION OBSERVATION

The DRC shall make periodic in-progress observations of construction to ensure compliance with the approval construction documents and plans, and the design guidelines. The DRC has the authority to order a stop to all construction activities and/or levy fines if it is determined that construction is not in compliance with the design guidelines or declaration are violated.

The applicant shall provide the DRC with a written notice of construction at least seven calendar days prior to the start of construction. This notice will include a verification of the construction schedule and key individuals to contact (including owner, designer, builder and construction supervisor) in the event conditions at the job site require such action.

LANDSCAPING COMPLETION DEADLINES

All landscaping improvements on an owner's lot shall be complete within 18 months after the date on which the certificate of occupancy is issued for the home on the lot (CO Date). Each owner shall submit landscaping plans to the DRC for review not later than six months after the CO Date. Landscaping must be completed as follows:

- ♦ Landscaping for the front yard and side yards to the back edge of the home, and must be completed within 12 months after the CO Date.
- ♦ Landscaping for the back yard portion of the lot must be completed within 18 months after the CO Date.



DESIGN REVIEW SUBMITTAL ADDRESS

Copies of all required submittal package materials shall be submitted to the Associations property manager:

Prairie Center Metropolitan District
141 Union Boulevard, Suite 150
Lakewood, CO 80228
ATTN: Peggy Ripko

Design Review Process

A design review process has been established to ensure that all development within the Prairie Center community meets the requirements set forth in these design guidelines and the associated vision document. This review covers site planning, architecture, and landscape design. The design review process is divided into six steps:

1. Orientation and Design Philosophy
2. Sketch Plan Review
3. Construction Plan Review
4. Construction Commencement
5. Final Inspection
6. Minor Deviations

STEP 1: ORIENTATION AND DESIGN PHILOSOPHY

An orientation and design philosophy meeting may be requested with the DRC prior to the applicant beginning any design work. The purpose of this meeting shall be to explain the Design Guidelines and supporting documents, clarify submittal requirements, discuss site planning, architecture, and landscape concepts for Prairie Center, as well as describing the overall vision for the Prairie Center community. This meeting could include descriptions of the overall physical context of Prairie Center, the immediate context of each individual lot, specific issues affecting each individual lot and design criteria for appropriate site planning, architecture, and landscape design review at each step. The orientation and design philosophy meeting may also describe each sanctioned architectural style (i.e. Craftsman, Mid-Century Modern, Prairie, and Shingle). Finally, a list of approved design professionals and homebuilders is available from the DRC and may be reviewed. This meeting is encouraged for all prospective lot buyers at The Prairie Center and can provide helpful information prior to the closing of a real estate transaction.

STEP 2: PRELIMINARY DESIGN REVIEW

This review covers conceptual site planning and architecture for individual lots and is a requirement of the Design Guidelines prior to submittal for Construction Plan approval. Failure of the applicant to both submit and secure approval for the Preliminary Design Review prior to submittal of a Construction Plans may result in the Construction Plans being denied by the DRC. The HOA and the DRC are not responsible for any design and/or redesign costs incurred by the applicant. Three (3) sets of Schematic Design Plans shall be required by the DRC for the Preliminary Design Review along with one (1) electronic copy in pdf format, to include:



1. Design Review Request Form Required –See Appendix C

2. Drawings Required on 24" x 36" Sheets (minimum)

A. Architectural 3D Computer Model:

- ♦ Provide a 3D model of the building in SketchUP.
- ♦ 3D model shall be in color and demonstrate materials and color scheme.

