

Evergreen Area Community Plan Design Guidelines



This Design Guidelines document was adopted as an addendum to the Evergreen Area Community Plan October 12, 2005.

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Introduction

This document is a supplement to the *Evergreen Area Community Plan*. It consists of two parts: Site Design Guidelines and Architectural Design Guidelines. This document is the basis on which “excellent site design” will be evaluated. The Architectural Design Guidelines section is offered as an 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 continue to evolve through time.

Design excellence is an art. It is possible to have numerous, different, creative solutions that still achieve the same general objectives. “Methods” demonstrate just some of the ways design objectives can be implemented. They are not a list of requirements or regulation. Also, neither the design objectives nor methods are listed in order of importance. It is understood that in some cases not all objectives can be achieved – trade-offs must be made. Ideally, the art of design is not dependent on a listing of alternative techniques, but instead approaches the problem from a holistic view.

Implementation

Future Revisions

1. For all the design guidelines, and especially the architectural section, additional graphics or illustrations may be necessary.
2. The guidelines may be separated to clearly show which statements apply to single-family versus commercial/industrial, multifamily, etc.
3. As plans are revisited and policies are found in various issue areas that complement or add to the Design Guidelines document, 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 methods or minimum standards should be provided.
6. Revisions to this document should follow the same process as revisions to plan policies.

Application to Development Review

1. Degree of compliance with this document determines the degree of achievement of “excellent site design.” To merit increased densities, a project should demonstrate outstanding site design based on a high degree of conformance with the Design Guidelines. To achieve a high degree of conformance with the Design Guidelines, an application should comply with at least 50% of the applicable guidelines.
2. Existing development should be encouraged to comply with these policies.

Explanation of Format

The numbered design guidelines are followed by italicized and lettered “methods,” different techniques to achieve the design guidelines. *They are not a list of requirements or regulations.* In some cases, “minimums” (minimum standards) apply and are italicized and numbered (if more than one) within the “methods” statements. These minimum standards should be met to achieve the objective of each guideline. In some cases, only “minimums” are listed.

Part I: Site Design Guidelines

Air, Odor, Light, & Noise

Air & Odor

The clean air of this region is a valuable resource. 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. Avoid uses that encourage idling of cars.

Method(s)

a. Discourage drive-through facilities (restaurants, banks, etc.)

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

2. Minimize travel distances.

Method(s)

a. Provide connections between commercial center parking lots.

3. Filter restaurant exhaust systems.

4. Prevent damage to vegetation along major roadways.

Method(s)

a. Use species tolerant of automobile emissions.

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

Method(s)

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

Light

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.

When certain elements are not spoken to in this section, refer to the *Jefferson County Zoning Resolution* for standards.

1. Avoid light or glare trespass on adjacent properties.

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

Method(s)

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

3. Minimize visual intrusiveness of lighting fixtures.

Method(s)

a. Direct all lighting downward.

b. Design all fixtures to be fully shielded with a baffle which extends below the light bulb or protective lens on the light. (See the *Plan glossary* for a definition of "fully shielded.")

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

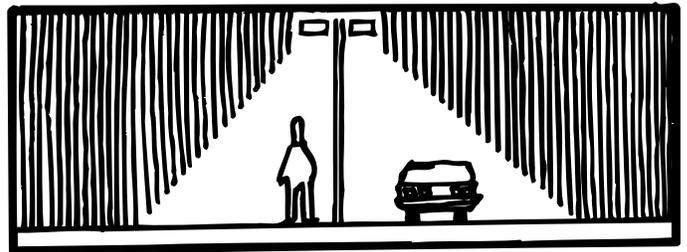
d. Screen off-site areas from light sources with taller vegetation.

e. Conceal non-decorative lighting sources.

f. Restrict height of all fixtures in parking areas to a maximum height of 12 feet.

g. Discourage neon lights or bright white store-front signs.

h. Minimize the changes in light levels from service station canopies to dark streets.



4. Minimize light falling on areas not used for activity. After hours, or when areas are not in use, provide light only for essential safety requirements.

Method(s)

a. Avoid lighting in landscaped areas.

b. Turn off lights when businesses/buildings close.

c. Locate lighting only in essential areas, e.g., the ground where people walk.

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

Method(s)

a. Avoid building-mounted floodlights.

6. Install energy efficient lighting.

Noise

Quietness is often perceived as a component of privacy, and 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.

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

Method(s)

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

Minimum(s):

1) Roadways: Locate at least 50 feet from residential areas.

2) Parking: Set back a minimum of 20 feet 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.

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, and screen them from public right-of-way.

2. Minimize the impact of people-generated noise on more quiet residential and recreation areas.

Method(s)

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(s): Set back a minimum distance of 100 feet.

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.

3. Restrict noise levels from mechanical equipment or activities at site boundary to normal noise levels of surrounding uses.

Method(s)

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 and/or baffling; orient behind buildings away from adjacent uses sensitive to noise.

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

5. Reduce noise levels at the property line of noise generating uses to a level that does not exceed normal noise levels of those adjacent uses.

Method(s)

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.

c. Use construction materials and structural design to reduce outside and/or inside noise levels.

6. Prohibit the installation of outdoor speakers, amplified music, and/or paging systems. (This does not include a drive-up menu speaker at fast food restaurants or teller speaker at banks.)

Circulation

Coordinated, easily understood circulation systems that promote ease of travel are important throughout communities. All modes of transportation should be integrated in this system, including vehicular, pedestrian, bike, and equestrian.

Auto/Vehicular

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

Method(s)

a. Separate major vehicular circulation systems from active parking areas.

2. Provide adequate "turnaround" and "back-out" areas.

3. Provide for fire truck access to a site through parking lots.

4. Design parking areas to be easily accessible and to function with minimal traffic impacts or conflicts.

5. Prevent parking of vehicles on roadways during severe winter conditions.

Method(s)

a. Provide off-street parking at intersections of steep driveways and roads.

6. Design internal vehicular circulation to: 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.

Method(s)

a. Provide links between parking lots in a commercial area.

7. Locate plant materials to minimize safety problems.

Method(s)

a. Ensure appropriate plant material selection and location so plants do not visually obstruct line of sight or substantially affect visual observation.

8. Minimize negative headlight glare from oncoming traffic.

Method(s)

a. Provide landscaped medians.

b. Provide grade-separated lanes.

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

Method(s)

a. Provide shared driveways.

b. Locate roads/drives in areas of high landscape screening potential.

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

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

Method(s)

a. Provide substantial landscaping or tree cover on both sides and in medians of major roads. This landscape buffer should be wide enough to allow room for pedestrians and to provide a visual separation between roads and parking areas or buildings.

11. Develop streetscapes as integral parts of public open spaces and plazas within more developed settings.

Method(s)

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

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

Method(s)

a. Share driveways/entries.

13. Design street networks in residential areas to discourage through-traffic on local streets.

Method(s)

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

b. Provide short cul-de-sacs.

c. Provide short loop streets.

