

**AGENDA FOR THE
ENGLEWOOD CITY COUNCIL
STUDY SESSION**



MONDAY, JULY 11, 2011

COMMUNITY ROOM

6:00 P.M.

- I. **RTD Update**
RTD Representative John Shonsey will provide an update concerning the RTD parking area.
- II. **Denny Miller Field Celebration**
Parks and Recreation Director Jerrell Black will discuss the celebration at Denny Miller Field.
- III. **Renovation of Racquetball Courts at the Recreation Center**
Parks and Recreation Director Jerrell Black will discuss the renovation of the Recreation Center's Racquetball Courts.
- IV. **Intergovernmental Agreement with Arapahoe County**
Public Works Director Rick Kahm will discuss an Intergovernmental Agreement with Arapahoe County concerning an overlay on Old Hampden Avenue.
- V. **Easement at Broadway and Quincy Avenue**
Public Works Director Rick Kahm will discuss an easement at Broadway and Quincy Avenue concerning a permanent and temporary easement.
- VI. **Emergency Management Coordinator Grant**
Fire Chief Mike Pattarozzi and EMS Coordinator Steve Green will discuss an Emergency Management Coordinator Grant.
- VII. **Acquisition of Additional Neighborhood Stabilization Program Properties**
Community Development Director Alan White and Housing Specialist Janet Grimmatt will discuss the purchase of five Neighborhood Stabilization Program properties.
- VIII. **Design Standards**
Community Development Director Alan White will discuss Design Standards.
- IX. **City Manager's Choice**
- X. **City Attorney's Choice**

Please Note: If you have a disability and need auxiliary aids or services, please notify the City of Englewood, 303-762-2407, at least 48 hours in advance of when services are needed. Thank you.



MEMORANDUM

TO: Gary Sears, City Manager

FROM: Jerrell Black, Director of Parks and Recreation ✓

DATE: July 7, 2011

RE: Denny Miller Field Anniversary & Event Schedule - July 25-July 30, 2011

The Department of Parks and Recreation staff have been working with Blair Brady, author of "Between You, Me--...And The Fence Post" and grandson of Englewood residents Oswald and Blanche Miller, on the celebration recognizing the 60th anniversary of the dedication of Denny Miller Memorial Baseball Field which was dedicated to Mr. Brady's uncle, Denny Miller, in 1951.

Mr. Brady will be in Englewood from Monday, July 25, through Saturday, July 30th. I have attached a schedule of events Mr. Brady will be attending including book signings and photograph exhibitions.

The week of events will be highlighted by the 60th Anniversary Celebration scheduled for Tuesday, July 26, starting at 4:30pm at Denny Miller Field. The ceremony will include the reading of the proclamation, guest speakers and presentation of a sculpture. The six-foot wooden bat sculpture commemorating the 60th anniversary will be donated to the City of Englewood by the Brady family. Following the ceremonial first pitch, four Englewood youth baseball teams will take the field and play ball. The Parks and Recreation Department will be providing hot dogs, chips, and sodas to all guests.

The Cultural Arts Commission, during their July 6, 2011, meeting, recommended that City Council accept the sculpture as an in-kind gift from the Brady Family. The formal recommendation is attached.

We are excited about the planned events and expect this will be a memorable celebration recognizing an important chapter in the history of Englewood.

Attachments:
Cultural Arts Commission Recommendation
Gift In Kind Form
Event Schedule

MEMORANDUM

TO: Jerrell Black, Director of Parks and Recreation

FROM: Linda Trujillo, Recording Secretary Cultural Arts Commission

DATE: July 7, 2011

RE: Recommendation to Accept Sculpture from the Brady Family in Honor of Denny Miller Field 60th Anniversary

During the Cultural Arts Commission regular meeting on July 6, 2011, the Commission discussed the donation from the Brady Family. The Brady Family would like to donate to the City a six-foot sculpture of a baseball bat commemorating the anniversary of the dedication of Miller Field in honor of their family member, Denny Miller, after whom the field was named. Following discussion, the Board made the following recommendation:

A motion was made by Commission Member Maggie Stewart and seconded by Commission Member Donna Schnitzer to recommend to City Council to accept the Denny Miller Memorial Sculpture according to the Gift In Kind Contribution Form.

The Motion passed unanimously.

