



# Rooney Valley

## JOINT ROONEY VALLEY DEVELOPMENT STANDARDS

Joint Project Review Committee  
Adopted: March 10, 2009

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Exhibit A - Rooney Valley Map

Exhibit B - Resolution 2009-1

# **JOINT ROONEY VALLEY DEVELOPMENT STANDARDS**

## **I. INTENT OF DEVELOPMENT STANDARDS**

The purpose of the Joint Rooney Valley Development Standards (Development Standards) is to implement the goals of the Joint Rooney Valley Master Plan dated July 30, 2002. The Development Standards set forth performance criteria that enhance and protect the environmental, geographic, historic, and visual qualities of the Rooney Valley. Three jurisdictions control development within the Rooney Valley: the Town of Morrison, Jefferson County and the City of Lakewood. The Rooney Valley is defined by the Intergovernmental Agreement dated May 5, 2000 between the Town of Morrison and the City of Lakewood (Rooney Valley IGA) and depicted on Exhibit A. These Development Standards apply to that portion of the Rooney Valley that is subject to the Final Development Plan requirements of the Rooney Valley IGA and also to the area defined by the Springfield Green Official Development Plan (ODP) Modification No. 3, as stated in such ODP, as further depicted on Exhibit A. The Development Standards are intended to promote the general health, safety, and welfare of the area by encouraging environmentally sensitive development within the Rooney Valley.

The Rooney Valley presents a significant opportunity for development. The Rooney Valley reflects the unique characteristics of the area and protects and preserves environmentally sensitive areas while establishing a distinctive and favorable physical presence that creates a unique sense of place. Site plans, building form, landscape elements, street design and signs should be harmonious and result in projects that are integrated into the Rooney Valley. Per Section 2.07 of the Rooney Valley IGA, these Development Standards will serve as review criteria for the Joint Project Review Committee (JPRC) when considering a Final Development Plan. The JPRC is a six-member committee established by the Rooney Valley IGA and consists of three members appointed by the Town of Morrison and three members appointed by the City of Lakewood. The JPRC acts on behalf of the Town and the City and has final approval authority of a Phase I Final Development Plan, which is the overall plan of how a project will be developed. The authority for final approval of Phase II and Phase III Final Development Plans, which provide specific plans for development, is delegated, generally, to the Project Management Team, as described in the Rooney Valley IGA.

These Development Standards have been formulated to provide the minimum standards for development within the Rooney Valley while supporting creativity. It is encouraged that each development form an Architectural Control Committee (ACC) or Design Review Committee (DRC) or similar entity to establish more in-depth development standards to exceed these.

## **II. APPLICABILITY AND EFFECTS**

These Development Standards shall apply to all property within the Town of Morrison and the City of Lakewood portions of the Rooney Valley. These Development Standards shall also apply to all properties within the Rooney Valley that are annexed to the Town of Morrison or the City of Lakewood subsequent to the adoption of these Development Standards. In addition to these Development Standards, municipal ordinances, policies,



regulations and plans of the respective municipality shall apply, unless superceded by the Rooney Valley IGA. Where conflicts amongst standards adopted by the JPRC in accordance with the Rooney Valley IGA occur the most restrictive standards shall apply.

### **III. APPROVAL AND FLEXIBILITY**

It is recognized that each parcel of land may present opportunities and constraints. Such conditions may require flexibility in the application of these Development Standards in order to avoid undue hardship caused by the literal use of these Development Standards. Each site shall be considered on its own merit, attributes, and land conditions that are unique to each site and in consideration of the overall goal of enhancing the character of the Rooney Valley. The JPRC may approve a design that varies from these Development Standards, if an applicant can demonstrate that the design meets the intent of these Development Standards.

Approval of changes to Final Development Plans shall be subject to these Development Standards and also to the requirements and standards contained in each jurisdiction's zoning and subdivision ordinances. Any requested appeals from decisions based upon these Development Standards shall be subject to the procedures established by the Rooney Valley IGA and JPRC.

### **IV. OVERALL PLANNING GOALS**

The primary goal of the *Joint Rooney Valley Master Plan* is to guide development to integrate and respect the unique topography, natural features, and sensitive areas found in the Rooney Valley while promoting economic growth and vitality. The planning goals of the Joint Rooney Valley Master Plan, as summarized and listed below, are intended to be furthered through the implementation of these Development Standards.



#### **A. Establish a range of development types and intensities within the Rooney Valley.**

1. Establish and/or define areas within the Rooney Valley to foster nodes of activities such as employment, commercial, residential, civic and recreational.
2. Promote the development of mixed-land uses near interchanges and other transportation hubs.
3. Promote development types and intensities that are compatible and transition when adjacent to one another.
4. Encourage a range of development styles and sustainable energy-efficient buildings that can be utilized over time for a range of uses.
5. Establish a consistent level of well-designed buildings and open spaces resulting in a true "architecture of place."

#### **B. Coordinate local and regional transportation investments to increase future mobility and modal choices within the Rooney Valley.**

The long-range viability of the Rooney Valley's transportation system is perhaps one of the most critical issues that developers will need to address. Each developer shall

ensure that the development of one land parcel will not impair ingress and egress to adjoining parcels. Connectivity between commercial activity centers and between residential neighborhoods will ensure the viability of development throughout the Rooney Valley.

**C. Provide natural areas, open lands, and amenities that contribute to the character of the Rooney Valley.**

1. Guide and foster quality development that provides a coherent reference to both the built and natural environment.
2. Guide the placement of buildings and incorporate natural features, topography and views to enhance the public experience. The intent is to ensure that the Rooney Valley develops as a distinct amenity-filled mixed-use center that is attractive to new businesses and sales tax-producing retail development, while advancing the vision of the Joint Rooney Valley Master Plan.
3. A comprehensive open space system shall:
  - a. Be sensitive to the environmental and scenic resources; including, ridgelines and major drainage channel areas,
  - b. Provide and develop land for public uses,
  - c. Create a trail system for hiking, biking and equestrian uses, and
  - d. Buffer existing neighborhoods.

## **V. GUIDING PRINCIPLES**

The intent of the Development Standards is to provide the minimum standards for development within the Rooney Valley allowing for flexibility and creativity to establish a strong identity and high quality integrated design while encouraging innovation and ingenuity.

**A. Principles**

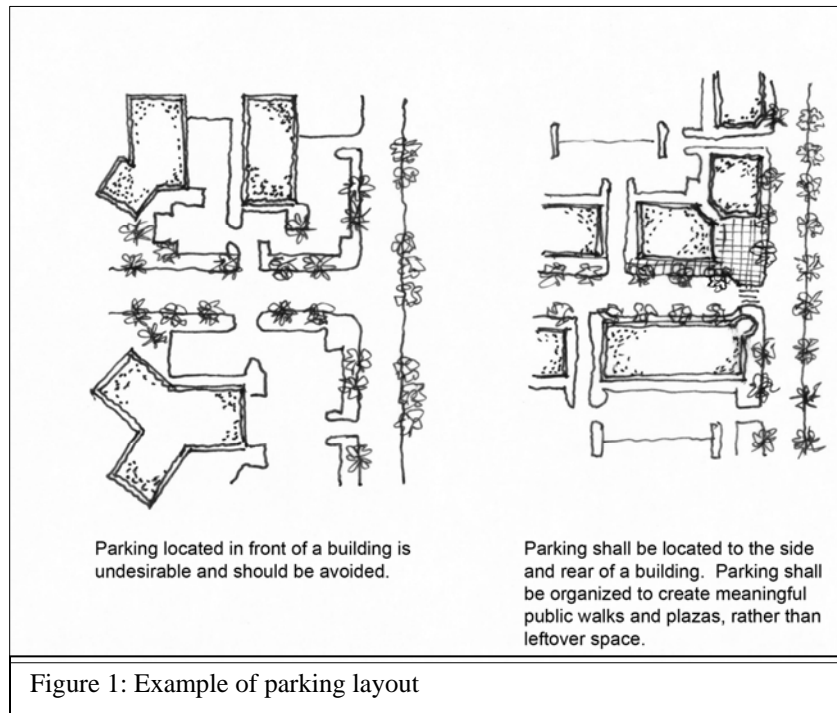
1. To establish criteria for distinctive design through these Development Standards that set forth the design elements to create a successful and dynamic commercial, office and residential area for the western metropolitan area.
2. To provide services for the surrounding neighborhoods and proposed neighborhoods that are useful, pragmatic and functional and which fulfill the needs of the communities of Morrison, Lakewood and Jefferson County. To distinguish projects by providing clearly defined edges and boundaries to the proposed development.
3. To promote development concepts that combine uses such as working, shopping and living, which provides an environment that provides neighborhood efficiency.
4. To promote a safe development setting that fulfills the community's need for social interaction while providing a mix of uses, including retail, entertainment, restaurant, office space and residential.
5. To establish more accessible options for leisure, recreation, access to public transportation, safety and other such factors for residents, by promoting activity nodes that include public spaces, plazas, green space, trails and parks.

6. To promote an economically and financially successful development.
7. To minimize adverse impacts to the surrounding areas by controlling external effects through responsible development of public infrastructure, drainage systems, dust control, and other matters relating directly to public health and convenience.

## **VI. SITE AND GRADING STANDARDS**

### **A. Site Function**

1. Storage and Utilities: Adequate provision should be made for the following storage and utility functions:
  - a. Snow storage,
  - b. Trash and recycling containers,
  - c. Outside general storage (where allowed by zoning), and
  - d. Utility transformers and other above-ground utility boxes.
2. Parking: Decrease the visual impact of parking areas. (See Figure 1.) Parking areas should be designed in the following ways:
  - a. Located to the sides and/or rear of buildings,
  - b. Located to encourage shared-use and shared parking between adjacent properties and users,
  - c. Designed to fit with topography and minimize impacts to the terrain,
  - d. Designed to locate no more than fifty percent (50%) of parking areas between the front facade of large retail establishments, office, campus, research & development and the abutting streets,
  - e. Designed to encourage parking structures, with the understanding that parking structures are considered a building and must meet the zoning requirements of the applicable zone district,
  - f. Designed to include frequent landscaped islands that include understory shrub plantings, tree canopy and berming shall be provided in all parking areas as a means to provide a visual break and reduce the heat island effect of large parking lots for retail and office land uses, and
  - g. Designed to include several, linked parking areas rather than one large parking area, and/or provided in another manner that meets the purposes of this standard.

