City of Steamboat Springs

MOUNTAIN BASE AREA DESIGN STANDARDS

ADOPTED NOVEMBER 15, 2005
Updated by City Council: 05/06/2008 & 07/07/2009

CLARION ASSOCIATES | CIVITAS

I. INTRODUCTION

A. PROJECT OVERVIEW

There has been much discussion in recent years regarding the need for public and private improvements and general reinvestment within the Mountain Base Area given its dated architectural character and infrastructure and dysfunctional circulation system. This need was highlighted as part of the Steamboat Springs Area Plan in 2004, and was specifically addressed by the adoption of the Steamboat Springs Base Area Reinvestment Plan in January of 2005. As part of this adoption, the city determined that the area was blighted and subsequently established the Steamboat Springs Reinvestment Authority as a mechanism to fund necessary improvements. The area has continued to be a focus for the city and the private sector during the 10 months since; in fact, a development moratorium was enacted by City Council in February 2005 to allow time for the completion of an update to the city's 1999 Mountain Town Sub-Area Plan and any necessary changes to the city's land use code. The moratorium is scheduled to be lifted on November 30, 2005.

These design standards represent one of several implementation strategies that emerged from the city's 2005 Mountain Town Sub-Area Plan update.

B. MAJOR THEMES AND GOALS FOR IMPROVEMENT

In conceiving this project, the City of Steamboat identified a number of overarching goals to be addressed by the design standards. These goals for improvement are based on a review of the Mountain Town Sub-Area Plan Update, the city's existing building design standards, and interviews with a diverse group of stakeholders including city officials, property owners, developers, planning consultants, architects, and citizens. Key goals include:

1. Establish a more unified character and sense of place for the Mountain Base Area that is unique to Steamboat and will help distinguish it as a "World Class" mountain village.

Many ski resorts have a clear development theme (e.g., Vail—faux European ski village) or an existing architectural style to draw upon (e.g., Aspen is a late 1800s Victorian town) and that has helped define their community design standards and guidelines. The predominant style in Steamboat's Mountain Base Area, however, would better be termed "eclectic"— many of the buildings were constructed during the 1960s and 1970s and reflect the architecture of those eras, as well as the distinctly different architecture of each decade since.

While the Mountain Base Area does not have a unifying theme or architectural style today, many participants in the planning process commented that new development should draw its character from Steamboat's western building tradition of large, loosely organized 'working' communities composed of strong,

simple, vernacular building forms as found in larger ranch complexes and farmsteads throughout the valley. Desirable features found in these vernacular building forms included broad, steep roofs; stone and masonry foundations and chimneys; well-weathered earth-toned colors, large timbers, and the overall sense of permanence provided by these structures. Many cited developments such as the Porches as examples of projects (although of a much smaller scale than most of the development permitted in the Mountain Base Area) that had successfully captured this flavor and the desired sense of permanence and quality.

The design standards contained in this document represent a less prescriptive approach to establishing continuity and compatibility within the Mountain Base Area than is typically found in many resort areas. The standards focus on creating development with a sense of permanence and quality as exhibited in many older mountain resorts and large resort structures (e.g., Old Faithful Inn and other WPA-era lodges found in many of our National Parks). They do this through the repetition of key elements and materials to help create a more unified appearance over time, as opposed to trying to impose a single architectural style on an already extremely diverse area.

2. *Ensure that future development and redevelopment is designed to withstand the area's harsh winter climate.*

Steamboat has witnessed the problems that can result from buildings being designed without a full appreciation for the challenges of a cold climate and heavy snows so common in the area. These problems range from potentially dangerous and damaging snow shedding to treacherous pedestrian walkways and entries that are frozen or snow packed much of the winter. While the city currently has a vague standard that requires that "roofs be designed to minimize hazards such as snow or ice falling…," more specific direction needs to be provided. Additionally, standards need to address the use of building and roof materials that are able to withstand broad extremes in temperature and heavy snows.

3. *Establish clear, quantitative standards to ensure that future development that occurs within the Mountain Base Area is consistent with the vision set forth by the Mountain Town Sub-Area Plan Update.*

While the city already has some building and architectural design standards in its zoning code, the consensus is that these standards are too general and vague to provide real guidance to applicants or to the city in reviewing projects—resulting in a good deal of uncertainty in the development review process and leading to time-consuming case-by-case negotiation. The city is strongly committed to the area's improvement and wishes to encourage reinvestment and redevelopment. This commitment is evidenced in its approval of the Base Area Reinvestment Plan and the formation of the Urban Renewal Authority, which provides a mechanism to fund future public improvements to the

Mountain Base Area and will be guided by the Mountain Town Sub-Area Plan Update and these design standards.

In summary, the standards seek to bring clarity and time savings to the review process to *encourage* rather than *discourage* investment while providing certainty for the city and private investors that resulting development will be consistent with the vision set forth by the Mountain Town Sub-Area Plan Update.

4. *Promote energy efficiency and sustainable design consistent with the city's goal of leadership in environmental design.*

The Mountain Town Sub-Area Plan Update encourages the use of recycled and energy efficient building techniques and certification programs, such as LEED (Leadership in Energy and Environmental Design), sponsored by the U.S. Green Building Council. The standards reinforce this objective through the incorporation of guidelines related to sustainable design.

II. GENERAL PROVISIONS

A. GENERAL INTENT

The general intent of these design standards is to:

- Establish a more unified character and sense of place for the Mountain Base Area that is unique to Steamboat and will help distinguish it as a "World Class" mountain village;
- Ensure that future development and redevelopment is designed to withstand the area's harsh winter climate;
- Establish clear, quantitative standards to ensure that future development that occurs within the Mountain Base Area is consistent with the vision set forth by the Mountain Town Sub-Area Plan update;
- Improve the timeliness and predictability of the development review process for the Mountain Base Area; and
- Promote energy efficiency and sustainable design consistent with the city's goal of leadership in environmental design.

B. APPLICABILITY

These design standards shall apply to all Development Plan and Final Development Plan applications within the Mountain Base Area as defined on the accompanying map.

The City Council may allow variations from the design standards on the following types of applications:

1. A project for an addition proposed within the Mountain Base Area where the total square footage of the proposed addition is less than twenty percent (20%) of the total square footage of the existing principal structure

2. A renovation project proposed within the Mountain Base Area, which the value of the proposed improvements, as determined by the Routt County Building Department, is less than twenty percent (20%) of the current actual value (as determined by the Routt County Assessor) of the building or combined value of all individual units, or if such project is considered routine maintenance, as defined in Sec. 26-45(d)(6) of the Community Development Code.

The design standards shall serve as guidelines for all Minor Exterior Modification applications within the Mountain Area.

