

Development Design Guidelines



Town of Bennett

July 26, 2016

Table of Contents

1.	<i>Design Guidelines Overview</i>	<u>3</u>
2.	<i>Single Family Residential Design Guidelines</i>	<u>4</u>
3.	<i>Multi-Family Residential Design Guidelines</i>	<u>8</u>
4.	<i>Freeway Commercial Design Guidelines</i>	<u>12</u>
5.	<i>Mixed Use Design Guidelines</i>	<u>17</u>
6.	<i>Light Industrial Design Guidelines</i>	<u>21</u>
7.	<i>Employment Center Design Guidelines</i>	<u>26</u>
8.	<i>Old Town Commercial Mixed Use</i>	<u>32</u>
9.	<i>Main Street - Downtown (MS) Overlay District</i>	<u>36</u>
10.	<i>Metal Buildings</i>	<u>40</u>
11.	<i>Landscape - Recommended Plant List</i>	<u>44</u>

1.1 Design Guideline Intent

The intent of design guidelines is to aid in preserving and enhancing the overall community image as future development and redevelopment occurs. Guidelines are established to guide and direct future development in a way that preserves and reinforces the Town's character and utilizes design principles that help create a healthy and livable community. Guidelines are intended for use by administrative officials of the Town and by Town boards and commissions, and may be a basis for approval or denial of building and land use applications. Guidelines are suggestions for future developers that illustrates the Town's expectation for development, and the intention is to supplement and not to replace the land use code and engineering design standards elsewhere in Town ordinances and policies.

1.2 Design Guidelines Goals

The Design Guidelines have been through a stakeholder and community outreach process with the Town of Bennett. The goals crafted for the guidelines are as follows:

ENGAGE: Work with local officials, business owners, development community and the community of Bennett to identify design values.

SHAPE: Create a user friendly Design Guidelines Manual with clear graphics and illustrations that communicate the character and direction the Town prefers for new development.

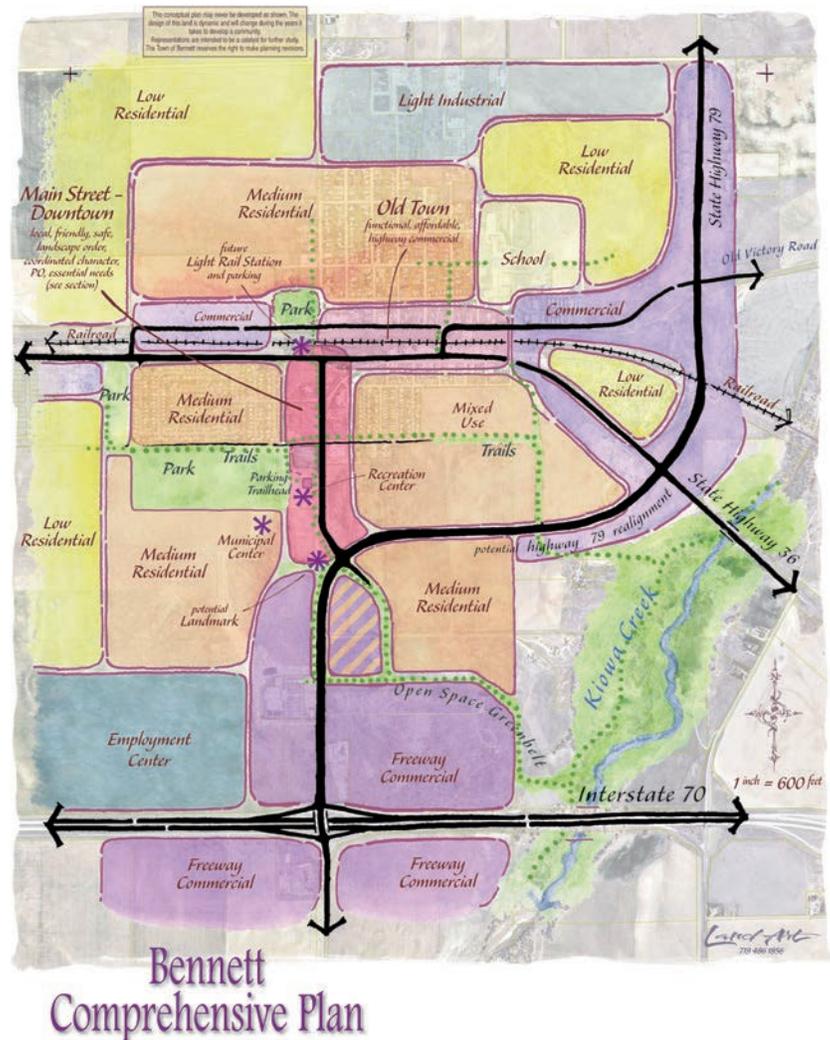
BUILD: Attain a desirable built environment through collaboration rather than strict regulation.

1.3 Application

These Design Guidelines should be utilized for all new development within the Town of Bennett limits. They will be used by Staff as an expectation but not a requirement for new projects that fall within the relevant areas outlined in the document.

Eight land use types will be cross-referenced to the Bennett Comprehensive Plan and the Bennett Land Use Code:

- Single Family Residential
- Multifamily Residential
- Freeway Commercial
- Mixed Use
- Light Industrial
- Employment Center
- Old Town Commercial Mixed Use
- Main Street - Downtown (MS) Overlay District

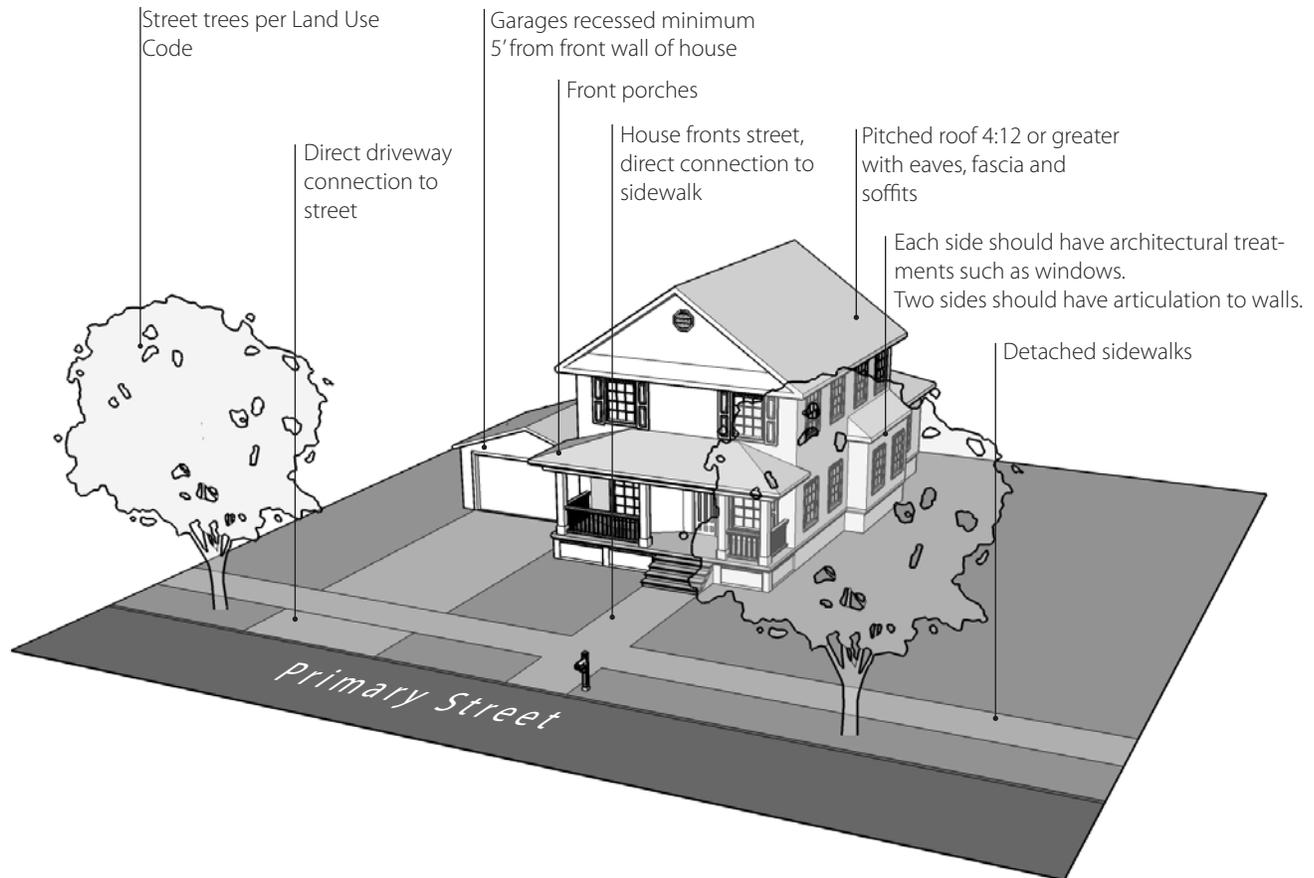


Applicability

This section is relevant for new single family housing construction within Bennett and apply to all residential housing zones.

2.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for Single Family Residence.



2.2 Site Planning

2.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging the design of housing that orientate to the primary street, provides human scale elements and interest in the streetscape that adds to the quality of the Town.
2. Encourages the use of creative site planning approaches for new single family residential development that meet the design principles illustrated and suggested in this document.

2.2.2 Building Location

Refer to Land Use Code sections 16-2-420, 16-2-425, 16-2-430, 16-2-435 for residential setbacks.

2.2.3 Garage Location

Garages with vehicular access from the street should be setback 5' minimum behind the front of the residence. The front is considered to be the structural wall of the house, and not from the front of any extending element such as a porch.

2.2.4 Porches

Residential buildings should have front porches that front the primary street. Porches should be a usable area and should be a minimum of 6' deep to allow space for porch furniture.



Porches and Garages: **THIS**

Images depict example house with a front porch, versus housing with garages in front of the house along the street.



NOT THIS

2.2.5 Pedestrian Access

Primary front door access should connect directly to the street sidewalk.

2.2.6 Vehicle Access

Driveways should connect directly with the primary street to the garage. Garages should front the street, or provide side loading, provided the garage is set back from the front of the house. Alley loaded rear garages should also be considered for vehicular access where alleys are feasible for development. Alley loaded garages replace the need for front driveways and creating a safer front condition and a more walkable community.

2.3 Building Character and Design

2.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale of residential areas.
2. Provide a basic direction for the design of buildings and appurtenances to ensure that structures built without the assistance of an Architect or design professional achieve the objectives outlined in this section.

2.3.2 Building Orientation

Houses should orientate to the front street. A north south orientation is preferred for solar access.

2.3.3 Building Mass, Character, Color

Building coverage per lot is outlined in the Land Use Code for residential areas under sections 16-2-420, 16-2-425, 16-2-430, 16-2-435.

Garage and carport structures should be designed to be visually compatible with the architecture of their associated dwelling unit.



Wall articulation: **THIS**

Images depict example of houses with articulation to the walls versus walls without articulation and on the same plain.



NOT THIS

Single Family Residential buildings should have articulation of walls on two of the four sides of the structure. Single Family Residences should have windows on all sides of the structure with the highest percentage on the front, and side if on a corner lot with focus on the primary street frontage.

Single Family Residential buildings should have two materials in the facade per building.

Single Family Residential Development Housing should be of varied architectural styles to avoid monotonous development.



Varied Architectural Styles:

THIS

NOT THIS

Images depict example houses with a variety of forms, height, and architectural elements versus repetition of the same home, and roof-lines.

2.3.4 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves and soffits should be provided on all pitched roofs. Eaves should extend 2' min beyond the wall for pitched roofs.

All pitched roofs should have a fascia.

2.3.5 Colors or Color Palette

Single family Residential buildings should have a minimum of two colors per building with three colors preferred. Three colors could breakdown as main color, secondary color, and third color on the trim.

Bright colors should be discouraged.

Within a single development, a variety of exterior colors per buildings should be used to avoid monotony.



Avoid Color Monotony:

THIS

NOT THIS

Images depict example houses with a variety of colors versus a series of homes with the same color palette.

2.3.6 Materials

The materials listed below are suggestions for use in Residential Single Family buildings:

Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.

Windows - Glass, transparent, or tinted.

Walls - Board and Batten or other siding, Brick, Cultured Stone, Stone, Stucco/EIFS

2.4 Landscape Character and Design

Landscape and irrigation requirements for new residential housing need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

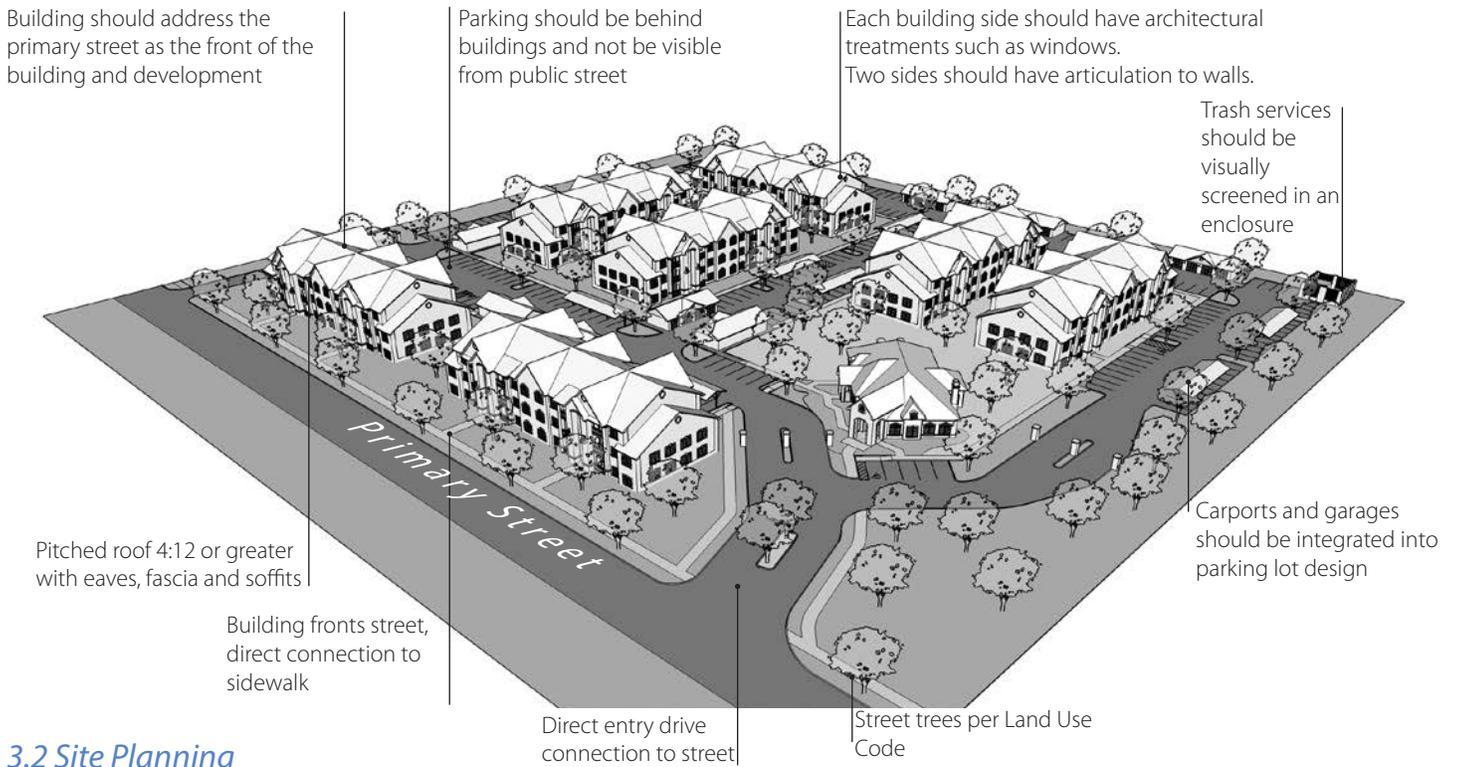
A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the back of this document.

Applicability

This section is relevant for new multi-family residential housing construction within Bennett for allowable zoning areas.

3.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for Multi-Family Residences.



3.2 Site Planning

3.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging multifamily residential housing to orientate to the primary street, providing human scale elements and interest in the streetscape that adds to the quality of the Town.
2. Encourages the use of creative site planning approaches for multifamily residential housing development that meet the design principles illustrated and suggested in this document.

3.2.2 Building Location

Buildings should be located on the street side of a lot with all parking located interior. This placement of the buildings help activate the street and also hide the parking from public view.



Building location: THIS

NOT THIS

Images depict example of buildings fronting the street, intact streetscape with parking behind the buildings, versus parking in front with buildings set back from street.

3.2.3 Parking

Parking access should connect directly with the primary street into the development. Parking should be located internally to the development with multifamily housing adjacent to the parking lot.