CITY OF ENGLEWOOD, COLORADO
Cultural Arts Commission
Parks and Recreation Department
Englewood Civic Center
1000 Englewood Parkway
Englewood, CO 80110

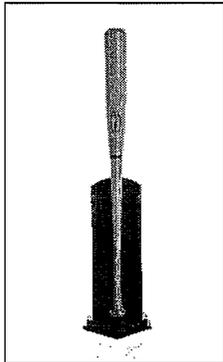
GIFT IN KIND (Non-Cash Gift) CONTRIBUTION FORM

Date of Gift: JULY 27, 2011

Name in which donation
should be credited: THE DARYL G. BRADY FAMILY

Contact Person: Mr. Blair D. Brady
Address: 2243 N. Girasol Avenue Palm Springs, California 92262
Phone/Email: (760)835-2306 blairbrady@dc.rr.com

Description of material donated: Engraved Wooden Baseball Bat Sculpture with Black Display Stand and Engraved Acrylic Plaque in Stand Base. The Baseball Bat Sculpture stands 74 Inches High x 20 Inches Wide and is made from Ash Wood and the Display Stand is of Solid Wood Construction with Black Acrylic Finish and a clear Acrylic Memorial Plaque in Stand Base. The Baseball Bat is engraved with the following: 60th ANNIVERSARY 1951 – 2011 Denny Miller Memorial Baseball Field. The 4" x 4" Clear Acrylic Plaque in Stand Base is engraved with the following: In Loving Memory: Blanche Miller Harvey, Nancy Miller Brady, Bret A. Brady, Brock Casey Brady - The Daryl G. Brady Family.



This agreement transfers unrestricted legal title of the gift to the City of Englewood (including but not limited to, the Englewood Cultural Arts Commission and the Englewood Parks and Recreation Department, Mayor and City Council). There are no restrictions as to the use of this gift except that this gift may be placed on display in a location suitable for public enjoyment.

Estimated fair market value (by donor): \$ 500.00

*I (we) desire to transfer above property to the City of Englewood, Colorado for and on behalf of the City of Englewood Cultural Arts Commission and the City of Englewood Parks and Recreation Department.
I (we) do hereby irrevocably assign, transfer, and give all my (our) right, title, and interest in the above described property to the City of Englewood, Colorado and the City of Englewood Cultural Arts Commission.
To the best of my (our) knowledge, the item(s) is/are fit for intended use, in good operating condition and, if properly operated, will not cause danger or damage to City property, personnel, or any person.
I (we) represent and warrant that I (we) have complete and clear title to the GIFT IN KIND and the authority to make the gift. I (we) is/are aware that acceptance and disposition of donations are governed by the policies of the City of Englewood Cultural Arts Commission without prior approval by me (us).*

Donor/Agent Signature:

Date: June 29, 2011

Denny Miller Field Anniversary and Event Schedule - July 25-July 30, 2011

Monday, July 25th – Book Signing & Exhibition – *5 PM to 8 PM, Lobby*
ENGLEWOOD RECREATION CENTER

Tuesday, July 26th – *60th Anniversary Game Night - 4:30 PM*
DENNY MILLER MEMORIAL BASEBALL FIELD

Tentative Plan

4:30 PM- Ceremonies begin

Speakers: Mayor Jim Woodward, Bev Bradshaw, Blair Brady
Presentation

Ceremonial 1st pitch

Baseball Games to Follow-5:30pm, Four Englewood Youth
Baseball teams will play ball.

Hot Dogs, chips and soda for all!

Wednesday, July 27th -*11 AM to 3 PM*

MALLEY SENIOR RECREATION CENTER

11-12 Noon Book Signing & Exhibition

12 Noon – 1pm - Join Author, Blair Brady for Lunch (Reservation
Required). Mr. Brady will speak at Lunch

1 to 2 PM- Mr. Brady will attend Memoir Writing Class, Speak to
class about how he wrote his book.

2 to 3 PM- Author Reception-continue book signing & exhibition

Wednesday, July 27th - Book Signing & Exhibition – *5 PM to 8 PM, Lobby*
ENGLEWOOD RECREATION CENTER

Thursday, July 28th – Book Signing & Exhibition - *5 PM to 8 PM, Perrin Room*
ENGLEWOOD PUBLIC LIBRARY

Saturday, July 30th – Book Signing & Exhibition - *11 AM to 3 PM, Perrin Room*
ENGLEWOOD PUBLIC LIBRARY

