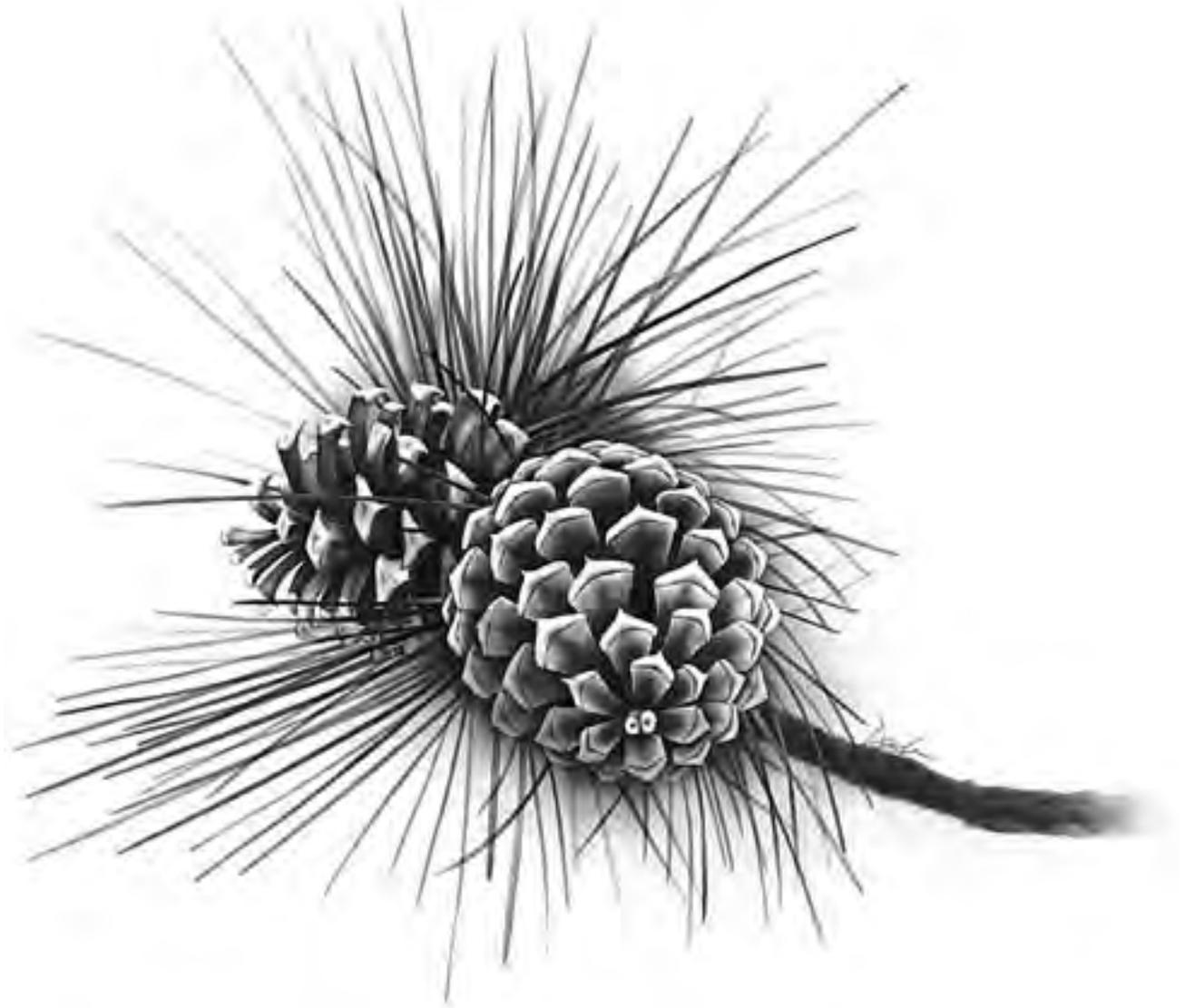


Conifer/285 Corridor Area Community Plan Design Guidelines



This Design Guidelines document was adopted as an addendum to the
Conifer/285 Corridor Area Community Plan September 3, 2003.

Conifer/285 Corridor Area Community Plan Design Guidelines

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Introduction

The fundamental purpose of this document is to create a logical and consistent means by which the community can evaluate the degree to which various projects meet the Design Guidelines objectives, and then reward or reinforce that achievement of community benefit. This document is the basis on which “excellent site design” will be evaluated.

This document is a supplement to the main Plan. It consists of two parts: Site Design Guidelines and Architectural Guidelines.

The Architectural Guidelines section is offered as an initial approach to a very difficult, sensitive, but important issue. Although many of the design considerations addressed are highly subjective in nature and difficult to communicate through language, they are of critical importance in maintaining the character and quality of this unique community. Hopefully this document will prompt continued and expanded dialogue throughout the community on these issues.

This document is organized to explicitly recognize that design excellence is an art. It is possible to have numerous, different, creative solutions that still achieve the same general objectives. “Alternative Solutions” are just those, alternatives. They are not mandatory; they are not a list of requirements or regulation. Also, the objectives are not differentiated by importance. That remains an additional task. It is understood that in some cases not all objectives can be obtained – trade-offs must be made. However, the fundamental purpose of this document is to create a logical and consistent means by which the community can evaluate the degree to which various projects meet those objectives, and then reward or reinforce that achievement of community benefit.

Ideally, the art of design is not dependent on a listing of alternative techniques but instead approaches the problem from a holistic view and integrates and assimilates a whole range of different objectives into a few integrated solutions.

Implementation

Future Revisions

1. For all the Design Guidelines, and especially the architectural section, additional graphics or illustrations may be developed.
2. The Guidelines may be separated to clearly show which statements apply to single-family versus commercial/industrial, multi-family, etc.
3. As plans are revisited and policies are found in various issue areas that complement or add to the Design Guidelines, integrate them into the Guidelines.
4. As plans are revisited, cross-reference policies and indicate which ones achieve multiple objectives.
5. When missing statements are noted and added, either alternative solutions or minimum standards should be provided.
6. An appointed Design Council, staff and/or consultants could periodically review the “Architectural Consideration” section and revise as needed.

Application to Development Review

1. A system should be developed to evaluate site design that:
 - a. Allows easy determination of the degree of achievement of “excellent site design.” To merit increased densities, a project should demonstrate outstanding site design based on high degree of conformance to the Design Guidelines;
 - b. Is predictable; and
 - c. Ensures a greater amount of enforcement.

Explanation of Format

The “Alternatives” (alternative solutions) are different techniques to achieve the general design objectives. In some cases, “Minimums” (minimum standards) apply and are italicized in the “Alternatives” statement. These minimum standards should be met to achieve the objective of each technique. In some cases, only “Minimums” are listed.

Site Design Guidelines

Vistas, View Corridors & Scenic Areas

The dramatic beauty of the surrounding natural landscape is a major asset in the mountains. Visual access to views and vistas helps create and reinforce the image of western towns and communities. Scenic or high quality elements of the natural landscape need to be maintained or enhanced, while unattractive areas should be rehabilitated or enhanced. All development should be integrated, through location and design, with the existing natural character.

Landscape quality is the overall visual impression created by the topography, vegetation, soils, sky, water, and structures of a site. Combined, these components form the visual dominance. Landscape quality can be degraded when development, is not sensitive to the landscape that surrounds it. In general, the more unique the landscape character, the more suited a site is for preservation objectives, and the more boring the landscape, the more suited a site is for rehabilitation or enhancement.

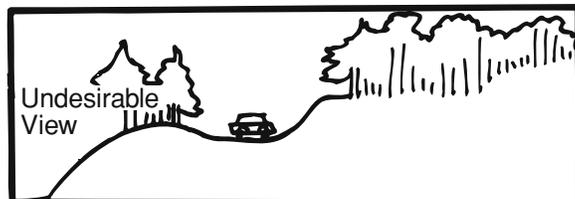
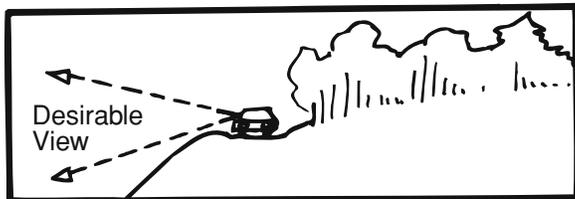
The views seen from major roadways have perhaps the greatest impact throughout communities, due to their great visibility. A large number of people travel the roadways, making these corridors with their views very important in establishing positive impressions of communities to visitors and residents alike. It is extremely important to provide a visual environment that enhances the travel experience.

1. Enhance vistas and views from points of interest, open space and roadways. Design trails (pedestrian, bicycle, and equestrian) to obtain scenic views and vistas.

Alternatives

- Maintain/create open vegetation.
- Screen undesirable attributes via landscaping.
- Place “lookouts” where they afford outstanding views and vistas for all travelers, e.g., automobiles, bicyclists and pedestrians.
- Provide openings along roadways that provide travelers scenic vistas.

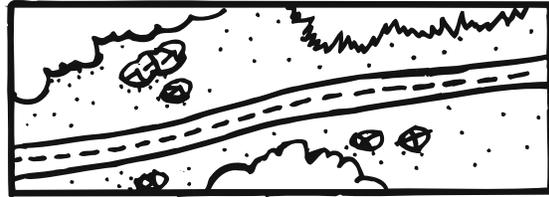
2. Provide visual variety along roadway landscape.



Alternatives

- Edges of forest and grass along roadways should emulate natural conditions, e.g., undulate, contain mixed vegetation, etc.

- Use a diversity of species (compatible with natural surroundings) along roadways.



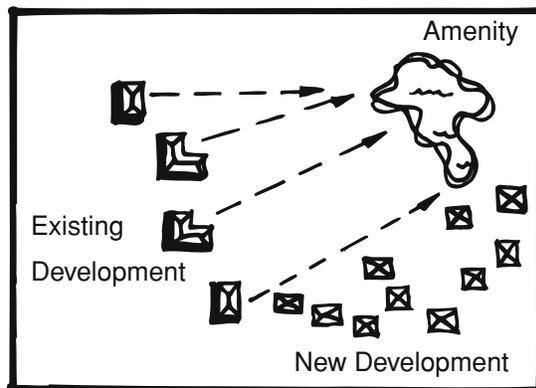
3. Avoid negative visual impact of transportation facilities such as park'n'Ride structures.

Alternatives

- Integrate and share with commercial areas.
 - Screen with topographic changes, vegetation, or buildings.
- Orient buildings to obscure public views of them.**
 - Use natural and architectural components to provide form and focus and to frame, add texture, color, form and line.**
 - Preserve view corridors for existing or future adjacent development.**

Alternatives

- Significantly increase setbacks when proposed structures are higher.
- Site structures to maintain view corridors (e.g., offsetting, clustering) and reduce the structural mass.
- Avoid long structures. Locate structures to prevent creating a “walling” effect for adjacent users.
- Avoid locating tall vegetation that blocks views.
- Increase distance between buildings.
- Regrade site to increase view corridor.
- Use changes in ground elevations (i.e., locate taller buildings on lower levels and parking or green belt areas on higher levels).
- Frame or accentuate good vistas or view corridors with new buildings.