C. Review Process

The standards shall be applied in the normal review processes for all proposed zoning/rezonings, planned unit development, subdivision plats and development plans as set forth in Article III. Development Applications, Review and Procedures of the city's Community Development Code.

III. DESIGN STANDARDS

A. BUILDING DESIGN AND CHARACTER

1. General Intent

The Mountain Base Area will rely on the following principles for the creation of a more unified architectural character.

- An appropriate architectural response to the environmental conditions of heavy snowfall, steep grades, and alpine ecosystems.
- The western building tradition of strong, simple, traditional building forms as seen in large ranch complexes, farmsteads and older national park hotels.
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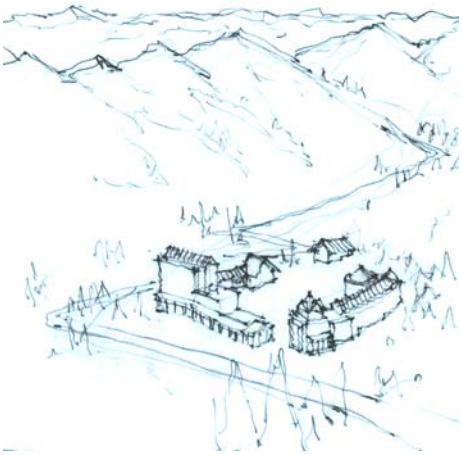
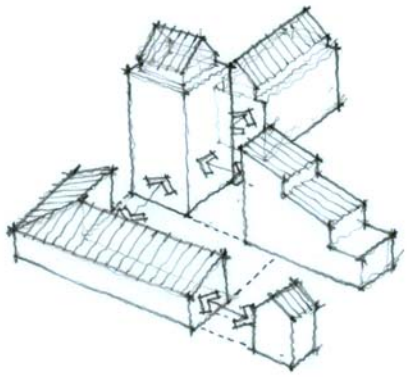
- The compatibility of new and existing buildings in their massing, size, scale, and architectural features.
- Within such overall compatibility, the differentiation of buildings to provide variation, and to reinforce the integrity of the place (the Base Area), and its environment.
- The use of the above principles to create a sense of community and a visual harmony with the larger landscape related to *but discrete from* that of the town of Steamboat proper. Architectural interpretations of the above principles are not intended to be literal in their translation; rather, they should be synthesized in a manner that is unique to Steamboat.





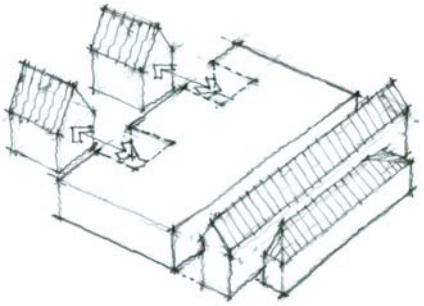


Figure 1—The mass of a single building or group of building shall be organized so that it appears to be an arrangement of smaller-scale, connected structures comprised of simple building forms.

2. Building Massing and Form

a) INTENT

- To break down the visual and physical mass and scale of larger buildings within the Mountain Base Area; and

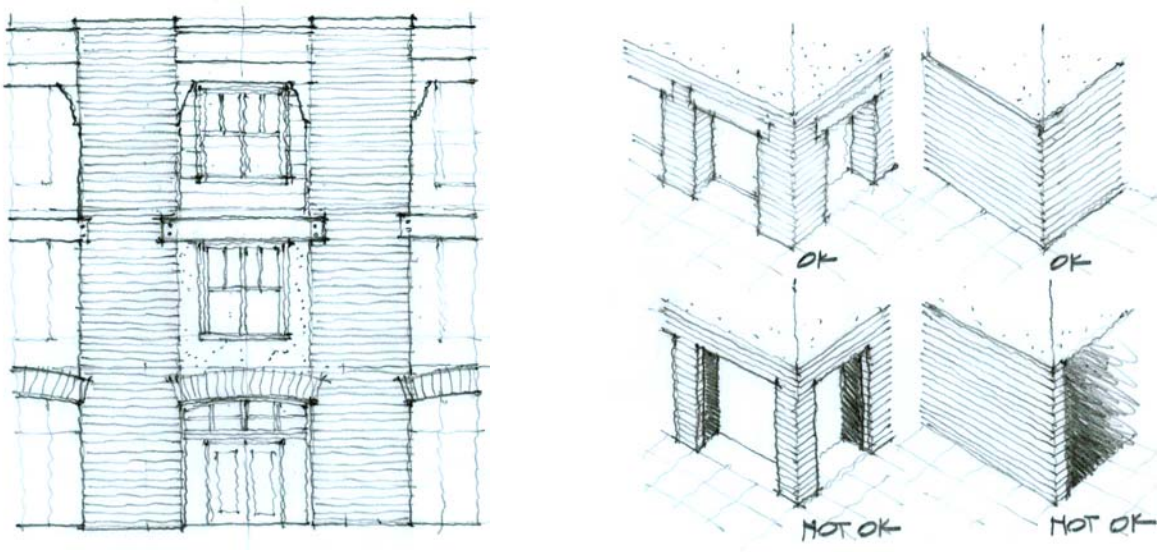


Figure 2— Buildings shall be visually and structurally anchored with masonry elements at the base level to provide a sense of permanence (left). Base level masonry elements shall be functional parts of the vertical load-bearing structure of the building (or appear to be so), not "tacked on" (right).

- To establish a variety of building forms reflecting the area's traditional ranching structures and those of larger, WPA-era resort structures.
- To ensure that future development provides a strong visual and physical relationship to major pedestrian systems and public spaces within the Mountain Base Area.

b) Design Standards

(1) Composition of Building Elements

(a) The mass of a single building or group of buildings shall be organized so that it appears to be an arrangement of smaller-scale connected structures comprised of simple building forms. The structures shall be arranged to demonstrate significant changes, of multiple stories in roof height.

(b) Buildings shall be visually anchored with masonry elements at the base level to provide a sense of permanence. Base level masonry elements may include:

(i) Columns;

(ii) Piers;

(iii) Pilasters,

(iv) Foundations; and

(v) Walls.

(c) Base level masonry elements shall be functional parts of the vertical load-bearing structure of the building (or appear to be so). These elements shall provide a continuous visual line by wrapping corners, window wells, and other architectural features. They shall not appear as though they have been "tacked on" to a single façade or building element.

(d) Spanning elements and lintels across masonry openings shall be constructed of materials traditionally associated with these functions such as:

(i) Heavy timber;

(ii) Painted steel;

(iii) Concrete; or

(iv) Articulated masonry arches (e.g., semicircular, segmental, flat arches, or soldier courses.)

(2) Stepping back of building mass

(a) Above grade step backs in the building's form shall be provided to achieve at least one of the following objectives where such an objective is relevant:

(i) Relate to the surrounding development context;

(ii) Provide human scale adjacent to streets, pedestrian walkways, plazas, or other public spaces.

