Three Springs Design Guidelines

Durango, Colorado

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Approved by Gregory S. Hoch, Community Development Director, on November 28, 2012
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Three Springs

ACKNOWLEDGEMENTS

The Three Springs Design Guidelines are based on the form-based urban design principles for the Three Springs neighborhood. The Guidelines are consistent with and are inherently linked to the urban-form standards established by the Three Springs Codes and Standards. The Guidelines shall be implemented using a discretionary decision-making process based on a clear vision and a set of defined principles, guidelines, and standards for the Three Springs neighborhood.

The Three Springs Design Guidelines have been revised (December 2012) through a collaborative process with the assistance of key contributions by the follow professionals:
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Three Springs Design Review Committee

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1.0 INTRODUCTION

1.1 THE THREE SPRINGS VISION

Three Springs is founded on the premise of a Traditional Neighborhood Design (TND), a sustainable land ethic, and the historic and cultural values of Durango and Southwest Colorado. Through its compact, mixed-use design, tree-lined thoroughfares, generous parks, and compatible urban design qualities, Three Springs embodies the principles of neighborhood and community. Inspired by a unique architectural vernacular and regional landscape, the Three Springs neighborhood provides an opportunity for many who seek comfort and enjoyment today and for future generations.

The Three Springs neighborhood structure shall incorporate the following characteristics:

a. To the extent practical, neighborhoods - the basic building blocks of the community - are designed with a five to ten minute walking distance from edge to core.

b. A mix of residences, shops, workplaces, civic, and recreational uses are included in close proximity to each other.

c. Civic uses reinforce the identity of the neighborhood and provide places for purposeful assembly.

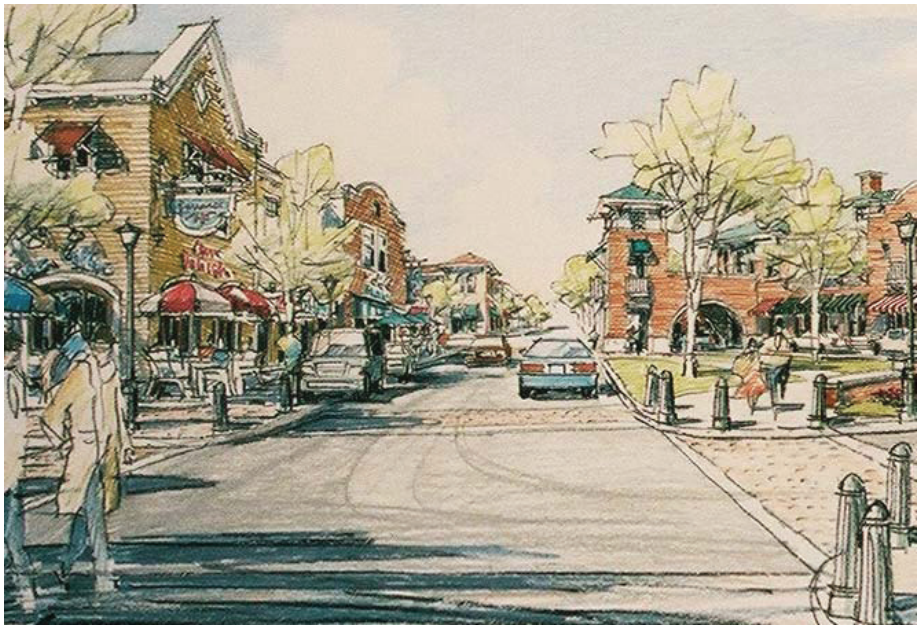
d. Building frontages in disciplined alignment with appropriate massing and scale define the public spaces.

e. Public open spaces in the form of civic plazas, parks, trails, community gardens and neighborhood playgrounds provide places for informal social activity and recreation.

f. A variety of thoroughfares serve the needs of pedestrians, bicyclists, public transit users, and the automobile equitably.

1.2 PURPOSE OF DESIGN GUIDELINES

The Three Springs Design Guidelines provide property owners, architects, and builders with a set of parameters for the preparation of their designs and specifications. Through adherence to these design guidelines, Three Springs will be recognized for high quality architectural design, landscape design, and a model of excellence for integrated site planning.



The Three Springs Design Guidelines define the elements necessary for the creation of a streetscape-oriented environment that provides a unique identity through the design approach. As such, these design guidelines are intended to allow flexibility for creative building solutions while being prescriptive enough to preserve the design aesthetic, vibrancy, and interest that the envisioned environment requires.

1.3 ORGANIZATION OF DESIGN GUIDELINES

The Three Springs Guidelines are organized to define key topic areas. Each topic area is described further into principles, guidelines, and standards as applicable.

Principles explain the broad, general concepts of intended design objectives.

Guidelines promote the intended design objectives and typically use the term "should" to indicate that compliance is not mandated, but is highly encouraged to achieve the overall vision for Three Springs.

Standards are specific performance-based criteria that are intended to aid the design and evaluation process. Standards are based on a stated design intent or goal, and typically use the terms "shall" or "will" to indicate that compliance is mandated.

1.4 GOVERNING REGULATIONS

The Three Springs Design Guidelines govern the design and development of all structures and landscapes within the neighborhood and shall be administered in concert with the Codes and Standards to ensure the Traditional Neighborhood Design (TND) principles are implemented in an effective manner. The Design Guidelines shall address matters related to architectural and landscape design elements, and the integration and compatibility of design elements, while allowing for a diversity of design styles and materials. The Three Springs Design Guidelines shall be applied by the Three Springs Design Review Committee (DRC) in accordance with the governance, enforcement of architectural controls, and maintenance of common areas described in the Master Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Three Springs (CC&R's) and the Three Springs Residential Association (RA) and the Mixed Use Association (MUA). Any person or entity, including the City, proposing to engage in building or development activity within Three Springs (including but not limited to residential, civic or commercial building, landscaping, signage, parks, trails, open space improvements, visible utility construction, drainage, detention and storm water facilities and streetscapes) shall be required to submit an application to conduct such activity to the DRC in accordance with submittal requirements. The DRC shall have the authority to require the submittal of site plans, landscape plans, architectural design plans, exterior material specifications, color palettes and any other information deemed reasonably necessary for proper review. No construction or development activity shall be permitted to proceed within the Project until the application for such activity has been approved by the DRC. The DRC and the Three Springs Director of Planning and Design have the ability to grant variances to the Design Guidelines in unique cases.

As the Three Springs project develops over time, the DRC composition may evolve following a similar structure as defined below:

• Stage 1: DRC is comprised primarily of the developer/owner (GRVP, LLC) with technical assistance of an outside independent architect and a City Community Development Department staff member.

• Stage 2: Upon establishment of the Residential Association (RA) Board and Master Association, the Three Springs DRC shall be comprised of five (5) voting members including representation from each of the following disciplines/ agencies: City of Durango Community Development Department, Three Springs Property Owner representing a specific Property Association, Outside Architect, Three Springs Director of Planning and Design and GRVP, LLC (Three Springs General Manager or other designated representative).

• Stage 3: After completion of three-fourths of the total residential development, the DRC composition will shift to include the following DRC members: Residential Association (RA), Mixed-Use Association (MUA), outside architect, outside landscape architect and City Community Development Department staff member.

All development within Three Springs shall comply with the Three Springs Codes and Standards as well as all applicable local, state, and federal regulations. All development shall also comply with the CC&R's as adopted for Three Springs and these Three Springs Design Guidelines.

All drawings and photographs in this document are provided for conceptual purposes only to illustrate and exemplify similar project concepts.

1.5 AMENDMENT PROCESS

The Three Springs Design Guidelines may be amended or supplemented by the DRC at any time, in whole or in part, at its discretion. The DRC shall notify the City's Community Development Director in writing of minor alterations or supplemental data. Any amendment that results in a major alteration of the design principles applicable to the Project shall be subject to review and approval by the City's Community Development Director.

Amendments will be initiated through the DRC with coordination with the Residential Association (RA) and Mixed-Use Association (MUA) as applicable. The DRC will forward any DRC endorsed amendment to the City of Durango Community Development Department for review and approval (consistent with Development Agreement Section 9.14 Design Guidelines Procedures). Upon review and approval by the City, the final amendment will be documented as necessary.

A 'minor amendment' to the approved Three Springs Design Guidelines may include, but is not limited to, edits and/or supplemental information required to clarify existing design principles and guidelines as defined, or to introduce new language to expand emerging design concepts appropriate for Three Springs, or to reduce or eliminate text or graphics as necessary. Minor amendments may include such things as clarification of appropriate color palette, material use, and details related to fencing, signage, lighting and the like. A 'minor amendment' may also include language or graphics to introduce and document new and appropriate architecture styles or design implications associated with a specific lot type such as the Variable Lot Type.

A 'major amendment' to the approved Three Springs Design Guidelines is defined as any new or revised information and/or clarifications in written or graphic form which may address or directly alter existing standards as defined in the both the Design Guidelines and the Three Springs Codes and Standards.

2.0 DESIGN REVIEW PROCESSES

All projects are subject to a review of the Three Springs Design Review Committee (DRC) guided by the regulations established in the Three Springs Codes and Standards and the design principles defined in these design guidelines. The Three Springs Design Guidelines are to be reviewed and applied by each applicant as required to ensure individual projects meet acceptable design principles established for Three Springs.

The Design Review Process has been created to assist homeowners, designers and builders in development of individual homes and duplex lots with their plans and to ensure that construction conforms to the vision for the Three Springs Neighborhood. Plans and specifications must conform to all governing codes and laws.

The Design Review Process for Three Springs involves three (3) steps to receive DRC approval:

- Pre-Application / Design Meeting (Section 2.3)
- Final Three Springs DRC Review Submittal (Section 2.6)
- City Building Permit (Section 2.7)

The Site Specific Development Plan Review Process has been created to assist designers and builders of Mixed Use, Special District or Variable Lots through the combined review processes of Three Springs and the City of Durango.

The Site Specific Development Plan Review Process is a five (5) step process starting with a submittal to Three Springs to ensure that the proposal's design and construction conforms to the vision of the Three Springs neighborhood.

