

CAPACITY ANALYSIS METHODOLOGY

The purpose of the Capacity Analysis is to document the total proposed commercial and residential square footage and the resulting urban design relationships. Specifically the analysis describes building use, building coverage, usable open space, required parking, and the average number of stories required to accommodate the square footage of building. It is a dynamic program in that changing one variable changes the others. The following steps outline how the results are derived and briefly discuss the variables used in the analysis.

**STEP 1:** *This step creates the Illustrative Plan with specific street ROW's and block sizes.*

The Capacity Analysis is based on an Illustrative Plan for Golden Run. This plan depicts a Neighborhood structure with realistic street rights-of-way and defined block sizes. While other street and block layouts are possible and compatible with the proposed Site Improvement Plan this one successfully provides a basis from which conclusions can be drawn. The principal variables to be considered in regard to neighborhood organization include specific street right-of-way widths, block size, and location and quantity of public open space.

The Illustrative Plan and the Capacity Analysis use the following street rights of way:

- Main Commercial Street = 60'-0"
- Local Commercial Street = 50'-0"
- Residential Boulevard = 100'-0"
- Local Residential Street = 60'-0"

Within these widths a variety of street configurations are possible. Our preferred street sections, all of which include on-street parking, are included herein. The desired urban design section for buildings between one and four stories tall in the Commercial Employment and

Mixed Use Districts is approximately 80 feet. To this end proposed build to lines are established to generally set buildings 14 to 20 feet back from the property line resulting in 78 to 88 feet between buildings. This urban design character is similar to that found in towns and cities throughout the United States.

There are a variety of block sizes used in the Illustrative Plan. The largest blocks, up to 7.5 acres, can be found in the eastern portion of the Commercial Employment District. These larger blocks are appropriate for larger plate two to four story buildings that require significant amounts of surface parking. The proposed design standards help to encourage and support a successful commercial employment district. The larger blocks transition to smaller ones in the Mixed Use and Residential Districts. The smaller blocks help create a finer grained pedestrian scale that encourages walking.

In all cases the Illustrative Plan places the buildings close to the street to shape positive open space in the public realm of the street and to shield views of parking lots behind buildings. The goal is to create a connected and interesting pedestrian network that feels comfortable along the sidewalk.

**STEP TWO:** *This step determines the actual areas of each block.*

Once an illustrative Plan has been created actual areas for each block can be established. These are listed in the Capacity Analysis.

**STEP THREE:** *This step determines the required on-site open space per block.*

By multiplying a required open space percentage times the site area of each block the amount of land used for landscaped pervious areas and pedestrian walkways and plazas can be determined. For the Commercial Employment and Mixed Use Districts we have chosen 20% of the block area. This 20% does not include landscaped areas

within parking lots or adjacent Open Space Zones. We feel that the 20% number is a generous one exceeding most urban standards that we are familiar with.

**STEP FOUR:** *This step estimates the building footprint for each block.*

A potential building footprint based on typical building types and the Illustrative Plan is then entered into its column. Building footprints help determine the amount of building frontage along streets helping to create the desired pedestrian edge and interest.

**STEP FIVE:** *This step adds the square feet of any Liner Buildings.*

The square footage of any liner buildings is entered into its column. Liner buildings are narrow buildings (24' in depth) that have under building at grade parking with offices or apartments above. The buildings "self-park" so that no additional parking needs to be provided on site. Since they are long and thin they are useful for establishing the block edge and screening parking lots.

**STEP SIX:** *This step determines the available parking area.*

By subtracting the required open space and the building footprint (including any liner building footprints) from the total block area, the area available for parking can be calculated.

**STEP SEVEN:** *This step determines the number of available surface parking spaces per block.*

The available parking area on each block is then divided by the square feet necessary to provide one parking space. We used the constant of 400 square feet per space in the Commercial Employment and Mixed Use Zones. This is the standard used by the American Institute of Architects (AIA). It is based on a full size 9' x 19' park-

ing space with a double loaded 24' wide access aisle. The resulting 9' x 31' area equals 279 square feet. The additional 121 square feet (a 43% increase) provides for ample parking lot landscaped areas and any inefficiencies in the layout of spaces. Employing a % of small car spaces can provide additional landscaped area.

**STEP EIGHT:** *This step determines the total number of square feet of building on each block.*

Now that the number of on-site parking spaces are known we can multiply this number by another variable derived from the number of commercial square feet that each space can support. We have used 300 square feet as this variable. This provides an average of 3.33 spaces per 1000 square feet of non-residential space. An analysis of on-street parking indicates well over 900 additional parking spaces contiguous to blocks with business uses. These additional spaces when added into the number of off-street spaces yield a parking ratio of well below 250 square feet of commercial use per space or 4 cars per 1000 square feet. We think this is a very generous average, providing more parking than other typical codes.

Typical suburban commercial developments usually provide no on-street spaces and parking ratios are figured on parking lot spaces only. It seems only logical that the actual total number of spaces be counted.

Mixed Use districts, in particular, often require less parking due to the shared use of spaces and frequently employ parking ratios of 2 or 1 ½ spaces per 1000 square feet. One reason for this is that mixed use helps to reduce overall automobile use. We have used 350 square feet of commercial use per parking space as this variable.

**STEP NINE:** *This step determines the average number of stories on each block.*

Now that the total square feet of building is known, this number can be divided by the building footprint to determine the average number of stories required to accommodate the square footage. With surface parking, the average number of stories ranges from approximately 1½ to 2.

**STEP TEN:** *This step tests other possible scenarios.*

The numbers in the capacity analysis can then be varied to test other scenarios. If for example, the building footprint is increased the amount of surface parking area available is reduced and with fewer cars the total number of building square feet as well as the number of stories is also reduced. Conversely, if we decrease the building footprint size all the numbers would rise. Different outcomes can be created by changing the other variables mentioned above.

The scenario we have presented has the right balance to create a great neighborhood.

**STEP ELEVEN:** *This step analyzes the density bonus allowed with underground and structured parking.*

The Capacity Analysis goes on to analyze the effect of a density bonus that increases the number of stories by 1½ on blocks within the Commercial Employment District. This is appropriate in order to allow for the potential of larger corporate offices on selected blocks. These companies often require several hundred thousand feet of contiguous space. An overall average height of up to three and a half stories will still create the desired neighborhood scale while still appealing to larger corporate tenants and owners.

The density bonus is only provided to those blocks that provide additional parking spaces below grade or within parking structures. The provision of these additional parking spaces is what generates the additional allowable non-residential square feet.

**SUMMARY:**

The Capacity Analysis is a useful tool to accurately depict the desirable density for Golden Run. By analyzing a real scenario such as that shown in the Illustrative Plan, optimum allowable densities can be correlated with the building heights needed to achieve them. As can be seen the surface parked scenario creates buildings with less than a two story average height. In the Commercial Employment District the additional 1½ stories allowed by providing underground and/or structured parking still produces buildings with an average height less than 3½ stories. While there are no guarantees that it will be used, the density bonus does provide the flexibility that is necessary to attract a large corporate tenant or owner.

