

40 West ArtLine

DESIGN STANDARDS & GUIDELINES

For Streetscapes and Buildings

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Prepared by Livable Cities Studio

Lakewood
Full of Possibilities

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Introduction

40 West ArtLine Vision

The vision for the ArtLine is deeply rooted in the voices of the people living in the community and offers a source of inspiration and focal point for the community. The ArtLine will provide a public space and placemaking experience to socialize, celebrate public art and innovation, showcase local history, improve public health by encouraging walking and biking, support local and creative businesses, and connect communities.

The ArtLine is a 4-mile outdoor public art experience in the heart of the state-certified 40 West Arts Creative District. This award-winning Lakewood amenity connects city parks, transit, schools, shopping, residents, and neighborhoods. From its early beginnings as a proposed arts loop in the 40 West Arts District Urban Design and Mobility Concepts Plan to the recognized cultural amenity it is today, the ArtLine has evolved as an ongoing manifestation of the community's spirit and a public realm and placemaking amenity that harnesses the cultural and creative energy of Lakewood and the neighborhoods it connects.

Purpose of Design Standards and Guidelines

To establish a cohesive vision and guide public realm and private development improvements along the 40 West ArtLine, the following set of Design Standards and Guidelines (DSG) have been developed and address streetscape components, ground floor activation, durability and articulation. The purpose of the standards and guidelines outlined within this document is to provide clear and consistent design direction with the goal of fostering a creative, artistic, diverse, enlivening, economically healthy and thriving community-oriented district. Additionally, the 40 West ArtLine DSG are designed to be used in tandem with the 40 West ArtLine Framework Plan, West Colfax Vision 2040 Action Plan, City of Lakewood Zoning Code and adopted Rules and Regulations to align with citywide goals identified in the Lakewood Comprehensive Plan and other adopted plans to achieve the community's vision.



Ground mural, Aztec Maze by Katy Casper and Story Totem by Nestor Fedak with Hidden Dinosaur art panels by Michelle Wolins, at Teller St and 16th Ave



Rainbow Road Chroma Code by Katy Casper at Lamar Station Plaza

Administration of the DSG

Review Authority of the 40 West ArtLine Design Standards & Guidelines

Ordinance O-2019-21 establishes the Design Review Commission (DRC) to review projects according to these DSG.

Applicability

These DSG shall apply to review of all Major Site Plans on parcels of land with a frontage adjacent to the ArtLine Route as shown in the adopted ArtLine Framework Plan and mapped in the exhibit below. Each application is subject to design review by the DRC. Per zoning, single-family and two-family structures are not subject to the DSG. The DSG was developed in conjunction with the 40 West ArtLine: A Framework for Moving Forward document, which included public outreach with the community and property owners. A detailed summary of the outreach process can be found in the supplemental 40 West ArtLine Existing Resources and Community Input Summary document.

40 West ArtLine Map: Recommended Route



The chart below describes where Public Realm and Private Realm DSG apply along the ArtLine.

Street/Location	Public Realm Publicly-owned streets, pathways, right of ways, publicly accessible open spaces, etc.	Private Realm Privately-owned areas, more limited in its accessibility to the public
Lamar St. - both sides W. Colfax Ave. - both sides	Standards & Guidelines	Standards & Guidelines
Harlan St. from W. 13th Ave to W. Colfax Ave - both sides Harlan St. from W. Colfax Ave to W. 16th Ave. - east side only Kendall St. - west side only Reed St. - west side only Pierce St. from W. Colfax Ave. to Lakewood Place - both sides Pierce St. from Lakewood Place to W. 17th Ave - east side only Lakewood Place - north side only W Line Bike Path W. 14th Ave. - south side only W. 16th Ave. from Reed St. to Teller St. - both sides W. 17th Ave. from Pierce St. to Reed St. - north side only	Standards & Guidelines	Guidelines only
Residential-zoned streets W. 17th Ave. from Harlan St. to Kendall St. - south side only	Standards & Guidelines	None
Parks, private property (eg. RMCAD, Lamar Station Plaza parking lot)	Standards for green line only	None

Composition of the Design Review Committee (DRC)

The composition of the DRC shall be as stated in Chapter 2.58 of the Lakewood Municipal Code (LMC.)

Relationship to the Lakewood Zoning Ordinance

The Lakewood Zoning Ordinance (Title 17 of the Lakewood Municipal Code) governs land use and development throughout the City of Lakewood. These DSG are adopted per the rule-making authority provided in §17.1.7.5. Adherence to the design standards in this manual is also specified by §17.6.1.3 for residential development, and by §17.7.1.3 for institutional, mixed-use, commercial, and light industrial development.

The Zoning Ordinance promotes the public health, safety and welfare of the City's residents and employees and facilitates the growth and expansion of the City. The code applies standards to provide the basic building form, parking, signage, and land use requirements for all neighborhoods within the City. Ordinance O-2019-21 establishes the Design Review Commission to review projects according to these DSG.

Organization of the Design Standards and Guidelines

The Design Standards and Guidelines are organized into broad subject areas which address crucial design topics, and subtopics where applicable. Each design topic is broken down into three key design criteria – Intent Statements (the 'what'), Standards (the 'shall') and Guidelines (the 'should') – each with varying levels of implementation requirements. In addition, each topic includes accompanying precedent graphics and illustrations to further showcase the various means to meet design criteria.

The guidelines have been organized by geographic area and street due to the unique nature of the 40 West ArtLine located in multiple neighborhood contexts, each with a different character and land uses. The street-based approach emphasizes the public realm while adapting any standards or guidelines for adjacent properties or uses to the existing conditions, character, zoning, and uses of each area and street.

The DSG consists of both minimum standards and suggested guidelines to achieve consistent neighborhood character, promote flexibility and creativity, encourage high-quality design, and align with the community vision. The components of the DSG are described below.

Intent Statements

Intent Statements clearly establish the primary design goal or functional objective for the topic, based on the vision for the 40 West ArtLine (see ArtLine Vision on page 5). In circumstances where the appropriateness or applicability of a Standard or Guideline is in question, the Intent Statements will provide additional direction. Innovation is encouraged and carefully understanding the Intent is critical for meeting the spirit of this document while bringing forward new design concepts.

Design Standards

Design Standards (Standards) are objective criteria that provide a specific set of directions for a particular topic, based on the related Intent Statement. Standards denote issues that are critical to achieve the Intent. Standards use the term "shall" to indicate that compliance is required.

Design Guidelines

Design Guidelines (Guidelines) provide further considerations promoting the goals defined by the Intent Statements. They are more flexible and harder to quantify than Standards. Guidelines use the term "should" or "may" to denote that they are pertinent to achieving the stated Intent but allow consideration for site and project conditions. Achieving the Design Guidelines may help to identify alternative approaches to achieving the Standards.

Should there be a request for a waiver or variance of the Standard, the Guidelines shall be strongly considered during the review process. In such a case, it must be demonstrated that the alternative meets one or more of the following criteria:

- An alternative better achieves the Intent Statement.
- The Intent will not be achieved by application of the Standard in this circumstance.
- The Intent of other Standards or Guidelines will be improved by not applying this Design Standard.
- Extraordinary or exceptional site factors make application of the Standard impractical.

Design Review and Approval Process

Requirement for Approval of Development Plans

Approval of the DRC for any improvements shall be required at each design phase of the development, as defined below, prior to submission of plans and specifications to the City of Lakewood and/or other approving entities (Xcel Energy, water service provider, etc.), and prior to development or redevelopment of any parcel of property covered by the DSG.

The process, review, and approval of any development by the DRC pursuant to these DSG are separate and independent from any review process required by the City of Lakewood. Approval of the DRC does not constitute the development's compliance with the City of Lakewood Zoning Ordinance or building code regulations.

The applicant shall comply with all City regulations, and where these Design Standards are more stringent, these Design Standards shall govern.

Attendance of Applicant During DRC Review Meeting

Applicants are encouraged to attend relevant DRC meetings. The DRC may request that the applicant attend review meetings as necessary to permit the DRC to evaluate the proposed Improvements.

Submission of Plans and Specifications

Prior to commencement of any work to accomplish any proposed Improvements, the applicant shall submit to the DRC all plans and specifications necessary to demonstrate conformance of the proposed Improvements with the DSG. The DRC shall reasonably request the applicant show, at a minimum, the nature, kind, shape, floor area, length, height, width, color, materials, and location of the proposed development. Sufficient information is required at each stage of the review process to fully evaluate the proposed Improvements on all relevant issues. Therefore, the DRC may require additional plans and specifications to further describe the physical properties of the proposed Improvements prior to approval or disapproval of the Improvements. Upon request, the applicant shall receive from the DRC a written acknowledgment that the plans and specifications submitted are complete and the date of such acknowledgment. Review materials shall be submitted to the DRC a minimum of five (5) days prior to the scheduled meeting. The DRC may postpone review of any materials submitted until all required materials have been received. A three-step review process is required for the DRC review and determination relative to all proposed Improvements:

Step 1: Concept Design.

Step 2: Detailed Design.

Step 3: Final Design.

The DRC plan review process is intended to work alongside Lakewood's Major Site Plan review and approval phases as indicated in the exhibit on p. 13. Applicants are encouraged to submit the same information and package required by the City's Major Site Plan review and approval to make the process more streamlined and efficient, in addition to the specific requirements described for each step described herein. One (1) digital copy of all required plans and specifications shall be submitted at each stage through applicable online submission methods as directed by the City of Lakewood.

Step 1: Concept Design

The Concept Design review will be concerned with overall compliance standards such as site layout and access, ground floor frontages, streetscape and public realm design. To align the DRC review process and information with Lakewood's Site Development Review process, applicants are encouraged to use the same format and scale of plan sheets and exhibits, in addition to any additional sheets with specific graphics and information pertinent to the DSG. The following list identifies the minimally acceptable design information required to initiate the Concept Design Review:

1. One digital copy of all sheets and information provided as a part of the City's Pre-Planning Application
2. Illustrative Conceptual/Illustrative Site Plan at a scale not smaller than one (1) inch = thirty (30) feet, and any additional exhibits showing the following:
   - 2.a. Property boundary.
   - 2.b. Ground-floor building program indicating uses and areas.
   - 2.c. Building footprint location and critical dimensions, including dimensions and/or summary of compliance with requirements set forth within the DSG.
   - 2.d. Locations and type of proposed public art or creative enhancements contributing to the 40 West ArtLine experience.
   - 2.e. Location of any community-oriented or creative uses within the building such as community gathering spaces/rooms, live/work artist spaces, spaces for non-profits, or spaces for local resident businesses.
   - 2.f. Location of access drives and curb cuts.
   - 2.g. Proposed vehicular and pedestrian street lights.
   - 2.h. Site parking or structured parking garage location with garage door location identified and access routes.
   - 2.i. Conceptual landscape design, especially streetscape, public realm design and the relationship between the building frontage and the adjacent street. Landscape information to include basic layout of trees, shrub areas, hardscape areas but not final species or material specifications.
   - 2.j. Proposed location of the 40 West ArtLine and marking method
   - 2.k. Approximate finished floor elevation(s).
   - 2.l. Service areas or access points for trash, recycling, and/or compost.
   - 2.m. Written narrative or notes describing the conceptual drainage approach.
   - 2.n. List of proposed building materials.
3. Conceptual building elevations and building heights denoted.
4. Building sections and/or 3D models as required to fully describe the massing.

Step 2: Detailed Design

The Detailed Design submittal will need to address overall compliance with design standards such as building form and placement, details, building materials, colors and finishes, architectural character, and roof lines. The following list identifies minimally acceptable design information required to initiate the Detailed Design review:

1. One digital copy of all sheets and information provided as a part of the applicant's submittal to the City of Lakewood for the Formal Major Site Plan Application #2.
2. Updated Conceptual/Illustrative Site Plan at a scale not smaller than one (1) inch = thirty (30) feet, and any additional exhibits showing further development of all items listed under Concept Design.
3. Additional exhibits, as required, showing the following:
   - 3.a. Grading and drainage plan.
   - 3.b. Detailed building elevations.
   - 3.c. Landscape plan with plant species, hardscape material identified, street furnishings and product information.
   - 3.d. Architectural facade and building treatments.
   - 3.e. Building materials schedule (a sample board may be requested at the time of the meeting for the Final Design phase).
   - 3.f. Site Lighting plans, including location, type and wattage of all exterior features, and photometric plans/study.
   - 3.g. Location of any utility boxes or service access areas, or underground utilities impacting the design of the streetscape and public realm.
   - 3.h. Locations and type of proposed public art or creative enhancements contributing to the 40 West ArtLine experience.

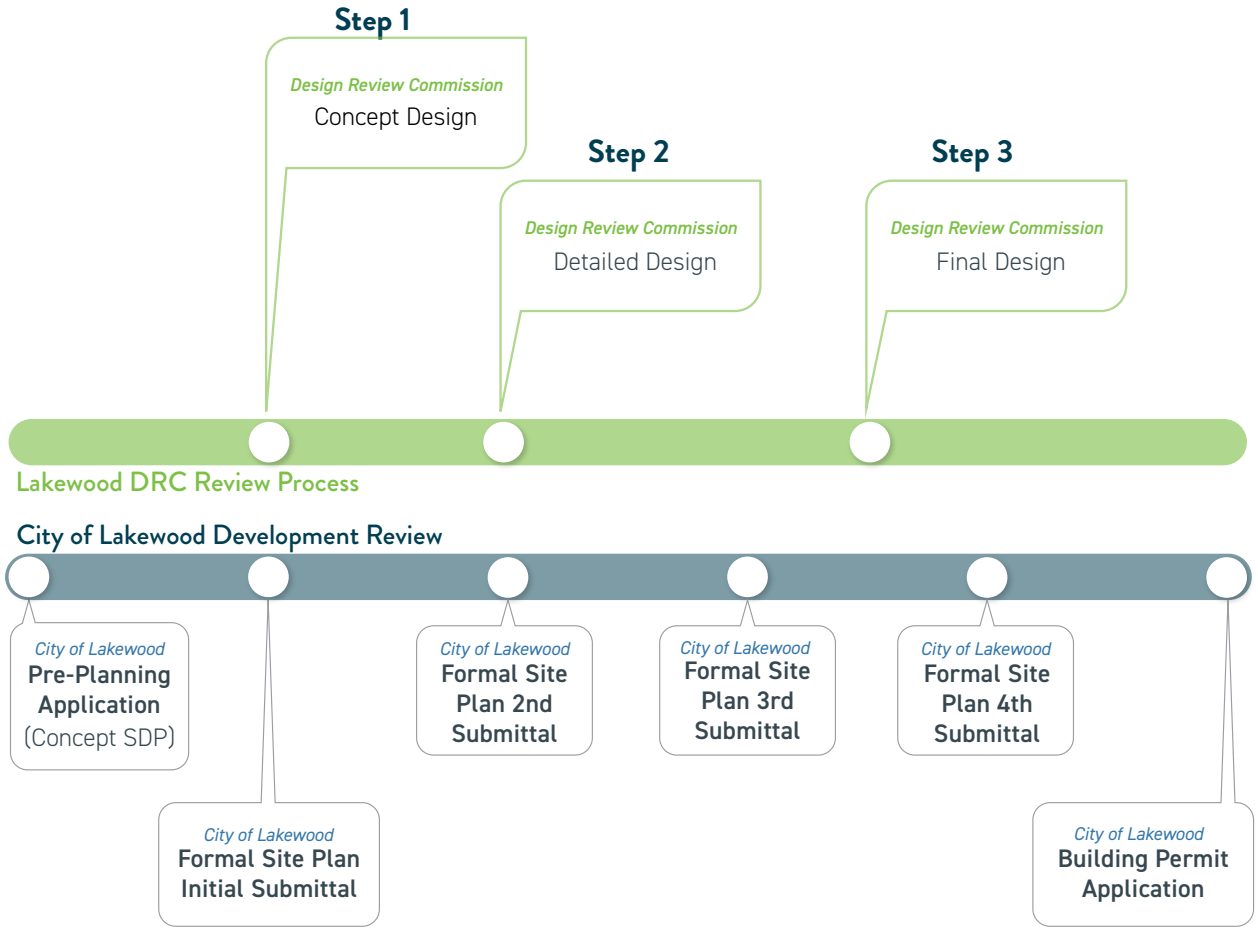
Step 3: Final Design

Final Design documents for the proposed development shall be completed in sufficient detail to fully explain the intent of all sitework, landscape, and architectural design, including all materials and finishes. The following list identifies minimally acceptable design information required to initiate the Final Design review:

1. One digital copy of all sheets and information provided as a part of the applicant's submittal to the City of Lakewood for the Formal Site Plan Application #3 or #4.
2. Any additional exhibits showing further development of all items listed under Detailed Design and if not already included in the Formal Site Plan Application package listed above, including:
   - 2.a. Final Site Plan, including all items required in the Concept Site Plan.
   - 2.b. Final grading and drainage plan.
   - 2.c. Final building floor plans.
   - 2.d. Final building elevations.
   - 2.e. Architectural details.
   - 2.f. Final landscape plans, including type, size, and location of existing and proposed plant material, paving and hardscape details, furnishings details and specifications, and any other amenities proposed within the streetscape or fronting the building.
   - 2.g. Irrigation plans.
   - 2.h. Final Site Lighting plans, including location, type and wattage of all exterior features, and photometric plans/study.
   - 2.i. Utility plan.
   - 2.j. Specification of building materials, type, and color, including a materials sample board.
   - 2.k. Locations and type of proposed public art or creative enhancements contributing to the 40 West ArtLine experience.