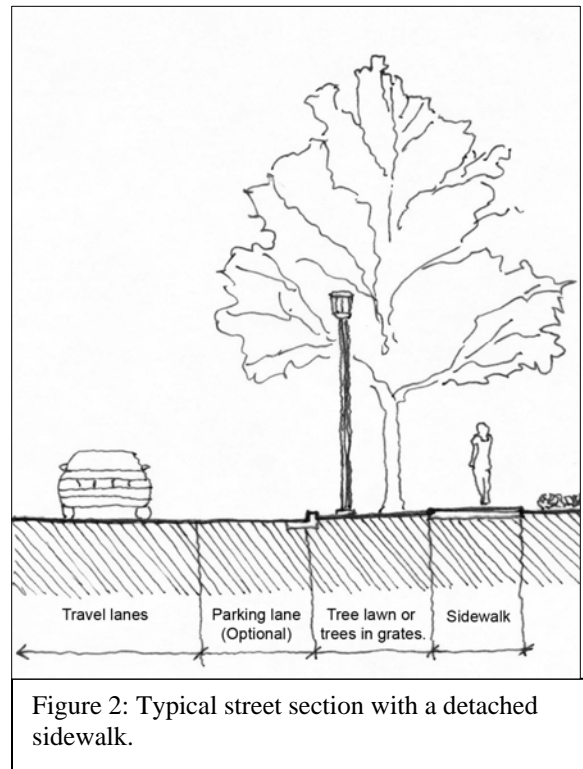


3. **Pedestrian and Vehicular Safety.** A major design consideration in all elements of the Rooney Valley will be the needs of pedestrians. Pedestrian safety and visibility are sought throughout the Rooney Valley and the promotion of pedestrian flow and facilities is considered vital.

Pedestrian circulation will be accommodated through walkways that are defined and separated from vehicular traffic. To promote a sense of place or arrival, the walkway system will include sidewalks servicing each building entrance, sidewalks adjacent to streets and drives, paths through parking areas, and paths through open space elements. (See Figures 2 and 3.)

Design recommendations for pedestrian facilities include the following:

- a. Using durable pavers, bricks, scored concrete, raised walkways, or other materials that provide a similar texture and character to distinguish pedestrian walkways crossing public streets and internal drive aisles from driving surfaces,



- b. Consolidating access points with abutting properties through shared access easements or other means to reduce pedestrian and vehicular conflicts,
- c. Reducing potential points of conflict between service vehicles, private automobiles, and pedestrians through changes in paving patterns, landscape design and allowable signs,
- d. Providing pedestrian connections within the site and from the site to adjacent uses,
- e. Ensuring that sidewalks are contiguous with abutting properties,
- f. Designing entrance drives to be readily recognizable to the first time visitor,
- g. Designing pedestrian zones that are detached from roadways by either hardscape or landscaping,
- h. Providing walkways of proper width for the pedestrian need,
- i. Including canopies or covered walkways near building entrances,
- j. Providing accessibility to pedestrian nodes,
- k. Integrating plazas and trees with walkways,
- l. Designing indirect routing in response to visual elements, vistas and focal points,
- m. Providing good solar orientation,
- n. Providing well-lighted paths and facilities; and
- o. Using street furniture and art liberally.



Figure 3: A meandering detached sidewalk along South Indiana Street within the Rooney Valley. Turf areas are placed along the street to provide natural filtration for street impurities that may be deposited over the curb during street plowing and cleaning.

- 4. Connectivity/Multiple Transportation Modes. Streets and pedestrian paths should connect with existing or planned streets, trails, public parks and amenities within the Rooney Valley through:
  - a. A circulation system that serves the site efficiently yet recognizes the future build out in terms of traffic volume and diversity,
  - b. Sidewalks, bike paths, bike lanes, and equestrian trails provided and built in accordance with the Joint Rooney Valley Master Plan and Lakewood Bicycle System Master Plan,



- c. Bicycle storage facilities installed at all office, commercial, and multi-family developments at a minimum of five (5) bike parking spaces per one hundred (100) motor vehicle parking spaces, and
- d. Use of major drainage ways running through the Rooney Valley as pedestrian connections wherever possible. See Joint Rooney Valley Master Plan, (Map 11): Open Space Framework.

5. Street appeal. All development should provide the following design features (See Figure 4):

- a. Public or private outdoor seating areas,
- b. Useable open/gathering spaces located in sunny places and located in shady places where southern exposure is prevalent,
- c. Pathways to public or private facilities and amenities,
- d. Primary structures constructed to have a front setback built to

the build-to-zone (See Page 9), except residential units (unless located in a mixed-use scenario),

- e. Public or private art and/or public or private plazas which contribute to the overall benefit of the community,
- f. Use of landscaping in combination with hardscape to soften and cool the pedestrian environment,
- g. Inviting street level storefronts that are oriented toward pedestrians and provide visually interesting forms or displays for the pedestrian, and/or
- h. Locating loading and service areas to the rear and sides of buildings and screening these areas from adjacent properties or streets. All loading and service areas are encouraged to be incorporated into the building design. Where loading and service areas cannot be incorporated into the building design they should be screened on the sides and top in a structure that is architecturally compatible with the structures served.



Figure 4: Streetscape at Stapleton development, Denver, Colorado.

## B. Grading and Site Specifications

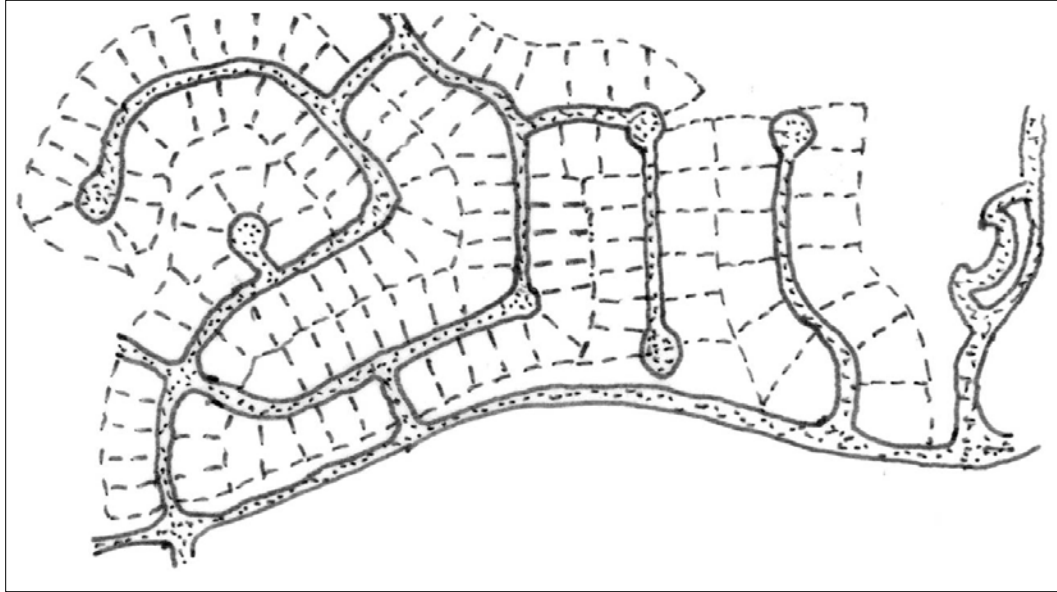


Figure 5: The Rooney Valley has a hilly topography that produces unique roadway opportunities, constraints and lotting patterns.

1. Development should include the following considerations (See Figure 5.):
  - a. Integrating structures and roadways into the surrounding natural landscape and topography,
  - b. Adaptation to the existing topography to add interest and variation. The architecture should respond to the horizontal nature of the Rooney Valley, while adding vertical accent elements,
  - c. Avoiding permanent scarring and ensuring that construction cuts and fills mimic natural conditions,
  - d. Orienting lots and structures toward views and vistas,
  - e. Locating lots at right angles to contour lines where possible,
  - f. Minimizing disturbance of stable natural features such as hillsides with slopes of eleven percent (11%) or greater, major drainage ways with over three hundred(300) cubic feet per second of developed flows in a 100-year storm, and open spaces,
  - g. Minimizing ridgeline development,

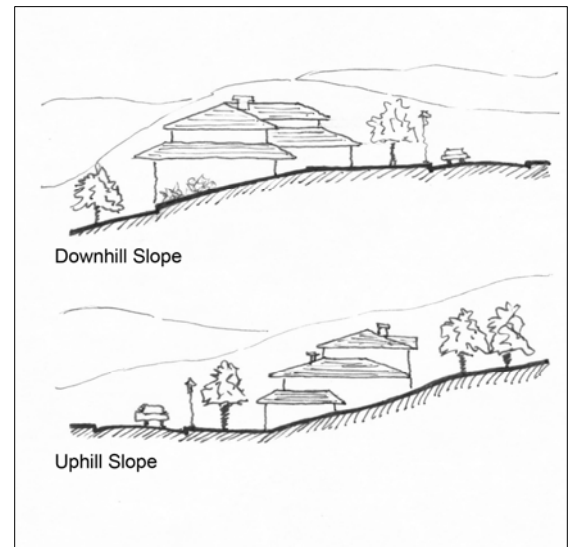


Figure 6: Example of fitting structures into a hillside.

- h. Fitting structures into the hillside. Examples of this include, but are not limited to:
  - i. Multiple step-up or step-down structures (See Figure 6.),
  - ii. Structures that are parallel with existing contours,
  - iii. Foundations that have complementary material on foundations,
  - iv. Restricting development on stable natural slopes greater than twenty percent (20%).



Figure 7: This house was built into the topography with a walkout basement.