The Capacity Analysis also provides the basis for the Standards described in the Planned Development Guide. The Guide establishes specific rules that must be followed by any developer and insures that the overall vision for Golden Run will be realized.

Golden Run Capacity Analysis: Commercial Employment District														
														31-Oct-01
BLOCK #	PROPOSED USE	BLOCK SIZE (SQ. FEET)	BLOCK SIZE (ACRES)	# OF PARKING SPACES	PARKING AREA (SURFACE PARKING)	LINER BLDG. FOOTPRINT	LANDSCAPED AREA @ x % OF BLOCK	BUILDING FOOTPRINT	# OF STORIES	TOTAL BUILDING SF	INCREASED # OF STORIES	ADDITIONAL PARKING SPACES	ADDITIONAL SQUARE FEET	TOTAL SF WITH INCREASED HEIGHT
1	COMMERCIAL/EMPLOYMENT	231,250	5.31	335	134,000	0	46.250	51,000	1.97	100,500	3.47	255	76,500	177,000
2	COMMERCIAL/EMPLOYMENT	316,000	7.25	457	182,800	0	63.200	70,000	1.96	137,100	3.46	350	105,000	242,100
3	COMMERCIAL/EMPLOYMENT	237,550	5.45	330	132,040	0	47.510	58,000	1.71	99,030	3.21	290	87,000	186,030
4	COMMERCIAL/EMPLOYMENT	306,500	7.04	433	173,200	0	61.300	72,000	1.80	129,900	3.30	360	108000	237,900
5	COMMERCIAL/EMPLOYMENT	166,500	3.82	213	85,200	0	33.300	48,000	1.33	63,900	2.83	240	72,000	135,900
6	COMMERCIAL/EMPLOYMENT	241,750	5.55	345	137,900	0	48.350	55,500	1.86	103,425	3.36	278	83,250	186,675
TOTAL (BUSINESS DISTRICT)		1,499,550	34.42	2,113	845,140		299,910	354,500		633,855		1,773	531,750	1,165,605
PRINCIPAL ASSUMPTIONS														
% LANDSCAPED AREA =		20%	INCLUDES FRONT YARD SETBACK AREA TO ROW + ADDITIONAL ON-SITE LANDSCAPE								NUMBER OF STORIES INCREASED BY =		1.5	
AREA REQUIRED PER PARKING SPACE =		400	INCLUDES PARKING LOT LANDSCAPED AREA								# OF SPACES PROVIDED BY UNDER BLDG. PARKING =		886	
BUILDING AREA PER PARKING SPACE =		300	PARKING AVERAGE @ 3.33 SPACES PER 1000 SF OF BUSINESS USE								# OF ADDITIONAL DECKED SPACES REQUIRED =		886	
NOTE: THERE ARE APPROX. 900 ON-STREET PKG. SPACES ABUTTING BUSINESS USES THAT ARE NOT INCLUDED IN THE PARKING TOTALS SHOWN HERE.														

Commercial Square Footage Summary (All Districts)	
COMMERCIAL EMPLOYMENT DISTRICT WITH SURFACE PARKING	633,855
COMMERCIAL EMPLOYMENT DISTRICT DENSITY BONUS	531,750
MIXED USE DISTRICT: BUSINESS USES	275,033
MIXED USE DISTRICT: LINER BUILDINGS	14,000
GRAND TOTAL	1,454,638



Golden Run Capacity Analysis: Mixed Use District

31-Oct-01

BLOCK #	PROPOSED USE	BLOCK SIZE (SQ. FEET)	BLOCK SIZE (ACRES)	# OF PARKING SPACES	PARKING AREA (SURFACE PARKING)	LINER BLDG. SF OR # OF DU	LANDSCAPED AREA (@ x % OF BLOCK)	BUILDING FOOTPRINT	# OF STORIES	TOTAL BUILDING SF
7	BUSINESS	169,200	3.88	218	87,360	8000	33,840	40,000	1.64	65,520
	RESIDENTIAL TOWNHOUSES	42,300	0.97	24	14,295	18	14,805	13,200	1.75	23,100
	BLOCK SUBTOTAL	211,500	4.86	242	101,655		48,645	53,200	1.67	88,620
8	RESIDENTIAL APARTMENTS	118,000	2.71	119	47,700	58	41,300	29,000	2.00	58,000
9	BUSINESS	166,575	3.82	233	93,260	0	33,315	40,000	2.04	81,603
	RESIDENTIAL TOWNHOUSES	40,500	0.93	23	13,525	17	14,175	12,800	1.75	22,400
	BLOCK SUBTOTAL	207,075	4.75	256	106,785		47,490	52,800	1.97	104,003
10	BUSINESS	143,000	3.28	181	72,400	0	28,600	42,000	1.51	63,350
	RESIDENTIAL TOWNHOUSES	55,000	1.26	37	22,350	18	19,250	13,400	1.75	23,450
	BLOCK SUBTOTAL	198,000	4.55	218.25	94,750		47,850	55,400	1.57	86,800
11	BUSINESS	156,350	3.59	215	86,080	6000	31,270	33,000	1.96	64,560
	RESIDENTIAL TOWNHOUSES	51,300	1.18	32	18,945	19	17,955	14,400	1.75	25,200
	BLOCK SUBTOTAL	207,650	4.77	246.78	105,025		49,225	47,400	1.89	89,760
12	RESIDENTIAL SENIOR UNITS	139,600	3.20	103	41,360	103	55,840	42,400	2.67	113,208
13	RESIDENTIAL TOWNHOUSES	83,700	1.92	59	35,405	26	29,295	19,000	1.75	33,250
14	RESIDENTIAL APARTMENTS	103,200	2.37	72	43,080	48	36,120	24,000	2.00	48,000
15	RESIDENTIAL TOWNHOUSES	99,000	2.27	67	40,350	32	34,650	24,000	1.75	42,000
16	RESIDENTIAL SENIOR UNITS	184,500	4.24	137	54,700	136	73,800	56,000	2.67	149,520
17	RESIDENTIAL TOWNHOUSES	121,300	2.78	85	50,845	38	42,455	28,000	1.75	49,000
18	RESIDENTIAL SENIOR UNITS	215,500	4.95	161	64,300	158	86,200	65,000	2.67	173,550
	APARTMENTS OVER SHOPS					19				
SUBTOTAL (BUSINESS PORTION ONLY)		635,125	14.58	848		14,000	127,025	155,000		275,033
SUBTOTAL (RESIDENTIAL PORTION ONLY)		1,253,900	28.79	918		690	465,845	341,200		760,678
GRAND TOTAL		1,889,025	43.37	1,766			592,870	496,200		1,035,711