7. In transition areas between lower and higher density uses, ensure that more intense uses are not visually obtrusive to adjacent lower density uses.

Alternatives

- Substantially increase setbacks.
- Reduce the structural mass. Use smaller buildings

- c. Use changes in ground elevation.
- d. Reduce height of proposed structures.
- e. Gradually increase building heights, as distance from existing single-family structures increases.
- f. Buffer with vegetation and berming.
- g. Avoid long structures. Locate structures to prevent creating a “walling” effect for adjacent users.
- h. Use smaller, clustered buildings.
- i. Provide substantial separation between large structures.
- j. Provide a large percentage of open space in transition areas.
- k. Use natural features to create an edge or boundary (e.g., streams).
- l. Graduate uses by intensity, where more intense uses are furthest away from least intense.

8. Minimize site disturbances. Where disturbance is unavoidable, integrate the new landscape with the natural landscape (similar lines, colors, and textures).

Alternatives & Minimums

- a. Site improvements to minimize the number of trees removed.
Minimum: Preserve high quality or large existing trees.
- b. Integrate disturbed areas.
Minimum: Revegetate all disturbed areas, including the planting of trees and shrubs.
- c. Retain or plant trees and shrubs to screen buildings. Emulate natural patterns, clusters, and plant mixes when replanting vegetation.
- d. Regrade only those areas needed for improvements.
- e. Site improvements to minimize removal of natural features such as rock outcrops, drainage, plant clusters, etc.

9. Site and design improvements to take advantage of the ability of on-site vegetation or landforms to provide screening. In areas with poor screening capacity, enhance the visual diversity and landscape screening of the site.

Alternatives

- a. Use landscaping, earthforms, etc.

10. Avoid locating improvements (including roads/drives) in areas of low screening potential (see definition in Land Use Plan). Where this is impossible, lot size should be significantly larger and road/driveway length should be minimized.

11. Maintain visually attractive and high-quality elements of a site’s landscape. Enhance less attractive and lower quality portions of the site.

12. Prevent a silhouette of structures on ridgelines.

Alternatives & Minimums

- a. Site structures in areas of heaviest vegetation. Restrict height of structure.
Minimum: Structure height should be restricted to 90% of adjacent tree height.
- b. Site structure downslope from ridgeline.
Minimum: Site structure so that height of structure does not exceed elevation of ridge (in cross-section).

13. Avoid outdoor lighting within view corridors or on prominent ridges.

14. Ensure that meadows and grasslands are not partially denuded or damaged by overgrazing.

Alternatives

- a. Limit pasture animals to the carrying capacity of the pasture.

Parking

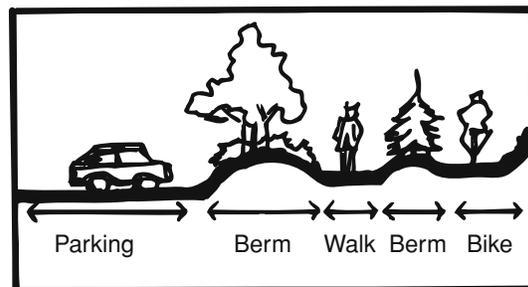
Parking areas are an important project component in establishing a pleasant arrival experience. Excessive parking areas along roads creates unattractive and boring streetscapes. Positive impressions of projects can be reinforced by landscaping and other design treatments. These measures will decrease the scale of the parking area from a visual perspective, increase the site aesthetics, provide shade, color and fragrance, reduce glare and heat, provide areas of infiltration, and separate uses while also highlighting existing site amenities.

1. Minimize glare and visibility of lighted surfaces and headlights on adjacent properties, public areas and on-site users.

Alternatives & Minimums

- a. Create buffers or sufficient setbacks between parking lots and unrelated or dissimilar adjacent uses to: prevent glare/light intrusion; screen parking lots.

Minimum: The minimum setback from open space or residential areas should be 60 feet, unless screening techniques are used.



2. Screen or obscure views of parking lots from adjacent public areas or unrelated land uses and on-site users.

Alternatives & Minimums

- a. Interior to a project, provide substantial interior landscaped islands/medians.

Minimum: The minimum width of landscape strips separating parking clusters should be 15’.

- b. Between parking lots and public areas use:
 - berms of sufficient height;
 - perimeter landscaping strip of vegetation with screening characteristics;
 - buildings;
 - fences/walls;
 - grade change.

Minimum: On similar grades, berms or understory vegetation should screen to a height of 42”.

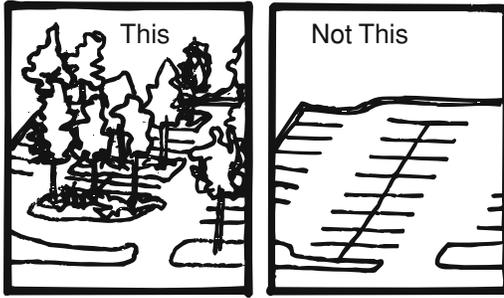
- c. Create parking areas of limited size/scale (length and width).

3. Minimize parking areas (impervious surfaces).

Alternatives

- a. Provide for common or joint use of centrally located parking facilities at complementary times.
- b. Provide parking structures.

4. Enhance the visual character of parking lots by creating visual diversity and minimizing parking area expansiveness.



Alternatives & Minimums

a. Disperse landscaping throughout parking areas to diminish overall impact of large areas of parking.

Minimums:

- 1) *The minimum size of islands should be equivalent to one space (8'-10'). Note: Allow consolidation of interior islands to larger more prominent features.*
- 2) *Provide shade trees every 15 spaces in landscaped islands.*
- 3) *In parking areas in excess of 100 spaces or 4 parking rows, provide substantial interior landscaped islands.*

b. Create small “clusters” of parking, separated by:

- Berms, topographical or grade changes;
- Large areas of landscaping or landscaped walkways;
- Buildings, fences/walls; and/or
- Natural features, e.g., drainageways/swales.

c. Create natural appearing clusters of vegetation by imitating forms and mixes of materials found in the area.

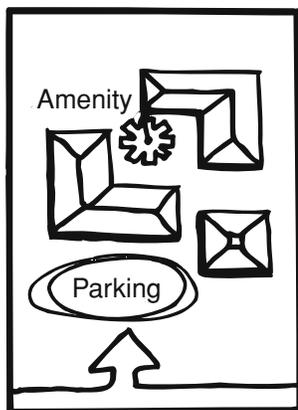
d. Include landscape features in:

- Major entrance areas or street border areas;
- Interior parking islands;
- Transition areas next to adjacent landowners; and
- Between building structures and parking areas.

e. Use plant materials with diverse or sequential color characteristics or with distinct fragrances. Use ornamental or exotic vegetation only, for special effects in limited areas.

f. Minimize dimension of parking area from building to public right-of-way.

5. Enhance or preserve existing natural features, including large trees or clusters of trees, rock outcrops, drainages.



Alternatives & Minimums

a. Create sufficient landscaped areas around preserved tree clusters to ensure health of stand.

Minimum: Maintain landscaped areas to the drip-line of trees.

b. Maintain drainages through parking areas, and imitate or enhance natural appearances. Minimize number of culverts.

6. Orient building to site amenities. Separate parking from these areas.

Alternatives

- a. Locate parking areas on the side of building(s) opposite site amenities.
- b. Orient pedestrian circulation to site amenities.
- c. Create underground parking areas with landscaped plazas above.

7. Create pedestrian amenities using design elements within or adjacent to parking areas or within building circulation areas.

Alternatives

- a. Provide street furniture (benches, signs, kiosks, ornamental lighting); plazas, eating/sitting areas (tables, grassed areas, decorative earthforms); focal features (fountains/water features, sculpture); and common facilities (play areas, toilets, meeting rooms, performance areas, bell and clock towers, covered walkways).

Signs

A balance between the need for identification of a business location and the need for an attractive built environment must be achieved. Locational signs are preferred over large obtrusive advertising signs. Signs should exhibit craftsmanship and individuality with attention to detail and emphasis on artistic, ornamental communication techniques. Signage is one ingredient in overall landscape and building design and should be similar in quality, scale, form, treatment, and materials to all other design elements of the development.

1. Minimize the size and number of signs to avoid visually confusing roadway entrances or streetscapes.

Alternatives & Minimums

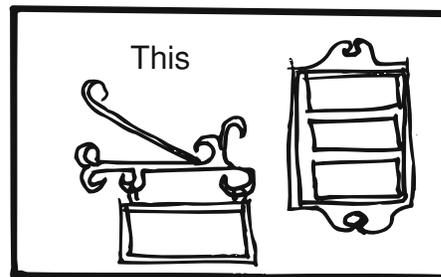
a. Consolidate project identity signs.

Minimum: Limit to one sign per project per major road frontage.

b. Tenant identification signs should be clustered within the project.

Minimum: Limit to one sign, listing all tenants, per building.

2. Integrate signs into overall landscape and building design, carrying out a consistent graphic theme.



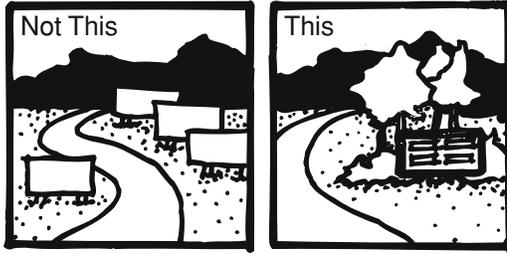
Alternatives & Minimums

- a. Use graphic symbols as much as possible.
- b. Use the same quality, material, treatment, form, and scale as is done to building elevations.
- c. Incorporate signs within berms or as monument or wall designs.

Minimum:

- 1) *Limit size of wall design to 3 feet in height, and 4 feet in width.*

- 2) All free-standing signs will be monument style, not pole-mounted.
 - d. Emphasize wood as a primary material.
 - e. Avoid plastic illuminating signs.
3. **Design and construct project signs to relate to pedestrian traffic.**



Alternatives & Minimums

- a. Signs should be low profile.
Minimum: The maximum sign height should be 6 feet.
 - b. Locate signs as close as possible to eye level.
4. **Avoid off-site advertising signs.**

Alternatives

- a. Eliminate billboards and bench advertising.
5. **Design and construct signs to avoid creation or contribution to traffic hazards.**

Alternatives & Minimums

- a. Do not obstruct traffic vision with signs at traffic intersections.
Minimum: Locate signs outside of vision clearance triangle (VCT).
6. **Minimize negative visual impact of signs on adjacent areas.**

Alternatives & Minimums

- a. Locate signs away from adjacent residential areas.
Minimum: Locate permanent signs no closer than 50 feet, and temporary signs no closer than 30 feet, from adjacent neighbors.
- b. Vary sign height.
- c. Limit the number of signs.
Minimum: Limit signs to one per building.
- d. Limit the size of sign face.
Minimum: Limit sign face size as follows:
 - Tenant retail to 12 square feet
 - Office to 28 square feet
 - Project to 64 square feet
 - Temporary to 64 square feet
- e. Screen signs from adjacent properties through building location, etc.
- f. Use compatible materials.
- g. Screen and conceal illumination sources.
- h. Use combination signs.
- i. Use kiosks.

