



BROOMFIELD TOWN SQUARE

PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

VICINITY MAP ::



I. LEGAL DESCRIPTION ::

A PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; AND BEING, AND ALL OF LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A, AND ALL OF LOT 1, BLOCK 1 BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B, AND THE REMAINDER OF THE METES AND BOUNDS PROPERTY DESCRIBED UNDER RECEPTION NO. 19491-1972, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 1 BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B;

THENCE N00°25'21"W, 1,573.43 FEET TO THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 1556981-1995;

THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN RECEPTION NO. 1556981-1995 S60°56'52"E, 287.14 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 2;

THENCE ALONG THE EXTERIOR OF SAID LOT 1, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 2 FOR THE NEXT SIX (6) COURSES;

- 1) THENCE S00°25'17"E, 62.98 FEET;
- 2) THENCE S48°25'40"E, 192.03 FEET;
- 3) THENCE S60°07'42"E, 270.00 FEET;
- 4) THENCE S75°17'54"E, 165.00 FEET;
- 5) THENCE N89°57'07"E, 525.00 FEET;
- 6) THENCE S33°01'31"E, 72.71 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, AND A LONG CHORD OF S15°53'00"W, 104.60 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF SPADER WAY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SPADER WAY FOR THE NEXT EIGHT (8) COURSES;

- 1) THENCE SOUTHERLY, A DISTANCE OF 106.85 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40°48'47";
- 2) THENCE S36°17'23"W, 90.39 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A LONG CHORD OF S18°05'13"W, 156.19 FEET;
- 3) THENCE SOUTHERLY, A DISTANCE OF 158.85 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 36°24'20";
- 4) THENCE S00°06'57"E, 103.47 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET AND A LONG CHORD OF S04°50'50"E, 61.04 FEET;
- 5) THENCE SOUTHERLY, A DISTANCE OF 61.11 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 09°27'47";
- 6) THENCE S09°34'44"E, 98.00 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 270.74 FEET, AND A LONG CHORD OF S04°50'35"E, 44.58 FEET;
- 7) THENCE SOUTHERLY, A DISTANCE OF 44.63 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°26'41";
- 8) THENCE S00°07'14"E, 107.84 FEET TO THE NORTHEASTERLY CORNER OF LOT 2, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A;

THENCE ALONG THE EXTERIOR OF SAID LOT 2, BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT A FOR THE NEXT EIGHT (8) COURSES;

- 1) THENCE S89°54'01"W, 34.93 FEET;
- 2) THENCE S44°53'40"W, 87.66 FEET;
- 3) THENCE S00°06'20"E, 13.85 FEET;
- 4) THENCE S44°53'40"W, 114.14 FEET;
- 5) THENCE S89°54'01"W, 56.85 FEET;
- 6) THENCE S00°05'59"E, 71.32 FEET;
- 7) THENCE N89°54'01"E, 206.34 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 28.12 FEET AND A LONG CHORD OF N44°54'01"E, 39.77 FEET;
- 8) THENCE NORTHEASTERLY, A DISTANCE OF 44.17 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAMAR STREET;

THENCE S00°06'25"E, 69.64 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 BROOMFIELD CITY CENTER SUBDIVISION FILING NO. 3, REPLAT B;

THENCE S89°54'01"W, 1,237.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,473,876 SQUARE FEET OR 33.836 ACRES, MORE OR LESS.

ALSO INCLUDING LOT 2, BLOCK 1, MINOR SUBDIVISION PLAT THE SAFEWAY MARKETPLACE SUBDIVISION FILING NO. 2 REPLAT;

CONTAINING 239,026 SQUARE FEET OR 5.487 ACRES, MORE OR LESS;

FOR A TOTAL AREA OF 1,712,902 SQUARE FEET OR 39.323 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE LINE BETWEEN BROOMFIELD GPS NO. 1 AND NGS B413, BOTH CITY AND COUNTY OF BROOMFIELD CONTROL MONUMENTS, BEING S28°52'36"W USING STATE PLANE COLORADO COORDINATES - NORTH ZONE (US SURVEY FEET), AS MONUMENTED ON THE SOUTH BY A 5" NGS LOGO CAP NORTHEAST OF THE INTERSECTION OF W. 120TH AVE AND MAIN STREET, AND ON THE NORTH BY A BROOMFIELD GPS CAP IN THE SIDEWALK WEST OF THE INTERSECTION OF DESCOMBES DRIVE AND LAMAR STREET