(iii) Provide a transition in scale from pedestrian scale to large scale and;

(iv) Provide modulation and articulation of large expansive walls.

(b) The above standard only applies where primary building walls that exceed 3 stories or 45 feet in un-broken height (as measured from finish grade to the underside of the eaves).

(c) Step backs shall:

(i) Be at least 8 feet in depth;

(ii) Generally occur between 12 feet and 45 feet above the finish grade (dependant upon the height of the structure and the surrounding development context) to meet one or more of the objectives listed in Standard a above.

(iii) Where large variations in topography exist (e.g., a building is backed up to an adjacent hillside) or where other unique site constraints exist, alternatives to the building massing and height configurations required above may be approved.

(d) The intent of these standards is not to create a "wedding cake" form; however, multiple step backs, or variations in building massing and height in order to meet the objectives stated in standard a., above.

(3) Prominent Entry Features

(a) Primary building entrances shall be clearly distinguished through the use of two or more of the following architectural features (Figure 4):

(i) Covered walkways or arcades;

(ii) Awnings, canopies, or porches;

(iii) Portal frame composed of an articulated post-and-beam opening;

(iv) Projected or recessed building mass; or

(v) Special window or door elements.

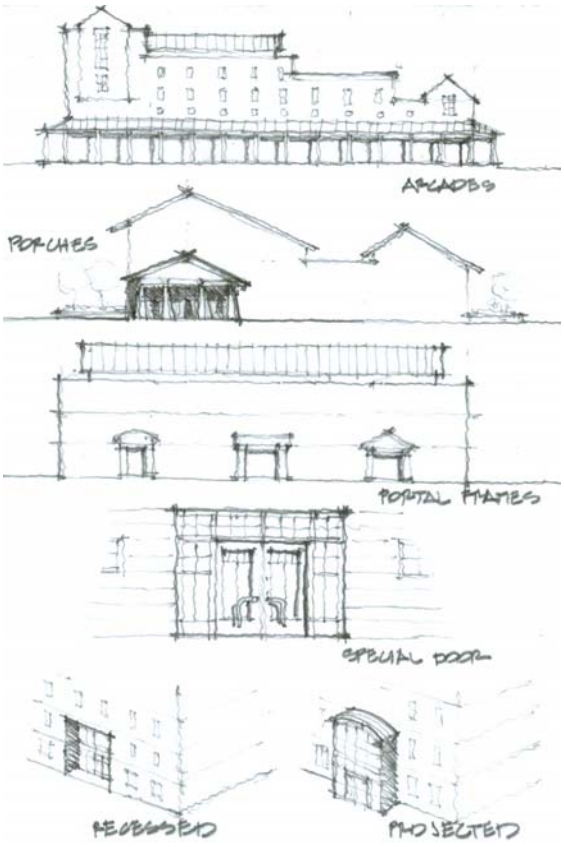


Figure 3— Primary building entrances shall be clearly distinguished through the use of the above architectural features.

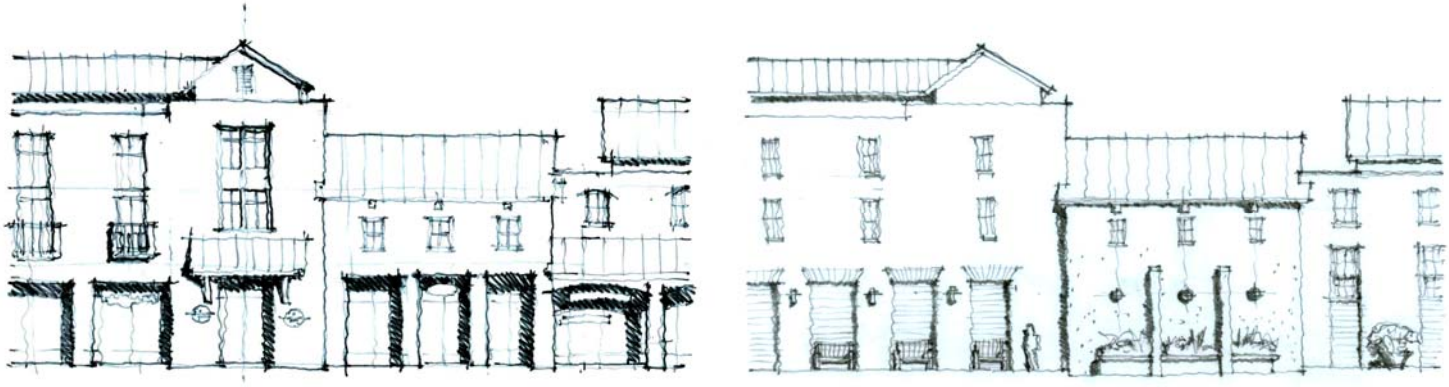


Figure 4—To the maximum extent feasible, building entrances, retail storefronts, and other active spaces shall be oriented towards adjacent streets, public plazas, and pedestrian walkways (left). Where a direct connection cannot be made between interior and exterior spaces for programmatic reasons, building walls shall be articulated at ground level using a variety of architectural features to provide pedestrian interest (right).

(b) At least one major entrance and a related public interior space for each building shall be related to the Mountain Base Area's system of pedestrian walkways and public plazas through the use of the above architectural features.

(4) Pedestrian/Street-Level Interest

(a) To the maximum extent feasible, building entrances, retail storefronts, and other active spaces shall be oriented towards adjacent streets, public plazas, and primary pedestrian walkways and shall exhibit a high degree of transparency.

(b) Where a direct physical and visual connection cannot be made between interior and exterior spaces for programmatic reasons, building walls shall be articulated at ground level in a manner that enhances the pedestrian experience through the use of three or more of the following:

(i) Windows;

(ii) Masonry columns;

(iii) Decorative wall insets or projections;

(iv) Awnings;

(v) Balconies;

(vi) Changes in color or texture of materials;

(vii) Pedestrian furniture such as benches, seat walls, or

(viii) Integrated landscape planters.

(5) Service Areas

(a) Service areas shall be located away from primary pedestrian walkways and public plazas to the maximum extent practicable, to limit the interruption of the pedestrian environment.

3. Relationship to Surrounding Development

a) INTENT

- To provide appropriate transitions in height and mass between new development and smaller scale existing development.
- To ensure that new development is designed 'in-the-round' to acknowledge its mountain-valley setting that typically allows buildings to be viewed from multiple angles and viewpoints (e.g., from the ski slopes above, from below, and from significant distances, as well as from the street level).