- 2. Applicants should develop a grading plan that adequately addresses the following specifications and the requirements of the Rooney Valley IGA. All development applications will be considered on a site-by-site and site-specific basis.
  - a. All slopes should be Landform Graded. Landform Grading is defined as a grading method that creates artificial slopes with curves and varying slope ratios. Landform Grading is designed to simulate the appearance of surrounding natural terrain. Concepts of Landform Grading include the following (See Figure 8.):
    - i. Transition with natural slopes. Abrupt angular intersections should be avoided at the intersections of manufactured and natural slopes. Contours should be curved to blend with the natural slope.
    - ii. Where feasible, incorporate detention, hillsides and major drainage ways into development patterns.
    - iii. Grade cuts and fills to imitate natural slope changes with rounded tops of cuts and gradual transitions at the toes of fills.
    - iv. Avoid abrupt, squared-off manufactured slope transitions.
    - v. Grading for pads should follow the contours of the existing underlying landform.

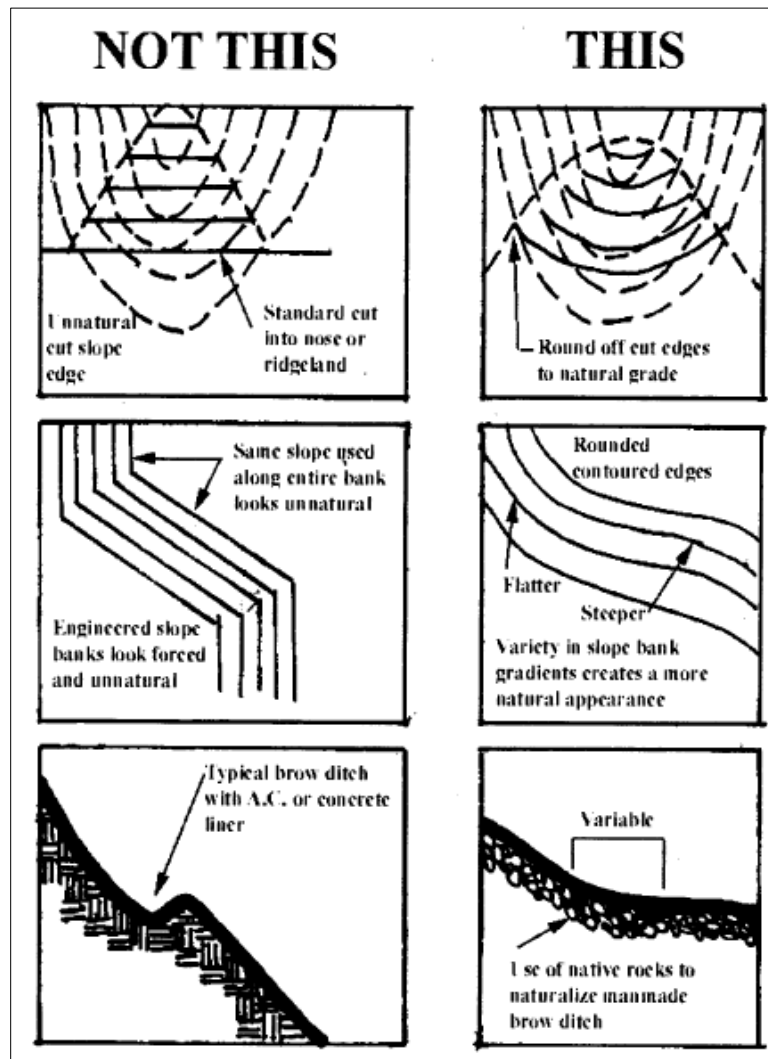


Figure 8: Examples of undesired and desired grading.

- vi. To minimize grading and protect natural contours, roads should attempt to follow the natural contours where possible.
- vii. Newly graded slopes should be planted promptly with appropriate erosion control plant materials.
- b. Retaining walls shall not be higher than five (5) feet above finished grade. Terracing through the use of successive retaining walls shall provide benches at least equal in width to height of the wall to allow for landscaping and maintenance of the landscape materials. Retaining walls are to be set back from property lines a minimum of the height of the adjacent retaining wall. Retaining walls and their structural components located in public rights-of-way, when allowed, or visible from public spaces should be faced with natural stone or constructed of interlocking blocks in earth tones matching the proposed development. Retaining walls constructed of wood and/or smooth faced concrete are not allowed. (See Figure 9.)

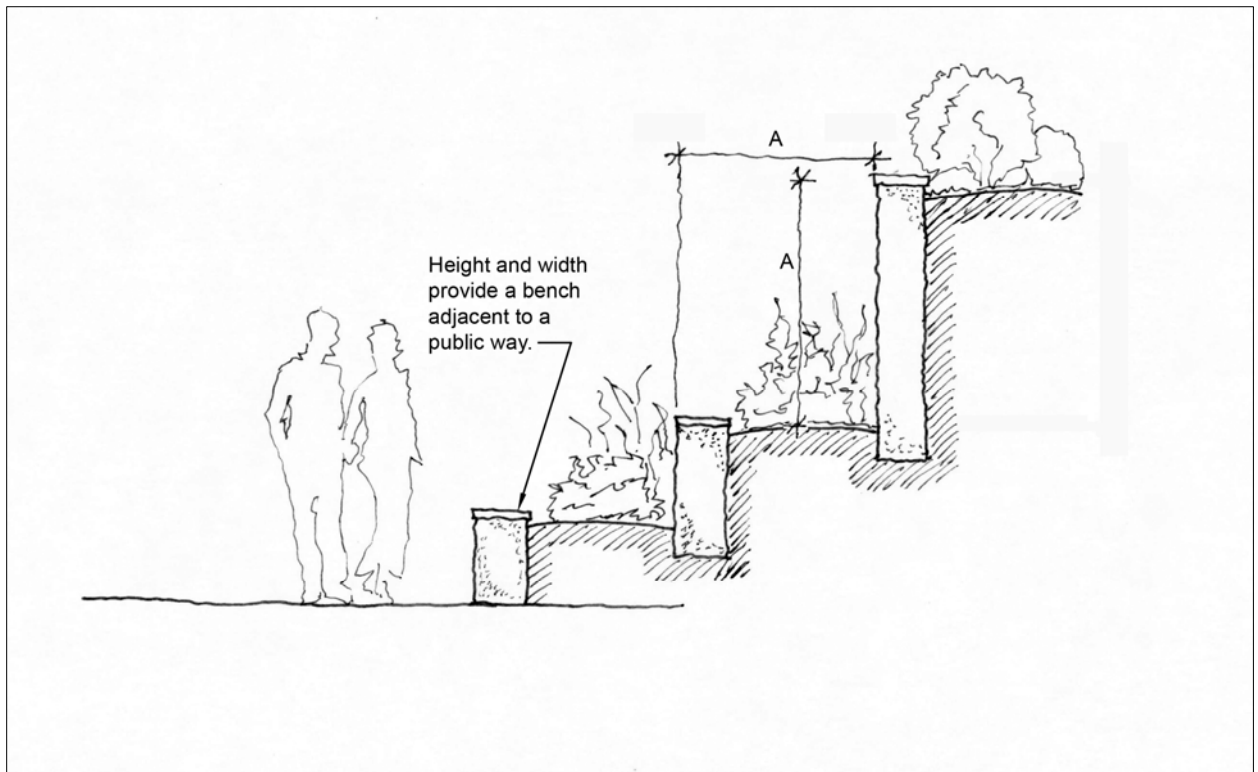


Figure 9: Example of retaining wall design. Dimension A (width of the bench) must be at least equal to the height of the retaining wall.

3. Hillside Development. For those areas identified on the Open Space Framework (Map 11) of the approved Joint Rooney Valley Master Plan, or as amended by the JPRC, the following apply:
  - a. Development should be limited on hillsides with a natural slope of eleven percent (11%) or greater and should incorporate the grading site specifications. Retaining walls may be used to accommodate roads and structures where feasible, and
  - b. Development should not occur on natural slopes greater than twenty percent (20%) .

## **VII. COMMERCIAL DEVELOPMENT STANDARDS (for Retail, Research & Development, Educational Opportunities, Office inclusive of other Businesses and Services)**

### **A. Locational Considerations**

1. Views: Provide view corridors of the Foothills, Hogback, and Green Mountain. Applicants must provide a View Shed Analysis with each proposal that will indicate the predominant views and ridgelines associated with the site and development proposal.
2. Build-to-zone: Along arterials, major collectors, and minor collectors, the facades of buildings with footprints which do not exceed 10,000 square feet in area are strongly encouraged to be placed within the build-to-zone. This build-to-zone is defined as the area between the back of sidewalk to a maximum of twenty (20) feet from the back of sidewalk. At maximum, buildings should not be more than thirty (30) feet from the



back of sidewalk. The area between the building and the back of curb should be landscaped. Exceptions to the build-to-zone will be permitted in order to create an outdoor space such as a plaza, courtyard, patio, or garden between a building and the sidewalk. The build-to-zone area should have landscaping, low walls not to exceed forty-two (42) inches, fencing or railings not to exceed forty-two (42) inches, a tree canopy, and/or other similar site improvements. (See Figure 10.)

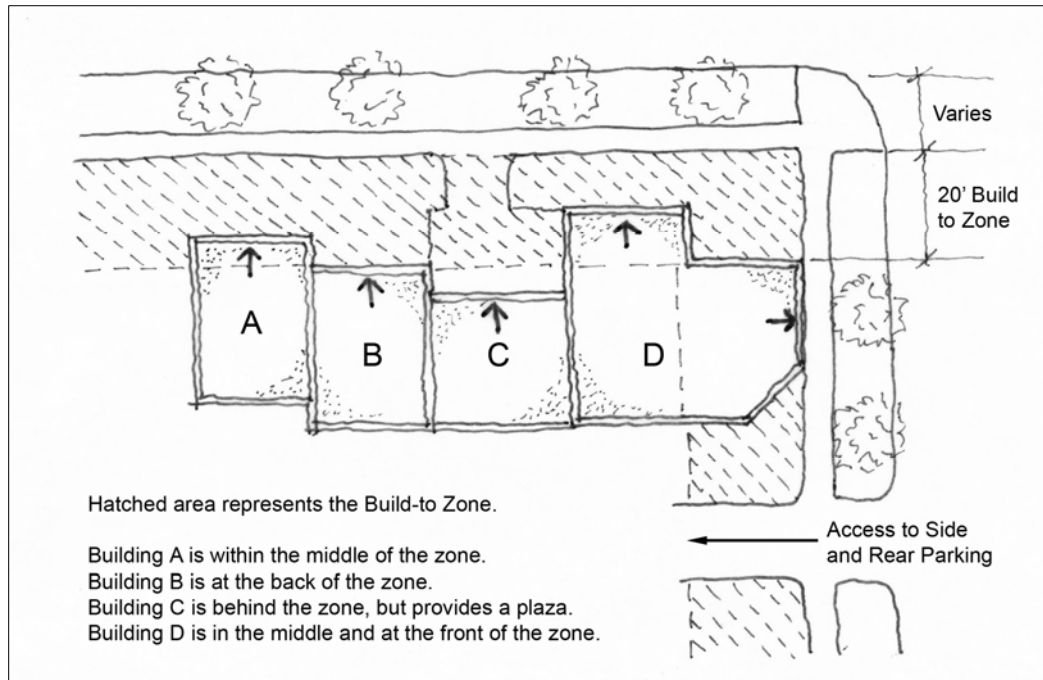


Figure 10: Examples of build-to-zones.