7. **Limit the size of temporary signs to minimize negative visual impact.**

Alternatives & Minimums

- a. Do not exceed the requirements of permanent signs for temporary signs.
Minimum: Limit size to 64 square feet.
8. **Avoid duplicate road names.**

Fencing & Screening

Unightly ancillary use areas often visually intrude and detract from the overall quality of a development project. Fencing can become excessive and negatively affect the visual character and environmental amenities of a community. These areas need to complement the overall project design by receiving the same sensitive treatment given to the entire development project.

1. **Design fencing to complement overall project design (including structures), be compatible with adjacent land uses, and to not be visually dominant in the landscape.**

Alternatives

- a. Avoid chain-link fences.
 - b. Use same quality and treatment (materials) that is used on structures.
2. **Create visual diversity and character.**

Alternatives & Minimums

- a. Stagger fence alignments and heights.
Minimum: Every 100 feet of fence should have a stagger or transition.
 - b. Design and construct fencing to mimic natural forms and vegetation.
3. **Prevent visual intrusion of unsightly uses such as storage areas, trash areas, mechanical equipment, large vehicles, or equipment, etc.**

Alternatives & Minimums

- a. Place in designated areas, significantly removed from public areas or rights-of-way.
 - b. Enclose within buildings.
 - c. Locate behind buildings.
 - d. Screen via dense vegetation or fencing.
Minimum: Screening should be at least 6' above adjacent circulation areas and 2' above item being screened.
 - e. Screen via landscaped berm/earth forms.
 - f. Use large setback to adjacent uses.
4. **Prevent visual intrusion of satellite dishes.**

Alternatives & Minimums

- a. If mounted on a building, dish should not exceed height of that structure.
- b. If ground mounted, height should be minimized and setbacks maximized so that peripheral fencing or vegetation can substantially screen the dish from adjacent areas.

Minimums:

- 1) Locate behind setback lines.
 - 2) Landscape with drought tolerant trees and shrubs.
 - c. Use colored or open mesh designs to allow blending with adjacent or background vegetation and landforms.
5. **Avoid obscuring on-site amenities with fencing.**
6. **Avoid perimeter fencing that doesn't have immediate functional purpose and only defines ownership.**
7. **Avoid fencing that impedes visual clearance of traffic movements.**

Alternatives & Minimums

- a. Utilize low level fencing near traffic access points and intersections.
Minimum: Avoid closed fencing over 42" in height within visual clearance triangle.

8. Design fences to avoid “tunnel” effect.

Alternatives & Minimums

a. Stagger fence alignment.

Minimum: Every 100 feet of fence should have a stagger or transition in fence height and width.

b. Vary fence heights.

c. Vary fence style and materials.

9. Use living landscape materials instead of fencing wherever possible.

Entrances

Entrances establish the first impression of any area whether it is a community, village center, or specific development project. The arrival experience of various users, on foot or in automobiles, is an important design consideration because entrances establish the mood, character and identity of an area. This message should be clearly communicated to the visitor and resident alike by creating distinct and inviting entrances which welcome personal involvement with the built environment.

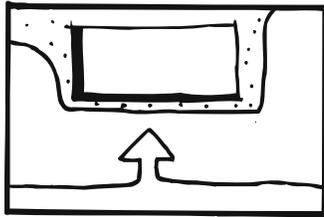
1. Limit the number of entrances to commercial developments.

2. Avoid vehicular and pedestrian conflicts at entrances to projects.

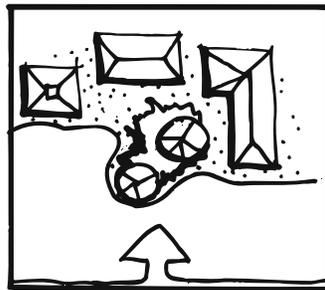
Alternatives

a. Use split medians to separate vehicular and pedestrian circulation systems.

3. Site building and parking areas to “welcome” visitors and employees alike.



Not This



This

Alternatives

a. Techniques to “welcome” and invite include sensitive use and placement of:

- Plant design and topographic diversity;
- Natural materials;
- Signage and lighting treatment;
- Connection to building architecture through use of form, materials, etc.; and/or
- Artwork.

4. Delineate entrances with lighting source to insure safety and ease of identifying entrances at night.

5. Avoid excessive and obtrusive signage.

6. Provide handicapped-accessible entrances to buildings.

Alternatives

a. Minimize stairs, and provide ramps.

7. Minimize obstacles to smooth traffic flow at building entrances.

Alternatives

a. Separate circulation systems through the use of landscaped medians, separating vertically as well as horizontally, etc.

Air, Odor, Light & Noise

Air & Odor

The clean air of this region is a valuable resource that is being degraded. The entire metro area often suffers from a visible brown cloud that is worsened by local climatic conditions such as temperature inversions. These air pollutants – both stable and mobile sources – must be minimized.

1. Minimize fugitive dust from construction sites, roads, vacant lots, and highway maintenance facilities.

Alternatives & Minimums

a. Vegetate vacant sites; water down construction sites.

b. Pave or treat roads.

Minimum: Apply Department of Health & Environment standards.

c. Revegetate or stabilize disturbed areas.

Minimum: Apply Natural Resources Conservation Service seed mix recommendations and Jefferson County Zoning Resolution grading regulation(s).

2. Avoid uses that encourage idling of cars.

Alternatives

a. Avoid drive-in facilities (restaurants, banks, etc.)

b. Improve intersection capacity whenever all movements cannot be accommodated on a single cycle.

3. Minimize travel distances.

4. Avoid wood stoves/fireplaces.

5. Filter restaurant exhaust systems.

6. Prevent damage to vegetation along major roadways.

Alternatives

a. Use species tolerant of automobile emissions.

7. Minimize collection of unpleasant fumes at ground level (i.e., restaurant odors).

Alternatives

a. Locate vents, etc., high on up-wind end for maximum dispersal.

Light

Lighting establishes the mood and atmosphere of a place and contributes toward creating a quiet rural small town image and character. The use of understated minimal lighting can help enhance a sense of human scale. Projects should minimize the amount of general lighting to protect visibility of stars, to promote a sense of seclusion and privacy, to protect vistas and to emphasize natural features and focal points.

8. Avoid glare on adjacent properties.

9. Integrate light design into overall project design and architecture.

Alternatives

a. Use building-mounted lights instead of pole-mounted.

10. Minimize visual intrusiveness of lighting standards.

Alternatives

a. Incorporate pedestrian lighting into landscape features or railing. Standards of less than 6 feet high should be used.

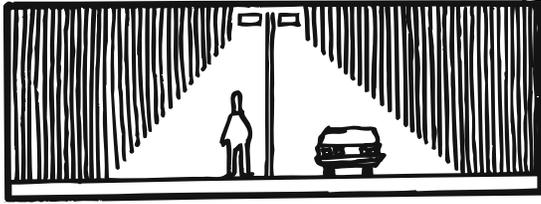
b. Use only highly-shielded or low-level lighting.

c. Screen off-site areas from light sources with taller vegetation.

d. Conceal non-decorative lighting sources.

e. Restrict height of fixtures in parking areas to a maximum height of 20’.

11. Minimize light falling on areas not used for activity. Areas not in use or after hours should be lighted only for essential safety requirements.



Alternatives

- a. Avoid lighting in landscape areas.
- b. Turn off lights after building closes.
- c. Locate lighting only in essential areas, e.g., the ground where people walk.

12. Use light with softer/warmer character in residential areas.

Alternatives

- a. Use sodium vapor fixtures.

13. Minimize use of highly reflective building materials, including mirrored glass.

Alternatives

- a. Reflective materials should be limited to 1% of a surface and used only for special design effects.

14. Create attention and focus on special features through lighting, such as special architectural features, sculpture, artwork, or ornamental vegetation. Minimize the amount of light used to create the desired effect.

Noise

Quietness is often perceived as a component of privacy, and hence, a part of the rural character of communities and neighborhoods. This rare resource should be protected from unacceptable intrusions of higher noise levels. Land uses that generate higher levels of noise than the surrounding areas should not be considered compatible, unless mitigation actions are taken that decrease the number of noise sources or alter how the noise is heard. The public should be protected from hearing loss, disruption of normal activities and negative physiological damage from excessive noise levels.

15. Reduce the impact of vehicular noise and prevent concentration of fumes on activity or residential areas.

Alternatives & Minimums

- a. Create buffers or sufficient setbacks between roadways, parking lots, and unrelated adjacent uses.

Minimums:

- 1) *Roadways: Locate at least 50' from residential areas.*
- 2) *Parking: Set back a minimum of 20' from housing.*
- b. Use existing and man-made topography to reduce noise to acceptable levels for the intended activities both on and off site.
- c. Locate structures to reduce noise internally and externally, especially impacts due to reverberation and echoing in built-up areas.
- d. Site interior streets away from residential structures and open spaces.
- e. Provide pedestrian and bicycle paths to reduce vehicle travel within the development.

Minimum: A minimum width of 8'.

- f. Provide public transportation to reduce vehicle travel to developments.
- g. Use combinations of vegetation, topographic changes, fencing/berms and a vertical separation between road and pedestrian areas to help mitigate impact.
- h. Locate docks and loading areas away from residential areas.

16. Minimize the impact of people-generated noise or more quiet residential and recreation areas.

Alternatives & Minimums

- a. Locate a project's active recreation areas (e.g., children's playgrounds, tennis courts, pools, etc.) a sufficient distance from existing off-site residential structures.

Minimum: A minimum distance of 100'.

- b. Use buffer areas of vegetation, berming, and fencing.
- c. Use sound-reducing architectural materials.
- d. Site structures to minimize or block noise, i.e., site structure perpendicular to noise sources.

17. Noise level from mechanical equipment or activities at site boundary should not exceed normal noise level of surrounding uses.

Alternatives

- a. Buffering via vegetation, berming, and fencing.
- b. Use soundproof structural materials.
- c. Increase vertical and horizontal setbacks.
- d. Separate industrial uses that generate noise from residential areas.
- e. Utilize structural enclosure; baffling; orient behind buildings away from adjacent uses sensitive to noise.

18. Protect or preserve areas valued for the absence of man-made noise.

19. Reduce noise levels at the periphery of noise generating uses to a level that does not exceed normal noise levels of those adjacent uses.

Alternatives

- a. Use existing and man-made topography to reduce noise to acceptable levels.
- b. Use landscape materials and noise barriers to reduce noise to acceptable levels for intended activities.
- c. Use construction materials and structural design to reduce outside and/or inside noise levels.