B. Site Plan (1" = 20') Illustrating:

- ♦ North Arrow.
- ♦ Property Lines and Setback Lines with lot dimensions and square footage - or for builder models a typical lot with building footprint with dimensions, typical setbacks and lot dimensions.
- ♦ For each model and typical lot show building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines. (Provide the square footage of the building footprint).
- ♦ Interior wall locations (label rooms and uses).
- ♦ Pad elevations.
- ♦ Drives, walks, driveway aprons, gardens, courtyards, patios, and pools.
- ♦ Topography of existing site.
- ♦ Indicate footprint of any existing homes and driveways on adjacent lots and lots directly across the street of applicant's lot. (This is required to analyze siting of homes with respect to existing neighbors and view preservation).
- ♦ Retaining wall location height and materials.
- ♦ Indicate building envelope (provide separate copy of plat showing building envelope and dimensions).

C. Floor Plans (1/4" = 1'-0") Illustrating:

- ♦ Room use and dimension.
- ♦ All windows and doors with swings illustrated.
- ♦ Exterior walls dimensioned.
- ♦ All overhangs of floors and roofs as dashed lines.
- ♦ Overall dimensions.
- ♦ Total enclosed square footage (tabulation on each level).

D. Elevations (1/4" = 1'-0") Illustrating:

- ♦ Building facades and roofs.
- ♦ Porches, decks, balconies, doors and windows.
- ♦ Principal materials rendered and specified.
- ♦ Height of each floor, eave, and roof peak dimensioned from the first floor pad.
- ♦ Overall height from ground level.
- ♦ Roof pitch.
- ♦ Eave and rake dimensions.

E. Roof Plan (1/8" = 1'-0") Illustrating:

- ♦ Building footprint outline.
- ♦ Roof peaks and valleys.
- ♦ Roof pitch direction.

3. Preliminary design plans must be submitted complete in order to be reviewed by the DRC. Incomplete plans will be returned to the applicant. All plans shall be dated, including dates of any revisions made.



STEP 3: CONSTRUCTION PLAN REVIEW

Three (3) sets of Construction Plans shall be submitted for DRC review along with one (1) electronic copy in pdf format, to include:

1. Design Review Request Form Required – See Appendix C
2. Drawings Required on 24" x 36" Sheets (Minimum)
 - A. Architectural 3D Computer Modeled Views (11"x17"):
 - ♦ Provide views illustrating the appearance of the home.
 - ♦ 3D model shall be in color and demonstrate materials and color scheme.
 - B. Site Plan (1" = 20') Illustrating:
 - ♦ North Arrow.
 - ♦ Typical lot with setback lines, dimensions, and square footage.
 - ♦ Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines. (Provide the square footage of the building footprint)
 - ♦ Indicate building envelope and provide dimensions from the front, rear and sides of the building footprint to the building envelope (provide separate copy of plat showing building envelope and dimensions).
 - ♦ Pad elevations.
 - ♦ Dimensioned drives, walks, driveway aprons, gardens, courtyards, patios, and pools.
 - ♦ Water, electric and sewer services.
 - C. Grading and Drainage Plan (1/8"-1'-0") Illustrating:
 - ♦ Proposed final grading plan.
 - ♦ Proposed driveway gradients.
 - ♦ Retaining wall locations with cross sections.
 - D. Floor Plans (1/4" = 1'-0") Illustrating:
 - ♦ Room size and dimension.
 - ♦ Exterior walls dimensioned.
 - ♦ All overhangs of floor and roofs as dashed lines.
 - ♦ Overall dimensions.
 - ♦ Total enclosed square footage (tabulated for each level).
 - E. Elevations (1/4" = 1'-0") Illustrating:
 - ♦ Building facades and roofs.
 - ♦ Porches, decks, balconies, doors, and windows.
 - ♦ Principle materials rendered and specified including color.
 - ♦ Height of each floor, eave, and roof peak dimensioned from the first floor pad.
 - ♦ Overall height from ground level (measured from existing grade at the center of the building envelope).
 - ♦ Roof pitch.
 - ♦ Eave and rake overhang dimensions.
 - ♦ Major building sections (1/4" = 1'-0").
 - F. Roof Plan (1/8" = 1'-0") Illustrating:
 - ♦ Building footprint outline.
 - ♦ Roof peaks and valleys.
 - ♦ Roof pitch direction.
 - ♦ Solar panel locations, if any.