OTHER ENGLEWOOD BOOK SIGNING & EXHIBITION EVENTS

Monday, July 25th- FIVE LEAVES COFFEE HOUSE - *11 AM to 3PM*

Tuesday, July 26th- FIRESIDE BOOKS & COFFEE - *11 AM to 3 PM*

Thurs, July 28th- FIRESIDE BOOKS & COFFEE - *11 AM to 3 PM*

Friday, July 29th- FIVE LEAVES COFFEE HOUSE – *11 AM to 3 PM*



MEMORANDUM

TO: Gary Sears, City Manager
FROM: Jerrell Black, Director of Parks and Recreation ✓
DATE: July 6, 2011
RE: Racquetball Court Remodel – Englewood Recreation Center

The racquetball courts at the Englewood Recreation Center were originally constructed in 1984 when the Recreation Center was built. Every year, during the annual closing, Public Works Maintenance Staff patches and paints the court walls and refinishes the floors as needed. In the late 1990's, we installed a new wall system in all of the courts. In 2009, we installed a new floor in Court #4 due to repeated repairs to the original parquet flooring separating from the concrete subfloor. The remaining three courts still have the original parquet flooring and are experiencing the separating issue and all four of the courts are in need of a new wall system.

The Parks and Recreation Department completed a competitive bid process to remodel the racquetball courts. Only one bid was received at the public bid opening held on June 16th. DSRW Enterprises, Inc. dba Calahan Construction Services submitted a bid of \$137,145.00. This bid exceeded the project budget and, with concurrence from the City's Purchasing Division, we requested a revised quote from Calahan to exclude all work in Court #1. The revised scope of work resulted in a contract price of \$107,863.00.

It is critical that this project be completed during the Recreation Center's annual maintenance closure (August 29-September 5, 2011) due to the oil based staining of the new floors. The contractor will install the flooring and wall systems while the Center is open. The contractor will close courts three courts starting on August 8, 2011, and is scheduled to be completed no later than Monday, September 5, 2011. We will keep one court open for public use during the construction. Public Works Maintenance Staff will continue to patch the walls and paint the remaining court.

Staff and our contracted architect have reviewed the bid submittal and find the cost fair and reasonable. Funds are budgeted in the 2011 Conservation Trust Fund Account for this project. Staff will bring the bid award forward for formal approval by City Council on July 18, 2011.

Please let me know if you have any questions.

MEMORANDUM



TO: City Council

THROUGH: Gary Sears, City Manager

THROUGH: Rick Kahm, Director of Public Works ✓

FROM: Dave Henderson, Engineering/Capital Projects Administrator ✓

DATE: July 7, 2011

SUBJECT: HAMPDEN AVE. OVERLAY-IGA WITH ARAPAHOE COUNTY

Hampden Ave, east of Lafayette St., is located in unincorporated Arapahoe County (see attached map prepared by the County) and the pavement is in need of surface maintenance. The Street Division of Public Works contacted the County and reminded them of their responsibility for this section of roadway. The County does not have this on their list so we offered to include it as part of our 2011 in-house overlay project if the County would pay for materials and trucking costs.

The estimated cost for the work is \$2,058. The County has agreed to pay actual costs up to a maximum of \$2,500. An Intergovernmental Agreement has been drafted by the County and we hope to present an Ordinance approving the IGA at an upcoming City Council meeting.

Public Works staff will attend the July 11th Council Study to discuss this proposed IGA.

/lw
attach.

c: Leigh Ann Hoffhines
Brad Hagan



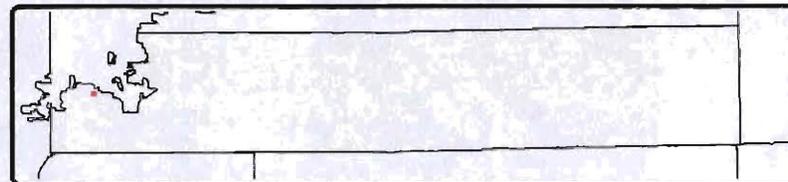
Arapahoe County's

ArapaMAP



1 inch = 162 feet

Map Generated On: 5/24/2011



Map Location



MEMORANDUM



TO: City Council

THROUGH: Gary Sears, City Manager

THROUGH: Rick Kahm, Director of Public Works ✓

FROM: David Henderson, Engineering/Capital Projects Administrator ✓
Ladd Vostry, Traffic Engineer ✓

DATE: July 7, 2011

SUBJECT: BROADWAY AND QUINCY SIGNAL REBUILD UPDATE

Staff plans to attend the July 11th Study Session to update City Council on the progress of obtaining permanent and temporary transportation easements at the Broadway and Quincy intersection.