3.2.4 Garage and Car Port Location

Garages and carports within a multifamily development should be located internally and tie into the overall surface parking lot. Garages could be alley loaded and be integrated into the building structure.

3.2.5 Pedestrian Access

Walkways should connect directly to the public sidewalk from various locations within the development. Walkways should enter the project adjacent to the main entry drive, and to each building that front the primary street.

3.2.6 Enclosures

Trash enclosures, service areas, mechanical units, and storage areas should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used with the buildings.



Enclosures: **THIS**



NOT THIS

Images depict example of a trash enclosure that uses materials from the buildings versus stand alone dumpsters.

3.2.7 Fencing

Fencing along the public street should not be used or if needed should be a max height of four feet (4').

3.3 Building Character and Design

3.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale of multi-family residential areas.
2. Provide a basic direction for the design of buildings to ensure that structures can be designed to achieve the guidelines outlined above.

3.3.2 Building Orientation

Buildings should orientate to the front street. They should be orientated with the longest side parallel to the street.

3.3.3 Building Mass, Character, Color

Building coverage per lot is outlined in the Land Use Code for residential areas under sections 16-2-420, 16-2-425, 16-2-430, 16-2-435.

Garages and carport structures should be designed to be visually compatible with the architecture of the development.

Multifamily Residential buildings should have articulation of walls on two of the four sides of the structure.



Building articulation: THIS



NOT THIS

Images depict example of buildings with articulation to the walls versus walls without articulation and on the same plain.

Multifamily Residential buildings should have windows on all sides of the structure with the highest percentage on the front longest building side and the rear longest building side.

Multifamily Residential buildings should have two materials in the facade per building.

Multifamily Residential development should offer two building types to avoid monotonous development.

3.3.4 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves and soffits should be provided on all pitched roofs. Eaves should extend two feet min beyond the wall for pitched roofs.

All pitched roofs should have a fascia.

3.3.5 Colors or Color Palette

Multifamily Residential buildings should have a minimum of two colors per building with three colors preferred. Three colors could breakdown as main color, secondary color, and trim.

Bright colors should be discouraged.

Within a single development, a variety of exterior colors per multifamily buildings should be used to avoid monotony.

3.3.6 Materials

The materials listed below are suggestions for use in Multifamily Residential buildings:

Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.

Windows - Glass, transparent, or tinted.

Walls - Board and Batten or other siding, Brick, Cultured Stone, Stone, Stucco/EIFS

3.3.7 Site Lighting

Shielding - Light sources should be concealed or shielded to the maximum extent feasible to minimize glare, light pollution and light trespass on adjacent property and away from the vision of passing motorists. All luminaires should be of the full cut-off type with the eighty-five degree preferred. Full cutoff fixtures should be installed in a horizontal position as designed.



Parking Lot Landscape: THIS

Images depict example of parking with landscape islands versus parking without any landscape.



NOT THIS

3.4 Landscape Character and Design

Landscape and irrigation requirements for new multi-family residential development need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the back of this document.

Parking lot landscape should provide a landscaped parking island every fifteen (15) parking stalls that includes a shade tree and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

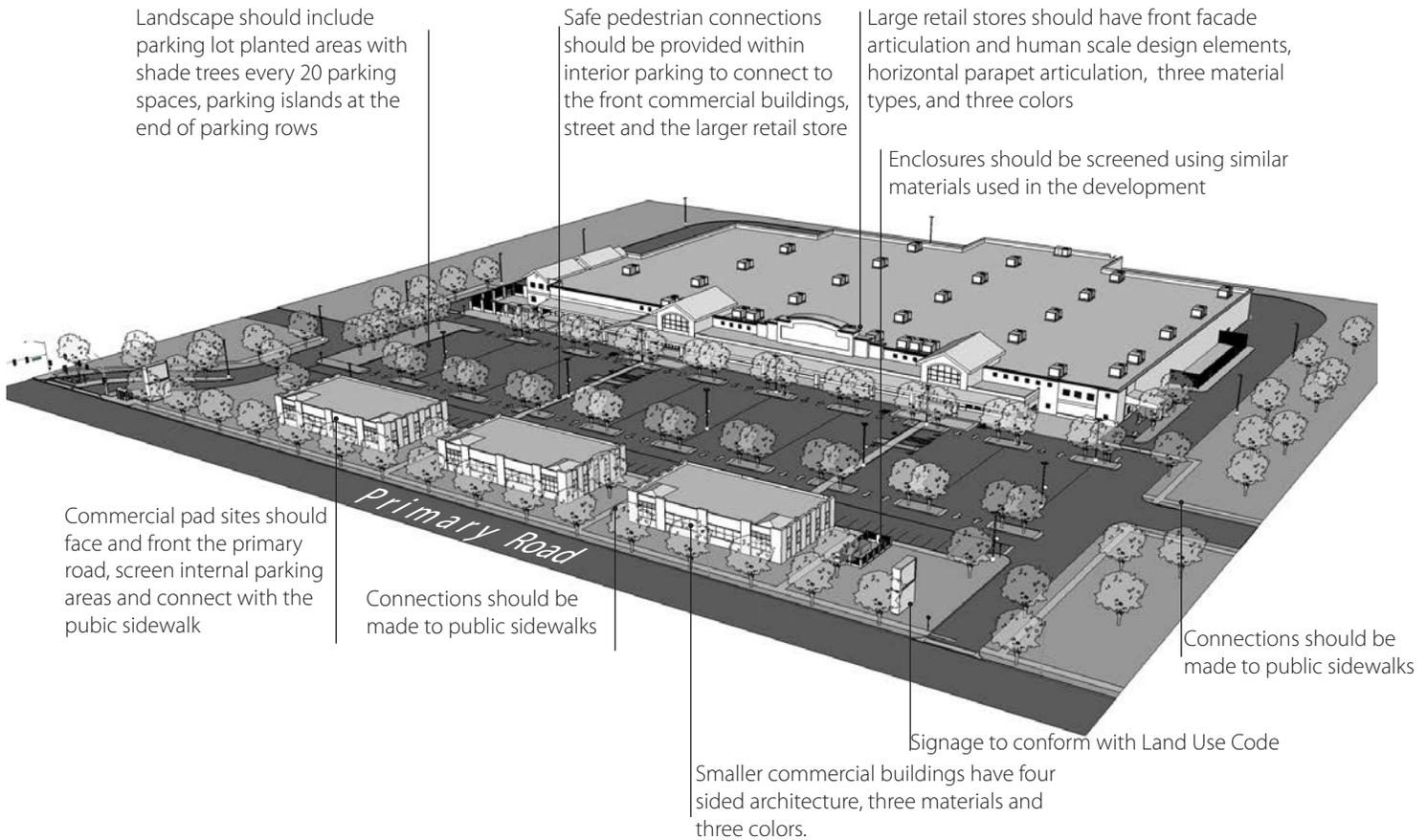
Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Applicability

This section is relevant for new development within the Freeway Commercial area as identified in the Town of Bennett’s Comprehensive Plan and under the zoned C – General Commercial or zoned PD for Planned Development.

4.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for Freeway Commercial.



4.2 Site Planning

4.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging Freeway Commercial projects to orientate to the street, provide buildings close to the Right of Way to provide human scale elements and interest in the streetscape, and provide connectivity to sidewalks and public access.
2. Encourages the use of creative site planning approaches for Freeway Commercial development that meet the design principles illustrated and suggested in this document.

4.2.2 Building Location

Freeway Commercial zone includes large stores and smaller single or multi-tenant buildings. Large big box stores or supermarkets should be located at the rear of the lot only if the street frontage includes smaller commercial/retail/food businesses that provide street frontage. Freeway commercial development should ensure the land adjacent to the road is developed with buildings, known as “pad sites” to address the street and locate parking behind or on the side of each building.



Building Location: THIS

Images depict example of commercial areas with buildings at the front of the development known as “pad sites” that give a strong frontage and hide parking, as opposed to the open development with the parking in front.



NOT THIS

4.2.3 Parking

Parking access should connect directly with the primary street into the development. Parking should be located internally to the development behind the Pad Site buildings and be screened from view of the primary street as much as possible including landscaping. Parking lot islands should be provided to break up continuous lots at a minimum of one island per 20 spaces. All parking lot islands should be landscaped, and include a minimum of one canopy tree.

4.2.4 Service Areas

Service areas such as loading docks for larger stores should be located at the rear of the buildings and screened from adjacent properties with landscape and fencing.

4.2.5 Pedestrian Access & Circulation

Walkways should connect directly to the public sidewalk from various locations within the development and provide direct connection to building entrances. Large scale Freeway Commercial should provide pedestrian connection between the front pad sites and the main store through the parking lot. Walkways should also be located adjacent to the main vehicular entry drive, and to each building that front the primary street.

4.2.6 Enclosures

Trash enclosures, mechanical units, and storage areas should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used for the buildings. Screening should block view of the interior areas of the enclosure.

4.2.7 Fencing

Fencing should only be needed for side and rear property boundaries. Fencing at the rear and side of the lot should be made to block views into the service area. Chainlink fence should not be used for these areas. Recommended fencing materials would include timber, concrete block, powder coated or painted metal panels. Earth berms with landscape could be used as an alternative as long as it allows for the same level of screening as fencing at the time of installation.

4.2.8 Site Lighting

Shielding - Light sources should be concealed or shielded to the maximum extent feasible to minimize glare, light pollution and light trespass on adjacent property and away from the vision of passing motorists. All luminaires should be of the full cut-off type with the eighty-five degree preferred. Full cutoff fixtures should be installed in a horizontal position as designed.

Architectural Lighting of Building Facades - The lighting of a building facade for architectural, aesthetic, or decorative purposes should reflect to the following recommendations:

1. All upward aimed light should be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
2. Building facade lighting exceeding nine hundred lumens should be fully shielded, aimed downward, and mounted

as flush to a wall as possible.

3. Building facade lighting should be fully contained within the vertical surface of the wall being illuminated.
4. Building atrium's should not create light pollution by up-lighting or excessive lighting near atrium windows.

Canopy Lighting - Lighting fixtures mounted under canopies used for vehicular shelter should be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. A full cutoff light fixture could project below the underside of a canopy. All light emitted by an under-canopy fixture should be substantially confined to the ground surface directly beneath the perimeter of the canopy. Lighting, except that permitted by the sign ordinance, should not be located on the top or sides of a canopy.

4.3 Building Character and Design

4.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale of Freeway Commercial buildings.
2. Provide a basic direction for the design of buildings to ensure that creative design solutions can be easily developed to meet the basic concepts outlined above.

4.3.2 Building Orientation

Buildings should orientate to the primary street. They should be orientated with the longest side parallel to the street.

4.3.3 Building Mass and Character - Big Box Stores / Super Markets

Building coverage per lot is outlined in the Land Use Code for General Commercial development the Sec. 16-2-445.

Large Big Box/Supermarket Stores should have articulation of the primary front walls to reduce a long flat facade. The main front building wall should have 50% of the total wall length on the same alignment for any continuous wall. Articulation depth should be a minimum of eight feet depth for big box stores and supermarkets.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum.

Wall plane variation along all building walls and faces should be provided using at least 3 different material types and 3 different colors including roof, walls and window trim and/or casing/mullions. Variation should be provided along building walls so that no more than 40% of any building wall is of one continuous material.

Metal buildings should be discouraged in the Freeway Commercial area.

4.3.4 Building Mass and Character - Pad Sites / Free Standing Commercial Buildings

Pad site or free standing commercial buildings within Freeway Commercial are visible from all sides and should be treated with four sided architecture. Each side of the structure should have architectural treatments as outlined below.

Building should have windows on all sides of the structure with the highest percentage on the front longest building side and the rear longest building side.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum.

Wall plane variation along all building walls and faces should be provided using at least 3 different material types and 3 different colors including roof, walls and window trim and/or casing/mullions. Variation should be provided along building walls so that no more than 20% of any building wall is of one continuous material.



Four Sided Architecture THIS

Images depict examples of a commercial building with architectural treatments on all sides as opposed to flat walled structures.



NOT THIS

4.3.5 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of 3' projection from the face of the attached wall plane where gross building square footage exceeds 15,000 square feet.



Material variation along all building wall faces

Material Variation

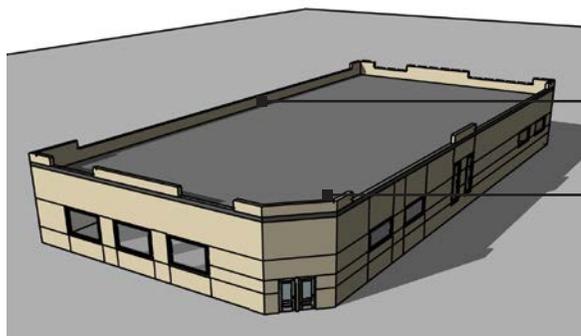
Where gross building square footage is less than 15,000 square feet, eaves or soffits should be provided at a minimum of two feet projection from the face of the attached wall plan.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of eight inches. Gutters or other drainage appurtenances may be fastened to the fascia.

4.3.6 Roof Plane Variation

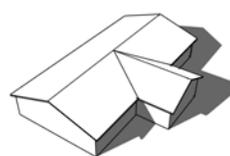
Roof plane variation should be provided where continuous roof planes exceed 50 feet.

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable means of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.
3. Pitched roof planes exceeding 50' should incorporate either a minimum of 1 cross gable or continuous clear story; or 1 dormer or nested gable per 50' of total roof plane length.

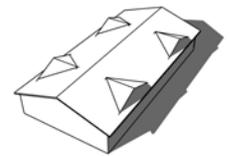


Roof plane edge length

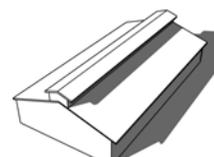
Parapet Wall should vary in height



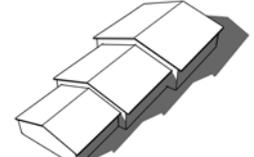
Cross Gables



Dormers



Clear Story



Nested Gables

Roof Plane Variation Examples

4.3.7 Colors or Color Palette

Buildings should have a minimum of three colors per building, including roof, walls and window trim and/or casing/mullions. Three colors should breakdown as main color, secondary color, and trim.

Bright colors should be discouraged. Branding colors should not be used as a main color and should be used as accent only.

4.3.8 Materials

The materials listed below are suggestions for use in Freeway Commercial buildings:

Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.

Windows - Glass, transparent, or tinted. Aluminum, wood or vinyl casings are acceptable.

Walls - Steel, aluminum, concrete, vinyl or wood siding; concrete block, cultured stone, stone, stucco/EIFS, standing seam metal, brick, precast concrete.

4.3.9 Building Entry Definition

Primary building entries should be clearly defined through the following:

1. The primary building entry area should be a minimum of 15 feet in width.
2. Building entry areas may be defined as projections; or building entries may be defined with recesses a minimum of 3' in depth.
3. A combination of windows and doorways should comprise at least 50% of the building entry area.
4. A pedestrian entry plaza or courtyard should be provided with a total area of a minimum of 10' by 10'.

4.3.10 Mechanical Systems

Mechanical systems should be screened from view or located in areas not visible from public roads. Rooftop mechanical systems should not be used unless screened from view architecturally. Mechanical systems located in publicly visible areas including parking lots or roadways should be screened with enclosures constructed of materials like or similar to those used on the building.

4.4 Landscape Character and Design

Landscape and irrigation requirements for new freeway commercial development need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the back of this document.