- a. Buildings within the build-to-zone are expected to be pedestrian in scale. These buildings should not exceed four stories in height unless a minimum of forty percent (40%) of the additional stories are recessed. (See Figure 11.)

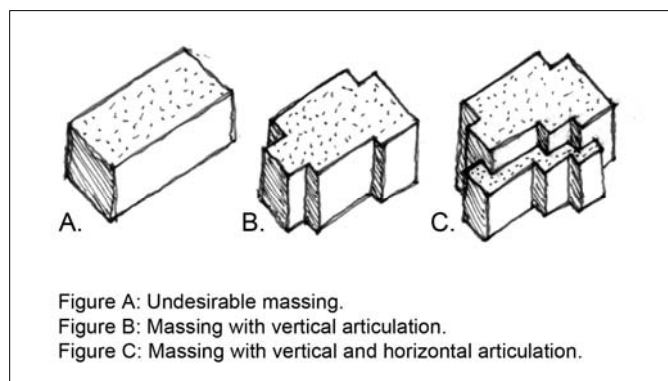


Figure 11: Examples of vertical and horizontal massing.

- b. Retail, Research & Development, Educational Opportunities, Office and other Businesses with a building greater than 10,000 square feet should be built within the build-to-zone whenever feasible; however, buildings should not be more than

forty (40) feet from the back of sidewalk. It is understood that a majority of these large buildings will be designed and placed so as to maximize function and minimize impact on adjacent properties and uses. Where Retail, Research & Development, Educational Opportunities, Office and other Business buildings cannot be placed in the build-to-zone, additional perimeter landscape width in combination with decorative walls and public art should be provided.

## **B. Building Facades and Exterior Finishes**

1. Building expression should be complemented by a variety of hardscape and landscape materials. This may include areas of patterned surfaces, colored concrete and/or concrete pavers. Street furniture should complement the character of the buildings and streetscape. Landscaping may include the use of trees in tree grates and planter areas that incorporate built-in-seating.
2. Artwork should be an integral part that defines the overall sense of place. Artwork may be incorporated into the architecture of a building or in the plazas or along pedestrian thoroughfares. (See Figure 12.)
3. Building forms should be asymmetric to create a complex building form with overhangs, recesses, gabled ends, balconies and/or porches.
4. All buildings fronting on a street should be designed so that the first floor street façade includes clear glass windows and doors to increase pedestrian interest. These openings should be to scale and arranged so that the uses are visible from and to the street on at least twenty-five percent to fifty percent (25-50 %) of the horizontal length of the first floor façade. (See Figure 13.)



Figure 12: Statue on Pearl Street Mall, Boulder, Colorado.

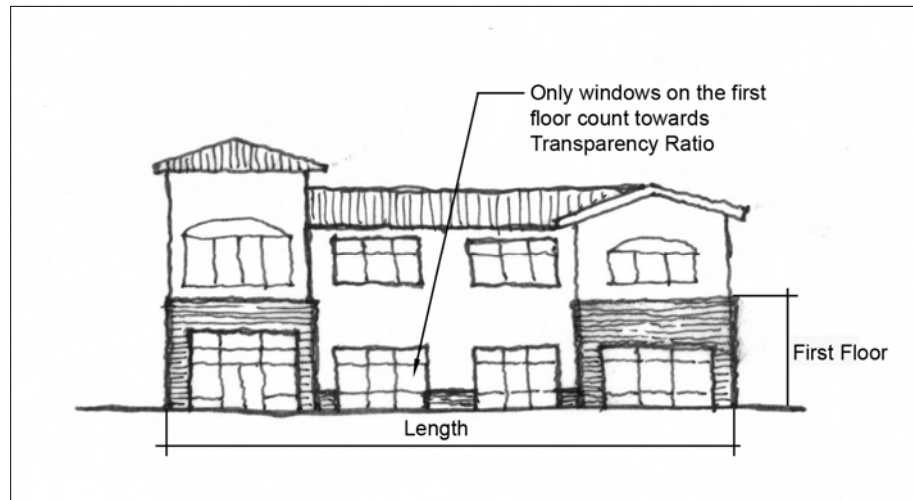


Figure 13: Clear glass windows and door along the first floor of a building promote pedestrian interest.

5. No reflective surfaces shall be permitted on street level exterior windows.
6. There should be at least one (1) pedestrian entry to the primary structure from the public street, where street frontage is applicable, and that entry should be emphasized through changes in plane, material and/or color and greater detail.
7. Colors used for masonry, stone and stucco materials should be warm tones similar to those found in the surrounding environment, including soft brown, gray green, sage, muted gold, tan, terra cotta, beige, adobe and warm reds. Vibrant, saturated or high-intensity hues are not encouraged as the primary colors of the building. Any combination of colors can be used as accents and should not be more than ten percent (10%) of the total elevation area of the building façade. Signage will not be considered as a part of the ten percent (10%) calculation.
8. Side and rear building walls of all stories that face a public right-of-way or a pedestrian way should be constructed of the same building materials and contain similar architectural treatment as the front of the building. The intent is to avoid blank non-articulated walls along public right-of-ways or pedestrian ways.
9. Design and construction of energy efficient buildings is encouraged through the use of energy conserving building materials, lighting, heating, and cooling systems.

#### **C. Roofs**

1. A variety of parapet heights, ridge heights and eave heights should be used to create a varied skyline where buildings are of similar scale. Conversely, where adjoining buildings are of a dissimilar scale, variation in parapet heights, ridge heights and eave heights should be used to reduce the scale of the larger buildings and create continuity of massing between larger and smaller buildings. An articulated cornice or a pre-finished metal coping shall cap parapets. (See Figure 14.)



Figure 14: Varying roof forms shape an intersection at Belmar, in Lakewood, Colorado.

2. All rooftop mechanical equipment must be screened on all sides of the building. The rooftop should be designed to screen all rooftop mechanical equipment from all views (e.g. HVAC units).

#### **D. Building Orientation, Use, and Function**

1. Arrange residential, employment, retail, service and open space uses to be convenient to and compatible with each other.
2. In commercial or mixed-use buildings, the ground floor of building frontages should be occupied primarily by active commercial or institutional uses.
3. Entrances to buildings should be designed to ensure smooth and safe pedestrian circulation, and ease of snow removal.

4. Buildings should be designed to minimize snow shedding and runoff onto pedestrian areas and public ways.
5. Buildings should orient facades and main entries toward the street, along with secondary entries toward a plaza, parking area or pedestrian way that leads directly to a street. (See Figure 15.)
6. Glass walled sun rooms are encouraged on southern exposures for passive solar gain.
7. Gasoline pump canopies, utilities (gas, electric), vending machines, ATMs, telecom facilities and other site accessories/structures should be integrated into the architectural character of the development.
8. The following design elements should be incorporated into each proposed building façade or wall:
  - a. Transitions in color, texture, or materials,
  - b. Projections, recesses, and reveals, expressing structural bays, entrances, or other aspects of the architecture,
  - c. Grouping of windows or doors, and/or
  - d. Trellis, arcades, or pergolas providing pedestrian interest.
9. Building facades facing a primary access street or a parking area should have clearly defined, highly visible pedestrian entrances that feature the following (See Figure 16.):
  - a. Canopies or porticos,
  - b. Overhangs, recesses/projections,
  - c. Distinctive roof forms,
  - d. Arches,
  - e. Outdoor patios, plazas or courtyards,
  - f. Display windows, and/or
  - g. Planters or wing walls that incorporate landscaped areas and/or places for sitting.

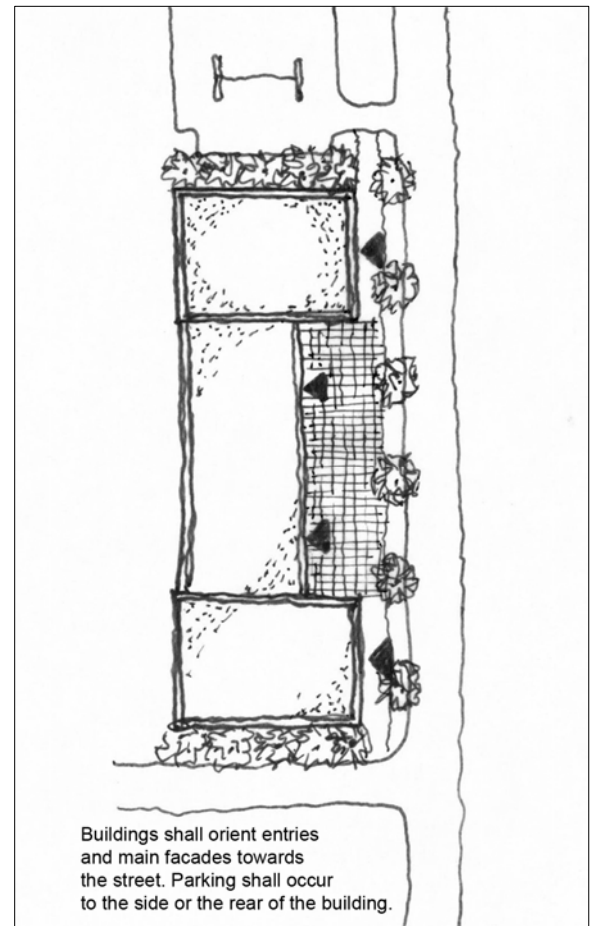


Figure 15: Example of building orientation toward the street.