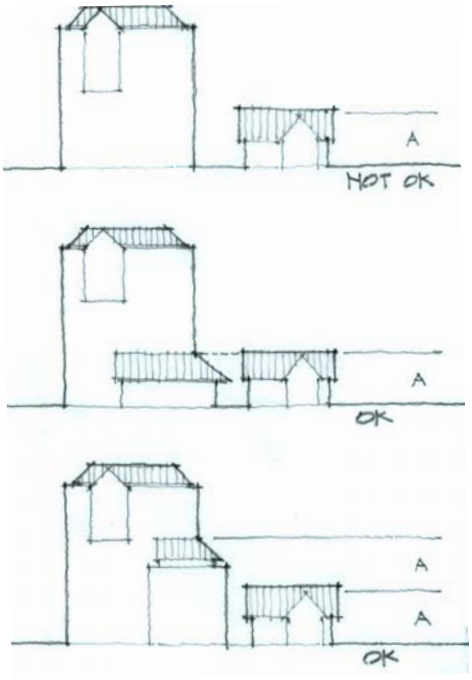


Figure 5— New developments that are significantly larger than adjacent existing development shall use variations in height and/or mass to provide a more gradual

b) DESIGN STANDARDS

(1) Four-sided design

(a) All building facades shall be designed with a similar level of design detail. Blank walls shall not be permitted.

(b) Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and public spaces.

(2) Development Transitions

(a) New developments that are significantly larger than adjacent existing development in terms of their height and/or mass shall provide a development transition using an appropriate combination of the following techniques:

(i) Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or

(ii) Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing structures; or

(iii) Orienting porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable.

(3) Shade and Shadow

(a) To facilitate the safe and enjoyable use of primary public pedestrian spaces in the Mountain Base Area, to the maximum extent practicable, steps shall be taken to minimize shadowing from new development on these spaces.

(b) Any new development or significant additions to existing developments adjacent to major public open spaces (as identified by the Mountain Town Sub-Area Plan Update) shall be required to perform a sun/shadow study of the effects of the development on these spaces from autumn through spring (Sept 21-March 21).

4. Building and Roof Materials

a) INTENT

- To ensure that building and roof materials are of high quality and durability.
- To ensure that roof materials are capable of retaining snow where necessary, as defined in Section III.A., 6., below.

b) DESIGN STANDARDS

(1) General

(a) Building and roof materials shall be used in a manner that is consistent with their

proven durability and the function of the architectural element on which they are placed.

(2) Permitted Materials

(a) Permitted building and roof materials are listed in Table 1, on the following page. Materials shall only be permitted for use on the building elements listed.

(b) Additional materials may be considered provided they are of a comparable quality, durability, and character, as determined by city staff.

Table 1: Permitted Building and Roof Materials

	Building Element									
Material	Ground Level Walls	2nd-4th Level Walls	4th Level and Above Walls	Projected Bays	Recessed Bays	Projected Balconies	Arcades	Primary Pitched Roofs	Secondary Pitched Roofs	Accent
Random stone	X	X	X		X		X			X
Dressed stone	X	X	X		X		X			X
Simulated Stone	X	X	X		X		X			X
Brick	X	X	X		X		X			X
Integrally-colored Split-face CMU										X
Integrally-colored Ground-face CMU										X
Traditional Cement Hardcoat Stucco	X	X	X		X					X
Fibre-cement horizontal siding	X*	X	X	X	X	X				X
Fibre-cement vertical siding	X*	X	X	X	X	X				X
Fibre-cement shingle siding	X*	X	X	X	X	X				X
Wood horizontal siding	X	X		X	X	X				X
Wood vertical siding	X	X		X	X	X				X
Wood shingle siding	X	X		X	X	X				X
Metal shingle siding		X		X	X	X				X
Exposed heavy timber framing	X	X	X	X	X	X	X			X
Light column framing with wood/ fibre-cement trim						X	X			X
Exposed and ornamental metalwork						X	X			X
Standing Seam Terne-Coated Stainless Steel		X						X	X	X
Standing Seam Oxidizing Copper		X						X	X	X
Standing Seam painted and pre-finished metal		X	X					X	X	X
Naturally weathering flat profile metal shingles		X						X	X	X
Slate and synthetic slate shingles		X	X	X				X	X	X

	Building Element									
Material	Ground Level Walls	2nd–4th Level Walls	4th Level and Above Walls	Projected Bays	Recessed Bays	Projected Balconies	Arcades	Primary Pitched Roofs	Secondary Pitched Roofs	Accent
Flat profile clay and concrete tile								X	X	X
Architectural grade asphalt composition shingles								X	X	X
Galvanized Metal									X	X
Cor–Ten or other rusting steel									X	X

X = Permitted
X* = Permitted in RR–1 and RR–2 zone districts

(3) Prohibited Materials

(a) The following materials shall be prohibited from use on any building element:

(i) Vinyl and aluminum siding;

(ii) Exterior Insulation and Finish Systems (EIFS);

(iii) Mosaic stonework veneer;

(iv) Non-oxidizing reflective metal finishes;

(v) Large scale pre-finished metal wall or column panel systems;

(vi) Profiled metal, clay, or concrete shingles with characteristics generally associated with "Spanish" tile/shingles;

(vii) Common asphalt composition shingles;

(viii) Stone-clad metal shingles;

(ix) Non-architectural exposed concrete; and

(x) Mirrored or highly reflective glass or glazing.

5. Sustainable Design

a) INTENT

- To promote energy efficient buildings.
- To promote the use of sustainable building materials and techniques.
- To establish the city as a leader in environmental design.

b) DESIGN STANDARDS

(1) Materials and Building Techniques

(a) The certification from a third party of the use of sustainable building materials and construction techniques via program completion is required. Standards and programs for sustainable building that may be utilized can include, but are not limited to:

- US Green Building Council's LEED (Leadership in Energy and Environmental Design) program for commercial (including lodging), multi-family, and existing buildings;
- Green Globes
- Built Green Colorado for single-family residential buildings.
- Any other nationally recognized and accepted program that is equal to or greater than the above listed programs in terms of sustainable qualities.

(2) Green Roof Systems

(a) The use of green roof systems shall be encouraged on flat roof sections

(b) If a green roof occupies more than 50% of the total area of any building's primary roof surface, the minimum requirement for pitched roof provision shall be waived provided the building design complies with the other major design standard intentions. (See section III.A.7, below.)

6. Building and Roof Colors

a) INTENT

- To establish a limited range of "western" primary exterior materials colors, evocative of local vernacular buildings, that will complement—rather than stand-out-against the area's mountain setting.
- To utilize light colors and finishes with high reflectivity only as accents to the basic color palette.