The Site Specific Development Plan Review Process for Three Springs DRC and City of Durango approval is:

- Pre-Application Meeting with Three Springs and the City of Durango (Section 2.3)
- Preliminary DRC Review Submittal (Section 2.4)
- City of Durango Site Specific Development Plan Review Process (Section 2.5)
- Final Three Springs DRC Review Submittal (Section 2.6)
- City Building Permit (Section 2.7)

2.1 MASTER ASSOCIATION GOVERNANCE

The Master Declaration of Covenants, Conditions, Restrictions and Reservations of Easements for Three Springs establishes the Three Springs Master Association and governance authority of the DRC in accordance with these design guidelines.

2.2 DESIGN REVIEW COMMITTEE

The DRC shall be comprised of a minimum of five (5) voting members and may represent the following disciplines/agencies: City of Durango Community Development Department, Three Springs Property Owner Representing a specific property association, outside architect, Three Springs Director of Planning and Design, and GRVP, LLC (Three Springs General Manager or other designated representative).

In addition, all development within Three Springs shall comply with the Three Springs Codes and Standards as well as all applicable local, state, and federal bodies and agencies, including, but not limited to the City of Durango. All development shall also comply with the CC&R's of the Residential Association (RA) and the Mixed-Used Association (MUA) adopted for Three Springs and these design guidelines.

Applicable fees shall be assessed to address costs of processing individual review submittal. Contact Three Springs Planning and Design Director for the most recent fee schedules as necessary.

2.3 PRE-APPLICATION / DESIGN MEETING

All applicants intending to develop within Three Springs are required to attend a mandatory Pre Application/Design Meeting to be held in advance of the required DRC Review submittal. The Pre-Application/Design Meeting is intended to assist applicants of the review and approval process and to ensure a coordinated review by both the City of Durango and the DRC. Applicants shall contact the Three Springs Planning and Design Director to schedule a Pre-Application/Design Meeting as necessary.

The Pre-Application/Design Meeting is intended to communicate the overall vision for the Three Springs neighborhood. This meeting helps ensure that the applicant and the DRC are in mutual agreement with design principles prior to preparation of the DRC Review submittal. The Pre-Application /Design Meeting is intended to give the applicants and project team an opportunity to obtain suggestions, comments, and direction regarding the application of these design guidelines. Initial conceptual plan sketches and drawings may be provided by the applicant but are not required.

Purpose of the Pre-Application / Design Meeting:

- To discuss the Three Springs Vision and Master Plan
- To discuss neighborhood character goals and how special places will be created
- To identify site-related limitations and opportunities
- To discuss the role of setbacks and architectural design in creating streetscapes
- To begin the discussion about building materials and colors
- To address Three Springs Codes and Standards, Design Guidelines, and DRC Checklist.
- To address Sustainable Development Program requirements and opportunities as necessary
- To discuss submittal requirements and project review timeline
- To discuss which approval process the project will need to follow.

2.4 PRELIMINARY DRC REVIEW SUBMITTAL

The Preliminary DRC Review Submittal shall be concerned with site and building design and compliance with these Design Guidelines. The Preliminary DRC Review Submittal shall contain three (3) sets of drawings submitted on 11" x 17" sheet size or digital copy ten (10) days prior to Preliminary DRC Review Meeting. For presentation purposes, applicants shall provide a set of drawings submitted on 24" x 36" sheet size. The street address(es), the lot block and filing numbers shall also be included, if available.

2.4.1 PRELIMINARY DRC REVIEW SUBMITTAL REQUIREMENTS

The Preliminary DRC Review Submittal shall include:

- Brief Narrative and Project description
- Three Springs DRC Application
- Preliminary Site/Grading Plan(s) at 1"=20' scale or larger illustrating:
  - Adjacent Site Data - if available
  - Principal building locations
  - Lot line and setback dimensions including encroachment data
  - Tree lawn and sidewalk dimensions
  - Garage, carport and parking lot plan
  - Lot Coverage
  - Utility locations and setbacks
  - Retaining wall, existing and proposed grades and other natural features
- Preliminary DRC Review Fee
- Floor Plans
- Lot Landscape Diagrams
- Public to Private Realm Transition
- Color Palettes
- Three Springs Sustainable Development Standards Checklist

2.4.2 PRELIMINARY BUILDING ELEVATIONS

Preliminary building elevations at 1/8"=1'-0" scale or larger for each proposed model and style with sufficient detail for review of massing and form relationships including:

- Massing and fenestration
- Plate height(s)
- Roof pitches
- Maximum height, from finish grade to uppermost roof peak
- Walls and fences that are an integral part of the elevation

Additional requirements for non-residential developments include:

- Signage plan and elevation, size, quantity, and total square footage

2.4.3 PRELIMINARY FLOOR PLANS

Preliminary floor plans at 1/8"=1'-0" scale or larger for each proposed level and for each proposed model, with sufficient detail for review.

2.4.4 PRELIMINARY LANDSCAPE PLANS

Provide plans at 1/8"=1'-0" scale or larger with sufficient detail for review (production builders shall provide three prototypical lot landscape plans per product type) showing:

- Building footprints and driveway locations
- Planting types, sizes and quantities (planting schedule and legend)
- Hardscape and fencing design details

2.4.5 COLOR PALETTES

Preliminary color palette must be submitted showing:

- Primary, accent and roof color schemes
- Muted, natural colors and more vibrant colors may be acceptable.

Note vibrant colors may over time fade and shall be considered as a factor in determining appropriate colors.

2.4.6 THREE SPRINGS SUSTAINABLE DEVELOPMENT STANDARDS CHECKLIST

Designers and Builders are encouraged to pursue sustainable building programs such as, but not limited to: Energy Star version 3.0, LEED™ for Homes, NAHB National Green Building Program™, Environments for Living® or other local, state, and regional programs.

2.4.7 ADDITIONAL REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENTS

- A preliminary Signage Plan (non-residential single-use buildings, multiple use/tenant, and non-residential structures within the Mixed-Use Districts indicating sign locations, sizes, materials, and lighting,
- Preliminary Building Lighting Plan
- Supporting Photographs or Product Cut-Sheets as necessary

Note: Three Springs may request additional information as the DRC deems necessary for appropriate evaluations.

2.4.8 SCHEDULE

Applicants shall submit review documentation ten days prior to scheduled preliminary DRC Review Meeting.

For the Preliminary DRC Review Submittal, allow twenty (20) days from the submittal day to completion of review, after which written comments will be sent. The twenty (20) day period may be adjusted based on regular meeting dates established by the DRC. Contact Three Springs Planning and Design Director for the latest scheduling information. The applicant is requested to attend the DRC meeting. At the time of submittal, the builder may request to be present at the review meeting.

2.5 CITY OF DURANGO SITE SPECIFIC DEVELOPMENT PLAN REVIEW PROCESS

The Site Specific Development Plan review is an administrative review and approval by the City of Durango Community Development Department and is concurrent with the Three Springs Design Review and approval process. The Site Specific Development Plan review does not require additional approvals by the City Planning Commission and City Council but must be completed prior to issuance of a Building Permit. It is advised that applicants consult with City of Durango staff to determine the timeline and submittal requirements necessary for a Site Specific Development Plan review.

2.6 FINAL DRC REVIEW SUBMITTAL

The Final DRC Review Submittal shall be concerned with development of the project site and building designs. The Final DRC Review Submittal shall contain three sets of drawings submitted on 11" x 17" sheet size or digital copy ten days prior to Final DRC Review Meeting. The street address(es), the lot block and filing numbers shall also be included, if available.

2.6.1 FINAL DRC REVIEW SUBMITTAL REQUIREMENTS

The package for the Final DRC Review Submittal shall include the following information:

- Brief Narrative and Project description
- Three Springs DRC Application and Final DRC Review Fee
- Site Development Plan(s)
- Grading and Drainage Plan
- Block Face Elevations
- Building Elevations
- Floor Plan
- Architectural Details

- Materials and Color Choices
- Landscape Plan
- Site Lighting Plan
- Phasing Plan
- Three Springs Sustainable Development Program
- Master Signage Plan

Additional requirements for non-residential developments include:

- Final Master Sign Program (multiple use/tenant, non-residential structures within the Mixed-Use Districts including sign locations, sizes, total square footage of sign area, sign materials, and lighting.
- Final Exterior Building Lighting Plan
- Supporting Photographs or Product Cut-Sheets as necessary

2.6.2 SITE DEVELOPMENT AND GRADING/DRAINAGE PLANS

Site plan at 1"=20' scale or larger for each block or lot to include:

- Overall site development with principal building and garage locations
- Lot line and setback dimensions including encroachment data
- Landscape area and sidewalk location
- Garage and/or carport and apron plans
- Lot Coverage
- Accessory Dwelling Unit (square footage)
- Utility locations and setbacks
- Retaining wall, grades and other natural features
- Optional: Site section showing existing grade, proposed grade, building silhouettes, and setbacks
- Existing and proposed contours
- Proposed changes to lot grades
- Individual lot drainage
- Location of retaining walls
- Top-of-slab elevations
- Building height calculations

Additional requirements for non-residential developments include:

- Amount and location of employee and guest parking (refer to the Three Springs Codes and Standards)
- Truck loading and service needs

2.6.3 BLOCK FACE ELEVATIONS

Streetscapes at 1/16"=1'-0" scale or larger illustrating each proposed front, rear and alley massing. form, and architectural style with sufficient detail to evaluate variation in urban form and to ensure diversity showing:

- Street character, balance, and rhythm
- Architectural style mix
- Variation in roof pitch, building height, massing, and form including dormers, chimneys, bays and projections, etc.
- Building materials
- Color variations (by unit/block)

Note: The DRC may request additional information deemed necessary.

2.6.4 BUILDING ELEVATIONS

Front, side, rear, and garage elevations at 1/4"=1'-0" or 1/8"=1'-0" for each building style with sufficient detail for review of massing and form relationships including:

- Massing and fenestration
- Plate height(s)
- Finished grade by unit (principal and garage)
- Roof pitches
- Maximum height, from finish grade to uppermost roof peak
- Building materials
- Walls and fences that are an integral part of the elevation
- Non-residential developments shall also include: Signage Plan and Lighting Plan
- Address marker locations (front and alley locations)

2.6.5 FLOOR PLANS

Floor plans at 1/4"=1'-0" or 1/8"=1'-0" scale for each level by model, with sufficient detail for review showing:

- Overall and critical dimensions, room names and sizes
- Total living area square footage
- Total number of bedrooms
- Total number of bathrooms

- Number of off-street parking (garage and/or carport)
- Related exterior elements such as walks, courts, terraces, decks, fences, and patios
- Wall section details as needed to clarify unique building conditions

2.6.6 ARCHITECTURAL DETAILS

Dimension and specify typical exterior architectural details at 1"=1'-0' scale minimum.

