

LONA

Architectural Standards

TAB 12

ARCHITECTURE STANDARDS

The following standards will be a tool for future development. There are various components contained within the following standards and are organized as follows:

Narrative sections of the standards are intended to provide general descriptions that help to describe different components and intentions for the community. Specific standards are provided as requirements for future development.

ARCHITECTURE CHARACTER CONCEPT

Objective: Multi-family architecture shall be of quality materials with a modern prairie influence within The Lona. Architecture shall highlight the breathtaking views of the wide-open canvas to reinforce the forward-thinking design and support the daily movement of migrations from its residents.

LONA: STAGE YOUR FUTURE

Lona provides an opportunity to create a fresh center of gravity, drawing people from across Denver and beyond. Minutes away from growing hubs for work, healthcare, school, shopping, recreation, and transportation. It’s about the 360 degrees views of the vibrant organic palette of earth and sky while embracing forward-thinking design, intuitive amenities and thoughtful places to unfold life.

FORM H: ARCHITECTURAL MATRIX

ARCHITECTURAL DESIGN STANDARD	BRIEF DESCRIPTION OF THE FEATURE	LOCATION
Materials Palette	Building materials shall reflect the architectural images described in the design intent with the use of multiple materials on one facade. Primary building materials such as masonry, painted or integral colored CMU, manufactured stone, fiber cement panels and siding, and trims of complementary colors. The use of a multitude of materials is encouraged for visual interest and scale. Accents shall not comprise more than 40% of the net facade area. Permitted accent materials include composite wood and other troweled or painted products, or other durable sustainable modern materials.	Example located in the Architecture Standards 12.2
Color Palette	The main color palette of the building shall be neutral in tone with varying textures provided for visual interest. The use of bold colors should highlight forms and create a visually appealing structure.	Example located in the Architecture Standards 12.2
Architectural Styles	Bold, clean, and simple architectural expressions shall commit to environmental sustainability. Buildings shall be of a modern style, expressing openness, transparency, and movement. The entry shall be clearly articulated to show prominence and support way-finding.	Example located in the Architecture Standards 12.2

“Stage your future”

Lona means “canvas” in Spanish. “Stage your future” reflects on the possibilities to emerge at the prairie to mountain, city to suburb, work to play- it’s all in the view.

To implement this concept, five high-level design principles will guide development:

Create Colorful Connections. The natural wide-open canvas connects people at the crossroads, highways and byways keeping them close — fun and lasting friendships even closer. We’re all about bringing people together and getting them where they want to go.

Artistic. Live artfully, live well. Express your hidden talents. Here, there is room for all your passions — your widest and wildest dreams. Nature’s big views and inspired modern design feed your imagination. Be part of making something new.

Relaxed. Go. Go. Go. Then hit pause. After your daily explorations, circle back home and take time to recharge. Breathe deep and embrace life in balance.

Approachable. It’s not the just the space, it’s the spirit of the place. Everyone is welcome and the community hums with energy. It draws people in. We get it. Some personalities are magnetic that way.

Discerning. We are a little picky. Especially when it comes to things that matter. Forward-thinking design. Intuitive amenities. Thoughtful spaces that showcase the beauty all around. We seem to attract people who bring their best to everything they do.

ARCHITECTURE STANDARDS

DESIGN INTENT

Lona's location and diversity are intended to be reflected in the breadth of architectural solutions employed in the community. The surrounding community and details will be complimented by the larger scale multi-family building and open space uses throughout the development. The forward-thinking design between a bold, clean architectural expression with a commitment to environmental sustainability informs the district's multi-family architecture. This shall be accomplished by buildings that are modern in nature and express connection to the environment, openness, transparency and movement. The layering of planes on the facade is recommended to bind the vibrant organic palette of earth and sky. Building entries should be clearly articulated to show importance. These elements are encouraged to bridge the multiple building types in the district architecture as well to provide cohesive design elements across housing types.

Environmental sustainability through the use of conscious material and products styles of architecture at Lona is constantly improving on the current way of designing and building a residential architecture of both variety and detail. Original design concepts, quality construction methods and durable materials shall be employed with a forward-looking vision for multi-family and mixed-use developments.

ROOF FORM

Predominately flat roof forms with expressive elements are encouraged.