Lakewood Design Review Commission (DRC) and City of Lakewood Site Development Plan Review Process and Recommended Sequence

The following process diagram illustrates the suggested review and process for DRC and Lakewood's Site Development Plan review process. Applicants are encouraged to share their project schedule outlining their overall schedule of submittals and review milestones.



CHAPTER 1:

General Standards & Guidelines

Overall Public Art, Placemaking, and Creative Enhancement

The Public Art, Placemaking, and Creative Enhancement Standards and Guidelines apply to all streets along the ArtLine route and are intended to inform the placement and location of public art and creative enhancements. Revocable License Agreements or other permits may be required for some elements.

Lamar Street and W. Colfax Avenue

Intent

» To promote the integration of temporary and permanent art, provide visual interest on building facades, and to enhance Lamar Street as an outdoor art corridor and street gallery that contributes to the artistic character of the 40 West ArtLine and Arts District.

Design Standards

» Each building shall incorporate, at a minimum, one (1) art element that is visible to the public either on private property or in the right-of-way adjacent to the building from the following list of options included below.
  - Wall area or other space allocated for temporary installations and rotating art. (Note: rotating art may require additional building permits)
  - Permanent Mural.
  - Sculpture.
  - Other forms of art determined acceptable by the City of Lakewood, 40 West Arts, and DRC, including but not limited to sound art, light art, etc. (Note: art elements shall be reviewed by a representative of the 40 West Arts District)

Design Guidelines

» Developers or property owners may partner with one another and collaborate with the 40 West Art District to create a single public art piece. The public art pieces should be in the same general area or block as the proposed development and located on or adjacent to the ArtLine.
» Collaboration with the 40 West Art District is encouraged.
» Public art that is horizontally or vertically integrated with the streetscape design and/or adjacent building is encouraged.
» Note: Art features will need to adhere to any requirements related to clearances, use of right-of-way, maintenance, permitting, etc.

All Other Streets

Intent

» To promote the use of temporary and permanent art that contributes to the artistic character of the 40 West ArtLine and Arts District.

Design Guidelines

» Each streetscape improvement should incorporate one (1) or more locations for permanent or temporary public art along the improved area. The location of the public art will be reviewed by the DRC as to how it fits within the 40 West ArtLine area related to pedestrian circulation, character, and placement. Examples of public art locations include, but are not limited to the following:
  ◦ Expanded paving areas outside the sidewalk and Pedestrian Walking Zone where public art can be placed.
  ◦ Concrete pads or pedestals for public art.
  ◦ Locations for ground murals.
  ◦ Note: Features included within the right-of way will need to adhere to any requirements related to clearances, use of right-of-way, maintenance, permitting, etc.

» The public art should be in the same general area or block as the improvement and located on or adjacent to the ArtLine.

» When located along the ArtLine marked path, the public art location should integrate the ArtLine marking into the public art location using one of the following methods:
  ◦ Use of the ArtLine “art spot” marking identifying it is a public art location.
  ◦ Wrapping the ArtLine marking around the perimeter of the expanded paving area for public art.
  ◦ Use of special paving or scoring to bring attention to the public art location.

» Collaboration with the 40 West Art District is encouraged.

» When located adjacent to a new development or building in mixed use zoning districts, public art that is horizontally or vertically integrated with the streetscape design and or adjacent building or property is encouraged.



Create concrete pads or pedestals for public art

Overall Streetscape Standards

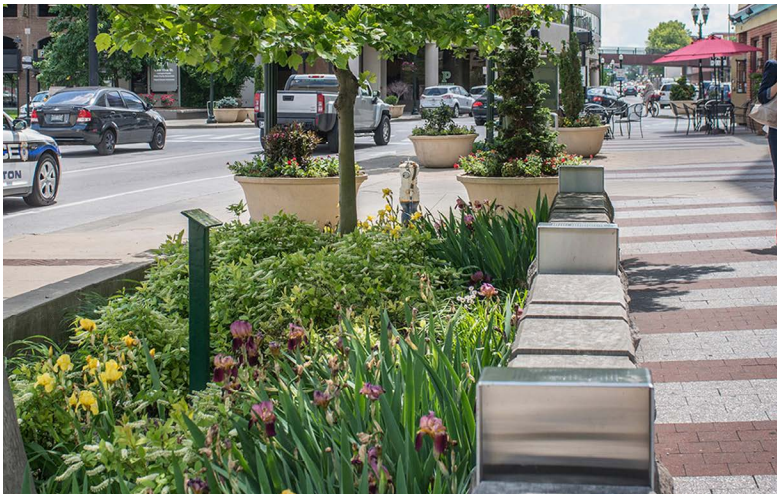
Intent

» To unify the 40 West ArtLine through the application of consistent design features and quality.
» To feature the 40 West ArtLine 'Green Line' along the entire route identified in the 40 West ArtLine Framework Plan.
» To provide an attractive, intuitive, and comfortable pedestrian realm and streetscape environment.
» To encourage pedestrian activity along the streets that supports activation such as strolling, gathering, viewing of public art, shopping, dining, etc.
» To support safe and comfortable pedestrian connections to the RTD Lamar Station, RTD bus stops, parks, and adjacent neighborhoods and businesses.
» To promote overall safety and universal access.
» To not preclude future changes to street cross-sections between the curb that further the ArtLine vision.

Design Standards

» General Streetscape
  ◦ Streetscape areas shall meet standards within these DSG and other applicable standards that apply to public or private streets.
  ◦ Vehicular and pedestrian lighting fixtures on public streets shall be selected to prevent glare and light trespass onto adjacent property and surrounding neighborhoods and meet City of Lakewood and Xcel standards when necessary.
  ◦ Streetscapes shall include street furniture, pedestrian lighting, and bicycle racks, for each street as described in Chapter 2 of this document.
  ◦ The Pedestrian, Utility, & Traffic Control Devices (PUTCD) easement located behind the back of sidewalk as required by the City of Lakewood Public Works Department shall be treated as a continuation of the streetscape character and uniform design. Appropriate techniques include:
    • Extending sidewalk hardscape treatments all the way to the building frontage with a paving control joint between the sidewalk and the extended concrete area for maintenance.
    • Hardscape in the form of expanded patios or hardscaped seating areas adjacent to building uses and entries with a paving control joint between the sidewalk and the extended paving area for maintenance.
    • Landscape plantings a minimum 2 feet 6 inches wide and integrated with a larger landscape setback area or adjacent property. The landscape plantings shall reinforce the pattern and character of the streetscape and character of the adjacent property.

» Landscape Design
  - A diversity of tree species shall be selected to comply with City of Lakewood standards.
  - All street trees shall be at least 3" caliper or greater at time of installation. Street trees shall be deciduous, thornless, fruitless canopy trees of species that can mature to heights of between 30 and 60 feet and with canopies that can mature to at least 25 feet wide. Street trees shall be planted on average 25 feet - 35 feet on center depending on spread and species selected from City of Lakewood's list.
  - Planting areas shall be planted with shrubs and groundcover, native grasses, or natural turf grass needing minimal supplemental irrigation. See specific streets for specific standards and guidelines.
  - Landscape areas that are greater than three feet in width shall be planted at a minimum with shrubs. Ornamental grasses may also be provided in addition to shrubs.
  - Water conserving (xeric) turf grass sod varieties may be provided in between shrub and ornamental grass beds. Synthetic turf is prohibited.
  - When shrub and ornamental grasses are used, no less than one (1) shrub per 18 square feet or shrub equivalents may be installed within the landscape area. Shrubs and ornamental grasses are assumed to be an average of three feet diameter at maturity.
  - All landscape areas shall be irrigated. Adjacent property owners shall be responsible for the irrigation and maintenance of all streetscapes, trees, and plantings.
  - Cut throughs or interruptions in the Tree Lawn area shall have consistent modulation, spacing, and scale along the street, except as necessary to accommodate utilities or if necessary for a placemaking opportunity, exceptional design, or to accommodate unusual site circumstance or utilities.
  - Above ground and exposed utility boxes in the public right-of-way shall be located to avoid adverse impacts on the streetscape design and character and be buffered by landscape plantings, covered with a painted or vinyl wrapped mural, or concealed in a way that promotes an attractive streetscape.
  - Areas that are less than 2 feet 6 inches in width shall be covered with concrete, pavers, or crusher fines - no rock or wood mulch.

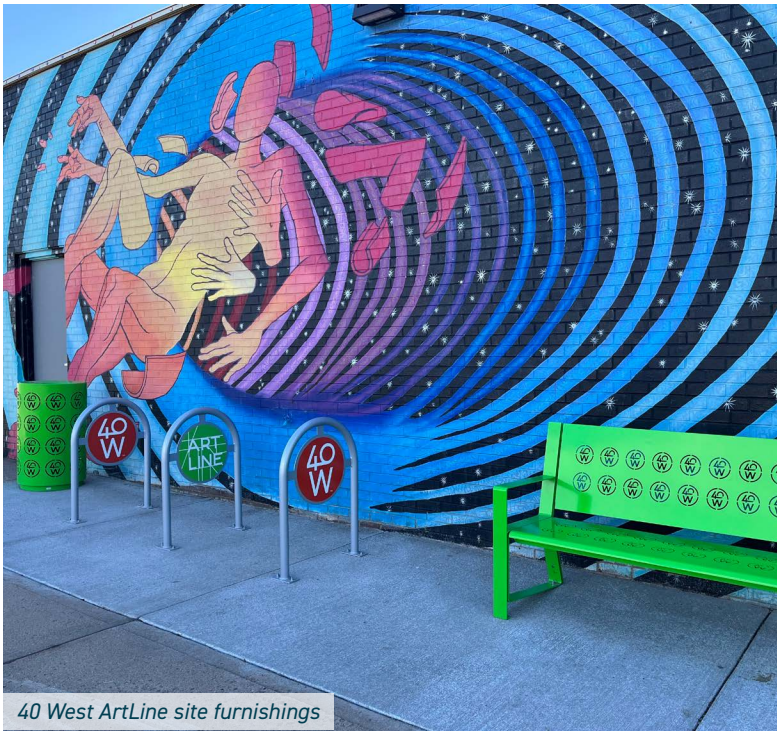


Streetscape ornamental plantings

Design Guidelines

» General Streetscape
- All streets should be visually unified and have a cohesive rhythm through the use of furnishings, trees, plantings, paving, places for art, and lighting.
- Pedestrian lights should be consistently spaced between trees and located to reinforce the pattern and modulation of the streetscape elements.
- Street furnishings and landscape areas should be spaced and organized to create a consistent and identifiable pattern.
- Furnishings should be located efficiently within the Tree Lawn area and align with other elements along the street when located within the right-of-way or located in spaces directly adjacent to the right-of-way when on private property.
- Pedestrian-focused amenities like trash receptacles and bike racks are encouraged in groupings near the intersections and in the Tree Lawn area or easement behind the Sidewalk Zone, provided there is 2-foot minimum clearance to the sidewalk.
- Roadway, curb and gutter, and sidewalk pavement scoring should align to provide a consistent scoring pattern throughout.
- Furnishings, seating, paving patterns, signage, and lighting should be used to reinforce pedestrian and human scale along the streets.
- Green urban stormwater practices should be utilized where possible and integrated into the overall streetscape design and character.
- Utility boxes and utility locations (water, storm, sewer, electric, gas, fiber, etc.) should be coordinated during design and located so they do not interfere with or prevent access or disrupt the overall streetscape.
- Screen walls or privacy fences fronting or visible from the street should incorporate creative fencing, artwork, or creative design elements to enhance the ArtLine experience. Acceptable options include, but are not limited to:
  - Non-standard steel or aluminum fencing such as fences with decorative pickets, panels and patterns, and painted or applied artistic murals on vertical surfaces.
  - Standard steel or aluminum fencing with additional artistic or creative features attached, including artistic metal work, artistic panels or metal sculptural elements.

» Landscape Design
  - Minimum landscape planting areas that include trees should be 5 feet wide by 10 feet long, including any use of tree grates or structural planting system. Trees may be acceptable in smaller areas in special circumstances as justified.
  - Trees should be located within the tree lawn at equal spacing and in a pattern that reflects the overall streetscape layout unless minor adjustments need to be made for curb cuts or other conditions, and trees should be aligned along each street to create a uniform and visually cohesive tree canopy along the length of the streetscape.
  - The use of native and pollinator-friendly species is encouraged. Wildlife-friendly maintenance practices, such as leaving plant debris in place over winter to provide shelter for beneficial insects, are encouraged.



40 West ArtLine site furnishings


Rainbow Road Chroma Code by Katy Casper at Lamar Station Plaza

Street Furnishings and Lighting

Intent

» To establish consistent site furnishings that reflect the creative and artistic nature of the ArtLine.
» To select a palette of consistent site furnishings to unify, reinforce, brand and create a recognizable character and identity of the ArtLine through repetition of product materials, forms, and colors, while also allowing for unique artist created site furnishings as opportunities become available.
» To select and locate site furnishings to encourage a comfortable pedestrian experience with seating, lighting, and street furnishings for use by visitors and the community.
» To provide adequate pedestrian, bike, and micromobility amenities to encourage non-vehicular modes of transportation to and around the ArtLine.

Design Standards

» Street furnishing elements shall be high quality and include a consistent palette of benches, trash receptacles, bike and scooter racks, pedestrian streetlights, planter pots, bollards, wayfinding and signage features, site railings, tree grates and seat walls to provide pedestrian comfort and convenience as illustrated in this section.
» Site furnishings shall be chosen from Site Furnishings Palette to create ArtLine unity and identity on streetscapes and within publicly accessible segments or routes. Should any of these site furnishings no longer be manufactured, then ones that are similar in style, color, and scale shall be utilized.
» Pedestrian site lighting shall be located along all segments of the ArtLine and especially in higher use pedestrian areas to create an environment that in both day and night is unique and pleasing to the eye and encourages pedestrian activity and a sense of safety at night.
» Unique, artist-created street furnishings shall be an allowed alternative as approved by DRC and 40 West Arts.