PRINCIPAL ASSUMPTIONS

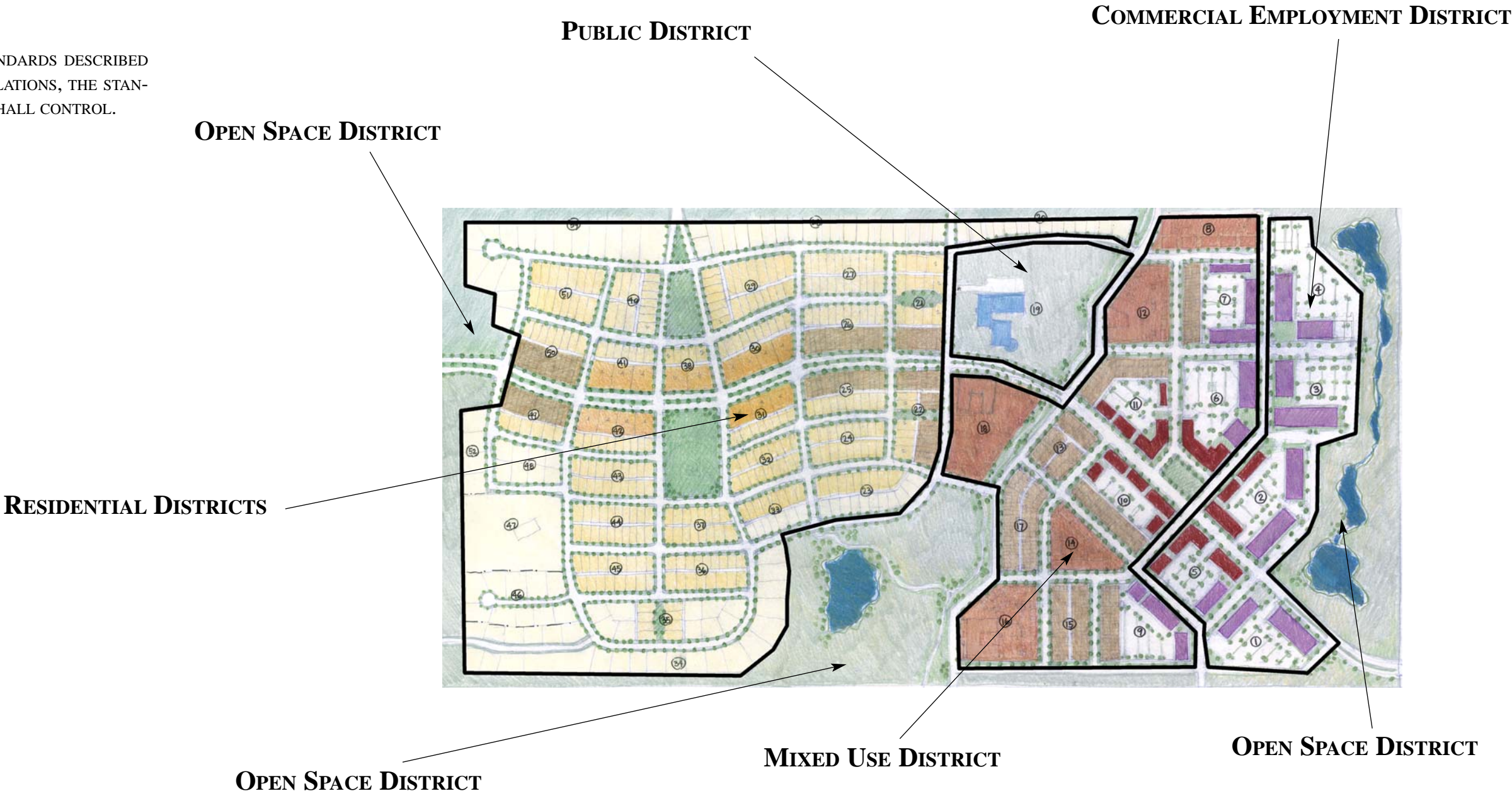
	APTS.	TOWNHOUSES	SENIOR UNITS	BUSINESS	
% LANDSCAPED AREA =	35%	35%	40%	20%	APARTMENTS OVER SHOPS ARE LOCATED ON BLOCKS 11 AND 13
AREA REQUIRED PER PARKING SPACE =	400	600	400	400	INCLUDES FRONT YARD SETBACK AREA TO ROW + ADDITIONAL ON-SITE LANDSCAPE
AVERAGE UNIT SIZE	1,000	1300	1100		TOWNHOUSES ASSUME 2 PARKING SPACES PER UNIT. SENIORS @ 1 SPACE PER UNIT
BUILDING AREA PER PARKING SPACE =				350	APARTMENTS ASSUME 1.5 SPACES PER UNIT. (ON-STREET PARKING SPACES ADD ADDITIONAL SPACES & ARE NOT INCLUDED ABOVE)



THE PLANNED DEVELOPMENT GUIDE THAT FOLLOWS PROVIDES DETAILED DESIGN REQUIREMENTS FOR THE PROPOSED DISTRICTS AT GOLDEN RUN. THE DISTRICTS HAVE DIFFERENT REQUIREMENTS DESIGNED TO PRODUCE DISTINCT BUILDING CHARACTER AND STREETSCAPES.

ALL DEVELOPMENT AND ANY FUTURE PLATTING SHALL COMPLY WITH THE PLANNED DEVELOPMENT GUIDE.

WHERE THERE IS A CONFLICT BETWEEN THE STANDARDS DESCRIBED HEREIN AND THE TOWN OF ERIE LAND USE REGULATIONS, THE STANDARDS OF THE PLANNED DEVELOPMENT GUIDE SHALL CONTROL.





# GOLDEN RUN

ERIE, COLORADO

AUGUST 1, 2004



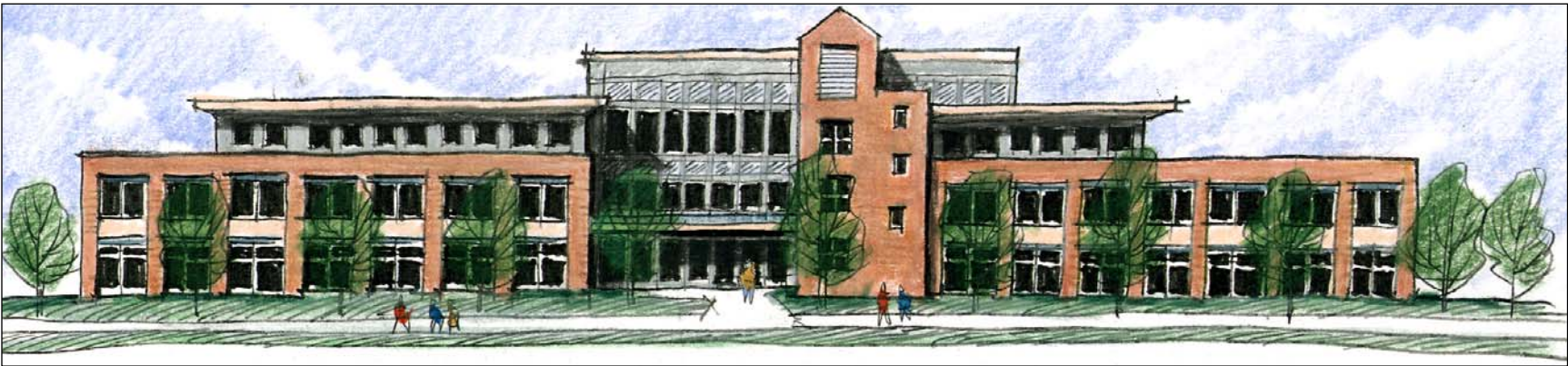
**VILLAGE OFFICE BUILDINGS** are medium-size structures, primarily with 2-stories, and a narrowed depth of approximately 60 feet.



