

Transport Colorado Industrial Campus DA-1793-16 Building 1

Table 4.8-8

Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

Transport Colorado Industrial Campus
DA-1793-16
Building 2

Table 4.8-8

Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

Transport Colorado Industrial Campus
DA-1793-16
Building 3

Table 4.8-8

Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X

Transport Colorado Industrial Campus
DA-1793-16
Building 4

Table 4.8-8

Façade Character Elements for Four-Sided Building Design

BUILDING FACE	Mixed-Use and Multifamily Residential Districts			Special Purpose Districts		
	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE	PRIMARY FAÇADE	SECONDARY FAÇADE	MINOR FAÇADE
Massing						
Requirement	3	2	1	2	1	1
Wall off-set (min. 3 ft.)				X	X	X
Wall/parapet height change (min. 3 ft.)				X	X	X
Roof form change						
Upper floor stepback						
Wall notch (min. 12 in.)						
Materials						
Requirement	2	2	1	2	1	1
Change in material				X	X	X
Change in color				X	X	X
Change in texture				X	X	X
Use of masonry (min. 40% of façade)						
Use of panelized materials (min. 40% of façade)						
Variety of window sizes				X	X	X
Transparency and glazing (min 70% transparent glass)						
Human Scale						
Requirement	3	2	1	3	2	1
Architectural detailing				X	X	X
Display cases on ground floor (for mixed-use)						
Building-mounted lighting fixtures				X	X	X
Awnings or shutters				X	X	X
Entry definition (pronounced massing/roof form, stoop, porch, etc.)				X	X	
Building corner enhancements				X	X	X
Wall art						
Balconies						
Landscape wall/decorative screen for vines				X	X	X