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

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

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

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

14. Enhance safe vehicular circulation in winter conditions.

Method(s)

a. Limit maximum slope of roadways and parking surfaces.

b. Prevent shading of parking areas in winter.

c. Locate roads, drives, and parking areas on south facing slopes, where possible.

Non-Vehicular

1. Provide convenient and safe access from parking areas to buildings, etc.

Method(s)

a. Provide paths within each development and between adjacent uses.

2. Locate paths to maximize accessibility to open space, including within residential, commercial, and/or industrial projects.

3. Landscape areas of major pedestrian circulation.

4. Concentrate pedestrian circulation around site amenities.

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

6. Minimize the total distance between buildings or amenities within a development.

Method(s)

a. Use a "village square" orientation.

b. Create pedestrian plaza "fingers," where one end opens onto a parking area.

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

8. 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.

9. Encourage alternative modes of transportation other than vehicular.

Method(s)

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

b. Provide bike paths.

c. Provide school bus stop pullover areas.

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

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

12. Separate motorized vehicle circulation from pedestrian, equestrian and bike circulation for aesthetic and safety reasons. Screen vehicle areas from pedestrian areas.

Method(s)

a. Create "buffers," using:

- Vertical separation (topo changes);
- Vegetation; and/or

b. Vary alignments, routes.

c. Separate sidewalks and paths/trails from roads.

13. Choose materials appropriate to the type of activity for auto and pedestrian circulation paths.

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

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

Method(s)

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.
- Narrow streets with off-street parking.
- Paths separated and buffered from traffic, noise, odor, and hazards.

Community Form

Promote the development of a clearly defined, coherent and well-coordinated 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. 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.

Method(s)

a. Design solutions include: stone walls, changes in elevation, natural or living fences, etc.

3. 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.

4. 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.

5. Maintain visible boundaries between different activity areas.

6. Provide a clear transition between two subareas that accommodates the functions common to both, rather than creates a barrier.

7. Design and construct edges proportionate to levels of impacts, i.e., noise, visual obtrusiveness, and glare.

Method(s)

a. Vary width of materials, e.g., width of buffer.

b. Vary materials, i.e., degree of transparency.

8. Use open space or greenbelts 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.

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

10. Blend development next to public open space or parks with the resources of that open space area. Do not allow development to adversely affect the open space.

Method(s)

a. Provide screening.

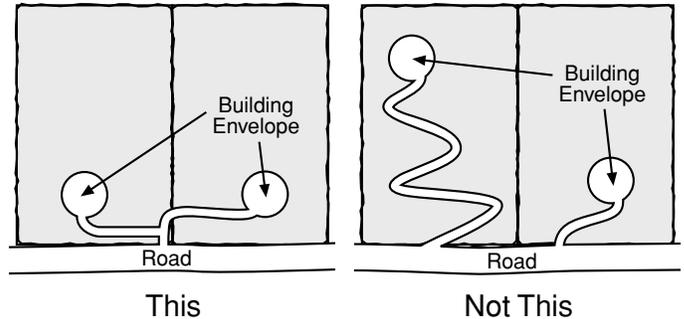
b. Provide large vertical and horizontal setback.

11. Use a graduated density concept when increased density is recommended on infill parcels. 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. Development on the edge of a water and sanitation district should have densities that transition from densities similar to inside the district to densities similar to outside the district.

12. 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.

13. Locate buildings on slopes of less than 30%.

14. Locate building envelopes to minimize new road construction.



Drainage & Runoff

In this semi-arid region, watercourses and riparian areas are of particular importance due to their aesthetic, hydrologic and ecologic values. It is vital 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.

Method(s)

a. Provide surface grade of at least 3-5%, sloping away from structures.

3. Divert runoff water from critical erosion areas.

Method(s)

a. Divert runoff from horizontal benches, dikes, terraces, and liners.

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

Method(s)

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

b. Provide a vegetated buffer between significant water features and development.

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

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

Method(s)

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.

7. Design metal culverts to minimize negative visual impacts.

Method(s)

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

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

Method(s)

- a. Provide proper detention or retention facilities to control amount of runoff leaving developed sites.
- b. Use landscaping and soils to treat and infiltrate stormwater runoff. Eliminate curb and gutter where practicable.
- c. Direct runoff from the site toward landscaped areas, using roof gutters or similar materials.
- d. Use other stormwater volume controls such as green roofs, rain gardens, infiltrative driveways, infiltrative storm ponds, etc.

9. Maintain or enhance the collection of excess runoff and recharge it to the ground water 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.

Method(s)

- a. Use dry wells.
- b. Locate sand filters at collection points.
- c. Locate retention or detention ponds over alluvial deposits.

10. Limit the amount of impervious area within a development to retain natural infiltration and encourage maximum percolation through pervious surfaces.

11. Preserve existing drainage patterns and avoid storm sewer systems for drainage control.

12. Emulate natural drainage and infiltration patterns, if storm sewer systems are necessitated by the size and/or density of development. Minimize adverse impacts on natural drainages.

13. 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.

Method(s)

- 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.

14. Preserve the plant life, topography, soil, waterways, or bodies of water that make up the hydrologic systems.

15. Protect areas with significant hydrologic functions (recent alluvia, faults, streams and stream banks, floodplains, bodies of water and shorelines, consolidated aquifer re-

charge 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.

16. Use streams as focal points for projects.

17. Provide views and access to watercourses and riparian areas that do not adversely affect wetland wildlife.

18. Limit the number of vehicular crossings of watercourses. Use bridges in place of fills when crossing drainageways.

19. Use stream courses to define "edges" in and around communities.

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.

1. Use solar orientation to create desired microclimates.

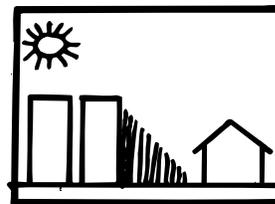
Method(s)

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

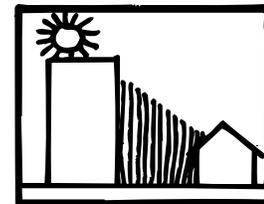
Minimum(s):

- 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.



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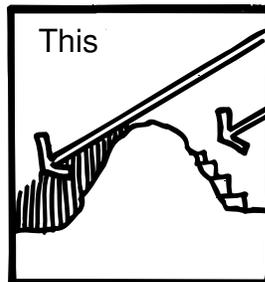


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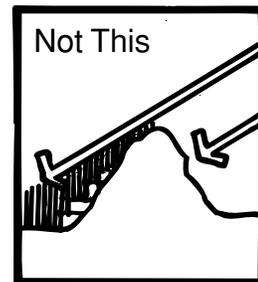
3. Maintain or create maximum solar access for each unit or building.

Method(s)

- a. Prevent significant winter shading of south-facing walls or roofs.
- b. Orient along an east/west axis, with the longest dimension facing south.



This



Not This

- c. Site houses to minimize tree shading of south-facing walls or roofs in the winter.

- 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. Set structures into the ground for insulation.