Site Furnishings Palette



Bench
Manufacturer: Landscape Forms
Model: Lakeside (custom punch - contact City of Lakewood for custom “40W” punch pattern)
Style: Backed or Backless
Color: Parrot Green or Silver Metallic
Finish: Powdercoated Metal
Mounting: Surface Mount and Plumb

Note: Other benches or creative seating alternatives can be proposed if agreed to by the DRC



Trash Receptacle
Manufacturer: Landscape Forms
Model: Lakeside (custom punch - contact City of Lakewood for custom “40W” punch pattern)
Style: Top Open
Color: Parrot Green or Silver Metallic
Finish: Powdercoated Metal
Mounting: Surface Mount and Plumb



Pedestrian Light
Manufacturer: Landscape Forms
Model: Arne
Size: 13.75' height (or as determined by lighting designer)
Orientation: Orient light fixture toward sidewalk
Color: Silver
Finish: Powdercoated Metal
Style:
Mid-Block - Single, Top-Mounted Luminaire
Intersections - Double Luminaire

Note: A solar or other lighting alternative in a similar finish and style could be considered if approved by the City, 40 West Arts, and DRC. Banners and brackets shown provided and managed by others.



Bike Rack
Manufacturer: Madrax
Model: U24 'U' Bike Rack
Product: U24-SF-Lakewood-40W
Color: Platinum
Mounting: Surface Flange Mount
Description: Custom Bike Rack with green ArtLine logo decal on one side and orange 40W logo decal on the opposite side (Contact City of Lakewood for decal information)

Artist Designed Furnishings

Unique, artist designed furnishings such as bike racks or benches are an allowed alternative to the above-mentioned palette items and are encouraged as long as approved by the DRC and 40 West Arts.

Overall ArtLine Marking Standards

The Green Line

Intent

» To provide a consistent installation and layout of the 'Green Line' marking the ArtLine route to support wayfinding, navigation, and branding the ArtLine experience.

Design Standards

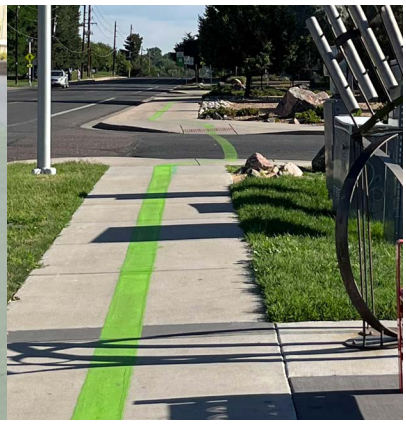
» The 'Green Line' marking shall be a minimum of 8"' wide, unless otherwise agreed to by the City of Lakewood and 40 West Arts District.

» The location of the Green Line marking shall be highly visible and positioned in the center of the sidewalk, unless otherwise agreed to by the City of Lakewood and 40 West Arts District, to make it visually prominent as a wayfinding feature.

» The color of the 'Green Line' shall be as follows:
- ◦ When painted or using Thermoplastic or MMA:
  - • Color: Pantone LT GREEN PMS 361C or equivalent agreed to by the City of Lakewood.
- ◦ When using colored concrete:
  - • Color: Davis Color: Willow Green - 5376 or equivalent agreed to by the City of Lakewood.



Colored concrete



Temporary markings

» The type of the 'Green Line' marking installed along the ArtLine route shall follow the recommendations set forth in the ArtLine Framework Plan unless otherwise agreed to by the City of Lakewood and 40 West Arts District, and consist of one of the following three methods.
- ◦ Temporary Markings:
  - • To be used only in unimproved areas or where the existing paving surface prevents the use of Thermoplastic, MMA, or other methods.
  - • Method of Installation: Epoxy modified acrylic.
- ◦ Permanent Markings:
  - • To be used on all new development or improvement projects, and areas where the application of Thermoplastic, MMA, or colored concrete is feasible.
  - • Method of Installation: Thermoplastic, MMA, or colored concrete.
- ◦ Enhanced Markings:
  - • To be used selectively on some new development or improvement projects with opportunities to create a unique or special placemaking feature.
  - • Method of Installation: Any form of enhanced paving approved by the City of Lakewood and DRC, including but not limited to brick, unit pavers, colored concrete, inset metal strips, Microtop or specialty paving, etc. The ArtLine green color should be incorporated into the design as appropriate.



ArtLine logo

ArtLine Thermo Logo

Intent

» To make the ArtLine logo more visible and reinforce its overall identity as a creative wayfinding amenity.

Design Guidelines

» The logo should be the 36" diameter, white and Pantone LT GREEN PMS 361C, prefabricated Thermoplastic logo approved by the City of Lakewood.
» The logo should be positioned as a highly visible feature in the paved area, sidewalk, and connect to the 'Green Line' ArtLine marking.
» The ArtLine thermo logo should be installed in key locations along the ArtLine route such as near art locations, important destinations, or at key decision or entry points into the route. Locations should be highly visible to reinforce the ArtLine's identity and be coordinated with the City of Lakewood and the 40 West Arts District to confirm acceptable locations.

ArtLine Bike Lane

Intent

» To make bike lanes along the ArtLine route visibly consistent with the ArtLine markings by matching colors, graphics, and the ArtLine logo along identified bike routes, including Lamar, Harlan, Pierce, and 14th.

Design Guidelines

» The ArtLine bike lanes should match the color and application methods described in the 'Green Line' Markings section above to reinforce the ArtLine permanent branding and identity. The bike lane marking design will be submitted and reviewed and approved by Public Works prior to installation and may not result in the continuous application of the green marking in the entire bike lane.

ArtLine Crosswalk Treatments

Intent

» To make roadway crossing locations for bicyclists and pedestrians along the ArtLine highly visible and safe with well-delineated markings.

Design Guidelines

» Support efforts to utilize green thermoplastic and/or unique ArtLine pavement markings, as approved by Public Works, to ensure safe and highly visible crossings along the ArtLine route.

Specialty Paving

Specialty paving other than standard cast-in-place concrete may be allowed in special circumstances to promote the creative and artistic character of the ArtLine. Specialty pavers made of durable and lasting materials such as unit pavers, brick or stone should be used to create a unique experience through their arrangement, pattern, texture and color. Paver specifications such as size, color, and material will be determined on a case-by-case basis and reviewed by the DRC as a part of the required submittal and approval process.

Adaptive Reuse

Intent

» To encourage reuse of existing buildings with solutions that contribute to the unique architectural integrity and respect the historic and eclectic character of the neighborhoods along the ArtLine.
» To promote building additions that are proportional to the original structure.
» To encourage new design details that integrate harmoniously with existing high quality architectural details.

Design Guidelines

» Adaptive reuse should maintain the primary street facing facade and materials to the greatest extent practicable.
  ◦ When necessary, deteriorated exterior portions of buildings should be repaired by reinforcing materials and by replacing original materials with in-kind materials or with compatible substitute materials.
  ◦ Any necessary replacement materials should be compatible in size, scale, materials, and design to the remaining original building.
» New additions to an existing building should use materials that are compatible with, but clearly differentiated from, basic design elements and materials of the existing building.
» Existing facade elements that are determined to be essential to the integrity of the existing building should be maintained and preserved.
» Modifications to the facade of an existing building should not hinder the ability to interpret the design character of the original building.
» Additional entrances, window openings, and other similar modifications should be constructed in a manner that preserves the character of the building.
» If an existing building has lost facade details over time compromising the integrity of the facade, future alterations should aim to restore original facade characteristics of the building.
» Original exterior building material throughout the building should be preserved and maintained to the extent practicable.
» Existing building signage, especially along West Colfax Avenue, should be preserved, protected, or otherwise integrated into any building that is improved and adaptively used.



Adaptive reuse - The Source building in Denver, CO



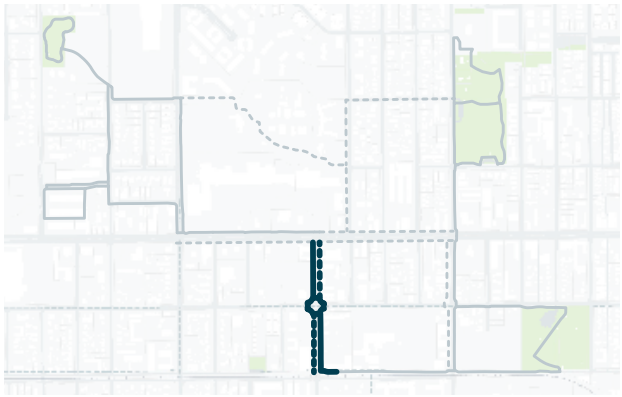
Adaptive reuse at Ginger and Baker in Fort Collins

CHAPTER 2:

Streets

Lamar Street

Lamar Street is envisioned as an outdoor gallery street that will be the focal point and main mixed-use neighborhood spine. It will have a unified design character and street-level activation, offering gathering spaces, public art, and lighting to be a community destination and to promote mobility and connectivity between the Lamar Station, HUB at 40 West Arts, the other commercial destinations along West Colfax Avenue and to be a welcoming front door to future adjacent development projects. The DSG apply to both sides of Lamar Street between W.13th and W. Colfax Avenues.



Lamar Street Map

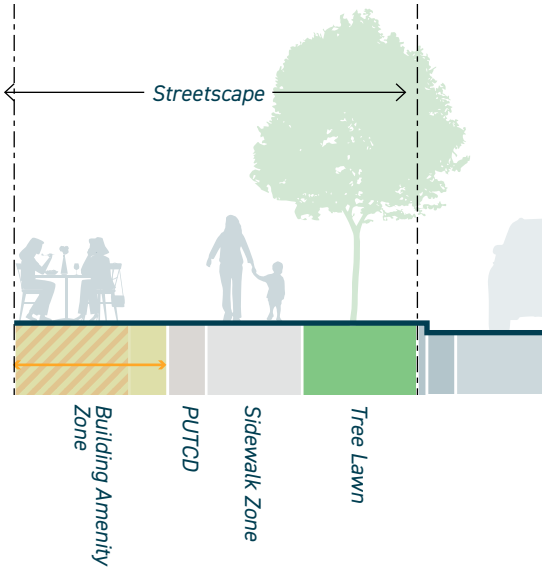


Conceptual illustration of Lamar Street as an activated art corridor. Building rendering represents one possible concept.

Streetscape

Intent

» To create an active and pedestrian-oriented public realm that reinforces the role of Lamar Street as the primary destination street in the 40 West Arts District.
» To create a consistent design character along the street that features the 40 West ArtLine, public art, and creative enhancements.
» To allow flexibility and develop a process for the integration of temporary and permanent art in the right-of-way and on private property.
» To provide tree canopy, landscape, pedestrian amenities, and a special character environment that draws people to the Lamar Station and commercial areas along West Colfax Avenue and creates a welcoming entrance to adjacent development from Lamar Street.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. The 40 West ArtLine 'Green Line' shall be included on both sides of the street and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
3. Lamar Street streetscape behind the curb shall have the following:
   - 3.a. Streetscape area a minimum of sixteen feet (16') and a maximum of twenty-four feet (24') wide including a Tree Lawn, Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 3.b. The Tree Lawn shall be a minimum of six feet (6') wide and shall contain streetscape elements, such as street furnishings, lights, and landscape areas with trees.
   - 3.c. The Sidewalk Zone shall be organized to create a continuous unobstructed area, a minimum of eight feet (8') wide, for ease of travel and maintenance.
   - 3.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2')
   - 3.e. A Building Amenity Zone shall be located behind the PUTCD, a minimum of four feet (2') and a maximum of eight feet (8') wide, to create a transition between the sidewalk, PUTCD and the building or frontage zone. The following standards shall apply based on the building use:
     - 3.e.1. The Building Amenity Zone for commercial or mixed-use buildings shall be a minimum of two feet (2') and a maximum of eight feet (8'). This requirement shall apply to a minimum of 50% of the building fronting the street.
     - 3.e.2. There is no Building Amenity Zone requirement for residential buildings.

4. Hardscape treatments along the streetscape shall include the following:

   4.a. Sidewalk Zone

      4.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.

   4.b. Tree Lawn

      4.b.1. Use of regularly spaced brick paving bands ranging from 4' - 6' wide.

      4.b.2. Use of regularly spaced sandstone paving band, or alternative approved by the DRC, engraved with words supporting creativity in the 40 West Arts District.

5. Street Furniture and Lighting along the streetscape are encouraged to be co-located in key locations with art or other amenities and shall include the following:

   5.a. Furnishings

      5.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 100 feet of streetscape length on average.

      5.a.2. One (1) 40 West Arts District custom punch trash and recycling bin, as identified in Chapter 1 of this document, for every 250 feet of streetscape length on average.

   5.b. Bicycle Racks

      5.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.

   5.c. Pedestrian Lighting

      5.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1 of this document, regularly spaced.



Example of seating and paving elements

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along street-facing building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.
» To support the vision of Lamar Street as a lively destination and vibrant place and not just a pass through or residential street.
» To incorporate activated pedestrian-oriented ground floor design along the street level facade that go beyond the minimum requirement set in the Lakewood Zoning Ordinance.
» To incorporate any ground floor residential uses so that they are flexible and can be converted into non-residential uses in the future (i.e. working artist space, live-work space, or community space).

Design Standards

1. Street level frontages with commercial uses shall have a minimum depth of 15 feet unless otherwise defined by zoning regulations.
2. The street level facade shall incorporate elements to relate taller ground floor heights to human scale.
3. Street level facades shall use well-detailed, quality and durable materials that provide texture and depth. (See "Building Materials and Articulation")
4. The street level facade shall be designed to provide human scale through articulation, transparency, and architectural details. Appropriate techniques include:
   4.a. Recessed entries.
   4.b. Projecting or recessed window bays.
   4.c. Changes in street level setback.
   4.d. Canopy or overhang at public entries.

Design Guidelines

1. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between sidewalk grade and the finished floor elevation of the ground floor.
2. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, the W Line bike path, or other pedestrian corridors) where Lamar Street intersects other streets. Street level commercial space at corners should wrap the corner onto the intersecting streets for a minimum distance of 15 feet.
3. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   3.a. Standardize structural bay spacing.
   3.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
4. Canopies and awnings used to define the street level should be integrated into building design.
   4.a. Provide generously sized awnings, metal awning screens and other screens to provide shade for glass windows/doors while preserving transparency.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*



Example of generously sized awnings providing shade and preserving transparency



Activated building frontage with outdoor dining and vegetation

Transparency

Intent

» To provide visual interest on building facades and enhance the visual quality of the built environment along street level facade areas.
» To design buildings so activities are visible from the public realm and vice versa.
» To encourage well-detailed fenestration.

Design Standards

1. Transparency on street level facade shall be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
2. Street level glazing shall use transparent glass to allow pedestrians to view the activity within the building.
   2.a. Glazing shall have a maximum reflection coefficient of approximately 0.15.
   2.b. Transparent glazing for wall openings, i.e., doors and windows, shall be used along all street level facades for maximum transparency.
   2.c. Required transparency at street facing and street level façade shall not be blocked by signage, displays, advertising graphics, or other screening elements.



Transparency allowing views into retail shops and building uses

3. The maximum length of a wall that does not satisfy the transparency requirement shall be 10 feet in length.
4. Window openings shall be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 2 to 6 inches behind the façade.
   4.b. Projecting windows a minimum of 2 to 6 inches beyond the façade.
   4.c. Other methods proposed by the applicant and determined to be appropriate by the DRC.

Design Guidelines

1. Transparency at the street level should expand beyond the 2'-10' height requirement in the City of Lakewood Zoning Ordinance.
2. Transparent facades at the street level fronting Lamar Street should align with commercial and retail uses and incorporate an outdoor patio or seating areas when adjacent to food and beverage uses.
3. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors such as the W Line bike path). Where Lamar Street intersects other streets or the W Line bike path, street level commercial space at corners shall wrap the corner onto the intersecting streets.
4. Transparency alternatives such as murals may be considered.