**OFFICE VILLAS** are free-standing mid-size buildings approximately 10,000 SF and can provide ownership opportunities for smaller businesses.



**OFFICE ROWHOUSES** provide great office spaces for professionals and smaller companies.

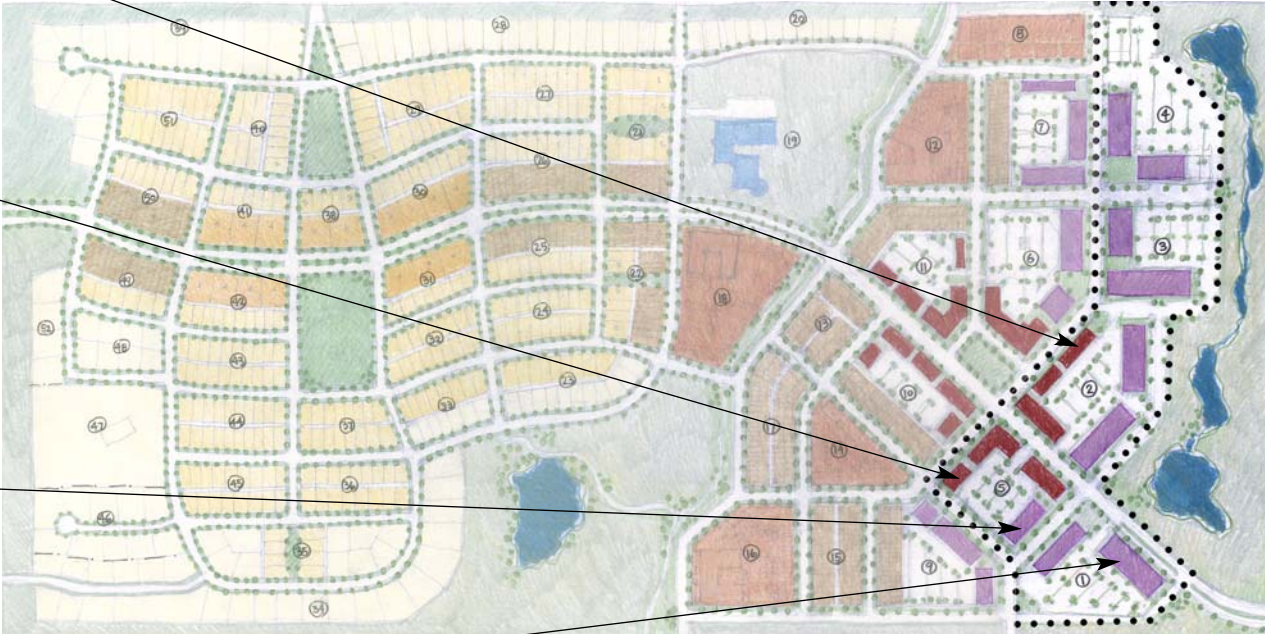


**TOWN OFFICES** are the largest of the commercial building types allowing up to 80,000 SF in a single building with heights from 2 to a maximum of 4-stories.

## About the Commercial Employment District:

**THE COMMERCIAL EMPLOYMENT DISTRICT** REPRESENTS A UNIQUE OPPORTUNITY FOR ERIE TO ATTRACT LARGER CORPORATE OWNERS OR TENANTS THAT CAN HELP PROVIDE A SIGNIFICANT EMPLOYMENT BASE FOR THE TOWN. LARGER BLOCK SIZES UP TO 8 ACRES ARE DESIGNED TO PROVIDE THE PARKING AREA THESE USES REQUIRE. BUILDINGS, HOWEVER, ARE PLACED CLOSE TO BLOCK EDGES SO THAT THEY CAN BE A PART OF A CONNECTED AND VISUALLY INTERESTING STREET NETWORK.

WHEN SURFACE PARKED THESE LARGER PLATE OFFICE BUILDINGS ARE GENERALLY 2-STORIES IN HEIGHT, BUT WHEN STRUCTURED AND/OR UNDERGROUND PARKING IS PROVIDED, THE AVERAGE BUILDING HEIGHT ON A BLOCK MAY REACH 3 1/2-STORIES.



THE CLOSE PROXIMITY OF THE COMMERCIAL EMPLOYMENT DISTRICT TO THE MIXED USE DISTRICT IS WHAT MAKES THE NEIGHBORHOOD SO UNIQUE. EMPLOYEES WILL BE ABLE TO CONVENIENTLY WALK TO SMALL RESTAURANTS AND SHOPS A FEW BLOCKS AWAY. THE EMPLOYMENT BASE WILL HELP TO ENSURE THE VIABILITY OF OTHER SMALL BUSINESSES NEARBY.

A TRAIL SYSTEM WILL FURTHER CONNECT RESIDENTS TO OTHER RECREATIONAL OPPORTUNITIES ON THE SITE.

## OVERVIEW OF COMMERCIAL EMPLOYMENT DISTRICT



The Town of Erie may permit other uses in the Commercial Employment District with review and approval.

- ◆Town Office
- ◆Village Office
- ◆Office Villa
- ◆Retail (Large Floor Plate)
- ◆Main Street Building
- ◆Office Rowhouse
- ◆Liner Offices/Apartments
- ◆Live/Work Buildings

The minimum right of way in the Commercial Employment District for the main street(s) designed to carry vehicular traffic through and into the neighborhood is 60'-0". The minimum right of way for other local streets in the Commercial Employment District is 50'-0". The minimum right of way for alleys is 20'-0".

Off-street parking spaces shall be provided in the Commercial Employment District at a ratio of one space per 300 square feet of commercial floor area. This requirement may be modified on a block-by-block basis if it can be demonstrated that shared parking or special use circumstances warrant a parking reduction. Full size parking spaces shall be 9'-0" x 19'-0". Small car parking spaces shall be 7'-9" x 15'-6". Small car spaces may constitute up to 25% of the required number of spaces.

11 MAXIMUM INDIVIDUAL BUILDING SIZE

The maximum individual building size shall not exceed 200,000 square feet. Individual buildings placed a minimum of 30' apart may be connected underground or with bridges at the 2nd floor or above.

12 MAXIMUM HEIGHT OF BUILDINGS

The maximum permitted building height shall be 55'-0" feet for buildings on blocks with surface parking. The maximum building height with a density bonus shall be 75'-0".

13 MAXIMUM AND AVERAGE NUMBER OF STORIES

The maximum number of stories shall be five for all buildings except those qualifying for a density bonus where six stories shall be permitted. The average number of stories per building shall not exceed 4.0 for surface parked blocks and shall not exceed 5.0 stories for blocks qualifying for a density bonus.