Parking lot landscape should provide a landscaped parking island every twenty (20) parking stalls that includes a shade tree and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

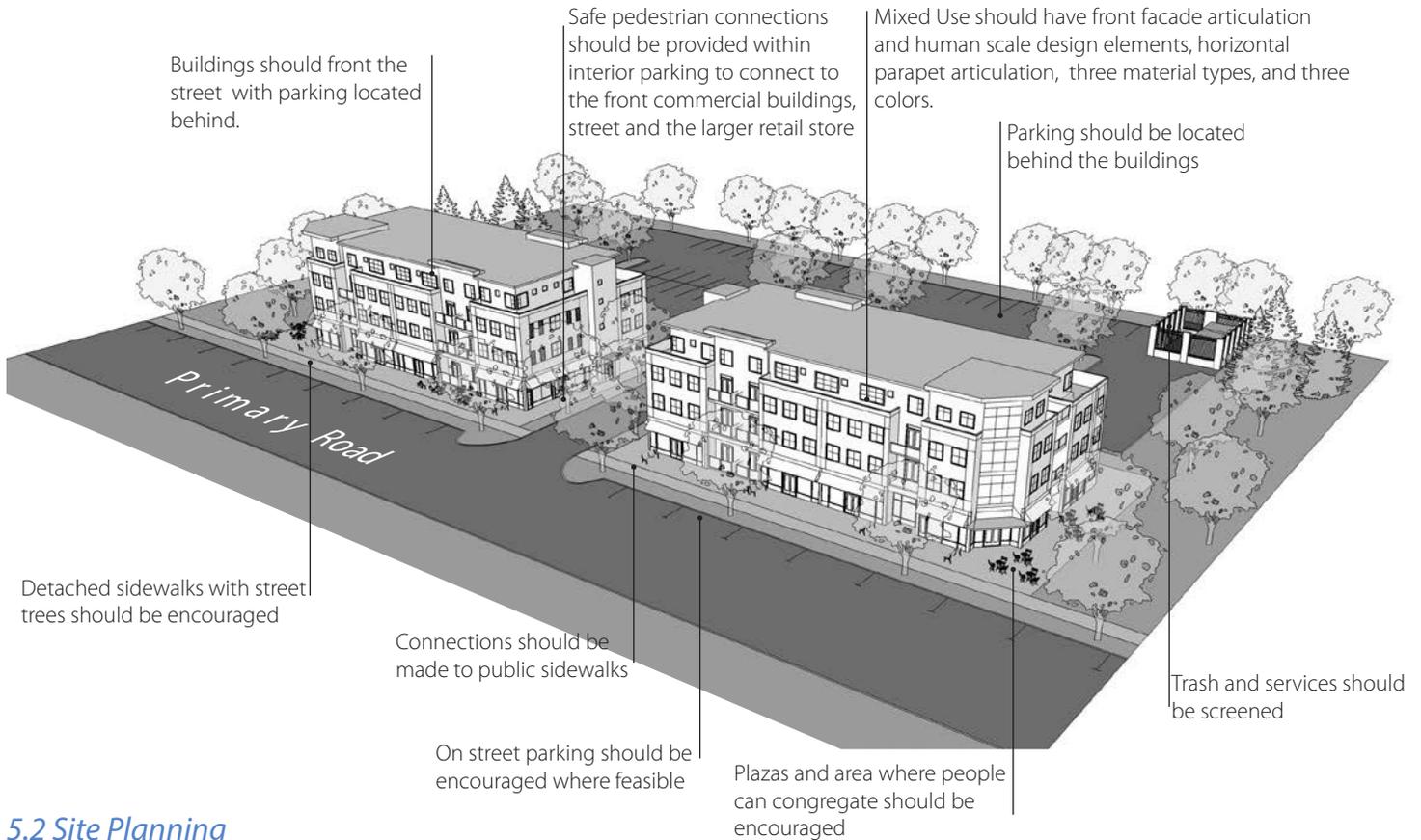
Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Applicability

This section is relevant for new Mixed Use development within allowable zoned areas within Bennett.

5.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for Mixed Use Development.



5.2 Site Planning

5.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging Mixed Use development to orientate to the street, allow for buildings to front the primary road, and allow for on-street parking.
2. Encourages the use of creative site planning approaches for Mixed Use development that meet the design principles illustrated and suggested in this document.

5.2.2 Building Location

Mixed Use development consists of multi storied buildings that support a variety of uses. Typically the ground floor of a mixed use development supports commercial and retail uses, while the second or upper stories typically have a residential use. Mixed Use development buildings should be located fronting the primary road, and be sited close to the right-of-way allowing for easily pedestrian access. The buildings should screen parking that should be located behind.

5.2.3 Parking

Parking access should connect directly with the primary street into the development. Parking should be located internally to the development behind the Mixed Use buildings. Parking should be screened from view of the primary street as much as possible including landscaping. Parking lot islands should be provided to break up continuous lots at a minimum of one island per 20 spaces. All parking lot islands should be landscaped, and include a minimum of one canopy tree.

5.2.4 Service Areas

If a Mixed Use Development required service areas such as a single loading dock, the service area should be located at the rear of the buildings and screened from adjacent properties with landscape and fencing.

5.2.5 Pedestrian Access & Circulation

Walkways should connect directly to the public sidewalk from various locations within the development and provide direct connection to building entrances. Walkways should also be located adjacent to the main vehicular entry drive, and to each building that front the primary street.

Mixed Use development should include a plaza space for gathering given the variety of uses. Adjacent to the main entrance to the development a plaza should be provided with amenities such as tables and chairs, seating space that could also be used by customers of any ground floor retail.



THIS



NOT THIS

Plaza Space:

Images depict example of a small plaza on private property that connects to the public sidewalk offering gathering space as opposed to development to the property line offering limited area for people to gather and congregate.

5.2.6 Enclosures

Trash enclosures, mechanical units, and storage areas should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used for the buildings. Screening should block view of the interior areas of the enclosure.



THIS



NOT THIS

Enclosures:

Images depict example of a trash enclosure that uses materials from the buildings versus stand alone dumpsters.

5.2.7 Fencing

Fencing should only be needed for side and rear property boundaries. Fencing at the rear and side of the lot should be made to block views into the service area. Chainlink fence should not be used for these areas. Recommended fencing materials would include timber, concrete block, metal panels.

5.2.8 Site Lighting

Shielding - Light sources should be concealed or shielded to the maximum extent feasible to minimize glare, light pollution and light trespass on adjacent property and away from the vision of passing motorists. All luminaires should be of the full cut-off type with the eighty-five degree preferred. Full cutoff fixtures should be installed in a horizontal position as designed.

Architectural Lighting of Building Facades - The lighting of a building facade for architectural, aesthetic, or decorative purposes should reflect to the following recommendations:

1. All upward aimed light should be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
2. Building facade lighting exceeding nine hundred lumens should be fully shielded, aimed downward, and mounted as flush to a wall as possible.
3. Building facade lighting should be fully contained within the vertical surface of the wall being illuminated.

5.3 Building Character and Design

5.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale.
2. Provide a basic direction for the design of buildings to ensure that creative design solutions can be easily developed to meet the basic concepts outlined in this segment.

5.3.2 Building Orientation

Buildings should orientate to the primary street. They should be orientated with the longest side parallel to the street.

Building coverage per lot is outlined in the Land Use Code for General Commercial development the Sec. 16-2-445.

Mixed Use buildings should have wall articulation on at least two sides of a building. Articulation should result in only 40% of a wall should be on the same alignment. Articulation should be a minimum of 5' depth between wall alignment.

Wall plane variation along all building walls and faces should be provided using at least 3 different material types and 3 different colors including roof, walls and window trim and/or casing/mullions. Variation should be provided along building walls so that no more than 50% of any building wall is of one continuous material.

Mixed Use Development should not include metal buildings.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum.

5.3.3 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of 3' projection from the face of the attached wall plane where gross building square footage exceeds 15,000 square feet. Where gross building square footage is less than 15,000 square feet, eaves or soffits should be provided at a minimum of two feet projection from the face of the attached wall plan.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of 8 inches. Gutters or other drainage appurtenances may be fastened to the fascia.

5.3.4 Roof Plane Variation

Roof plane variation should be provided where continuous roof planes exceed 50 feet.

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable means of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.
3. Pitched roof planes exceeding 50' should incorporate either a minimum of 1 cross gable or continuous clear story; or 1 dormer or nested gable per 50' of total roof plane length.

5.3.5 Colors or Color Palette

Buildings should have a minimum of three colors per building, including roof, walls and window trim and/or casing/mullions. Three colors should breakdown as main color, secondary color, and trim. Bright colors should be discouraged.



Articulation, Color & Variation: THIS

Images depict example of building variation, color change and articulation as opposed to a single materials, single buildings, with limited articulation and color changes.



NOT THIS

5.3.6 Materials

The materials listed below are suggestions for use in Mixed Use buildings:

Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.

Windows - Glass, transparent, or tinted. Aluminum, wood or vinyl casings are acceptable.

Walls - Steel, aluminum, concrete, vinyl or wood siding; concrete block, cultured stone, stone, stucco/EIFS, standing seam metal, brick, precast concrete.

5.3.7 Mechanical Systems

Mechanical systems should be screened from view or located in areas not visible from public roads. Rooftop mechanical systems should not be used unless screened from view architecturally. Mechanical systems located in publicly visible areas including parking lots or roadways should be screened with enclosures constructed of materials like or similar to those used on the building.

5.4 Landscape Character and Design

Landscape and irrigation requirements for new mixed use development need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the end of this document.

Parking lot landscape should provide a landscaped parking island every twenty (20) parking stalls that includes a shade tree and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

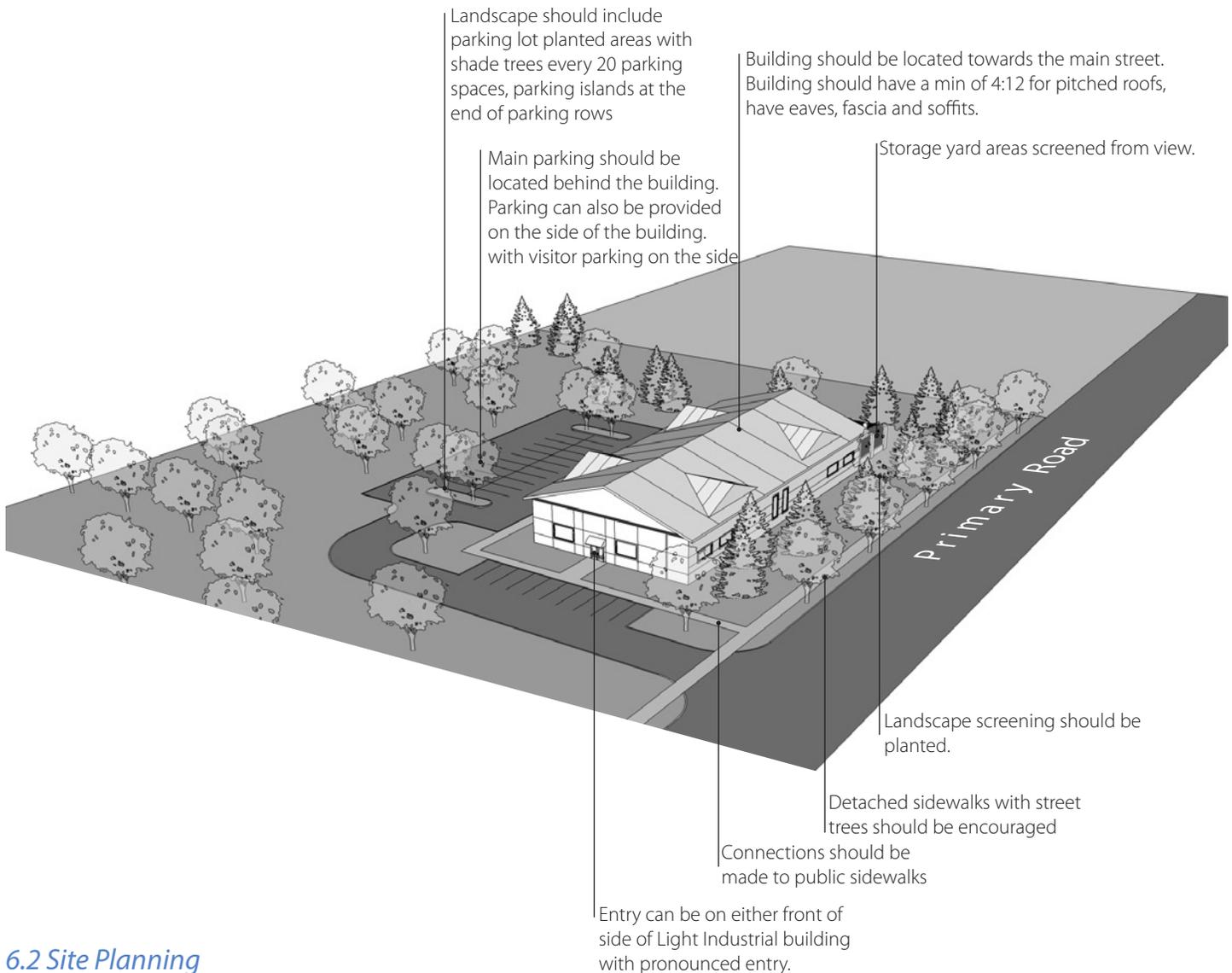
Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Applicability

This section is relevant for new Light Industrial construction within Bennett.

6.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for Light Industrial development.



6.2 Site Planning

6.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a desirable Town by encouraging Light Industrial buildings to orientate to the primary street, providing parking behind or on the side of the building, and encouraging human scale elements such as detached sidewalks and street trees.
2. Encourages the use of creative site planning approaches for Light Industrial building that meet the design principles illustrated and suggested in this document.

6.2.2 Building Location

Buildings should be located adjacent to the primary road. The longest side of the building should front the primary street if lot size allows. This enables most or all parking to be behind the building and not in public view.

6.2.3 Parking

Parking access should connect directly with the primary street into the development. Parking should be located internally to the development with the buildings adjacent to the parking lot.

6.2.4 Service Areas

Service areas such as loading docks or large door for loading access should be located at the rear of the building and screened by screen fences and landscape.

6.2.5 Pedestrian Access & Circulation

Walkways should connect directly to the public sidewalk (if present) from the main pedestrian entrance. Walkways should enter the project adjacent to the main entry drive. Building entrances for pedestrians should be pronounced with an awning or projection.

6.2.6 Enclosures/Screening

Storage areas, trash enclosures, service areas, and mechanical units should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used with the buildings. Material should sufficiently screen all items listed from public view.

6.2.7 Fencing

Fencing around the perimeter can consist of chainlink fence, unless screening is required. Timber fencing is preferred screen fence material.

6.2.8 Site Lighting

Shielding - Light sources should be concealed or shielded to the maximum extent feasible to minimize glare, light pollution and light trespass on adjacent property and away from the vision of passing motorists. All luminaires should be of the full cut-off type with the eighty-five degree preferred. Full cutoff fixtures should be installed in a horizontal position as designed.

Architectural Lighting of Building Facades - The lighting of a building facade for architectural, aesthetic, or decorative purposes should reflect to the following recommendations:

1. All upward aimed light should be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
2. Building facade lighting exceeding nine hundred lumens should be fully shielded, aimed downward, and mounted as flush to a wall as possible.
3. Building facade lighting should be fully contained within the vertical surface of the wall being illuminated.

6.3 Building Character and Design

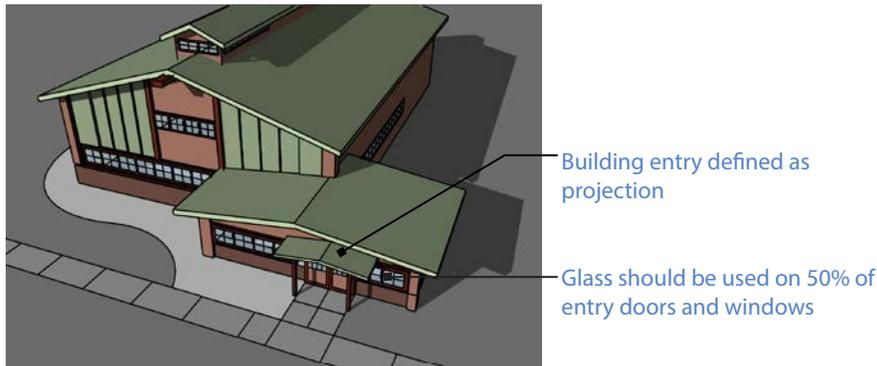
6.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale of Light Industrial buildings.
2. Provide a basic direction for the design of buildings to ensure that structures built without the assistance of an Architect or design professional achieve the objectives outlined in this section.

6.3.2 Building Orientation

Buildings should orientate to the primary road. They should be orientated with the longest side parallel to the street. The entrance to the building should be designed to a human scale that allows for a lower roofline. This can be accomplished with a projection from the main building. This could also house offices. This allows for an obvious entrance and a human-scale entrance.

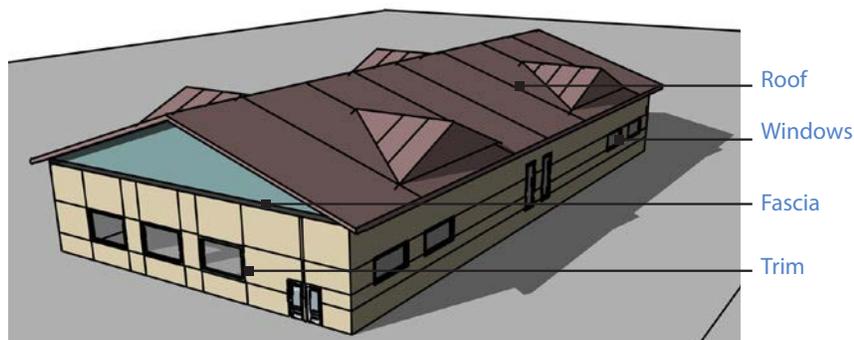


6.3.3 Building Mass and Character

Building coverage per lot is outlined in the Land Use Code under sections 1Sec. 16-2-455. I-Industrial District.

Industrial building guidelines suggest a variety of building types including prefabricated metal buildings. The following guidelines and criteria should apply to industrial buildings and structures.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum on all structures.



