



THE STREETS AT SOUTH GLENN

Architectural Design Guidelines

April 12, 2006

The Streets at Southglenn Architectural Design Guidelines

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Statement of Intent

These standards for building architecture are provided in addition to the City of Centennial Zoning and Design Standards. The following standards form the basis to implement the design themes contained within. The goal is to produce a high quality of architectural character in The Streets at Southglenn. Refer to The Streets at Southglenn MDP submittal for additional landscape, lighting, signage, and architectural design standards.

All of the photos and illustrations contained in this chapter are illustrative of the level of design quality required by the Master Development Plan. Final designs to be submitted as part of the Administrative Site Plan Submittal will not necessarily duplicate the illustrations, but will contain the same architectural themes as shown, and will be at the same or higher level of design quality and detail.



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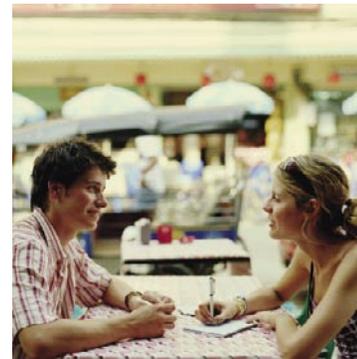
General Design Statement

Conveniently located at the intersection of Arapahoe Road and University Boulevard, The Streets at Southglenn is located in the heart of Centennial. Urban design principles such as angled parking and rational street grids, generous sidewalks and fabric shop awnings, play into the synergy between office, retail and residential uses, to create an up-market community-based destination that offers a place to go for both daily needs and special occasions. Traditional materials and modern details will build on neighborhood character and varied public spaces that support community events and activities.

“Urban Charm”

The design goal of the project is to create an outdoor, urban experience that has the following characteristics:

1. Traditional building materials become the “back drop” for the community experience.
2. Create identifiable landmarks with landscaping, amenities, and building components.
3. Create moments of grand celebration and moments for quiet reflection.
4. Complement traditional components with modern details.
5. Create moments of discovery and delight through planning, furniture and amenities.
6. Integrate pedestrian and vehicular circulation.
7. Create a sense of arrival and community activity centers.
8. Integrate uses both vertically and horizontally.



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Section 1: Site Planning Principles

Neighborhoods and Districts

The Streets at Southglenn includes a complimentary mix of retail, residential and commercial uses located along the major arterials of University Boulevard, and Arapahoe Road. This location provides easy access and great visibility. This mixed-use district encourages commercial uses that will provide services and homes to employees and local residents while also drawing customers from the region.

The Streets at Southglenn are comprised of four mixed-use Neighborhoods. The Neighborhoods are established to encourage a preferred set of uses or combination of uses that will enhance the sustainability and livability of the Urban Neighborhood concept. The following Neighborhoods are proposed at The Streets at Southglenn:

The Commons:

“The Commons” is the civic and entertainment district for the project and the heartbeat of the community. Located along Commons Street, the neighborhood is a pedestrian oriented marketplace anchored by a grand urban park. “The Commons” combines a complimentary mix of commercial and residential uses in a relaxing outdoor environment meant to enhance both daytime and nighttime activities.

“High Street”:

The “High Street” Neighborhood provides a wide range of fashion retail options, which are smaller in format. High Street is located along Gaylord Street and is anchored by Sears and the urban park to the south and the Macy’s Department store to the north. Residential stoops and retail storefronts mix at the street to create a classic and sophisticated neighborhood.

The “Promenade”:

The “Promenade” is an intimate neighborhood located just to the east of the existing Sears Department Store. Organic in nature, this district allows for smaller eclectic retail shopping opportunities as well as a small collection of townhouse residential units on upper floors.

The “Marketplace”:

The “Marketplace” neighborhood provides a wide range of neighborhood and larger format retail offerings. It is located along South Vine Street and Birch Street connecting back to Race Street providing easy vehicular access while maintaining a strong pedestrian connection to the rest of the project. This district provides opportunities for national retail tenants to develop prototypical building footprints and individual development criteria essential to the success of their operation, yet be compatible with the overall Neighborhood design.

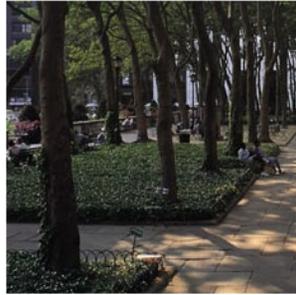
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What could be better?

The urban energy and activity of people going to work, meeting for coffee, and shopping for groceries create the new suburban community called Southglenn. Day and night, locals create a feeling of genuine charm while its eclectic character — like a metropolitan city — enhances each experience.

It's the new urban community, where the life is a little slower, but richer. What could be better?