G. Landscaping Plan (1/8" = 1-0") Illustrating:

- ♦ Location, size, quantity and species of trees and shrubs.
- ♦ Location, size, and species of turf areas.
- ♦ Retaining wall location, height, and materials.
- ♦ Community and lot fencing location (to be constructed per the required fence prototypes).
- ♦ Location of privacy fences and walls.
- ♦ Location of patios, decks, and any other special landscape features.
- ♦ Exterior light locations and type.
- ♦ Locations of external equipment (e.g. electric meters, heating and air conditioning pads).

H. Material Samples and Color Board

- ♦ Materials and color samples of each key exterior building material, labeled as to specific location. This may be submitted by physical samples or by description and color pictures of materials on colored rendering (11"x17").

3. Full and complete construction plans must be submitted in order to be reviewed by the DRC, specifically including all colored renderings and the material Sample and Color Boards. Incomplete plans will be returned to the applicant. Landscape plans may be submitted separately from construction plans, providing they comply with the landscaping completion deadlines specified herein. All plans shall be dated, including dates of any revisions made.

STEP 4: CONSTRUCTION COMMENCEMENT

Construction may commence upon receipt of the design review request form bearing the approval and signature of the DRC and confirmation of a pre-approved builder. The builder and/or owner shall be responsible for obtaining all appropriate jurisdictional permits prior to construction.

Throughout the construction process, the builder shall comply with the builder Rules and Regulations that may be established by the developer, HOA, or Metropolitan District.

The DRC reserves the right to observe in the field for compliance during any stage of construction.

STEP 5: FINAL DESIGN REVIEW

An application for final design review must be submitted to the DRC for approval on all new home construction, landscaping and other miscellaneous improvements, See Appendix C for form. There is no fee required to process a request for final review. The DRC shall attempt to schedule the final review and coordinate with the planned completion date, providing that notification and applications were submitted 30 days prior to the planned completion date. Approval for final review may be given, with outstanding items to be completed noted by the DRC, however, the failure of the DRC to notate any outstanding work required by the design review approval shall not relieve the owner of the responsibility to complete the work in accordance with the design review



approval and design guidelines. Reasonable deadlines for completion of any outstanding work shall be determined by the DRC.

STEP 6: MINOR DEVIATIONS

It is anticipated that owners may wish to make improvements or modifications to their building or property during initial construction or at a future date. A minor deviation may be granted at the discretion of the DRC, upon receipt of the application for minor deviation bearing the DRC stamp of approval. See Appendix C for form. There is no fee required to process minor deviation requests.







A landscape photograph showing a field of tall green grass with numerous small white flowers in the foreground. In the middle ground, there are several trees, including a large, leafy tree on the right and some thinner trees on the left. The background is a hazy, distant horizon under a blue sky with scattered white clouds.

Chapter IV

Appendices

Appendix A: Definitions

The following words, terms and phrases, when used in the Prairie Center Residential Design Guidelines, shall have the meanings ascribed to them in this subsection:

ABUTTING OR ADJOINING | To physically touch or border upon; or to share a common property line or border.

ADJACENT | See definition of "Abutting or Adjoining."

AFFORDABLE HOUSING | Workforce housing with a base price that is set by the City, generally deed-restricted, affordable to families who earn no more than the Brighton Average Median Income or those who earn 50% of the Average Median Income for the Denver Metro Area, and based on information from the Colorado Housing and Finance Authority or Housing and Urban Development.

APPLICANT | A developer, builder, landowner, or other person with a legal property interest, including heirs, successors, and assigns, who has filed an application for subdivision or development.

BLOCK | A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, waterways or any barrier to the continuity of development. The barriers creating the boundary of block shall not be included in the calculation of block size or length.

BUILDING MASS | The three-dimensional bulk of a building: height, width, and depth.