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202

II. SITE DEVELOPMENT PLAN APPROVAL PROCESS ::

- Administrative Review shall be permitted in accordance with BMC section 17-38-230. In addition, architectural elements and for accessory structures including, but not limited to: restrooms, outdoor patios, boat house, pump house, park maintenance buildings, or other related accessory uses and features intended to support the overall public realm, or amendments to architectural elevations or site design approved as part of a Master Site Development Plan may be submitted for administrative review and consideration of approval per BMC Section 17-38-230.
- Future SDPs or Major Amendments shall be eligible for LURC review and approval, with a City Council call-up provision, in accordance with BMC section 17-38-190 and 17-38-195.
- The development team is under a concurrent Master Site Development Plan review process which includes buildings on Lot 1, 2, 3, 4 and 10.1. Any buildings approved as part of the Master Site Development Plan shall not require subsequent individual Site Development Plan Submittals. Modification to buildings of up to 15% will be subject to administrative approval subject to BMC 17-38-230 but excluding height increases.
- No building permits shall be issued for any uses on Lot 6 until vertical construction commences on one or more structures containing commercial uses on each of Lots 2, 3, 10.1, and 10.2, as those lots are shown on the Planned Unit Development plan.

Development Agreement

The development is subject to the terms and conditions set forth in the Redevelopment and Reimbursement Agreement approved by the Broomfield City Council on November 12, 2019. The agreement addresses, generally:

- The sharing of revenues generated from within the property by Broomfield, the Broomfield Urban Renewal Authority (BURA), and the developer;
- The character of the development to occur (including the tenant mix objective).
- Management of the project
- Affordable housing
- Conveyance of property to the developer
- The general extent of public improvements.

Additional terms and details will be established in future agreements between the City and County of Broomfield, the Broomfield Urban Renewal Authority, the master developer and/or builders which may include, for example, amendments to the 2019 agreement, subdivision improvement agreements, and intergovernmental agreements.

The following is an excerpt from the Agreement regarding the tenant mix objective and examples of representative projects/districts:

"Tenant Mix Objective" means a mix of retail, restaurant service, and other business tenants that together create a distinctive blend of offerings, goods, and services intended to meet the needs, desires, and demands of the local neighborhood, City and County of Broomfield, and the broader community trade area and that contributes to enhancing the Project by delivering the desired "Town Square" experience with opportunities to stroll and linger. The overall theme of the project is to create a mixed-use town square that will attract local residents to its locally owned or otherwise desirable eateries and retail outlets, professional offices and residences. Example of projects or districts with tenant mixes similar to the Tenant Mix Objective include Highland Square (W. 32nd and Lowell (Denver, CO), Main Street Louisville (Louisville, CO), Eastbridge Town Center (Denver, CO), South Gaylord Street (Denver, CO), Larimer Square (Denver, CO), and Old Town Fort Collins (Fort Collins, CO).

III. STATEMENT OF PROJECT INTENT ::

The primary purpose of this PUD/Preliminary Plat is to update the existing (PUD) zoning for this property in a manner that aligns with the community and city vision for a new Town Square. This site is designated as a Civic Center District by Goal LU-G: Civic Center District in the Broomfield Comprehensive Plan 2016. This PUD envisions a Town Square which builds on the positive image of the new civic center and includes uses and facilities that "can serve as the cultural and entertainment hub of the city... a lively, pedestrian-oriented place with a mix of retail, professional services, offices, entertainment uses, civic uses and public outdoor spaces."

This PUD will allow the site to develop in a logical, efficient manner that integrates with the surrounding land uses and provides a mixed use development pattern where people can live, work, and play. A variety of uses, primarily within mixed-use buildings, and public spaces are intended to create a vibrant, pedestrian scaled development pattern that supports the vision for Broomfield Town Square. Building form, scale and setbacks are carefully considered to create an urban, active public realm while balancing the need to respect private residential space.

The PUD establishes the over-arching site organization, streets, land uses and general design standards which will be administered by City staff in reviewing individual Site Development Plans.

Planning Area 1 (Residential Mixed-Use)

The intent of this planning area is to provide for a compact, mixed-use development comprised of residential and ground floor commercial organized around a new town square north of 1st Avenue

Planning Area 2 (Commercial Mixed-Use)

South of 1st Avenue, the former Safeway building will be reconfigured into a mixed use market hall envisioned to contain a variety of retail, commercial, community and businesses uses. Future development phases between the mixed-use market hall and 120th Ave. may include multi-family residential, commercial space and hospitality.