6. Minimize heat buildup on site.

Method(s)

a. *Create summer shading of hard surfaces and buildings, e.g., parking lots, building walls, etc.*

7. Provide barriers to prevailing winter winds.

Method(s)

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

8. Encourage passive solar design.

9. Minimize negative visual impact of solar collectors.

Method(s)

a. *Use photovoltaic roof tiles.*

10. Use energy conservation measures within buildings.

Minimum(s):

1) *Caulk all around openings in exterior walls and roofs.*

2) *Install double- or triple-glazed windows.*

3) *Install weather-stripped windows and doors.*

11. Encourage utility systems that conserve energy.

Method(s)

a. *Avoid sites requiring pumping of sewage.*

b. *Avoid sites requiring long extensions of electrical transmission lines.*

12. Promote wind energy.

Method(s)

a. *Use wind generators.*

b. *Install residential-size wind generators on structures.*

13. Design roads to maximize use of the sun for snow melt.

Entrances

Entrances establish the first impression of any area, whether it is a community, activity 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 that welcome personal involvement with the built environment.

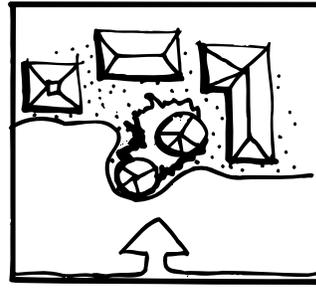
1. Limit the number of entrances to commercial developments.

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

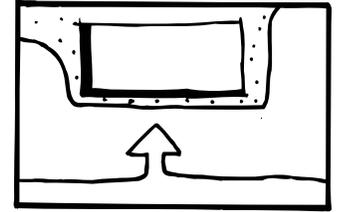
Method(s)

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

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



This



Not This

Method(s)

a. *Include sensitive use and placement of techniques that welcome and invite, such as:*

- *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 sources to insure safety and ease of identifying entrances at night.

5. Avoid excessive and obtrusive signage. (See Signs section.)

6. Provide handicapped-accessible entrances to buildings.

Method(s)

a. *Minimize stairs, and provide ramps.*

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

Method(s)

a. *Separate circulation systems through the use of landscaped medians, separating vertically as well as horizontally, 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, introduction of noxious weeds, visual scars, leaching of minerals into streams and lakes, destruction of animal habitats, increased maintenance costs of roads, and visual degradation. Also, it is not easy to reestablish vegetation after it has been removed. Therefore, careful design should be given to grading operations to mitigate on-site and off-site impacts.

When certain elements are not spoken to in this section, refer to the *Jefferson County Zoning Resolution* for standards.

1. Conduct grading and construction operations to minimize negative impacts, such as sedimentation of drainage ways and excessive soil loss, on existing landscape amenities and drainage patterns.

Method(s)

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

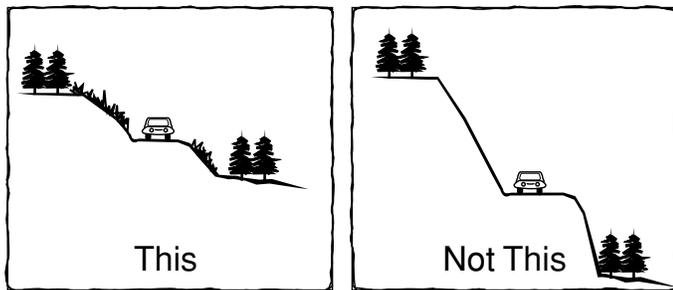
- b. *Vegetate around retaining walls.*
- c. *Disturb only those areas needed for improvements.*
- d. *Avoid overlot grading, where possible.*
- e. *Perform grading of a site as close to building construction as possible.*

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

Method(s)

- 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 and length of slope and the height 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.



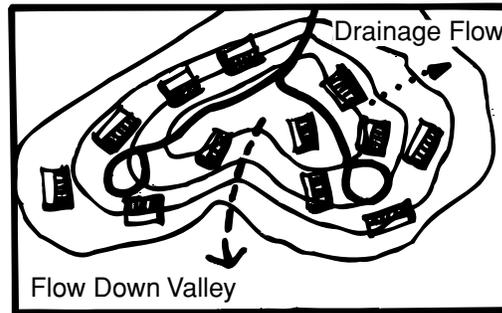
Method(s)

- a. *Limit slope of cut-and-fill areas.*
- 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.*
- 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.*
- 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. *Screen cuts into mostly competent rock.*

Minimum(s):

- 1) *Screen with buildings, where height of cut does not exceed eave of building; and/or*
- 2) *Screen with dense evergreen trees, where initial tree size screens 1/3 of cut.*
- f. *Vary height, width, slope and axis of berms.*

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 grazing of livestock that exceeds the range soil carrying capacity.

Method(s)

- a. *Use good pasture management practices to reduce erosion.*

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

Method(s)

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

- b. *Create a horizontal distance between walls every 8 feet for retaining wall faces that are over 8 feet in height. This area should be landscaped.*

Fencing & Screening

Unightly ancillary use areas often detract from the overall quality of a development project. Fencing can become excessive and negatively affect the 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.

When certain elements are not spoken to in this section, refer to the *Jefferson County Zoning Resolution* for standards.

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.

Method(s)

- a. *Avoid chain-link, barbed wire, and electric fences.*
- b. *Use same quality and treatment (materials) that is used on structures.*
- c. *Use natural materials, or man-made materials that have a natural appearance.*

2. Avoid obscuring on-site amenities with fencing.

3. Avoid solid perimeter fencing that does not have immediate functional purpose and only defines ownership.

4. Design fences that have diversity and character, and avoid the "tunnel" effect.

Method(s)

a. *Stagger fence alignment.*

Minimum(s): Stagger or transition fence height and width, for every 100 feet of fence.

b. *Vary fence heights.*

c. *Vary fence style and materials.*

d. *Increase setbacks and combine fencing with landscaping, when close to a road/path.*

e. *Design and construct fencing to mimic natural forms and vegetation.*

5. **Use living landscape materials instead of fencing, whenever possible.**

6. **Maintain the appearance of fences.**

Hazards

Natural or man-made hazardous conditions that threaten public health, safety or property should be eliminated or reduced.

1. **Avoid development upon unstable slopes.**

2. **Design drainage systems so the flow of water does not undermine slope stability.**

3. **Stabilize the final landforms that result from development activity.**

4. **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.**

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

6. **Avoid residential buildings above underground voids.**

Method(s)

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

7. **Discourage new construction in the floodplain.**

8. **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, if redevelopment occurs in the floodplain. When hazard reduction methods are needed, restore drainageways in a manner that emulates the form, vegetative appearance, fisheries, and hydrologic functions that would occur under a long-term, natural process.**

9. **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.**

Method(s)

a. *Create a 50- to 100-foot buffer along stream boundaries.*

10. **Ensure that buildings meet the International Fire Code.**

11. **Encourage a procedure to be established for continuous maintenance of fuel reduction programs to prevent re-occurrence of the original wildfire hazard.**

12. **Maintain roadside landscaping to prevent ignition and provide fuel breaks.**

13. **Provide proper safety constraints on equipment associated with accidental ignition.**

Method(s)

a. *Install spark suppressors on chimneys and flues.*

b. *Install spark and/or heat shields at electrical and other "power-type" utilities.*

14. **Create defensible space around structures.**

Open Space, Recreation, & Public Areas

Open Space & Landscaping

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.