BUILDING SCALE | The relationship of a particular building, in terms of building mass, to other nearby and adjacent buildings and/or uses.

CALIPER | The diameter of a tree trunk measured 6 inches from the ground for trees up to 4 inches in caliper/diameter and 12 inches from the ground for trees 4 inches or larger in caliper/diameter.

CHARACTER | Those attributes, qualities, and features that make up and distinguish a development project and give such project a sense of purpose, function, definition, and uniqueness.

COMPATIBLE OR COMPATIBILITY | The characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass, and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, and architecture. Compatibility does not mean "the same as." Rather, compatibility refers to the sensitivity of development proposals in maintaining the character of existing development.

CONTIGUOUS | Next to, abutting, or touching and having a boundary or portion thereof that is coterminous. Contiguity is not broken by a road or alley, a public or private right of way or easement, or a natural or artificial watercourse. Contiguity is broken by an interstate highway right of way.

DAY CARE CENTER, CHILDREN OR ADULT | A facility, whether non-profit or for-profit, that provides care, protection, and supervision for more than 7 children or adults on a regular basis away from their primary residence for less than 24 hours per day.

DIRECTOR | The Director of the City of Brighton Department of Community Development.

DEDICATION | The conveyance or transfer of property (such as land for streets or parks) by an owner to the City of Brighton. Such conveyance is not complete until acceptance by the City.

DETENTION FACILITY | A facility for the temporary storage of stormwater runoff, constructed to receive and temporarily hold stormwater for release at a controlled rate. Such devices may include graded depressions in the ground, parking lots with concave surfaces, rooftops, or buried tanks or pipes.

DEVELOPER | Any person, firm, partnership, joint venture, limited liability company, association, or corporation who participates as owner, promoter, builder, developer, or sales agent in the planning, platting, development, promotion, sale, or lease of a subdivision or development.

DEVELOPMENT PLAN, OVERALL | A conceptual plan of a proposed residential land development, together with written materials, showing the general character and layout of the development parcel including the approximate location and density/intensity of uses, the approximate location of parks and open space, the location of existing and proposed streets and alleys, and the relationship of the development to adjacent areas that it may affect.

DORMER | A windowed wall area flanked on both sides by sloping roof areas.

FENCE | An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

FRONT ENTRY | An entry to a dwelling unit, which is directly connected to network of sidewalks, and which opens directly into the unit's living room or family room, or to a hallway leading directly to a living room or family room. For example, an exterior door opening into a kitchen area would not be considered a "front entry."

GARAGE, FRONT LOADED | A private residential garage that is accessed from a street other than an alley. A front-loaded garage may face the street (garage doors parallel to the street) or may turn its side to the street (garage doors perpendicular to the street, sometimes referred to as a "side-loaded" garage).

GREENBELT | Any parcel or area of land essentially unimproved with any residential, commercial, or industrial uses, dedicated or reserved for public and/or private use and enjoyment that will serve as a regional trail system and community separator between the incorporated boundaries of Brighton and adjacent communities as well as protect existing farmland and open space.



HAZARD AREAS | All areas that are or that may become hazardous due to environmental conditions. The hazards include, but are not limited to, the following: wildfire, avalanche, landslide, rock fall, mud flow and debris fan, unstable or potentially unstable slopes, seismic effects, radioactivity, ground subsidence, and expansive soil and rock.

HIGH WATER MARK | The line on the bank of a stream, river, lake, or impoundment to which the high water ordinarily rises annually in seasons, as indicated by changes in the characteristics of soil, vegetation, or other appropriate means taking into consideration the characteristics of the surrounding areas. Where the ordinary high water mark cannot be found, it shall be presumed to be the edge of vegetation growing along the channel bank. In braided channels, the ordinary high water mark shall be measured so as to include the entire stream feature.

LOCAL STREET SYSTEM | The interconnected system of collector and residential (local) streets providing access to residential development from an arterial street.