- Dimensions and specifications of exterior architectural details
- Key architectural details (i.e. eaves, gables, corbels, columns, window and door treatments, etc., that support the architectural style)

2.6.7 MATERIALS AND COLOR CHOICES

Material and color schemes must be submitted containing:

- Color schemes for body, trim, and roof
- Paint color names and paint chips from the manufacturer
- Color schemes applied to elevations shown in combination with roof color

2.6.8 FINAL LIGHTING AND LANDSCAPE PLANS

Refer to the Landscape and Lighting Supplements.

Provide plans at 1"= 20' scale or larger with sufficient detail for review (production builders shall provide three prototypical lot landscape plans per product type) showing:

- Building footprints, drive and parking locations
- Plant locations, types, sizes and quantities (planting schedule and legend)
- Hardscape and fencing design details
- For Mixed Use, Special Districts, and Variable Lots, exterior lighting locations and necessary photometric studies are required (refer to Three Springs Design Guidelines and COD Outdoor Lighting Ordinance)

Note: Lighting plans to be reviewed and approved by the Three Springs DRC with COD coordination

2.6.9 PHASING PLANS

A construction phasing schedule must be submitted showing:

- Schedule for phase construction of buildings shown as a table, on the site plan or a separate graphic

2.6.10 THREE SPRINGS SUSTAINABLE DEVELOPMENT STANDARDS CHECKLIST

Designers and Builders are encouraged to pursue sustainable building programs such as, but not limited to: Energy Star version 3.0, LEED™ for Homes, NAHB National Green Building Program™, Environments for Living® or other local, state, and regional programs.

2.6.11 SCHEDULE

Applicants shall submit drawings ten (10) days prior to scheduled DRC Review Meeting.

The DRC will offer its comments on the DRC Review Submittal within twenty (20) days after the submittal deadline. The twenty (20) day period may be adjusted based on regular meeting dates established by the DRC. Contact Three Springs Planning and Design Director for the latest scheduling information. With Final DRC Approval, the plans will be ready for the preparation of final construction documents and City of Durango Code Compliance Review and Building Permitting.

Items requiring minor revisions shall be noted as "Condition of Approval" on approval letter. One set of all documents will be returned to the applicant marked "Approved as Submitted" or "Approved as Noted." Plans in need of extensive modifications will be denied and will have to be resubmitted.

2.7 CONSTRUCTION DOCUMENT PACKAGE

Upon completion of DRC Review, a Construction Document Package Submittal is required. The Construction Document package shall consist of the final construction plans that will be submitted to the City of Durango for a building permit. These documents shall be sufficient to obtain the approval of governmental authorities. The documents shall contain all data necessary

to produce the intended aesthetic effect of the project and shall delineate and describe locations, dimensions and types of materials. Applicants shall not apply to the City of Durango for a building permit until a Letter of Certificate of Design Compliance has been issued by the DRC.

The DRC will retain the final construction document package for a maximum period of one-hundred and eighty (180) days subsequent to approval. If work has not started or a continuance not received by the owner or owner's agent within the above time period, the approval will then automatically expire.

2.7.1 AMENDMENT OF APPROVED PLANS

Any changes to exterior elements of a home or site must be submitted to the Three Springs Design Review Committee (DRC) prior to construction of those changes. The applicant shall submit sufficient information explaining the alterations to the DRC one week prior a regularly scheduled DRC meeting. The DRC will review the proposal at the next regularly scheduled DRC meeting. If work is not done in strict conformance with the DRC approved plans, an additional submittal fee equal to the original submittal fee - payable to the Three Springs Master Association - may be required. If changes are not acceptable to the DRC, the Owner/ Builder may also be required to remedy the unauthorized changes.

2.8 FINAL INSPECTION BY DRC

Upon completion of construction and prior to requesting a Certificate of Occupancy (CO) inspection by the City of Durango, the DRC will verify that the building, landscaping, signage, and all appurtenances were built in substantial compliance with the approved design and all of the prior DRC approvals.

2.9 APPEAL PROCESS

The DRC has the final authority on matters related to the Design Guidelines. Applicants have the right to appeal a DRC decision based on applicable procedural or design related matters as outlined in the Design Guidelines. An applicant may appeal the decision of the DRC to the Master Association Board for a final decision. Applicants have the right to forward the final decision to the Municipal Court as necessary.

Appeals of DRC decisions on public improvement projects shall be forwarded to the City Council as necessary as defined in Section 8.07 of the Development Agreement.

The City staff shall submit all plans for City improvements within the Project to the DRC, which shall in a timely manner make findings or recommendations regarding the consistency of such plans with the Design Guidelines. In the event that the DRC determines that such a plan deviates materially from the Design Guidelines, the DRC shall so notify the City staff in writing. If the City staff disagrees with such a finding or otherwise wishes to proceed with the City improvements without conforming to the DRC's recommendations, the City staff shall first submit the matter to the City Council. The DRC shall be permitted to attend such meeting and present its position to the City Council, whose decision on the matter shall be final.

2.10 CALL-UP PROVISION BY CITY OF DURANGO

The DRC decisions and/or procedures may be called-up by the City of Durango Community Development Director if a specific DRC decision represents a major alteration of the design principles and procedures as outlined in the Design Guidelines. Prior to any call-up provision, a written notification must be provided by the City Community Development Director to the Three Springs Planning and Design Director citing the specific reasons for such a call-up recommendation. A written notification 'call-up' for a specific project or procedure shall be directed to Three Springs Planning and Design Director prior to the City initiating any relevant appeals process. The Planning and Design Director shall report to the DRC with a follow-up as necessary to the applicable RA or MUA Board prior to any action with the City of Durango. Any further required 'call-up' appeal shall be directed to the City Council as necessary.

3.0 UNIVERSAL DESIGN PRINCIPLES

3.1 DEFINING THE STREETSCAPE

Principles
Buildings physically define streetscapes while encouraging neighborhood sociability. Street tree types and locations are defined to create variety and interest and establish neighborhoods as unique places.

Guidelines
Each streetscape should have a unique character.

Standards
a. Special attention shall be given to the mix of architectural styles in creating streetscapes.

b. Streetscapes shall be visibly pleasing in terms of scale, proportion, pattern, balance, material composition, and color scheme.

c. Streetscapes shall respond to the public and private realm while creating a safe and comfortable environment for the pedestrian.

d. Streetscape design shall include pedestrian amenities such as seating areas and human-scaled architectural detailing and materials.

3.2 PEDESTRIAN ORIENTED DESIGN

Principles
The Three Springs neighborhoods, districts, and urban centers are designed to encourage walking. Green space is within walkable distances from all residences. Inviting, visually interesting building facades, street-oriented entries, and human scaled detailing provide active pedestrian thoroughfares, neighborhoods, and districts.

Guidelines
Elements that provide some shade such as trellises, awnings, arcades, or plantings are encouraged.

Standards
a. Streetscapes shall be designed with attention to detail and human-scale proportions.

b. Design elements such as entries, windows, lighting, railings, and landscape plantings shall be provided along the streetscape.

c. Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.

d. Passageways and alleys shall be designed as a part of the pedestrian circulation element. These corridors shall be well maintained and designed to be functional yet interesting spaces.

e. Refer to the Three Springs Codes and Standards for Thoroughfare Standards.

3.3 PUBLIC TO PRIVATE REALM TRANSITION

Principles
Buildings, entries, curb-to-entry hardscape, architectural and site elements should define and enhance the character of the streetscape.

Guidelines
a. Residential front entries elevated from thoroughfare grade are encouraged.

b. Inviting and functional outdoor living spaces are encouraged.

c. Design elements should include landscape walls, stairs, railings, lighting, street furniture, signage, and paving materials.

Standards
a. Special attention shall be given to the layering of design elements from curb to entry.

b. The transition space between thoroughfare and building shall be designed with careful attention to detail, human scale, landscape, and character.

3.4 BUILDING RELATIONSHIPS

Principles
Each building has a thoroughfare presence that contributes to the character of the neighborhood or district.

Guidelines
Buildings that form a thoroughfare, square, or special intersection should relate to each other through color, material, and form.

Standards
a. Special attention shall be given to the orientation and composition of buildings and their landscape features.

b. Special attention shall be given to the scale relationships and horizontal alignment of architectural features of neighboring buildings.

c. At important intersections and entries to neighborhoods and districts, emphasis on building corners and architectural elements is required.

d. Buildings on corner lots shall address both thoroughfares with thoughtfully designed architectural features, materials, and colors.

e. Buildings on corner lots shall be located to create a physical presence on the corner by including plazas, landscape features or other means.

f. When framing and terminating views, buildings shall use thoughtfully designed architectural features.

3.5 BUILDING FORM AND MASSING

Principles
Within neighborhoods, building forms, massing, and scale play key roles in developing design continuity and defining streetscapes. The articulation of roof forms and building elevations in terms of proportion, design style, and texture provides the foundation for visual interest and variety along the thoroughfare.

Guidelines
a. Variation in the form and massing of buildings along a thoroughfare are encouraged.

b. All buildings should emphasize at least one primary architectural massing element with supporting secondary forms.

c. Building mass should be suitable relative to both lot size and setback requirements.

d. Combinations of one and two story building forms are encouraged to promote visual interest.

Standards
a. Variation in building massing shall be designed based on the block configuration.

b. Neighborhood plan diagrams and block face elevations are required to clearly define proposed building form and massing.

3.6 ADDITIONS OVER TIME

Standards
a. Additions over time that may affect the overall mass and form of the neighborhood shall be addressed through the normal Design Review Process on a case-by-case review.

b. Additions shall be designed to preserve or enhance the streetscape character through compliance with architectural and blockface standards.

c. Expansion and/or additions to building floor plans and elevations that result in additional building square footage and increased lot coverage will require City of Durango Code Compliance, DRC review and approval, and applicable Building Permits as required prior to any construction activities on site.

d. Conversions or remodeling of an existing garage to an ADU will require a Special Use Permit through the City of Durango and review and approval by the DRC.