Building Materials & Articulation

Intent

» To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character.
» Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
» To honor the history of Lakewood Brick and the past industrial character of the area, brick should be a primary architectural design element.



Use of high quality buildings materials and articulation

Design Standards

1. Architectural precast materials shall include the use of brick, masonry, precast, high quality metal panels/ cladding and finishes.
2. EFIS, stucco, and CMU on ground floor street-facing facades are prohibited except as a base material for mural or art.

Design Guidelines

1. Provide additional architectural articulation options that is more detailed at the ground floor, including:
   1.a. Expression of the structural system and infill panels through a change in plane of at least 3" on average.
   1.b. Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
   1.c. A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth, minimum.
   1.d. A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).
2. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms.
3. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.
4. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
5. Building designers are encouraged to use architectural canopies that are visually integrated into the building architecture.
6. Building designers are encouraged to provide spaces or setback at the ground floor to provide active outdoor amenities along the street that promote active street life, including:
   6.a. Restaurant seating and cafe spaces.
   6.b. Areas for public art and creative placemaking.
   6.c. Areas for seating and gathering.

Vehicle Access

Intent

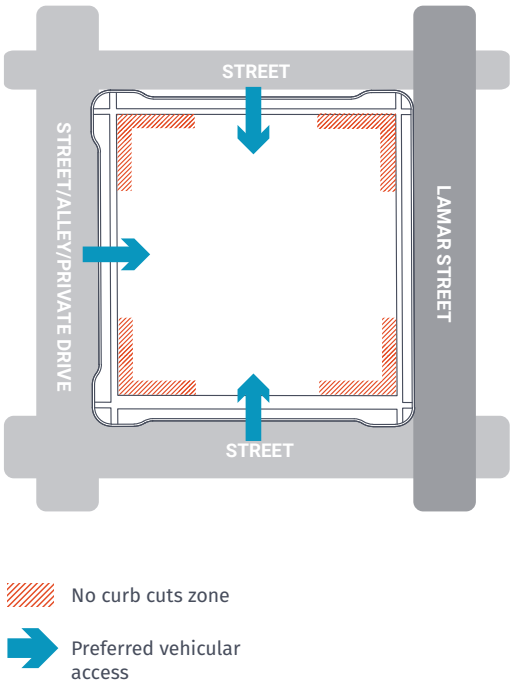
» To reduce the visual impacts of vehicle access on the streetscape and active building frontages.
» To minimize conflicts between pedestrians, cyclists, and motor vehicles.
» To protect sidewalks, amenities, and other pedestrian-oriented areas from vehicular impacts.

Design Standards

1. Vehicle Access Points are discouraged along Lamar Street and will only be permitted if there is no other alternative or if the access point is shared between separate development sites.
2. Vehicle access shall be taken from adjacent streets or other access points originating from streets other than Lamar Street, when available.
3. Any vehicle access points necessary shall be designed to minimize impacts on pedestrians and have minimal impact on the quality of the public realm. Appropriate strategies include:
   - 3.a. Limiting the width of Vehicle Access Points.
   - 3.b. Screening vehicle access areas with landscaping or other streetscape elements
   - 3.c. Consolidating Vehicle Access Points with service access areas or other vehicle access needs.
   - 3.d. Recessing vehicle access areas when they are a part of a building facade or frontage. Required sight and vision triangles must be maintained.

Design Guidelines

1. Where alternative access is not feasible, the number of Lamar Street access points should be limited to one (1) location per property or development.
2. Vehicle Access Points should not be located near a building entry, outdoor gathering area, patio space, or other public realm amenity area.
3. Vehicle Access Points should be located and designed to maintain active street frontage where alternate access is not possible. Appropriate strategies include:
   - 3.a. Locating the Vehicle Access Points so they minimize the impact on ground floor building design and streetscape amenities.
   - 3.b. Locating commercial ground floor building uses adjacent to and in the floors above Vehicle Access Points.



Service Areas & Utilities

Intent

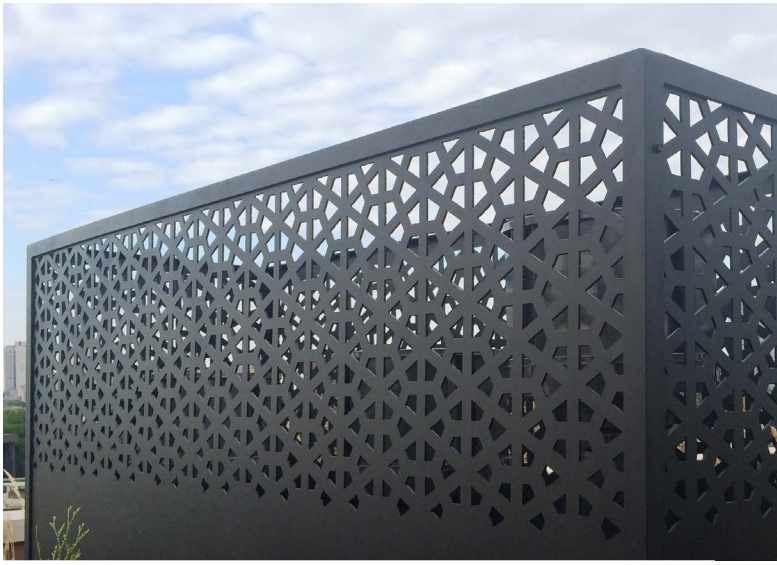
» To minimize the visibility and impact of service areas and utility lines (water, fiber optic, sanitary, storm, sewer, electric, gas, etc.) to the streetscape.
» To reduce conflicts between servicing activities, pedestrians, and cyclists.
» To promote the use of alleys or drives as the primary means of accessing service areas and utilities.
» To protect the pedestrian-oriented streetscape areas from noise and odor impacts associated with service areas.
» To protect streetscape amenities, trees, and landscape areas from impacts of underground utilities (water, fiber optic, sanitary, storm, sewer, electric, gas, etc.) and easements.
» To encourage utility and service areas to be consolidated with other Vehicle Access Points.
» To encourage applicants to coordinate with utility providers during the design process.

Design Standards

1. Service, utility and loading areas shall not be located adjacent to pedestrian entries.
2. Service and utility areas shall be consolidated when possible.
3. Adequate service area lighting shall be provided to promote safety.
4. Ventilation shafts, grates, and other above-ground mechanical or site servicing equipment, shall be located away from the Public Realm.
5. Public utility boxes located in the ROW shall incorporate murals or other physical art to minimize their visual impact and support the arts district identity.

Design Guidelines

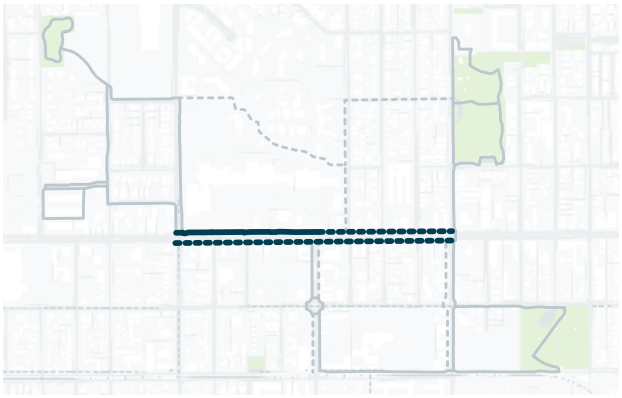
1. Service, utility and loading areas should be located on the alley, or back of building if accessible and no alley exists, or within the building mass, and away from pedestrian areas and amenities such as sidewalks, public art, or seating areas.
2. Utility service lines (water, gas, storm, sewer, etc.) should be located and placed between trees and streetscape amenities to avoid loss of tree canopy or amenities as a result of maintenance, repair, or replacement activities.
3. Wherever feasible dry utilities should be located beneath the sidewalk or PUTCD to avoid the requirement for a separate utility easement on private property along the street.
4. Service areas should be combined with Vehicle Access Points to minimize pedestrian and Public Realm impacts. (Also see Standard 3.3.c on p. 36)



Creative screening hides dumpsters and other unsightly service utilities that are located on private property but still visible from the street

West Colfax Avenue

Historic West Colfax Avenue will be a focal point and main mixed-use commercial segment located at the center of the 40 West Arts District and ArtLine. Seen as a primary commercial spine with a continuous design character with landscape and plantings, locations for public art, sidewalks, safe crossing areas, and pedestrian lighting. The standards and guidelines in this section apply to the section of West Colfax Avenue between Harlan Street and Pierce Street.



West Colfax Avenue Map

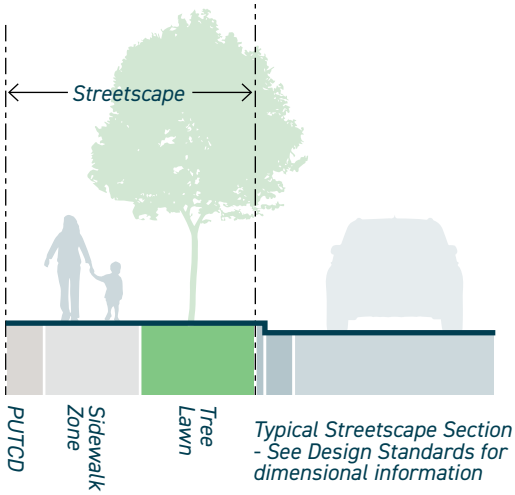
Streetscape

Intent

» To create a safe, comfortable, and pedestrian-oriented public realm that reinforces the role of W. Colfax Avenue between Pierce and Harlan Streets as a recognizable place in the 40 West Arts District.

» To create a consistent design character along the street that features the 40 West ArtLine, public art and creative enhancements.

» To provide landscape, pedestrian amenities, and a special character environment that draws people to the commercial areas along West Colfax Avenue and announces people have arrived in the 40 West Arts District.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. The 40 West ArtLine 'Green Line' shall be included on both sides of the street and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
3. W. Colfax Avenue streetscape behind the curb shall have the following:
   - 3.a. Streetscape area to include a Tree Lawn, Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 3.b. The Tree Lawn shall contain streetscape elements, such as street furnishings, lights, landscape areas with trees.
   - 3.c. The Sidewalk Zone shall be organized to create a continuous unobstructed area for ease of travel and maintenance.
   - 3.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2'), to create a transition between the sidewalk and the building or frontage zone.
4. Hardscape treatments along the streetscape shall include the following:
   - 4.a. Sidewalk Zone
     - 4.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.
   - 4.b. Tree Lawn
     - 4.b.1. Use of consistent landscape and planting to provide a buffer and barrier between the sidewalk and curb.
5. Street Furniture and Lighting along the streetscape shall include the following:
   - 5.a. Furnishings
     - 5.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 100 feet of streetscape length on average.
     - 5.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 200 feet of streetscape length on average.
   - 5.b. Bicycle Rack
     - 5.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   - 5.c. Pedestrian Lighting
     - 5.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1 of this document, regularly spaced.

Design Guidelines

1. Bicycle Racks Location
   - 1.a. In order to discourage theft of bicycles, Bicycle Racks should be located in front of commercial uses in clear view of patrons inside.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along street-facing building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.
» To incorporate activated pedestrian-oriented ground floor design along the street level facade that go beyond the minimum requirement set in the Lakewood Zoning Ordinance.
» To incorporate any ground floor residential uses so that they are flexible and can be converted into non-residential uses in the future (i.e. working artist space, live-work space, or community space).

Design Standards

1. Street level frontages with uses that activate the street shall have a minimum depth of 15 feet.
2. The street level facade shall incorporate elements to create substantial floor-to-floor heights to promote visual prominence.
   2.a. An approximately and average 16-foot floor-to floor height is desired for a street level occupied by any use.
3. Street level facades shall use well-detailed, quality and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
4. The street level facade shall be articulated to promote human scale building frontage through articulation, transparency, and architectural details. Appropriate techniques include:
   4.a. Recessed entries.
   4.b. Projecting window bays.
   4.c. Changes in street level setback.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*

Design Guidelines

1. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between sidewalk grade and the finished floor elevation of the ground floor.
2. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or other pedestrian corridors) where West Colfax Avenue intersects other streets or connections. Street level commercial space at corners should wrap the corner onto the intersecting streets or connection for a minimum distance of 15 feet.
3. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   - 3.a. Standardize structural bay spacing.
   - 3.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
4. Canopies and awnings used to define the street level should be integrated into building design.
   - 4.a. Provide generously sized awnings, metal awning screens and other vertical screens to provide shade for glass windows/doors while preserving transparency.
5. Exterior railings, stairs, steps, low walls, or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.



Ground floor designed using generously sized metal awnings

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To design buildings so activities are visible from the public realm and vice versa, with "eyes on the street".
» To encourage well-detailed facade fenestration.

Design Standards

1. Transparency on street level facade shall be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
2. Street level glazing shall use transparent glass to allow pedestrians to view the activity within the building.
   2.a. Glazing shall have a maximum reflection coefficient of approximately 0.15.
   2.b. Transparent glazing for wall openings, i.e., doors and windows, shall be used along all street level facades for maximum transparency.
   2.c. Required transparency at street facing and street level façade shall not be blocked by signage, displays, advertising graphics, or other screening elements.
3. The maximum length of a wall that does not satisfy the transparency requirement shall be 15 feet in length.
4. Window openings shall be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 2 to 6 inches behind the façade.
   4.b. Projecting windows a minimum of 2 to 6 inches beyond the façade.
   4.c. Other methods proposed by the applicant and determined to be appropriate by the DRC.

Design Guidelines

1. Exterior railings, stairs, steps, low walls or vertical elements should not significantly block visibility of the facade areas used to meet transparency standards.
2. Transparency at the street level should expand beyond the height requirement in the City of Lakewood Zoning Ordinance, which is 2'-10', to provide a greater facade area with transparency.
3. Transparent facades at the street level should be located to align with commercial and retail uses. When aligned with a retail use, incorporate an outdoor patio, seating area, or amenity space.
4. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors).
5. Transparency alternatives such as murals may be considered.



Transparency on street level facade provides visibility into street level active use

Building Materials & Articulation

Intent

» To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and refined building material choices.
» To promote the use of building materials on any visible facade that provide visual interest and a sense of human scale without appearing as a patchwork of incongruous colors or materials.
» To discourage building materials that produce flat or featureless surfaces on any visible façade.
» Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
» To encourage the use of innovative, high-quality, and sustainable materials.
» To encourage the use of building materials that are integrated into a cohesive facade design.

Design Standards

1. Architectural materials shall include the use of brick, masonry, precast, high quality metal panels/cladding and finishes.
2. EFIS, stucco, and CMU on ground floor street-facing facades are prohibited except as a base material for mural or art.

Design Guidelines

1. Provide additional architectural articulation options that is more detailed at the ground floor, including:
   1.a. Expression of the structural system and infill panels through a change in plane of at least 3" on average.
   1.b. Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
   1.c. A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth, minimum.
   1.d. A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).

2. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.
3. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
4. Building facades should include multiple and frequent entries to provide activity and repetition.
5. Buildings should incorporate architectural canopies that are visually integrated into the building architecture.
6. Buildings are encouraged to setback the ground floor to provide active outdoor amenities along the street that promote active street life, including:

   6.a. Restaurant seating and cafe spaces.

   6.b. Areas for public art and creative placemaking.