Wildlife & Vegetation

Wildlife and unique vegetation are aesthetic, economic and environmental assets to Jefferson County. They contribute to the physical and psychological well being of the residents and are a major part of the quality of life in the County. They contribute to the County's economy by providing and enhancing recreational activities, such as hunting, fishing, camping, hiking, etc. They are valuable indicators of environmental quality because they are sensitive to change, especially environmental deterioration.

They are considered renewable resources, restored through their natural re-generative processes, but human neglect, depletion, and development activities can cause irreparable damage to these natural resources.

The relationship between vegetation, animals, and human activities needs to be respected and consciously protected. During the initial development, site preparation and construction stages of

projects, the potential for adverse impact on plants and changes in unique plant life and wildlife patterns are most likely to occur. The adverse impacts are often far-reaching and complex.

Forest resources should be managed for their overall environmental values including hydrologic/watershed, wildlife, forest and range products, climatic, recreation, visual diversity, scenic quality, and views and vistas.

1. **Protect man and domestic stock from predation.**
2. **Landscape with indigenous species in areas designated for habitat enhancement.**
3. **Design major roads to protect wildlife. Prevent intrusion of wildlife with landscaping and physical barriers.**



Alternatives

- a. Discourage crossing with landscaping and choice of plant material.
- b. Provide access across roads (i.e., underpass, overpass).
- c. Avoid wide, straight roads.
4. **Landscape/manage biotic systems to mimic natural systems.**
5. **Thin forests to allow light and water to filter downward to increase forest vigor and restore the under-story vegetation (groundcover). This increases visual and environmental quality, i.e., erosion and sediment, runoff, growth, etc.**
6. **Preserve unique (rare, distinct, endangered) species of wildlife and/or vegetation.**
7. **Prevent habitat deterioration where critical wildlife areas exist. Enhance available habitat.**

Alternatives & Minimums

- a. Avoid development near migration routes or breeding areas.
Minimum: Protect habitats designated on the Wildlife Map.
- b. Ensure access to winter range and water.
- c. Leave habitat in natural state.
- d. Avoid severe cuts and fills that might disrupt wildlife movement.
- e. Minimize disturbance of areas by clustering.
- f. Use revegetation to establish habitat or shelter.
- g. Locate commercial and industrial uses that generate noise in low impact areas.
- h. Mitigate noise impacts of land uses by enclosure of activities, limitations of uses, site design, etc.
- i. Adequate and effective control of dogs.
8. **Maintain the natural wildlife “carrying capacity” of sites that have moderate or high wildlife significance. Improve the carrying capacity of some sites to offset the loss of habitat in developed areas.**

9. **Ensure the continuous use of wildlife habitats by intermediately tolerant or intolerant species.**

10. **Maintain natural vegetation ecosystems adjacent to and within bodies of water, streams, other watercourses, and within associated wetlands.**

Alternatives

- a. Site structure away from meadowland.
11. **Maintain wildlife movement corridors of a size and character that ensure their continued use.**

Alternatives

- a. Avoid fences and structures in these locations.
- b. Prohibit dogs in these areas.

12. **Protect wildlife and their habitats that might be significantly affected by domestic livestock and pets by appropriate constraint of those domestic animals.**

Alternatives

- a. Enforce dog control; require that dogs be kept in enclosures.
- b. Reduce the number of dogs.

Minimum: Maximum of one dog per household.

13. **Design and locate structures to minimize impacts on unique vegetation by maintaining adequate undisturbed soils, natural levels of solar radiation and irradiation, natural levels of water availability and quality, and natural levels of air quality.**

Open Space, Recreation & Public Areas

Open Space & Landscaping

The openness of mountainous or rural communities is a valuable resource, a major amenity, and a reason that many people have chosen to remain in this region. This openness is integral to this heritage, yet it is often seen as endangered by encroaching development. The provision of significant open space – especially in developing areas – enhances the aesthetic character of an area, including visual attractiveness, an open “feeling,” quietness, lack of congestion, privacy, tranquility, and a subsequent enhancement in property values. It is important to preserve this rural image.

1. **Identify, preserve and enhance natural amenities of the site.**

Alternatives

- a. Preserve mature trees on site.
2. **Maximize visual access of open space from structures.**

Alternatives

- a. Graduate heights of buildings downward as they open onto open space areas.

3. **Relate materials to the intensity of use.**

Alternatives

- a. Use natural materials (on ground plane) in use of low traffic and/or low maintenance.
- b. Use paving materials in high traffic areas.
4. **Site outdoor dining and public spaces adjacent to natural amenities.**
5. **Create attractive planting areas at building-land interface.**

Alternatives

- a. Planting area size should relate to building scale, with larger areas around larger buildings.

6. Provide continuous maintenance of all landscaped/landshaped areas.

Alternatives & Minimums

- a. Renewal pruning, weeding, and watering should be done on a regular basis.

Minimum: Replant all dead or diseased plants within one year or within the next growing season, whichever comes first.

7. Use planting materials sufficiently mature and healthy to accomplish desired effects within a short period of time and with minimal die-off.

Alternatives & Minimums

- a. Use more mature plant materials (e.g., larger caliper).

Minimums:

1) *All plantings should be healthy specimens obtained from a nursery with a hardiness zone that conforms with location (U.S. Department of Agricultural Northern Hardiness Zones). Plants should meet or exceed the requirements of the Colorado Nursery Act; Section 35-26-101 et. Seq. C.R.S., 1973, as amended.*

2) *No artificial trees, shrubs, turf, or plants should be used in outdoor planting areas as a means to fulfill requirements for landscaping.*

3) *Minimum sizes of plants and other materials to be used in planting design are:*

- *Evergreen trees should be 6' in height;*
- *Deciduous trees should be 2' in caliper (measures 12" above the ground);*
- *Ornamental and flowering trees should be 2" in caliper;*
- *Flowering and evergreen shrubs should be 5 gallon sizes;*
- *Vines and groundcovers should be 1 gallon sizes;*
- *Natural bark chips (redwood, cedar) should be 2" in size and at least 3" in depth in areas protected from wind erosions; and*
- *River rock should be 1" to 2" in size and at least 3" in depth.*
- *Use a solid cover of black polyethylene of over 6 mil thickness.*

- b. Use rapid-growth plant materials.

8. Avoid using exotic plant species unless: They blend with the intended character of the overall design; no native species can be used as a substitute; they are for special effect or focus.

9. Provide landscaping of a sufficient amount and design to enhance the aesthetic quality of a project.

Alternatives

- a. Devote a sufficient percentage of the site to landscaping or preservation of existing vegetation.
- b. Have an adequate density of plant materials.
- c. Distribute plant materials throughout parking lots.
- d. Cluster complementary materials.
- e. Use high-density materials for screening purposes.
- f. Place distinctive plant materials strategically.
- g. Group materials with complementary color or blooming characteristics.

- h. Use materials that complement local or on-site vegetation.

10. Locate pedestrian circulation systems (including through residential/commercial/industrial projects) to maximize access to open space.

11. Preserve, maintain, or enhance streams, creeks and other waterways as natural landscape amenities.

Alternatives

- a. Enhance streams or drainageways where they affect highway rights-of-way.

- b. Provide scenic easements to project natural landscape areas.

12. Create visual diversity and interest through selection of plant materials. Plant materials should achieve a visual and aesthetic balance between newly planted and existing vegetation as to character, form, size, and color.

Alternatives & Minimums

- a. Create perimeter planting and berming along property borders.

Minimums:

1) *Provide at least one tree for every 40' of residential street frontage.*

NOTE: This is not to be construed to mean only trees placed on center. It is acceptable to cluster trees together.

2) *Provide at least 1 shrub for every 40 square feet of lot area. NOTE: Not to be construed to mean shrubs placed on center.*

3) *A minimum of 75% of the required landscape area should have a planted groundcover or other plant materials.*

4) *The remaining 25% may be covered with dry landscaping (rock, stone, bark, etc.) and walkways, if located through a landscape feature.*

13. Plantings should resemble natural grouping and mixes.

14. Match or duplicate natural growing conditions, e.g., use willows in low-lying wet areas.

Recreation

Recreation is an important and valued community activity. As the pace of living increases, it becomes even more important for communities to provide recreational opportunities. Passive and active alternatives must be provided that do not adversely affect each other. A balanced variety of opportunities are important to accommodate various user needs, from the lone bird watcher to competitive softball leagues.

15. Establish visual separation between passive and active recreation areas.

Alternatives

- a. Use distance, vegetation and topographic changes to separate and screen different recreational uses (active v. passive).

16. Minimize the duplication of recreational facilities and uses.

Alternatives

- a. Share recreation uses and facilities.

17. Provide recreational/open space areas to meet the needs of occupants as well as visitors within projects.

Alternatives

- a. Provide a percentage of open space relative to the number of employees, visitors, etc.
- b. Provide:
 - Parks and golf courses;
 - Playgrounds;
 - Bike paths and hiking trails;
 - Tennis courts or swimming pools;
 - Arboreta or flower gardens;
 - Park benches, picnic shelters or gazebos;
 - Private or secluded spaces in common areas;
 - Open unaltered natural meadows, woods, etc.

Community/Public Areas

Public areas within more urbanized areas can be focal points and hubs of activity for communities as well as for specific developments. They help reinforce the identity and sense of community by serving as public meeting spaces in both residential and commercial developments. These areas should be vital, alive, exciting places to be by offering a variety of experiences such as social interaction, privacy, enjoyment, spontaneous interaction, music, dance, art, and other cultural activities. They are assets to be carefully cultivated.

18. Provide handicapped access to public areas.

Alternatives

- a. Design pedestrian circulation systems to include ramps, etc., for handicapped access.

19. Design public areas to be safe and secure.

Alternatives

- a. Include multiple uses to insure activity during various times of the day or night.

20. Create plazas/public areas that contain significant plantings, street furniture, art objects, etc.

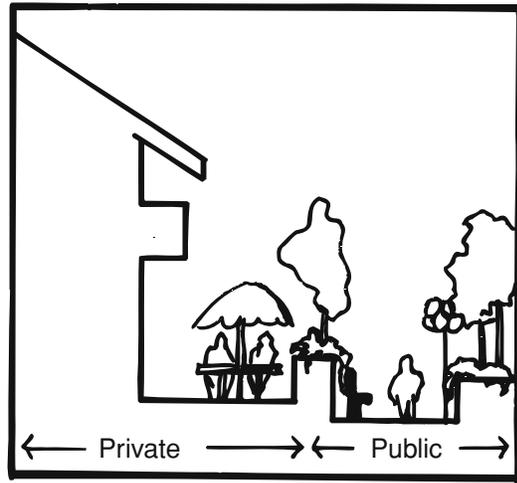


Alternatives

- a. Allow plazas to be counted in the open space calculations for a project.
- b. Parks.
- c. Pedestrian paths.
- d. Arboreta.
- e. Flower gardens.
- f. Private or secluded spaces.
- g. Landscaped areas.

- h. Preserved or enhanced water features, including, ponds, streams, wetlands, fountains, etc.
- i. Natural open spaces preserving existing vegetation.
- j. Preserve and highlight rock outcrops.