6.3.4 Fenestration

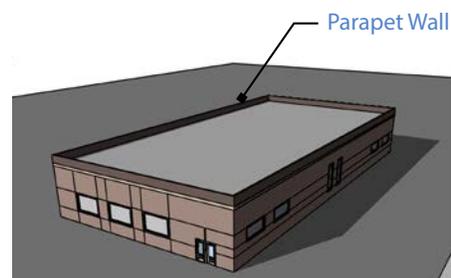
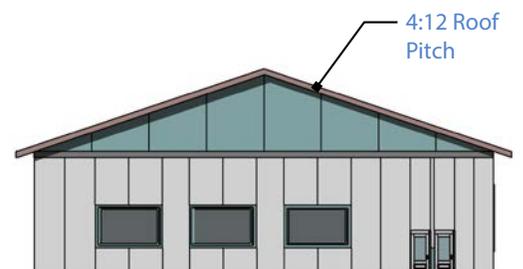
Fenestration. Windows should comprise a minimum of 15% of each wall face on a minimum of two primary building walls.

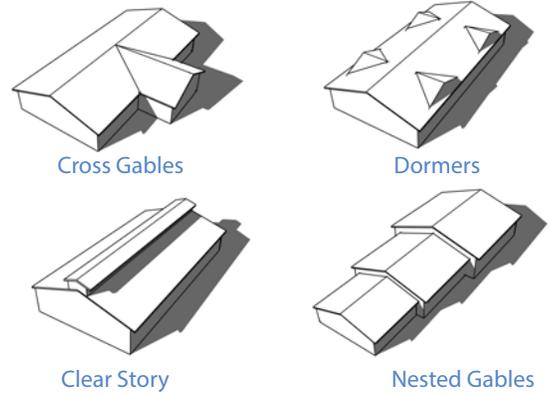
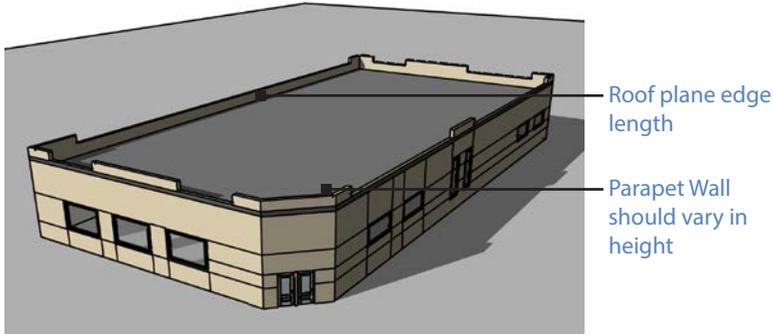
6.3.5 Roofs

Minimum roof pitch on all sloping roof structures should be 4:12. Flat roofs are acceptable and should include a parapet wall with a minimum height of three feet from the roof plane.

Roof plane variation should be provided where continuous roof planes exceed 50 feet.

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable types of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.
3. Pitched roof planes exceeding 50' should incorporate either a minimum of 1 cross gable or continuous clear story; or 1 dormer or nested gable per 50' of total roof plane length.





6.3.6 Eaves, Soffits and Fascia

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of two feet projection from the face of the attached wall plane.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of 8 inches. Gutters or other drainage appurtenances may be fastened to the fascia.

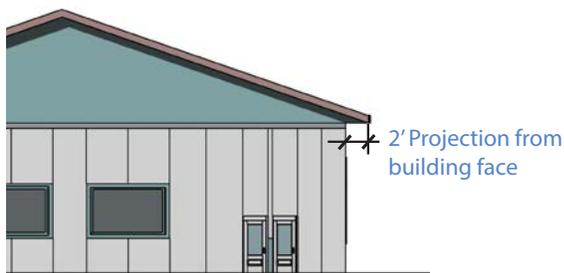


Eaves: THIS

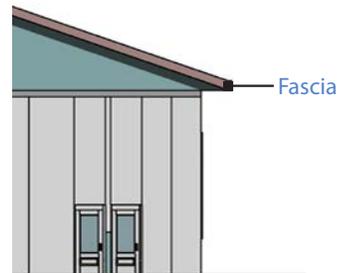


NOT THIS

Images depict example of metal buildings with eaves, fascia and soffits as compared to a building without these elements.



Eaves



Fascia

6.3.7 Colors or Color Palette

Light Industrial buildings should have a minimum of two colors per building with three colors preferred. Three colors could breakdown as main color, secondary color, and trim.

Bright colors should be discouraged.

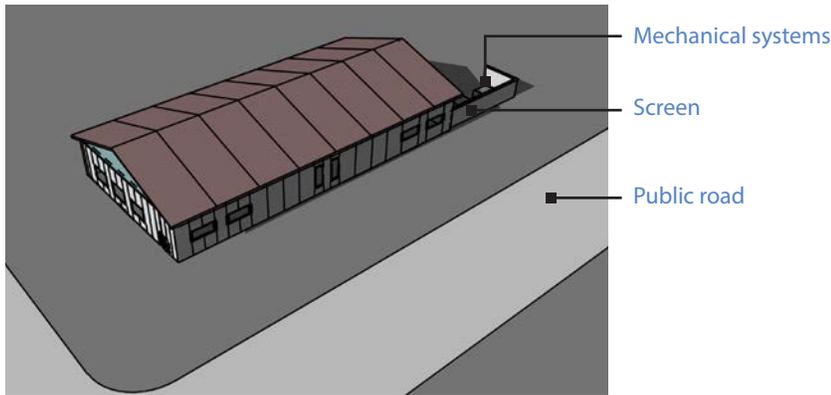
6.3.8 Materials

The materials listed below are suggestions for use in Light Industrial buildings:

1. Pitched Roofs. Composite shingles, concrete shakes, standing seam metal, rolled metal, tile.
2. Windows. Glass, transparent, mirrored or tinted. Aluminum, wood or vinyl casings are acceptable.
3. Walls. Steel, aluminum, concrete, vinyl or wood siding; concrete block, cultured stone, stone, stucco/EIFS, standing seam metal, brick, precast concrete.

6.3.9 Mechanical Systems

Mechanical systems should be screened from view or located in areas not visible from public roads. Rooftop mechanical systems are not acceptable unless screened from view architecturally. Mechanical systems located in publicly visible areas including parking lots or roadways should be screened with enclosures constructed of materials like or similar to those used on the building.



6.4 Landscape Character and Design

Landscape and irrigation requirements for new light industrial development need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and ground covers/grasses is located at the back of this document.

Parking lot landscape should provide a landscaped parking island every twenty (20) parking stalls that includes a shade tree and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Landscape screening can be used adjacent to large walls to help breakdown the scale of the building.



Landscape Screening: **THIS**



NOT THIS

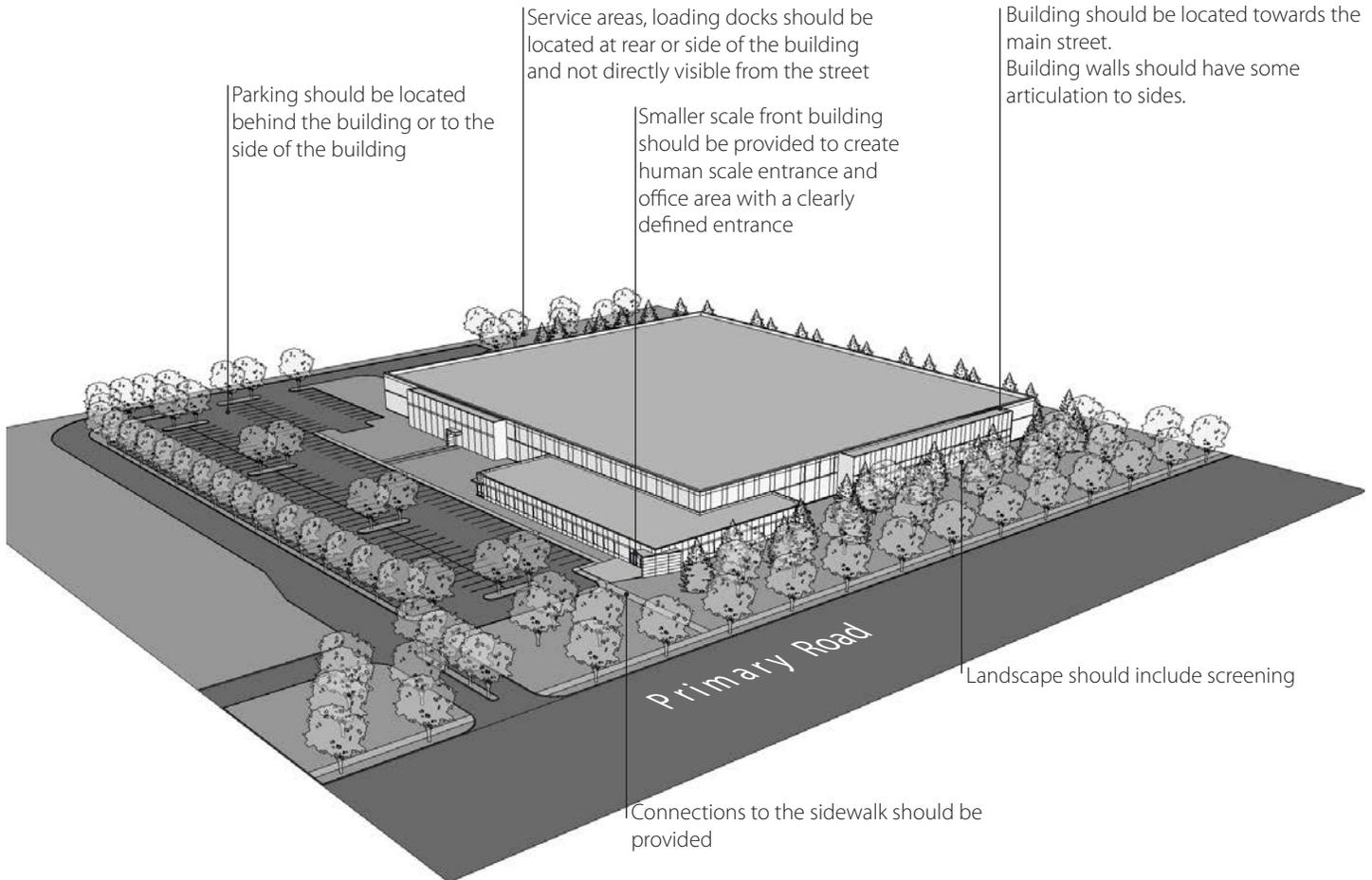
Images depict example of landscape screening for industrial building compared to one without screening.

Applicability

This section is relevant for new construction within the Employment Center zoned area.

7.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for development within the zoned Employment Center area.



7.2 Site Planning

7.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging Employment Center projects to orientate to the street, provide buildings close to the Right of Way to provide human scale building entrances, interest in the streetscape, and provide connectivity to sidewalks and public access.
2. Encourages the use of creative site planning approaches for Employment Center development that meet the design principles illustrated and suggested in this document.

7.2.2 Building Location

Employment Center buildings will vary in size and should aim to have walkable proximity to the street and public sidewalks.

7.2.3 Parking

Parking access should connect directly with the primary road into the development. Parking should be located internally

to the development to the side or a beside the building. Parking should be screened from view of the primary street as much as possible using berming and including landscaping. Parking lot islands should be provided to break up continuous lots at a minimum of one island per 20 spaces. All parking lot islands should be landscaped, and include a minimum of one canopy tree.

7.2.4 Service Areas

Service areas such as loading docks and related service areas should be located at the rear of the buildings and screened from adjacent properties with landscape and fencing.



Service Area Screening: **THIS**



NOT THIS

Images depict example of a service area that is screened from view from the primary street compared to one that is not screened.

7.2.5 Pedestrian Access & Circulation

Walkways should connect directly from the public sidewalk to the main building entrance. The building entrance should be located within 300’ of the public sidewalk. Walkways should also be located adjacent to the main vehicular entry drive, and to each building that fronts the primary street. Pedestrian walkways should be provided within the parking area to provide safe access to the building entrance.

7.2.6 Enclosures

Trash enclosures, mechanical units, and storage areas should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used for the buildings. Screening should block view of the interior areas of the enclosure.



Enclosures: **THIS**



NOT THIS

Images depict example of a trash enclosure that uses materials from the buildings versus stand alone dumpsters.

7.2.7 Fencing

Fencing should only be needed for side and rear property boundaries. Fencing at the rear and side of the lot should block views into the service area. Chainlink fence should not be used for these areas. Recommended fencing materials would include timber, concrete block, and metal panels.



Storage Screening: **THIS**

Images depict example of screening back of house and storage areas versus a chainlink fence.



NOT THIS

7.2.8 Site Lighting

Shielding - Light sources should be concealed or shielded to the maximum extent feasible to minimize glare, light pollution and light trespass on adjacent property and away from the vision of passing motorists. All luminaires should be of the full cut-off type with the eighty-five degree preferred. Full cutoff fixtures should be installed in a horizontal position as designed.

Architectural Lighting of Building Facades - The lighting of a building facade for architectural, aesthetic, or decorative purposes should reflect to the following recommendations:

1. All upward aimed light should be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
2. Building facade lighting exceeding nine hundred lumens should be fully shielded, aimed downward, and mounted as flush to a wall as possible.
3. Building facade lighting should be fully contained within the vertical surface of the wall being illuminated.

7.3 Building Character and Design

7.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale of Freeway Commercial buildings.
2. Provide a basic direction for the design of buildings to ensure that creative design solutions can be easily developed to meet the basic concepts outlined in this section.

7.3.2 Building Orientation

Buildings should orientate to the primary street. They should be orientated with the longest side parallel to the primary road. The entrance to the building should be designed to a human scale that allows for a lower roofline. This can be accomplished with a projection from the main building. This allows for an obvious human-scaled entrance.



Human Scale Entry **THIS**

Images depict example of large building with clear entry for people versus doors within the same large wall plain that if not too evident and lacks human scale elements such as an awning.



NOT THIS

7.3.3 Building Mass and Character

Building coverage per lot is outlined in the Land Use Code Sec. 16-2-450. EC – Employment Center District.

Employment Center buildings should have articulation of the primary two walls, the front that faces the main parking and the street frontage wall, to reduce a long flat facade. The walls should have 50% of the total wall length on the same alignment for any continuous wall. Articulation depth should be a minimum of 8' depth.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum.

Wall plane variation along all building walls and faces should be provided using at least 3 different material types and 3 different colors including roof, walls and window trim and/or casing/mullions. Variation should be provided along building walls so that no more than 40% of any building wall is of one continuous material.

7.3.4 Fenestration

Fenestration. Windows should comprise a minimum of 10% of each wall face on a minimum of two primary building walls. The main entrance wall should comprise of 50% of windows along the wall face.



Building Materials Variations: **THIS**

Images depict example of a large building wall with material and color changes in wall compared to a wall with limited material or color changes.



NOT THIS

7.3.5 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of 3' projection from the face of the attached wall plane where gross building square footage exceeds 15,000 square feet. Where gross building square footage is less than 15,000 square feet, eaves or soffits should be provided at a minimum of 2' projection from the face of the attached wall plan.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of 8 inches. Gutters or other drainage appurtenances may be fastened to the fascia.

7.3.6 Roof Plane Variation

Roof plane variation should be provided where continuous roof planes exceed 50 feet.

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable means of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.
3. Pitched roof planes exceeding 50' should incorporate either a minimum of 1 cross gable or continuous clear story; or 1 dormer or nested gable per 50' of total roof plane length.

7.3.7 Colors or Color Palette

Buildings should have a minimum of three colors per building, including roof, walls and window trim and/or casing/mullions. Three colors should breakdown as main color, secondary color, and trim.

Bright colors should be discouraged. Branding colors should not be used as a main color and should be used as accent only.

7.3.8 Materials

The materials listed below are suggestions for use in Employment Center buildings:

Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.

Windows - Glass, transparent, or tinted. Aluminum, wood or vinyl casings are acceptable.

Walls - Steel, aluminum, concrete, vinyl or wood siding; concrete block, cultured stone, stone, stucco/EIFS, standing seam metal, brick, precast concrete.

7.3.9 Building Entry Definition

Primary building entries should be clearly defined through the following:

1. The primary building entry area should be a minimum of 15 feet in width.
2. Building entry areas may be defined as projections; or building entries may be defined with recesses a minimum of 3' in depth.
3. A combination of windows and doorways should comprise at least 50% of the building entry area.
4. A pedestrian entry plaza or courtyard should be provided with a total area of a minimum of 10' by 10'.

7.3.10 Mechanical Systems

Mechanical systems should be screened from view or located in areas not visible from public roads. Rooftop mechanical systems should not be used unless screened from view architecturally. Mechanical systems located in publicly visible areas including parking lots or roadways should be screened with enclosures constructed of materials like or similar to those used on the building.



Mechanical Units hidden: **THIS - Behind Building**

Images depict mechanical units located behind a building versus being mounted on a roof and visible.