VARIANCES ::

	BMC OR PUD REQUIREMENT	REQUESTED VARIANCE	LOCATION ON SITE PLAN	JUSTIFICATION
BMC 17-32-070 - Off-street parking; access requirement	Standard parking stall in parking lot is 9 feet wide by 19 feet in length with a 25' aisle for 90 degree parking.	Standard stall is 9 feet wide by 18 feet length with a 24' aisle for 90 degree parking.	All off-street surface parking lot and parking garages.	Increases areas available for additional landscaping, improves parking efficiencies in parking structure and reduces costs.
BMC 17-38-230 - Modification	Modifications are restricted no more than 10% of changes for the Site Development Plan.	Modifications up to 15% to architectural elements and for accessory structures including, but not limited to: restrooms, outdoor patios, boat house, pump house, park maintenance buildings, or amendments to architectural elevations or site design approved as part of a Master Site Development Plan will be subject to administrative approval subject to BMC 17-38-230 but excluding height increases.	Any architectural site plan, elevations, accessory structures, and feature to support for public realm	n/a

SIGNATURE BLOCK ::

SURVEYOR'S CERTIFICATION

I, Michael Lindquist, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for Broomfield Town Square PUD was made under my supervision and the accompanying plan accurately and properly shows said survey.

By Michael Lindquist 11-01-2022 /
Registered Land Surveyor Date

OWNERS
City and County of Broomfield 11-15-2024 /
Date

By Jennifer Hoffman
Jennifer Hoffman, City Manager

APPROVALS

LAND USE REVIEW COMMISSION:

This PUD is recommended for approval by the City and County of Broomfield Land Use Review Commission this 24th day of January, 2022.

ECC Chairman
Marnette Makin Secretary

CITY COUNCIL:

This PUD is approved and accepted by the City Council of the City and County of Broomfield, Colorado, this 30th day of March, 2022.

Mayor Mayor
Christa Barron City Clerk

SHEET INDEX ::

SHEET 1: COVER SHEET AND INTRODUCTION

SHEET 2: SITE PLAN CONCEPT

SHEET 3: PERMITTED USES

SHEET 4: DESIGN GUIDELINES



CIVITAS

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Broomfield Town Square
Planned Unit Development
Broomfield, CO

Consultants:

Development Executive

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Stamp:

Issue Record

1.27.2021	Submittal 1
8.19.2021	Submittal 2
11.12.2021	Submittal 3
12.17.2021	Submittal 4
1.28.2022	Submittal 5
3.07.2022	Submittal 6
9.30.2022	Submittal 7

Revisions

CVT Proj. #: 2-19-30

Drawn: S.C.

Checked: C.W.P.