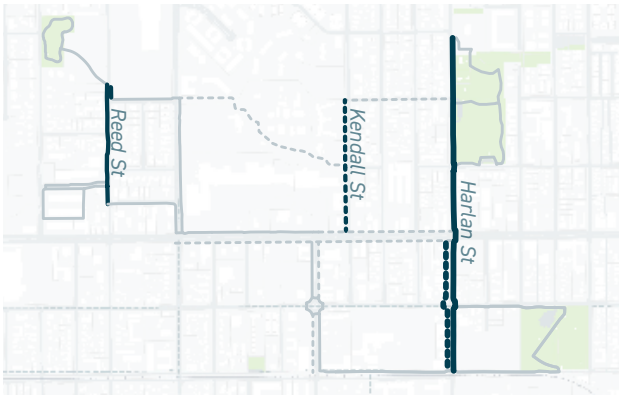
   6.c. Areas for seating and gathering.



High quality building materials and well articulated facade

Harlan, Kendall, and Reed Streets

Harlan (both sides from W. 13th Ave. to W. Colfax Ave. and east side from W. Colfax Ave. to W. 18th Ave.), Kendall (the west side from W. Colfax Ave. to 17th Ave. when the future RMCAD ArtLine Segment is developed), and Reed Street (the west side from Lakewood Place to Aviation Park) are all important north/south connections along the ArtLine route. The streets serve an important role as primary north-south connections and mixed-use streets bringing people from the commercial core along W. Colfax Avenue to areas north and south, including the Edgewater Civic Center and Public Library, Walker-Branch Park, Mountair Park, Aviation Park, and RMCAD when the future ArtLine Segment is installed.



Harlan, Kendall, and Reed Streets Map

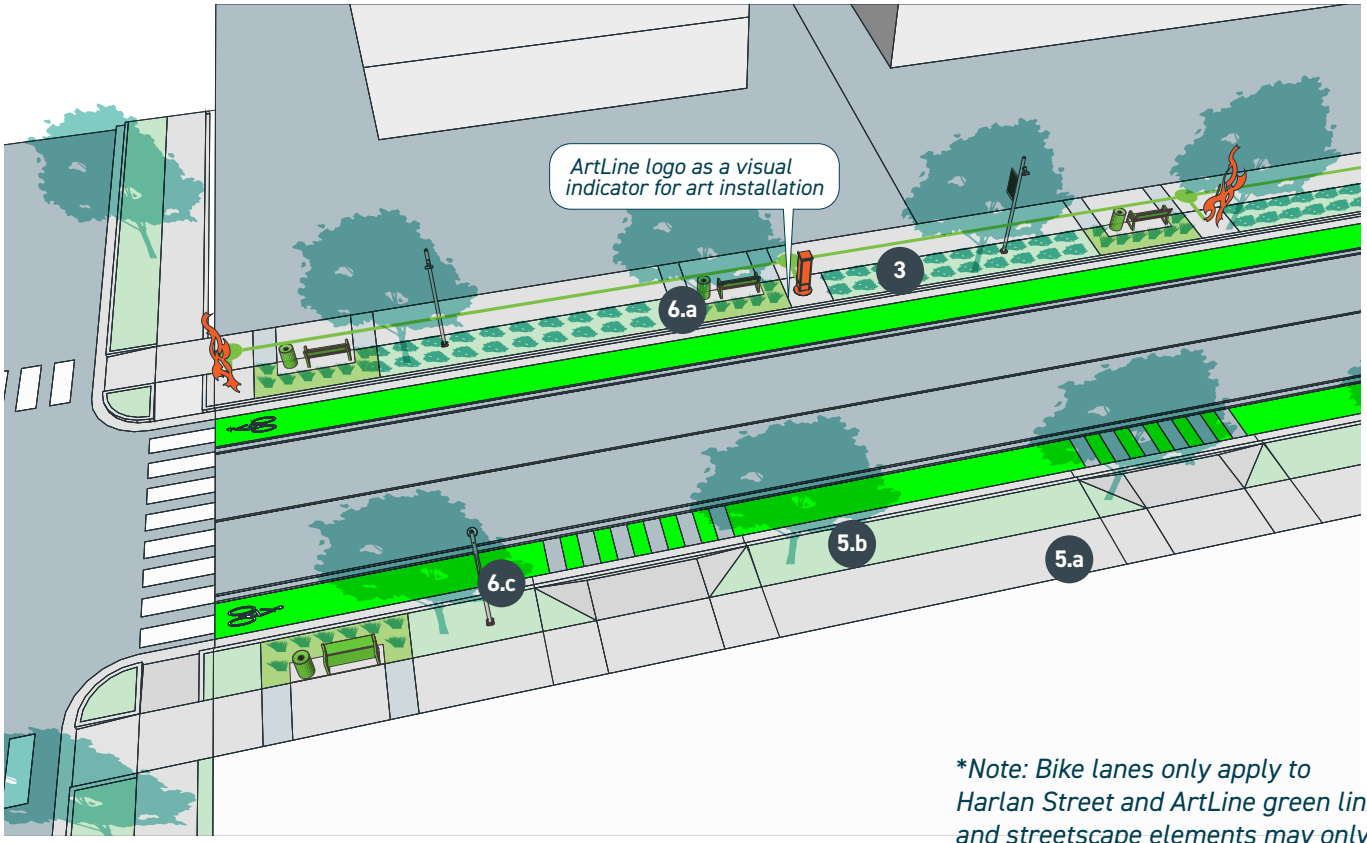


Figure 1. A conceptual illustration of Harlan, Kendall, and Reed Streets

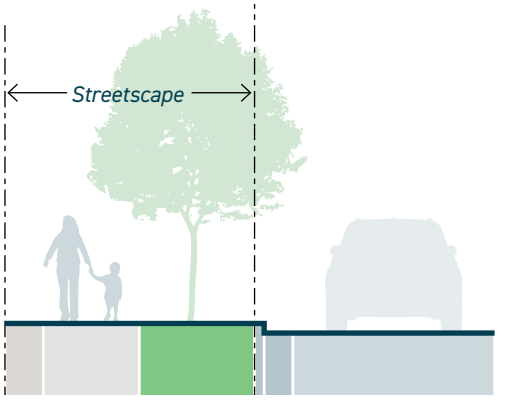
**Note: Bike lanes only apply to Harlan Street and ArtLine green line and streetscape elements may only be on one side of the street in some areas, as described above.*

Streetscape Design Standards Number

Streetscape

Intent

» To improve the pedestrian and bicycle connections and the ArtLine experience.
» To provide a cohesive, attractive, and comfortable pedestrian connection with improved sidewalks, sustainable landscape plantings and street trees.
» To create a consistent design character along the street that features the 40 West ArtLine, public art, green bike lane markings where designated, and creative enhancements.
» To allow a streetscape design that is flexible and functions with existing development, adaptive reuse, and new development.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. Illustrative perspective sections —Harlan, Kendall, and Reed Streets (Refer to Figure 1) shall be representative of the ArtLine streetscape for all streets included in this section as described on p. 46.
3. The 40 West ArtLine 'Green Line' shall be included on each street and located on the side of the street identified in the ArtLine Marking Recommendations Map in the Framework Plan, and adhere to the Overall ArtLine Marking Standards in Chapter 1 of this document.
4. The streetscape treatment behind the curb shall have the following:
   - 4.a. Streetscape area a minimum of thirteen feet (13') wide including a Tree Lawn, Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 4.b. The Tree Lawn shall be a minimum of six feet (6') and contain streetscape elements, such as street furnishings, lights, landscape areas with trees.
   - 4.c. The Sidewalk Zone shall be a minimum of five feet (5') and organized to create a continuous unobstructed area for ease of travel and maintenance.
   - 4.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2'), to create a transition between the sidewalk and the building or frontage zone.
5. Hardscape treatments along the streetscape shall include the following:
   - 5.a. Sidewalk Zone
     - 5.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.
   - 5.b. Tree Lawn
     - 5.b.1. Use of consistent landscape and planting to provide a buffer and barrier between the sidewalk and curb.
6. Street Furniture and Lighting along the streetscape shall include the following:
   - 6.a. Furnishings
     - 6.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 300 feet of streetscape length on average.
     - 6.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 600 feet of streetscape length on average.
   - 6.b. Bicycle Racks
     - 6.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   - 6.c. Pedestrian Lighting
     - 6.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1of this document, regularly spaced.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.
» To enhance the ArtLine while respecting existing neighborhood character and residential land uses and supporting adaptive re-use.

Design Guidelines

1. Street level facades should use well-detailed, quality and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
2. The street level facade should be articulated to promote human scale building frontage through articulation, transparency, and architectural details. Appropriate techniques include, but are not limited to:
   2.a. Recessed entries.
   2.b. Projecting window bays.
   2.c. Changes in street level setback.
3. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between existing sidewalk grade and the finish floor elevation of the ground floor.
4. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or other pedestrian corridors) where these streets intersect with other streets or connections. Street level commercial space at corners should wrap the corner onto the intersecting streets or connection for a minimum distance of 15 feet.
5. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   5.a. Standardize structural bay spacing.
   5.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
6. Canopies and awnings used to define the street level should be integrated into building design.
   6.a. Provide generously sized awnings, metal awning screens and other vertical screens to provide shade for glass windows/doors while preserving transparency.
7. Exterior railings, stairs, steps, low walls, or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To encourage non-residential building activities that are visible from the public realm and vice versa, with "eyes on the street".
» To encourage well-detailed facade fenestration.

Design Guidelines

1. The maximum length of a wall that does not satisfy the transparency requirement should be 10 feet in length.
2. Transparency on street level facade should be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
3. Windows on a street level facade should be transparent glass with a maximum reflectance of approximately 0.15 that allows for pedestrians to view the activity within the building.
4. Window openings should be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 4 to 6 inches behind the façade.
   4.b. Projecting windows a minimum of 4 to 6 inches beyond the façade.
5. Exterior railings, stairs, steps, low walls or vertical elements should not significantly block visibility of the facade areas used to meet transparency standards.
6. Transparency at the street level should expand beyond the height requirement in the City of Lakewood Zoning Ordinance, which is 2'-10', to provide a greater facade area with transparency.
7. Transparent facades at the street level should be located to align with commercial and retail uses. When aligned with a retail use, incorporate an outdoor patio, seating area, or amenity space.
8. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors).
9. Transparency alternatives such as murals may be considered.

Building Materials & Articulation

Intent

» To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and refined building material choices.
» To promote the use of building materials on any visible facade that provide visual interest and a sense of human scale without appearing as a patchwork of incongruous colors or materials.
» To discourage building materials that produce flat or featureless surfaces on any visible façade.
» Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
» To encourage the use of innovative, high-quality and sustainable materials.
» To promote building materials that are integrated into a cohesive facade design.

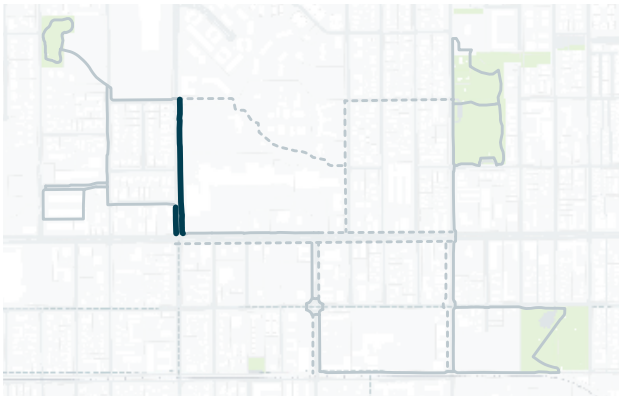
Design Guidelines

1. Provide additional architectural articulation options that is more detailed at the ground floor, including:
   1.a. Expression of the structural system and infill panels through a change in plane of at least 3" on average.
   1.b. Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
   1.c. A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth, minimum.
   1.d. A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).
2. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.

3. Architectural materials should include the use of brick, masonry, precast, high quality metal panels/ cladding and finishes.
4. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
5. Building facades should include multiple and frequent entries to provide activity and repetition.
6. Building designers are encouraged to use architectural canopies that are visually integrated into the building architecture.
7. Buildings are encouraged to setback the ground floor to provide active outdoor amenities along the street that promote active street life, including:
   - 7.a. Restaurant seating and cafe spaces.
   - 7.b. Areas for public art and creative placemaking.
   - 7.c. Areas for seating and gathering.

Pierce Street

Pierce Street is an important connection bringing ArtLine users from W. Colfax Avenue to the northernmost areas near RMCAD, W. 17th Ave, and Aviation Park. The street serves an important role as a primary north-south street connecting commercial uses along W. Colfax Avenue to residential areas near W. 17th Avenue. The street includes existing streetscape improvements and larger land uses along the east side and unimproved streetscapes on the west side. The ArtLine route is located on the east side from West Colfax to 17th Avenue and the west side from West Colfax to Lakewood Place.



Pierce Street Map

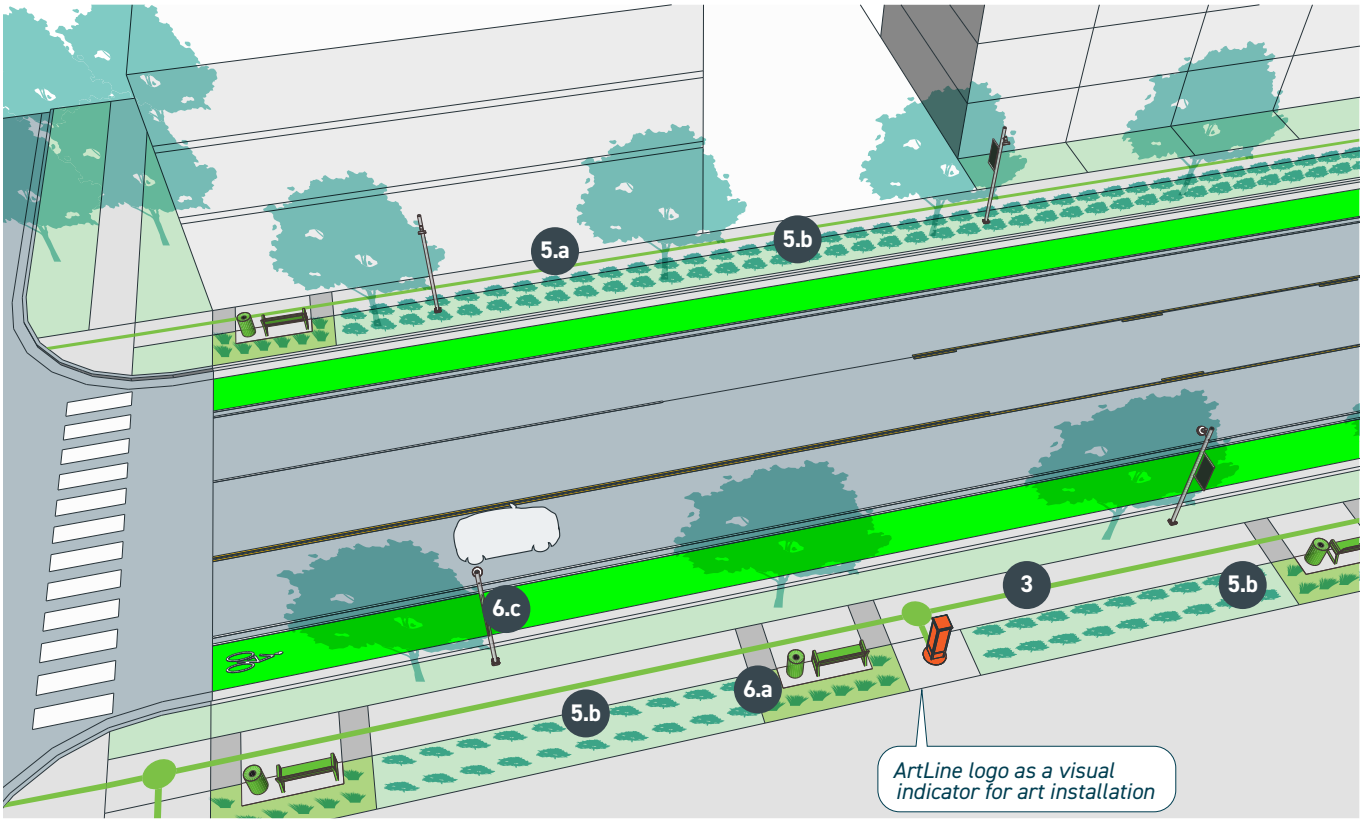


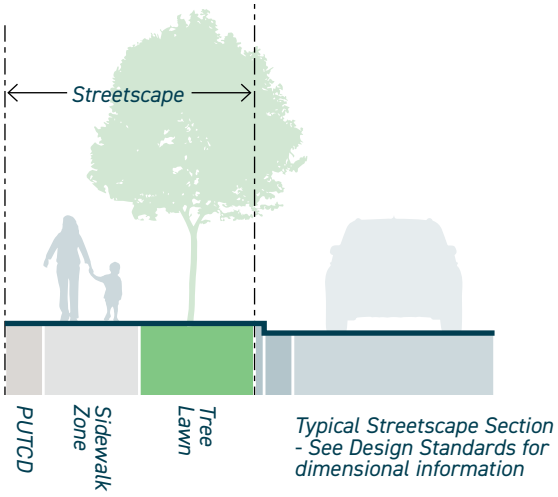
Figure 2. A conceptual illustration of Pierce Street (between W. Colfax and Lakewood Place)