When certain elements are not spoken to in this section, refer to the *Jefferson County Zoning Resolution* for standards.

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

Method(s)

a. *Preserve and protect those items listed in the Landscaping section of the Jefferson County Zoning Resolution.*

b. *Provide buffers or areas that offer protection around the above elements during construction.*

c. *Enhance existing amenities through additional planting.*

2. **Maximize visual access to open space from structures.**

Method(s)

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

3. **Use only native plant materials.**

4. **Site outdoor dining and public spaces adjacent to natural amenities.**

5. **Create attractive planting areas at building-land interface.**

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

Minimum(s)

1) *Obtain healthy plant specimens from a nursery with a hardiness zone that conforms to 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) *Do not use artificial trees, shrubs, turf, or plants in outdoor planting areas as a means to fulfill requirements for landscaping.*

- 3) Exceed, on average, the planting requirements of the Landscaping section of the Jefferson County Zoning Resolution, but vary the size of materials to create diversity in the age of materials.
 - 4) Do not use natural bark chips (redwood, cedar) within 3 feet of a structure.
 - 5) Install shredded bark, at least 3 inches in depth, in areas protected from wind erosion and at least 3 feet away from a structure
 - 6) Install 1-inch to 6-inch river rock, at least 3 inches in depth.
- 7. Discourage the substitution of ornamental trees for required deciduous or evergreen trees.**
- 8. Avoid using exotic plant species.**
- 9. Provide a sufficient amount of open space and landscaping that is designed to enhance the aesthetic quality of a project.**

Method(s)

a. Devote a sufficient percentage of the site to landscaping or preservation of existing vegetation.

Minimum(s)

- 1) Exceed the minimum amount of open space than that listed in the Landscaping section of the Jefferson County Zoning Resolution.
 - 2) Provide contiguous open space.
 - 3) Design open space to be accessible to residents/employees.
- b. Provide a diversity of plant materials in both species and age.
- c. Increase the number of trees, and distribute for maximum summer shade, in parking lots.
- d. Cluster complementary materials.
- e. Use high-density materials for screening purposes.
- f. Create/install a plant palette that adds color throughout the season and combines plant species indicative of the native environment.

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

Method(s)

- a. Remove noxious and non-native plants and maintain the site so they do not reappear.
- b. Restore and maintain natural stream banks.
- c. Enhance these areas by planting additional native species.

11. 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.

Method(s)

a. Create perimeter planting and berming along property borders.

Minimum(s):

- 1) Tree requirements:
 - Locate and cluster trees in a manner that reflects the native environment, in perimeter landscapes.

- Locate and select tree materials that provide comfort and safety for pedestrians, in internal landscapes within activity centers.
 - Locate and select trees that reflect the native environment in internal landscapes outside of activity centers.
- 2) Shrub requirements:
 - Provide 5 shrubs per 1000 square feet, in both perimeter and internal landscapes.
 - Locate and cluster shrubs in a manner than reflects the native environment in perimeter landscapes.
 - Locate and select shrub materials that provide comfort and safety for pedestrians in internal landscapes within activity centers.
 - Locate and select shrubs that reflect the native environment in internal landscapes outside of activity centers.
 - 3) Plant groundcover or plant materials other than turf, on a minimum of 75% of the required landscape area.

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

12. Use plants that are native or naturalized species, resembling natural groupings, in designated open space areas. Follow Green Industries of Colorado's (Greenco's) Best Management Practices for planning, design, and maintenance. (<http://www.greenco.org>)

Recreation

Recreation is an important and valued community activity. A balanced variety of opportunities are important to accommodate various user needs, from the lone bird watcher to competitive softball leagues.

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

Method(s)

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

2. Minimize the duplication of recreational facilities and uses.

Method(s)

a. Share recreation uses and facilities.

3. Provide passive and active recreational/open space areas to meet the needs of occupants, employees and visitors within projects.

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 offer a variety of experiences such as social interaction, privacy, music, dance, art, and other cultural activities.

1. Provide handicapped access to public areas.

Method(s)

a. Include ADA accessibility standards in pedestrian circulation.

2. Design public areas to be safe and secure.

Method(s)

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

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



Method(s)

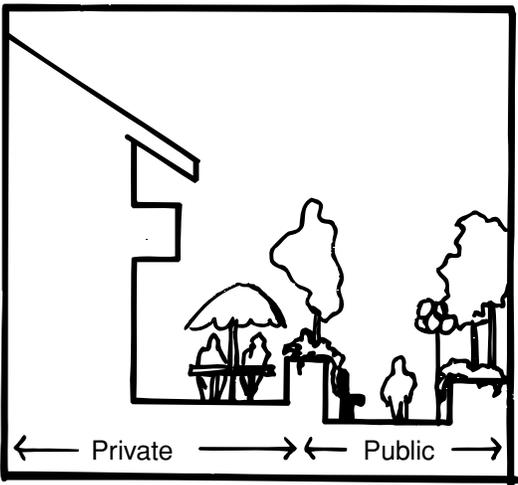
a. Allow plazas to be counted in the open space calculations for a project.

b. Provide one or more of the following in new development: parks, pedestrian paths, gardens, private or secluded spaces, landscaped areas, and natural open spaces with natural vegetation.

c. Preserve or enhance natural water features, including ponds, streams, wetlands, etc.

d. Preserve and highlight rock outcrops.

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



Method(s)

a. Develop play areas, recreational and arts facilities, areas for artwork, clock towers, gathering areas with street furniture, and parks of a variety of sizes.

b. Cluster structures on site to maintain larger open areas.

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

Method(s)

a. Locate and design higher intensity pedestrian circulation systems along major traffic areas.

b. Use surface materials appropriate to activity levels.

c. Use indigenous species and semi-arid plant material (xeriscape).

Parking

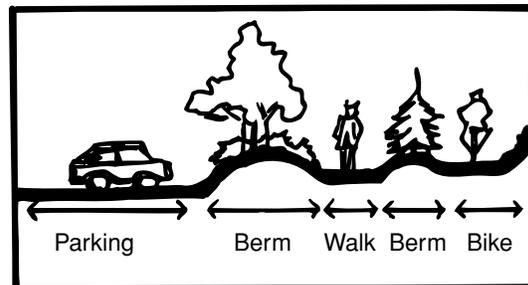
Parking areas are an important project component in establishing a pleasant arrival experience. Excessive parking areas along roads create unattractive and boring streetscapes. Positive impressions of projects can be reinforced by landscaping and other design treatments. These measures will decrease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

When certain elements are not spoken to in this section, refer to the *Jefferson County Zoning Resolution* for standards. Also, see the landscape section of this document for additional guidance about parking lot landscaping.