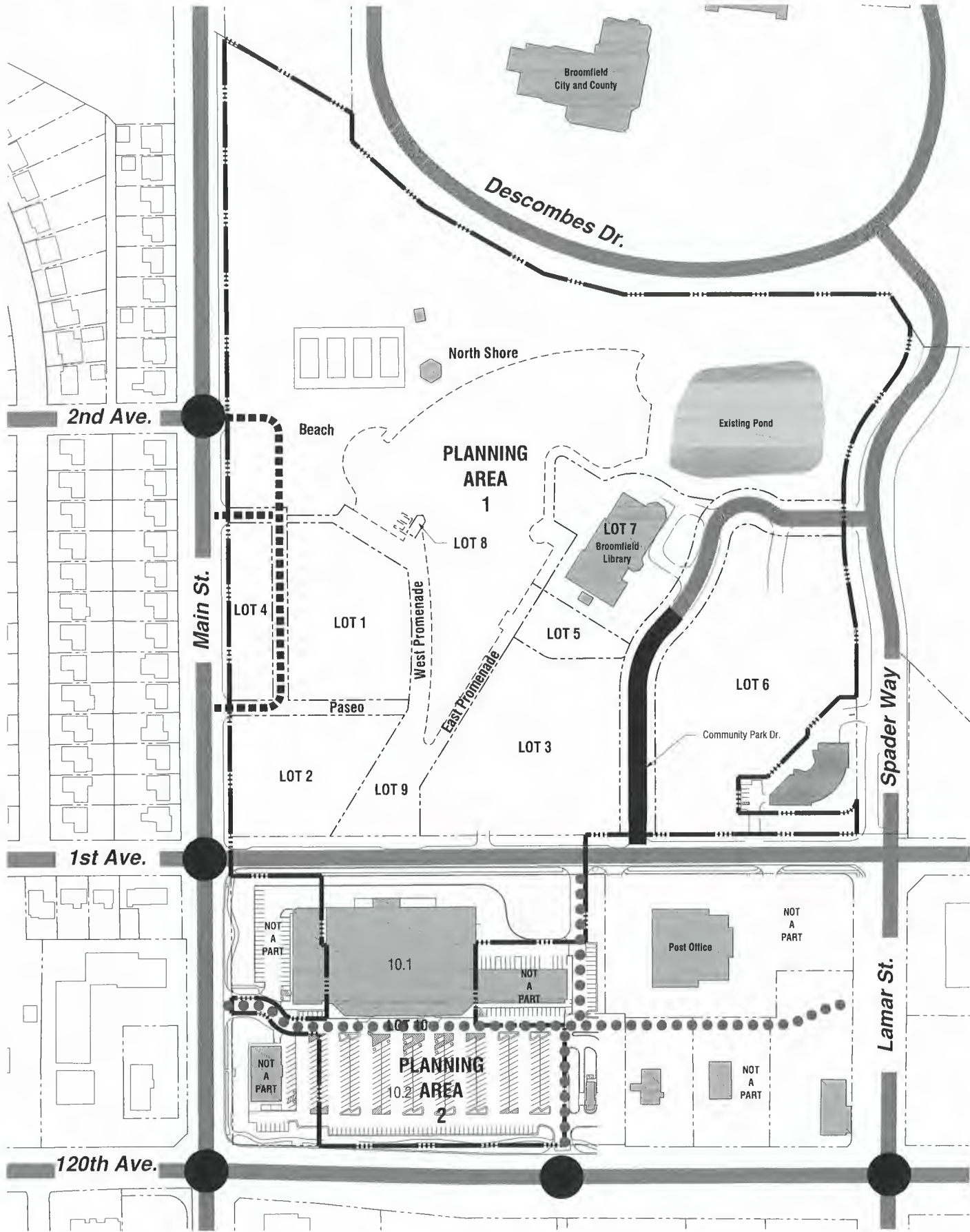
COVER SHEET AND
INTRODUCTION

SHEET 1 OF 4

BROOMFIELD TOWN SQUARE

PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
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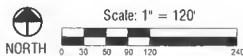
NOTES ::

New street and ally locations shown are conceptual. Number and location of access points will be determined by Site Development Plan.

This PUD plan or any phase thereof may be revoked by the City Council if a site development plan is not submitted to the City of Broomfield within five years from the date of approval of this PUD plan by the City and County of Broomfield.

LEGEND ::

- PUD BOUNDARY
- - - PROPOSED LOT BOUNDARY
- EXISTING SIGNALIZED INTERSECTION
- EXISTING STREET TO REMAIN
- EXISTING ACCESS DRIVE TO REMAIN
- PROPOSED STREET
- PROPOSED ALLEY
- - - PROPOSED EDGE OF NEW LAKE



IV. SUMMARY LAND USE TABLE ::

Planning Area	Land Area			DU/AC	Units	Commercial Gross Floor Area (sq.ft.)
	Sq.ft.	Acres	%			
PA - 1	1,472,425	33.80	86	19	643	40,000
PA - 2	239,023	5.49	14	-	-	147,000 ⁽¹⁾
Total	1,711,448	39.29	100	16	643	187,000

(1) Hotel keys on lot 10.2 are not included in the commercial gross floor area. Additional gross floor area may be applied to a hotel use and shall not be allocated to residential uses. Any future request to increase residential units shall require a formal application of a PUD plan amendment and be subject to City Council consideration and approval.

Planning Area 1 (Located north of 1st Ave.)

Lot #	Land Use	Land Area			DU/AC	Units
		Sq.ft.	Acres	%		
1	Multi-family Residential	78,217	1.80	5	90	161
2	Mixed-Use Residential	64,657	1.48	4	65	97
3	Mixed-Use Residential	119,700	2.75	8	80	221
4	Single Family Attached	29,735	0.68	2	18	12
5	Library Park ⁽²⁾	17,700	0.41	1	-	-
6	Multi-family Residential	176,284	4.05	12	38	152
7	Library	75,131	1.72	5	-	-
8	Boat House	1,000	0.02	0	-	-
9	Plaza/Promenade ⁽²⁾	59,679	1.37	4	-	-
-	Park and Open Area ⁽²⁾	565,835	12.99	38	-	-
-	Paseo ⁽²⁾	7,125	0.16	0	-	-
-	Lake ⁽²⁾⁽³⁾	195,244	4.48	13	-	-
-	R.O.W. (road/alley)	82,118	1.89	6	-	-
Total		1,472,425	33.80	100	19	643

Planning Area 2 (Located south of 1st Ave.)

Lot #	Land Use	Land Area			Hotel Keys
		Sq.ft.	Acres	%	
10.1	Safeway ⁽⁴⁾ reuse and south side of 1st Ave. retail	-	-	-	-
10.2	Mixed-use development (Retail/Office/Hotel)	-	-	-	175
Total		239,023	5.49	100	175

- (1) Parking garage areas are excluded from multi-family mixed-use building floor area calculation.
- (2) The total for open area for the development is 845,583 sq.ft. which comprises 57% of Planning Area 1 and 49% of both planning areas. Open areas are intended to serve both planning areas.
- (3) Refers to new lake area only. Existing pond is a part of Park and Open Area.
- (4) Current gross floor area of the former Safeway building is 61,600 sq.ft.