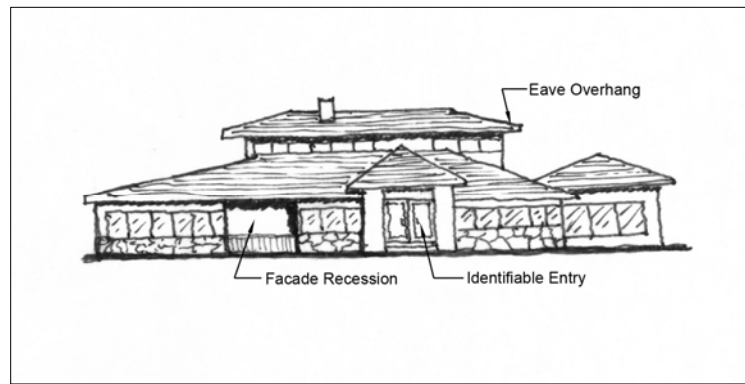


Figure 16: A building façade with a highly defined pedestrian entrance.

## E. Site Layout

1. Development should provide a defined edge treatment with clearly defined driveway entrances. (See Section V.A.2 for detailed parking standards)
  - a. Entrance drives should be readily observable to the first time visitor,
  - b. All development including buildings, walls and fences should be oriented to enhance the public sidewalk, and
  - c. Either a building or a landscaped area at least ten (10) feet wide containing dense planting should be provided between the property line of any use and any outdoor parking or service area.
2. Development should provide the following design features:
  - a. Pocket parks or green spaces accessible to public or private outdoor seating and landscape areas,
  - b. Useable public spaces located in sunny places and shady places where southern exposure is prevalent,
  - c. Primary structure built within the build-to-zone to create a continuous building edge that adds to the interest and activity of mixed-use areas, and
  - d. Inviting street level storefronts that are oriented toward pedestrians and provide visually interesting forms or displays.
3. Parking should be placed behind the primary structure, below grade, in a parking structure, or limited to one side of the building. In larger mixed-use projects, the parking should be within the interior of the project.

## VIII. RESIDENTIAL DEVELOPMENT STANDARDS (Single-Family and Multi-Family)

### A. Housing Diversity and Neighborhood Identity

Housing diversity is an important goal for new residential development in the Rooney Valley. In support of this, the integration of detached and attached single-family



dwelling, and multi-family dwellings, within neighborhoods, even in the same block, is encouraged.

**B. Architectural Treatments**

1. Architectural treatments on all sides of residential structures should be of higher quality similar to the architectural treatment on the front façade and on high visibility lots that have facades that face onto open space or right-of-way/private streets.
2. Buildings should be designed and constructed as energy-efficient as practical, with reduced overall energy demands through the use of energy-efficient building materials, lighting, heating, and cooling systems.
3. Exterior finish materials should be low reflectance, have varied textures, and utilize natural earth tone hues. Examples of permitted materials include: brick, stucco, stone, split-faced block, cut stone, cedar and/or high efficiency, low maintenance materials that mimic natural materials.
4. Window usage should be proportionate on all sides of structures.
5. The use of vibrant, saturated, or high intensity hues should be limited.

**C. Single-Family Detached and Duplex Dwellings**

The intent of this section is to build a significant proportion of single-family detached or attached dwellings with architectural designs that relate homes to the street, that create variety along residential streets, that have front porches, rear-loaded or alternatively loaded street-accessed garages.

1. A Block Diversity Plan will be provided as part of a Phase III Final Development Plan for a development and prior to issuance of a building permit for each development. This plan will at minimum meet the requirements listed in this section for street diversity by providing the adequate mix of models and elevations for each block face. If a developer uses a different process to provide the Block Diversity Plan information they will need to provide the JPRC Coordinators with information on their process to show how they will meet the minimum requirements in this section prior to building permit issuance.

The Block Diversity Plan for the initial stage of development should include the following:

- a. A plan that illustrates the model and elevation for each building and garage orientation of each building on the block,
  - b. The color palette to be used,
  - c. A written statement that depicts how provision of the Single-Family Detached and Duplex Dwellings requirements of this Section VII.C. will be met.
2. Model Diversity: Each block face shall illustrate that there shall not be the same model or building footprint for three (3) or more consecutive lots in any development. It is recommended that the same model with the same architectural style not be placed adjacent to each other or directly across the street from one another. Differentiation in models should include all of the following variations (See Figure 17.):

- a. Building Footprint,
  - b. Elevations,
  - c. Massing,
  - d. Size,
  - e. Color scheme,
  - f. Exterior materials, and
  - g. Garage orientation (No more than two (2) consecutive front loaded garages)
3. Corners: At corners, buildings should address the side street or open space. Corner lots should be platted wide enough to allow for side elevation enhancements. These enhancements are encouraged to provide the following:
- a. A side or wrap-around porch, or a bay window or other ornamental cantilevers,
  - b. Window treatments such as shutters, upgraded ledges or glazed doors that face the side street or open space, and
  - c. A change in the vertical or horizontal wall plane.
4. Massing: The mass of a house or duplex should strongly reflect its architectural style and be scaled to provide visual interest and depth, reduce boxiness, and achieve an articulated form on all four sides.
5. Entries: Entries should be covered or have a courtyard to provide interest for the front door and make it a focal point.
- All porch designs should reflect the architectural style of the building. Where provided, a porch should be defined by a railing, columns and similar architectural features that are scaled and detailed to reflect the house style.
6. Materials:
- a. The use of three (3) or more colors is encouraged,
  - b. The use of materials that have distinct textures such as stone, cultured stone, brick, stucco, or other comparable materials is encouraged and durable materials should be used at the ground floor to anchor the structure, and
  - c. Wall, trim, accent, roof and masonry colors should be coordinated.
7. Garages: Garages should not dominate homes and streets. Private alley and side-loaded garages are encouraged. Garage access from the street should address (See Figure 18.):

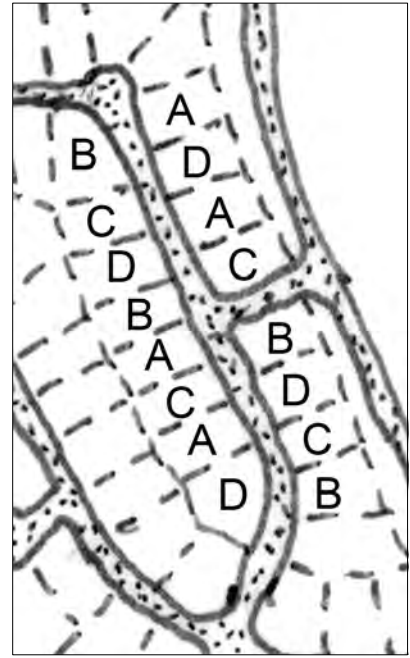


Figure 17: Example of model diversity.

- a. Variety of Garage Placement. Varying the placement of street-accessed garages on adjacent lots is encouraged to create diversity. No more than two (2) consecutive front loaded garages are allowed.

- b. Recessed Garage Doors. Street-facing garage doors must be setback at least eighteen (18) feet from the back of sidewalk to avoid vehicle overhang.

- c. Side-loaded garages are encouraged and must be architecturally incorporated into the house with similar window, trim and wall plane treatments so the garage use does not appear to be a dominant feature of the streetscape.

- d. Three (3) car, front-facing garages are not encouraged. Swing-in garages, split garages, and tandem garages should be utilized.

- e. Individual single garage doors or garage doors with architectural details and upper level windows are encouraged.

**D. Multi-family units, including condominiums, apartments, town homes and row homes**

The intent of this section is to build multi-family units that achieve a harmonious balance between repetition and variety. Each multi-family dwelling structure should feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics. Each unit needs to function as a part of the overall building with which it is associated. (See Figure 19.)

1. Block Diversity Plan: Will be provided as part of a Phase III Final Development Plan for a development and prior to issuance of a building permit for each development. This plan will provide at a minimum the requirements listed in this section.
  - a. The Block Diversity Plan must illustrate the building footprints, elevations for each building, and massing of the buildings on each block or property in relation to adjacent properties, and
  - b. The color palette and exterior materials to be used.
2. Articulation: Each multi-family building should be articulated with projections, recesses, covered doorways, balconies, box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions. Each multi-family building should incorporate some of the following elements:

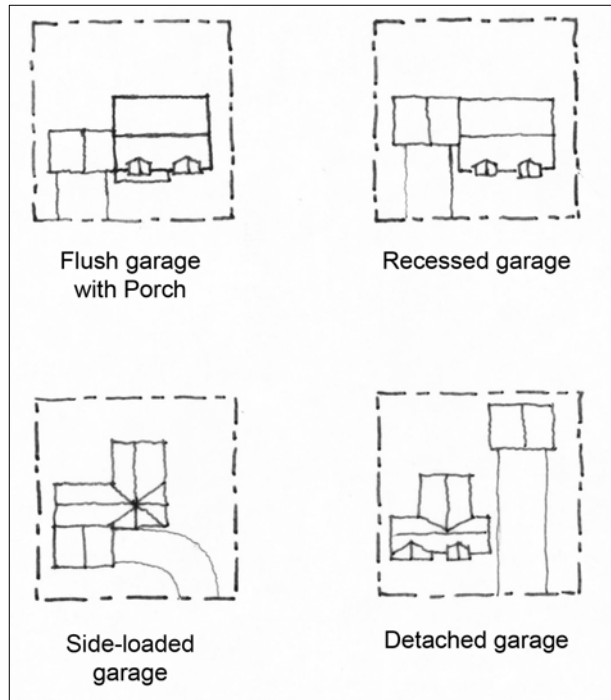


Figure 18: Example of garage orientation and design.

- a. Recesses, projections or significant offsets in the wall plane,
- b. Distinct individualized entrances,
- c. Chimneys that project from the wall plane,
- d. Variation in plate height of roofline.
- e. Balconies and/or other outdoor living space, and/or
- f. Bay or box windows.