21. Encourage the creation of a variety of public common areas within projects.



Alternatives

- a. Develop pocket parks, picnic areas, small play areas, neighborhood and community parks, meeting places, performing places, day care, toilets, benches, plazas, play areas, covered walkways sculpture and art, water features and fountains, bell and clock towers, and street furniture.
- b. Cluster structures on site to maintain larger open areas.
- c. Provide buffer areas via setbacks and landscaping.

22. Develop open space/public areas with minimal maintenance requirements.

Alternatives

- a. Locate and design higher intensity circulation systems along major traffic areas.
- b. Use surface materials appropriate to activity levels.
- c. Use indigenous species and semi-arid plant material (xeriscape).

Hazards

Natural or man-made hazardous conditions that threaten public health, safety or property should be eliminated or reduced. The hazards within Jefferson County – geologic, flood, wildfire, airport, radiation, and methane – need special attention when sites are developed on or near these hazards.

1. Avoid development upon unstable slopes.
2. Design drainage systems on unstable slopes so the flow of water improves slope stability.
3. Stabilize the final landforms that result from development activity.
4. Properly seal abandoned oil or gas wells to minimize the risk of leakage from gas or residual fluids.
5. Design sites and locate structures to ensure safe levels of human exposure to radiation, particularly in areas where there is a potential for human inhalation of retained radon gas.

6. Use water for human consumption that does not exceed safe levels of radioactive isotopes.

7. Avoid residential buildings above underground voids.

Alternatives

a. Use lands subject to subsidence for agriculture, open space, etc.

8. Design and build all structures for human occupancy in a floodplain so that the lowest level of any part of the building is at least one foot higher than the 100-year floodplain elevation. Ensure that such structures do not infringe upon or alter the floodway.

9. Design all modifications of a floodplain so that the flooding hazard and associated erosion or sedimentation is not increased upstream or downstream of the development. When hazard reduction methods are needed, restore drainageways in a manner that emulates the form, vegetative appearance, and hydrologic functions that would occur under a long-term, natural process.

10. Preserve stream boundaries and alignment through a process of site design and development that is responsive to natural conditions. Channel or relocate watercourses only when these are the only ways to alleviate existing hazards.

11. Ensure that fireline intensities will not exceed approximately 100 British thermal units (BTU) per foot per second in areas subject to development or significant activity.

12. Establish a procedure for continuous maintenance of fuel reduction programs to prevent re-occurrence of the original wildfire hazard.

13. Manage roadside landscaping to prevent ignition and provide fuel breaks.

14. Provide proper constraints on equipment associated with accidental ignition.

Alternatives

a. Spark suppressors on chimneys and flues.

b. Spark and/or heat shields at electrical and other “power-type” utilities.

15. Provide fuel breaks along roads and around buildings.

Public Facilities, Services & Utilities

Power lines are often visually disruptive to the scenery that is an important asset to our communities. Newer, more sensitive siting techniques of these utility structures often minimize the negative visual impact of these marching giants.

1. Minimize visual intrusion of utility poles and related structures.

Alternatives

a. Locate in areas not prominent to public viewing.

b. Place utilities underground.

c. Screen substations/pump-stations with:

- Intensive landscaping or earthforms; and/or
- Other building(s).

2. Minimize disturbance of vegetation and soil cover when installing power lines.

Alternatives

a. Maintain tree cover.

b. Revegetate all disturbed areas, including trees and shrubs.

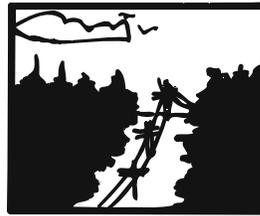
3. Minimize area devoted to utilities. Provide secondary uses for easements.

Alternatives

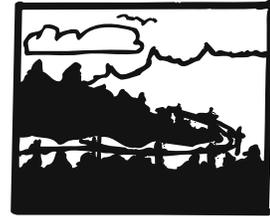
a. Combine easements, or use enlarged easements, for trails, etc.

b. Incorporate into right-of-way

4. Minimize visibility of major power lines.



Not This



This

Alternatives

a. Cross slopes across fall lines as much as possible.

b. Screen, using landforms, from public areas.

c. Avoid all prominent ridges.

d. Use color to blend with the landscape.

e. Avoid access roads as much as possible; and revegetate (grass) infrequently used roads.

f. Imitate natural forest edges by undulating and varying vegetation types and sizes, etc.

Erosion & Grading

Insensitive site grading and erosion contribute to stream sedimentation, dust, gulying, alteration of drainage patterns, increased flood hazards, loss of natural vegetation, visual scars, leaching of minerals into streams and lakes, destruction of animal habitats, increased maintenance costs of roads, and visual degradation. Therefore, careful design should be given to grading operations to mitigate on-site and off-site impacts.

1. Conduct grading and construction operations to minimize negative impacts on existing landscape amenities, drainage patterns and soil characteristics.

Alternatives

a. Keep some adjacent areas intact, while phasing replacement of others throughout the construction period.

b. Vegetate around retaining walls.

c. Disturb only those areas needed for improvements.

2. Protect topsoil and stockpiles from contamination, wind and water erosion, etc.

Alternatives

a. Bind mulch and topsoil with jute.

b. Include phased storage areas on-site.

c. Plant temporary vegetation.

d. Phase construction to minimize exposure.

3. Limit the steepness of, and length of, cut-and-fill slopes to avoid the concentration of runoff, to help maintain or complement existing landforms, and to provide for a natural transition of elevation and vegetation. Design grading to blend into the undisturbed landscape.

Alternatives & Minimums

- a. Limit slope of cut-and-fill areas.

Minimum: Slopes to be moved should be limited to 3:1 (33%). Fill slopes should be limited to 2:1 (50%).

- b. Stabilize and revegetate with plant materials that effectively control erosion, imitate surrounding ground cover, aid in primary root establishment, and help establish long-term stability to exposed areas.

Minimums:

1) All fill slopes should be covered with topsoil and temporarily stabilized with tacked straw, fiber mats, and/or roughened sub-soil.

2) Plant ground cover.

- c. Slopes extending into areas with mostly soil or decomposed rock, should be tapered so the cut blends into undisturbed slope. Revegetation and temporary stabilization measures listed above should also be used.

Minimum: Slopes should not exceed 1.5:1 (75%).

- d. Slopes cut into areas of mostly competent rock should create a sculpted face with varying slope benches of varying heights, width and depth. Benched areas should be revegetated as per statements for fill slopes.

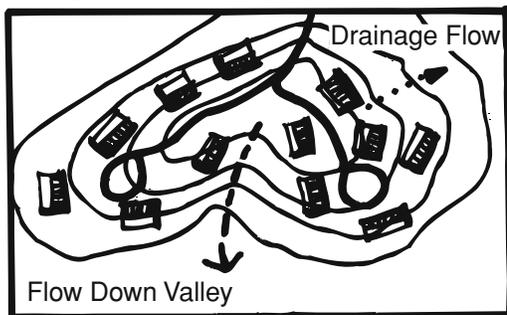
- e. Cuts into mostly competent rock should be screened.

Minimum: Screen with:

- Buildings, where height of cut does not exceed eave of building; and/or
- Dense evergreen trees, where initial tree size screens 1/3 of cut.

- f. Berms should vary in height, width, slope and axis.

4. Integrate development with the natural topography of the site. Maintain soil profiles for areas not covered by improvements in order to: improve or maintain the existing level of soil erosion potential, and preserve the immediate or long-term soil infiltration potential.



5. Prevent increased sedimentation of drainageways and excessive soil loss due to site development or construction activities.

6. Prevent grazing of livestock that exceeds the range soil carrying capacity.

7. Use retaining walls to break up long expanses of cuts.

Alternatives

- a. Design and construct retaining walls that:
 - Are in scale and proportionate to surrounding landforms;
 - Create pedestrian amenities (seating walls, planters, etc.);
 - Complement the building's architecture through usage of similar or same form, color, and materials;
 - Blend with surrounding landscape by using natural materials such as stone, rock, timbers, logs, etc.

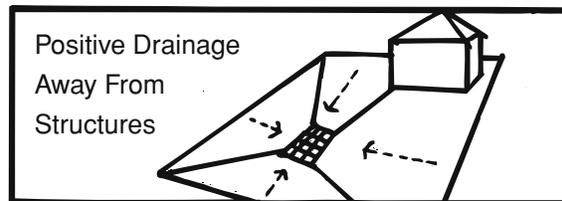
Drainage & Runoff

In this semi-arid region, water courses and riparian areas are of particular importance due to their aesthetic, hydrologic and ecologic values. These drainage areas should be preserved to exceed the capacity of natural or constructed drainageways.

It is also important to preserve the integrity of existing and natural drainage patterns so that future development activities will not cause storm drainage and floodwater patterns to exceed the capacity of natural or constructed drainageways.

1. Provide positive drainage flow characteristics within parking lots so that pooling is prevented.

2. Provide good drainage away from building areas.



Alternatives

- a. Provide surface grade of 2% or more, sloping away from structures.

3. Divert runoff water from critical erosion areas.

Alternatives

- a. Divert runoff from horizontal benches, interceptor ditches, dikes, terraces, liners, and distilling basins.

4. Design dams and water diversion/detention areas to appear as natural features, creating site amenities.

Alternatives

- a. Create topographic changes that mimic natural conditions, e.g., a variety of slope changes.
- b. Use natural materials, e.g., stone.
- c. Imitate colors, lines, textures and patterns that exist within the surrounding landscape.
- d. Landscape with materials matching the microenvironment.

5. Design metal culverts to minimize negative visual impacts.

Alternatives

- a. Use natural materials, e.g., stone-lined channels.
- b. Use natural materials and/or colors at the outlets of metal culverts.

6. Preserve, maintain or enhance streams, creeks, or other waterways as natural landscape amenities.

Alternatives

- a. Preserve vegetation groups, rock outcrops, terrain, form, soil, waterways, and bodies of water.

7. Insure that surface runoff generated by a development does not exceed off-site runoff levels existing before development.

Alternatives

- a. Provide proper detention or retention facilities to control amount of runoff leaving developed sites.

8. Re-establish the same type and degree of function performed by the modified drainageway characteristic when preservation is not possible.

9. Collect excess runoff and substantially recharge it to the groundwater table. Provide appropriate treatment before excessively contaminated runoff is recharged. Control the rate (velocity and volume) of runoff released into stream channels to prevent channel erosion.

Alternatives

- a. Use dry wells.
 - b. Locate sand filters at collection points.
 - c. Locate retention or detention ponds over alluvial deposits.
10. Preserve existing drainage patterns and avoid storm sewer systems for drainage control.
11. If storm sewer systems are necessitated by the size and/or density of development, emulate natural drainage and infiltration patterns. Minimize adverse impacts on natural drainages.
12. Preserve stream boundaries and alignments in a natural state. If disruption is necessary, rehabilitate stream corridors to conform to or improve upon predevelopment conditions. Emulate the form and vegetative character of streams that would occur under long-term natural processes.