V. BUILD OUT SEQUENCE (START OF WORK) ::

1. Lot 10.1 Market Hall (former Safeway conversion).
2. New Lake, North Shore, Beach
3. Lot 1 Residential, West Promenade
4. Lot 3 Mixed Use Residential, East Promenade, Lot 5 Library Park
5. Lot 2 Mixed Use Residential, Plaza, 1st Avenue, New Street
6. Lot 4 Townhomes
7. Lot 7 Potential future expansion/redevelopment by the City and County of Broomfield.

Ultimate phasing to be based upon market conditions. Development is dependent on market demand but is anticipated to be completed in three to four years.
Future phases may include build-out of southern portion of Lot 6 (parking lot) and Lot 10.2.



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VI. PERMITTED USES ::

A. Planning Areas 1 and 2 (Mixed-use)

- Accessory buildings and uses.
 - Outdoor exercise
 - Dining patios
 - Boat house
 - Ice cream stand
 - Entertainment district
 - Outdoor amphitheater
 - Temporary art installations
 - Drainage facilities.
 - Home occupations as defined in Section 12.32.020 of City and County of Broomfield Municipal Code.
 - Food trucks.
- Artist studios and galleries.
- Bars, Taverns, Breweries, Wine bar, Distilleries, Wineries and Cideries.
- Beer gardens
- Butchers, Bakeries and Fish monger.
- Civic uses including library, performing arts, maker space and similar uses.
- Commercial recreational uses.
- Community gathering space.
- Co-work office.
- Emergency Services.
- Farmers market.
- Hotels.
- Indoor and outdoor public/private recreation and entertainment areas and facilities.
- Light maker space including, but not limited to candle makers, wood workers, jewelers, etc.
- Multi-family residences, including co-housing, age-targeted, age-restricted and affordable.
- Municipal buildings.
- Neighborhood retail.
- Offices and clinics including medical and dental offices.
- Other innovative retail/commercial businesses adapting to the new retail/post pandemic reality that are not expressly identified herein shall be considered by the Planning Director on the merits they meet the intent of creating a vibrant and safe Town Square.
- Parks, plazas, playgrounds, and paseos.
- Personal and group fitness studios (yoga, cross-fit, etc.)
- Personal service shops.
- Professional office.
- Public and private schools including child day care facilities.
- Public/private recreation areas and facilities.
- Religious uses.
- Restaurants and other eating and/or drinking establishments.
- Single-family attached residences.
- Special Events.
- Surface and structured parking.
- Theaters, cinemas and auditoriums.
- Wireless communications facilities in accordance with Broomfield Municipal Code 17-35. The design of small cells shall fit the aesthetic of the public realm design and utilize similar light pole standards. In order to protect the vision and design of the public realm, the location of small cell facilities within the public rights-of-way adjacent to the project (Main Street, E. 1st Avenue, Community Park Drive, Lamar Street and West 120th Avenue), the Broomfield Town Square Metropolitan District may review and comment on the location and design of said proposed facilities as may be permitted by state statute. Broomfield intends to act in good faith to refer relevant small cell wireless applications to the metro district for its review and comment. The Developer acknowledges that the small cell wireless facilities locations are governed by state statute at the time of approval of this PUD Plan and, as such, the role of the metro district may be limited.

Ownership and Maintenance responsibilities will be addressed in the Site Development Plan and associated agreement(s). Specified areas should be landscaped with trees, shrubs, perennials and turf grass, and should be watered by automatic irrigation systems.

B. Development Standards

	Retail, Commercial or Office	Multi-Family Residential	Residential Attached Single-Family	Parking lot
Setback from Main Street (min.)	20'	20'	20'	20'
Setback (min./max.) from Parks, Paseo, Promenade and Plaza	0'/10'	5'/15'	5'/15'	10'
Setback (min./max.) from 120th Ave.	0'/10'	10'/20'	10'/20'	20' ⁽⁵⁾
Setback (min./max.) from 1st Ave.	0'/10'	10'/20'	10'/20'	10'
Setback (min./max.) from Community Park Drive	0'/10'	5'/15'	5'/15'	10'
Setback within Library lot (min.)	0'	n/a	n/a	n/a
Rear Setback (min.) from alley	0'	0'	0'	0'
Building Height (max.) ⁽⁴⁾	65' ⁽²⁾	65' ⁽²⁾	35' ⁽¹⁾	n/a
Building Height along Main Street (max.) ⁽⁴⁾	n/a	55' ⁽³⁾	35' ⁽¹⁾	n/a
Floor Area (min. sq. ft.)	-	-	550	n/a