Streetscape Design Standards Number

Streetscape

Intent

» To improve the pedestrian connections and the ArtLine experience from areas between W. Colfax Avenue and W. 17th Ave.
» To provide a cohesive, attractive, and comfortable pedestrian connection with improved sidewalks, sustainable landscape plantings and street trees.
» To create a consistent design character along the street that features the ArtLine, public art, green bike lanes, and creative enhancements.
» To allow a streetscape design that is flexible and functions with existing development, adaptive reuse, and new development.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. Illustrative perspective sections —Pierce Street (Refer to Figure 2) shall be representative of the segment of the ArtLine streetscape where located on Pierce Street.
3. The 40 West ArtLine 'Green Line' shall be included on the east side of the street from West Colfax to 17th Avenue and the west side from West Colfax to Lakewood Place and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
4. The streetscape treatment behind the curb shall have the following:
   - 4.a. Streetscape area a minimum of thirteen feet (13') wide including a Tree Lawn, Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 4.b. The Tree Lawn shall be a minimum of six feet (6') and contain streetscape elements, such as street furnishings, lights, landscape areas with trees.
   - 4.c. The Sidewalk Zone shall be a minimum of five feet (5') and organized to create a continuous unobstructed area for ease of travel and maintenance.
   - 4.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2'), to create a transition between the sidewalk and the building or frontage zone.
5. Hardscape treatments along the streetscape shall include the following:
   - 5.a. Sidewalk Zone
     - 5.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.
   - 5.b. Tree Lawn
     - 5.b.1. Use of consistent landscape and planting to provide a buffer and barrier between the sidewalk and curb.
6. Street Furniture and Lighting along the streetscape shall include the following:
   - 6.a. Furnishings
     - 6.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 300 feet of streetscape length on average.
     - 6.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 600 feet of streetscape length on average.
   - 6.b. Bicycle Racks
     - 6.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   - 6.c. Pedestrian Lighting
     - 6.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1 of this document, regularly spaced.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.
» To enhance the ArtLine experience while respecting the existing character and important RMCAD and Metro West Housing Solutions land uses.

Design Guidelines

1. Street level facades should use well-detailed, quality, and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
2. The street level facade should be articulated to promote human scale building frontage through articulation, transparency, and architectural details. Appropriate techniques include:
   2.a. Recessed entries.
   2.b. Projecting window bays.
   2.c. Changes in street level setback.
3. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between existing sidewalk grade and the finish floor elevation of the ground floor.
4. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or other pedestrian corridors) where Pierce Street intersects other streets or connections. Street level commercial space at corners should wrap the corner onto the intersecting streets or connection for a minimum distance of 15 feet.
5. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   5.a. Standardize structural bay spacing.
   5.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
6. Canopies and awnings used to define the street level should be integrated into building design.
   6.a. Provide generously sized awnings, metal awning screens and other vertical screens to provide shade for glass windows/doors while preserving transparency.
7. Exterior railings, stairs, steps, low walls or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*



Activity at the street level through a variety of uses and architectural elements

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To design buildings so activities are visible from the public realm and vice versa, with "eyes on the street".
» To encourage well-detailed facade fenestration.

Design Guidelines

1. The maximum length of a wall that does not satisfy the transparency requirement should be 10 feet in length.
2. Transparency on street level facade should be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
3. Windows on a street level facade should be transparent glass with a maximum reflectance of approximately 0.15 that allows for pedestrians to view the activity within the building.
4. Window openings should be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 4 to 6 inches behind the façade.
   4.b. Projecting windows a minimum of 4 to 6 inches beyond the façade.
5. Exterior railings, stairs, steps, low walls or vertical elements should not significantly block visibility of the facade areas used to meet transparency standards.
6. Transparency at the street level should expand beyond the height requirement in the City of Lakewood Zoning Ordinance, which is 2'-10', to provide a greater facade area with transparency.
7. Transparent facades at the street level should be located to align with commercial and retail uses. When aligned with retail use, incorporate an outdoor patio, seating area, or amenity space.
8. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors).
9. Transparency alternatives such as murals may be considered.

Building Materials & Articulation

Intent

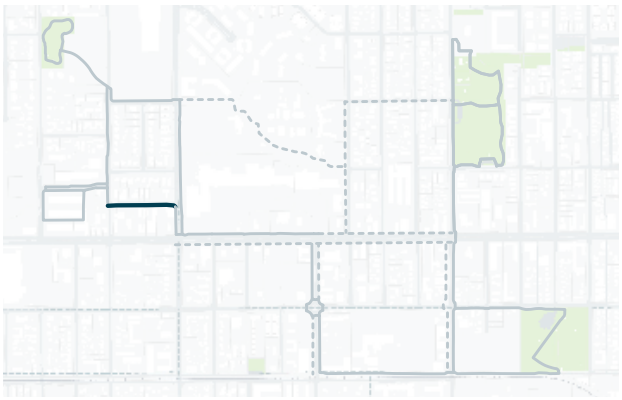
- To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and refined building material choices.
- To encourage the use of building materials on any visible facade that provide visual interest and a sense of human scale without appearing as a patchwork of incongruous colors or materials.
- To discourage building materials that produce flat or featureless surfaces on any visible façade.
- Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
- To encourage the use of innovative, high-quality and sustainable materials.
- To promote building materials that are integrated into a cohesive facade design.

Design Guidelines

1. Provide additional architectural articulation options that is more detailed at the ground floor, including:
   - 1.a. Expression of the structural system and infill panels through a change in plane of at least 3" on average.
   - 1.b. Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
   - 1.c. A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth, minimum.
   - 1.d. A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).
2. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.
3. Architectural materials should include the use of brick, masonry, precast, high quality metal panels/ cladding and finishes.
4. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
5. Building facades should include multiple and frequent entries to provide activity and repetition.
6. Building designers are encouraged to use architectural canopies that are visually integrated into the building architecture.
7. Buildings are encouraged to setback the ground floor to provide active outdoor amenities along the street that promote active street life, including:
   - 7.a. Restaurant seating and cafe spaces.
   - 7.b. Areas for public art and creative placemaking.
   - 7.c. Areas for seating and gathering.

Lakewood Place

Lakewood Place is a one-block section of the ArtLine located just north of W. Colfax Avenue that provides an east-west connection between Reed and Pierce Streets. The street serves an important role as a unique street and public space serving and connecting numerous commercial buildings, creative businesses, and art galleries. The narrow right-of-way and numerous access driveways make it feel like a functional and service-oriented street currently rather than a traditional street.



Lakewood Place Map

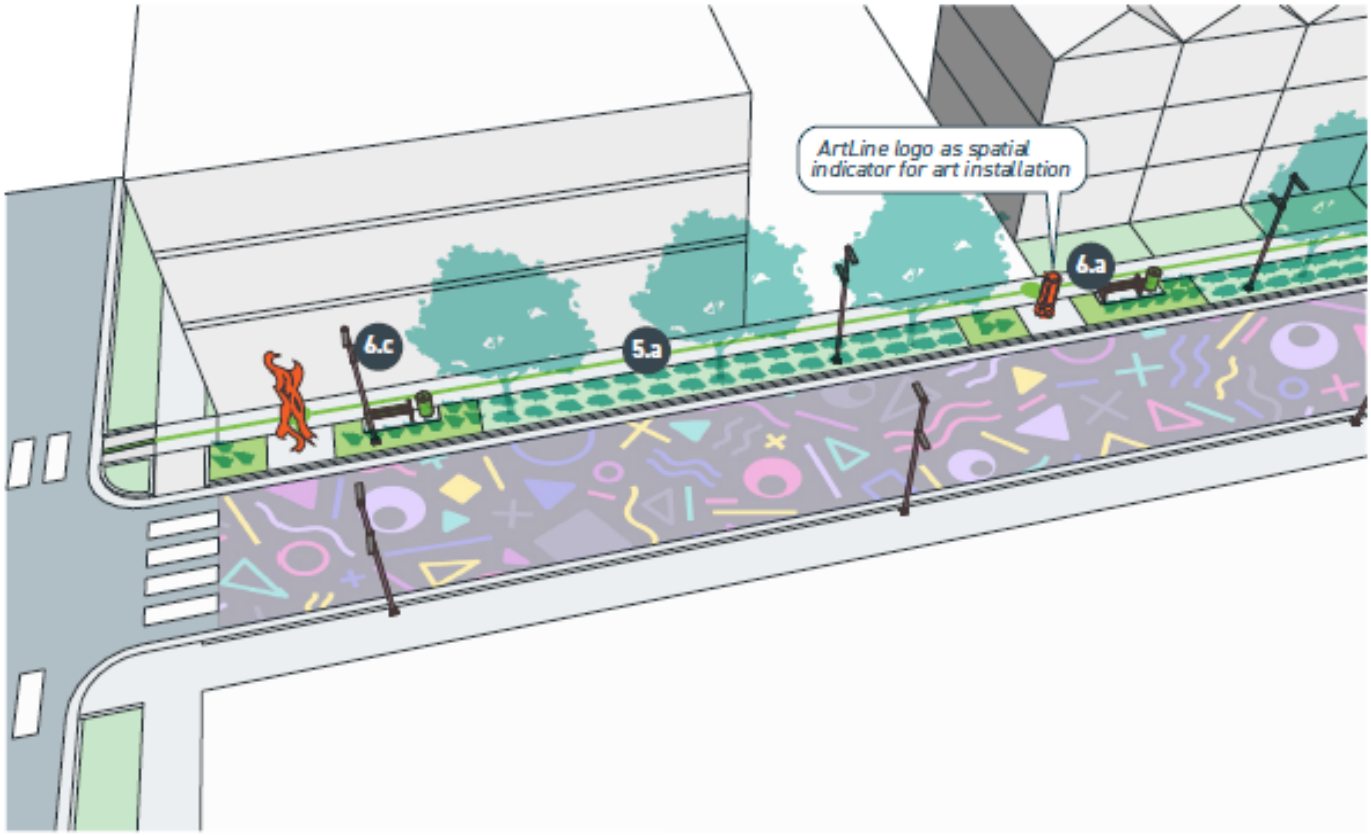


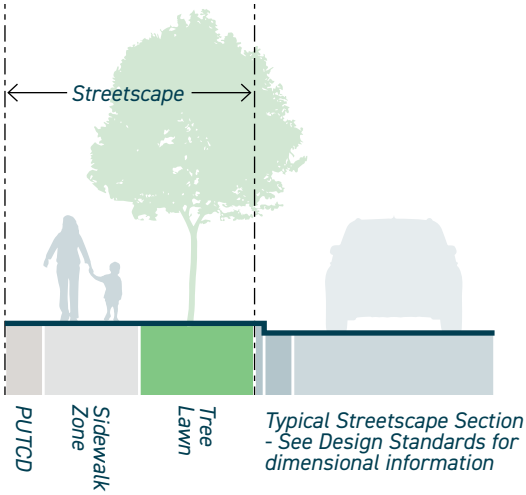
Figure 3. A conceptual illustration of Lakewood Place

Streetscape Design Standards Number

Streetscape

Intent

» To improve the pedestrian connections and the ArtLine experience from between Reed and Pierce Streets.
» To create a highly visible, welcoming, safe, and aesthetically pleasing connection for pedestrians and bicyclists between the creative businesses in the Aviation Park segment and Colfax Core segment of the ArtLine.
» To provide a cohesive, attractive, and comfortable pedestrian connection with improved sidewalks, continuous lighting, and creative murals or other forms of public art.
» To create a consistent design character along the street that features the ArtLine, public art and creative enhancements.
» To allow a streetscape design that is flexible and functions with existing development, adaptive reuse and new development.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. Illustrative perspective sections —Lakewood Place (Refer to Figure 3) shall be representative of the segment between Reed and Pierce Streets.
3. The 40 West ArtLine 'Green Line' shall be included on the north side of the street and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
4. The streetscape treatment behind the curb shall have the following:
   - 4.a. Overall streetscape area, including a Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 4.b. The Tree Lawn shall contain streetscape elements such as street furnishings, lights, landscape areas with trees.
   - 4.c. The Sidewalk Zone shall be a minimum of six feet (6') and organized to create a continuous unobstructed area for ease of travel and maintenance.
   - 4.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2'), to create a transition between the sidewalk and the building or frontage zone.
5. Hardscape treatments along the streetscape shall include the following:
   - 5.a. Sidewalk Zone
     - 5.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.
6. Street Furniture and Lighting along the streetscape shall include the following:
   - 6.a. Furnishings
     - 6.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 200 feet of streetscape length on average.
     - 6.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 300 feet of streetscape length on average.
   - 6.b. Bicycle Racks
     - 6.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   - 6.c. Pedestrian Lighting
     - 6.c.1. Use of special 40 West Arts District light with banners and connections for string lights, as identified in Chapter 1 of this document, regularly spaced at a maximum distance of forty (40') on average to create a consistent and regular pattern of lighting.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.

Design Guidelines

1. Street level facades should use well-detailed, quality and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
2. The street level facade should be articulated to promote human scale building frontage through articulation, transparency, and architectural details. Appropriate techniques include:
   2.a. Recessed entries.
   2.b. Projecting window bays.
   2.c. Changes in street level setback.
3. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between existing sidewalk grade and the finish floor elevation of the ground floor.
4. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or other pedestrian corridors) where Lakewood Place intersects other streets or connections. Street level commercial space at corners should wrap the corner onto the intersecting streets or connection for a minimum distance of 15 feet.
5. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   5.a. Standardize structural bay spacing.
   5.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
6. Canopies and awnings used to define the street level should be integrated into building design.
   6.a. Provide generously sized awnings, metal awning screens and other vertical screens to provide shade for glass windows/doors while preserving transparency.
7. Exterior railings, stairs, steps, low walls, or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To design buildings so activities are visible from the public realm and vice versa, with "eyes on the street".
» To encourage well-detailed facade fenestration.

Design Guidelines

1. The maximum length of a wall that does not satisfy the transparency requirement should be 10 feet in length.
2. Transparency on street level facade should be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
3. Windows on a street level facade should be transparent glass with a maximum reflectance of approximately 0.15 that allows for pedestrians to view the activity within the building.
4. Window openings should be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 4 to 6 inches behind the facade.
   4.b. Projecting windows a minimum of 4 to 6 inches beyond the facade.
5. Exterior railings, stairs, steps, low walls, or vertical elements should not significantly block visibility of the facade areas used to meet transparency standards.
6. Transparency at the street level should expand beyond the height requirement in the City of Lakewood Zoning Ordinance, which is 2'-10', to provide a greater facade area with transparency.
7. Transparent facades at the street level should be located to align with commercial and retail uses. When aligned with retail use, incorporate an outdoor patio, seating area, or amenity space.
8. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors).
9. Transparency alternatives such as murals may be considered.

