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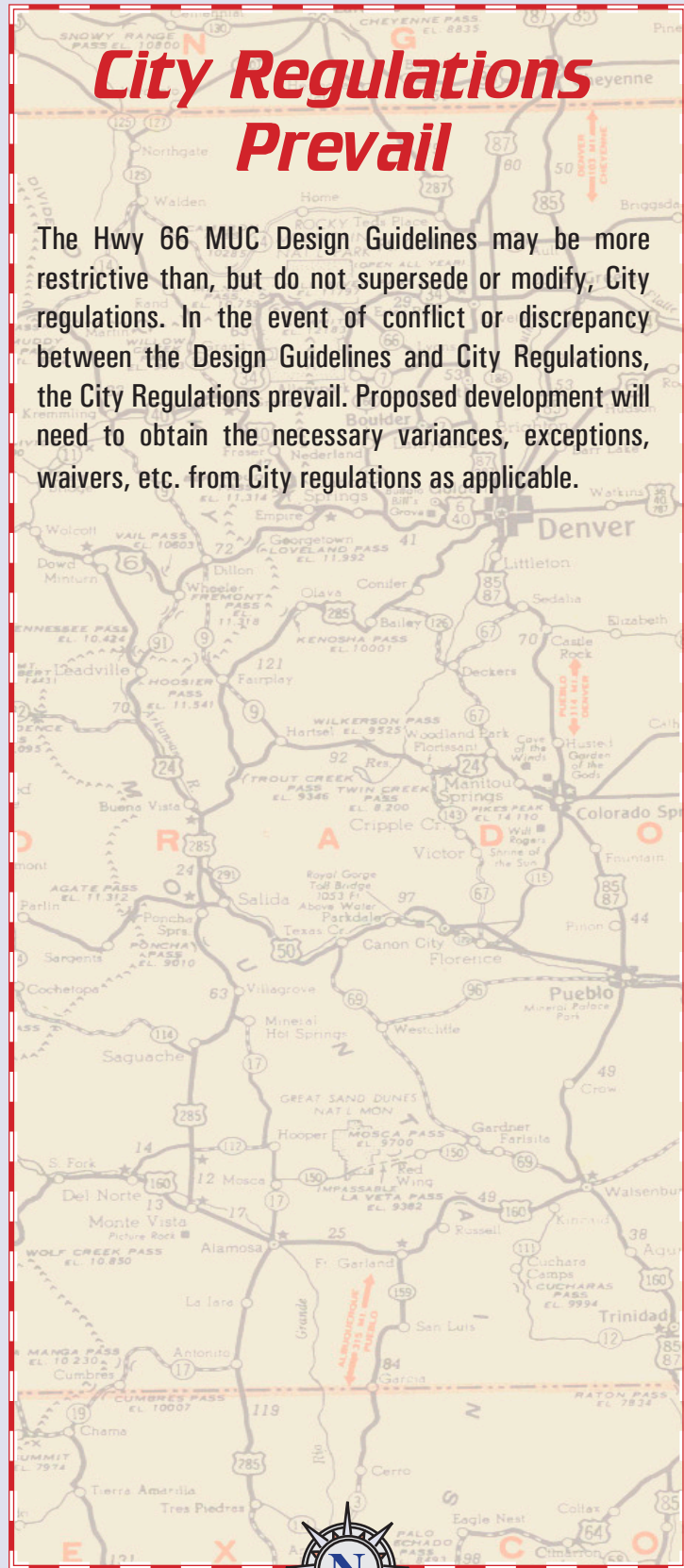


Design Guidelines Introduction



City Regulations Prevail

The Hwy 66 MUC Design Guidelines may be more restrictive than, but do not supersede or modify, City regulations. In the event of conflict or discrepancy between the Design Guidelines and City Regulations, the City Regulations prevail. Proposed development will need to obtain the necessary variances, exceptions, waivers, etc. from City regulations as applicable.



Preface

A successful development depends on setting, view corridors, amenities, environmental sensitivity, and the economic market. The physical appearance of the site, architecture, and landscape is also critical to the success of any community. Achieving a healthy and vibrant image is the goal of these guidelines. They advocate a strong and consistent community design vision for the Highway 66 Mixed Use Corridor (MUC), with architecture and landscaping that is reflective of the Colorado region. These Design Guidelines are intended to help implement the broad vision and development values for the Highway 66 MUC into the future, but do not constitute regulations for development within the MUC. To ensure that the recommendations of the guidelines are achievable, these guidelines are intended to be functionally compatible with, and a supplement to, the City of Longmont Development Code (LDC). Because ultimate buildout may not occur for a number of years into the future, the intent of the guidelines is to maintain flexibility and responsiveness to market conditions over time while still providing the vision and ground rules necessary for a successful development style that would span the years.

Purpose and Intent

These Design Guidelines provide people with a clear statement of the design Principles and Guidelines for development within the Highway 66 MUC. The description of design Principles, coupled with specific Design Guidelines is intended to assist in the identification and implementation of a strong, consistent design direction and level of quality. In addition, a variety of graphic images have been assembled to assist in the design of creative and aesthetically pleasing mixed use commercial and residential sites, buildings, and landscapes.

The intent of these guidelines is to encourage creative individual site planning, architectural, and landscaping statements, that when viewed as a whole, produce an equally outstanding community environment.

Who Uses These Guidelines

These design guidelines are to be used by parcel developers and builders (and their consultants) and the City, in developing new commercial and residential projects within the Highway 66 MUC.

How the Design Guidelines are Organized

This Document is divided into seven major components that include:

1. Introduction

The Introduction component outlines the Purpose and Intent of the Design Guidelines, and describes how the document is organized and who are the ultimate users.

2. Site Planning

The Site Planning Component includes Principles and Guidelines which relate to such topics as Building Siting and Orientation, Blocks, Streets, and Parking. The intent is to create a pedestrian friendly environment that is well connected and integrated. Various elements have been identified for all anticipated land uses to achieve this desired goal.

3. Traditional Mixed Use Commercial

The Traditional Mixed Use Commercial Design Guidelines Section relates to traditional street-adjacent buildings and associated formal urban open space. Design Principles and Guidelines related to Architecture and Landscaping have been specifically tailored to address issues pertinent to traditional mixed use developments that exhibit an urban sensibility. Specific components contained within this section include:

Architecture - The Architecture component is concerned with traditional mixed use commercial storefronts that frame and enclose the streetscape in a formal manner. This component deconstructs the traditional commercial storefront into three basic elements that include the building base (that anchors the building to the ground plane), middle (composed of storefront display windows and upper-story facades), and the roof cap. This component encourages form-giving elements, such as tower elements, articulated building corners, awnings, and canopies that create visual relief to traditional street walls.

Landscape Architecture - The Landscape Architecture component contains design Principles and Guidelines tailored to addressing specific landscape issues related to an urban environment.