

Green Valley Ranch North Design Standards



January 5, 2001



Green Valley Ranch North

Design Standards

Prepared For:



Prepared By:



Introduction

A. Purpose of Standards

The purpose of these design standards is to guide the development of Green Valley Ranch North in a manner that is consistent with the vision and objectives set forth below. The Green Valley Ranch North Design Review Committee (GVRN DRC) will administer these design standards and regulations according to review procedures set forth in Section VIII and referenced in the Master Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch North.

The vision for Green Valley Ranch North, north of 48th Street and east of Tower Road, can be summarized as follows:

Green Valley Ranch North is envisioned as a planned community anchored by a Town Center. Its two villages, the Town Center and the Golf Course Village offer a variety of lifestyle experiences. The Town Center Village has a more urban character that mirrors older parts of Denver, with its modified grid street system, Main Street retail area and more linear form. The Golf Course Village has a more suburban feel with the meandering golf course and curvilinear street system.

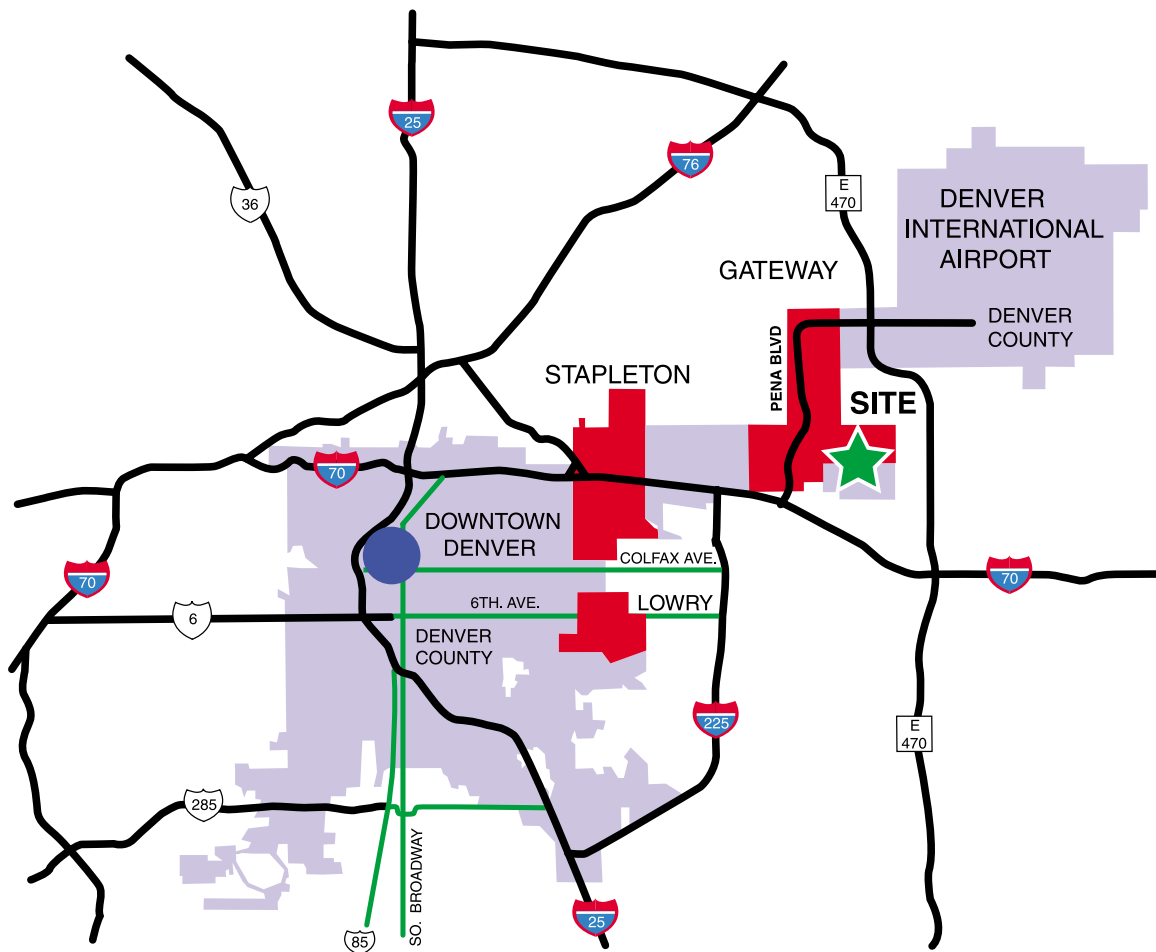
The GVRN DRC will evaluate development proposals as to the extent that they are consistent with this vision and development concept.