14 MINIMUM LANDSCAPED OPEN SPACE

The minimum landscaped open space requirement shall be 20% of each block's area. Both pervious landscaped areas and hard surfaced walkways, plazas, and arcades shall be counted towards the open space requirement.

15 MINIMUM PARKING LOT LANDSCAPING

All parking lots shall be screened from the street and contain interior-lot landscaping. A minimum of 10% of each individual parking lot shall be provided with live landscaping material, including shrub borders and shade trees. At least one tree must be planted for every 200 Sq. Ft. of interior parking lot landscaping area.

16 ALLOWABLE DENSITY BONUS

A density bonus of up to 1½ stories shall be allowed on an individual block within the Commercial Employment District when additional parking is provided in fully underground parking areas beneath or adjacent to buildings or in adjacent structured parking facilities. The density bonus on the block shall be calculated by multiplying the building footprint allowed with surface parking times 1.5

17 TRANSFER OF DENSITY BETWEEN DISTRICTS

Up to 20% of the available density in any district illustrated on the Site Improvement Plan may be transferred to a contiguous district, but in no event shall the proscribed densities established for all Districts when added together be exceeded.

18 MODIFICATION OF THE SITE IMPROVEMENT PLAN

Districts lines shown on the Site Improvement Plan may be modified up to 150 feet in any direction at time of Preliminary Plat in order to accommodate logical divisions between building types or specific street placement.



# GOLDEN RUN

ERIE, COLORADO

AUGUST 1, 2004



**LINER APARTMENT / OFFICES** place residential or office uses over garages, and is useful to create a strong street edge and shield parking lots at the center of the block.



**SENIOR LIVING** is created on individual blocks and consists of a 3-story central building combined with smaller-scale building types in a connected campus environment.



**MAIN STREET BUILDINGS** reflect the classic small town commercial building built close to the sidewalk. Small retail and service uses are placed on the lower floor with offices or apartments above.



**OFFICE ROWHOUSES** provide well-scaled and individually expressed offices for professionals and businesses. They can serve tenants or owner-occupants.

## About the Mixed Use District:

**THE MIXED USE DISTRICT** PROVIDES THE EXCITING OPPORTUNITY OF COMBINING COMMERCIAL AND RESIDENTIAL USES WITHIN A TRADITIONAL NEIGHBORHOOD PATTERN OF CONNECTED STREETS. LOCATED CLOSE BY AND CONNECTED TO THE COMMERCIAL EMPLOYMENT DISTRICT, IT CAN, WHEN BUILT OUT, PROVIDE CONVENIENT AMENITIES TO DAYTIME WORKERS AS WELL AS ALL OF ERIE'S RESIDENTS.

THE MIXED USE DISTRICT USES SMALLER BLOCK SIZES AND TWO-STORY BUILDINGS CLOSE TO THE SIDEWALK TO CREATE VISUAL INTEREST THAT WILL PROMOTE WALKING AND VITAL SIDEWALK ACTIVITY.



USES CAN BE MIXED BOTH HORIZONTALLY AND VERTICALLY WITHIN THE DISTRICT. SOMETIMES SMALLER OFFICE AND RETAIL BUILDINGS MIGHT OCCUPY HALF OF THE BLOCK WITH TOWNHOUSES ACROSS THE ALLEY ON THE OTHER HALF. OTHER BLOCKS MIGHT CONTAIN RESIDENTIAL USES ABOVE OFFICES OR SHOPS.

IN GENERAL, THE PERCENTAGE OF COMMERCIAL USE WILL BE GREATER AS BLOCKS APPROACH THE COMMERCIAL EMPLOYMENT DISTRICT, AND THE PERCENTAGE OF RESIDENTIAL USE WILL BE GREATER AS IT APPROACHES THE PUBLIC, OPEN SPACE, AND RESIDENTIAL DISTRICTS.

## OVERVIEW OF MIXED USE DISTRICT



MIXED USE DISTRICT (MU)

1 OVERALL MAXIMUM DENSITY

The overall maximum density in the Mixed Use District shall be 280,000 square feet of non-residential space and 690 residential units.

2 PERMITTED USES

Permitted Uses in the Mixed Use District include the following Non-Residential Uses:

- ♦Hotels, Bed and Breakfasts, and Resorts
- ♦Offices
- ♦Financial Institutions
- ♦Establishments for the Retailing of Goods and/or Services
- ♦Computer Design and Development Facilities
- ♦Data Processing Facilities
- ♦Telecommunications Uses
- ♦Museums
- ♦Medical, Dental or Veterinary Clinics or Offices
- ♦Membership Clubs
- ♦Parks, Playfields, and Playgrounds
- ♦Recreational or Athletic Facilities
- ♦Restaurants and Taverns
- ♦Personal Service Uses
- ♦Indoor Amusement or Entertainment Establishments
- ♦Art or Craft Studio Space and Galleries
- ♦Religious Assemblies
- ♦Small and Large Day Care Facilities
- ♦Vocational Schools, Adult Education Facilities, Private Schools and Universities
- ♦Municipal, Governmental, and Public Utility Services
- ♦Broadcasting and Recording Facilities
- ♦Retail Service Carts and Produce Stands

Permitted Uses in the Mixed Use District include the following Residential Uses:

- ♦Detached Dwelling Units
- ♦Attached or Multi-family Dwelling Units
- ♦Senior Housing
- ♦Group Home, Residential Care, and Congregate Care Facilities
- ♦Co-Housing Units

The Town of Erie may permit other uses in the Mixed Use District with review and approval.

3 RECOMMENDED BUILDING TYPES

Recommended building types include the following:

- ♦Office Villa
- ♦Main Street Building
- ♦Office Rowhouse
- ♦Liner Office/Apartments
- ♦Live/Work Buildings
- ♦Apartments over Shops
- ♦Small Apartment Buildings
- ♦Senior Apartment Buildings
- ♦Townhouses
- ♦Duplexes

4 MIX OF USES

It is the intention of the Mixed Use District to have both residential and non-residential uses. These uses may be organized horizontally where buildings with different uses are arranged on a block and vertically where a single building contains different uses.

For vertically organized buildings non-residential uses shall be placed on the ground floor with residential uses above.

In general the percentage of non-residential use shall increase as it approaches the Commercial Employment District and the percentage of residential use shall increase as it approaches the Residential or Public Districts.

5 MAXIMUM AND AVERAGE BLOCK SIZE

The maximum block size within the Mixed Use District is 5 acres. The average block size of all blocks within the Mixed-Use District shall not exceed 4 acres. Block size shall be measured from the adjacent right of way lines or open space boundaries that define the block. Alleys or interior parking lots shall be included within the block area when determining block size.

6 MINIMUM RIGHT OF WAY WIDTH

The minimum right of way for Mixed Use District main streets designed to carry vehicular traffic through and into the neighborhood is 60'-0". The minimum right of way for other local streets in the Mixed-Use District is 50'-0". The minimum right of way for alleys is 20'-0".