4.0 RESIDENTIAL (SINGLE-FAMILY AND MULTI-FAMILY)

The Residential Architectural Standards have been established to guide the Architect and home builder in establishing architectural authenticity and understanding general design expectations within Three Springs. Each building within Three Springs should have well developed exterior architecture that promotes the streetscape.

4.1 OVERALL DESIGN APPROACH

Guidelines
a. Establish a signature of quality that should be evident to residents and visitors.

b. Create overall harmony within the neighborhood that should not place unnecessary constraints on a designer's creativity.

c. The home design should seek a middle ground between monotonous repetition of elements and the chaos of too many forms, materials and colors.

d. The architectural character should be present-day interpretations of traditional architectural styles as defined in Section 4.7 – Evolving Styles.

e. The home design should create the overall architectural character of Three Springs by utilizing the principles of authenticity, simplicity and consistency as the basis for design decisions.

f. Authenticity. Individual buildings should not mix competing architectural styles together. The buildings should employ design elements and details derived from and appropriate to a single architectural style.

g. Simplicity. Design elements should be articulated to the extent that they can be easily understood and care should be taken so that design elements do not overly compete with one another for attention.

h. Consistency. Key design elements and details should be applied in a consistent manner on all elevations of an individual building.

4.2 ADJACENCY OF DESIGN

Guidelines
a. A mix of architectural styles, massing, and form are encouraged throughout each neighborhood and within each block.

b. Front yard building setbacks should be staggered to add diversity to the streetscape.

c. Design of the homes shall be varied to create visual interest. The variations in design shall include the following:

- Variation in the elevations
- Variation in the exterior wall color scheme & materials
- Variation in the massing and composition of the home
- Variation in the floorplan
- Variation in the porches

Standards
a. Repetitive design is prohibited.

b. Each Block Face shall contain at least three (3) different elevations of architectural style. The same elevation shall not be used unless separated by at least two (2) or more full lots. The same elevation shall not be built directly across the street.

c. No two (2) color schemes shall be placed side by side or across the street from each other.

4.3 RESIDENTIAL ARCHITECTURAL STANDARDS

Guidelines
a. Each single-family home and multi-family building should have high quality, well detailed exterior architecture that promotes neighborhood variety and visual interest.

b. Row houses, apartment buildings and their landscaping should physically define the edges of thoroughfares and public spaces as places of shared use.

c. Repeating or concentrating architectural styles or limiting the number of styles on a streetscape around a park, plaza, or within a multi-family complex is encouraged to create distinct and special thoroughfares as approved by the DRC.

d. The front elevations of buildings shall provide a balance between the repetition and variety of architectural elements such as entries, porches, windows, bays, dormers and cornices.

e. Multi-family buildings should possess an architectural character that is

comfortable with and familiar to Durango, with features such as simple roof forms and repeating elements that are practical and simple, yet decorative.

f. Each dwelling should be individually expressed yet cohesively contribute to the character and design of the building.

g. Multi-family buildings should have three horizontal divisions: "base," "middle," and "top." However, distinctive corners, entries, and other architectural features that respond to the building's context may break the pattern to allow for emphasis.

h. Usable porches, terraces, and upper level balconies are encouraged to activate the thoroughfare.

Standards
a. All elevations shall have at least one horizontal offset or a significant change in roofline.

b. Building elements such as porches, columns, windows and bays shall be used to articulate the exterior design.

c. The architectural character shall be present-day interpretations of traditional architectural styles as defined in Section 3.7.

d. All building elevations shall have similar architectural expression to that at the front elevation. (four-sided architecture).

4.3.1 MATERIALS AND COLORS

Guidelines
a. When used at residential corner lots, full masonry front and side elevations are encouraged.

b. When brick is used, full brick buildings are encouraged.

c. Masonry should be used to promote building character and style authenticity.

d. Cladding materials with varying textures and depths should be used.

e. Special attention shall be given to transitions between masonry and other wall cladding materials, to transition location, and to detailing that is consistent with the architectural style.

f. The color palette should be sympathetic towards Durango's historic neighborhoods and natural settings.

g. Visual interest should be created along the streetscape by using a variety of architectural styles and corresponding color palettes.

h. Different shades of the same color create visual interest on an elevation.

Standards
a. Materials shall contribute to the creation of attractive and varied elevation designs. The materials shall be used in a way that they do not appear simply added.

b. Appropriate exterior wall materials shall include: stone, brick, stucco, painted or stained wood siding, and stained cedar shingles

c. Stucco shall be composed of cement with integral color. Smooth sand finish is preferred. Alternative stucco textures may be approved by the DRC.

d. Wood or cement-based siding patterns shall be clapboard with a maximum of five inch (5") spacing, drop siding or board and batten, and shall be painted or stained.

e. All masonry applications shall be properly detailed and shall appear to be load bearing, no "floating" stone.

f. Homes that employ masonry on the front elevation shall be a minimum six feet (6') or an inside corner on the side elevations.

g. Plywood simulating the above materials is prohibited.

h. Vinyl or aluminum siding is not permitted.

i. Façade materials shall extend within six inches (6") of the ground plane to fully cover exposed foundation walls, including those on walk-out and garden-level homes.

j. Homes shall use heavy, visually solid foundation materials, transitioning upwards to lighter cladding and roof materials.

k. The number of wall materials used on an elevation shall be limited to a maximum of two (2) and be selected in accordance with the architectural style of the building. These are in addition to foundation materials or coverings.

l. Vertical material changes are discouraged and shall occur at logical articulations of the building wall, typically at inside corners.

m. Buildings shall typically express three main colors: roof, main body exterior walls and trim elements. Limited use of a fourth color as an accent is permitted to create greater visual interest, identity and individuality.

n. Strong colors shall be muted shades or tints of the pure hue.

o. Highly saturated colors shall be used sparingly, as accents only.

p. Vertical color changes shall occur at an inside corner. Horizontal color and material changes shall occur at massing articulations, a floor line, gable end, or a significant trim band.

q. Coordinate building wall colors with roof colors.

4.3.2 ROOF FORMS, MASSING, AND DORMERS

Guidelines
a. Houses with habitable space within the primary roof are encouraged.

b. Dormers are a projection from a sloping roof that contains a window. Dormers appropriate for the architectural styles are encouraged.

c. Roof forms and dormers should accentuate a building's architectural style and contribute to the overall streetscape rhythm and aesthetic.

Standards
a. Primary pitched roofs shall be covered with asphalt shingles, asphalt/ fiberglass shingles, high profile composition shingles, slate, concrete tile, ceramic tile or metal roofing. Flat roofs shall be commercial type roofing material.

b. Roof overhangs shall be designed to respond to passive solar requirements as appropriate for seasonal/climatic conditions and architectural style.

c. Roof forms and pitches shall be appropriate for the architectural style.

d. Penthouses and decks are permitted.

e. Roofs shall consist of one primary form in combination with complementary secondary forms.

f. Secondary forms shall include dormers, bays, cross gables, hips and porch roofs.

g. Roof overhangs, fascias, soffits, and eaves shall be detailed and scaled appropriately for the architectural style of the house.

h. Gutters and downspouts shall be constructed of painted galvanized metal, painted aluminum or copper. Other durable alternatives shall be approved by the DRC.

i. Solar panels shall be co-planar with the roof.

j. The architectural style of dormers and their related windows, trim, and roofs shall be consistent with the architectural style of the house.

k. Roofs shall be designed to avoid snow shed outside of the property line.

4.3.3 BAYS AND PROJECTIONS

Standards
a. Second story bays and projections shall be supported by an architectural element.

b. Bays, projections and related brackets, trim, and materials shall be consistent with the architectural style of the house.

c. Projected elements such as bay windows shall be integrated with the main house in terms of materials, textures, proportions and colors.

4.3.4 DOORS, ENTRIES, WINDOWS, AND TRIM

Guidelines
a. The location, height, and orientation of windows should be placed to enhance the interior spaces and functions and the overall building character. Consider adjacent building's window locations when designing side window placement.

b. Proportions and forms of window and door openings should reflect human scale and complement rooflines and building eaves.

c. Divided light windows are encouraged.

d. Front porches should serve as outdoor living spaces and provide social

connections to the thoroughfare.

e. Entries should be either appended or recessed.

f. Front porches, patios, and courtyards are encouraged to activate the streetscape.

g. Entry design should aim to provide a graceful transition between the public and private realms.

h. Glazing at entry doors with windows, transoms and sidelights with embellished trim are encouraged.

i. Doors and windows should have stylistically defined top, bottom, and side trim. This trim should be consistent on all four (4) sides of the home.

j. Doors and window proportions and composition should reflect the architectural style of the home.

k. Recessed windows in stucco or masonry facades create building mass, depth, and visual interest.

l. Energy efficient windows with low E glazing are encouraged.

m. Provide adequate frieze board at the transform of the eave to facade. Width may vary per architectural style.

n. Horizontal sliders are not encouraged.

Standards
a. Window types, proportions, trim, and their composition shall clearly reflect the architectural style of the home.

b. Permitted window types include: double-hung, single-hung, casement, awning, fixed, and slider.

c. Exterior shutters shall be proportionally sized to window height and width and match the architectural style.

d. Trim treatments for arched and other special windows shall be consistent with standard window trim.
e. Mirrored or highly reflective glazing is not permitted.

f. Panes shall be of similar proportion throughout the building.

g. Specialty windows, such as arches, half rounds, quarter circles, diamonds and rounds shall generally be limited to one per elevation and two per building, unless the repetition of the window shape is required to express a specific architectural character.

h. The scale, style, color, and detailing of entries and front doors shall reflect the architectural style of the home.

i. Sliding glass doors are not permitted on front elevations.

j. Entries shall be scaled in proportion to the size of the building.

k. The scale, style, color, and detailing of entries and front doors shall reflect the architectural style of the building.

l. French doors are permitted on all elevations.

m. Window and door trim shall be appropriate to the surrounding materials.

n. Stone veneer headers may vary per architectural style. Heavy timber headers, stone or pre-cast lintels and brick soldier courses are all acceptable.

o. Stucco headers may vary per architectural style. Stucco trim surrounds, 2x wood trim board, rough sawn timber headers, stone lintels and brick soldier courses are all acceptable.

p. Window sills and lintels over doors and windows shall be expressed with a load-bearing detail that employs stone, steel, and/or brick header coursing such as rowlock, soldier, sailor or similar decorative treatment.

q. On lap siding applications, corners shall be trimmed with a minimum of four inch (4") trim board.