The Commons
Community socialization



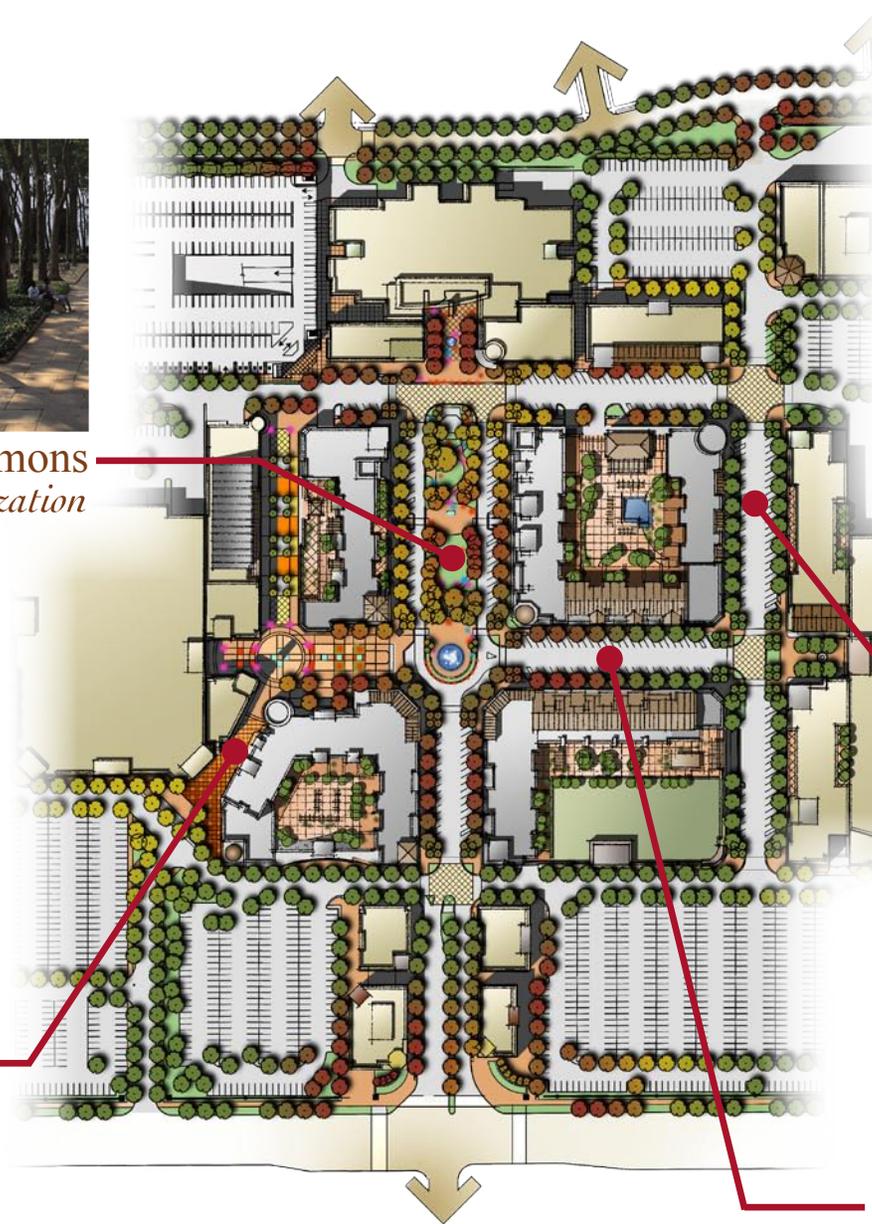
The Market Place
Personal fulfillment



The Promenade
*Everyday discoveries
Eclectic charm*



High Street
Sophisticated through simplicity



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Section 1: Site Planning Principles

General Building Siting and Orientation:

Buildings should be sited to respect landscaping, climatic conditions, street fronts, approaches, adjacent buildings and their views to and from the site.

1. Adjacent buildings should be sited to create exterior spaces or rooms such as plazas, pedestrian pathways, open landscaped areas, etc. where possible.
2. Buildings on corners, intersection of streets or roadways shall relate to the intersection and to the other buildings at the intersection to create a sense of place.

Pedestrian Circulation and Connections:

Pedestrian and bicycle routes should be designed to invite and encourage walking throughout the entire project in a comprehensive and consistent manner, providing access to all public areas and separation and safety from vehicular traffic.

1. Each site should have a direct pedestrian connection from the building entrance to the street it faces and the street pedestrian corridor.
2. Where appropriate, each site should provide connections to adjacent buildings, pedestrian activity areas, street crossings, open spaces, plazas, building entrances, drop-off points and other pedestrian systems.
3. Pedestrian pathways that interface with vehicular movements should be identified in a suitable manner to alert both pedestri-



ans and drivers of potential conflicts. Such identifiable elements should include accent or colored pavements or suitable pavement markings, signage, grade separations, bollards, median refuge areas, traffic calming features, lighting or other appropriate means of distinction.