- (1) Not to exceed three stories. Stair tower accessing rooftop decks may exceed 35' height limit. Rooftop decks are not considered a story and are allowed to exceed 35' height limit.
- (2) The 65' and up to 5 stories maximum building height includes parapet. Stair towers, elevator towers, mechanical equipment screens and other similar appurtenances are excluded from maximum building height. Architectural and identity features may exceed 65' by 5' for up to 35% of any one building facade.
- (3) The 55' and up to 4 stories maximum building height includes parapet for multifamily residential at the northeast of corner of Main Street and E. 1st Ave. A minimum 6' upper story setback is required above the third story for facades fronting Main St. Stair towers, elevator towers, mechanical equipment screens and other similar appurtenances are excluded from maximum building height. Architectural and identity features may exceed 55' by 5' for up to 35% of any one building facade.
- (4) Building heights are measured from average finished grade to top of parapet or roof peak.
- (5) Setback for new construction parking lot. The existing parking lot and setback to remain which is approximately 20'.

C. Parking Standards

In order to create a more walkable, urban environment, land resources devoted to parking should be minimized. Planned parking facilities should be designed as efficiently as possible by promoting standards to minimize square footage per parking stall and promote pedestrian connections between uses. (For example, inefficient parking layouts should be discouraged; ground floor retail or commercial wraps should be encouraged for any parking garages).

Shared use of parking should be encouraged between nearby complimentary land uses. Active parking management and use of parking technology is also encouraged. Parking policies should be enacted to promote alternative modes of transportation such as rail, bicycle, bus, shuttle circulator, and other alternatives. Car-share programs, guaranteed ride home, and other options should be implemented to further support user groups who may arrive via alternative modes.

Early phase surface parking is allowed until such time that the market warrants parking structures. Early phase surface parking should be minimized to the extent feasible. As the development densifies over time, surface parking should transition to parking structures.

District parking strategy

An off-street, district parking strategy is encouraged to take advantage of potential shared parking strategies based upon peak parking demands for various uses and possible reductions due to transit usage, on-demand rideshare, and internal trip capture. In addition, the existing library parking lot and municipal parking lots located north of Descombes Drive and east of Spader way are anticipated as overflow parking for special events.

Parking requirements

A Master Site Development Plan will be submitted that identifies parking requirements for that particular phase of development. Parking requirements for the Master Site Development Plan will be reviewed based upon a detailed district parking study, provided by the development team, to ensure that an adequate parking plan is achieved.

On-street parking and managed curb space

Portions of on-street parking along E. 1st Avenue and Community Park Drive may be treated as managed curb space. A specific plan may be proposed to identify a strategy for managing curb zone to allow for delivery, ride-share zone, and public parking. Under this scenario, publicly available parking would be managed with a combination of time limits, permit parking programs, and/or parking meters to encourage turn-over of the most convenient spaces for customers and visitors. Parking policies will be coordinated with the City and County of Broomfield subject to the then-current Broomfield Municipal Code. In the case of 1st Avenue, the city will coordinate with the developer to ensure the managed curb space supports a successful retail environment at the town square.

Omissions

All other development standards or requirements, or any questions which might arise regarding a condition of development which has not been anticipated, or was omitted from these specifications, will fall under the requirements of the Broomfield Municipal Code.

Supplemental Engineering Reports

Final drainage, utility and traffic studies will be prepared for this PUD during site-wide SDP submittal.

Parks and Open Area

Design specifications and maintenance responsibility for parks and open lands will be defined in the developer's agreement and/or the Site Development Plan.

Signage

Site and building signage will be reviewed and approved in accordance with applicable sign code until a Master Signage Plan has been approved for Broomfield Town Square. Any sign variances will be requested as part of the Signage Master Plan submittal.

Public Art

Public Art is planned within the development and will be proposed to Broomfield's Public Art Committee through a future public art plan.

CIVIL
TAS

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Broomfield Town Square
Planned Unit Development
Broomfield, CO

Consultants: Development Executive

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Civil Engineer

Wilson & Company
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9.30.2022	Submittal 7

Revisions:

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CVT Proj. #: 2-19-30

Drawn: S.C.

Checked: C.W.P.

PERMITTED USES



BROOMFIELD TOWN SQUARE

PLANNED UNIT DEVELOPMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
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VII. DESIGN GUIDELINES ::

The Broomfield Town Square PUD is intended to Create a Civic Center District as recommended by Goal LU-G: Civic Center District in the Broomfield Comprehensive Plan 2016.