4.3.5 CHIMNEYS

Guidelines
a. Chimneys should punctuate rooflines and add architectural interest.
b. Proportions and materials should give chimneys a substantial and stable

appearance.

c. Gas fireplace box-outs on the exteriors of buildings should run vertically to meet the roofline, and not offer the appearance of mechanical equipment "tacked on" to the side of a structure.

Standards
a. Chimneys must have a foundation and shall not be cantilevered.

b. Wood burning fireplaces are not allowed in Three Springs.

4.3.6 MECHANICAL SYSTEMS AND PLAY STRUCTURES

Standards
a. Plant clear zones with small shrubs or groundcovers to allow utility companies access for maintenance.

b. Utilities shall be screened from thoroughfare view by either screen walls that extend a minimum length of five feet on either side of the utilities or located behind side yard fencing.

c. Large flues, HVAC equipment, swamp coolers, satellite dishes, play structures, hot tubs and similar appurtenances shall be placed and screened in order to have no visual impact on the view from the street.

4.3.7 PORCHES AND ENTRY CHARACTER

Guidelines
a. A variety of porch sizes and details are encouraged which complement the architectural character of the building.

b. Porches are encouraged to be level and continuous with the finish floor of the home.

c. Porch steps should be constructed of wood, masonry, or concrete. Exposed concrete on porch foundations should be minimized.

d. Homes on street corners shall be located to create a physical presence on the corner. Front porches that wrap around the side street frontage are encouraged.

Standards

a. All residences shall have a primary entrance that includes a porch or covered entry that is visible from the thoroughfare.

b. Porches shall be a minimum of sixty square feet (60 s.f.) and a minimum of six feet (6') deep.

c. Each porch element shall be designed with clear articulation of the deck platform, railings, columns, header trim surround, porch ceiling, soffit, fascia, gutter and roof.

d. The area beneath the porch shall be enclosed with skirting material consisting of masonry, wood boards, or lattice. When a cast in place concrete foundation is used for the front porch, minimize the exposed area of concrete.

e. Porch columns shall be exposed wood or metal posts or have wood siding, stucco, stone or brick finish applied over structural elements.

f. Double height entrances are not permitted.

g. Second story front or side porches are allowed.

h. Porches should be raised above the grade of the sidewalk to provide a formal pedestrian transition into the home.

i. Porches on multi-family dwellings shall have a minimum depth of six feet (6').

j. Columns, piers, railings and posts shall reflect the architectural style of the home.

4.4 SINGLE FAMILY RESIDENTIAL ACCESSORY DWELLING UNITS (ADU)

Guidelines
ADUs should activate the alleyscape.

Standards
a. ADUs shall clearly reflect the architectural style of the principal building.

b. ADUs are allowed over two and three car garage structures only.

c. Carport extension shall be covered by open balcony deck only.

d. Exterior or interior stairways for access to the ADU are allowed.

4.5 GARAGE REQUIREMENTS

4.5.1 SINGLE FAMILY

Guidelines

a. Two types of garage configurations are available for single-family detached houses: detached or attached. Garages may be front-loaded, alley-loaded, or side-loaded and in two-car, three-car, one-car plus a carport or two-car plus a carport configurations.

b. The guidelines and standards apply to both public and private alleyways as necessary.

c. Garage proportions should demonstrate human scale and not dominate or overwhelm the alley or streetscape.

d. Incorporate second story building components and detailing to create visual interest and reduce garage dominance on front-loaded lots.

e. Provide second-story dormers and gable ends to de-emphasize the garage if appropriate to the style of architecture.

f. Provide house and garage building orientation to create parking courtyard enclosure.

g. Garage doors located at a right angle to the street are encouraged.

h. Garages located to the rear of the house either as a detached structure or as a part of the house are encouraged.

i. Garage doors facing the street are encouraged to have windows.

j. Front-loaded garage doors should be recessed to create depth and stability on front-loaded lots.

k. Alleys should be designed to have utilities on one side and trash pick-up on the other.

l. The width of a front loaded garage should not dominate the front elevation of the dwelling.

m. Split bay doors are encouraged.

n. Avoid excessive “freeboard” above the garage door. When possible, drop the plate height of the garage to minimize the “freeboard”.

Standards

a. Garages and/or carports accessed from the street shall comprise less than or equal to 50% of the building’s overall facade facing the street. In the case of lots that front on more than one street right of way, only the facade facing the same street as the garage doors shall be counted towards the 50% ratio.

b. The maximum detached garage sizes are as follows:

- 2-car garage: 624 sf (24’ x 26’)
- 3-car garage: 864 sf (24’ x 36’)

c. The maximum attached garage sizes are as follows:

- 2-car garage: 26’ wide
- 3-car garage: 36’ wide

d. Garage detailing shall have visual interest using similar materials to the principal building.

e. Garages and/or carports shall match the principal building in architectural style.

f. Three-car garages are allowed on a limited basis, with a fifty percent (50%) maximum per block.

g. Two-car garages with covered (or non-covered) carports are allowed.

h. The garage roof shall be integrated with the home’s main roof by using similar roof forms, slope and massing.

i. Use deep trim, wide roof overhangs, decorative beams and brackets, clapboard siding, and paneled garage doors shall be used create texture, shadow lines and depth as appropriate to the architectural style.

j. The elevation of the home shall be designed to mitigate the impact of the garage along the street by varying the location and orientation of garages.

k. Side loaded garages shall have windows located on the front street facing

elevation and shall be faced with the same predominant materials as the principal building.

l. On front loaded three car garage applications, the plane of one of the garage doors shall be set back at least two feet (2') further from the street than the wall plane of the first two garage doors.

m. No garage shall be converted to living space unless an alternative garage is constructed and/or two on site parking spaces are provided.

4.5.2 MULTI-FAMILY

Guidelines
a. The design of the alleyscape environments should serves to unify neighborhoods while providing vehicular access to multi-family dwellings. Two types of garages are available for multi-family dwellings: detached or attached.

b. Alleyscapes should have variety, rhythm, and pattern in terms of materials and detailing.

c. Driveways where applicable should be perpendicular to the alley.

d. Alleyscapes should be appropriately fenced and landscaped.

Standards
a. Garages shall meet all setback and square footage requirements.

b. The architectural style and detailing of garages and/or carports shall be consistent with the principal building's architectural style, colors and materials.

c. Placement of service equipment shall be designed to be as unobtrusive as possible.

4.6 ARCHITECTURAL CHARACTER

Architectural character is defined by those special physical characteristics of a building or place such as a neighborhood thoroughfare that sets it apart from other buildings or thoroughfares and its surroundings and contributes to its unique individuality.

The success of the Three Springs Neighborhood will be measured in part by the diverse architectural character that is expressed throughout the community. Each dwelling comprising the neighborhood thoroughfare shall be designed in context realizing that building massing and scale, front setback and porch orientation, roof lines and dormers, and architectural character all contribute to the neighborhood thoroughfare expression. Architects, builders, and developers are encouraged to carefully combine a variety of appropriate architectural styles to create neighborhood thoroughfares that are unified in character, yet allow for variety and interest. Each dwelling and neighborhood thoroughfare should be developed to create a new pattern of architectural character whenever possible.

Architectural character can contribute by:
- Creating interest and diversity (housing and style mix)
- Instilling a sense of character
- Establishing neighborhood thoroughfares and blocks as uniquely different

Historic architectural styles should be interpreted in a manner to ensure that the design of each building or house is unique in character, specific to the site, and contributes to the overall community. The unifying theme for all styles is high quality in design, materials, and workmanship.

A concentration of a particular architectural style may be encouraged to create special blocks or green courts. However, the integration of appropriate styles and elevations within each style may also contribute to the interest, form, and massing of a particular thoroughfare, boulevard or green court.

The architectural styles identified for the Three Springs neighborhood are determined for their critical relevance to the Durango and Southwest Colorado region. The collection of Western Regional Styles selected for Three Springs is based on vernacular and architectural styles consistent with Durango's history and climate. Each style contributes to the rich vernacular of the region and as such should be incorporated and emulated as appropriate for each neighborhood in a distinct way.

The architectural styles that have been identified for Three Springs include:
- Craftsman
- Prairie
- High Country Farmhouse
- Colorado Contemporary
- Northern New Mexico

4.7 EVOLVING STYLES

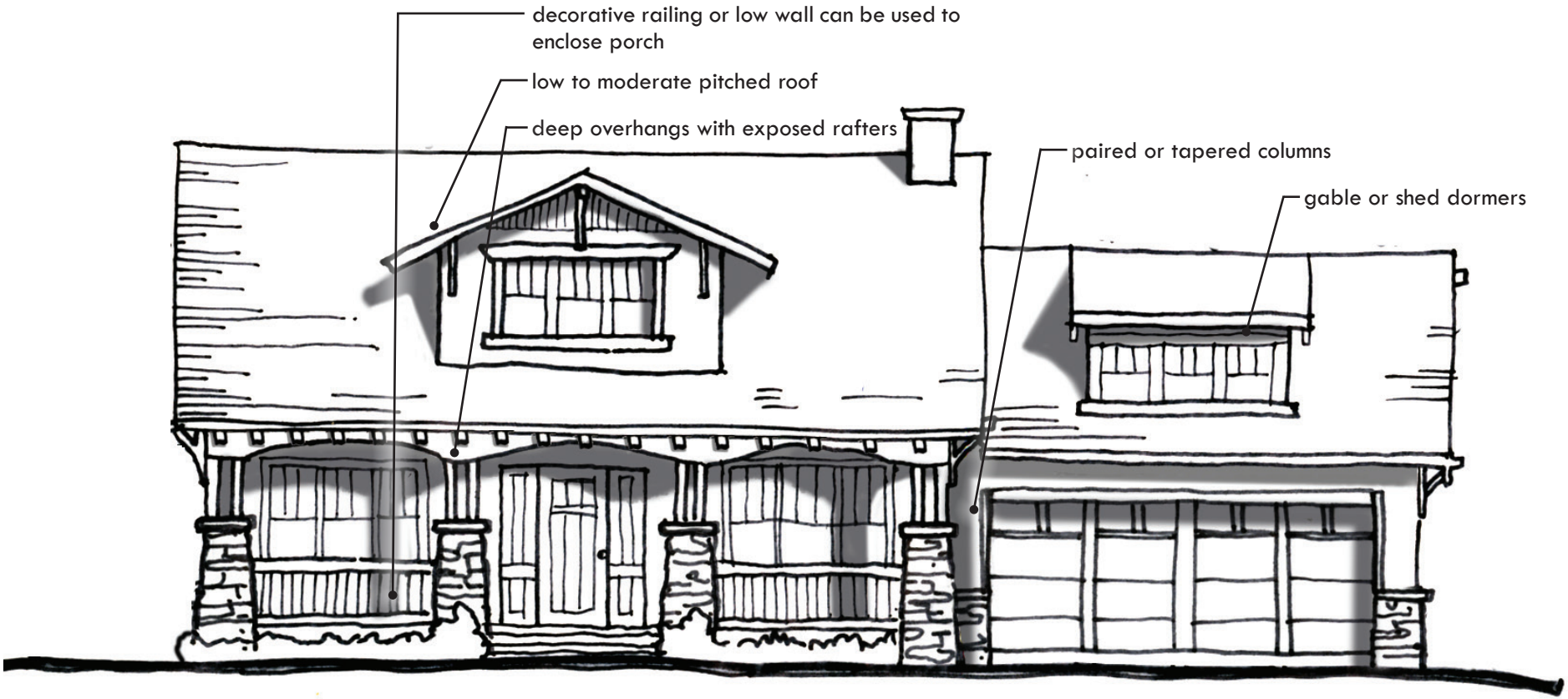
As the Three Springs Neighborhood evolves over time, it may be necessary to introduce new architectural styles or reintroduce traditional details in a manner consistent with the new style approach. The newly evolved styles must adhere to the overall Three Springs Neighborhood vision and be built according to the principles described in these guidelines. All styles must be approved by the Three Springs Design Review Committee (DRC).