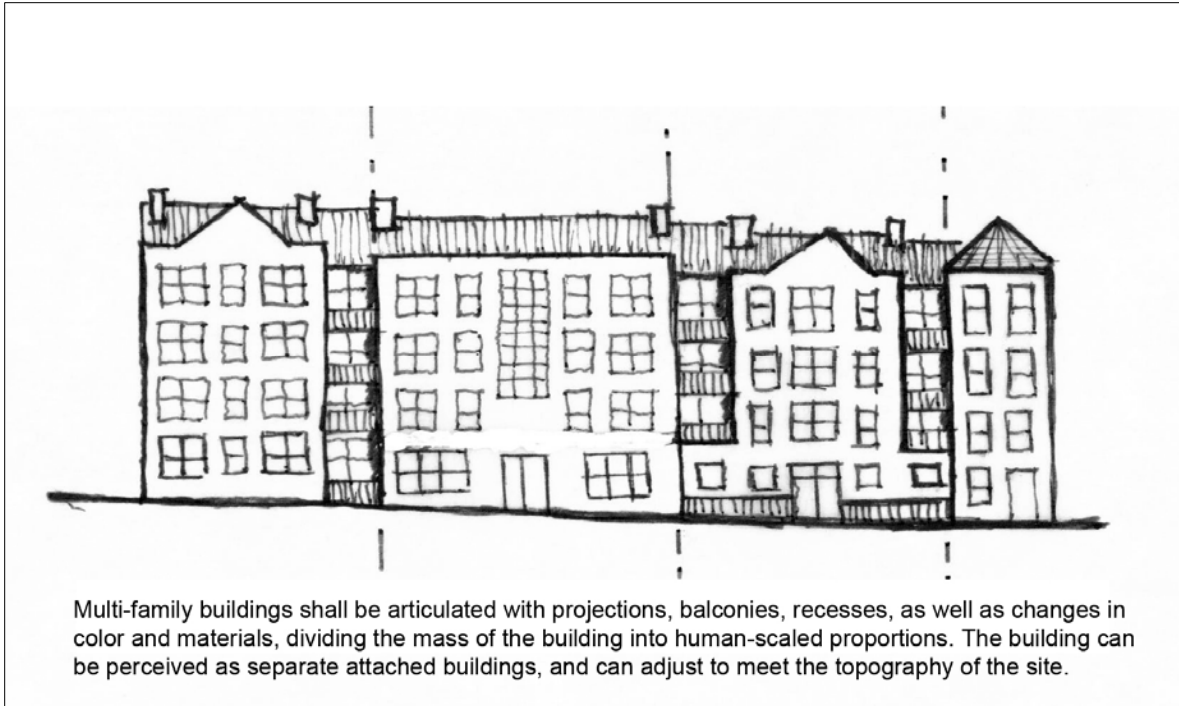


Figure 19: Example of multi-family building design.

- 3. Roofs: Each multi-family building should feature a combination of primary and secondary roofs. Primary pitched roofs should be articulated by:
  - a. Changes in plane and elevations,
  - b. Dormers, gables or clerestories, and/or
  - c. Transitions to secondary roofs over entrances, garages, porches, or bay windows.
- 4. Garages: No multi-family street-facing facade should contain garages on more than fifty percent (50%) of the units. Resident garages or parking that is internal to the block is encouraged. On-street parking should be made available for visitors.
- 5. Parking structures are encouraged to provide shared parking opportunities between users and to minimize parking surface impacts. Parking structures can also be utilized to minimize grading typical with surface parking areas. These structures shall use materials that tie the parking structure to surrounding buildings.

## **IX. MISCELLANEOUS DEVELOPMENT STANDARDS**

Sign Standards shall be submitted for approval by the JPRC as part of a Phase I Final Development Plan (as defined in the Rooney Valley IGA Section 2.07 that details the following elements including: architecture, signage, lighting, screening of mechanical equipment, landscaping, fences and walls, decks and pavilions, pedestrian accesses, and street furniture. Several of these elements have been described in previous sections of these Development Standards. The remaining elements are described in this section, including: signs, landscaping, fences and walls, lighting, open space corridors and street furniture.

### **A. Signs**

1. In accordance with the Rooney Valley IGA, the following development standards are provided to ensure that signs:
  - a. Clearly designate and define entries into neighborhoods, commercial and office areas,
  - b. The design of signs should be harmonious with the materials, color, texture, size, massing, shape, height, placement and design of the premises and the core and shell of buildings, and
  - c. Utilize graphic design that is imaginative, simple and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing the visitor and resident experience.
2. Phase I Final Development Plan Standards should identify privately provided maintenance responsibilities and should include the following:
  - a. General description of sizes, location, number, type and illumination of all signage,
  - b. Signage design intent, and
  - c. Narrative that acknowledges/addresses the ability of applicant to meet the requirements of Phase III Final Development Plan standards for signage as outlined in these Development Standards.
3. Phase III Final Development Plan Standards should include the following:
  - a. Final location of all signage,
  - b. Size, height and illumination, and
  - c. All sign concepts are to be generated from “camera-only” logo artwork prepared by a professional graphic designer and submitted to the approval agency before development of any signage. These sign proposals will abide by the approved Phase III Final Development Plan. All signage requires issuance of a building permit for signage prior to installation.
4. Type and Treatment of Signs
  - a. Pole signs and signs using visibly exposed light sources including neon or LED tubing are not allowed. Translucent covers are allowed over neon tubing elements in a sign.
  - b. All signs shall be located outside all sight triangles, traffic visibility lines and rights-of-way.



- c. Banners are allowed only on a temporary basis and only flush to the building wall and shall only be used for grand openings, closings, or until permanent identification signs are constructed. Such banners shall not exceed forty (40) square feet and shall not be displayed for longer than sixty (60) days in a calendar year.
- d. Temporary signs during construction are allowed but should be limited to one sign per street frontage, not more than thirty-two (32) square feet in size, and six (6) feet in height.
- e. All entry signs or monument signs (joint tenant identification) should utilize elements similar to those used in the development, including but not limited to: landscaping materials, building materials, and lighting elements. The base of the monument sign should be attached to the ground with a base width and length that are at least as large as the bottom edge of the sign face. (See Figure 20.) No single monument sign face shall exceed fifty (50) square feet or eight (8) feet in height. Monument signs along C-470 shall be limited to three hundred twenty (320) square feet with no one sign face exceeding one hundred sixty (160) square feet and a maximum height of twenty-five (25) feet if located within four hundred (400) feet of C-470. Monument signs less than eight (8) feet in height shall have a minimum setback of ten (10) feet from the right-of-way and signs exceeding eight (8) feet in height shall have a twenty-five (25) foot setback from the right-of-way.



Figure 20: Example of monument signage with wide base and similar architectural elements as the building.

- f. Commercial entry or monument signs should be provided and maintained by each commercial development. Signs should be located at each intersection of arterial and/or collector streets that provides an entry to the development.
- g. Commercial entry or monument signs should be limited to one (1) sign per street frontage and be used to identify single or multiple tenants of a development. Monument signs should identify the name of the development as well as any tenants of the development.
- h. Wall signs shall not be allowed on any roof or above a parapet roofline. The location, size, illumination, height, lettering style, type (individual letters, cabinet, etc.) of wall signs shall be identified in the Final Comprehensive Sign Plan. In general, wall signs are encouraged to be located above or adjacent to entries or storefronts only, except that corner tenants will be allowed two (2) signs. In addition to Wall Signs the following signs are allowed:



Figure 21: Example of signage.

- i. Projecting or Blade Signs are limited to one (1) per each public or private street orientated façade. Blade signs may be attached or suspended by a metal bracket or placed beneath an awning. The sign face shall not exceed twelve (12) square feet per sign face, is limited to a maximum projection of four (4) feet including any support structure, and shall have a minimum clearance above the adjacent sidewalk of at least ten (10) feet including the support structure. Projecting signs may include three-dimensional logos or symbolic objects. These signs may be illuminated. (See Figure 21.)
- ii. Window Signs are limited to one (1) sign per window. No window sign shall exceed twenty-five percent (25%) of the window's surface.
- i. In general, wall signs are encouraged to be balanced and in scale with the sign space and the building as a whole. Wall sign letters shall not exceed forty-two (42) inches in height. The total sign width shall not exceed seventy-five percent (75%) of the frontage associated with the use. However, total wall sign area shall not exceed one hundred (100) square feet for each use. Pads or users if located within four hundred (400) feet of C-470 right-of-way are limited to two (2) square feet per lineal foot of frontage not to exceed three hundred (300) square feet.
- j. Dimensional letters and plaques are to be affixed without visible means of attachment, unless attachments make an intentional design statement.
- k. Each use shall be allowed one (1) sign per awning or canopy associated with the use. Awnings and canopies shall be constructed of canvas cloth or an equivalent, metal or glass. No internal illumination shall be permitted. Awnings and canopies should project a minimum of four (4) feet from the building face. Canopy and awning signs shall not exceed twenty-five percent (25%) of awning or canopy vertical face area, except that graphical logos shall be allowed on the slanted portion of the awning. Lettering height shall not exceed eight (8) inches. Logos shall not exceed ten percent (10%) of the sloped awning panel.
- l. Neighborhood entry signs should be provided and maintained by each residential development. One (1) sign should be located at each intersection that provides an entry into the development. Neighborhood entry signs shall have a maximum sign area of fifty (50) square feet with a maximum height of eight (8) feet.

## 5. Prohibited Signs

- a. Signs with exposed raceways, conduit, junction boxes, transformers, visible lamps, LED or neon tubing crossovers of any type (See Figure 22.),
- b. Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs,
- c. Signs made of simulated materials – i.e., wood grain plastic laminate, wall covering, paper, cardboard or foam,
- d. Clear faces over neon or LED,
- e. Rotating, animated, flashing and blinking signs,
- f. Pennants, streamers, balloons, inflatable signs and flags

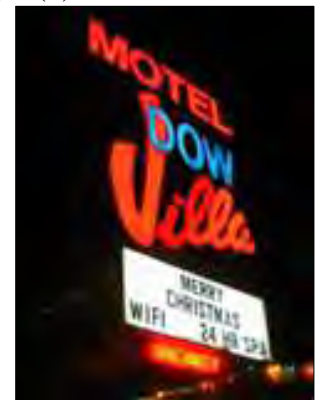


Figure 22: Example of prohibited exposed neon signage.