MAXIMUM EXTENT FEASIBLE | No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining "maximum extent feasible."

MAXIMUM EXTENT PRACTICABLE | Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

NEIGHBORHOOD FEATURE | An area containing one or more conditional or other uses as allowed by the underlying zoning and by these Residential Design Standards, that improves the livability of the surrounding residential neighborhoods and serves as a focal point or activity center for one or more neighborhoods without eroding residential quality. A Neighborhood Feature shall be accessible to the general public by both vehicles and pedestrians.

OPEN SPACE | Any parcel or area of land or water essentially unimproved with any residential, commercial, or industrial uses and dedicated, or reserved for public and/or private use and enjoyment including agricultural, recreational, scenic, or environmental purposes. Open areas may include farmland and agricultural uses, natural areas, including but not limited to meadows, forested areas, steep slopes, flood plains, hazard areas, unique geologic features, ridgelines, unique vegetation and critical plant communities, stream corridors, wetlands and riparian areas, wildlife habitat and migration corridors, areas containing threatened or endangered species and archeological, historical, or cultural resources, trails, buffer zones, community separators, and greenbelts.



OPEN SPACE, USABLE | A combination of open space or developed parks which are available to the general public as a year round community amenity for active or passive recreation, that includes a nature center, picnic area, trails, ball fields, or the benched area above a detention system that is outside the 10-year flood event at no more than a 2:1 slope and approved by the City Council.

ORIENT | To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position: to orient a building.

OWNER | An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

PARCEL | A contiguous area of land in the possession of, or owned by, or recorded as the property of, the same person or persons.

PERIMETER FENCES AND WALLS | Fences or walls that are forty-two (42) inches or more in height, and are placed within fifty (50) feet of the edge of the right-of-way of a collector or an arterial street. Fences or walls that have a surface area that is 25% or less opaque, and hedges and screens composed of living plant material, shall not be included in this definition of "perimeter fences and walls."

PORCH | A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, and that is attached to the outside of a building.

PRIMARY OR PRINCIPAL ENTRANCE | The place of ingress and egress used most frequently by the public.

RESIDENTIAL DEVELOPMENT | Any change to improved or unimproved real estate for the purpose of providing residential dwelling uses, including but not limited to the construction of any residential structure, and any change in use of a property, building, or structure to residential uses. The term "residential development" shall also include the act of subdivision as the term "subdivision" is defined in the City of Brighton's Subdivision Regulations.

SIDEWALK | A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

STREAM CORRIDOR | The corridor defined by a stream's ordinary high water mark. See definition of "High Water Mark," above

STREETSCAPE | A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping including trees and other plantings, awnings and marquees, signs, and lighting.

SUBDIVISION REGULATIONS | The subdivision regulations set forth in the Subdivision Regulations of the City of Brighton, effective October 11, 1979, as amended from time to time, and as contained in the City of Brighton Land Use and Development Regulations and Guidelines.



TRAIL | A tract of land designated, designed, and used by the public for hiking, biking, horseback riding, or other recreational activities.

WETLANDS | An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

ZONING REGULATIONS | The zoning regulations set forth in the City of Brighton Zoning Ordinance, effective August 1, 1976, as amended from time to time, and as contained in the City of Brighton Land Use and Development Regulations and Guidelines.



Appendix B: Recommended Planting List

LANDSCAPE MASTER PLAN - PRAIRIE

ENHANCED NATIVE TURF

Common Name

Western Wheatgrass
Buffalo Grass
Purple Three-awn
Blue Grama
Sand Dropseed
Galleta Grass
Indian Rice Grass
Hairy Grama
June Grass
Sideoats Grama

Botanical Name

Agropyron smithii
Buchloe dactyloides
Aristata purpurea
Bouteloua gracilis
Sporobolus cryptandrus
Hilaria jamesii
Oryzopsis hymenoides
Bouteloua hirsute
Koeleria macrantha
Bouteloua curtipendula