NOT THIS - Visible

7.4 Landscape Character and Design

Landscape and irrigation requirements for Employment Centers need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the back of this document.

Parking lot landscape should provide a landscaped parking island every twenty (20) parking stalls that includes a shade tree

and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Landscape screening can be used adjacent to large walls to help breakdown the scale of the building. Landscape should be used to break down the scale of the overall development.



Landscape Screening: THIS



NOT THIS

Images depict landscape screening around a large employment center building compared to little screening at a comparable development..

Applicability

This section is relevant for new development within the Old Town Commercial Mixed Use Overlay District.

8.1 Prototype

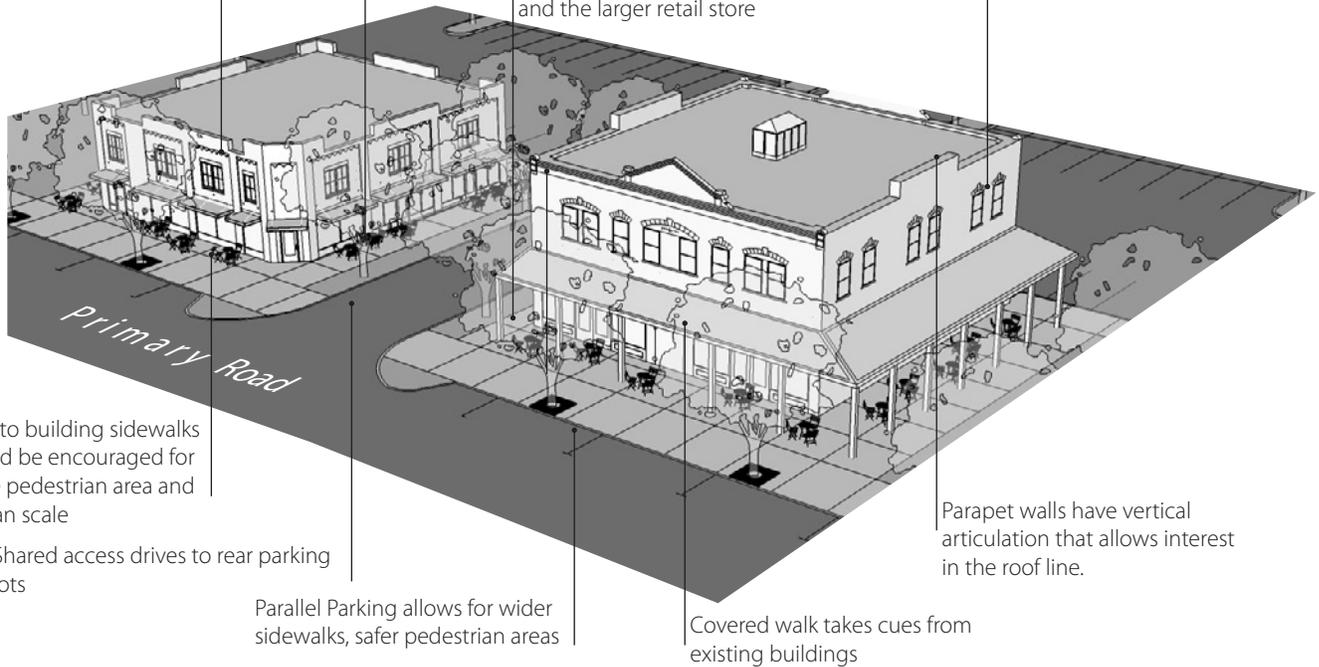
The prototype below illustrates the basic design elements outlined in the guidelines for the Old Town Commercial Mixed Use Development.

Buildings should front the street with parking located behind. Buildings should be on the same setback alignment as adjacent development.

Streetscape furniture such as benches and seating areas create desirable human scale areas.

Safe pedestrian connections should be provided within interior parking to connect to the front commercial buildings, street and the larger retail store

Buildings with human scale covered walks could have limited articulation, while having windows on front and two sides



Curb to building sidewalks should be encouraged for a safe pedestrian area and human scale

Shared access drives to rear parking lots

Parallel Parking allows for wider sidewalks, safer pedestrian areas

Covered walk takes cues from existing buildings

Parapet walls have vertical articulation that allows interest in the roof line.

8.1.1 Key Considerations for District

The Old Town Commercial Mixed Use Overlay District is essentially the historic heart of Bennett located on either side of the railway line. It is important that development in this district enhances Bennett's environment and character. Building in this district should aim to advance Bennett's built environment and have a lasting positive impact. The following points are from the Bennett Downtown Study that are applicable to the goals of development in this district.

- Buildings should be the dominant visual element seen along the street with parking lots oriented to reduce their visual impact from streets. As shown in the prototype above parking is located behind buildings.
- Create human scale relationship between buildings and the pedestrian areas. This exists in the right-of-way with curb to



Existing Commercial Building in Old Town Commercial Mixed Use Overlay District with Covered Walk

building streetscapes that allow for street trees, pedestrian seating areas, and activation on the street by businesses occupying the ground floor of buildings.

- Design new buildings to compliment the railroad and agriculture structures that have been a part of Bennett's architectural vernacular.
- Coordinate signage keeping it simple in type styles and graphic imagery and not a dominant element in the overall street scene as seen historically.

8.2 Site Planning

8.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging new development in this district to orientate to the street, allow for buildings to front the primary road, allow for wider sidewalks from building edge to curb and allow for on-street parking.
2. Encourages the use of creative site planning approaches for this district that meet the design principles illustrated and suggested in this section.

8.2.2 Building Location

Old Town Commercial Mixed Use Overlay District development consists of buildings that support a variety of uses. Development in this area will vary in uses per the land use code for this District. In multi-level mixed use development, typically the ground floor supports commercial and retail uses, while the second or upper stories could offer offices and potentially residential use. Buildings in this district should be located fronting the primary road. Many buildings in this area are located with zero setback from the front property line. Buildings should be encouraged to match the historic setback of this area and be sited on or close to the right-of-way. This ensures the building align along the street. The building location should allow for a wide sidewalk that expands from the curb to the front of the building. This will allow for easy pedestrian access and movement.

8.2.3 Parking

On-street parking should be encouraged in this area for new development. In this district there is currently on-street parking with both parallel and nose-in perpendicular parking. Parking should be all parallel in this area to allow for wider sidewalks in the public right-of-way. This will allow for safer pedestrian areas and a stronger human scale and better pedestrian experience. This is illustrated in the prototype. Additional off-street parking should be provided at the rear of the buildings. Parking should be accessed from a shared drive from the primary street or from an alley. Parking access should connect directly with the primary street into the development. Large parking lots with 20 continuous spaces should have a landscape island. Parking lot islands should be provided to break up continuous lots at a minimum of one island per 20 spaces. This is ideally for larger parking lots. All parking lot islands should be landscaped, and include a minimum of one tree.

8.2.4 Service Areas

Service areas such as deliveries and trash should be located at the rear of the buildings and screened from adjacent properties with fencing.

8.2.5 Pedestrian Access & Circulation

Sidewalks should allow for easy access from on-street parking, as well as pedestrian movement along the street. Walkways should connect to adjacent walks and provide direct connection to building entrances. Walkways should also be located adjacent to the main vehicular entry drive, and to each building that front the primary street.

8.2.6 Enclosures

Trash enclosures, mechanical units, and storage areas should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used for the buildings. Screening should block view of the interior areas of the enclosure. Chain-link fencing should not be used for enclosures.



8.2.7 Fencing

Fencing should not be required in the district. If fencing for patios are required they should be metal with a maximum height of 36 inches.

8.3 Building Character and Design

8.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale.
2. Provide a basic direction for the design of buildings to ensure that creative design solutions can be easily developed to meet the basic concepts outlined within this section.

8.3.2 Building Orientation

Buildings should orientate to the primary streets, Palmer Avenue and Colfax Avenue.

8.3.3 Building Mass and Character

Buildings in this district should have wall articulation on at least two sides of a building. Articulation should result in only 40% of a wall being on the same alignment. Articulation should be a minimum of three feet depth between wall alignment. If a covered walk is proposed, articulation in the related wall should not be needed.

Building with human scale elements such as covered walks should not require articulation

Wall plane variation along all building walls and faces should be provided using at least two different material types and two different colors including roof, walls and window trim and/or casing/mullions.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum.

8.3.4 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of a two foot projection from the face of the attached wall plan.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of 8 inches. Gutters or other drainage appurtenances may be fastened to the fascia.

8.3.5 Roof Plane Variation

Roof plane variation should be provided where continuous roof planes exceed 50 feet.

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable means of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.

8.3.6 Colors or Color Palette

Buildings should have a minimum of two colors per building, including roof, walls and window trim and/or casing/mullions. Bright colors should be discouraged.

8.3.7 Materials

The materials listed below are suggestions for use in the district:

Roofs - Composite Shingles, Timber shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.



Windows - Glass, transparent, or tinted. Aluminum, wood or vinyl casings are acceptable.

Walls - Wood siding, brick, cultured stone, stone, stucco/EIFS as less than 50% of wall material, precast concrete as secondary material with less than 30% of wall material.

8.3.8 Mechanical Systems

Mechanical systems should be screened from view or located in areas not visible from public roads. Rooftop mechanical systems should not be used unless screened from view architecturally. Mechanical systems located in publicly visible areas including parking lots or roadways should be screened with enclosures constructed of materials like or similar to those used on the building.

8.4 Landscape Character and Design

Landscape within the district should focus on developing healthy streetscapes with street trees, planted areas, planters. These will enliven the street with living elements and create a human scale landscape.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the end of this document.

Parking lot landscape should provide a landscaped parking island every twenty (20) parking stalls that includes a shade tree and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

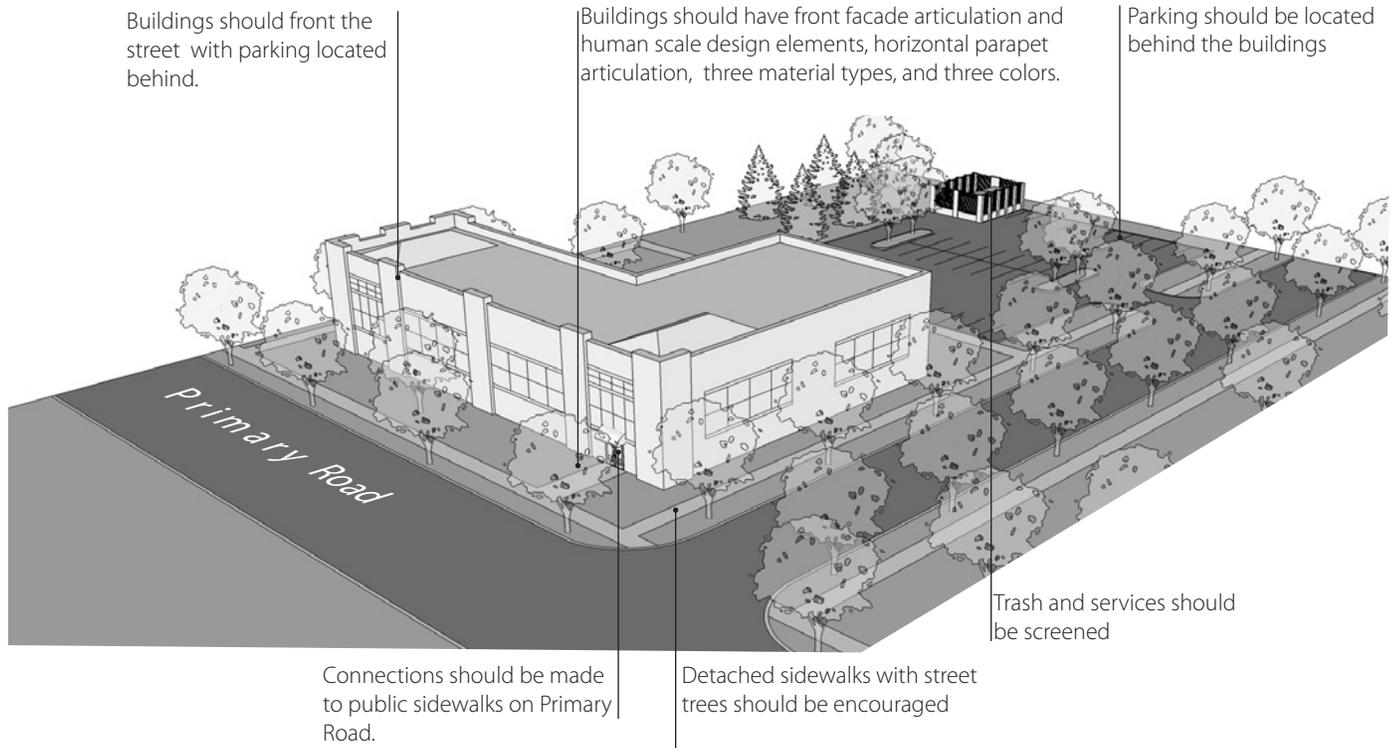
Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Applicability

This section is relevant for new commercial development within the Main Street - Downtown (MS) Overlay District within Bennett.

9.1 Prototype

The prototype below illustrates the basic design elements outlined in the guidelines for the Main Street - Downtown (MS) Overlay District.



9.2 Site Planning

9.2.1 General Intent

The site planning attributes outlined below are intended to:

1. Promote a healthy and livable community by encouraging development in the Main Street - Downtown (MS) Overlay District to orientate to the street, allow for buildings to front the primary road, and allow for parking behind the building.
2. Encourages the use of creative site planning approaches for Main Street - Downtown (MS) Overlay District that meet the design principles illustrated and suggested in this document.

9.2.2 Building Location

Commercial development in this overlay district should be located fronting the primary road, and be sited close to the right-of-way allowing for easily pedestrian access. The buildings should screen parking that should be located behind.

9.2.3 Parking

Parking access should connect directly with the primary street into the development. Parking should be located internally to the development behind any buildings. Parking should be screened from view of the primary street as much as possible including landscaping. Parking lot islands should be provided to break up continuous lots at a minimum of one island per 20 spaces. All parking lot islands should be landscaped, and include a minimum of one canopy tree.

9.2.4 Service Areas

If a development within this area requires service areas such as a single loading dock, the service area should be located at the rear of the buildings and screened from adjacent properties with landscape and fencing.

9.2.5 Pedestrian Access & Circulation

Walkways should connect directly to the public sidewalk and provide direct connection to building entrances. Walkways should also be located adjacent to the main vehicular entry drive, and to each building that front the primary street. Walkways should offer connectivity to adjacent development areas.

9.2.6 Enclosures

Trash enclosures, mechanical units, and storage areas should be screened from view with a fence or wall enclosure. Screen fences and walls should use materials being used for the buildings. Screening should block view of the interior areas of the enclosure.



Enclosures:

THIS

Images depict example of a trash enclosure that uses materials from the buildings versus stand alone dumpsters.



NOT THIS

9.2.7 Fencing

Fencing should only be needed for side and rear property boundaries. Fencing at the rear and side of the lot should be made to block views into the service area. Chainlink fence should not be used for these areas. Recommended fencing materials would include timber, concrete block, metal panels.

9.2.8 Site Lighting

Shielding - Light sources should be concealed or shielded to the maximum extent feasible to minimize glare, light pollution and light trespass on adjacent property and away from the vision of passing motorists. All luminaires should be of the full cut-off type with the eighty-five degree preferred. Full cutoff fixtures should be installed in a horizontal position as designed.

Architectural Lighting of Building Facades - The lighting of a building facade for architectural, aesthetic, or decorative purposes should reflect to the following recommendations:

1. All upward aimed light should be fully shielded, fully confined from projecting into the sky by eaves, roofs or overhangs, and mounted as flush to a wall as possible.
2. Building facade lighting exceeding nine hundred lumens should be fully shielded, aimed downward, and mounted as flush to a wall as possible.
3. Building facade lighting should be fully contained within the vertical surface of the wall being illuminated.

9.3 Building Character and Design

9.3.1 General Intent

The Building Character and Design section below are set forth to:

1. Promote building massing and form that contributes to the community architectural identity, streetscape quality, and human scale.
2. Provide a basic direction for the design of buildings to ensure that creative design solutions can be easily developed to meet the basic concepts outlined above.

9.3.2 Building Orientation

Buildings should orientate to the primary street. Refer to the prototype at the start of this section. They should be orientated with the longest side parallel to the street.

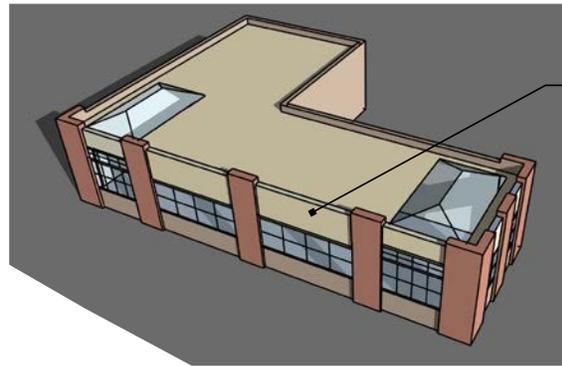
9.3.3 Building Mass and Character

Building coverage per lot is outlined in the Land Use Code for General Commercial development the Sec. 16-2-445.