A. Site Design

- Encourage vertical rather than horizontal separation of uses: apartments and office uses above retail.
- Sidewalks at least 6' wide are encouraged to provide sufficient space to allow easy pedestrian flow. The walk pavement should be detailed to create a simple pattern; colored and scored concrete should be used for crosswalks.
- Traffic calming measures, including curb extensions, raised crossings, and concrete pedestrian crossings should be considered; and, street design should allow parallel parking to create a buffer zone between drive lanes and pedestrian zones.
- Site furniture should create a coordinated, understated vocabulary. Pedestrian and non-auto-oriented furniture as benches, bicycle racks, trash receptacles, and information kiosks should be used.

More than one vehicular and pedestrian entry into the site should be considered to integrate with existing adjacent development. Varied architecture, colors, forms and massing should be incorporated to enhance variety in keeping with the concepts of the Master Plan. Development standards/design guidelines prepared for the 'Town Square' will identify key thematic public realm elements for the project. These elements will tie together individual buildings and uses.

Community Spaces and Special Features

Buildings should offer attractive and inviting pedestrian scale features, spaces and amenities. Building and parking garage entries should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Pedestrianways should be anchored by special design features such as arcades, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. The following public spaces and public amenities should be considered in overall site design and have direct access to public pedestrian circulation network: patio/seating areas, central plaza with pedestrian amenities, pedestrian promenades, children's playground area, public art, water feature, or other such focal features. These areas will have direct access to the pedestrian circulation system.

Pedestrian Circulation

Sidewalks should be provided along all sides of the Lot which abut a public street. Continuous pedestrian walkways should be provided to connect the public sidewalk to principal building entrances. Pedestrian walkways should provide connections between building and parking garage entries, adjacent existing and future land development, connect focal points and community nodes, transit stops, street crossings and storefront entries. Pedestrian walkways should be distinguished from driving surfaces through the use of durable landscape treatments and/or low-maintenance surface materials such as pavers, bricks, or scored concrete. Wayfinding signage will be incorporated throughout the development.

Service Areas

Outdoor storage, trash collection, and loading areas shall be screened, recessed or enclosed. Service areas should be located in a manner that they are not visible from adjoining neighborhoods, pedestrianways, streets or customer entrances. Screening should be accomplished by landscape materials and/or architectural treatments with similar or complementary materials to the primary structures.

Signage

Signage will comply with the Broomfield Municipal Code. A common signage plan to enhance the "Town Square" identity with distinctive graphics that still offer tenants and project developers the opportunity to differentiate themselves should be developed with the first Site Development Plan submittal.

Open Area Development

- Pedestrian connections to open areas are required.
- Open area should be coordinated between building sites and should relate to the overall landscape development.
- Open area should be safe and inviting and should incorporate landscaping, site furnishings, and enhancements suited to the site context to promote the desired vision of a Town Square.

B. Architecture

Building Character

Facades should be articulated to create human scale and interest. They should be consistent with the project's identity, character and scale. Facade walls should incorporate horizontal relief projections and recesses to provide visual interest. Ground floor facades should have recessed windows, entry areas, awnings or other such features to provide visual interest. Building facades may use changes in color, texture and material judiciously to provide visual interest. All facades of a building which are visible from adjoining properties and/or public street or paths should incorporate features similar to the front facade. Roofs should contain parapets or screen walls to conceal rooftop mechanical equipment.

Resident entries should be protected from weather by overhead roofs or overhangs, or being recessed. First floor residences should have functional porches or stoops, and front doors that provide direct access to the exterior and connections to the public realm. Balconies shall be at least 40 square feet and the average minimum depth of no less than 4 feet are encouraged on upper levels.

Building Relationship/Compatibility

Buildings should be planned and designed to emphasize a complementary relationship to the development as a whole. The primary concern regarding the public aspects of buildings should be the integration of buildings and adjoining spaces into a connected whole. To do this, all buildings within the Town Square should relate visually and physically to one another. When several buildings comprise a single project, they should present a complimentary architectural and spatial statement. This statement is not intended to preclude introducing a measure of variety in building form, materials and color as long as the effect on the whole is not intrusive.

Relation of Buildings to Streets

Orientation;

Primary facades should contain a primary building entry and should face a public street, plaza, or promenade. Rear yards and rear facades should be avoided along local or connector streets. Side entries may be allowed if an entry statement (i.e.: patios, arbor, fence, gate, etc.) is provided on the building side facing the street. First floor multi-family units and townhomes should have a usable front porch and door that provide direct access to the public realm.

Residences adjacent to Main Street;

Where residential areas abut Main Street, home placement should address this major street in one or more of the following ways: increased setbacks, staggered facades, enhanced landscape improvements and buffering strategies between public and private space, including horizontal and vertical separation between the public realm and residences, to create more comfortable living environment.