As previously discussed at the May 23rd Study Session, these transportation easements are necessary for completion of the Quincy traffic signal upgrade project. Staff anticipates that, pending successful and timely acquisition of the easements, the project could be completed by the end of September.

Information that was presented at the May 23rd Study Session is attached.

/lw

Attach.

MEMORANDUM

TO: City Council

THROUGH: Gary Sears, City Manager

THROUGH: Rick Kahm, Director of Public Works

FROM: Ladd Vostry, Traffic Engineer

DATE: May 18, 2011

SUBJECT: BROADWAY AND QUINCY SIGNAL REBUILD

Public Works is in the process of upgrading the City's signalized intersections to ensure a safe, efficient and quality infrastructure. There are two traffic signals along the Broadway corridor yet to be upgraded, Broadway and Mansfield, and Broadway and Quincy. Staff plans to rebuild the Quincy traffic signal later this year. The existing signal is obsolete (about 35 years old) with substandard poles and mast arm structures, and small 8 inch signal indications. The pole bases have been hit by vehicles numerous times, resulting in potential structural damage. Additionally, pedestrian signal indications for crossing Quincy are missing on both east and west sides of Broadway. To keep installation costs to a minimum, we plan, as always, to structure this work as a cooperative project between the City and the selected contractor. **Funding is available in the Transportation System Upgrade account in the Public Improvement Fund.**

Unfortunately, the lack of available public ROW, along with existing utilities conflicts, created the necessity to obtain a transportation easement to complete the work. Pending a forthcoming easement agreement with the Bank of the West (southwest corner) (30 square feet of permanent transportation easement and 35 square feet of temporary construction easement), staff anticipates completing the Quincy signal project by the end of September. Please see the attached aerial photo.

With Council's concurrence, staff plans to present a recommendation for approval of a Bill for an Ordinance regarding transportation easements for this intersection at a Council meeting in the near future.

As a side note, two additional major projects are also planned for this intersection yet this year: a Denver water project (just west of Broadway), and replacement of the concrete pans on both the east and west sides of Broadway. As always, staff will make every effort to minimize impacts to the public.

/lw

Attach.

4285

*Gold Sound
Audio*

**Proposed Transportation
Easements**

SW corner Broadway & Quincy

W. Quincy Ave.

**Proposed
Temporary
Construction Easement**
7' x 10' / 2 = 35 SF

**Proposed
Permanent Easement**
3' x 10' = 30 SF

4301

*Bank
of the
West*

S. Broadway



SCALE: 1 inch = 20 feet
DATE: May 16, 2011
PHOTO DATE: 2008

COUNCIL COMMUNICATION

Date:	Agenda Item:	Subject: 2011 Emergency Management Performance Grant
Initiated By: Englewood Office of Emergency Management		Staff Source: Steve Green, Emergency Management Coordinator

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

This grant supports the following Council Goals:

- 1) Englewood as a city that is safe, clean, healthy and attractive.
- 2) Englewood as a progressive city that provides responsive and cost efficient services.

Council has approved previous grants from this program and passed a resolution authorizing application for the Fiscal Year 2011 grant cycle.

RECOMMENDED ACTION

Staff seeks Council's approval to receive a 2011 Emergency Management Performance Grant (EMPG) awarded to the City of Englewood by the State of Colorado in the amount of \$34,900.00.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

The Emergency Management Performance Grants (EMPG) program is designed to provide supplemental funds for the strengthening of local government emergency management offices in preparing their communities for disaster planning, mitigation, response and recovery, while conserving local resources.

The City of Englewood received grants from the EMPG program starting in early 2008, to assist in the development of the emergency management program for the city. The Colorado Division of Emergency Management has stated that the EMPG program is expected to continue for the foreseeable future and has encouraged the City's participation.

EMPG reimbursement grant funding is designated to support the City's emergency management program, but is not targeted to any specific purchase or expenditure. In the past, funding has been used for a number of improvements in the City of Englewood emergency management program, including:

- Funding for one part-time staff member to assist with day-to-day emergency management duties.
- Providing assistance to various departments in their continuity of operations planning.
- Training city employees in a variety of programs, including hazardous materials response and mitigation.
- Ongoing infrastructure improvements.

FINANCIAL IMPACT

The award is a soft-match grant, so there are no direct costs to the City in accepting it. Required matching funds are accounted for through the existing salaries of full-time employees who work in emergency management as all or part of their duties.