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

Method(s)

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



Minimum(s): Set back at least 60 feet from open space or residential areas. These setbacks may be decreased if screening techniques are used.

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

Method(s)

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

Minimum(s): The minimum width of landscape strips separating parking clusters should be 15 feet.

b. Use the following between parking lots and public areas:

- Berms of sufficient height;
- Perimeter landscaping strip of vegetation with screening characteristics;
- Buildings;
- Fences/walls; and/or
- Grade change.

c. Screen parking structures with the placement of other buildings on the site.

3. Minimize parking areas (impervious surfaces) and create visual diversity.

Method(s)

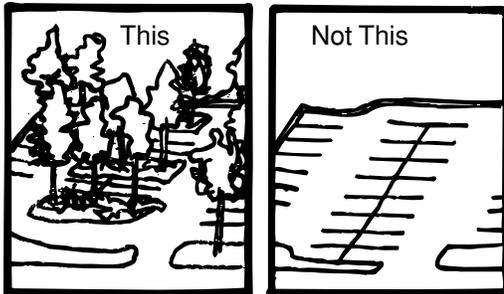
- a. Provide for common or joint use of centrally located parking facilities at complementary times.
- b. Provide parking structures.

Minimum(s): Locate parking within 300 feet of the primary use it serves.

- c. Use modular, permeable, or porous pavement for the entirety or a portion of a parking area, where feasible.
- d. Create underground parking areas with landscaped plazas above.
- e. Create parking areas of limited size/scale (length and width).
- f. Disperse landscaping throughout parking areas to diminish overall impact of large areas of parking.

Minimum(s):

- 1) Designate the size of islands to be equivalent to one space (9 feet by 18 feet). Note: Allow consolidation of interior islands to larger more prominent features.
- 2) Provide shade trees every 8 spaces, in landscaped islands.
- 3) Provide substantial interior landscaped islands, in parking areas in excess of 100 spaces or 4 parking rows.



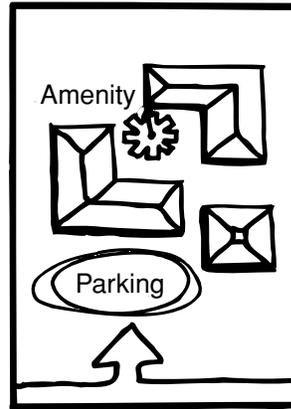
- g. Create small "clusters" of parking, separated by:
 - Topographical or grade changes, e.g., berms;
 - Large areas of landscaping or landscaped walkways;
 - Buildings, fences/walls; and/or
 - Natural features, e.g., drainageways/swales.
- h. Include landscape features in:
 - Major entrance areas or street border areas;
 - Interior parking islands;
 - Transition areas next to adjacent landowners; and
 - Between building structures and parking areas.
- i. Minimize dimension of parking area from building to public right-of-way.

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

5. Orient buildings to site amenities. Separate parking from these areas.

Method(s)

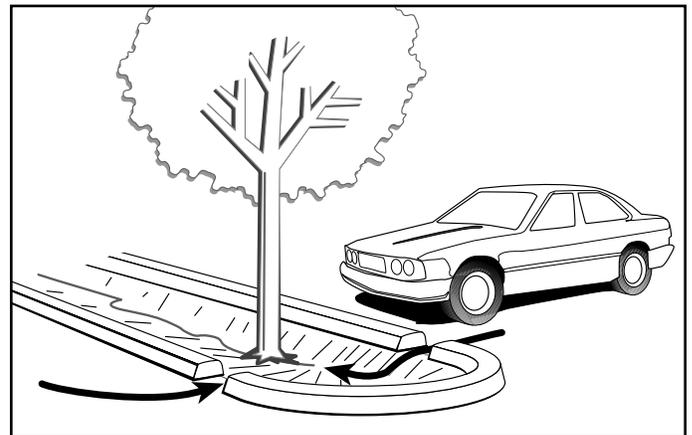
- a. Locate parking areas on the side or rear of building(s) opposite site amenities.
- b. Orient pedestrian circulation to site amenities.
- c. Avoid pedestrian circulation and building orientation around the perimeter of a parking lot.



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

Method(s)

- a. Provide:
 - Street furniture (benches, signs, kiosks, ornamental lighting);
 - Plazas, eating/sitting areas (tables, grassed areas, decorative earthforms);
 - Focal features (sculpture); and
 - Common facilities (play areas, toilets, meeting rooms, performance areas, bell and clock towers, covered walkways).
7. Direct runoff toward pervious or landscaped areas.
8. Sink landscape islands and cut/break up curbs around islands to allow stormwater runoff to infiltrate.



Public Facilities, Services, & Utilities

Power lines are often visually disruptive to the scenery that is an important asset to our communities. More sensitive siting techniques of these utility structures can minimize their negative visual impact.

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

Method(s)

- a. Place utilities underground.
- b. Locate in areas not prominent to public viewing.

- 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.**

Method(s)

- a. Maintain tree cover.
- b. Revegetate all disturbed areas, including trees and shrubs.

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

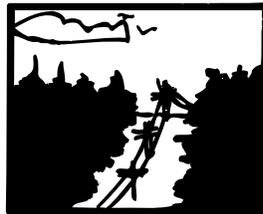
Method(s)

- a. Combine easements, or use enlarged easements, for trails, etc.
- b. Incorporate into right-of-way.

4. Minimize visibility of major power lines.



This



Not This

Method(s)

- 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.

5. Minimize visual impact of low power telecommunications uses.

Method(s):

- a. Blend the equipment with an existing structure.
- b. Locate in commercial and industrial areas.
- c. Encourage co-location of towers.
- d. Minimize the height of any towers.
- e. Place towers and equipment down from the tops of ridges.
- f. Dismantle tower and equipment when no longer in use.

6. Minimize the visual impact of personal technology devices, such as satellite dishes and wireless internet devices.

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.

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

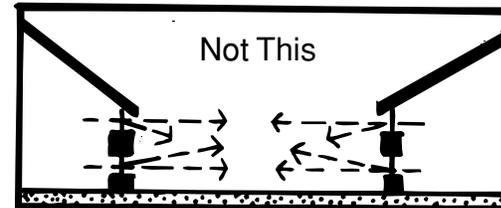
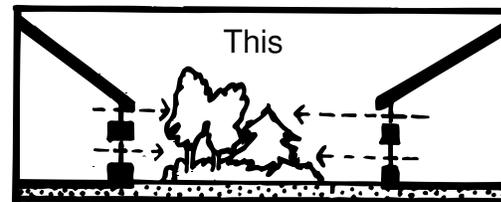
Method(s)

- a. Create large or varied setbacks between buildings.
- b. Screen via 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 multifamily 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.

Method(s)

- a. Create large setbacks between houses or activity areas.



- b. Separate uses with vegetation.
- c. Orient buildings away from arterial or collector streets.
- d. Site buildings as noise barriers.