Figure 6— Building and roof colors should complement—not stand out against the area's mountain setting.

b) DESIGN STANDARDS

(1) Primary Building and Roof Colors

(a) Permitted primary building and roof colors may be applied to any building or roof element and shall consist of the following:

(i) Dark reds and maroons;

(ii) Dark and sage greens;

(iii) Browns, sepias, and tans; or

(iv) Variations of the above colors that result from natural weathering or oxidation processes (rusts, grays, etc.).

(2) Accent Building Colors

(a) Accent building colors shall only be used on wall surfaces—not roofs. Accent building colors shall consist of the following:

(i) Gray-blues;

(ii) Ochres, yellow-browns;

(iii) Light tans, off-whites; and

(iv) Grays and dark grays.

(b) Bright or highly reflective variations of these colors are prohibited.

(3) Metal Finishes

(a) The use of metals in particular shall be limited to paints and coatings within the color range described above or natural finishes which derive their character from weathering and oxidation.

(b) No bright or highly reflective metal finishes shall be allowed on any material or building element.

7. Roof Form and Function (Snow Retention)

a) INTENT

- To promote the consistent incorporation of simple roof forms.
- To break up the appearance of large roof planes and provide visual interest.
- To ensure that roof forms are incorporated in a manner that minimizes the creation of hazard and inconvenience due to snow and ice shedding.

b) DESIGN STANDARDS

(1) Roof Form

(a) A variety of roof forms and surfaces (pitched, shed, dormers, and flat roofs with parapets) shall be incorporated into structures to break up large roof planes, provide visual interest, and manage snow loads. Specifically:

(i) All buildings shall have a pitched roof form (with a slope of between 6/12 and 12/12) as a primary visual element. Both roof planes of any pitched roof are encouraged to have the same slope.

(ii) Shed roof forms shall be allowed only on secondary building masses

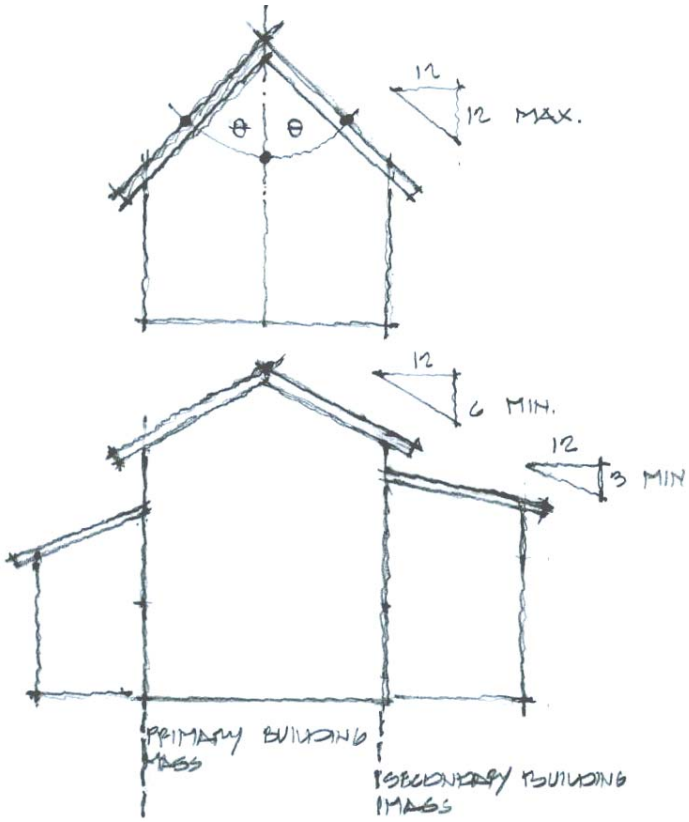


Figure 7— Pitched roof forms shall have a slope of between 6/12 and 12/12. Shed roof forms shall have a slope of between 3/12 and 12/12.

and shall have a slope of between 3/12 and 12/12.

(iii) Flat roof forms shall be enclosed by a parapet wall of no less than 42 inches in height.

(iv) The maximum allowable area of flat roof on any building shall be 50% of the total primary roofed area (See also, discussion of Snow Retention, Catchment, Control, below).

(v) The proportion of the total roof area devoted to pitched roof forms shall vary according to the height and massing of the building to ensure a higher degree of control over snow shedding as building height increases (e.g., smaller, shorter buildings should have the highest proportion of pitched roof coverage and larger, taller buildings should have the lowest proportion).

(b) Dormers shall be allowed within any sloping roof plane, but shall be subject to the following standards:

(i) Any single dormer element shall not be longer than 1/2 the total length of the associated sloping roof plane.

(ii) All standards governing primary pitched roofs and shed roofs shall also be applicable to dormer roofs.

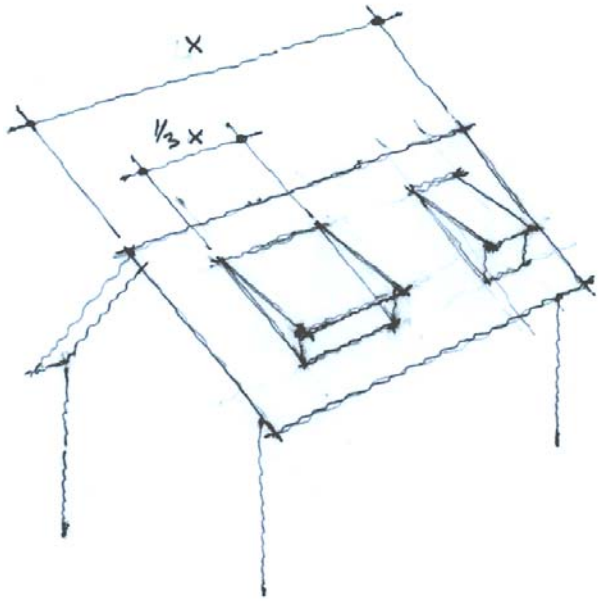


Figure 8—Any single dormer element shall not be longer than 1/3 the total length of the associated sloping roof plane.

(2) Snow Retention, Catchment, and Control

(a) All roof systems shall be designed to promote snow retention, minimize snow buildup, minimize the adverse effects of drifting snow, and to accommodate snow removal where appropriate. These objectives shall be accomplished using one or more of the following techniques:

(i) Orienting pitched roof forms away from high traffic areas and/or incorporating snow guards;

(ii) Incorporating flat-roof snow catchment and control areas in combination with pitched roof surfaces and snow guards to control shedding and accommodate snow removal;

(iii) Avoiding valleys created by slope changes in pitched roof forms to minimize snow buildup and resulting roof damage from snow 'creep'. (Where valleys are unavoidable, they should be broad and open and roof systems should be selected that do not provide resistance to lateral snow creep across the roof surface.)