7 BUILD TO LINES

The minimum building setback from a street for any building containing non-residential uses in the Mixed-Use District is 14'-0". The maximum building setback from a street for any building containing non-residential uses in the Mixed-Use District is 20'-0". Buildings fronting onto pocket parks do not need to provide these setbacks.

For buildings containing only residential uses the maximum building setback may be increased by up to an additional 15'-0" if desired. Buildings fronting onto linear or pocket parks do not need to provide these setbacks.

8 MINIMUM % OF BUILDING FRONTAGE ALONG STREET

Block faces abutting streets within the Mixed-Use District shall have building frontage along a minimum of 70% of the block face. The frontage requirement may be satisfied with the use of any of the recommended Mixed-Use building types or Pocket Parks. This building frontage requirement applies to streets only and shall not be applied to block faces abutting open space or to breaks in the block created by alley intersections. Buildings fronting onto linear pocket parks shall be deemed to meet this requirement when their fronts are within 20'-0" of the pocket park edge.

9 NEIGHBORHOOD POCKET PARKS

A minimum of 40,000 square feet of small park and/or plaza area shall be provided within the Mixed-Use District. These parks shall be provided on individual blocks and be adjacent to and accessible from the street. They shall be distributed throughout the Mixed-Use District to provide focal points and usable public open space.



10 MINIMUM OFF-STREET PARKING REQUIREMENTS

Off-street parking spaces shall be provided in the Mixed-Use District at a ratio of one space per 350 square feet of commercial floor area. Residential units with two or fewer shall provide one parking space per unit. Residential units containing three or more bedrooms shall provide 1½ parking spaces per unit.

This requirement may be modified on a block-by-block basis if it can be demonstrated that shared parking or special use circumstances warrant a parking reduction. Full size parking spaces shall be 9'0" x 19'-0". Small car parking spaces shall be 7'-9" x 15'-6". Small car spaces may constitute 25% of the required number of spaces.

11 MAXIMUM INDIVIDUAL BUILDING SIZE

The maximum individual building size shall not exceed 20,000 square feet. Individual buildings placed a minimum of 20' apart may be connected underground or with bridges at the 2nd floor or above. Senior Housing shall be exempt from the maximum individual building size.

12 MAXIMUM HEIGHT OF BUILDINGS

The maximum permitted building height shall be 35'-0".

13 MAXIMUM AND AVERAGE NUMBER OF STORIES

The maximum number of stories shall be three for all buildings. The average number of stories on any individual block shall not exceed 2.5. Senior Housing shall be allowed an average number of stories equal to three.

14 MINIMUM LANDSCAPED OPEN SPACE

The minimum landscaped open space requirement for horizontally organized residential uses within the Mixed Use District shall be 35% of the appropriate contributing area of that block. The minimum landscaped open space requirement for horizontally organized commercial uses within the Mixed Use District shall be 20% of the appropriate contributing area of that block. For buildings containing both residential and commercial uses the minimum landscaped open space requirement shall be 20% when commercial uses comprise up to 60% of the building square footage and 35% when residential uses comprise more than 40% of the building square footage.

15 MINIMUM PARKING LOT LANDSCAPING

All parking lots shall be screened from the street and contain interior lot landscaping. A minimum of 10% of each individual parking lot shall be provided with live landscaping material, including shrub borders and shade trees. At least one tree must be planted for every 200 Sq. Ft. of interior parking lot landscaping area.

16 SENIOR HOUSING BLOCKS

In the Mixed Use District up to 400 senior housing units may be built. These units shall be designated for seniors over the age of 50 years. The minimum parking requirement for Senior Housing units shall be one space per unit. The minimum usable landscaped open space requirement for Senior Housing blocks shall be 40% of the block area.

Up to three blocks, with no individual block exceeding 5 acres, may be used for Senior Housing Units.

On a Senior Housing Block up to 67% of the proposed dwelling units may be incorporated into a single structure not exceeding three stories in height. The remaining units on the block shall be placed in other smaller building types including duplexes, townhouses, and small apartment building not exceeding 4 units in any one building.

17 TRANSFER OF DENSITY BETWEEN DISTRICTS

Up to 10% of the available density in any district illustrated on the Site Improvement Plan may be transferred to a contiguous district, but in no event shall the overall sum of the proscribed densities be exceeded.

18 MODIFICATION OF THE SITE IMPROVEMENT PLAN

Districts lines shown on the Site Improvement Plan may be modified up to 150 feet in any direction at time of Preliminary Plat in order to accommodate logical divisions between building types or specific street placement.



# GOLDEN RUN

ERIE, COLORADO

AUGUST 1, 2004



**ESTATE HOMES** are located on the largest lots at the periphery of the neighborhood.



**VILLAGE HOMES** are medium-size units with a variety of architectural styles along the block.



**COTTAGE HOMES** are modest single-family homes creating social and economic diversity in the community.



**TOWNHOMES** provide for attached single-family homes with private rear yards and garages off the alley.

## *About the Residential Districts:*

**THE RESIDENTIAL DISTRICTS** OCCUPY THE WESTERN PORTION OF THE PROPERTY AND ARE SEPARATED FROM THE MIXED USE DISTRICT BY A LARGE OPEN SPACE WILDLIFE AREA AND THE PUBLIC DISTRICT. THERE ARE THREE RESIDENTIAL SUB-DISTRICTS: ESTATE (R-E), LOW DENSITY (R-L), AND MEDIUM (R-M). EACH DISTRICT ALLOWS FOR SPECIFIC BUILDING TYPES AND RELATED LOT SIZES.

**THE ESTATE DISTRICT** PROVIDES THE LARGEST LOTS AND ARE LOCATED ALONG THE PERIPHERY OF THE SITE ADJACENT TO OPEN SPACE AREAS AT THE EDGE. THESE LOTS WOULD ALLOW FOR THE LARGEST AND MOST EXPENSIVE HOMES AND PROVIDE AMPLE PRIVATE YARD AREAS.



**THE LOW DENSITY DISTRICT** PROVIDES ALLEY-LOADED LOTS THAT ARE SUITABLE FOR MEDIUM-SIZE SINGLE-FAMILY HOMES AND DUPLEXES. THERE WILL BE A RANGE OF LOT SIZES WITHIN THIS DISTRICT TO ENCOURAGE DIVERSITY IN BUILDING SIZE AND CHARACTER AS WELL AS HOUSEHOLD INCOME.

**THE MEDIUM DENSITY DISTRICT** IS LOCATED AT THE CENTER ALONG THE RESIDENTIAL BOULEVARD THAT FORMS THE SPINE OF THE NEIGHBORHOOD. THIS DISTRICT ALLOWS FOR A VARIETY OF BUILDING TYPES INCLUDING SINGLE-FAMILY HOUSES, DUPLEXES, TOWNHOUSES, AND MANOR APARTMENTS. THESE SLIGHTLY MORE DENSE USES ARE LOCATED CLOSE TO WELL-DEFINED PUBLIC PARKS AND OPEN SPACE.