Excellent design that does not meet the architectural styles identified for Three Springs may be acceptable per DRC approval. Not all design that does meet the architectural styles identified for Three Springs may be accepted as determined on a case by case basis.

The following photographic images may not completely adhere to all design guideline requirements. The intent of these images is to illustrate the general desired character of the neighborhood.

4.7.1 CRAFTSMAN

The Craftsman style was a dominant style in the early 20th century, especially for smaller homes. Originating in Southern California, the Craftsman style spread throughout the country in pattern books and magazines used by builders. The style celebrates the expression of structural elements with wide overhanging eaves, bracket detailing, and substantial columns.



Guidelines

- Large single story front porches
- If dormers are used, they should have gable or shed roofs
- Cut in dormers are encouraged
- Square, tapered upper columns resting upon a more massive stone or brick base that extend to the ground are encouraged
- The base of the structure should be emphasized with heavier materials such as stone or brick
- Decorative triangular knee braces in gable ends, decorative wood patterns are often above the porch area in the pediment
- Opportunity for decorative shingles at gable ends
- Embellished trusses at apex of gable roof
- Rafters ridge beam and purlins are usually exposed and extend beyond the wall and roof
- Bands of dentils can enhance a flat soffit
- Bay windows are encouraged

Roof Standards

- Roof type: symmetrical gable or symmetrical hip
- Roof pitches: 4:12 to 8:12
- Overhangs: 16” to 30”
- Soffits: Raked and/or exposed rafter tails.
- Gable braces are required.

Windows Standards

- Primary windows - single, paired or triple
- Window pane pattern 3 over 1, 6 over 1, 4 over 1
- Primary windows - single or double hung

Porch/Entry Standards

- Porch shall have a gable or shed roof
- Decorative columns
- Porch posts sit on a built up base (min 12” x 12” railing height)

Material Standards

- Permitted wall cladding: siding, board-and-batten, shingle, stone, brick, and stucco
- Permitted roof materials: composition shingle

Typical Craftsman multi-family

Typical Craftsman house

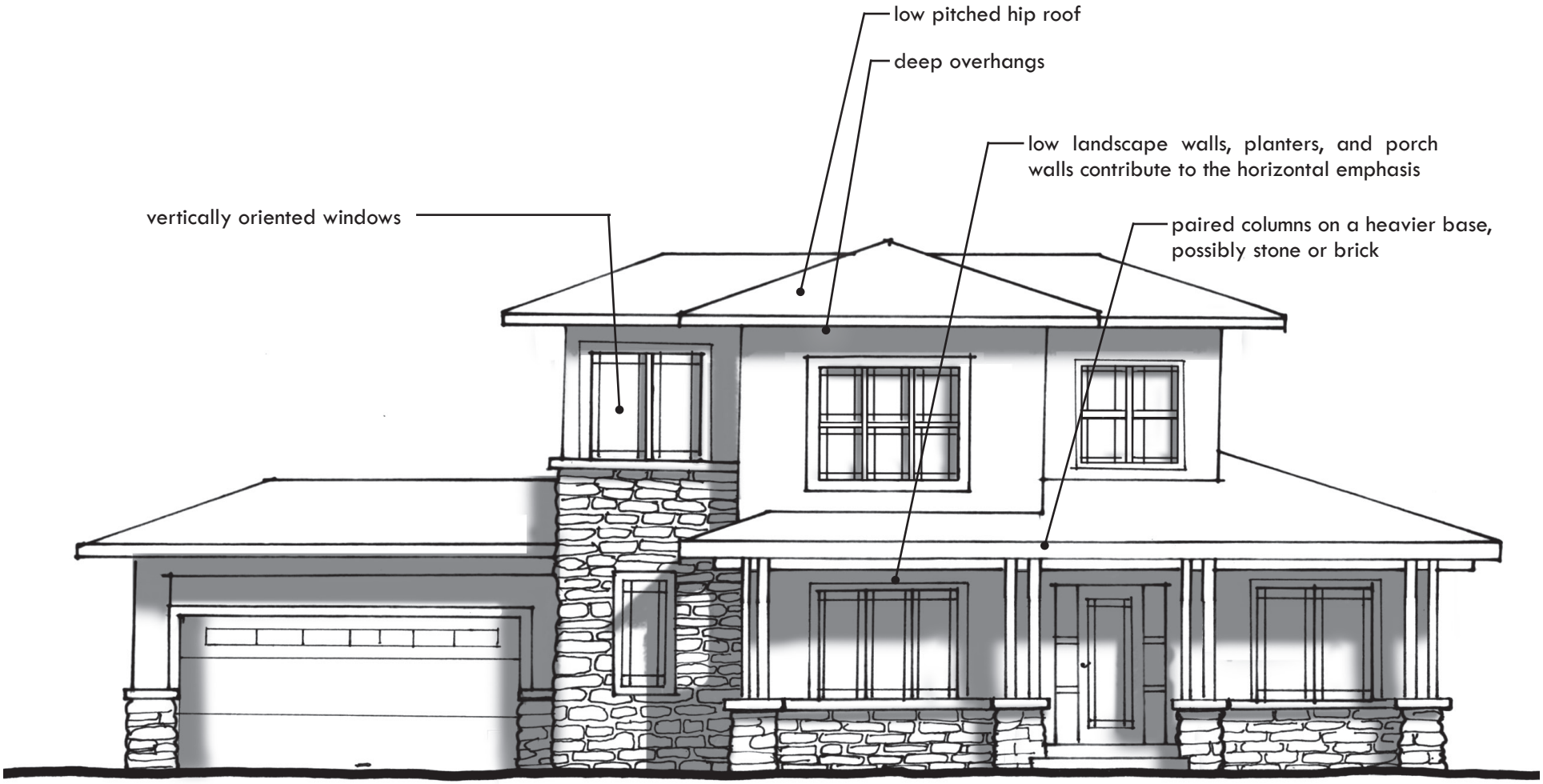
Typical Craftsman house

Decorative triangular knee braces

Columns

4.7.2 PRAIRIE

The Prairie style is an indigenous American style, created in the early 20th century in Chicago by a group of architects know as the "Prairie School." Frank Lloyd Wright was the acknowledged master of Prairie architecture and has provided many landmark examples. The style is characterized by low pitched, hipped roofs, wide overhanging eaves, and a symmetrical primary elevation.



Guidelines

- Horizontal emphasis on massing and decoration
- Predominately two-story with single-story wings
- Large single-story front porch with roof supported by substantial columns
- Windows are often grouped in continuous bands.
- Front facing, through-cornice or standard dormers are encouraged
- Dormers, usually with a gable or hip roof
- Contrasting wall materials or trim shall emphasize the upper part of the second story

Roof Standards

- Roof type: symmetrical hip
- Roof pitch: 3:12 to 5:12.
- Overhang: 24" to 36"
- Soffit: flat

Windows Standards

- Symmetrically placed doors and windows
- Windows shall be squared or vertical in proportion, single or "ganged"
- Decorative upper sash divided light pattern
- Primary windows to be single hung, double hung or casement

Porch/Entry Standards

- Substantial porch columns and piers, typically square or rectangular.
- Porch columns to be wood, (min 6"x 6"), stone, or brick.
- Porch shall have shallow hipped roof

Material Standards

- Permitted wall cladding: siding, brick, stone, and stucco
- Permitted roof materials: composition shingles