SHRUBS

Common Name

Gro-Low Sumac
Mountain Mahogany
Rabbitbrush
Golden Currant
Rocky Mountain Sumac

Botanical Name

Rhus trilobata
Cercocarpus montanus
Chrysothamnus nauseosus
Ribes cereum
Rhus glabra var. cismontana

SHADE TREES

Common Name

Narrowleaf Cottonwood
Plains Cottonwood

Botanical Name

Populus angustifolia
Populus deltoides

ORNAMENTAL TREES

Common Name

Thin Leaf Alder
Saskatoon Serviceberry
Russian Hawthorne

Botanical Name

Alnus tenuifolia
Amelanchier alifolia
Crataegus ambigua

EVERGREEN TREES

Common Name

Ponderosa Pine
Pinyon Pine
Rocky Mountain Juniper

Botanical Name

Pinus ponderosa
Pinus edulis
Juniperous scopulorum



LANDSCAPE MASTER PLAN - ENHANCED PRAIRIE/DETENTION

ENHANCED NATIVE TURF

<u>Common Name</u>	<u>Botanical Name</u>
Western Wheatgrass	Agropyron smithii
Buffalo Grass	Buchloe dactyloides
Purple Three-awn	Aristata purpurea
Blue Grama	Bouteloua gracilis
Sand Dropseed	Sporobolus cryptandrus
Galleta Grass	Hilaria jamesii
Indian Rice Grass	Oryzopsis hymenoides
Hairy Grama	Bouteloua hirsute
June Grass	Koeleria macrantha
Sideoats Grama	Bouteloua curtipendula

BIOSWALE PLANTS

<u>Common Name</u>	<u>Botanical Name</u>
Cattails	Typha

SLOPE RETENTION GRASSES

<u>Common Name</u>	<u>Botanical Name</u>
Bluejoint Reedgrass	Calamagrostis canadensis
Tufted Hairgrass	Deschampsia caespitosa
Mannagrass	Glyceria striata
Water Sedge	Carex aquatilis
Beaked Sedge	Barex utriculata
Creeping Spikerush	Eleocharis palustris
Baltic Rush	Juncus arcticus
Tracy's Rush	Juncus tracyii

ORNAMENTAL GRASSES

<u>Common Name</u>	<u>Botanical Name</u>
Fountain Grass	Pennisetum setaceum
Maiden Grass	Miscantitus sinensis 'Gracillimus'

SHRUBS

<u>Common Name</u>	<u>Botanical Name</u>
Gro-Low Sumac	Rhus trilobata
Mountain Mahogany	Cercocarpus montanus
Rabbitbrush	Chrysothamnus nauseosus
Golden Currant	Ribes cereum
Mapleleaf Viburnum	Viburnum acerifolium
Utah Serviceberry	Amelanchier utahensis
Western River Birch	Betula occidentalis
Bailey Red-Twig Dogwood	Cornus stolonifera 'Baileyi'
Native Ninebark	Physocarpus monogynus
Yellow Mountain Willow	Salix monticola
Sandbar Willow	Salix exigua

SHADE TREES

Common Name

Narrow Leaf Cottonwood
Plains Cottonwood

Botanical Name

Populus augustifolia
Populus sargentii

EVERGREEN TREES

Common Name

Ponderosa Pine
Pinyon Pine
Colorado Spruce

Botanical Name

Pinus ponderosa
Pinus edulis
Picea pungens

LANDSCAPE MASTER PLAN - PARKS

ENHANCED NATIVE TURF

Common Name

Western Wheatgrass
Buffalo Grass
Purple Three-awn
Blue Grama
Sand Dropseed
Galleta Grass
Indian Rice Grass
Hairy Grama
June Grass
Sideoats Grama

Botanical Name

Agropyron smithii
Buchloe dactyloides
Aristata purpurea
Bouteloua gracilis
Sporobolus cryptandrus
Hilaria jamesii
Oryzopsis hymenoides
Bouteloua hirsute
Koeleria macrantha
Bouteloua curtipendula