FENESTRATION

Window and door arrangements are flexible and shall be given careful consideration to maximize personality, site specific views, solar gain/shading and other environmental features in addition to the overall appearance and relationship to the dwelling unit floor plan. Large, glazed openings and window arrangements more typically found in quality commercial architecture is strongly encouraged.

DETAILS

All building details in this style should be given careful consideration due to their unique use, function, and role in the community. Modern details are the creative means by which the building is constructed, yet their successful function should be first and foremost. Modern details should emphasize the simplicity of form and materials and should not be overshadowed or hidden by ornament or kitsch.

MATERIALS

Building materials shall reflect the architectural images described in the design intent by using multiple materials on one facade, such as heavy use of glass and metal on front facades. Primary building materials may include masonry, painted or integral-colored CMU, brick, stone, stucco. Pre-cast or cast in place concrete form liners are also acceptable if they are articulated a minimum of 50 feet. The use of multiple materials is encouraged for visual interest. Building material accents are encouraged but shall not consume more than 40% of the facade. Cement fiber board, phenolic wood, stucco, cementitious stucco, other troweled or painted products are permitted, as well as trims of complementary colors.

COLOR

The focus of the building should be natural in tone and texture with the use of color to highlight forms and create visual appeal. Highly saturated or fluorescent colors are only allowed as accents and are encouraged to relate to the project branding.

STYLES

Bold, clean and simple architectural expression with commitment to environment sustainability. Buildings shall be modern in nature and express openness, transparency and movement. The notion of layering of planes on the facade to scale that building is required. The entry shall be clearly articulated to show importance. These styles are encouraged to crossover to single-family architecture as well to provide cohesive design elements across all housing types.



ARCHITECTURE STANDARDS

DESIGN STANDARDS

The following shall be met:

BUILDING ORIENTATION AND SPACING

- Primary buildings shall front on public or private streets, public parks, open space or common green, plaza or courtyard, or a pedestrian passage. Courtyards or passages shall have a minimum lot width of 25'.



Building fronting onto pedestrian passage and streets.

MASSING AND ARTICULATION

- Buildings shall incorporate creative manipulation of the building form to reduce the overall mass of the structure and break up long, flat walls. Color change, material change, plane change and other shadow-producing elements are all acceptable means of articulation.
- Horizontal Articulation - The building should be horizontally articulated every 50 feet through one of the following: a change in material or color, horizontal offset or projection, change in fenestration pattern, roof height or form, or a notch in the wall.
- Vertical articulation – Buildings shall address a pedestrian scale by addressing the base of the building differently from the body of the building in color, material and detail. The building shall also address the neighborhood or district scale by distinguishing the uppermost portions of the building from the body.



Building with vertical and horizontal articulation.

BUILDING MATERIALS

- The focus of the building shall be natural in tone and texture with the use of color to highlight forms and create visual appeal.
- Highly saturated or fluorescent colors are only allowed as accents and are encouraged to relate to the project branding.
- Accent materials may include cement fiber board, phenolic wood, composite wood, metal panel, and other troweled or painted products, or other durable sustainable modern materials.
- 80% of street-facing building elevations (with the exception of glazed / fenestration zones) will be a combination of brick and stucco with a minimum brick percentage of 20%, and a minimum of two stucco colors.



Building with a variety of materials and colors.

ARCHITECTURE STANDARDS

DESIGN STANDARDS, continued

FOUR-SIDED BUILDING DESIGN

- Every building will be considered to have a front (Primary) facade, a side (secondary) and a rear (Minor) facade elevation.
- Architectural design shall be considered on all sides of the building to limit long plain blank walls.
- Primary building entrances shall be highlighted in the design and face public rights-of-ways, or the defined pedestrian realm of a larger site.
- Secondary building elevations (perpendicular to street-facing elevations) shall meet and include required masonry elements and must include scaling elements as described under massing and articulation, material changes and color changes.
- Minor building elevations must include scaling elements as described under massing and articulation, material changes and color changes.



Building with architectural design on all elevations and prominent entrances.

ROOF DESIGN

- Flat roofs are encouraged.
- Articulated parapets and expressive roof elements are encouraged.



Building with flat roof and expressive roof element.