Typical Prairie house

Typical Prairie house

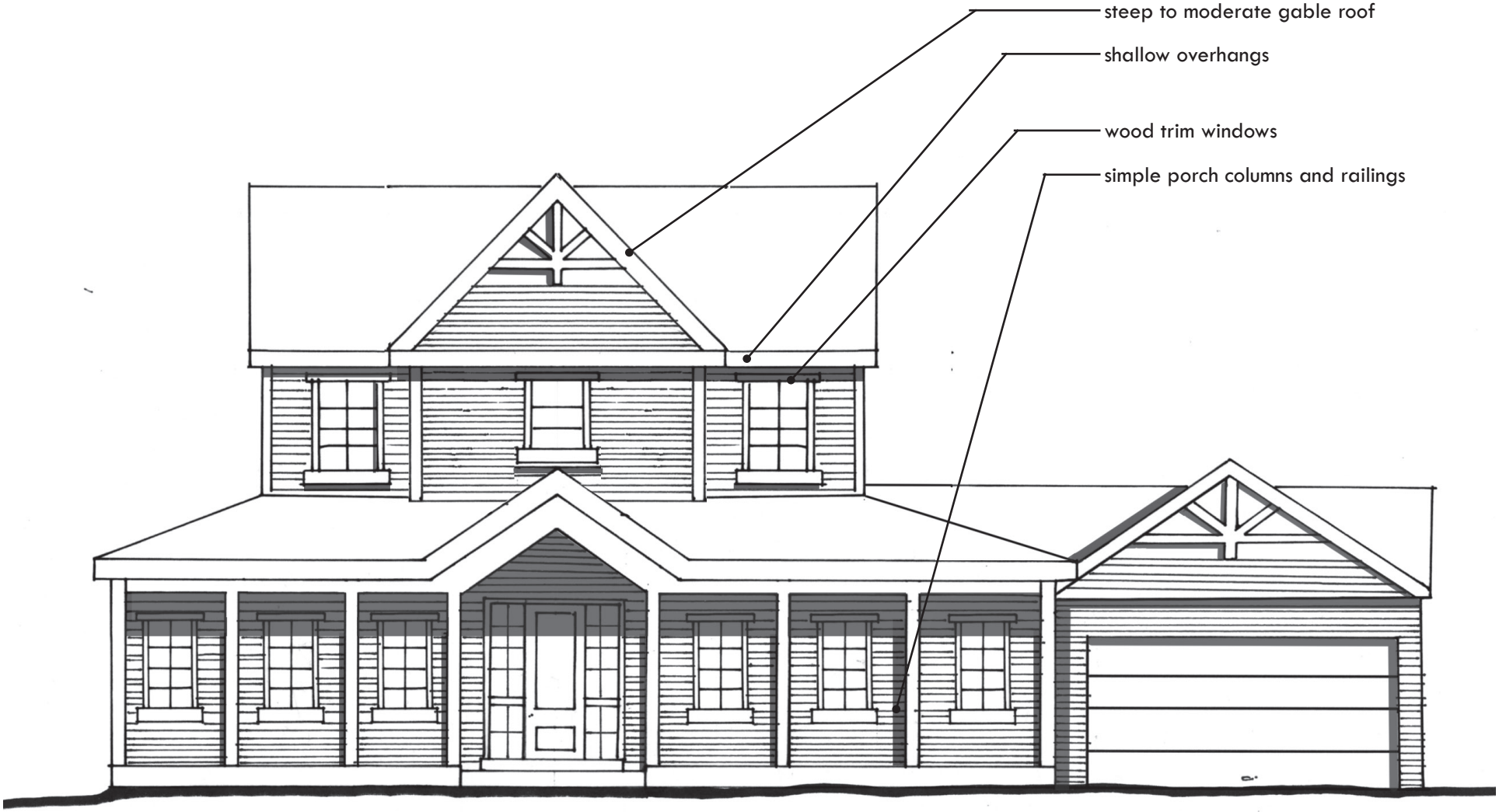
Hipped roof dormer

Deep overhang with flat soffit

Typical Prairie house

4.7.3 HIGH COUNTRY FARMHOUSE

The farmers and ranchers of the western frontier built homes with materials on hand to provide shelter from often rigorous climactic conditions. The High Country Farmhouse style has the feel of an original simple farm homestead that has been added onto as need arose, but reconfigured for the way people live today. The style is characterized by a basic two-story main house and the use of simple building materials.



Guidelines
- Basic one or two-story main house massing with wings, porches, dormers, and material changes to imply growth over time.
- Utilitarian style that is simply detailed and understated
- Partial-width, full-width or wrapped front porches
- Front porch serves as an outdoor room
- Bays and projections detailed and roof to match style characteristics

Roof Standards
- Roof type: symmetrical gable and shed
- Roof pitch: 6:12 to 12:12
- Overhang: 12" to 24"
- Soffit: Raked or open
- Varied roof heights

Windows Standards
- Windows are typically symmetrically stacked
- Window pane pattern 1 over 1, 2 over 2
- Simple window trim
- Paired windows with mullion division
- Simple divided light
- Primary windows - single or double hung

Porch/Entry Standards
- Prominent front door, welcoming entry
- Simple porch posts, braces, and railings

Material Standards
- Permitted wall cladding: siding, board-and-batten, stone, and brick
- Permitted roof materials: composition shingle, flat concrete tile, and metal

Typical Farmhouse

Typical Farmhouse multi-family

Typical Farmhouse

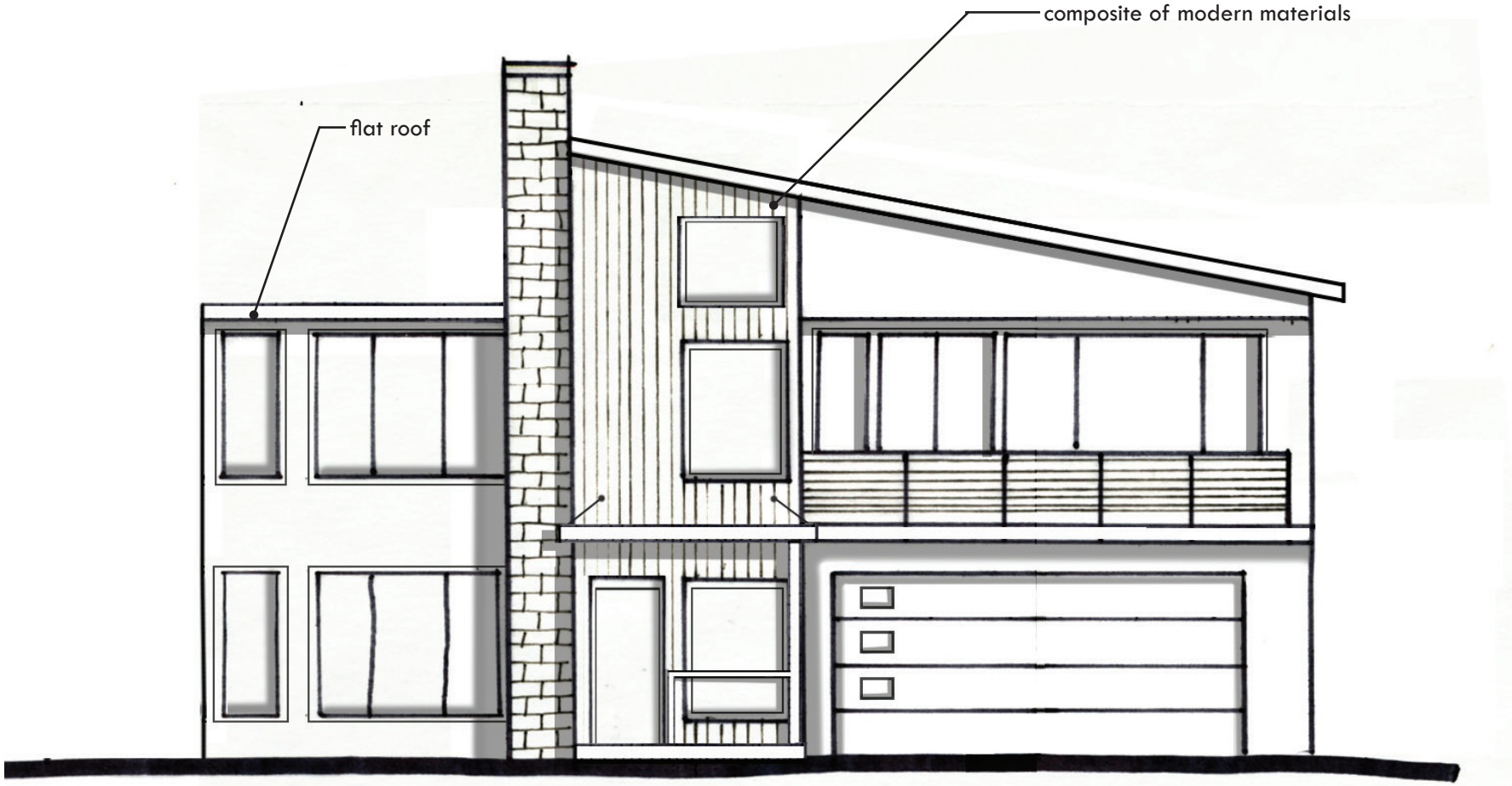
Gable detail

Typical Farmhouse

Typical Farmhouse

4.7.4 COLORADO CONTEMPORARY

The Colorado Contemporary style applies to a "current" translation of a regionally appropriate historical vernacular style with modern material and technologies. This category also includes home designs that are influences by the "modernism" movement of the mid twentieth century. The modernism movement had an emphasis on clean lines, contrast, and simple yet inventive style and form. The modernism style emphasizes homes with ample windows and open floor plans. In its purest form, this style features open interior spaces that bring the outdoors in. Walls with large expanses of floor to ceiling glass are not uncommon. -The Colorado Contemporary home while modern in its style shall still compliment the street character and vision of Three Springs.



Guidelines
- Curved elements to accent roof line, windows, and entries.
- Curved, flat, or shed roofs are encouraged
- Minimal trim
- Front porches maybe covered with roof, skylights, pergola/trellis, planters, screen walls or other architectural features.
- Ample windows
- Open floor plan
- Emphasis on function of the house, form follows function
- Panes of glass are integral to the geometric composition of the house.
- Roof overhangs range from none to very deep
- thin frame and sash on windows
- Typically no divided light
- Casement awning or sliding windows
- Tower-like projection are common
- Additive massing
- Architectural shading devices

Roof Standards
- Roof type: varies
- Roof pitch: flat to 12:12
- Overhang: varies
- Soffit: varies

Windows Standards
- Large windows

Porch/Entry Standards
- Partial or full width front porches

Material Standards
- Varied palette of building materials and colors to accent massing
- Compositions of different wall cladding
- Permitted wall cladding: siding, board-and-batten, stone, brick, metal and stucco
- Permitted roof materials: composition shingle and metal
- Modern materials

Composition of different wall cladding

Typical Contemporary house

Typical Contemporary house

Typical Contemporary house

Typical Contemporary house

Typical Contemporary multi-family

4.7.5 NORTHERN NEW MEXICO

The Northern New Mexico style is a distinct architectural style with Spanish, Mexican, and American Indian influences. Traditional northern New Mexico houses are made simply with basic materials in uncomplicated forms and with limited ornamentation.