Alternatives

- a. Introduce meandering character on flat areas; use pools and rocks in steeper areas.
 - b. Replant riparian vegetation.
 - c. Vary slope and edge of channel.
 - d. Use river rock for riprap.
13. Preserve the plant life, topography, soil waterways, or bodies of water that make up the hydrologic systems.
14. Protect areas with significant hydrologic functions (recent alluvia, faults, streams, and stream banks, floodplains, bodies of water and shorelines, consolidated aquifer recharge areas, marshes or meadows) from disruption caused by construction of surfaces that do not allow the infiltration of water. Re-establish the hydrologic functions performed by these areas when overlaid with hard surfaces where preservation is not possible.
15. Maintain or enhance the existing level of ground or surface water quality by treating effluent through individual waste disposal systems before it is recharged to the aquifer of the site.

Minimum: Meet all standards of the Jefferson County Department of Health and Environment and Colorado Department of Public Health and Environment.

16. Use streams as focal points for projects.
17. Provide views and access to water courses and riparian areas that do not adversely affect wetland wildlife.
18. Use stream courses and bodies of water to locate trails and recreation facilities (primarily passive).
19. Limit the number of vehicular crossings of water courses. Use bridges in place of fills when crossing drainageways.
20. Use stream courses to define “edges” in and around communities.

Circulation

Coordinated, easily understood circulation systems that promote ease of travel are important throughout communities. These systems, with their hierarchy of types, need to be carefully integrated to facilitate smooth traffic flow and reduce safety problems, congestion, air pollution, and mental stress. All modes of transportation should be integrated in this system, including vehicular, pedestrian, bike, and equestrian. The system should prevent potential conflicts between them – especially at access points. These circulation systems, utilized on a daily basis, can be key amenities and are opportunities to create beauty offering diverse, aesthetically pleasing experiences to the traveler.

Auto/Vehicular

1. Avoid safety problems of vehicles backing directly into a public right-of-way.

Alternatives

- a. Major vehicular circulation systems should be separate from active parking areas.
2. Design vehicular circulation within lots to be understandable and convenient.
3. Provide adequate “turnaround” and “back-out” areas.
4. Provide for fire truck access to a site through parking lots.
5. Parking areas should be easily accessible and should function with minimal traffic impacts or conflicts.
6. Prevent parking of vehicles on roadways during severe winter conditions.

Alternatives

- a. Provide off-street parking at intersections of steep drives with roads.
7. Internal vehicular circulation should: minimize conflicts with pedestrian circulation, promote easy maintenance of road areas – especially during winter, be easily understood by drivers, decrease congestion, minimize development of high traffic impact areas, and promote ease of travel with respect to emergency services and daily services, such as mail delivery.
8. Design and locate plant materials to minimize safety problems.

Alternatives

- a. Ensure appropriate plant material selection and location that does not visually obstruct line of sight or substantially affect visual observation.
- b. Select plant materials that do not exceed a height of 32 inches within line of sight at intersection.
- c. Select plant materials which maintain sight lines from 32 inches to 90 inches above the ground (which allows for overstory).

9. Minimize negative headlight glare from oncoming traffic.

- a. Provide landscaped medians.
- b. Provide grade-separated lanes.

10. Minimize visual scarring of road cuts and disruption of scenic areas, e.g., meadows.

Alternatives

- a. Reduce road right-of-way standards.
- b. Provide shared driveways.
- c. Locate roads/drives in areas of high landscape screening potential.

d. Use split vertical alignment, especially for 4-lane roads in mountainous regions.

11. Design major roads as part of “parkway” systems.

Alternatives & Minimums

a. Provide substantial landscaped medians.

Minimum: A minimum width of 18 feet.

b. Combine the right-of-way on one side of the roadway for use as a landscaped feature with pedestrian paths, vegetation, berms, etc.

12. Preserve or create a rural image, even in more intensely developed areas.

Alternatives & Minimums

a. Provide substantial landscaping or preservation of tree cover on both sides and in medians of major roads.

Minimum: A minimum landscape corridor width of 25 feet.

13. Develop streetscapes as integral parts of public open spaces and plazas within urban settings.

Alternatives

a. Connect pedestrian paths with a sidewalk/plaza network within village centers.

14. Coordinate circulation between adjacent landowners to avoid duplication of roads or access points.

Alternatives

a. Share driveways/entries.

15. Discourage traffic not directly related to the activities of a neighborhood on streets within that neighborhood.

Design street networks in residential areas to discourage through-traffic and minimize trips on local streets.

Alternatives

a. Provide cul-de-sacs.

b. Provide short-loop streets.

c. Design and construct adequate collector streets to prevent use of local streets as shortcuts or easy alternatives for non-neighborhood traffic.

d. Limit the number of units using each local street segment.

e. Limit or prohibit the flow of non-essential or through-traffic in residential, commercial, and industrial neighborhoods and parks.

f. Direct non-essential or through-traffic to roads on the edges of neighborhoods.

16. Enhance safe vehicular circulation in winter conditions.

Alternatives

a. Limit maximum slope of roadways and parking surfaces.

b. Prevent shading of parking areas in winter.

Non-Vehicular

17. Access from parking areas to buildings, etc., should be convenient and safe.

18. Provide adequate handicapped parking areas.

19. Locate pedestrian circulation systems, including within residential, commercial and/or industrial projects, to maximize accessibility to open space.

20. Landscape areas of major pedestrian circulation.

21. Concentrate pedestrian circulation around site amenities.

22. Orient all buildings onto major pedestrian areas that interconnect those buildings. Provide physical and visual separation of those areas from parking lots.

23. Minimize the linear dimension of pedestrian areas. Minimize the total distance between farthest buildings or activity areas within a site or related group of buildings.

Alternatives

a. Use a “village square” orientation.

b. Avoid pedestrian circulation and building orientation around the perimeter of a parking lot.

c. Create pedestrian plaza “fingers,” where one end opens onto a parking area.

24. Enhance visual amenities, opportunities for interaction, and opportunities for diverse activities within pedestrian areas.

25. Provide weather protection in pedestrian areas.

Alternatives

a. Provide canopied (covered) walkways.

26. Create distinct and convenient pedestrian circulation connecting parking areas and buildings. Design separate pedestrian paths so that it is not necessary to use parking areas for pedestrian circulation.

27. Encourage alternative modes of transportation other than vehicular.

Alternative

a. Locate bicycle racks, bus stops and street furniture in public areas within developments.

b. Provide bikeways.

c. Provide school bus stop pullover areas.

28. Create and link horse trails between and within major public open space areas.

29. Design equestrian trails to prevent excessive soil erosion and contamination of drainageways.

30. Separate vehicle, pedestrian, equestrian and bike circulation. Screen vehicle areas from pedestrian areas.

Alternatives

a. Elevate sidewalks and depress parking areas, or vice versa (separate vertically).

b. Plant tall shrubs along parking areas or sidewalks, or use earth-forms.

c. Vary alignments, routes.

d. Separate sidewalks and paths/trails from roads.

31. Use low-maintenance materials in auto and pedestrian circulation paths.

Alternatives

a. Choose materials appropriate to level of activity.

32. Minimize high-maintenance planting areas adjacent to high-traffic vehicular or pedestrian flow areas.

33. Separate horse traffic from vehicular and pedestrian traffic, for aesthetic and safety reasons.

Alternatives

a. Create “buffers” through:

- vertical separation (topo changes);

- vegetation; and/or

- distance (physical and visual separation).

34. Provide non-auto links between all village centers.

35. Design pedestrian paths, bikeways, and roadways that create attractive, pleasant and safe features for users of the facilities and residents of adjacent property.

Alternatives

- a. Provide the following:
 - Landscaped medians and buffered strips along local and collector streets as well as arterials designed as parkways.
 - Treatment of right-of-way line that blends with abutting uses.
 - Clear and readable street signs.
 - Street furniture, e.g., park benches, light poles, trash containers, where appropriate.
 - Diverse streetscapes, using staggered setbacks, varied fence lines, vegetation groupings, etc.
 - Street systems that minimize through-traffic, but allow for adequate access in and out of subdivisions via proper design of collector streets.
 - Cul-de-sacs or short-loop local roads, to minimize traffic volumes.
 - Narrow streets with off-street parking.
 - Landscaped pedestrian paths and/or plazas connecting activity areas.
 - Pedestrian paths separated and buffered from traffic, noise, odor and hazards.

Energy

An over-reliance on non-renewable energy sources is short sighted, therefore, features in development proposals which minimize the consumption of energy are encouraged. The following are methods to accomplish this:

- Orient structures to take advantage of the sun and not shade other structures;
- Create vegetative barriers as defense against winter winds;
- Set structures into the ground for insulation;
- Use landscaping to maximize cooling in the summer and retention of heat in the winter; and
- Design roads to maximize use of the sun for snow melt.

Also, features that promote transportation alternatives to automobiles, such as the use of transit and trails, are important.

1. Use solar orientation to create desired microclimates.

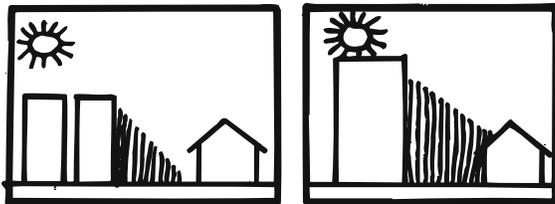
Alternatives & Minimums

- a. Use building structure and landscaping to shield from wind and create warm, sheltered outdoor areas for pedestrians.

Minimums:

- 1) Place coniferous trees and berms on north.
- 2) Place deciduous trees on south.

2. Provide easements to protect building envelopes planned for solar access.



This

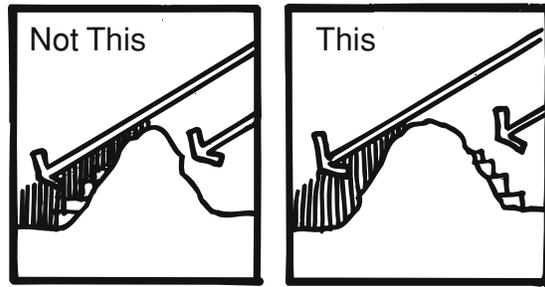
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3. Maintain or create maximum solar access for each unit or building.

Alternatives

- a. Prevent significant winter shading of south-facing walls or roofs.

- b. Orient along an east/west axis, with the longest dimension facing south.
- c. Site houses to minimize tree shading of south-facing walls or roofs.



- d. Avoid north-facing slopes or hilltops subject to high winds.
- e. Design glass areas to create solar gain.

4. Avoid having non-occupied spaces (e.g., garages) on south walls. Locate active areas (e.g., living rooms) along south walls.

5. Avoid designing patios, decks, and entryways on north side of structure.

6. Minimize heat buildup on site.

Alternatives

- a. Create summer shading of impervious surfaces and buildings, e.g., parking lots, building walls, etc.
- b. Avoid paving or cement near buildings, which results in increased cooling requirements.