## OVERVIEW OF RESIDENTIAL DISTRICTS



RESIDENTIAL DISTRICT (R)

1 OVERALL MAXIMUM DENSITY

The overall maximum density in the Residential Districts shall be 590 residential units.

2 RESIDENTIAL SUB-DISTRICTS

Within the Residential District, there are three distinct sub-districts each with specific rules and criteria. The Sub-Districts are:

- Residential - Estate (R-E)
- Residential - Low Density (R-L)
- Residential - Medium (R-M)

In general, the lowest density district, Residential - Estate, is located along the periphery of the site adjacent to open space areas. This district transitions to slightly smaller lots in the Residential - Low Density District. The Residential - Medium District is located at the center of the site along the main transportation spine that runs East-West through Golden Run. This district allows for slightly higher density residential building types to create architectural diversity and respond to the needs of different households.

3 PERMITTED USES

Permitted Uses in the Residential - Estate District (R-E) include the following:

- Single Family Detached Dwellings
- Carriage Units

Permitted Uses in the Residential - Low Density District (R-L) include the following:

- Single Family Detached Dwellings
- Corner Duplexes
- Carriage Units

Permitted Uses in the Residential - Medium District (R-M) include the following:

- Single Family Detached Dwellings
- Duplexes
- Single Family Attached Dwellings (Townhouses)
- Manor Apartments (Maximum 6 Units per Building)
- Co-housing Community

The Town of Erie may permit other uses in the Residential Districts with review and approval.

4 MAXIMUM BLOCK SIZE AND BLOCK LENGTH

There is no maximum block size within the Residential - Estate District (R-E). The maximum block size within the Residential - Low Density (R-L) and the Residential - Medium (R-M) Districts shall be 3.5 acres. The maximum block dimension for any block face shall not exceed five hundred (500) feet. Block size shall be measured from the adjacent right of way lines or open space boundaries that define the block. Alleys or interior parking lots shall be included within the block area when determining block size and block length. Through-block Green Courts or Pocket Parks shall be considered to break a block in two and block size shall be measured to the centerline of the park.

5 MINIMUM RIGHT OF WAY WIDTH

The minimum right of way for a Residential District main street designed to carry vehicular traffic through and into the neighborhood is 100'-0". The minimum right of way for other local streets within the Residential Districts is 56'-0". The minimum right of way for alleys is 20'-0".

6 BUILDING TYPES AND MINIMUMS REQUIRED

Recommended building types in the Residential - Estate District (R-E) include the following:

- Estate Dwelling (Minimum Lot Size = 8000 square feet)
- Village Dwelling (Minimum Lot Size = 6000 square feet)
- Carriage Unit (Minimum Lot Size not applicable)

A minimum of seventy percent (70%) of the lots in the Residential - Estate District must be Estate Lots or exceed the minimum lot size for Estate Lots.

Recommended building types in the Residential - Low Density District (R-L) include the following:

- Village Dwelling (Minimum Lot Size = 6000 square feet)
- Cottage Dwelling (Minimum Lot Size = 4000 square feet)
- Green Court Dwelling (Minimum Lot Size = 2400 square feet)
- Corner Duplex (Minimum Lot Size for the two units = 6000 square feet)
- Carriage Unit (Minimum Lot Size not applicable)

A minimum of twenty-five percent (25%) of the lots in the Residential - Low Density District must be Village Lots or exceed the minimum lot size for Village Lots.

Fifty percent (50%) of the Corner Lots in the Residential - Low Density District (R-L) may be Duplex Lots.

Recommended building types in the Residential - Medium District (R-M) include the following:

- Cottage Dwelling (Minimum Lot Size = 4000 square feet)
- Green Court Dwelling (Minimum Lot Size = 2400 square feet)
- Corner Duplex (Minimum Lot Size for the two units = 6000 square feet)
- Townhouse (Minimum Lot Size = 1800 square feet)
- Manor Home/Small Apartment (Lot size based on number of units)

A maximum of fifty percent (50%) of the dwellings in the Residential - Medium District (R-M) may be Manor Home/Small Apartment units.

Corner Duplexes may be subdivided into two lots. The minimum individual lot size shall not be less than 2400 square feet.

Townhouse Lots with a minimum lot area of 1800 square feet may be subdivided.

In the Residential - Medium (R-M) District Manor Home/Small Apartment units may be built on lots that provide a minimum of 1600 square feet of lot area per dwelling unit. Manor Home/Small Apartment lots shall not be subdivided.

7 BUILDING SETBACKS AND FLOOR AREA RATIOS

In the Residential Districts the specific building type located on the lot within the District determines building setbacks and floor area ratios.

Specific setback requirements are illustrated in the Lot Characteristics and Diagrams for Residential Building Types included herein.

Maximum Floor Area Ratios for each building type are listed. The square footage of accessory buildings, garages, basements, porches, arcades, decks, breezeways, and uninhabitable space shall not be included within the floor area calculation.

8 ALLEYS

In the Residential - Estate District (R-E) alleys may be provided to allow for rear access or individual lots may be accessed directly from the street in front.

In the Residential - Low Density (R-L) and the Residential - Medium (R-M) Districts alleys shall be provided to allow for rear access to at least ninety percent (90%) of all dwellings.

9 GARAGE LOCATION AND SIZE

In the Residential Low Density (R-L) or Residential - Medium (R-M) Districts where alleys are provided all garages shall be loaded from and face a rear or side alley. Where side drive lots are provided the garage shall be placed behind the principal structure. If detached there should be a minimum 10'-0" separation between buildings. If attached the garage must be placed a minimum of twenty feet behind the front façade of the dwelling. See Side Drive Garages section for further details.

In the Residential Low Density (R-L) and the Residential - Medium (R-M) Districts the maximum garage size is six-hundred (600) square feet.

In the Residential - Estate District (R-E) garages that are directly accessed from a street may be placed a minimum of twenty feet behind the front façade of the dwelling. A cumulative maximum of 18 feet of garage door width may face the street. Preference should be given to allow for access to the garage from the side rather than the front.

Semi-detached alley loaded garages may use the detached garage rear yard setback as illustrated in the Residential Building Type section. Semi-detached means that the garage has a minimum 12'-0" separation from the principal building with a connector that has a maximum width of 12'-0".

10 SIDE DRIVE GARAGES

In the Residential - Low Density (R-L) and the Residential - Medium (R-M) Districts side drives to garages may be provided as permitted herein. Where provided side drives and garages shall meet the following requirements:

On lots without alleys, garages may be accessed by a side drive with five (5) foot radii at the curb.

In the Residential - Low Density (R-L) District a single lane drive of up to twelve (12) feet in width may be located along the side yard. At a distance of not less than thirty (30) feet from the front property line, the drive may widen to a maximum of twenty-four (24) feet to provide garage access. Garages may be attached or detached.

No two side drives may be placed next to each other. At least thirty (30) between drive-ways shall be provided to allow for parking at least one car on the street between drive-ways.