Commercial buildings within the Main Street - Downtown Overlay District are visible from a number of sides and should be treated with four sided architecture. Each side of the structure should have architectural treatments as outlined below.

Building should have windows on all sides of the structure with the highest percentage on the front longest building side and the rear longest building side.

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum.



Material Variation

Wall plane variation along all building walls and faces should be provided using at least 3 different material types and 3 different colors including roof, walls and window trim and/or casing/mullions. Variation should be provided along building walls so that no more than 20% of any building wall is of one continuous material.

9.3.4 Roofs, Eaves, Soffits and Fascia

Gable or hipped roofs should have a pitch of 4:12 or greater.

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of 3' projection from the face of the attached wall plane where gross building square footage exceeds 15,000 square feet. Where gross building square footage is less than 15,000 square feet, eaves or soffits should be provided at a minimum of 2' projection from the face of the attached wall plan.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of 8 inches. Gutters or other drainage appurtenances may be fastened to the fascia.

9.3.5 Roof Plane Variation

Roof plane variation should be provided where continuous roof planes exceed 50 feet.

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable means of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.
3. Pitched roof planes exceeding 50' should incorporate either a minimum of 1 cross gable or continuous clear story; or 1 dormer or nested gable per 50' of total roof plane length.

9.3.6 Colors or Color Palette

Buildings should have a minimum of three colors per building, including roof, walls and window trim and/or casing/mullions. Three colors should breakdown as main color, secondary color, and trim. Bright colors should be discouraged.

9.3.7 Materials

The materials listed below are suggestions for use in Mixed Use buildings:

Roofs - Composite Shingles, Concrete Shakes, Standing Seam Metal, Rolled metal, Tile.

Windows - Glass, transparent, or tinted. Aluminum, wood or vinyl casings are acceptable.

Walls - Steel, aluminum, concrete, vinyl or wood siding; concrete block, cultured stone, stone, stucco/EIFS, standing seam metal, brick, precast concrete.

9.3.8 Mechanical Systems

Mechanical systems should be screened from view or located in areas not visible from public roads. Rooftop mechanical systems should not be used unless screened from view architecturally. Mechanical systems located in publicly visible areas including parking lots or roadways should be screened with enclosures constructed of materials like or similar to those used on the building.

9.4 Landscape Character and Design

Landscape and irrigation requirements for new residential housing need to conform with the Town of Bennett Land Use Code, Division 7 Landscape Standards.

Water tolerant species should be used for all landscape including hybrid turf that has been developed for Colorado climate.

A recommended plant list for trees, shrubs, and groundcovers/grasses is located at the end of this document.

Parking lot landscape should provide a landscaped parking island every twenty (20) parking stalls that includes a shade tree and ground covers. The ends of parking stall rows should also include provide a landscaped parking island.

Landscape should be installed as foundation planting to the buildings and used to emphasize main entrances.

Metal Building

This section is relevant for new construction using metal building.

10.1 Metal Building Suggested Elements

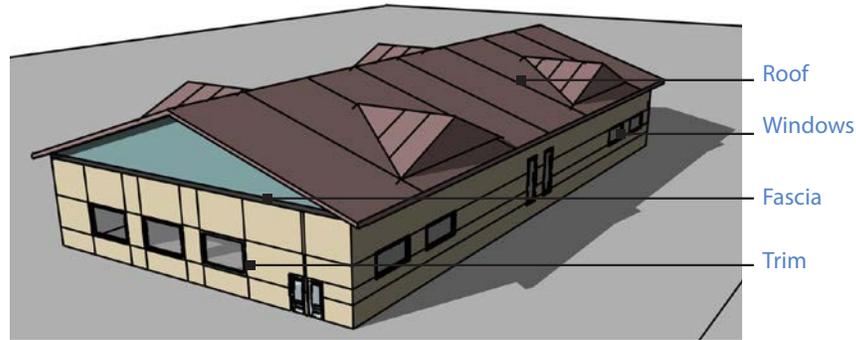
A metal building proposed to be used in areas other than in the Industrial Zoned area and the Employment Center area should have the following design elements. Siting and location should adhere to relevant design guidelines chapter.

Below are examples of metal buildings that display qualities that are illustrated and discussed below. Each demonstrate varieties of either articulation, eaves and fascia, variety of form, roof pitch, roof plane variation, and materials such as stone bases.



10.1.1 Building Components

Building components should include roof, fascia or parapet wall, walls, windows and trim at a minimum on all structures.

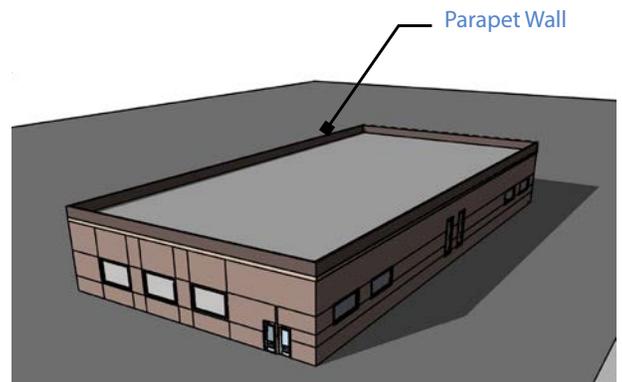
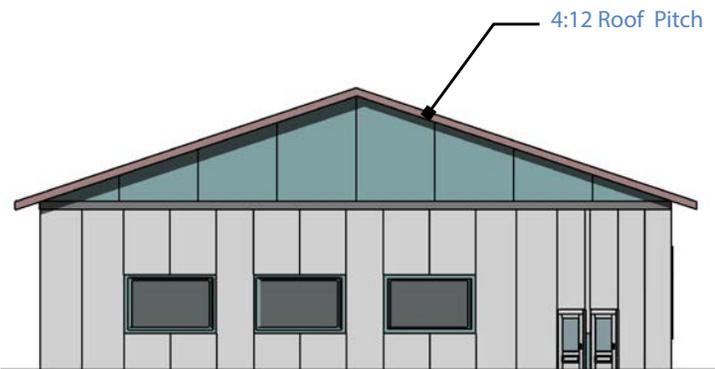


10.1.2 Fenestration

For non-industrial use windows should comprise a minimum of 30% of each wall face on a minimum of two primary building walls. Secondary walls should have 15% windows.

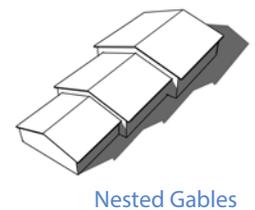
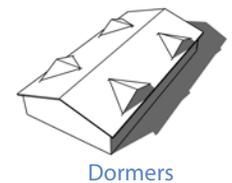
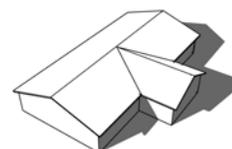
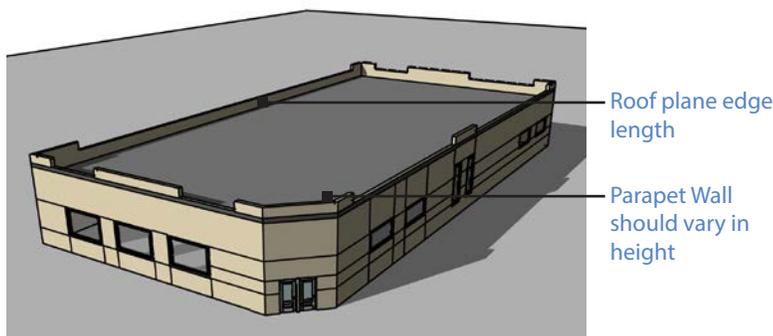
10.1.3 Roofs

Minimum roof pitch on all sloping roof structures should be 4:12. Flat roofs are acceptable and should include a parapet wall with a minimum height of three feet from the roof plane.



Roof plane variation should be provided where continuous roof planes exceed 50 feet. Roof plan variation should include some of the following suggestions:

1. Cross gables, dormers, clear story roofs, nested gables or roof plane breaks are all acceptable types of roof plane variation.
2. Parapet walls should exceed parapet height a minimum of 1 additional foot for 30% of total roof plane perimeter.
3. Pitched roof planes exceeding 50' should incorporate either a minimum of 1 cross gable or continuous clear story; or 1 dormer or nested gable per 50' of total roof plane length.



10.1.4 Eaves, Soffits and Fascia

Eaves or soffits should be provided on all pitched roof structures. Eaves or soffits should be provided at a minimum of 3' projection from the face of the attached wall plane where gross building square footage exceeds 15,000 square feet. Where gross building square footage is less than 15,000 square feet, eaves or soffits should be provided at a minimum of 2' projection from the face of the attached wall plane.

A fascia should be provided at the termination of all pitched roof planes. The fascia height should be a minimum of 8 inches. Gutters or other drainage appurtenances may be fastened to the fascia.



10.1.5 Colors or Color Palette

Metal buildings should have a minimum of two colors per building with three colors preferred. Three colors could breakdown as main color, secondary color, and trim.

Bright colors should be discouraged.

10.1.6 Material Treatments

Metal Buildings should include an accent material for the two primary sides of the building. Accent materials can include stone treatments to the base of the building, stucco, timber elements and other detail focused improvements that create a more significant statement.

10.1.7 Articulation

Metal building should have changes to the wall plane of the building and provide some articulation to two of the primary walls. Articulation should include 50% of any wall face to be on a different alignment to the other walls of the building. The goals of this is to limit the examples of single flat wall that is commonly found with this building type.

11.1 Suggested Landscape Species List

Below is a list of suggested species for use in the Town of Bennett that are either native or proven to have adapted to Colorado's climate and have proven to be water tolerant species. For more information about species listed below please refer to the following resources:

Books

Armitage's Native Plants for North American Gardens by Allan Armitage
 Durable Plants for the Garden: A Plant Select Guide by Plant Select
 Manual of Herbaceous Ornamental Plants by Steven Still
 Manual of Woody Landscape Plants by Michael Dirr
 Waterwise Landscaping with Trees, Shrubs and Vines by Jim Knopf
 Western Garden Book by Kathleen Norris Brenzel
 Xeriscape Plant Guide by Denver Water

Websites

Colorado State University Extension: www.ext.colostate.edu
 Turfgrass Selection in Colorado: <http://csuturf.colostate.edu>

Fact Sheets

CSU Extension Fact Sheets:
 #7.229 Xeriscaping: Trees and Shrubs
 #7.230 Xeriscaping: Ground Cover Plants
 #7.231 Xeriscaping: Garden Flowers
 #7.232 Ornamental Grasses
 #7.405 Herbaceous Perennials
 #7.418 Small Deciduous Trees
 #7.419 Large Deciduous Trees
 #7.421 Native Trees for Colorado Landscapes
 #7.422 Native Shrubs for Colorado Landscapes

11.2 Street Trees

Botanic Name	Common Name	Selected	Drought
Catalpa speciosa	Northern Catalpa		Y
Celtis occidentalis	Northern Hackberry		
Gleditsia triacanthos inermis	Honeylocust	Shademaster, Skyline, Imperial	Y
Gymnocladus dioica	Kentucky Coffeetree		Y
Quercus buckleyi	Texas Red Oak		Y
Quercus macrocarpa	Bur Oak		Y
Quercus muehlenbergii	Chinkapin Oak		Y
Quercus shumardii	Shumard Oak		Y
Quercus robur	English Oak	Species, Skymaster	Y
Tilia americana	American Linden	Species, Boulevard, Frontyard, Legend, Sentry	
Tilia cordata	Littleleaf Linden	Chancellor, Dropmore, Greenspire Norlin, Olympic, Prestige, Shamrock	
Tilia x euchlora	Redmond Linden		
Tilia x flavescens	Glenleven Linden		
Ulmus sp.	Accolade Elm		Y



Notes:

1. Don't use lindens along roads that are treated with deicing salts.
2. Use Accolade Elm sparingly.
3. Approved cultivars are listed by each tree name. The term species indicates that trees grown from seed, as well as the listed cultivars, may be used.
4. Those species labeled as drought tolerant should be the only species used on sites with limited irrigation.
5. Only ornamental trees that have these characteristics should be selected as street trees.
 - Can readily be trained to a single stem with the first branch high enough to avoid conflicts.
 - Sterile, sparsely fruited, small fruited or with persistent fruit.
 - Crown form that grows or can be maintained appropriate for the site.
 - Disease resistant.
 - Thornless.

11.3 Deciduous Shrubs

Botanic Name

Acanthopanax sieboldianus
 Acer ginnala
 Acer glabrum
 Acer grandidentatum
 Alnus tenuifolia
 Amelanchier alnifolia
 Amelanchier canadensis
 Amelanchier utahensis
 Amorpha canescens
 Amorpha fruticosa
 Amorpha nana
 Aronia arbutifolia
 Aronia melanocarpa
 Aronia x prunifolia
 Artemesia tridentata
 Artemisia cana
 Artemisia filifolia
 Artemisia frigida
 Artemisia nova
 Artemisia versicolor
 Atriplex canescens
 Atriplex confertifolia
 Berberis thunbergii
 Berberis x 'Emerald Carousel'
 Betula fontinalis
 Betula glandulosa
 Buddleja alternifolia
 Buddleja alternifolia 'Argentea'
 Buddleja davidii
 Caragana arborescens
 Caragana frutex
 Caragana microphylla

Common Name

Fiveleaf Aralia
 Amur Maple
 Rocky Mountain Maple
 Wasatch Maple
 Rocky Mountain Alder
 Saskatoon Serviceberry
 Shadblow Serviceberry
 Utah Serviceberry
 Leadplant
 False Indigo
 Dwarf Leadplant
 Red Chokeberry
 Black Chokeberry
 Purple Chokeberry
 Tall Western Sage
 Silver Sage
 Sand Sagebrush
 Fringed Sage
 Black Sage
 Sea Spray Sage
 Four-wing Saltbush
 Spiny Saltbush
 Barberry
 Emerald Carousel Barberry
 Native River Birch
 Bog Birch
 Alternate Butterfly Bush
 Silver Fountain Butterfly Bush
 Butterfly Bush
 Siberian Peashrub
 Globe Peashrub
 Littleleaf Peashrub

Botanic Name	Common Name
Caragana pygmaea	Pygmy Peashrub
Caragana rosea	Rose Peashrub
Caryopteris incana	Blue Mist Spirea
Caryopteris x clandonensis	Dark Knight Spirea
Ceratoides lanata	Winterfat
Cercocarpus breviflorus	Hairy Mountain Mahogany
Cercocarpus ledifolius	Curl Leaf Mountain Mahogany
Cercocarpus ledifolius intricatus	Little Leaf Mountain Mahogany
Cercocarpus montanus	True Mountain Mahogany
Chaenomeles speciosa	Quince
Chamaebatiaria millefolium	Fernbush
Chrysothamnus nauseosus	Rabbitbrush
Cornus alba	Variiegated Dogwood
Cornus mas	Cornelian Cherry
Cornus seicea 'baileyi'	Bailey Redtwig Dogwood
Cornus seicea 'Cardinal'	Cardinal Dogwood
Cornus seicea 'Flaviramea'	Yellowtwig Dogwood
Cornus seicea 'Isanti'	Isanti Dogwood
Cornus stolonifera	Redtwig Dogwood
Corylus americana	American Filbert
Corylus avellana	European Hazel
Cotinus coggygria	Smokebush
Cotoneaster apiculatus	Cranberry Cotoneaster
Cotoneaster dammeri	Bearberry Cotoneaster
Cotoneaster divaricatus	Spreading Cotoneaster
Cotoneaster horizontalis	Rock Cotoneaster
Cotoneaster ignavus	Szechuan Fire Cotoneaster
Cotoneaster lucidus	Peking Cotoneaster
Cowania mexicana	Cliff Rose
Cytisus purgans Spanish	Gold Broom
Cytisus scoparius	Scotch Broom
Cytisus x praecox	Warminster Broom
Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne
Diervilla lonicera	Dwarf Bush Honeysuckle
Elaeagnus commutata	Silverberry
Ephedra equisetina	Bluestem Joint Fir
Ephedra viridis	Mormon Tea
Euonymus alatus	Burning Bush
Euonymus alatus 'Compactus'	Dwarf Burning Bush
Fallugia paradoxa	Apache Plume
Fendlera rupicola	Cliff Fendler Bush
Forestiera neomexicana	New Mexico Privet
Forsythia viridissima koreana	Kumson Forsythia
Forsythia x 'Arnold Dwarf'	Arnold Dwarf Forsythia
Forsythia x 'Northern Gold'	Northern Gold Forsythia
Genista lydia	Lydia Broom