Massing, Forms / Scale

The look of the Town Square is an important aspect of its appeal and livability, and the way buildings relate to the public realm has a critical impact, both with respect to adjacent public streets and internal pedestrian paths and plazas. The design of buildings should create visual interest at the scale of the pedestrian and when viewed from a distance. The following design elements should be considered:

- Entryway design elements and variations should give orientation and character to the building and contribute to the pedestrian orientation of the project by including some or all of the following features: arcades; canopies or porticoes; overhangs; recesses /projections; or special lighting.

- Express facade components in modules small enough to be meaningful to a person on foot.
- Articulate building height to transition from adjacent dwellings, preserve view corridors where appropriate.
- Emphasize visual focal points and view termini.
- Vertical and horizontal articulation in facade is encouraged through plane breaks, recessed windows and entries, or balconies.
- Multifamily and mixed-use buildings should be articulated with varied architectural features such as bays, balconies, massing charges, or porches that face the adjacent streets, plazas, open areas or promenades.

Building Materials

New buildings should support regional traditions and maintain a level of craft in the process of construction.

- Exterior finishes should be of high quality, durable materials including but not limited to brick, stone, masonry, stucco, tile, steel, wood, cementitious siding, glass, and high quality synthetic materials.
- Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" in an integrated fashion.
- Vinyl, EIFS and tilt-up concrete panels should be avoided.

Mechanical Equipment

Rooftop mechanical equipment should be screened from view from the ground and from adjacent buildings of comparable height.

Treatment of Residential Open Area

Common areas in residential areas should be landscaped and include pedestrian connections to adjacent public streets, open area and commercial and residential areas. Pedestrian-scale lighting and street furniture should be included.

C. Landscape

It is the intent of these guidelines to provide for a high-quality landscape for building sites, right-of-way, and shared open area within this PUD. The purpose of the required landscaping is to soften and blend the architectural features of each building site to integrate individual structures between sites, and to create a pleasant and aesthetic environment for occupants and visitors.

- Complimentary landscape applications should be used throughout to create a cohesive and identifying look and feel for the Town Square.
- Quality design, installation and maintenance will be required. Landscape design elements should relate to structural elements on the site and should be used to interrupt extensive building and parking areas; landscaping should be used to screen elements of a building, i.e., mechanical or trash enclosures as necessary.
- Efficient design of irrigation systems will be encouraged to limit water consumption caused by overspray.
- Zoning plantings by water demand should be encouraged. Plant material having similar water requirements should be grouped together to avoid excessive or inadequate watering of individual plants. Shrub and lawn areas should be zoned separately.
- The use of plant material with interesting characteristics in all seasons should be encouraged.
- Pollinator-friendly plantings are encouraged where appropriate.
- The setback area adjacent to streets and landscaped parking lot islands should be landscaped with appropriate plantings and should be irrigated by a fully automatic underground irrigation system.
- Parts of the site which are not developed but which have been disturbed by construction should be seeded with a drought-tolerant blend of grasses. Irrigation of such seeding is not required beyond that necessary for establishment.

D. Parking

Structured parking

- Townhome garages should be accessed from an alley.
- Parking structures should be wrapped with active uses or screened from public view by adjacent buildings.
- Parking garage entries should should be recessed behind the primary facade plane.
- Publicly accessible parking spaces should be located on ground floor of parking structure in proximity to access ways that lead directly to a public street or plaza. A publicly accessible walk should link the parking garage to the plaza, park, promenade or street, and designed in a manner that is comfortable, safe and functional as an extension of the public realm.
- Highly visible unscreened parking structure from city right of ways should consider incorporating public art to screen, enliven, and enhance. A public art plan will determine potential locations for public art.

Surface Parking

Surface parking areas should have landscaped areas containing street trees to provide shade and visual relief. Convenient, safe pedestrian pathways should be incorporated into parking areas to connect to primary building entries or public spaces. Parking areas should be screened or buffered from adjacent public streets and public parks and, to the degree possible, broken into smaller areas through the use of landscape end caps or landscape buffers between parking trays.

E. Streets

The streetscape in the Town Square will feature regularly-spaced street trees and on-street parking; the area between the curb and building facade should include street trees (either in tree lawns, in tree planters with metal grates or landscape 'cut-out' planters), amenity zone and pedestrian zone. Street sections are provided in the Site Development Plan.

F. Statement of unique site features

The existing library/auditorium facility will remain and area will be preserved in the Site Development Plan and Final Plat for a possible future expansion by the City and County of Broomfield. The existing pond and tennis courts will remain. Several existing trees will be removed to accommodate the new lake and Town Square development. Trees removed will be evaluated for possible relocation within the project and/or on other Broomfield lands if feasible. Trails will be rebuilt as established in a Master Site Development Plan.

CIVITAS

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DESIGN
GUIDELINES

SHEET 4 OF 4