TURF/ORNAMENTAL GRASSES

Common Name

Manicured Turf Grass
Maiden Grass
Fountain Grass
Feather Reed Grass

Botanical Name

Miscanthus sinensis 'Gracillimus'
Pennisetum setaceum
Calamagrostis x acutiflora

SHRUBS

Common Name

Blue Mist Spirea
Snow Mound Spirea
Red Twig Dogwood
Goldflame Spirea
Hancock Coralberry
Lilac
Viburnum Burwood
Buffalo Juniper
Creeping Grape Holly

Botanical Name

Caryopteris x clandonensis
Spirea nipponica 'Snowmound'
Cornus sericea
Spirea japonica 'Goldflame'
Symphoricarpos x chenaulti 'Hancock'
Syringa species
Viburnum burkwoodii
Juniperus sabina 'Buffalo'
Mahonia repens



LANDSCAPE MASTER PLAN - PARKS (CONT'D)

ORNAMENTAL TREES

Common Name

Spring Snow Crabapple
Shadblow Serviceberry
Amur Maple
Canadian Red Chokecherry
Eastern Red Bud

Botanical Name

Malus 'Radiant'
Amelanchier Canadensis
Acer ginnala 'Flame'
Prunus virginiana 'Shubert'
Cercis canadensis

SHADE TREES

Common Name

Autumn Blaze Maple

Royal Red Norway Maple
European Hornbeam
Autumn Purple Ash

Patmore Ash
Northern Red Oak
Saucer Magnolia
Narrowleaf Cottonwood
Plains Cottonwood

Botanical Name

Acer x freemanii 'Autumn
Blaze'
Acer platanoides 'Royal Red'
Carpinus betulus fastigiata
Fraxinus Americana 'Autumn
Purple'
Fraxinus pennsylvanica 'Patmore'
Quercus rubra
Magnolia x soulangiana
Populus angustifolia
Populus deltoides

EVERGREEN TREES

Common Name

Ponderosa Pine
Pinyon Pine
Rocky Mountain Juniper

Botanical Name

Pinus ponderosa
Pinus edulis
Juniperus scopulorum



Appendix C: Design Review Form

DESIGN REVIEW COMMITTEE REQUEST FORM

c/o SDMS, Inc.
 141 Union Blvd., Suite 150
 Lakewood, Colorado 80228
 Attention: Peggy Ripko
 (303) 987-0835-fax (303) 987-2032

For Office Use Only

Crucial Date:
 Date sent to DRC:
 Date Rec'd from DRC:
 CM:
 Request #
 Fee Collected:

Applicant: _____
 Representative's Name: _____
 Owner's Name: _____
 Mailing Address: _____
 City/State/Zip: _____
 Email: _____

Model Name: _____
 Model #: _____
 Lot #: _____
 Lot address: _____
 Phone: _____
 Phone: _____

My request involves the following type of improvement:

- Preliminary Design Construction Plan Landscaping Fencing Other
- Minor Deviation Variance Final Inspection Completion date _____

Description: _____

Architect/Designer _____

Contractor _____

I understand that I must receive Design Review Committee (DRC) approval in order to proceed. I understand that DRC approval does not constitute approval of the local building department and that I may be required to obtain a building permit, I understand that my improvements must be completed per specifications or approval is withdrawn, and agree to complete improvements promptly after receiving approval. I further acknowledge that approval of the DRC is provided only for general compliance with the Residential Design Guidelines and/or Residential Restrictions for Prairie Center and does not relieve my responsibility to comply with the Design Guidelines unless I have specifically requested and been granted a Variance below.

Date: _____ Applicant's Signature: _____

Design Review Committee Action:

- Returned without Action - Incomplete Submittal Approved as Noted Variances Noted
- Approved as Submitted Not Approved Variances Approved

DRC Chairperson _____ Date _____