Building Materials & Articulation

Intent

» To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and refined building material choices.
» To promote the use of building materials on any visible facade that provide visual interest and a sense of human scale without appearing as a patchwork of incongruous colors or materials.
» To discourage building materials that produce flat or featureless surfaces on any visible façade.
» Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
» To encourage the use of innovative, high-quality, and sustainable materials.
» To promote building materials that are integrated into a cohesive facade design.

Design Guidelines

1. Provide additional architectural articulation options that is more detailed at the ground floor, including:
   1.a. Expression of the structural system and infill panels through a change in plane of at least 3" on average.
   1.b. Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
   1.c. A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth, minimum.
   1.d. A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).
2. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.

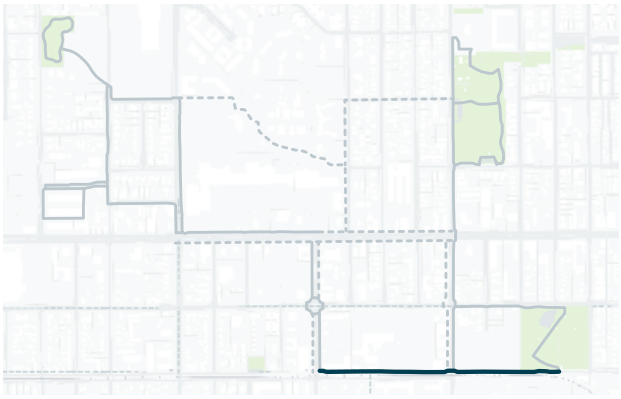
3. Architectural materials should include the use of brick, masonry, precast, high quality metal panels/ cladding, and finishes.
4. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
5. Building facades should include multiple and frequent entries to provide activity and repetition.
6. Building designers are encouraged to use architectural canopies that are visually integrated into the building architecture.
7. Buildings are encouraged to setback the ground floor to provide active outdoor amenities along the street that promote active street life, including:
   - 7.a. Restaurant seating and cafe spaces.
   - 7.b. Areas for public art and creative placemaking.
   - 7.c. Areas for seating and gathering.



Building articulation through subtle changes in planes

W Line Bike Path (Lamar St. to Depew St.)

The W Line Bike Path is a regional bike path that connects west to Golden and east into Denver and other regional trails via the Lakewood Gulch Trail. This off-street connection on the ArtLine brings users from Lamar Street and the W Line station to Harlan Street and the south side of Mountair Park near Depew Street. The path serves an important role as a primary east-west multi-use path connecting people from the station and activities along Lamar Street to the park. The path is located on the north side of the light rail tracks in between the protective fence and the adjacent private properties. The standards and guidelines set forth in this section apply to the W Line Bike Path located in right-of-way between the RTD rail tracks and private property, and any future instances where the W Line Bike Path is relocated to publicly accessible areas within larger redevelopments.



W Line Bike Path Map

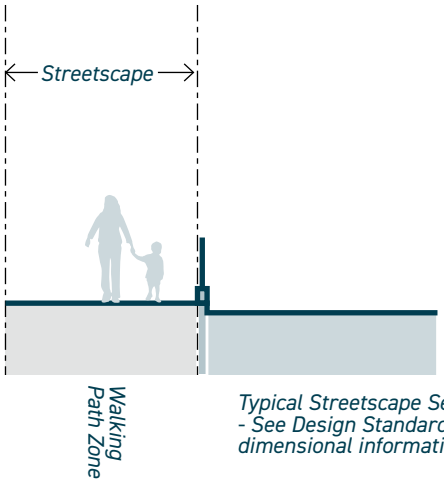


A conceptual illustration of W Line Bike Path as an activated art corridor

Streetscape

Intent

» To improve the pedestrian connections and the ArtLine experience from areas between Lamar Street and Mountair Park.
» To provide a cohesive, attractive, and comfortable pedestrian connection with improved pedestrian and bicycle path experience, fence art and attractive building frontages.
» To create a consistent design character along the path that features the ArtLine, public art and creative enhancements.
» To allow a path design and alignment that is flexible and functions with existing properties, adaptive reuse, and new development.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. The 40 West ArtLine 'Green Line' shall be included on the path and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
2. The path treatment shall have the following:
   2.a. The Walking Path Zone shall be a minimum of ten feet (10') and organized to create a continuous unobstructed area for ease of travel and maintenance.
3. Hardscape treatments along the path shall include the following:
   3.a. Walking Path Zone
      3.a.1. Use of cast-in-place concrete with regular scoring or acceptable special paving for all path areas, building connections, and the Walking Path Zone.
4. Street Furniture and Lighting along the streetscape shall include the following:
   4.a. Furnishings
      4.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 300 feet of path length on average.
      4.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 600 feet of path length on average.
   4.b. Bicycle Racks
      4.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   4.c. Pedestrian Lighting
      4.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1 of this document, regularly spaced.
5. Street Crossings shall include the following:
   5.a. Installation of a raised crossing or speed table at Lamar and Harlan Streets with a creative ArtLine treatment to delineate the route and help slow vehicles crossing the W Line Bike Path and ArtLine at these locations.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote building designs fronting the path with texture and depth that provide a sense of human scale and have entrances fronting the path.
» To promote visual interest activity at the ground level through a variety of uses and architectural design elements.
» To encourage flexible ground level designs that can accommodate a variety of uses over time.
» To create visual interest and commercial uses along the path.

Design Guidelines

1. The building facade facing the path should not be designed as a back of house service area or blank facade.
2. Ground level facades fronting the path should use well-detailed, quality, and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
3. Building facades fronting the path should be articulated to promote human scale building frontage through articulation, transparency, and architectural details.
4. Buildings should maintain a relationship between the bike path and elevation of ground floor uses, not to exceed approximately 36 inches between existing path grade and the finish floor elevation of the ground floor.
5. Building entries and other site access points should be located fronting the path and include architectural details and amenities to create an identifiable entry.
6. Exterior railings, stairs, steps, low walls, or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To design buildings so activities are visible from the public realm and vice versa, with "eyes on the street or public space".
» To encourage well-detailed facade fenestration.

Design Guidelines

1. Transparency on ground level facade should be located to provide visibility into ground level commercial uses within the building.
2. Windows on a facade facing the path should be transparent glass with a maximum reflectance of approximately 0.15 that allows pedestrians to view the activity within the building.
3. Window openings should be designed to provide depth of detail on the facade. Appropriate techniques include:
   3.a. Recessing a window opening a minimum of 4 inches behind the façade.
   3.b. Projecting windows a minimum of 4 inches beyond the façade.
   3.c. Exterior railings, stairs, steps, low walls, or vertical elements should not significantly block visibility of the facade areas including transparency.
4. Transparency alternatives such as murals may be considered.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*

Building Materials & Articulation

Intent

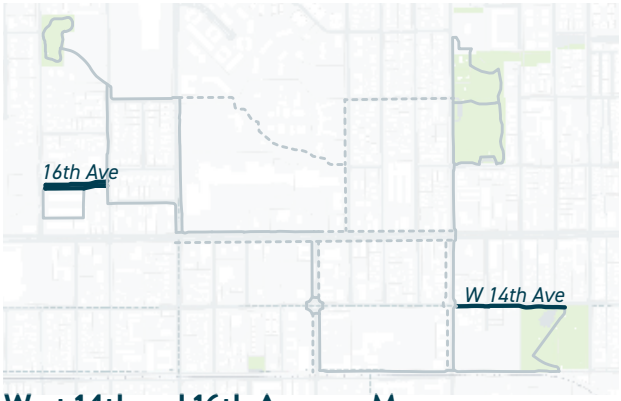
» To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and material choices.
» To promote the use of building materials on any visible facade that provide visual interest and a sense of human scale without appearing as a patchwork of incongruous colors or materials.
» To discourage building materials that produce flat or featureless surfaces on any visible façade.
» Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
» To encourage the use of innovative, high-quality and sustainable materials.
» To encourage the use of building materials that are integrated into a cohesive facade design.

Design Guidelines

1. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.
2. Architectural precast materials should include the use of brick, masonry, high quality architectural metal panels/cladding, and finishes.
3. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
4. Building facades should include multiple and frequent entries to provide activity and repetition.
5. Building designers are encouraged to use architectural canopies that are visually integrated into the building architecture.
6. Buildings are encouraged to setback the ground floor to provide active outdoor amenities along the path that promote an active public realm, including:
   6.a. Areas for public art and creative placemaking.
   6.b. Areas for seating and gathering.

West 14th and 16th Avenues, and the corner of Teller Street

West 14th (the south side from Harlan to Depew Streets) and 16th Avenue (both sides from Reed to Teller Streets), and the corner of West 16th Avenue and Teller Street will promote a safe and comfortable pedestrian experience while featuring the ArtLine and selective locations for public art or creative placemaking enhancements. The improved streetscape amenities will promote the overall neighborhood character and ArtLine experience with tree lawns, sidewalks, limited street furnishings and pedestrian lighting. Considerations should be given to the relationship to adjacent uses, including existing residential homes, commercial uses, or undeveloped areas.



West 14th and 16th Avenues Map

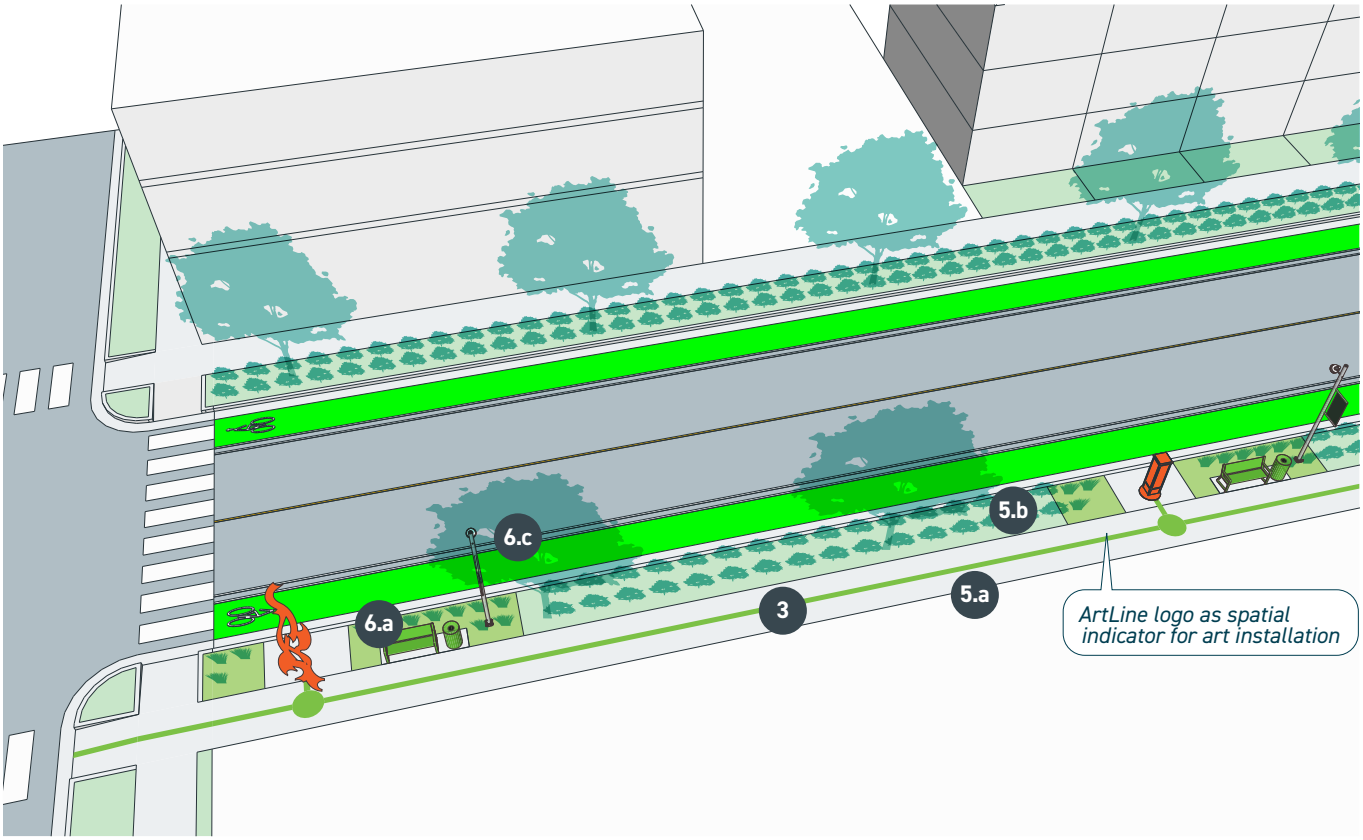


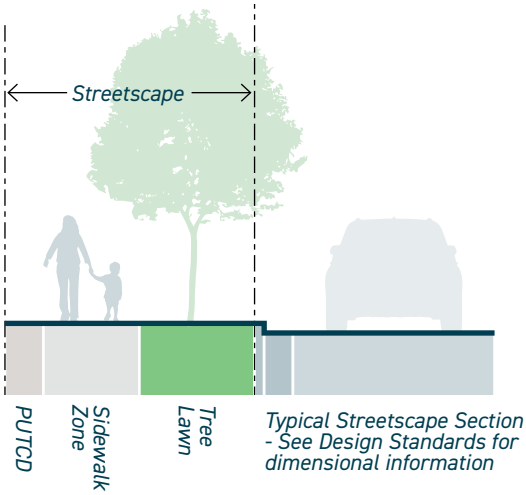
Figure 4. A conceptual illustration of 14th Ave

Streetscape Design Standards Number

Streetscape

Intent

» To improve the pedestrian connections and the ArtLine experience.
» To provide a cohesive, attractive, and comfortable pedestrian connection with improved sidewalks, sustainable landscape plantings and street trees.
» To create a consistent design character along the street that features the 40 West ArtLine, public art, green bike lane marking where appropriate, and creative enhancements.
» To allow a streetscape design that is flexible and functions with existing development, adaptive reuse, and new development.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. Illustrative perspective sections — 14th Avenue and 16th Avenue (see Figure 4) shall be representative of the typical streetscape where the ArtLine route is located.
3. The 40 West ArtLine 'Green Line' shall be included on the south side of 14th Avenue from Harlan to Depew Streets, both sides of 16th Avenue from Reed to Teller Streets, and along the east side of Teller Street from 16th Avenue to the parking lot loop and back to 16th Avenue and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
4. The streetscape treatment behind the curb shall have the following:
   - 4.a. Streetscape area a minimum of thirteen feet (13') wide including a Tree Lawn, Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 4.b. The Tree Lawn shall be a minimum of six feet (6') and contain streetscape elements, such as street furnishings, lights, landscape areas with trees.
   - 4.c. The Sidewalk Zone shall be a minimum of five feet (5') and organized to create a continuous unobstructed area for ease of travel and maintenance.
   - 4.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2'), to create a transition between the sidewalk and the building or frontage zone.
5. Hardscape treatments along the streetscape shall include the following:
   - 5.a. Sidewalk Zone
     - 5.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.
   - 5.b. Tree Lawn
     - 5.b.1. Use of consistent landscape and planting to provide a buffer and barrier between the sidewalk and curb.
6. Street Furniture and Lighting along the streetscape shall include the following:
   - 6.a. Furnishings
     - 6.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 300 feet of streetscape length on average.
     - 6.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 600 feet of streetscape length on average.
   - 6.b. Bicycle Racks
     - 6.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   - 6.c. Pedestrian Lighting
     - 6.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1 of this document, regularly spaced.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.