7. Provide barriers to prevailing winter winds.

Alternatives & Minimums

- a. Provide wind barriers by berming, evergreen screening, building placement, etc.

Minimum: Create a 50% reduction in velocity.

8. Minimize negative visual impact of solar collectors.

Alternatives

- a. Integrate building and roof design with solar panels by using correct solar angle for roof pitch or through structural enclosure.

9. Use energy conservation measures within buildings.

Minimums:

- 1) Roofs insulated to R-30.
- 2) Walls insulated to R-19.
- 3) Perimeter of slab on grade insulated to R-12.
- 4) Openings in exterior walls and roofs caulked all around.
- 5) Windows double or triple glazed.
- 6) Windows and doors weather-stripped.

10. Minimize negative visual impact of propane tanks.

Alternatives

- a. Use color that blends with backdrops.
- b. Screen with vegetation, berms.
- c. Locate out of sight of major roads and residences.

11. Minimize negative visual impact of utility lines.

Alternatives

- a. Bury.
- b. Locate within trees, minimize cutting, set at tree top level.

12. Use water resources to produce energy.

Alternatives

- a. Convert dams to produce low-scale hydro-electricity.

13. Encourage utility systems that conserve energy.

Alternatives

- a. Avoid sites requiring pumping of sewage.
- b. Avoid sites requiring long extensions of electrical transmission lines.

14. Encourage on-site production of food.

Alternatives

- a. Provide solar access allowing greenhouse construction.
- b. Set aside plots of land with good soil conditions for community gardens.

15. Promote wind energy.

Alternatives

- a. Use wind generators on windy sites, such as hilltops and canyons with high downdraft.

Privacy

The feeling of privacy is an important component in maintaining the rural atmosphere or character of a community. Increasing urbanization, with its accompanying intensity, congestion, stress, etc., increases the importance of this quality. Privacy contributes to the overall well being and mental health of citizens, as well as enhancing property values, and should be preserved and enhanced.

1. Prevent visual intrusion from new development or public areas into private areas, i.e., backyards, windows, etc., of adjacent residential areas.

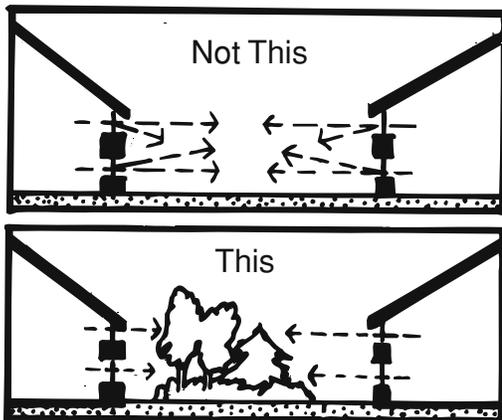
Alternatives

- a. Large or varied setbacks between buildings.
- b. Screening via fencing, landscaping, topographic changes, etc.
- c. Limit height of new structures to that of adjacent homes.
- d. Orient windows and balconies away from private areas of adjoining properties.
- e. Cluster multi-family homes to maximize open area and orient windows away from each other.
- f. Use open space to increase setbacks.
- g. Preserve or enhance tree cover between uses.

2. Maximize auditory privacy of residential areas.

Alternatives

- a. Large setbacks between houses or activity areas.
- b. Separate uses with dense stands of vegetation.



- c. Orient away from arterial or collector streets.

- d. Site buildings as noise barriers.

- e. Restrict number of dogs.

3. Minimize lighting intrusion from commercial and public areas into private areas of adjacent residential areas.

Alternatives

- a. See Lighting & Glare section.

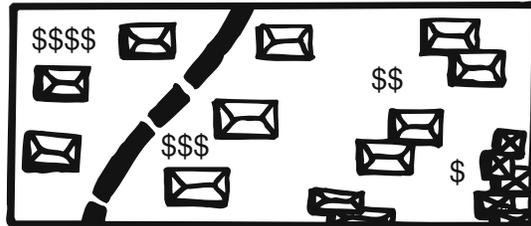
Property Values

New development within neighborhoods and communities often raises concern about property values, because adjacent property owners often perceive that they will be adversely affected. This perception will continue to raise concern throughout the county due to the large percentage of zoned but unbuilt land. The perceived negative impacts associated with new development must be addressed.

1. Maintain and enhance property values.

Alternatives

- a. Ensure high quality design by addressing all the guidelines in this section.
- b. Graduate residential units by price within a project. New units adjacent to existing units should be in the same price range.



Property Line

- c. Provide for a pace of growth and change that is orderly and stable.
- d. Ensure that the amount and rate of growth results in maintenance of desired public service levels and qualities and the prevention of undesirable impacts, e.g., noise, traffic, etc.
- e. Ensure greater enforcement of zoning violations.
- f. Screen “junk” or other unsightly uses through landscaping, topographic changes or berming, natural fencing, etc.

Community Form

Promote the development of a clearly defined and understandable built environment by ensuring that development complements or creates appropriate community features, such as roads, paths, greenbelts, and building patterns, and respects the unique “sense of community” that distinguishes one area from another.

1. Design paths, trails, roadways, etc., to take advantage of the diversity in the landscape through which they pass. As the landscape changes, dominant features in it should be clearly seen from the paths. Create good views and vistas to landmarks.
2. Design paths that expose the use of the path to the diversity of the surrounding landscape.
3. Create a visual boundary between the roadway or trail and the surrounding landscape. The type of edge will be determined by the nature of the surrounding landscape and the character of the roadway or trail.

Alternatives

- a. Design solutions include: stone walls, changes in elevation, natural or living fences, etc.
4. **Design different types of paths, trails, roadways, etc., to come together at strategic points, to allow travelers a number of different choices on how to reach a desired location.**
5. **Preserve or create bodies of water as natural amenities.**
6. **Preserve, enhance, and take advantage of significant landmarks in the design of future developments and redevelopments, whether they are distant mountain peaks and mountain fronts or small structures of local importance.**
7. **Maintain visible boundaries between different activity areas.**
8. **When possible, the boundary between two subareas should accommodate the functions common to both and provide a clear transition from one to the other, rather than a barrier.**
9. **Design and construct edges proportionate to levels of impacts, i.e., noise, visual, obtrusiveness, and glare.**

Alternatives

- a. Vary width of materials, e.g., width of buffer.
 - b. Vary materials, i.e., degree of transparency.
10. **Use open space as edges between distinct communities. This open space can contain passive recreation opportunities for surrounding residents and conserve natural resources, such as wildlife, views and vistas, and agricultural sites.**

11. **Use prominent natural features such as streams, ridges or valleys, to provide edges between districts and neighborhoods.**

12. **Development next to public open space or parks should not conflict with, or adversely affect, the resources of that open space area.**

Alternatives

- a. Screening.
 - b. Large vertical and horizontal setback.
13. **Development on infill parcels where increased density is recommended should use a graduated density concept. Intensity of uses at the edge of the infill parcel should be similar to that of adjacent lands, with higher intensity occurring toward the interior of the parcel.**
14. **Intensify activity within centers by ensuring its facilities function in a cooperative manner, attracting people to complementary activities. If a center is large enough, subareas within it can function at different or overlapping times of the day, ensuring activity during most of the day.**
15. **Restrict flow of nonessential or nonresidential traffic through residential neighborhoods. Direct such traffic to the edges of neighborhoods or the district. Traffic movement through a neighborhood should be related to the activities within the neighborhood.**

Alternatives

- a. Avoid locating a development with its primary or only access through an existing neighborhood.

Architectural Design Guidelines

Cultural

Cultural resources (historic, archaeological, paleontological and architectural) enhance the education, environment, and sense of identity and image of communities, to residents and visitors alike. These benefits may also often enhance property values as well.

1. **Development in a historic resource area should be designed and built in such a manner that it will not cause the destruction or deterioration of any historic resource. Maintain the original character and complement the unique features of the designated resource. Historic resources should influence the architecture of new structures and can become a theme for new development. Design new structures so they harmonize with the historic resource and do not dominate or overpower it.**

Alternatives

- a. Use compatible materials, forms, colors and scale.
2. **All development in an archaeological resource area should provide for the permanent preservation of the resource or provide for the completion of the necessary and appropriate study and work as specified by the Office of the State Archaeologist before any aspect of development begins.**
3. **Minimize negative impacts to distinctive features that are recognized as cultural or natural.**

4. **Provide distinct and attractive community and neighborhood boundaries.**

Alternatives

- a. Allow for greenbelts.
 - b. Have landscaped buffers.
 - c. Preserve natural features, such as drainageways and large or high quality forest areas.
5. **Preserve any cultural landmarks or natural and built places/landmarks possessing significant cultural value, that contribute to the identity, visibility and overall sense of place.**

Historic

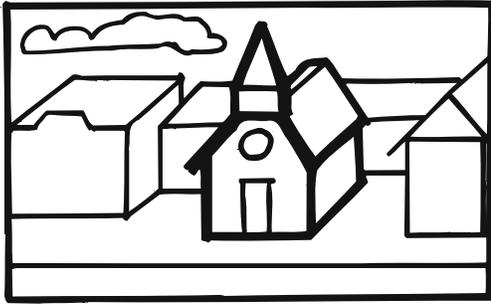
Buildings and structures that exhibit a community's architectural heritage reinforce a human connection to the past, as well as help create community character and pride. Historic or archaeological sites and structures with local community or regional significance should be protected from any destruction or alteration that would detract from its meaning as representative of a period, style, occasion or unique activity.

1. **Maintain architectural continuity when redeveloping resources or developing next to existing historic resources.**

Alternatives

- a. Maintain continuity of color, scale and materials when redeveloping or developing near historic resources.

2. Consider existing circulation patterns when redeveloping or developing next to existing resources.
3. Ensure the preservation of significant, enduring agricultural buildings.



Scale

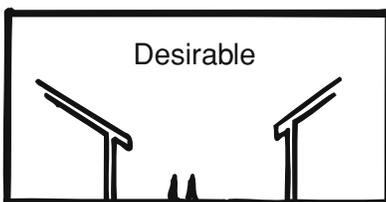
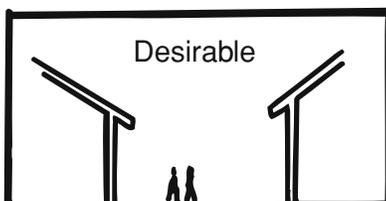
The relationship between structures and the surrounding landscape is extremely important in defining scale. Structures should be in proportion to the size of the particular lot, to the surrounding landforms and to vegetation. They should also not overwhelm, intimidate, isolate or repel people who move in or near the project. The connection to the surrounding ground and to the fabric of the surrounding development are both important to scale. Design of the structures should promote seeing the visual detail of the street to reinforce this pedestrian connection. Projects which are “in scale” also respond to the mental and social well being of individuals and communities.

1. Orient, design, and build structures that are people-oriented and facilitate interaction.

Alternatives

- a. Limit building height and length.
- b. Cluster smaller buildings, rather than create a single, larger structure.