In the Residential - Estate District (R-E) side drives to garages may be provided if desired. The requirements are the same as those for the Low Density (R-L) District.

11 PORCHES

In all Residential Districts, a minimum of 75% of the dwellings shall have porches facing the street meeting these minimum requirements:

♦Estate Dwellings:	Min. Depth: 8'	Min. Size: 120 SQ. FT.
♦Village Dwellings:	Min. Depth: 7'	Min. Size: 96 SQ. FT.
♦Cottage Dwellings:	Min. Depth: 6'	Min. Size: 72 SQ. FT.
♦Green Court:	Min. Depth: 7'	Min. Size: 96 SQ. FT.
♦Townhouses:	Min Covered Entry:	30 SQ. FT.
♦Manor Home/Small Apartment:	Min. Depth: 6'	Min. Size: 72 SQ. FT.

12 NEIGHBORHOOD PARKS

A minimum of 4 acres of neighborhood parks shall be located within the Residential Districts. At least one park with a minimum size of 2 acres shall be centrally located within the Residential Districts. Additional smaller parks may be distributed throughout the Residential Districts to provide focal points and usable public open space. These parks shall be adjacent to and accessible from the street. A minimum of 75% of the buildings abutting neighborhood parks shall have the fronts (or sides) facing the park. These parks shall be provided with a 1/8 of mile radius to all dwellings and be a minimum of 2,500 square feet.

13 MINIMUM OFF-STREET PARKING REQUIREMENTS

The minimum number of off-street parking spaces to be provided in the Residential Districts is as follows:

- ♦ Two (2) off-street parking spaces for all single family detached dwellings. A minimum of one of these spaces shall be within a garage.
- ♦Two (2) off-street parking spaces for all Duplex or Townhouse Dwelling Units.
- ♦One and one half (1 ½) parking spaces for all Manor Home/Small Apartment units containing two or more bedrooms. One parking space for all Manor Home/Small apartment units containing two bedrooms or less.
- ♦On 50% of the Lots on blocks containing Manor Home/Small Apartments or Townhouses tandem parking may be used to fulfill the off-street parking requirements.
- ♦One (1) additional parking space for any lot containing a Carriage Unit.
- ♦All parking spaces shall be a minimum of 9'0" x 19'0".

14 MAXIMUM HEIGHT OF BUILDINGS

The maximum permitted building height in all Residential Districts shall be 45'-0".

15 CARRIAGE UNITS

In the Residential - Estate District (R-E) Carriage Units may be provided on any lot in the District but are limited to one per lot.

In the Residential - Low Density (R-L) District Carriage Units may be provided on a maximum of 60% of the lots containing Village Dwellings.

The maximum Carriage Unit size shall be 800 square feet.  
Carriage Units are permitted above detached garages only.  
Carriage Units may not be subdivided into separate lots.

At grade Carriage Units may be permitted by review and approval by the Town of Erie for special uses where elderly or disabled occupants require access.

16 MINIMUM OPEN SPACE

The minimum open space requirement for all Lots within the Residential Districts is as follows:

- ♦Single Family Detached Dwellings (not incl. Green Court) = 35% of the Lot Area
- ♦Green Court Dwellings =30% of the Lot Area (Not incl. common park area)
- ♦Single Family Attached Dwelling Units (Townhouses) = 25% of the Lot Area
- ♦Manor Home/Small Apartments = 30% of the Lot Area

17 TRANSFER OF DENSITY BETWEEN DISTRICTS

Up to 20% of the available density in any Residential Sub-District illustrated on the Site Improvement Plan may be transferred to a contiguous Sub-District, but in no event shall the overall sum of the proscribed densities be exceeded.

18 MODIFICATION OF THE SITE IMPROVEMENT PLAN

Districts lines shown on the Site Improvement Plan may be modified up to 150 feet in any direction at time of Preliminary Plat in order to accommodate logical divisions between building types or specific street placement





A community center combined with open park land can create an important civic focus for the neighborhood.



Houses along an open space edge present a welcoming family of porches to residents using the open space.

PUBLIC DISTRICT (P)

1 PURPOSE AND INTENT

THE PUBLIC DISTRICT IS LOCATED IN THE CENTRAL PORTION OF THE SITE BETWEEN THE MIXED USE DISTRICT ON THE EAST AND THE RESIDENTIAL DISTRICTS TO THE WEST. THE MAIN EAST-WEST TRANSPORTATION CORRIDOR SHALL BE LOCATED ADJACENT TO THIS DISTRICT. THE INTENTION OF THE PUBLIC DISTRICT IS TO RESERVE A SIGNIFICANT AREA ON THE SITE FOR FUTURE CIVIC USE.

2 PERMITTED USES

THE PERMITTED PUBLIC USES IN THIS DISTRICT INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CIVIC CENTER, SCHOOLS, LIBRARY, COMMUNITY CENTER, COMMUNITY GARDENS, RECREATION CENTER, AND OPEN SPACE. THE PUBLIC DISTRICT IS RESERVED FOR THESE TYPES OF CIVIC USES AS DETERMINED BY GOLDEN RUN, LLC AND THE TOWN OF ERIE OVER TIME.



OPEN SPACE DISTRICTS (OS)

1 PURPOSE AND INTENT

OPEN SPACE DISTRICTS ARE PROVIDED AT GOLDEN RUN FOR A VARIETY OF REASONS. IN GENERAL THEY PROVIDE A GREEN BUFFER ZONE AROUND THE PERIPHERY OF THE SITE AS WELL AS A MAJOR AMENITY THROUGH THE CENTER. ALMOST 25% OF THE SITE'S AREA IS DEVOTED TO THIS USE. TOGETHER WITH THE GENEROUS ALLOCATION OF NEIGHBORHOOD PARKS, GREEN AREAS THROUGHOUT THE SITE WILL PLAY AN IMPORTANT ROLE IN SHAPING NEIGHBORHOOD IDENTITY AND HELPING TO REALIZE THE VISION FOR GOLDEN RUN.

2 SUB-DISTRICTS AND PERMITTED USES

THERE ARE THREE SUB-DISTRICTS SHOWN ON THE SITE IMPROVEMENT PLAN. OS-1 AND OS-3 ARE ON THE EASTERN AND WESTERN EDGES. PERMITTED USES IN THIS AREA INCLUDE BUT ARE NOT LIMITED TO: NATIVE GRASSES, TREES, TRAILS, EASEMENTS, DRAINAGE SWALES AND DRAINAGE DETENTION. OS-2, LOCATED THROUGH THE CENTRAL PORTION OF THE SITE, IS PRINCIPALLY INTENDED FOR USE AS A NATIVE WILDLIFE HABITAT, NATURAL AREA, AND COMMUNITY GARDENS, INCLUDING POND(S), NATIVE GRASSES, AND TREES. WATER STORAGE BENEFITING THE TOWN OF ERIE MAY BE PROVIDED IN THIS AREA. OTHER USES SUCH AS DRAINAGE SWALES AND DETENTION, TRAILS AND EASEMENTS ARE ALSO ALLOWED AS SECONDARY USES.