LIST OF ATTACHMENTS

EMPG FY 2011 Agreement between the State of Colorado and the City of Englewood

Resolution No. 90, Series of 2010



C I T Y O F E N G L E W O O D
C O M M U N I T Y D E V E L O P M E N T

TO: Mayor and City Council

THRU: Gary Sears, City Manager
Alan White, Community Development Director ✓

FROM: Janet Grimmett, Housing Finance Specialist ✓
Harold J. Stitt, Senior Planner ✓

DATE: July 11, 2011

SUBJECT: Acquisition of Additional NSP properties

On January 18, 2011, Council approved Ordinance 2, Series of 2011 authorizing the retention and reuse of monies collected from the sale of NSP properties; and Ordinance 3, Series of 2011 authorizing the purchase of an additional two single-family homes to bringing the total homes approved to fifteen.

To date, Project Rebuild has acquired fourteen single-family properties with the fifteenth property currently under contract. The Program has reached the Council approved purchase maximum much sooner than anticipated. Having sold three properties to date with two additional properties under contract, the Reuse Plan allows the funds generated by these sales to be recycled for additional acquisitions and rehabilitation. However, authorization to purchase additional units is necessary so the accumulated and anticipated program income can be effectively reinvested in the community and to meet the national program goals of neighborhood stabilization. Therefore, staff is requesting authorization to purchase five (5) additional unidentified bank-owned foreclosed single-family residences located in the eligible census tracts bringing the total properties to be acquired, rehabilitated, and sold to twenty (20) using program income funds and no LTAR funds.

Generally, Real Estate Owned (REO) lenders and government holding agencies (e.g. FHA, VA, FNMA, etc.), require closing dates to be set within 30 days of their acceptance of an offer to purchase or bid. Given this short time frame to close on a property, it would be impossible for staff to gain Council approval for acquisition of individual site-specific properties given the 45-60 day ordinance approval timeframe.

Section 72 of the Home Rule Charter requires that real property may be sold, but only by ordinance, not using the emergency provision. Property acquired for Project Rebuild will be brought before Council as soon as possible to receive approval to sell the properties to eligible buyers. This will maximize the marketing efforts. This process will expedite the subsequent sale and closing of the property.



CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

To: Mayor Woodward and Council Members
Thru: Gary Sears, City Manager
Alan White, Community Development Director ✓
From: Tricia Langon, Senior Planner ✓
Date: July 11, 2011
Subject: Design Standards

Design Standards vs. Architectural Design

From a planning perspective "design standard" is typically used in reference to the arrangement of infrastructure on a site. *Site design* includes street layout, sidewalk width, building envelop, and other standards that regulate how a site is laid out and functions. The intent is to establish benchmarks of design (site layout) that are consistent, effective, and efficient, and at the same time protect public safety.

From this framework, the phrase "design standard" is often used interchangeably with "architectural standard." The latter refers to the regulation of elements of a building that serve to define its character, style, or structural design. Though the Englewood Municipal Code does not define "design standards", Title 16: Unified Development Code (UDC) loosely uses the term to refer to both site and building details. Currently the UDC utilizes design standards throughout the Code mostly focusing on site layout. Additional architectural standards apply to large retail and duplex residential development. These standards are administered at a staff level. A list of UDC sections containing "design" standards is attached to the end of this memo.

All metro area communities have some degree of site design standards. Many communities also apply architectural design standards in historic areas (Oldé Town Arvada), urban renewal areas (Belmar, downtown Golden), in new communities (Highlands Ranch), or they may be applied community-wide (Boulder, Ft. Collins) to preserve or establish a particular character or style. Some communities have architectural design standards that apply to all new development, including single-unit residential dwellings.

In a paper delivered in 2008 at DePaul University for the *Municipal Design Review Network*, Julie A. Tappendorf and David S. Silverman wrote:

"Architectural design review, although not new, is becoming increasingly popular as municipalities desire to regulate the attractiveness and appropriateness of new and rehabilitated structures. While zoning regulations are intended to protect against inappropriate uses and excessive height and bulk

of structures, they are generally not intended to protect against “ugliness” in a community. To address this apparent shortcoming of traditional zoning regulations, municipalities have sought ways to regulate aesthetics by adopting one or more types of *architectural design* regulations” (emphasis added).

To effectively use architectural design standards a community needs consensus on what character is to be achieved, how extensive and prescriptive the standards are, how the standards should be applied, and most importantly, objective standards that can be measured. Englewood’s more than a century of development makes it difficult to determine a particular style or character for the City. This can be seen in the architectural diversity along just a few blocks of South Broadway: Gothic Theater (1930 art deco style), Bank of Choice (1965 mid-century modern), and King Soopers (1984 suburban big box).