Botanic Name	Common Name
Genista tinctoria	Woadwaxen
Hesperaloe parviflora	Red False Yucca
Hibiscus syriacus	Althea
Hippophaë rhamnoides	Sea Buckthorn
Holodiscus discolor	Creambush
Holodiscus dumosus	Rock Spirea
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
Hydrangea macrophylla	Mophead Hydrangea
Hydrangea paniculata	PeeGee Hydrangea
Jamesia americana	Waxflower
Kolkwitzia amabilis	Beauty Bush
Ligustrum vulgare	Common Privet
Ligustrum x vicaryi	Golden Vicary Privet
Lonicera involucrata	Twinberry Honeysuckle
Lonicera korolkowii	Blue Velvet Honeysuckle
Lonicera syringantha wolfii	Tiny Trumpets Honeysuckle
Lonicera tatarica 'Arnold Red'	Arnold Red Honeysuckle
Lonicera x 'Honeyrose'	Honeyrose Honeysuckle
Lonicera xylosteum	Dwarf Honeysuckle
Peraphyllum ramosissimum	Squaw Apple
Philadelphus lewisii	Lewis Mockorange
Philadelphus microphyllus	Littleleaf Mockorange
Philadelphus x virginalis	Snowflake Mockorange
Physocarpus monogynus	Mountain Ninebark
Physocarpus opulifolius	Dwarf Ninebark
Potentilla fruticosa	Shrub Potentilla
Prunus americana	American Plum
Prunus besseyi	Western Sand Cherry
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry
Prunus fruticosa	European Dwarf Cherry
Prunus glandulosa 'Rosea Plena'	Pink Flowering Almond
Prunus tenella	Dwarf Russian Almond
Prunus tomentosa	Nanking Cherry
Prunus trioba	Double Flowering Plum
Prunus virginiana	Chokecherry
Prunus x cistena	Purple Leaf Plum
Purshia tridentata	Bitterbrush
Rhamnus frangula	Glossy Buckthorn
Rhamnus smithii	Smith's Buckthorn
Rhododendron spp.	Rhododendron
Rhus aromatica 'Gro-Low'	Gro-Low Sumac
Rhus glabra	Smooth Sumac
Rhus glabra cismontana	Rocky Mountain Sumac
Rhus glabra 'Laciniata'	Cutleaf Smooth Sumac
Rhus trilobata	Three-leaf Sumac
Rhus typhina	Staghorn Sumac

Botanic Name	Common Name
Ribes alpinum	Alpine Currant
Ribes aureum	Golden Currant
Ribes cereum	Squaw Currant
Ribes odoratum	Crandall Clove Currant
Rosa glauca	Redleaf Rose
Rosa rugosa	Rugosa Rose
Rosa woodsii	Wood's Rose
Rosa x var.	Shrub & Climbing Roses
Rubus deliciosus	Boulder Raspberry
Rubus idaeus	Wild Raspberry
Salix arenaria	Blue Creek Willow
Salix bebbiana	Bebb's Willow
Salix discolor	Pussy Willow
Salix drummondiana	Drummond Willow
Salix exigua	Coyote Willow
Salix irrorata	Blue Stem Willow
Salix monticola	Yellow Mountain Willow
Salix purpurea nana	Dwarf Arctic Willow
Salix purpurea pendula	Blue Fountain Willow
Sambucus canadensis	Elderberry
Sambucus pubens	Red Fruited Elderberry
Sambucus racemosa	Red Elderberry
Shepherdia argentea	Silver Buffaloberry
Sibiraea laevigata	Siberian Spirea
Sorbaria sorbifolia	Ash Leaf Spirea
Sorbus scopulina	Native Mountain Ash
Spiraea cineria	Grefsheim
Spiraea japonica	Japanese Spirea
Spiraea nipponica	Snowmound Spirea
Spiraea thunbergii	Mellow Yellow Spirea
Spiraea trilobata	Three Lobe Spirea
Spiraea x vanhouttei	Vanhoutte Spirea
Symphoricarpos albus	Snowberry
Symphoricarpos orbiculatus	Red Coralberry
Symphoricarpos oreophilus	Mountain Snowberry
Symphoricarpos x chenaultii	Hancock Coralberry
Syringa joskiae	Purple Single Lilac
Syringa meyeri	Dwarf Korean Lilac
Syringa microphylla	Littleleaf Lilac
Syringa oblata	Cheyenne Lilac
Syringa patula 'Miss Kim'	Miss Kim Lilac
Syringa vulgaris	Common Lilac
Syringa x chinensis	Chinese Lilac
Syringa x hyacinthiflora	Single Blooming Lilac
Syringa x prestoniae	Canadian Single Blooming Lilac
Viburnum burejaeticum	Manchurian Viburnum

Botanic Name

Viburnum carlesii
 Viburnum dentatum
 Viburnum lantana
 Viburnum lentago
 Viburnum opulus
 Viburnum plicatum tomentosum
 Viburnum prunifolium
 Viburnum trilobum
 Viburnum x bodnantense
 Viburnum x burkwookii
 Viburnum x juddii
 Viburnum x rhytidophylloides
 Weigela florida
 Xanthocercus sorbifolium

Common Name

Korean Spice Viburnum
 Arrowwood Viburnum
 Wayfaring Viburnum
 Nannyberry
 Compact Cranberry Bush
 Doublefile Viburnum
 Blackhaw Viburnum
 American Cranberry Viburnum
 Pink Dawn Viburnum
 Burkwood Viburnum
 Judd Viburnum
 Allegany Viburnum
 Weigela
 Yellowhorn

*11.4 Coniferous Shrubs***Botanic Name**

Juniperus chinensis
 Juniperus communis
 Juniperus horizontalis
 Juniperus monosperma
 Juniperus osteosperma
 Juniperus procumbens
 Juniperus sabina
 Juniperus scopulorum
 Juniperus squamata
 Juniperus virginiana
 Picea abies
 Picea pungens
 Pinus densiflora umbraculifera
 Pinus mugo
 Pinus sylvestris 'Glauca Nana'
 Taxus x media
 Thuja occidentalis

Common Name

Chinese Juniper
 Common Juniper
 Creeping Juniper
 Oneseed Juniper
 Utah Juniper
 Green Mound Juniper
 Savin Juniper
 Rocky Mountain Juniper
 Blue Star Juniper
 Hillspire Juniper
 Dwarf Spruce
 Globe Spruce
 Tanyosho Pine
 Mugo Pine
 Dwarf Globe Scotch Pine
 Dark Green Spreading Yew
 Western Arborvitae

*11.5 Broad-leafed Evergreen Shrubs***Botanic Name**

Agave neomexicana
 Arctostaphylos uva-ursi
 Arctostaphylos x Coloradoensis

Common Name

New Mexico Agave
 Kinnikinnick
 Manzanitas

Botanic Name

Buxus microphylla
 Buxus sempervirens
 Euonymus fortunei
 Euonymus kiautschovicus
 Euonymus nana turkestanicus
 Ilex glabra
 Ilex x meserveae
 Mahonia aquifolium
 Mahonia fremontii
 Mahonia haematocarpa
 Mahonia repens
 Nandina domestica
 Pyracantha angustifolia
 Pyracantha coccinea
 Quercus turbinella
 Yucca baccata
 Yucca elata
 Yucca filamentosa
 Yucca glauca

Common Name

Korean Boxwood
 Common Boxwood
 Euonymus
 Manhattan Euonymus
 Turkestan Burning Bush
 Compact Inkberry
 Holly Blue Girl & Blue Boy Holly
 Oregon Grape Holly
 Fremont's Desert Holly
 Desert Holly
 CreepingGrape Holly
 Heavenly Bamboo
 Firethorn
 Pyracantha
 Shrub Liveoak Oak
 Banana Yucca
 Elata Yucca
 Adam's Needle Yucca
 Soapweed Yucca

11.6 Perennials**Botanic Name**

Achillea ageratifolia
 Achillea 'Coronation Gold'
 Achillea filipendulina 'Parker's'
 Achillea lanulosa
 Achillea millefolium
 Achillea 'Moonshine'
 Achillea ptarmica
 Achillea serbica
 Achillea 'Summer Pastels'
 Aconitum napellus
 Aegopodium podagraria
 Aesclepias tuberosa
 Agastache aurantiaca
 Agastache 'Blue Fortune'
 Agastache cana
 Agastache cana Sonoran Sunset
 Agastache Coronado Red
 Agastache pallida
 Agastache rupestris
 Ajuga Chocolate Chip
 Ajuga reptans
 Alcea rosea

Common Name

Greek Yarrow
 Coronation Gold Yarrow
 Tall Yellow Yarrow
 Woolly White Yarrow
 Common Yarrow
 Moonshine Yarrow
 The Pearl Yarrow
 Serbian Yarrow
 Mixed Pastels Yarrow
 Monkshood
 Bishop's Weed
 Butterfly Weed
 Coronado Hyssop
 Blue Fortune Hyssop
 Double Bubblemint
 Sonoran Sunset Hyssop
 Coronado Red Hyssop
 Giant Hummingbird's Mint
 Sunset Hyssop
 Dwarf Carpet Bugle
 Carpet Bugle
 Hollyhock

Botanic Name	Common Name
<i>Alchemilla vulgaris</i>	Lady's Mantle
<i>Allium senescens</i>	Corkscrew Ornamental Onion
<i>Alyssum montanum</i>	Mountain Basket of Gold L
<i>Anacyclus pyrethrum</i> var. <i>depressus</i>	Mountain Atlas Daisy
<i>Anemone multifida</i>	Windflower
<i>Anemone sylvestris</i>	Snowdrop Windflower
<i>Anemone tomentosa</i> 'Robustissima'	Grape-leaved Anemone
<i>Anemone x hybrida</i> 'Honorine Jobert'	Honorine Jobert Anemone
<i>Antennaria dioica</i> 'Rubra'	Pink Pussytoes
<i>Antennaria parvifolia</i>	Dwarf Pussytoes
<i>Antennaria rosea</i>	Rose Pussytoes
<i>Aquilegia alpina</i>	Alpine Columbine
<i>Aquilegia barnebyi</i>	Barneby's Columbine
<i>Aquilegia caerulea</i>	Rocky Mountain Columbine
<i>Aquilegia canadensis</i> 'Little Lanterns'	Dwarf Red Columbine
<i>Aquilegia chrysantha</i>	Yellow Columbine
<i>Aquilegia</i> 'Crimson Star' Crimson	Star Columbine
<i>Aquilegia</i> 'Dove' Dove	Columbine
<i>Aquilegia</i> L. 'Swan Violet & White'	Remembrance Columbine
<i>Aquilegia</i> McKana Hybrids McKana's	Columbine
<i>Aquilegia vulgaris</i>	Garden Columbine
<i>Aquilegia</i> 'White Star' White	Star Columbine
<i>Arabis caucasica</i> 'Snowcap' White	Alpine Rockcross
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick
<i>Armeria maritima</i> 'Splendens'	Sea Pinks
<i>Armeria</i> 'Victor Reiter'	Victor Reiter Sea Pinks
<i>Artemisia frigida</i>	Fringed Sage
<i>Artemisia ludoviciana</i> 'Valerie Finnis'	Valerie Finnis Sage
<i>Artemisia</i> 'Powis Castle'	Powis Castle Sage
<i>Artemisia schmidtiana</i>	Silver Mound Sage
<i>Artemisia stelleriana</i> 'Silver Brocade'	Silver Brocade Sage
<i>Artemisia versicolor</i> 'Sea Foam'	Sea Foam Artemisia
<i>Aruncus dioicus</i>	Goat's Beard
<i>Aster alpinus</i> 'Goliath'	Alpine Aster
<i>Aster lateriflorus</i> 'Lady in Black'	Calico Aster
<i>Aster novae-angliae</i>	New England Aster
<i>Aster novi-belgii</i>	Dwarf Aster
<i>Aster tongolensis</i> 'Wartburg Star'	Purple Aster
<i>Aster x frikartii</i>	Frikart's Aster
<i>Astilbe x arendsii</i>	False Spirea
<i>Astilbe x japonica</i>	False Spirea
<i>Aubrieta deltoidea</i> 'Purple Gem'	Purple Rockcross
<i>Aurinia saxatilis</i>	Basket-of-Gold
<i>Baptisia australis</i>	False Indigo
<i>Bergenia cordifolia</i> 'Winterglut'	Redleaf Bergenia
<i>Berlandiera lyrata</i>	Chocolate Flower

Botanic Name	Common Name
Boltonia asteroides	Boltonia
Brunnera macrophylla	False Forget-Me-Not
Callirhoe involucrata	Winecups
Calylophus hartwegii fendleri	Fendler's Sundrops
Campanula carpatica	Carpathian Harebell
Campanula cochleariifolia	Little Bluebells
Campanula glomerata 'Superba'	Clustered Bellflower
Campanula persicifolia	Bellflower
Campanula poscharskyana	Poscharsky Bellflower
Campanula punctata 'Cherry Bells'	Cherry Bells Bellflower
Campanula rotundifolia	Harebell
Campsis radicans	Trumpet Vine
Campsis x tagliabuana	Madame Galen Trumpet Vine
Castilleja integra	Orange Indian Paintbrush
Catananche caerulea	Cupid's Dart
Centaurea dealbata	Bachelor Button, Pink
Centaurea montana	Bachelor Button, Perennial
Centranthus ruber	Red Valerian
Centranthus ruber 'Albus'	White Valerian
Cerastium arvense	Mouse-ear Chickweed
Cerastium tomentosum	Snow-In-Summer
Ceratostigma plumbaginoides	Plumbago
Chamerion angustifolium	Fireweed
Chrysanthemum x superbum	Shasta Daisy
Cimicifuga racemosa 'Brunette'	Black Snakeroot
Clematis 'Comtesse de Bouchard'	Pink Clematis
Clematis 'Ernest Markham'	Red Clematis
Clematis 'Henryi'	White Clematis
Clematis integrifolia Mongolian Bells	Mongolian Bells Clematis
Clematis ligusticifolia	Western Virgin's Bower Clematis
Clematis montana rubens	Pink Anemone Clematis
Clematis 'Nelly Moser'	Two-tone Pink Clematis
Clematis 'Ramona'	Blue Clematis
Clematis terniflora	Sweet Autumn Clematis
Clematis Wisley	Purple Clematis
Clematis x jackmanii	Purple Clematis
Cleome serrulata	Rocky Mountain Bee Plant
Convallaria majalis	Lily-of-the-valley
Coreopsis auriculata 'Nana'	Dwarf Coreopsis
Coreopsis auriculata 'Zampfir'	Fluted Coreopsis
Coreopsis grandiflora 'Sunray'	Dwarf Double Coreopsis
Coreopsis lanceolata	Lance-leaf Coreopsis
Coreopsis 'Limerock Ruby'	Limerock Ruby Coreopsis
Coreopsis rosea	Pink Coreopsis
Coreopsis verticillata	Coreopsis
Crocasmia 'Lucifer'	Lucifer Montbretia

Botanic Name	Common Name
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Delasperma</i> 'John Proffitt'	Table Mountain Iceplant
<i>Delasperma</i> 'Kelaidis'	Mesa Verde Iceplant
<i>Delosperma cooperi</i>	Purple Iceplant
<i>Delosperma dyeri</i>	Red Mountain Iceplant
<i>Delosperma floribundum</i>	Starburst Iceplant
<i>Delosperma</i> 'Lavender Ice'	Lavender Ice Iceplant
<i>Delosperma nubigenum</i>	Yellow Hardy Iceplant
<i>Delosperma sphalmanthoides</i>	Pink Cushion Iceplant
<i>Delphinium</i> 'Connecticut Yankee'	Connecticut Yankee Larkspur
<i>Delphinium elatum</i> 'Blushing Brides'	Orchid Larkspur
<i>Delphinium grandiflorum</i>	Dwarf Blue Larkspur
<i>Delphinium</i> species 'Blue Springs'	Blue Springs Larkspur
<i>Delphinium</i> x Pacific Giant	Larkspur
<i>Dendranthema</i> x <i>rubellum</i> 'Clara Curtis'	Rose Pink Daisy
<i>Dianthus barbatus</i> 'Double Midget Mix'	Dwarf Sweet William
<i>Dianthus deltoides</i>	Pinks
<i>Dianthus</i> 'First Love'	First Love Pinks
<i>Dianthus graniticus</i>	Granite Pinks,
<i>Dianthus gratianopolitanus</i>	Pinks
<i>Dianthus lumnitzeri</i>	Cottage Pinks
<i>Diascia integerrima</i>	Coral Canyon Twinspur
<i>Dicentra formosa</i> 'Luxuriant'	Fringed Bleeding Heart
<i>Dicentra spectabilis</i>	Bleeding Heart
<i>Digitalis grandiflora</i>	Perennial Yellow Foxglove
<i>Digitalis obscura</i>	Sunset FoxgloveL
<i>Digitalis purpurea</i>	Common Foxglove
<i>Digitalis thapsi</i>	Spanish Peaks Foxglove
<i>Digitalis</i> x <i>mertonensis</i>	Perennial Pink Foxglove
<i>Duchesnea indica</i>	Mock Strawberry
<i>Echinacea paradoxa</i>	Yellow Coneflower
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Echinacea</i> 'Sunset'	Orange Coneflower
<i>Echium amoenum</i>	Red Feathers Bugloss
<i>Epilobium canum garrettii</i>	Orange Carpet Hummingbird Trumpet
<i>Erigeron compositus</i>	Cut-Leaf Daisy
<i>Erigeron divergens</i>	Spreading Daisy
<i>Erigeron speciosus</i>	Showy Fleabane
<i>Erigeron vetensis</i>	La Veta Daisy
<i>Eriogonum jamesii</i>	Creamy Sulphur Flower
<i>Eriogonum umbellatum</i>	Sulphur Flower
<i>Erodium reichardii</i>	Heron's Bill
<i>Eryngium</i> spp.	Sea Holly
<i>Eschscholzia californica</i>	California Poppy
<i>Euonymus fortunei</i> 'Coloratus'	Purpleleaf Wintercreeper
<i>Eupatorium maculatum</i> 'Gateway'	Joe Pye Weed