Pedestrian-oriented ground floor entries and stoops for townhomes or multi-family residential buildings

Design Guidelines

1. Street level facades should use well-detailed, quality, and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
2. The street level facade should be articulated to promote human scale building frontage through articulation, transparency, and architectural details. Appropriate techniques include:
   2.a. Recessed entries.
   2.b. Projecting window bays.
   2.c. Changes in street level setback.
3. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between existing sidewalk grade and the finish floor elevation of the ground floor.
4. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or other pedestrian corridors) where these avenues intersect other streets or connections. Street level commercial space at corners should wrap the corner onto the intersecting streets or connection for a minimum distance of 15 feet.
5. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   5.a. Standardize structural bay spacing.
   5.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
6. Canopies and awnings used to define the street level should be integrated into building design.
   6.a. Provide generously sized awnings, metal awning screens and other vertical screens to provide shade for glass windows/doors while preserving transparency.
7. Exterior railings, stairs, steps, low walls, or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.

** Unless otherwise stated, DSG for building design apply only to street level or ground floor.*

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To ensure that building activities are visible from the public realm and vise versa, with "eyes on the street".
» To encourage well-detailed facade fenestration.

Design Guidelines

1. The maximum length of a wall that does not satisfy the transparency requirement should be 10 feet in length.
2. Transparency on street level facade should be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
3. Windows on a street level facade should be transparent glass with a maximum reflectance of approximately 0.15 that allows for pedestrians to view the activity within the building.
4. Window openings should be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 4 to 6 inches behind the façade.
   4.b. Projecting windows a minimum of 4 to 6 inches beyond the façade.
5. Exterior railings, stairs, steps, low walls, or vertical elements should not significantly block visibility of the facade areas used to meet transparency standards.
6. Transparency at the street level should expand beyond the height requirement in the City of Lakewood Zoning Ordinance, which is 2'-10', to provide a greater facade area with transparency.
7. Transparent facades at the street level should be located to align with commercial and retail uses. When aligned with a retail use, incorporate an outdoor patio, seating area, or amenity space.
8. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors).
9. Transparency alternatives such as murals may be considered.

Building Materials & Articulation

Intent

» To provide for the comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and refined building material choices.
» To promote the use of building materials on any visible façade that provide visual interest and a sense of human scale without appearing as a patchwork of incongruous colors or materials.
» To discourage building materials that produce flat or featureless surfaces on any visible façade.
» Provide architectural materials and facade articulation that emphasize the base of the building from the upper floors and visually differentiates the ground floor from upper floors.
» To encourage the use of innovative, high-quality, and sustainable materials.
» To promote building materials that are integrated into a cohesive facade design.

Design Guidelines

1. Provide additional architectural articulation options that is more detailed at the ground floor, including:
   1.a. Expression of the structural system and infill panels through a change in plane of at least 3" on average.
   1.b. Articulation of window and doorway surrounds, which may include sills, lintels, pilasters, and mullions, through a change in plane of at least 2" on average.
   1.c. A system of horizontal and vertical articulating reveals of 3/8" width by 3/8" depth, minimum.
   1.d. A system of art or ornament integral to the building (such as an inset decorative panel or metal framework anchored to embeds in the building façade).
2. Architectural scaling elements should be used to break down the appearance of large building facades into architectural patterns and component building forms. Building facades should provide variation of building massing corresponding to architectural or structural bay dimensions. Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.

3. Architectural materials should include the use of brick, masonry, precast, high quality metal panels/ cladding, and finishes.
4. Facade articulation should include a significant change in plane of the ground floor facade from the upper floors.
5. Building facades should include multiple and frequent entries to provide activity and repetition.
6. Building designers are encouraged to use architectural canopies that are visually integrated into the building architecture.
7. Buildings are encouraged to setback the ground floor to provide active outdoor amenities along the street that promote active street life, including:

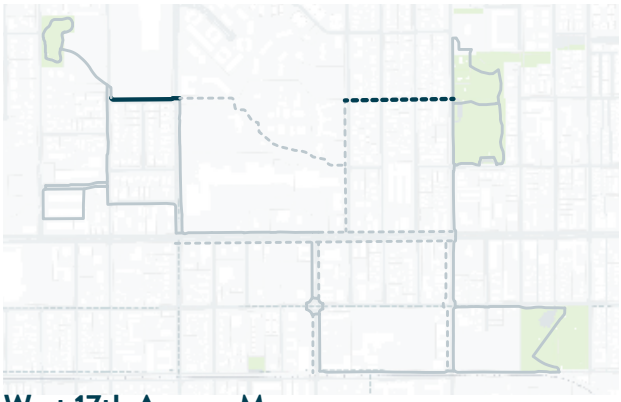
   7.a. Restaurant seating and cafe spaces.

   7.b. Areas for public art and creative placemaking.

   7.c. Areas for seating and gathering.

West 17th Avenue

West 17th Avenue is an important connection between Walker-Branch Park, RMCAD, and Aviation Park. The street serves an important role as a primary east-west street connecting residential areas to the parks and major north-south streets. The two sections of 17th Avenue include a varying level of sidewalk and public realm improvements, ranging from unimproved conditions in the eastern section to partially improved areas between Pierce and Reed Streets. The DSG apply to the north side of 17th Avenue from Reed to Pierce Streets and the south side of 17th Avenue from Kendall to Harlan Streets when the future RMCAD segment is developed.



West 17th Avenue Map

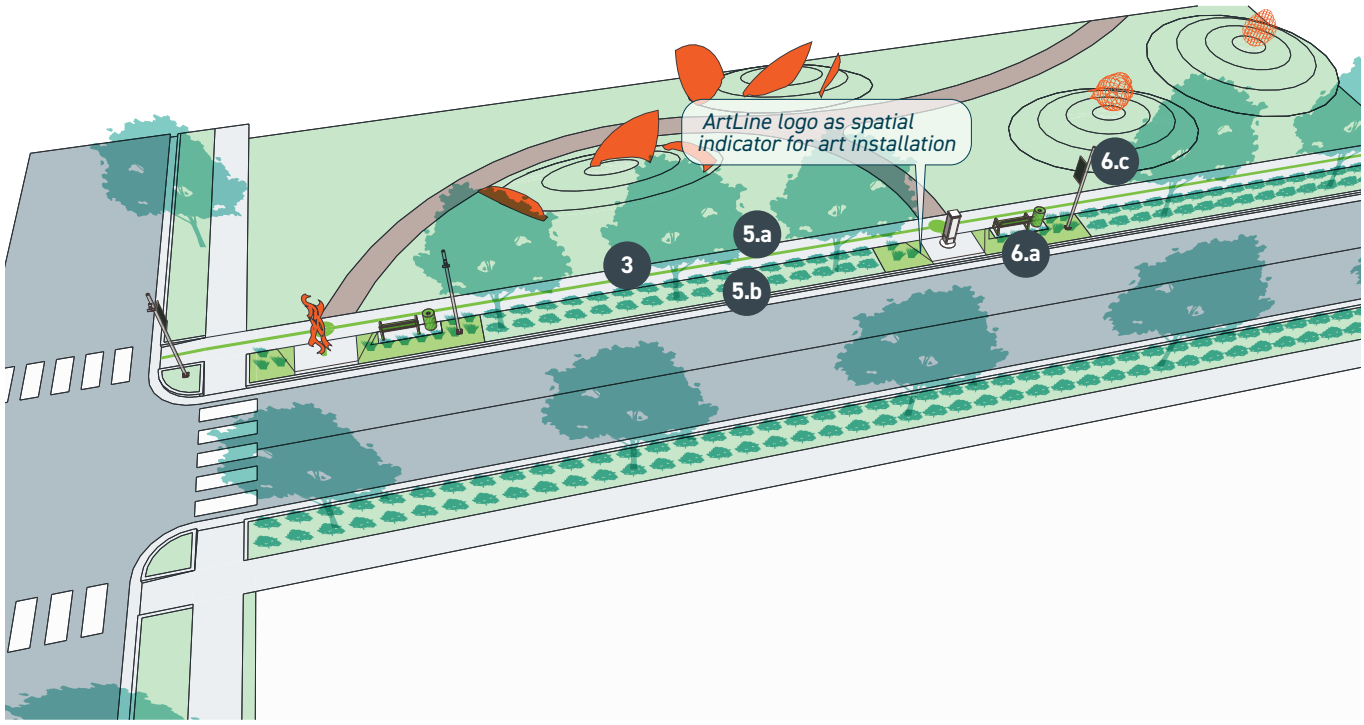


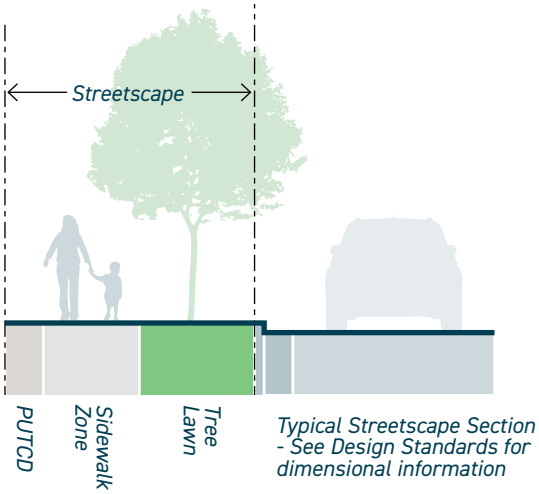
Figure 5. A conceptual illustration of 17th Ave (Reed to Pierce Streets)

Streetscape Design Standards Number

Streetscape

Intent

» To improve the pedestrian connections and the ArtLine experience.
» To provide a cohesive, attractive, and comfortable pedestrian connection with improved sidewalks, sustainable landscape plantings and street trees.
» To create a consistent design character along the street that features the 40 West ArtLine, public art, and creative enhancements.
» To allow a streetscape design that is flexible and functions with existing development (especially the residential character on the eastern portion of 17th Ave), adaptive reuse, and new development.



Typical Streetscape Section - See Design Standards for dimensional information

Design Standards

1. Compliance with all other requirements as defined in "Overall Streetscape Standards" in Chapter 1 of this document.
2. Illustrative perspective sections — 17th Avenue (see Figure 5) shall be representative of the typical streetscape.
3. The 40 West ArtLine 'Green Line' shall be included on the south side of the street between Harlan and Kendall Streets and the north side between Pierce and Reed Streets, and integrated with the sidewalk per the Overall ArtLine Marking Standards in Chapter 1 of this document.
4. The streetscape treatment behind the curb for the ArtLine segments along 17th Avenue shall have the following:
   - 4.a. Streetscape area a minimum of thirteen feet (13') wide including a Tree Lawn, Sidewalk Zone, and the Pedestrian, Utility, & Traffic Control Devices (PUTCD). Reasonable exceptions may be made if needed to allow adaptive reuse of existing buildings.
   - 4.b. The Tree Lawn shall be a minimum of six feet (6') and contain streetscape elements, such as street furnishings, lights, landscape areas with trees.
   - 4.c. The Sidewalk Zone shall be a minimum of five feet (5') and organized to create a continuous unobstructed area for ease of travel and maintenance.
   - 4.d. A PUTCD shall be located outside the Sidewalk Zone, a minimum of two feet (2'), to create a transition between the sidewalk and the building or frontage zone.
5. Hardscape treatments along the streetscape shall include the following:
   - 5.a. Sidewalk Zone
     - 5.a.1. Use of cast-in-place concrete with regular scoring for all sidewalks and the Sidewalk Zone.
   - 5.b. Tree Lawn
     - 5.b.1. Use of consistent landscape and planting to provide a buffer and barrier between the sidewalk and curb.
6. Street Furniture and Lighting along the streetscape shall include the following:
   - 6.a. Furnishings
     - 6.a.1. One (1) 40 West Arts District punch bench, as identified in Chapter 1 of this document, for every 300 feet of streetscape length on average.
     - 6.a.2. One (1) 40 West Arts District custom punch trash bin, as identified in Chapter 1 of this document, for every 600 feet of streetscape length on average.
   - 6.b. Bicycle Racks
     - 6.b.1. Bicycle Racks shall be provided in accordance with Lakewood zoning standards but shall be of the type specified in Chapter 1 of these DSG.
   - 6.c. Pedestrian Lighting
     - 6.c.1. Use of special 40 West Arts District light with banners, as identified in Chapter 1 of this document, regularly spaced.

Ground Floor Building Design*

Pedestrian-Oriented Facade Design & Uses

Intent

» To promote activity at the street level through a variety of uses and architectural design elements.
» To promote street level designs with texture and depth that provide a sense of human scale.
» To avoid creating a non-active ground floor along building facades.
» To encourage flexible street level designs that can accommodate a variety of uses over time.
» To create visual interest at the street level.

Design Guidelines

1. Street level facades should use well-detailed, quality, and durable materials that provide texture and depth. See the "Building Materials and Articulation" section for more information.
2. The street level facade should be articulated to promote human scale building frontage through articulation, transparency, and architectural details. Appropriate techniques include:
   2.a. Recessed entries.
   2.b. Projecting window bays.
   2.c. Changes in street level setback.
3. Buildings should maintain a relationship between the public sidewalk and elevation of street level uses, not to exceed approximately 36 inches between existing sidewalk grade and the finish floor elevation of the ground floor.
4. Street level commercial uses should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or other pedestrian corridors) where these avenues intersect other streets or connections. Street level commercial space at corners should wrap the corner onto the intersecting streets or connection for a minimum distance of 15 feet.
5. Street level non-residential spaces should be designed to accommodate future division to host small retail spaces or consolidation to support larger commercial or retail needs. Appropriate techniques include:
   5.a. Standardize structural bay spacing.
   5.b. Coordinate electrical, plumbing and HVAC systems with individual bays.
6. Canopies and awnings used to define the street level should be integrated into building design.
   6.a. Provide generously sized awnings, metal awning screens and other vertical screens to provide shade for glass windows/doors while preserving transparency.
7. Exterior railings, stairs, steps, low walls, or vertical elements should be visually consistent and integrated with the building facade and not significantly vary or detract from the visual continuity of the building facade.

** DSG for Ground Floor Building Design only apply to segment between Pierce and Reed Streets.*

Transparency

Intent

» To encourage facades that create a sense of human scale.
» To provide visual interest on building facades and create interplay of light and shadow on the building's facade.
» To ensure that building activities are visible from the public realm and vise versa, with "eyes on the street".
» To encourage well-detailed facade fenestration.

Design Guidelines

1. The maximum length of a wall that does not satisfy the transparency requirement should be 10 feet in length.
2. Transparency on street level facade should be located to provide visibility into street level commercial uses required by the Lakewood Zoning Ordinance.
3. Windows on a street level facade should be transparent glass with a maximum reflectance of approximately 0.15 that allows for pedestrians to view the activity within the building.
4. Window openings should be designed to provide depth of detail on the facade. Appropriate techniques include:
   4.a. Recessing a window opening a minimum of 4 to 6 inches behind the façade.
   4.b. Projecting windows a minimum of 4 to 6 inches beyond the façade.
5. Exterior railings, stairs, steps, low walls, or vertical elements should not significantly block visibility of the facade areas used to meet transparency standards.
6. Transparency at the street level should expand beyond the height requirement in the City of Lakewood Zoning Ordinance, which is 2'-10', to provide a greater facade area with transparency.
7. Transparent facades at the street level should be located to align with commercial and retail uses. When aligned with a retail use, incorporate an outdoor patio, seating area, or amenity space.
8. Transparency should be focused at building corners (i.e., at intersections of two streets or activated alleys, private access drives, or pedestrian corridors).
9. Transparency alternatives such as murals may be considered.

Acknowledgments Addendum

Adopted by Lakewood City Council
February 26, 2024

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	Glenda Sinks
Ward 2	Isabel Cruz
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Ward 3	Roger Low
	Rebekkah Stewart
Ward 4	Rich Olver
	David Rein
Ward 5	Jacob LaBure
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