4. Landscaped pedestrian connections or pathways should be incorporated through large parking areas, and should lead directly to building entrances or approaches where appropriate.



Vehicular Access or Circulation:

Vehicular entrances to projects should be enhanced as entrance gateways by incorporating design elements such as signs, accent paving, landscaping and lighting, and aligning them with primary building entrances, architectural features, landscape features, landmarks or other monumentation.

Emergency and Utility Access:

Emergency and utility access shall be provided at The Streets of Southglenn as required to provide safe and efficient turning movements and access to buildings for service, health and life safety. Such routes should be clearly identified by signage.

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Section 1: Site Planning Principles

Passenger Drop-Off Areas:

Passenger drop-off areas should be incorporated into the project where appropriate to provide safe and convenient access to primary building entrances.



Parking Structures:

Parking structures and parking above or below buildings are encouraged to provide more parking spaces in close proximity to building entrances and to reduce the size of large surface parking areas.

1. Parking structures should be architecturally compatible with the primary building it serves in materials, colors, forms, and detailing.
2. Landscaping should be used to separate surface parking and drive aisles from parking structures.
3. Cars shall be screened with architectural detailing to minimize direct view from adjacent properties.
4. Architectural elements such as trellises, pilasters and modulation shall be employed to address the height, bulk and scale of above-grade parking structures.
5. Internal illumination shall employ cut-off light fixtures to minimize light spillage off site.



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Section 2: Architectural Design

Building Design:

All buildings within each district may vary according to user requirements, but must maintain the character established for the community. They must adhere to the required standards and common building materials specific to each district.

Standards:

1. Four-sided design. All sides of the building open to view shall display a similar level of quality and architectural interest.
2. Building design shall incorporate textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, eaves, changes in parapet height to avoid monolithic shapes and surfaces.
3. Between 25% and 50% of the ground floor facade of a primary structure facing a street shall be transparent.
4. Particular attention shall be paid to building corners. Architectural features such as raised cornices, sloped roofs, domes, gables, bay windows and trellises shall be used to emphasize prominent corners.
5. Where mixed-use residential and commercial uses occur in the same building the ground floor shall be predominantly commercial



in use. The building elevations shall reflect a commercial appearance for the ground floor and may even take on a two story appearance.

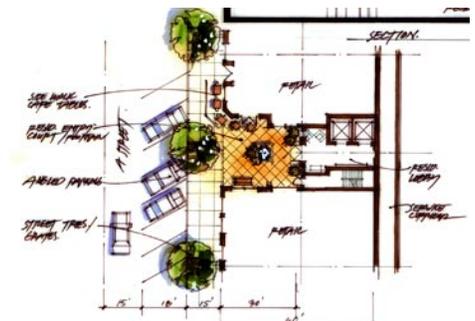
6. Where residential uses occupy the ground floor, the entry or facade of the residential uses may be recessed up to 30-40' to create courtyard opportunities.



7. Storefront window heights are to be standard at 12 foot high above street level. Individualized tenant storefront or tenant's prototype storefront may be incorporated in between the bay opening when approved at the time of the Administrative Site Plan review.



8. Storefront to be dark bronze, black, silver, steel, wood or custom colors that compliment the urban character of the project.



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Section 2: Architectural Design

9. Building facades are required to utilize 30 feet bay spacing, defined by neutral piers. Storefront heights shall be continuous and set at 12 feet above the sidewalk.

10. Sixty percent of the ground-level facade up to 18' in height must be surfaced in brick, architectural cast stone, or renaissance masonry.

11. Building design must incorporate a base, body and top.



12. Free-standing non-residential structures with GFA of 20,000 square feet or less must have at least 60% of the facade surfaced in brick, stucco, wood or stone.

13. Variety of roof lines, roof pitches and parapet heights incorporating changes or elements at a maximum of every sixty linear feet. The use of concrete shingles over standing seam metal roofs is encouraged.

14. Building facades longer than fifty feet shall employ techniques to provide additional interest and to subdivide the wall plane.

15. Reinforce structural grid with pilasters and or colonnades.

16. Horizontal alignment of architectural elements such as windows, sills, cornices, banding, etc.

17. Roofs are to be prominent and a complimentary element of a building's architecture and shall conform to the following criteria:

a) All types of roof forms are allowed to provide diversity in architectural styles and building character.



b) Pitched roofs shall be integrated into the building architecture and be consistent with the characterized architectural period and style. Where appropriate, pitched roofs shall be used at entry features and other areas to add prominence.

c) Acceptable commercial sloped roof materials include high quality architectural metal, concrete roof tiles, copper, and zinc. All flat roof surfaces shall be covered so they maintain a uniform and organized appearance.