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

Method(s)

- a. See Lighting & Glare section.

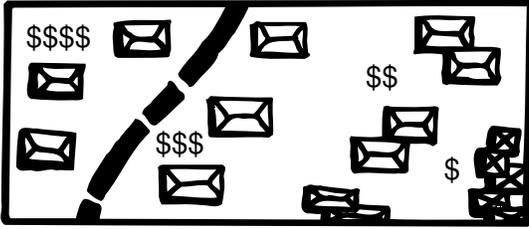
Property Values

New development within neighborhoods and communities often raises concern about property values, because adjacent property owners often perceive that they will be adversely affected. The perceived negative impacts associated with new development must be addressed.

1. Maintain and enhance property values.

Method(s)

- 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 of the same price range and scale.



Property Line

- c. Ensure that the amount and rate of growth results in maintenance of desired public service levels and qualities and the minimization of undesirable impacts, e.g., noise, traffic, etc.
- d. Ensure greater enforcement of zoning violations.
- e. Screen "junk" or other unsightly uses through landscaping, topographic changes or berming, natural fencing, etc.

Signs

A balance between the need for identification of a business location and the need for an attractive built environment must be achieved.

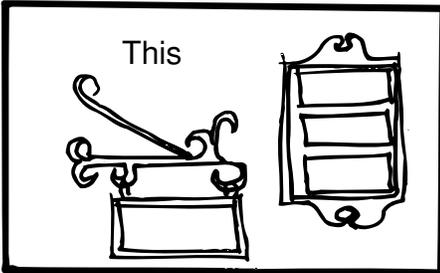
When certain elements are not spoken to in this section, refer to the Jefferson County Zoning Resolution for standards.

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

Method(s)

- a. Consolidate project identity signs.
- b. Cluster tenant identification signs within the project.

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



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

Method(s)

- a. Use graphic symbols as much as possible.
- b. Use the same quality, material, treatment, form, and scale as used for the buildings.
- c. Incorporate signs within berms or as ground or wall signs.

Minimum(s):

- 1) Designate 3 feet in height and 4 feet in width as the maximum size of wall signs.
- 2) Do not allow pole-mounted ground signs.
- d. Emphasize a natural appearance.
- e. Backlit signs should only illuminate lettering.

3. Design and construct project signs to relate to pedestrian traffic.

Method(s)

- a. Design low profile signs.

Minimum(s): Designate 6 feet as the maximum sign height.

- b. Locate signs as close as possible to eye level.

4. Encourage the removal of off-site advertising signs, including billboards.

5. Encourage the removal of and do not allow new bus bench signs.

6. Design and construct signs to avoid creation of or contribution to traffic hazards.

Method(s)

- a. Do not obstruct traffic vision with signs at traffic intersections.

Minimum(s): Locate signs outside of vision clearance triangle (VCT).

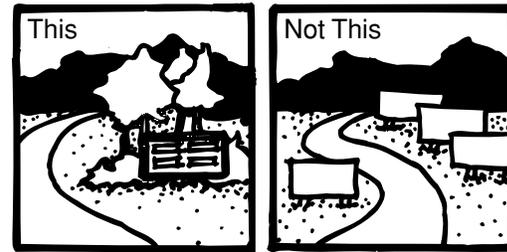
7. Minimize negative visual impact of signs on adjacent areas.

Method(s)

- a. Locate signs away from adjacent residential areas.

Minimum(s): 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.
- d. Limit the size of sign face.

Minimum(s): Limit sign size to at least the standards in the Jefferson County Zoning Resolution. Reduction beyond that increases excellence.

- e. Screen signs from adjacent properties through building location, etc.

- f. Screen and conceal illumination sources. Use downcast lighting where practical.

- g. Use multi-tenant signs.

- h. Use kiosks.

- i. Remove sign posts when no longer in use.

- j. Turn off commercial signs when closed or after a certain time of night.

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

Method(s)

- a. Follow the standards in the Jefferson County Zoning Resolution.

9. Allow banners for only short periods of time, and remove them within 24 hours of the cessation of the event advertised.

Vistas, View Corridors, & Scenic Areas

The dramatic beauty of the surrounding natural landscape is a major asset in the mountains. Scenic and 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. Landscape quality can be degraded when development is not sensitive to the landscape that surrounds it.

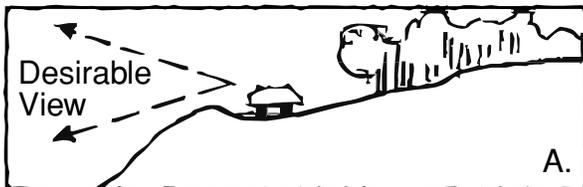
The views seen from major roadways have perhaps the greatest impact throughout communities, due to their great visibility. A large number of people travel the roadways, making these corridors with their views very important in establishing positive impressions of communities to visitors and residents 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.

Method(s)

- 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.
- Design trails (pedestrian, bicycle, and equestrian) to obtain scenic views and vistas.

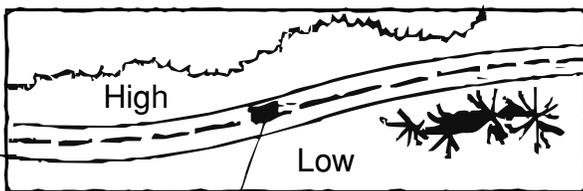
2. Provide visual variety along roadway landscape.



And



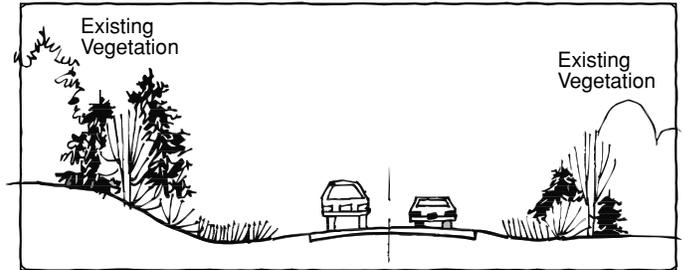
But NOT all "A" or all "B"



View

Method(s)

- Emulate natural conditions at edges of forest and grass along roadways, e.g., undulate, contain mixed vegetation, roll back cuts, etc.
- Use a diversity of species (compatible with natural surroundings) along roadways.



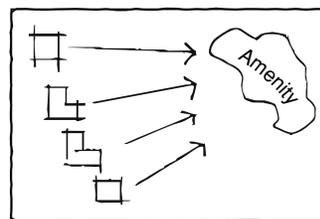
3. Avoid negative visual impact of transportation facilities such as park-n-Ride structures and road maintenance facilities.

Method(s)

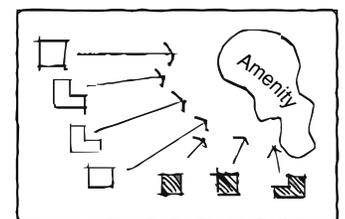
- Integrate and share with commercial areas.
 - Screen with topographic changes, vegetation, or buildings.
- Use natural and architectural components to provide form and focus and to frame, add texture, color, form and line.
 - Preserve view corridors for existing or future adjacent development.