(iv) Carefully designing roof areas downwind of parapet walls, taller building masses, and higher roof areas, that are particularly prone to snowdrift accumulation, to avoid

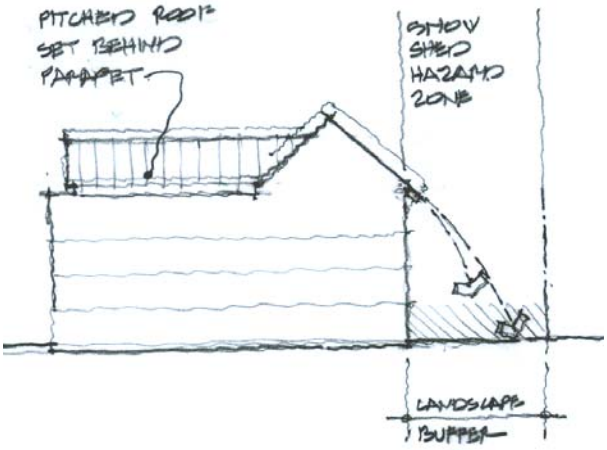


Figure 9—Pitched roof forms may be set behind a parapet wall where snow may be retained and removed or designed to shed in a defined area away protected from pedestrian and vehicular traffic.

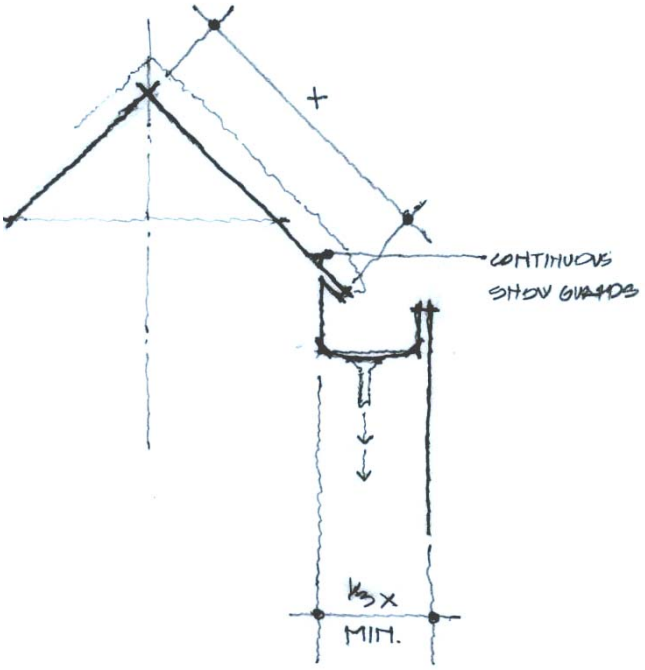


Figure 10—Flat-roof snow catchment and control areas shall be no less than an area 1/3 as wide as the tributary pitched roof surface.

structural overloading, blockage of openings and equipment, and water infiltration, as well as 'roof avalanches'.

(b) Flat-roof snow catchment and control areas that occur where flat roofs occur in conjunction with pitched roofs, shall be no less than an area 1/3 as wide as the tributary pitched roof surface unless it can be demonstrated that a smaller catchment area can safely manage snow accumulation.

(3) Roof Overhangs

(a) Pitched roof forms that overhang exterior building walls shall be designed to avoid shedding onto unprotected pedestrian or vehicular areas or other areas subject to unimpeded public access by:

(i) Shedding onto landscaped areas designed for snow storage and that discourage public access and use. Ground-level areas designated to accommodate roof snow shed can extend as far out from the building wall as the building is tall, depending on roof slope and frictional resistance.

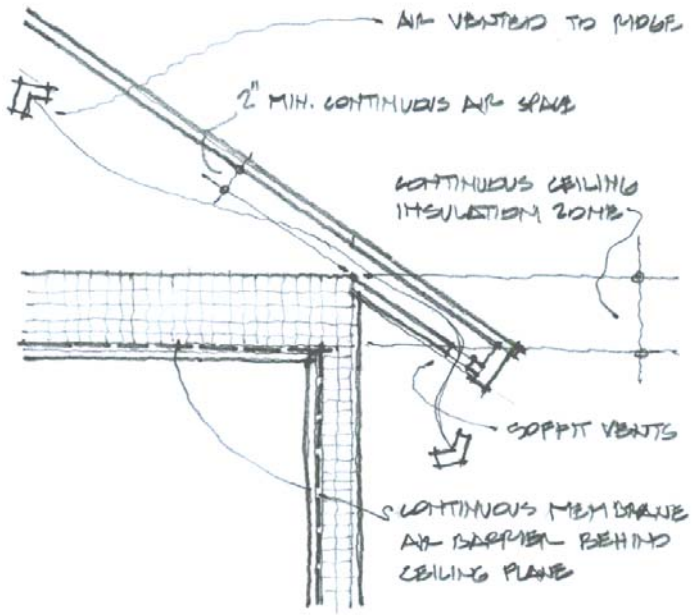


Figure 11— Cold roof deck features.

(ii) Managing and mitigating snow and ice accumulation on such roof forms through the use of snow guards, ice melting devices, and/or roofing details which minimize the formation of ice dams. In order to minimize ice dam formation, roof eaves shall utilize, at a minimum a combination of sufficient ceiling insulation with ventilated airspace between the insulation and the

underside of the roof sheathing in order to produce a cold roof deck surface which will not cause snowmelt due to conducted heat from the building interior.

(iii) Shedding onto lower flat roofs capable of safely intercepting and storing snow to be melted and removed using the building roof drain system. Lower roof areas such as these located on the leeward side of the building are subject to drift accumulation and shall be designed to manage such drifting conditions.

8. Building Renovation

a) INTENT

- To ensure that the renovation of existing buildings within the Mountain Base Area results in a design and character that is consistent with new buildings.
- To ensure that materials used in the renovation of existing buildings within the Mountain Base Area are of comparable quality as those required for new buildings.

b) DESIGN STANDARDS

(1) Permitted and Prohibited Materials

(a) Permitted and prohibited materials used for the renovation of existing buildings shall be consistent with those identified for new buildings in Section III.4.

(2) Building and Roof Colors

(a) Permitted and prohibited building and roof colors used for the renovation of existing buildings shall be consistent with those identified for new buildings in Section III.5.

(3) Composition of Building Elements

(a) To the maximum extent feasible, the mass and form of building additions shall be organized so that the combined structure (e.g., existing structure and addition)

appears to be an arrangement of smaller-scale connected structures comprised of simple building forms.

(b) Renovated buildings shall incorporate base level masonry elements that appear to be integrated with the vertical load-bearing structure of the building to visually anchor the structures, enhance their compatibility with newer structures within the Mountain Base Area, and provide a sense of permanence.