2. Design and build structures to blend with the scale of the surrounding landscape and built environment, while maintaining the character of the community.



3. Buildings should be small and clustered, and scaled to respect topography, views and vegetation.

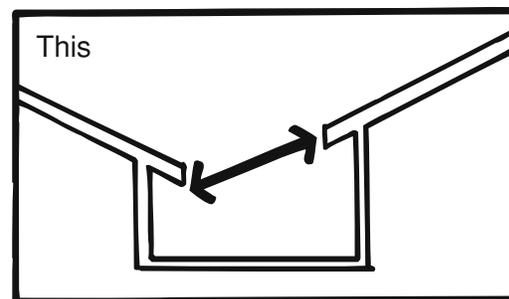
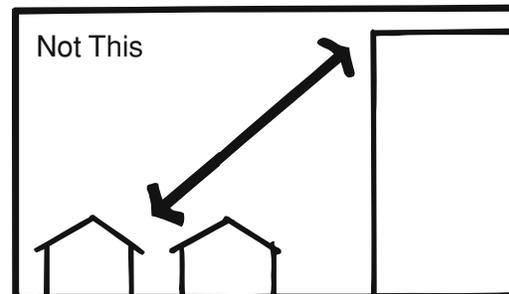
Form & Massing

The apparent mass of structures and their overall form affects their perceived size. It has been shown through research in environmental psychology that massive structures tend to alienate and repel human interaction. The form and massing of structures should respect the carrying capacity and absorption capabilities of the land, including on-site and off-site conditions, landforms and vegetation, microclimate, and views. Form and massing may also be used to create diversity and variety, adding important interest to the overall aesthetics of a development.

1. Balance the proportional relationship of the form of the building to the size of the lot/parcel.
2. Structures should avoid overpowering the site and be sensitive to the natural landscape’s variety and diversity.
3. Use light and shadow to add depth and texture to building surfaces.

Alternatives

- a. Construct rock walls with deep reveals between rocks and with minimum mortar exposed.
4. Use the massive elements of the building to express depth, substance and strength, rather than only surface veneer, i.e., exposed timber, structural beams, solid rock, walls, etc.
 5. Create a smooth transition between adjacent building heights.



6. Avoid confusing complexity and contradiction of form and expression.
7. Avoid warehouse designs that result in excessive asphalt, buildings with a high degree of monotony/sameness, and a shed-like appearance.

Alternatives & Minimums

- a. All mini-warehouse projects should integrate a significant amount of open space.

Minimum: Provide a minimum of 25%.

- b. Structures should resemble the form and character of other buildings in the area.
- c. Structures should vary in heights, roof treatment, alignment, and slope.
- d. Screen structures from public areas.

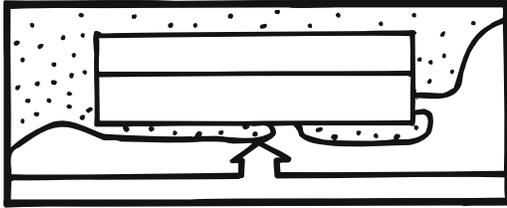
Orientation

The placement of structures on the landscape should maximize use of natural and human processes. The placement of structures should not be dictated only by roads or parking, which tends to create “strip”-type development, but also by landforms and vegetation, microclimate and views, and pedestrian needs and desires. Multi-structure development also needs to respond to the particular circulation patterns and orientation of other on-site and off-site buildings.

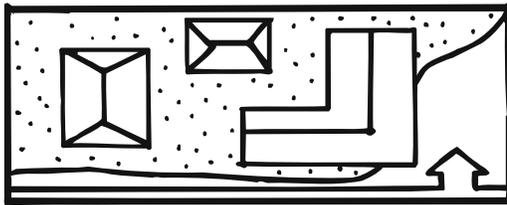
1. Orient structures to focus toward the center of activity.

Alternatives

a. Orient structures internally – not to highway.



Not This



This

b. Orient toward natural amenities.

2. Concentrate commercial developments to avoid “strip” development.

Minimum: Orient no more than 25% of the project to the road.

3. Orient structures with the following microclimate processes considered:

- sun, solar exposure, aspect
- precipitation, snow, ice
- wind

4. Orient structures to accent geographic and topographic features of the site, minimizing total disturbed area and enhancing natural assets.

Alternatives

a. Orient toward streams, lakes, rock outcrops, drainage, and meadowlands.

5. Orient structures to maximize visibility of off-site views and vistas.

Alternatives

- a. Orient to views and vistas, such as the Continental Divide, city lights, lakes, open space, parks, etc.
- b. Orient away from undesirable views.
- c. Orient toward aesthetically pleasing structures.

6. Orient structures to facilitate social interaction.

Alternatives & Minimums

- a. Locate building entrances to be easily identified and accessible from various transportation modes, i.e., bike, pedestrian, vehicular.

b. Coordinate pedestrian systems between projects.

Minimum: If the project abuts a stream, provide pedestrian access to the stream.

c. Coordinate auto access between projects.

Minimum: Within commercial areas, provide connections to adjacent commercial projects and undeveloped commercial ground.

7. Orient structures to provide security for residents and visitors.

Façade & Openings

Major factors in creating scale are openness, attractiveness, and interesting facades, especially at the ground-floor level. Transparent storefronts in commercial areas invite participation and attract people, while opaque or solid walls are more private and often repel people. The treatment of exterior walls and the use of doors and windows can add interest through the creation of visual variety and diversity. Used in a sensitive way, these details can greatly enhance the character of the structure. Windows and doors can be important to scale, and should be sized to human dimensions and characteristics of human vision.

1. Emphasize connections between buildings as well as with the natural landscape, to reinforce integration and continuity within the landscape.

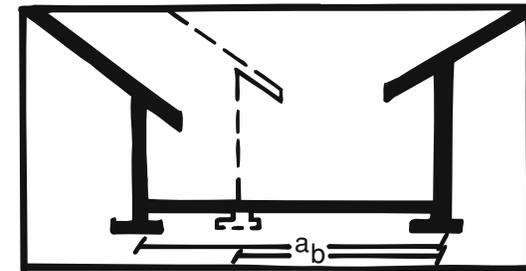
Alternatives

- a. Use colors, forms and textures similar to the landscape.
- b. Include structures such as bridges, sitting walls, retaining walls, planters, terraces, patios, etc.

2. Create interesting, diverse, stimulating streets and walls that create varied experiences for people and respond to the landscape in an informal and organic way.



Vary



Alternatives

- a. Vary alignments of walls, streets and sidewalks.
- b. Avoid lining up structures perpendicular to regular grid street patterns.

3. Choose opening size and placement appropriate to climatic conditions, i.e., sun, wind and precipitation.

Alternatives

- a. Minimize openings on north-facing walls. Concentrate openings on south-facing walls.

4. Design details, such as windows, etc., to show character and craftsmanship.

Alternatives

- a. Design windows with deep reveals to add depth and a three-dimensional component.
- b. Design headers and sills of openings integrally with the wall.

Materials & Finishes

Exterior building materials should reflect the mood, character and image of the community. They should be sensitive to cultural lifestyles of an area as well as respond to the natural processes involved in the specific microclimate environment of the site. A unified character should be created with an appropriate amount of diversity in material and finish selection. Similarity can breed dull or boring structures and streetscapes, but too many diverse materials will weaken the elements of rhythm and repetition that help to unify structures.

1. Design and construct exterior building finishes that integrate structures into the natural landscape.

Alternatives

- a. Locate more massive materials (stone, rock) closer to grade, with lighter materials (glass) above.

2. Promote smooth architectural transitions between projects.

Alternatives

- a. Use materials similar to off-site conditions.
- b. Use indigenous materials.
- c. Minimize sleek or formal materials inappropriate to rural communities.

3. Minimize boring, uninteresting sheer walls.

Alternatives

- a. Vary lines and materials; contrast with light, shade and texture; add color.

4. Express structural strength and substance through materials.

Alternatives

- a. Expose framing materials, such as heavy timber, wood trusses and connection details.

Roofscape

Roofs are often one of the most dominant architectural components, especially in more visible areas where there are surrounding hills or mountains. Roofs should echo the same architectural quality and treatment of all exterior facades by including similar form, color and texture. Roofscapes can help unify diverse building types, as well as help reinforce structure/landform relationships.

1. Minimize negative visual impact of all rooftop mechanical equipment.

Alternatives

- a. Minimize number of roof projections.
- b. Integrate into compatible forms relating to entire building structure.
- c. Screen from public view through vegetation, topographic changes, fencing, etc.

2. Design and construct roof structures to prevent rain and snow-melt problems with icing and flooding.



3. Design roofs to have a similar pitch to adjacent slopes.

Alternatives

- a. Avoid level roofs in mountainous areas.

Details

Detailing can contribute significantly toward creating cultural vitality and visual richness of character, which help make places appealing. The life and festive qualities of development can be promoted through the use of accent elements, which provide diversity through contrast.

1. Minimize refined, highly technical finishes.

2. Use sculptures, fountains/water features, wood carvings, awnings and canopies, balconies, patios and terraces, flags and banners, umbrellas, the annual colors of flowers and trees (i.e., Aspen), accent lighting, painted wall graphics, etc., in detailing projects.

3. Create pedestrian amenities that complement surrounding site conditions.

Alternatives

- a. Use handcrafted or well-designed street furnishings.
 - b. Adapt generic designs to a mountain character.
 - c. Eliminate visually obtrusive advertising on benches.
- ## 4. Minimize negative visual impact of exposed foundations.



Alternatives

- a. Use appropriate cover materials.
 - b. Screen with vegetation and/or grading.
- ## 5. Use only bold or striking colors, for accent or detail.

Accessory & Service Buildings, Trash Containers, Mechanical & Electrical Equipment

Service and accessory uses are often seemingly treated as after-thoughts within projects. These uses are especially important within a pedestrian environment and need the same architectural treatment as primary and adjacent structures.

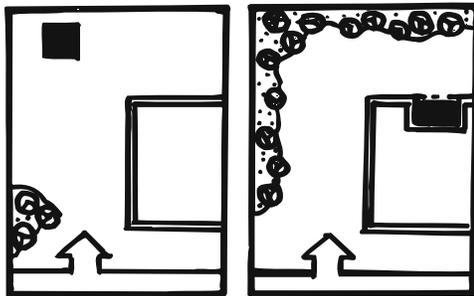
1. Minimize negative visual impacts of service-related structures, trash containers, water and sewer plants, buildings, etc.

Alternatives

- a. Use forms similar to the entire structure.
- b. Use similar material treatment as on the structure's facades.
- c. Screen with vegetation, topographic changes/berms, fencing, etc.
- d. Bury the structure.

2. Minimize litter by providing attractive trash containers. Ensure that containers are inaccessible to animals, e.g., wildlife and pets.

3. Avoid placement of structures, equipment, etc., that interrupts or conflicts with pedestrian movement patterns.



Not This

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