Method(s)

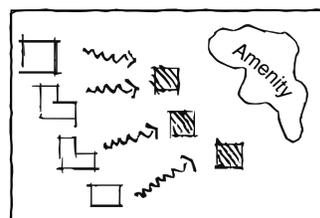
- Increase setbacks significantly when a proposed structure's height protrudes into the view.
- Site structures to maintain view corridors (e.g., offsetting, clustering) and reduce the structural mass.
- Avoid long structures. Locate, orient, and design structures to prevent creating a "walling" effect for adjacent users.
- Avoid locating tall vegetation that blocks views.
- Increase distance between buildings.
- 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.



Existing



Proposed Project



Not This

6. Minimize visually obtrusive, higher density uses in transition areas between lower and higher density uses.

Method(s)

- a. Increase setbacks substantially.
- b. Reduce the structural mass. Use smaller buildings that mimic the mass of the adjacent lower density.
- c. Use changes in ground elevation.
- d. Reduce height of proposed structures to mimic the height of the adjacent lower density 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, orient, and design 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.

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

Method(s)

- a. Site improvements to minimize removal of natural features such as trees, rock outcrops, drainage, plant clusters, etc.
- Minimum(s): Preserve high quality or large existing trees.*
- b. Integrate disturbed areas into the surrounding landscape.
- Minimum(s): Revegetate all disturbed areas, including the planting of trees and shrubs.*
- c. Retain or plant trees and shrubs to screen buildings, service areas, and parking lots. Emulate natural patterns, clusters, and plant mixes when replanting vegetation. Group plants with similar water needs.
 - d. Grade only those areas needed for improvements.

8. 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.

Method(s)

- a. Use landscaping, earthforms, rock walls, etc.
- 9. Avoid locating improvements (including roads/drives) in areas of low screening potential. Where this is impossible, lot size should be significantly larger, and road/driveway length should be minimized.**
- 10. Maintain visually attractive and high-quality elements of a site's landscape. Enhance less attractive and lower quality portions of the site.**
- 11. Prevent a silhouette of structures on ridgelines.**

Method(s)

- a. Site structure down-slope from ridgelines.
- Minimum(s): Site structure so that height of structure does not exceed elevation of ridge (in cross-section).*
- b. Maximize the use of existing vegetation and natural landforms wherever possible.
 - c. Integrate buildings into the site through the use of landscaping, earthwork, or natural materials.
 - d. Blend buildings with surrounding environment.
 - e. Construct and locate roads in a manner that will blend with the topography and minimize visual disruption of the landscape.

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

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

Method(s)

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

Wildlife & Vegetation

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 impacts 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. Landscape with indigenous species that mimic natural systems.**
- 2. Design major roads to protect wildlife. Prevent intrusion of wildlife with landscaping and physical barriers.**



Method(s)

- a. Discourage wildlife crossings by selective landscaping and choice of plant material.
 - b. Provide wildlife access across roads (i.e., underpass, overpass).
 - c. Avoid wide, straight roads.
 - d. Avoid roads in maximum quality wildlife habitat areas.
- 3. 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.**

4. Preserve unique (rare, distinct, endangered) species of wildlife and/or vegetation.

5. Prevent habitat deterioration where critical wildlife areas exist. Enhance available habitat.

Method(s)

a. Avoid development near migration routes or breeding areas.

Minimum(s): Protect habitats designated on the Wildlife Quality Areas 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. Ensure adequate and effective control of dogs and cats.

j. Use native plants for revegetation.

k. Site structures away from meadowland.

6. Ensure the continuous use of habitat by all species that use the area.

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

8. Maintain wildlife movement corridors of a size and character that ensure their continued use.

Method(s)

a. Avoid fences and structures in these locations.

b. Control dogs and cats in these areas.

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

Method(s)

a. Enforce pet control; require that pets be kept in enclosures.

b. Limit the number of pets.

c. Keep livestock enclosures, such as small paddocks, runs, stables, barns and other similar enclosures, out of riparian area.

d. Keep trash in secure enclosures.

10. Design and locate structures to minimize impacts on unique vegetation.

Method(s)

a. Maintain much of the site in its natural state.

11. Prevent visual intrusion of satellite dishes.

Method(s)

a. Do not mount a dish on a building so that the dish exceeds the height of the structure.

b. Minimize height and maximize setbacks of ground-mounted dishes, so that peripheral fencing or vegetation can substantially screen the dish from adjacent areas.

Minimum(s):

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.

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

Method(s)

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

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

Part II: Architectural Design Guidelines

When certain elements are not spoken to in this section, refer to the *Jefferson County Zoning Resolution* for standards.

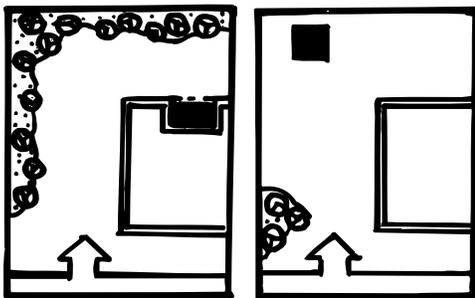
Accessory & Service Buildings, Trash Containers, Mechanical & Electrical Equipment

Service and accessory uses are often seemingly treated as afterthoughts 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 accessory equipment, service-related structures, trash containers, etc.

Method(s)

- Bury the structure.
- Locate the structure at the rear of the property when possible and when it will not impact adjacent residential uses.
- Integrate it into the building.



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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.

4. Prevent visual intrusion of unsightly uses such as storage areas, trash areas, mechanical equipment, large vehicles, or equipment, etc.

Method(s)

- Place in designated areas, significantly removed from residential areas, public areas, and rights-of-way.
- Enclose within buildings.
- Locate behind buildings.
- Screen with a combination of dense vegetation or fencing.

Minimum(s): Screen at least 6 feet above adjacent circulation areas and 2 feet above item being screened.

- Screen via landscaped berm/earth forms.
- Create a large setback from adjacent uses.
- Screen loading docks from residential areas and public right of way.
- Minimize visual impacts of truck and trailer parking areas. Unless screening can minimize the adverse impacts, they should not be located adjacent to residential areas. Plant materials should be added when installing fencing for screening.

5. Minimize negative visual impact of propane tanks.

Method(s)

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

6. Minimize views of mechanical equipment (roof, wall, and ground mounted) from residential uses, public rights-of-way, or parks.

7. Construct service station canopies of materials and colors similar to the architecture of the main building.

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 often enhance property values as well.

1. Minimize negative impacts to distinctive features that are recognized as cultural or natural.

2. 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.

Details

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

1. Minimize refined, highly technical finishes.

2. Use sculptures, awnings and canopies, balconies, patios, terraces, 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.