(c) Base level masonry elements shall provide a continuous visual line by wrapping corners, window wells, and other architectural features, and shall not appear as though they have been "tacked on" to a single façade or building element. Base level masonry elements may include:

(i) Columns;

(ii) Piers;

(iii) Pilasters,

(iv) Foundations or foundation treatments; and

(v) Walls.

(4) Prominent Entry Features

(a) Renovated buildings shall clearly distinguish primary building entrances through the use of two or more of the following architectural features:

(i) Covered walkways or arcades;

(ii) Awnings, canopies, or porches;

(iii) Portal frame composed of an articulated post-and-beam opening;

(iv) Projected or recessed building mass; or

(v) Special window or door elements.

(5) Pedestrian/Street-Level Interest

(a) Renovated buildings shall articulate walls at the ground level in a manner that enhances the pedestrian experience through the use of three or more of the following:

(i) Windows;

(ii) Masonry columns;

(iii) Decorative wall insets or projections;

(iv) Awnings;

(v) Balconies;

(vi) Changes in color or texture of materials;

(vii) Pedestrian furniture such as benches, seat walls, or

(viii) Integrated landscape planters.

9. Parking Structures/Garages

a) INTENT

- To ensure that new and renovated parking structures within the Mountain Base Area are compatible with adjacent development and the pedestrian realm.
- To ensure that the visual impacts of surface parking lots are minimized through the use of landscaping and screening along active edges.

b) DESIGN STANDARDS

(1) Mixed-Use

(a) It is strongly encouraged that the ground floor of parking structures be wrapped with retail storefronts or residential uses to provide visual interest and to create pedestrian activity at the street level.

(b) Where the feasibility of wrapping parking structures with retail storefronts or residential uses is limited to a portion of the

overall structure, active uses should be focused along those facades adjacent to or most visible from major pedestrian walkways.

(2) Design

(a) Exposed portions of underground parking structures shall be faced with base-level materials used on the active portions of the building above the parking structure.

(b) Facades of single-use parking structures (e.g., no retail or residential) shall be articulated through the use of three or more of the following architectural features;

(i) Windows or window shaped openings;

(ii) Masonry columns;

(iii) Decorative wall insets or projections;

(iv) Awnings;

(v) Balconies;

(vi) Changes in color or texture of materials; or

(vii) Integrated landscape planters.

(c) To the maximum extent feasible, parking structures shall be designed to significantly screen or buffer views of parked cars from surrounding properties through the use of architectural screens and other features.

B. Site Layout and Development Pattern

1. General Intent

- To ensure that new development is well-integrated into the Mountain Base Area in terms of its site layout and organization;
- To ensure that the new development is appropriately designed to accommodate snow removal and storage;

- To ensure that new development is designed with the comfort and safety of pedestrians in mind;
- To establish the relationship and orientation of new buildings to one another, to existing adjacent developments, views, public plazas and open space within the base area, and to primary streets within the Mountain Base Area; and
- To minimize the impacts of new development on surrounding vistas.

2. Building Orientation

a) INTENT

- To ensure that primary building entrances within the Mountain Base Area are clearly distinguishable and accessible from primary streets, pedestrian pathways, public plazas, and parking areas.

b) DESIGN STANDARDS

(1) Preferred Orientation

(a) A building's preferred orientation shall be determined by its location within the Mountain Base Area. Where possible, buildings shall orient their primary facade towards the following features in order of priority:

(i) An adjacent public street;

(ii) An adjacent public plaza;

(iii) Ski slopes; or

(iv) An adjacent primary public walkway.

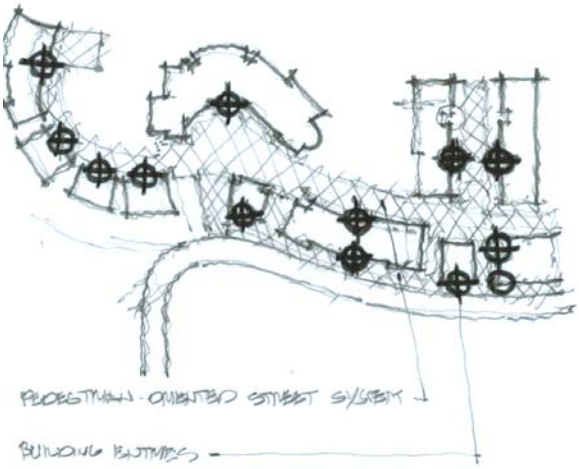


Figure 12—Primary building entrances shall be oriented towards an adjacent streets or public plaza, depending upon the building's context.

(b) Parking structures shall be oriented to provide pedestrian access to adjacent public walkways, public buildings, and public plazas; however, to avoid pedestrian/vehicle conflicts, placing major

3. Pedestrian Circulation and Connections

a) INTENT

- To ensure that new development is well-integrated with the Mountain Base Area's overall pedestrian and vehicular circulation system and is consistent with pedestrian and roadway improvements recommended by the Mountain Town Sub-Area Plan Update and the Streetscape Plan.
- To ensure that pedestrian systems are designed to accommodate the efficient removal of snow and promote pedestrian safety.

b) DESIGN STANDARDS

(1) Connections

(a) An on-site system of pedestrian walkways shall be designed to be consistent with the sidewalks/pedestrian pathways depicted in the circulation element of the Mountain Sub-Area Plan and the city sidewalk study, when completed. The system shall provide direct access and connections to and between the following:

(i) The primary entrance or entrances to each building and parking structure;

(ii) To any existing sidewalks or pedestrian pathways on adjacent properties that extend to other locations within the Mountain Base Area;

(iii) Any adjacent existing or proposed sidewalk, trail, or promenade located on the Public Roadway Network Plan or the Pedestrian Network Plan contained in the Mountain Town Sub-Area Plan Update; and

(iv) Any adjacent public plaza.

(2) Design of Pedestrian Facilities

(a) Integrated snowmelt systems shall be provided on all primary pedestrian walkways identified by the Mountain Town Sub-Area Plan Update's Pedestrian Network Plan and city sidewalk study, when completed.

(b) Pedestrian walkways shall be clearly defined through the use of consistent pavers and signage, as specified in the Streetscape Plan[1].

(c) Pedestrian walkways shall be designed to minimize potential conflicts with snow management operations and ensure pedestrian safety by:

(i) Limiting grade changes where possible; and

(ii) Using ramps instead of stairs where a change in grade is necessary.

4. Public Spaces/Community Amenities

a) INTENT

- To establish a unified appearance for public spaces within the Mountain Base Area that is consistent with the Streetscape Plan.
- To ensure that the quality and design of community amenities placed in the Mountain Base Area's public spaces is comparable to that required for adjacent structures.

b) DESIGN STANDARDS

(1) Quantity

(a) Projects with an estimated construction cost of more than $250,000 shall provide

[1]A major aspect of a creating a successful pedestrian circulation system for the Mountain Base Area is the need to adopt a unified Streetscape Plan (as recommended in the updated Mountain Town Sub-Area Plan). The plan should address unifying design elements such as paving, streetscape and lighting.

community amenities on site (where appropriate) in an amount equal to 1% of the construction cost valuation, as determined by the Routt County Building Department, or provide a contribution for community amenities, or provide a combination of community amenities and a contribution. The contribution shall be paid at the time the building permit is issued for the project.