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Section 2: Architectural Design

18. All rooftop and at-grade mechanical equipment, electrical equipment, trash compactors and trash bins, shall be screened or architecturally integrated into the building or site layout.

19. Detailing is required to reflect different urban architectural periods ranging from turn of the century applications to contemporary designs, and must include a mix of elements that respond to images of the various decades. Detailing and accent materials are encouraged to add creativity and are not limited to the enclosed material palette. An example of these accent materials could include granite, wrought iron, slate, glass, tile, marble, neon, metal and others as appropriate.



20. Designers are encouraged to use cast stone lintels, corbels, arches, rich brick and masonry detailing, entablatures, friezes, columns and other such elements, to support their application.

21. Wrought iron railing shall be painted black.

22. Stucco is not allowed for use as a base material at street level.

23. Wall Mounted Decorative Light Fixtures lighting must be used to enhance facades at each building application. A variety of wall mounted light fixtures are encouraged, which fit the period or architectural style proposed.



24. Variety in building design shall be considered based on their appropriateness to the application and quality of materials utilized.

25. Included canopies and awnings shall also vary and be selected according to their appropriateness of the building design.



26. Exterior building materials shall be selected from the approved material palette and may be augmented with tenant selected materials provided that they maintain the overall quality and style of the project and are deemed appropriate.

27. Delivery, loading, trash and other service areas must be screened or integrated into the building. Screening must be accomplished by a wall constructed of either integrally colored CMU, architectural metal screening, brick, stone or stucco to match the primary structure.

28. Integration of fabric / canvas awnings, flat metal awnings, and trellises is encouraged.

29. Integration of raised planters or potted plants, is encouraged.

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30. Use of site furnishings such as benches, tables, chairs, and fabric umbrellas is encouraged along primary pedestrian streets with ground level retail facades, plazas, or wherever the public is likely to congregate.



b Bench seat: Option 1



Bench seat: Option 2



c Fireplace seating: Option 1

Fir

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Section 3: Architectural Finishes and Materials

General: The approved exterior finish materials are selected to coordinate with and compliment the architecture of the other districts. The material list as referenced below is not all inclusive, rather it is intended to serve as a representation of those materials, colors, and product styles to achieve the overall design theme.

Any manufacturers listed below are for color and style references only. Similar products that match or meet the criteria below may be used when approved at the time of the ASP.

Metal Roofing:

- Bronze
- Gavalum
- Pre-weathered
- Medium Gray
- Pre-Weathered Copper

Style: Standing Seam

Stone:

- Color / Style:
- Limestone
 - Granite
 - Slate
 - Quartz



Brick:

- Color:
- School House
 - Cambridge*
 - Mountain Shadow
 - Velour*
 - Charcoal Gray Velour*
 - Ball Park*
 - Badlands Velour*
 - Hearthside Velour*
- Finish:
- Fine Art Velour*
 - Water Lodge*
 - Duns Grey Velour*
 - (*Sioux City Brick Colors)
 - Wire Cut



Concrete Roof Tile:

- Colors:
- Cliff Side
 - Cobble Stone
- Style:
- Slate

Storefront:

- Colors:
- Dark Bronze
 - Bronze
 - Black
 - Wood

*(Custom colors when approved at the time of ASP)



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Section 3: Architectural Finishes and Materials

Fabric Awning:

- Colors:
- Row Stripe
 - Big Stripe Wall Street
 - Big Stripe Navy
 - Shadows Moss
 - Classico Terra Cota
 - Canvas Weave
 - Fire Cracker



Architectural Cast Stone:

- Colors:
- Portland
 - Terra Cota
 - Buff
 - Cream
 - Wheat
 - Cotton

Exterior Insulation Finish System: By Dryvit or approved equal:

- Colors:
- Golden Retriever*
 - Golden Bark*
 - Light Khaki*
 - Olive Branch*
 - Grand Canyon Red*
 - Brown Horse*
 - *(Benjamin Moore Colors)
- Style:
- Smooth Stucco Finish



Metal Panels:

- Colors:
- Medium Bronze
 - Copper
 - Zinc

Wood Accents:

- Colors:
- Stained Fir
 - Oak
 - Maple

Metal Accents:

- Colors:
- Bronze
 - Weathered Bronze
 - Weathered Copper
 - Wrought Iron
 - Zinc
 - Copper



Prohibited Exterior Finish Materials:

- * Stucco or EIFS at the base of buildings
- * Exposed, tilt-up concrete panels
- * Strand Board
- * Painted Concrete masonry units
- * Chain Link with or without slats
- * T-111 siding
- * Plain or painted plywood
- * Smooth concrete masonry units, ground face CMU as accents is acceptable