Botanic Name	Common Name
Euphorbia polychroma	Cushion Spurge
Fallopia japonica compacta	Dwarf Fleeceflower
Fern, Athyrium filix-femina	Lady Fern
Fern, Athyrium niponicum 'Pictum'	Japanese Painted Fern
Fern, Dryopteris filix-mas 'Robusta'	Robust Male Fern
Fern, Matteuccia struthiopteris	Ostrich Fern
Filipendula rubra 'Venusta'	Venusta Meadow Sweet
Fragaria americana	Wild Strawberry
Fragaria Lipstick Pink	Flowering Strawberry
Fragaria vesca	Runnerless Strawberry
Gaillardia aristata	Native Blanket Flower
Gaillardia 'Arizona Sun'	Dwarf Blanket Flower
Gaillardia 'Fanfare'	Fanfare Dwarf Blanket Flower
Gaillardia x grandiflora 'Burgundy'	Burgundy Blanket Flower
Gaillardia x grandiflora 'Goblin'	Dwarf Blanket Flower
Galium odoratum	Sweet Woodruff M
Gaura lindheimeri	Whirling Butterflies
Gazania krebsiana	Orange Hardy Gazania
Gazania linearis	Colorado Gold Gazania
Geranium cinereum 'Ballerina'	Ballerina Cranesbill
Geranium dalmaticum	Compact Rose Cranesbill
Geranium endressii 'Wargrave Pink'	Pink Cranesbill
Geranium himalayense 'Plenum'	Birch Double Cranesbill
Geranium 'Johnson's Blue'	Blue Cranesbill
Geranium macrorrhizum	Adriatic Cranesbill
Geranium platypetalum	Purple Cranesbill
Geranium Rozanne	Blue Cranesbill
Geranium sanguineum	Bloody Cranesbill
Geranium viscosissimum	Geranium, Sticky
Geranium x cantabrigiense	Cambridge Cranesbill
Geum chiloense	Avens
Geum triflorum	Native Avens
Glechoma hederacea	Ground Ivy
Gypsophila paniculata	Baby's Breath
Gypsophila repens	Creeping Baby's Breath
Hedera helix	English Ivy
Hedera helix 'Thorndale'	Thorndale English Ivy
Helenium autumnale	Sneezeweed
Helianthemum spp.	Sunroses
Helianthus maximiliani	Maximilian Sunflower
Heliopsis helianthoides 'Summer Sun'	False Sunflower
Helleborus spp.	Hellebores
Hemerocallis spp.	Daylilys
Heracleum maximum	Cowparsnip
Heterotheca villosa	Hairy Golden Aster
Heuchera 'Chocolate Ruffles'	Chocolate Ruffles Coral Bells

Botanic Name	Common Name
Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells
Heuchera 'Midnight Rose'	Midnight Rose Coral Bells
Heuchera sanguinea	Coral Bells
Hibiscus moscheutos	Mix Mallow,
Hosta spp.	Hostas
Humulus lupulus neomexicanus	Native Hop Vine
Iberis sempervirens	Evergreen Candytuft
Ipomopsis aggregata	Scarlet Gilia
Iris ensata	Japanese Iris
Iris missouriensis	Western Blue Flag Iris
Iris pallida 'Variegata'	Variegated Iris
Iris pseudacorus	Yellow Flag Iris
Iris setosa artica	Dwarf Blue Flag Iris
Iris siberica	Siberian Iris
Iris x germanica	Bearded Iris
Iris x pumila	Dwarf Iris
Jasminum nudiflorum	Winter Jasmine
Knautia macedonica	Knautia
Kniphofia caulescens	Torch Lily
Lamium galeobdolon 'Herman's Pride'	Herman's Pride Archangel
Lamium maculatum	Spotted Deadnettle
Lathyrus latifolius	Perennial Sweet Pea
Lavandula angustifolia	Lavender
Lavandula spp.	Lavenders
Lavatera thuringiaca	Shrub Mallow
Leontopodium alpinum	Edelweiss
Leucanthemum x superbum	Shasta Daisy
Lewisia cotyledon 'Special Mix'	Mixed Colors Bitterroot
Liatris punctata	Dotted Gayfeather
Liatris spicata 'Kobold'	Kobold Gayfeather
Ligularia dentata 'Othello'	Golden Groundsel
Ligularia stenocephala 'The Rocket'	The Rocket Ragwort
Lilium species	Hardy Lily
Limonium latifolium	Sea Lavender
Linum flavum 'Compactum'	Yellow Flax
Linum perenne	Blue Flax
Lobelia fulgens 'Queen Victoria'	Lobelia, Scarlet
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Lonicera prolifera	Kintzley's Ghost Honeysuckle
Lonicera sempervirens	Scarlet Trumpet Honeysuckle
Lonicera x heckrottii 'Goldflame'	Goldflame Honeysuckle
Lupinus argenteus	Silvery Lupine
Lupinus, ssp.	Lupines L
Lychnis chalconica	Maltese Cross
Lychnis coronaria	Rose Campion
Lysimachia nummularia	Moneywort

Botanic Name	Common Name
Machaeranthera bigelovii	Santa Fe Aster
Machaeranthera pattersoni	Patterson Aster
Mahonia repens	Creeping Colorado Holly
Malva alcea	Hollyhocks
Marrubium rotundifolium	Silvery Horehound
Mimulus guttatus	Yellow Monkey Flower
Mirabilis multiflora	Wild Four-O'-Clock
Monarda fistulosa menthaefolia	Native Lavender Bee-Balm
Monarda spp.	Bee-Balms
Nepeta x faassenii	Faassen's Catmint
Nepeta x Little Trudy	Dwarf Blue Catmint
Oenothera caespitosa marginata	White Evening Primrose
Oenothera macrocarpa	Missouri Evening Primrose
Oenothera speciosa 'Rosea'	New Mexico Evening Primrose
Opuntia basilaris	Beavertail Cactus
Origanum laevigatum 'Herrenhausen'	Purple Oregano
Origanum libanoticum	Hopflower Oregano
Osteospermum barberiae compactum	Purple Mountain Sun Daisy
Osteospermum Lavender Mist	Lavender Mist Sun Daisy
Paeonia spp.	Peonies
Papaver nudicaule	Iceland Poppy
Papaver orientale	Oriental Poppy
Penstemon angustifolus	Narrowleaf Penstemon
Penstemon barbatus	Scarlet Bugler Penstemon
Penstemon caespitosus	Mat Penstemon
Penstemon cyananthus	Wasatch Penstemon
Penstemon digitalis 'Husker Red'	Husker Red Penstemon
Penstemon eatonii	Firecracker Penstemon
Penstemon 'Elfin Pink'	Pink Penstemon
Penstemon glaber var. alpinus	Smooth Penstemon
Penstemon grandiflorus	Shell Leaf Pink Penstemon
Penstemon hirsutus 'Pygmaeus'	Pygmy Purple Penstemon
Penstemon linarioides var. coloradoensis	Silverton Blue Mat Penstemon
Penstemon neomexicanus	New Mexican Blue Penstemon
Penstemon palmeri	Palmer Penstemon
Penstemon pinifolius	Pineleaf Penstemon
Penstemon rostriflorus	Bridge's Penstemon
Penstemon strictus	Rocky Mountain Penstemon
Penstemon virens	Blue Mist Penstemon
Penstemon virgatus 'Blue Buckle'	Blue Buckle Penstemon
Penstemon x mexicali Pikes Peak	Pikes Peak Purple Penstemon
Penstemon x mexicali Red Rocks	Red Rocks Penstemon
Penstemon x mexicali Shadow Mountain	Shadow Mountain Penstemon
Persicaria affinis	Himalayan Border Jewel
Phlomis cashmeriana	Himalayan Sage
Phlox douglasii	Rose Cushion Phlox

Botanic Name	Common Name
Phlox paniculata	Garden Phlox
Phlox subulata	Creeping Phlox
Platycodon grandiflorus	Blue Balloon Flower
Polemonium caeruleum	Jacob's Ladder
Polygonum affine	Himalayan Border Jewel
Potentilla atrosanguinea	Red Cinquefoil
Potentilla hippiana	Wooly Cinquefoil
Potentilla nepalensis	Miss Wilmott Cinquefoil
Potentilla neumanniana	Creeping Cinquefoil
Potentilla verna nana	Creeping Potentilla
Primula parryi	Rocky Mountain Primrose
Prunella laciniata	Lacy Self-Heal
Pulmonaria 'Roy Davidson'	Roy Davidson Pulmonaria
Pulsatilla vulgaris	Pasqueflower
Ratibida columnifera	Prairie Coneflower
Rosmarinus officinalis	Lemon Rosemary
Rudbeckia fulgida	Goldstrum Daisy
Rudbeckia hirta	Black-Eyed Susan
Sagina subulata	Pearlwort
Salvia azurea grandiflora	Pitcher Salvia
Salvia daghestanica Platinum	Platinum Sage
Salvia darcyi	Vermillion Bluffs Sage
Salvia greggii 'Furman's Red'	Furman's Red Sage
Salvia greggii Wild Thing	Wild Thing Sage
Salvia nemorosa	Salvia
Salvia officinalis	Garden Sage
Salvia pachyphylla	Mojave Sage
Salvia verticillata 'Purple Rain'	Purple Rain Salvia
Santolina chamaecyparissus	Lavender Cotton
Santolina rosmarinifolia	Green Lavender Cotton
Saponaria ocymoides	Rock Soapwort
Scabiosa columbaria	Pincushion Flower
Scabiosa lucida Dwarf	Pincushion Flower
Scutellaria alpina 'Arcobaleno'	Rainbow Skullcap
Scutellaria suffrutescens	Cherry Skullcap L
Sedum acre evergreen	Goldmoss-Utah Stonecrop
Sedum 'Autumn Joy'	Autumn Joy Stonecrop
Sedum 'Blue Spruce'	Blue Creeping Stonecrop
Sedum hybridum	Oak-leaf Stonecrop
Sedum 'Robustum'	Red-leaf Showy Stonecrop
Sedum spectabile 'Indian Chief'	Russet Showy Stonecrop
Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop
Sedum spurium 'Red Carpet'	Red Carpet Stonecrop
Sempervivum species	Hen and Chicks
Seseli gummiferum	Moon Carrot
Sidalcea 'Partygirl'	Prairie Mallow

Botanic Name	Common Name
<i>Sisyrinchium macrocephalum</i>	Yellow-Eyed Grass
<i>Sisyrinchium montanum</i>	Blue-Eyed Grass
<i>Solidago 'Golden Baby'</i>	Golden Baby Goldenrod
<i>Solidago rugosa 'Fireworks'</i>	Fireworks Goldenrod
<i>Sphaeralcea munroana</i>	Orange Globe Mallow
<i>Stachys byzantina</i>	Lamb's Ears
<i>Stachys monnieri 'Hummelo'</i>	Hummelo Betony
<i>Stokesia laevis</i>	Stokes Aster
<i>Tanacetum densum amani</i>	Partridge Feather
<i>Tanacetum niveum</i>	Snow Daisy Tansy
<i>Tanacetum x coccineum</i>	Painted Daisy
<i>Teucrium chamaedrys</i>	Wall Germander
<i>Thalictrum aquilegifolium</i>	Columbine Meadowrue
<i>Thalictrum flavum glaucum</i>	Yellow Meadowrue
<i>Thalictrum rochebrunianum</i>	Lavender Meadowrue
<i>Thermopsis divaricarpa</i>	Golden Banner
<i>Thymus praecox</i>	Creeping Thyme
<i>Thymus spp.</i>	Thyme species
<i>Thymus x citriodorus</i>	Lemon Thyme
<i>Tiarella wherryi</i>	Foamflower
<i>Townsendia grandiflora</i>	Large-flower Easter Daisy
<i>Tradescantia andersoniana 'Red Cloud'</i>	Red Cloud Spiderwort
<i>Tradescantia occidentalis</i>	Blue Spiderwort
<i>Trollius chinensis 'Golden Queen'</i>	Golden Queen Globeflower
<i>Verbena bipinnatifida</i>	Native Verbena
<i>Veronica allionii</i>	Allioni Speedwell
<i>Veronica austriaca 'Crater Lake Blue'</i>	CraterLakeBlue Speedwell
<i>Veronica Crystal River</i>	Crystal River Speedwell
<i>Veronica filiformis</i>	Birdseye Speedwell
<i>Veronica liwanensis</i>	Turkish Veronica L
<i>Veronica pectinata</i>	Woolly Speedwell
<i>Veronica prostrata</i>	Prostrate Speedwell
<i>Veronica repens</i>	Creeping Speedwell
<i>Veronica spicata</i>	Speedwell
<i>Veronica 'Sunny Border Blue'</i>	Sunny Border Blue Speedwell
<i>Vinca major</i>	Big-leaf Periwinkle
<i>Vinca minor</i>	Periwinkle
<i>Viola cornuta</i>	Tufted Pansy
<i>Viola corsica</i>	Corsican Violet
<i>Viola odorata</i>	English Violet
<i>Waldsteinia ternata</i>	Barren Strawberry
<i>Wisteria sinensis</i>	Lavender Wisteria
<i>Zauschneria californica latifolia</i>	Hummingbird Flower
<i>Zauschneria garrettii</i>	Orange Carpet California Fuchsia L
<i>Zinnia grandiflora</i>	Prairie Zinnia

11.8 Ornamental Grasses

Botanic Name	Common Name
Agropyron smithii or Pascopyrum smithii	Western Wheatgrass
Alopecurus pratensis	Yellow Foxtail
Andropogon gerardii	Big Bluestem
Arrhenatherum elatius	Bulbous Oatgrass
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Briza media	Rattlesnake or Quaking Grass
Calamagrostis acutiflora	Feather Reed Grass
Chasmanthium latifolium	Northern Sea Oats
Deschampsia caespitosa	Tufted Hair Grass
Elymus arenarius	Blue Lyme Grass
Eragrotis trichodes	Sand Love Grass
Festuca cinerea, F. ovina or F. glauca	Blue Fescue
Glyceria maxima variegata	Variegated Mannagrass
Helictotrichon sempervirens	Blue Oatgrass
Holcus lanatus	Velvet Grass
Koeleria cristat, K. gracilis or K. macrantha	Prairie Junegrass
Leymus spp. or Luzula spp.	Woodrush
Melica ciliata	Hairy Melic Grass
Miscanthus floridulus or M. giganteus	Giant Chinese Silvergrass
Miscanthus oligostachys	Japanese Silvergrass
Miscanthus sacchariflorus	Silver Banner Grass
Molina caerulea	Moor Grass
Muhlenbergia spp.	Muhly Grass
Oryzopsis hymenoides	Indian Ricegrass
Panicum virgatum	Switchgrass
Pennisetum alopecuroides	Feathergrass
Pennisetum setaceum	Tender Fountain Grass
Pennisetum villosum	Feather Top
Rychelytrum neriglume	Ruby Grass
Schizachyrium scoparium or	Little Bluestem
Andropogon scoparius	
Sesleria autumnalis	Autumn Moorgrass
Sorghastrum avenaceum or S. avenaceum	Indian Grass
Spartina spp.	Cordgrass
Spartina pectinata	Prairie Cordgrass
Spodiopogon spp.	Frost or Graybeard Grass
Sporobolus heterolepis	Prairie Dropseed
Sporobolus wrightii	Giant Sacaton

11.9 Turf Grasses

Botanic Name

Common Name

Bouteloua gracilis
Buchloë dactyloides
Festuca elatior cvs.
Festuca spp.
Lolium perenne
Poa pratensis

Blue Grama
Buffalograss
Turf-type Tall Fescue
Fine Fescues, chewings & hard
Perennial Ryegrass
Kentucky Bluegrass