In addition, projects with an estimated construction cost of more than $250,000 shall provide a contribution to the Urban Renewal Authority (URA) in the amount equal to 1/4% of the construction cost valuation, as determined by the Routt County Building Department. The contribution shall be paid at the time the building permit is issued for the project.

(2) Community Amenities

(a) The Community Amenity contribution shall be administered by the Urban Renewal Authority and shall be applied to the types of amenities identified in the unified Streetscape Plan. The types of amenities may include, but are not limited to:

(a) Wall murals;

(b) Permanent outdoor art work or sculptures; or

(c) Rotating artwork or sculptures.

(d) Bus/shuttle shelters;

(e) Fire pits;

(f) Public restrooms;

(g) Public seating (e.g., benches, seat walls integrated with base of building or landscape areas or outdoor patio that is open to public); or

(3) Site Planning and Design

(a) Plazas and other community amenities shall be constructed of materials that are of

a comparable quality and be of a compatible design as the building they are attached to or the public space in which they are placed and shall be consistent with the Streetscape Plan in terms of their design and location.

(b) Public plazas, seating areas, and other community amenities shall be designed to minimize potential conflicts with snow management operations and ensure pedestrian safety by:

(i) Limiting grade changes where possible; and

(ii) Using ramps instead of stairs, where possible, where a change in grade is necessary.

5. Lighting

a) INTENT

- To provide consistent and safe lighting levels throughout the Mountain Base Area that address both pedestrian and vehicular needs.
- To minimize light pollution within the Mountain Base Area to preserve the community's dark night sky.

b) DESIGN STANDARDS

(1) Light Fixtures

(a) Light fixtures shall direct light towards the ground so that light spillage onto abutting properties is minimized. The light source shall not be visible from the street and abutting properties.

(b) Light fixtures shall use full cut-off lenses or hoods to prevent glare or spillover from the project site onto adjacent properties and streets. Gas lanterns may be used without a full cut-off lens or hood in limited applications.

(2) Light Poles

(a) Light poles shall not exceed 12 feet in height, except that light poles for surface parking areas shall not exceed 20 feet in height.

(b) Light poles shall be consistent with those specified in the Streetscape Plan.

(c) Brackets for banners and hanging plants shall be provided in regularly used pedestrian areas.

(3) Light Color

(a) Lights shall be white in color, using color corrected metal halide, halogen or fluorescent lamps.

(b) Lights at building entrances, steps, ramps, driveway crossings and entrances to parking structures or garages may be incandescent.

(4) Amount and Location of Lighting

(a) The amount and location of lighting shall balance the need for safety with the community goal of minimizing light pollution while providing the following:

(i) *Intersections.* Illumination levels shall be highest where driveways intersect with streets.

(ii) *Pedestrian Areas.* Lights shall be located to provide higher illumination at building entrances, steps, stairs, ramps, driveway crossings and entrances to parking structures or garages.

(iii) *Walkway Lighting.* Illumination levels on walkways must be adequate to facilitate safe pedestrian travel but less bright than parking area lighting.

(iv) *Parking Area Lighting.* Parking areas shall be lit as required for safety.

(v) *Snow Management.* Light poles and fixtures shall be located to avoid conflict with snow management operations.

(vi) *Plazas.* In public plazas, waterproof outlets shall be provided as a power source for seasonal lighting, special events, or for other public uses.

(vii) *Landscaping.* Lighting for landscaped areas shall be provided to illuminate trees and artwork.

(b)

(5) Streetscape Plan

(a) The above standards will need to be reviewed and updated pending completion of a Streetscape Plan for the Mountain Base Area.

6. Landscaping

a) INTENT

- To soften the appearance of the Mountain Base Area's streetscapes and parking areas and provide visual interest for pedestrians.
- To ensure that landscaping within the Mountain Base Area is designed to accommodate snow storage.

b) Design Standards

(1) Surface Parking Lots

(a) Required interior landscaping for surface parking lots may be waived provided snow storage requirements can be met and parked cars are screened from adjacent streets and pedestrian walkways through the use of a masonry wall or ornamental fencing that is a minimum of 3 feet in height.

(2) Streetscape

(a) Required landscaping along public streets shall be consistent with that specified in the Streetscape Plan for the Mountain Base Area.

IV. DEFINITIONS

As used in this document, the following terms shall mean:

Accent Material—Material covering no more than twenty percent of the wall elevation.

Articulation—The manner in which various features, such as joints or wall off-sets, are arranged on a building elevation.

Building Form—The shape and structure of a building as distinguished from its substance or material.

Building Mass—The three-dimensional bulk of a building height, width, and depth.

Building Scale—The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

Character—Those attributes, qualities, and features that make up and distinguish a development project and give such project a sense of purpose, function, definition, and uniqueness.

Dormer—A window set upright in a sloping roof. Also used to refer to the roofed projection in which this window is set.

Elevation—The external faces of a building; also a mechanically accurate, "head-on" drawing of any one face (or elevation) of a building or object, without any allowance for the effect of the laws of perspective.

Façade—Any side of a building that faces a street or other open space. The "front façade" is the front or principal face of a building and is typically the location of the primary building entrance.

Green Building Materials—Materials that reduce demand for virgin materials, that have a reduced impact on the building's occupants, that incorporate recycled content, or are assembled from rapidly renewable resources, as defined by the National Homebuilders Association.

Green Roof Systems—An extension of the existing roof that involves a high-quality water proofing and root repellant system, a drainage system, filter cloth, a lightweight growing medium, and plants.

LEED—The LEED (Leadership in Energy and Environmental Design) Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED standards are currently available or under development for: New commercial construction and major renovation projects (LEED-NC); Existing building operations (LEED-EB); Commercial interiors projects (LEED-CI); Core and shell projects (LEED-CS); Homes (LEED-H); and Neighborhood Development (LEED-ND).

Maximum Extent Feasible—No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations shall not be the overriding factor in determining "maximum extent feasible."

Maximum Extent Practicable—Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the cost of additional compliance measures clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

Orient—To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts (e.g., the primary building entrance and the designated "front" of a building) facing in certain directions; or to set or arrange in a determinate position, as in "to orient a building."

Primary Material—Material covering seventy-five percent or more of the wall elevation.

Redevelopment—Development on a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.

Standards—Mandatory regulations. Standards are indicated by use of the terms "shall" and "must."