- identifying individual tenants,
- g. Billboards and similar off-premise signs,
- h. Portable signs,
- i. Rooftop signs,
- j. Search lights,
- k. Signs painted on fences,
- l. Signs which are located on, or project over the public right-of-way, except for: public signs as provided in Table 10-1 of the City of Lakewood Zoning Ordinance, as may be amended; and signs on legally installed and maintained bus benches and transit shelter, unless a license agreement is issued for such signage by the subject municipality,
- m. Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner, and/or
- n. Illuminated canopy or awning signage.

## **B. Landscaping**

The use of drought-tolerant materials is recommended throughout the Rooney Valley. A list of acceptable drought-tolerant landscaping materials is available from the Project Management Team. Landscaping will be expected to abide by the following Development Standards for a Phase III Final Development Plan.

1. Landscape Materials
  - a. The landscape palette for the Rooney Valley should be predominately native plants that use minimal water. Ornamental non-natives should not total more than twenty-five percent (25%) of all plants.
  - b. All landscaped areas must be irrigated in a manner that conserves water. Landscaping should be grouped according to watering needs. The type of irrigation will be determined by the intensity of the landscape development and associated water requirements of the plant materials.
  - c. Turf areas should be kept to a minimum except for active recreational fields. Native grasses are encouraged in place of non-native turf.
  - d. Irrigation
    - i. Planted areas should have automatic irrigation.
    - ii. Special attention should be given to avoid runoff from slopes, and to avoid overspray onto impermeable areas.
    - iii. Each irrigation zone should:
      - 1) Have matched precipitation rate heads. Bubblers, drip and/or spray heads should not be combined within any zone.
      - 2) Have plant materials with similar water needs.
      - 3) Irrigate turf or non-turf areas, but not both on the same irrigation zone.

- iv. All irrigation systems should include moisture sensors that automatically interrupt irrigation cycles when irrigation is unnecessary. The sensors should measure soil moisture or rainfall.
  - v. Planting areas with irrigation systems that spray above ground should be of adequate width to ensure no overspray onto impermeable areas. Irrigation design should minimize evaporation losses, wind-blown water loss and overspray onto impermeable areas.
- e. Soils Preparation
- i. Topsoil should be stripped and stockpiled prior to site grading.
  - ii. A minimum of six (6) inches of topsoil should be provided in all planting areas. Topsoil should be imported as necessary to supplement stockpiled topsoil.
  - iii. A minimum of four (4) cubic yards of organic material should be added to topsoil per 1,000 square feet of planting area.
  - iv. Organic material should be aged compost; wood humus from soft, non-toxic trees; sphagnum peat moss (excluding that of Colorado origin); or aged manure. Organic material should be tilled to a minimum depth of eight (8) inches.
  - v. In areas that receive sod, superphosphate should be added at the rate of fifteen (15) pounds per 1,000 square feet, evenly spread, after organic matter is tilled in and prior to sod placement. Superphosphate should be raked into the top one (1) inch of soil.
- f. Plant Materials
- i. Use of indigenous and xeric species is encouraged. (See Figure 23.) Selection of plant species should comply with Article 15 of the City of Lakewood Zoning Ordinance, as it may be amended.
  - ii. Plant species should vary and should include deciduous and coniferous trees and deciduous and coniferous shrubs.
- g. Shrubs and Trees
- The quantities and sizes of shrubs and trees should be no less than enumerated in Article 15 of the City of Lakewood Zoning Ordinance, as it may be amended.
- h. Mulch
- Permeable areas, other than turf areas, should have a minimum of three (3) inches of mulch, and should be rock or organic mulch meeting the following criteria:
- i. Shredded, fibrous material capable of "knitting" together to form a mat that is wind and erosion resistant. Generally the shredded mulch or peelings are three (3) inches in length on average. Examples include shredded cedar mulch, shredded redwood mulch, or pole peelings.
  - ii. Bark and wood chip mulches are discouraged.



Figure 23: Example of landscaping design utilizing xeric species.

- i. Weed barrier is not required. If used, weed barrier should be permeable, spun fabric equal or exceeding the quality of DuPont Commercial Grade Landscaping Fabric. Plastic weed barrier is discouraged.
- j. Maintenance should comply with Article 15 of the City of Lakewood Zoning Ordinance, as it may be amended.

### C. Fences and Walls

The Phase I Final Development Plan should identify privately provided maintenance responsibilities for all screening, fencing and walls proposed with a development. Plans submitted for review should include a graphic depiction of the screening as seen from the street or public open space. Final locations of all screening, fencing and walls will be provided with the Phase III Final Development Plan.

1. Fences or walls should be constructed of materials similar to, or compatible with and complementary to, the primary building material and architecture. Fences should receive the same architectural treatment on both sides. Chain link fences should only be allowed in conjunction with industrial type or outdoor recreational uses (i.e. ball fields) and when not adjacent to a public way.
2. Fences or walls along public streets and public open spaces should provide visual breaks or architectural treatments every fifty (50) feet. These treatments include: columns, planting areas, open fencing sections, or other treatments that meet the intent of this Section. (See Figure 25.)
3. Ancillary structures and service areas such as trash enclosures or utility enclosures should be enclosed on three (3) sides with a solid gate on the access side. Trash enclosures should have a roof for drainage control.
4. Loading docks should be screened from view from neighboring properties and the public right-of-way.
5. Screening standards can be met in a number of ways, including, but not limited to: garden walls, retaining walls, solid fences, earthen berms, constructed planters, dense hedges, or any combination of these strategies. (See Figure 24.)
6. Plant material used for screening should achieve required screening in its winter seasonal condition within three (3) years of completion of the construction of the area to be screened.
7. Fences adjacent to designated public open spaces, major drainage ways, and detention facilities shall be a minimum of fifty percent (50%) open. All fences adjacent to public open spaces and detention facilities should be of similar style and materials the entire length of the open space or detention facility.
8. For retaining wall development standards, please see Section VI.b.

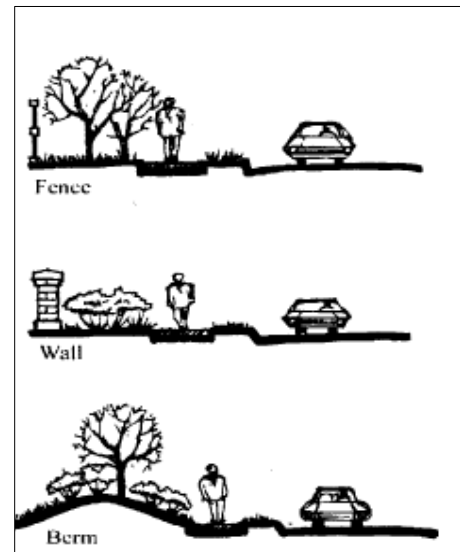


Figure 24: Example of screening techniques.

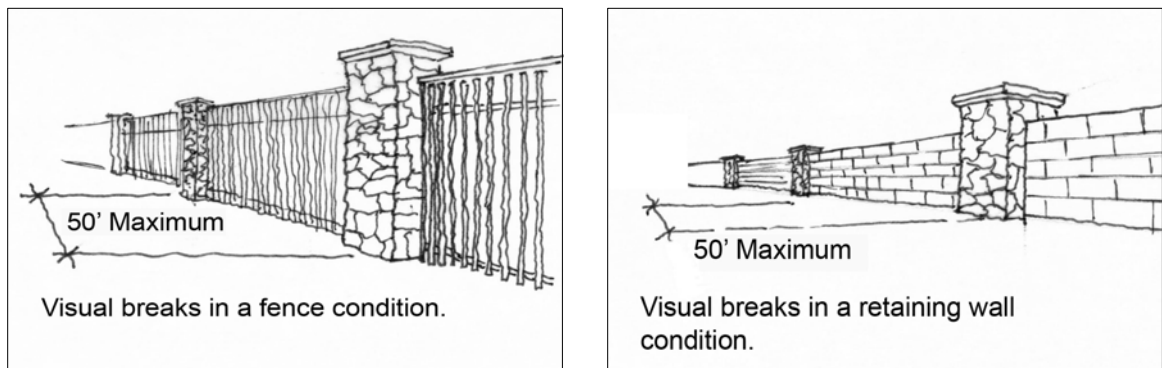


Figure 25: Visual breaks in fencing and retaining walls can be provided by pillars or other architectural treatments.

## D. Lighting

The intent of this section is to foster outdoor lighting for development in the Rooney Valley that is: adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; designed to make people and objects clearly visible; and designed to help create a pleasant nighttime environment.

### 1. Objectives of Lighting Standards

- a. Provide safety, personal security and convenience in areas of public use where there is outdoor public activity during hours of darkness,
- b. Control glare and excessive brightness to improve visual performance, allow better visibility with relatively less light intensity, and protect residents from nuisance and discomfort glare,
- c. Control trespassing light onto adjacent properties,
- d. Meet the needs and tolerances of surrounding development and uses, to provide adequate illumination levels in commercial and office districts while protecting residential neighborhoods from excessive light, and
- e. Control light pollution to minimize the negative effects of misdirected light into the night sky.
- f. Provide adequate lighting with the least wasteful use of energy by using standards such as LEED, to enable public lighting to operate at the least possible public cost.

### 2. Phase I Final Development Plan

A Phase I Final Development Plan should provide a narrative and conceptual drawing of the style, lighting type and intent for building and parking area lighting.

### 3. Phase III Final Development Plan:

Final lighting will be required with a Phase III Final Development Plan that should identify:

- a. Lighting type, luminaries and location,

- b. Location of all exterior lighting by type,
  - c. A luminaire schedule including but is not limited to manufacturer and ordering number for luminaire and lamp,
  - d. Mounting heights of all luminaires,
  - e. Catalog cut sheets for each luminaire that includes but not limited to construction, dimensions, materials, reflectors, supports, lamps and mechanical and electrical hardware.
4. Retail, Research & Development, Educational Opportunities, Office and other Businesses and Services Lighting
- a. Illumination should be downcast and utilize downcast and shielded fixtures that prevent light spillage onto adjacent properties and into the sky.
  - b. Within developments, the height of privately provided light poles and fixtures will be determined by the lumens and coverage provided on the Final Site Lighting Plan.
  - c. The light source should be a white light source. Colored lights should not be used except for seasonal ornamental lighting. Metal halide, fluorescent, or LED light fixtures are preferred.
  - d. Lighting should be used in parking areas, driveways, along pathways, and to accent building entrances. The light source in all cases should be concealed.
  - e. The lighting of a building façade for architectural, aesthetic, or decorative purposes is permitted subject to the following restrictions:
    - i. Upward aimed building façade lighting should be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
    - ii. Building façade lighting should be fully contained within the vertical surface of the wall being illuminated.
    - iii. Building façade lighting that is measurable at the ground level should be included as part of the overall site luminance.
  - f. The illuminance level at the property line shall be limited so as to prevent light spillage onto adjacent properties.