Range of Standards

Site and architectural design standards can range from general requirements to detailed, prescriptive regulations. General site design standards like those in the UDC include minimum standards for landscaping, amount and placement of parking, access, driveway placement, sidewalks and pedestrian connections, streets, placement and screening of loading and trash collection areas, and building placement. General architectural design standards, such as those found in several sections of the UDC, include items such as mechanical equipment screening, building orientation, articulation of entrances and façades, “transparency” (how much of a façade is comprised of windows), wall plane projections, variations in materials, and pedestrian scale.

More detailed design standards could include all of the above along with scale, height, mass, proportion, and relationship to adjacent buildings. Even more detailed architectural design standards could include color, form, style, detail, treatment, texture, construction materials, roof design, building projection, and type, design, and character of all windows, doors, light fixtures, signs, and other building elements. These detailed standards are often administered by an architectural review committee and are most often established for historic districts or specific areas of a community.

Advantages of Architectural Design Standards

- Zone “ugly”
- Create uniformity in character or appearance
- Ensure building orientation
- Reduce incompatible or inappropriate structures
- Regulate aesthetics

Disadvantages of Architectural Design Standards

- Dampen market-driven aspect of development/creativity of designers
- Can lead to monotony
- Added layer of regulatory review
- Legal challenge to architectural design review/arbitrary decisions
- Post-development enforcement
- More detailed standards increase costs of development and review time

UNIFIED DEVELOPMENT CODE DESIGN STANDARDS

Sections in the UDC that refer to "Design Standards" or "Architectural Standards"

- **16-5-2 Use Specific Standards** – Some site design standards for: manufactured home parks; and vehicle/equipment (automotive) uses. Also site design standards for: recycling operations; and storage yards.
- **16-5-2 Adaptive Reuse of Designated Historical Buildings** – Some site design standards and a restriction on exterior architectural changes.
- **16-5-4 Accessory Uses** – Some site design standards for surface parking areas in R-2-B and satellite dish antenna.
- **16-5-5 Temporary Uses** - Some site design standards for temporary uses and structures.
- **16-6 Development Standards** – Contains site, building, and infrastructure planning/engineering design standards for the following:
 - **16-6-1: Dimensional Requirements** – Regulates min lot area, max far, max lot coverage, min lot width, max height, min setbacks, and bulk plane. Also site design standards for Multi-Unit Development in terms of garages, carports, and driveways. This section also regulates certain site and building requirements in the Medical District including amount of building frontage along streets, zone of transparency (windows), and required building entrances. The section also prohibits certain temporary materials from being used for accessory structures.
 - **16-6-3: Streets and Vehicle Access and Circulation** – Provides requirements for infrastructure planning and engineering.
 - **16-6-4: Off-Street Parking and Loading Requirements** – Regulates parking dimensions, curbs, and surface material. Also contains site design standards for drive through facilities.
 - **16-6-5: Pedestrian and Bicycle Access and Connectivity** – Site design standards for Peds and Bikes for multi-unit and commercial developments.
 - **16-6-6: Fences, Walls, and Visual Barriers** – Regulates height and material.
 - **16-6-7: Landscaping and Screening** – Provides site design standards for quantity, location, and type of required landscaping.
 - **16-6-9: Underground Utilities** – All utilities must be installed underground.
 - **16-6-10: Design Standards and Guidelines** - This section regulates site and building standards and guidelines for certain uses including:
 - Residential Design Standards for location, size, and materials for driveways and parking pads. Also garage placement and maximum width of street-facing garage doors.

- Residential Design Standards for articulation of street-facing building facades including changes of materials, offsets, balconies, roof variations, window placement, trim, and stoops or front porches. Only need 3 out of 7.
 - Building and site design standards for MU-R-3-B (not very specific).
 - Building and site design standards and guidelines for large retail buildings over 20,000 sf. Regulates facades, smaller connected retail stores, amount of detail, roofs, materials and colors, entryways, parking lot orientation, screening of trash/loading, pedestrian flows, and requirements for central features and community spaces.
 - o **16-6-13: Signs** – Regulates quantity, size, height, and location.
 - o **16-6-14: Development Standards for the TSA District** – Contains site design standards.
- **16-8-4 Subdivision Design and Improvements** - Provides requirements for infrastructure planning and engineering.