Method(s)

- a. Use handcrafted or well-designed street furnishings.
 - b. Adapt generic designs to a mountain character through the use of materials, colors, and roof pitches.
 - c. Eliminate visually obtrusive advertising on benches.
- 4. Minimize negative visual impact of exposed foundations.**



Method(s)

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

Façades & Openings

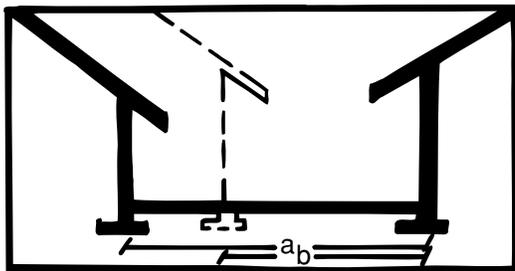
Major factors in creating scale are openness, attractiveness, and interesting façades, especially at the ground-floor level. Transparent storefronts in commercial areas invite participation and attract people, while opaque or solid walls are more private and often repel people. The treatment of exterior walls and the use of doors and windows can add interest through the creation of visual variety and diversity. 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.**

Method(s)

- 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.**



Method(s)

- a. Vary alignments of walls, streets and sidewalks.
- Minimum(s):* Follow the articulation standards in the Architecture section of the Jefferson County Zoning Resolution, through variations in heights, materials and depths.

- 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.**

Method(s)

- 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.**

Method(s)

- 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.

- 5. Construct building façade treatment on all side and rear walls of a building. This treatment should be similar to the treatment on the front of the building, excluding window areas.**

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. Avoid structures that overpower the site, and be sensitive to the variety and diversity of the natural landscape.**

- 3. Use light and shadow to add depth and texture to building surfaces.**

Method(s)

- 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, i.e., exposed timber, structural beams, solid rock, walls, etc.**

- 5. Create a smooth transition between adjacent building heights.**

- 6. Avoid contradiction of form and expression.**

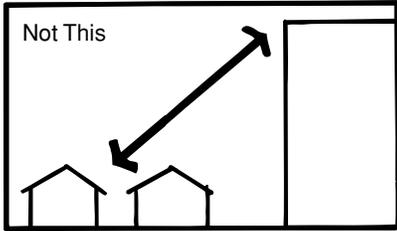
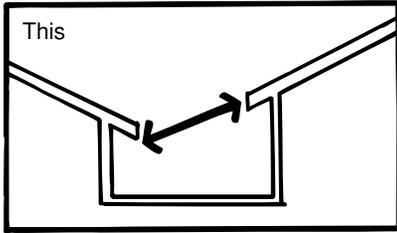
- 7. Avoid warehouse designs that result in excessive asphalt, buildings with a high degree of monotony/sameness, and a shed-like appearance.**

Method(s)

a. Integrate a significant amount of open space into all mini-warehouse projects.

Minimum(s): Designate 25% of open space.

b. Design structures to resemble the form and character of other buildings in the area.



c. Vary structures in height, roof treatment, alignment, and slope.

d. Screen structures from public areas.

Historic

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. Design and build a development in a historic resource area 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. A historic resource should influence the architecture of new structures. Design new structures so they harmonize with the historic resource and do not dominate or overpower it.

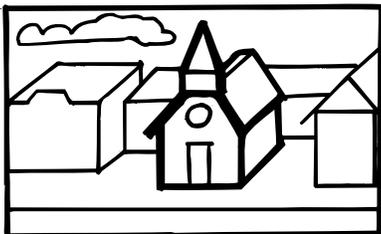
Method(s)

a. Use compatible materials, forms, colors and scale.

2. Consider existing circulation patterns when redeveloping or developing next to existing resources.

3. Ensure the preservation of significant, enduring agricultural buildings.

4. Design all development in an archaeological resource area so it provides for the permanent preservation of the resource; developers should provide for the completion of the necessary and appropriate study.



Materials & Finishes

Exterior building materials should reflect the mountain 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.

Method(s)

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

2. Promote smooth architectural transitions between projects.

Method(s)

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.

Method(s)

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

4. Express structural strength and substance through materials.

Method(s)

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

5. Use at least two types of materials as part of the building façade. These materials should be natural in form and color and may include: brick, stone/rock/sandstone, stucco (in earth tones), wood, textured or color-tinted concrete, or pre-cast concrete. Alternative materials may be used upon review by the Planning and Zoning Division.

6. Avoid the use of reflective glass and metal.

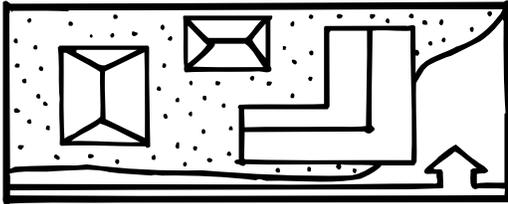
Method(s)

a. Limit reflective materials to 1% of a surface, and use only for special design effects.

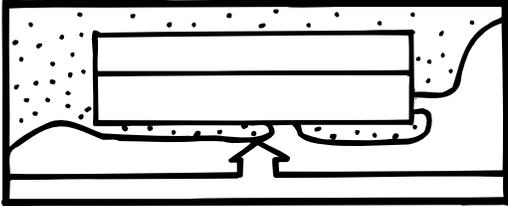
Orientation

The placement of structures should be dictated by landforms and vegetation, microclimate and views, and pedestrian needs and desires, not by roads or parking, which tend to create "strip"-type development. 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.



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Method(s)

- a. Orient structures internally – not to highway.
- b. Orient toward natural amenities.

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

Minimum(s): 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.

Method(s)

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

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

Method(s)

- 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.

Method(s)

- 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.
- c. Coordinate auto access between projects.

Minimum(s): Provide connections to adjacent commercial projects and undeveloped commercial ground, within commercial areas.

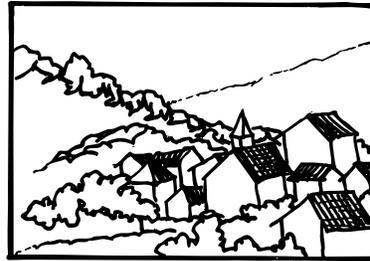
7. Orient structures to provide security for residents and visitors.

8. Orient structures to minimize views into adjacent homes.

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 façades by including similar form, color and texture. Roofscapes can help unify diverse building types, as well as help reinforce structure/landform relationships.

1. Design and construct roof structures to prevent rain and snowmelt problems with icing and flooding.
2. Avoid level roofs, as pitched roofs are preferred in mountainous areas.



Scale

Structures should be in proportion to the size of the particular lot, to the surrounding landforms, and to vegetation. They should not overwhelm, intimidate, isolate or repel people who move in or near the project. Design of the structures should reinforce a pedestrian connection.

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

Method(s)

- a. Limit building height and length.
- b. Create appropriate setbacks between buildings to reduce the perceived mass of the structure, i.e., larger structures would warrant larger setbacks.

2. Design and build structures to blend with the scale of the surrounding landscape and built environment.

3. Design buildings to be small and clustered, and scaled to respect topography, views and vegetation, rather than a single, larger structure.