#### 5. Residential Lighting

For single-family detached or attached units (one (1) to two (2) separate single family dwelling units attached by one or more common walls) a single hardwired photo sensor light is required along local streets for street lighting. This light is to be located within thirty-five (35) feet of the back of curb of the local street and may be located on a pole or integrated into the architecture of the dwelling unit. (See Figure 26.) The following residential lighting standards are intended to provide adequate safe and aesthetic lighting.

- a. Each residence is to have an exterior luminaire.
- b. The light source is to be white.
- c. Type (ii & iii are preferred lighting types)



- i. Incandescent lamps with 400 to 1100 initial lumens are acceptable. This includes wattages from 40 to 75.
  - ii. 3000°K color temperature,  $\pm 200^\circ$  compact fluorescent lamps with 400 to 1100 initial lumens are acceptable. This includes wattages from 10 to 15.
  - iii. 3000°K color temperature,  $\pm 200^\circ$  LED lamps are acceptable.
  - iv. Metal halide, sodium, mercury lamps and neon are not acceptable.
- d. Control
- i. The luminaire will be hard wired and controlled by a photo sensor only. Motion sensors are not to be used.
- e. Distribution
- i. The light source must not be visible. However, transparent lenses that have patterns that fully obscure the lamp, translucent diffusers and opaque shielding are acceptable.
  - ii. No direct upward output from the luminaire should occur.
  - iii. Any upward output should be controlled by the luminaire or by architecture elements, which contain the light, such as an eave.
  - iv. Light output should be contained on the owner's property and not illuminate any structure on a neighboring property.
- f. Mounting
- i. The luminaire is to be permanently surface mounted to a building, pole or architectural element.
  - ii. The luminaire is to be on the first floor level.
- g. Wet Location: The luminaries are to be suitable for wet locations.
- h. Additional Residential Lighting: Additional residential lighting may be provided but must abide by the same residential lighting standards listed above.

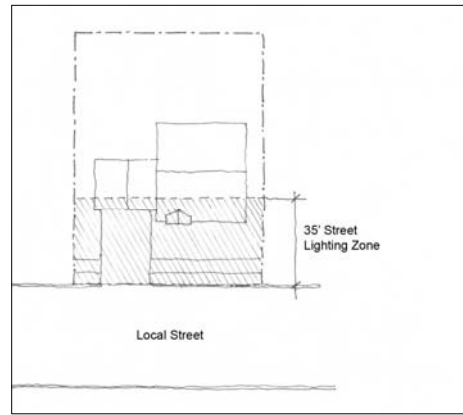


Figure 26: Lighting zone for placement of required residential lighting. This lighting provides local street illumination.

## E. Open Space Corridors

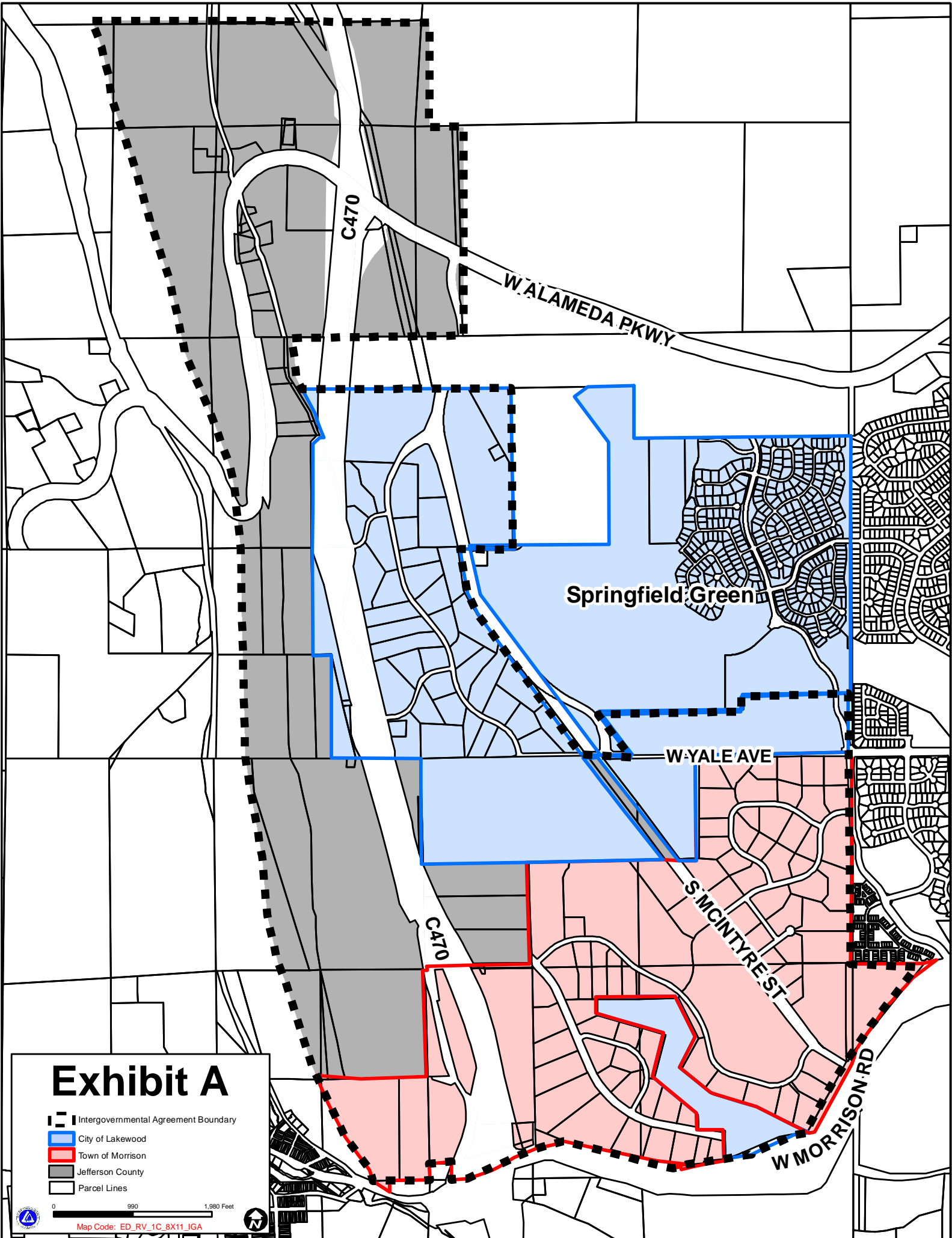
1. Wildlife corridors are to be maintained along gulches that are identified in the Joint Rooney Valley Master Plan Open Space Framework Plan (Map 11). If road crossings are necessary, they should provide for wildlife movement through the crossing.
2. Open spaces identified in the Joint Rooney Valley Master Plan Open Space Framework Plan (Map 11) shall be provided as development occurs.
3. Connectivity is encouraged through pedestrian/bike paths. The *Lakewood Bicycle System Master Plan: Planning for Pedaling* and all other Town, City and County adopted plans are to be utilized.

**F. Street Furniture**

All office, retail, campus, research & development and residential developments shall submit street furniture specifications as part of the Development Standards that identifies location, number and maintenance responsibilities associated with benches, trash receptacles, railings, newspaper boxes, mail kiosks, informational signs and bicycle storage facilities. Final locations and details for all street furniture will be provided with the Phase III Final Development Plan. (See Figure 27.)



Figure 27: Example of street furniture.



# Exhibit A

- Intergovernmental Agreement Boundary
- City of Lakewood
- Town of Morrison
- Jefferson County
- Parcel Lines

0 990 1,980 Feet

Map Code: ED\_RV\_1C\_8X11\_IGA



**JOINT PROJECT REVIEW COMMITTEE**

**RESOLUTION 2009-1**

**A RESOLUTION APPROVING THE JOINT ROONEY  
VALLEY DEVELOPMENT STANDARDS.**

WHEREAS, the Town of Morrison (the "Town") and the City of Lakewood (the "City") entered into an Intergovernmental Agreement regarding the Rooney Valley dated as of May 5, 2000 (the "IGA"); and

WHEREAS, the IGA established a Joint Project Review Committee consisting of members appointed by the Board of Trustees of the Town and by the City Council of the City to fulfill the responsibilities specified in the IGA; and

WHEREAS, Section 2.02 of the IGA provides that one of the principal policy and planning documents for the Rooney Valley shall be the Rooney Valley Development Standards; and

WHEREAS, Section 2.07 (1) (b) of the IGA states that design standards shall be prepared and provided with a Phase I Final Development Plan and the Joint Rooney Valley Development Standards are meant to provide the criteria for establishing certain aspects of such design standards; and

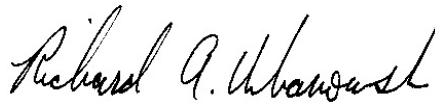
WHEREAS, certain modifications have been made to the Rooney Valley Development Standards approved in April of 1999 by the Town and by the City and these modifications have been submitted to the Joint Project Review Committee for review and approval; and

WHEREAS, the Joint Project Review Committee desires to approve the modifications described herein and make them applicable to development within the Rooney Valley.

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT PROJECT REVIEW COMMITTEE THAT:

1. The attached Joint Rooney Valley Development Standards replace the existing Rooney Valley Development Standards within the Town and City and are hereby approved and made applicable to development in the Rooney Valley, effective as of the date adopted by this resolution.

INTRODUCED, READ AND ADOPTED by a vote of five For, zero Against and one absent at a Public Hearing of the Joint Project Review Committee on March 10, 2009, at 7:00 p.m. at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.



Chair, Rich Urbanowski

ATTEST:



Secretary, June Graklanoff



Joint Project Review Committee  
480 South Allison Parkway  
Civic Center North  
Lakewood, CO 80226-3127