B. Applicability of Standards and Regulations

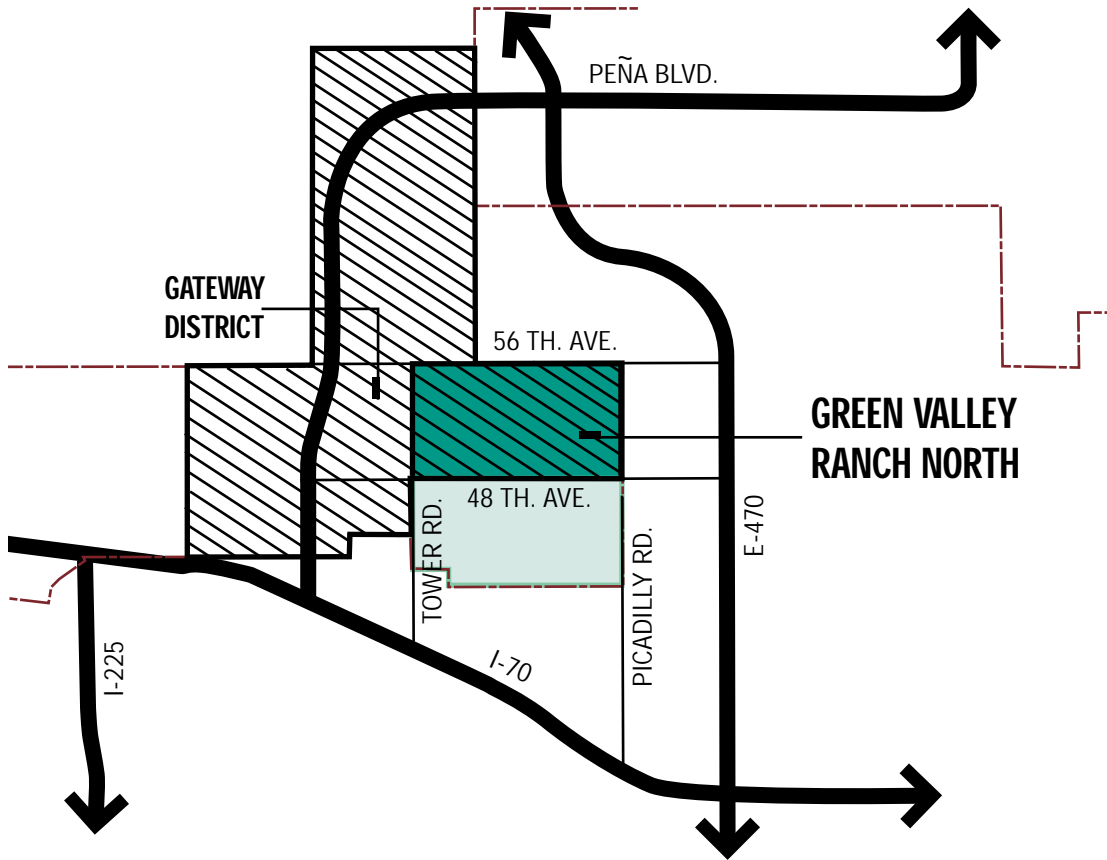
These Design Standards shall be applicable to all development and improvements subject to the review provisions of the Master Declaration of Covenants, Conditions, and Restrictions for Green Valley Ranch North (Master Declaration).

The area subject to the Master Declaration is generally bounded by 56th Avenue on the north, Picadilly Road on the east, 48th Avenue on the south, and the Tower Road on the west, and is depicted on the exhibits shown on pages 6 and 7. Additional information about the applicability of these standards and the associated review process is contained in Section VIII.



REGIONAL LOCATION MAP





SITE LOCATION MAP



C. Relationship with City of Denver Regulations

Green Valley Ranch North is under the jurisdiction of the City and County of Denver and is subject to the zoning, subdivision, development, and design regulations, processes and guidelines of that jurisdiction. That portion of Green Valley Ranch North, north of 48th Avenue is within an area of the City and County of Denver called “Denver Gateway,” an area that has its own design guidelines (Design Guidelines for Denver Gateway).

The Green Valley Ranch North (GVRN) Design Standards are consistent with, but in many instances augment and go beyond, Denver’s regulations and Denver’s Design Guidelines for Denver Gateway. It is important, therefore, that anyone contemplating development or improvements subject to review by the GVRN DRC consult both documents to obtain a complete listing of the applicable design standards. Please note that Sections IV through VIII of the GVRN Design Standards begin with a listing, *in italics*, of several design guidelines from Denver’s Design Guidelines for Denver Gateway. These listed design guidelines generally represent considerations and requirements that go beyond the GVRN Design Standards. Again, it is important that readers consult Denver’s guidelines for the complete text for these referenced guidelines, as well as for other guidelines that are applicable.

If the application of any standard contained in this GVRN Design Standards document is in conflict with a City standard or regulation, the more restrictive of the two shall govern; provided, however, that no City regulation or process may be waived or modified by the application or administration of these GVRN Design Standards.



The specific design standards for circulation; site development and planning; architectural design; and landscape architecture are listed and discussed in Section IV through VII. **Please note that standards highlighted in bold type are considered mandatory**; other items are voluntary, but encouraged.

D. General Planning and Development Objectives

In order to achieve this vision, the objectives of these standards and regulations are to promote:

1. Neighborhoods with a clear organization and logical layout that are linked to nearby neighborhoods, open spaces, and circulation systems.
2. Neighborhoods with a walkable scale that include significant components of public open space and an integrated system of walkways, trails, and bike paths that are linked to similar areas on adjacent properties.
3. Neighborhoods that are aesthetically attractive and not monotonous, and compatible with the larger community in their selection of materials, colors, building forms, and architectural styles.
4. Neighborhoods that provide a broad spectrum of housing types aimed at different household types and income levels.
5. Neighborhoods that integrate retail and support activity centers that are sized, located, and designed to serve the residents of the nearby neighborhoods while avoiding strip development patterns.