Guidelines
- Uncomplicated forms, typically linear in orientation.
- One or two story main house massing
- Typically the first floor is taller than the second
- Informal, asymmetrical massing
- Internal courtyards are encouraged.
- L-shaped or U-shaped variations to the typical linear orientation
- Additive character of wings, porches, dormers to main house massing.
- Accent windows that are arched
- Headers may be rough sawn timber, stone or stucco. Brackets may be rough sawn timber.
- Rustic chimneys with terra cotta accents
- Wrought-iron details
- Garage doors to resemble wooden doors

Roof Standards
- Roof type: gable or shed
- Roof pitch: 4:12 to 6:12
- Overhang: 16" to 24".
- Soffit: open or shallow rake

Window Standards
- Windows and doors shall be recessed from the vertical surface of the house or have trim that is raised from the vertical surface of the house (i.e. wood or stucco).
- Rectangular or arch-top casement windows

Porch/Entry Standards
- Paneled front doors, often with the upper half glazed
- Wrought-iron accents
- Rough-sawn timber accents

Material Standards
- Permitted wall cladding: stone and stucco
- Permitted roof materials: metal, tile, and shingle

Typical Northern New Mexico multi-family

Typical Northern New Mexico house

Rough-sawn wood details

Entry

Typical Northern New Mexico house

5.0 MIXED-USE AND SPECIAL DISTRICTS

5.1 MIXED-USE DISTRICTS

The Three Springs Neighborhood is defined by one existing mixed-use Urban Center (T-5 Village Urban) - The Mercado District in Village I and potentially a second mixed use Urban Center in Village II. Each district is envisioned as an active mixed commercial or residential use that allows for greater diversity, interest and character.

The Mercado District is envisioned as a gathering place where residents, workers, and visitors will be drawn to, a place to shop for everyday needs, a place to have a meal or just to take a leisurely stroll down Mercado Street with its lively streetscape.

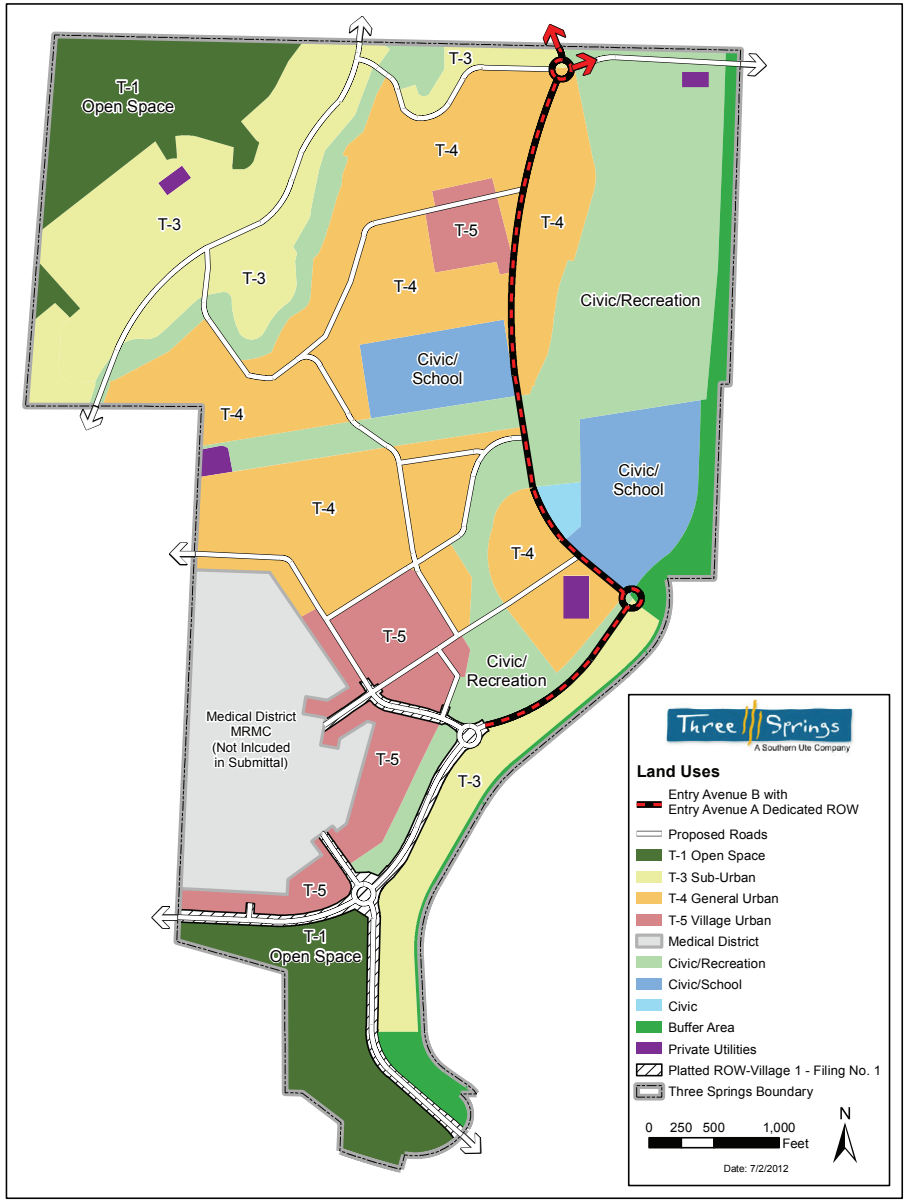
The future Village II will be smaller in scale compared to the Mercado District, but also allows for a combination and variety of uses that will add to the vitality and uniqueness typical of the Urban Center concept.

The pedestrian-friendly orientation of these Districts will provide an attractive destination for Three Springs and for the surrounding Durango area.

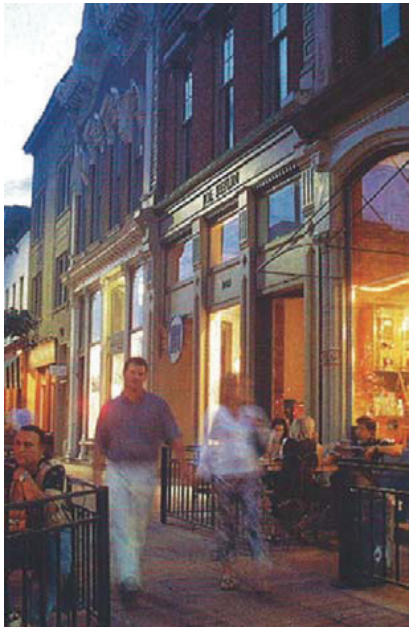
5.1.1 DESIGN PRINCIPLES

CONNECTIVITY
Three Springs aspires to raise the quality of life for its residents by presenting an environmentally sensitive and well-designed neighborhood that captures the essence of Durango. The Urban Center is an integral part of the Three Springs neighborhood and a seamless extension of the surrounding neighborhoods. The pattern of blocks and thoroughfares and the perimeter greenway provide direct pedestrian and bike connections, making it a five minute destination from planned transit facilities and most homes within the community.

WALKABILITY
Mercado Street, defined as a principle link between the Mercy Regional Medical Center and the Mercado District, is designed with tree-lined sidewalks, arcades, and awnings for promenading and outdoor dining. The network of thoroughfares leading to Mercado Street is enlivened by shops, galleries, lofts, small businesses, and row houses and transitions outward to various neighborhoods that surround the District. The Three Springs Plaza - the central civic plaza space in the heart of the Mercado District - defines the cultural



Three Springs Conceptual Development Plan highlighting Mixed-Use areas (T-5 Village Urban)



center of Three Springs and serves as a symbol of the importance of public space in the community.

CONVENIENCE

The Urban Center is intended to be convenient for residents, employees and visitors alike. A small grocery store and pharmacy is envisioned to serve the neighborhood and the hospital visitors; the grid of thoroughfares is designed to promote easy access and mobility for pedestrians as well as motorists; and a centralized supply of shared parking is provided within close walking distance of all businesses.

DIVERSITY

The Three Springs Neighborhood is far more than a place to shop or work. With its mix of apartments, condominium lofts, and offices, Three Springs is a great place to enjoy with activities or gathering places for residents, hospital visitors, and the employees who work in the area. The diversity found within an urban community in itself allows for and encourages activities and social interaction and these community components are highly encouraged in the urban center of the district.

AUTHENTICITY

Using cues from the historical architecture derived from the agricultural and high-desert culture, the Urban Center offers an opportunity to celebrate a unique character and lifestyle of the region. Authenticity, however, demands architectural solutions that embody a genuine content of economic and social diversity, accommodating people with different daily schedules. Local retailers, restaurateurs and other homegrown businesses are encouraged within the District to help instill a distinctive style unique to Three Springs.

Guidelines

a. The design and implementation of the Mixed-Use Urban Center will evolve with further participation of developers, users and tenants, architects, and designers. Prior to the review and approval of individual building projects, plans should be consistent with the overall architecture for Three Springs as the basis for subsequent building projects.

b. For buildings in and around the Urban Center, an “urban” character may be more appropriate to the neighborhood design than a historically based style. An urban style should reflect an architectural character that enhances the urban streetscape and pedestrian experience by emphasizing a variety of materials that present interesting textures, forms, colors and transparencies as required.

c. The role of the Three Springs Plaza is a daily destination within the neighborhood. The Three Springs Plaza is joined by a series of principle pedestrian connectors in the District with a variety of small, local and regional-serving office and retail uses sprinkled throughout the District. Food and specialty retail uses should anchor the Three Springs Plaza as a place for social interaction and recreation, featuring special events, dining, entertainment, and festivals that bring the surrounding community together.

Standards
a. The Three Springs Plaza will be surrounded by vertically integrated mixed-uses, including retail and customer oriented services at the ground-level and residential and/or office uses above ground-level functions, designed to promote vitality and diversity of activity within the Mixed-Use Urban Center.

b. Parking for the mixed-use areas will be centralized using a Shared Use Parking concept including a series of centralized parking lots, smaller off-street lots, and on-street parking within the Mixed-Use Urban Center. The goal is to promote the creation of a cohesive and convenient pedestrian district that will encourage the development of a finer-grained pattern of uses.

5.1.2 THE MERCADO DISTRICT

Principles
Mercado Street, Confluence Avenue, and Heritage Lane are the principal commercial and retailing thoroughfares within the Mercado District and serve as an important pedestrian promenade fronting The Three Springs Plaza. These rights-of-ways include wide tree-lined sidewalks, convenient curbside parking, and a continuous line of shop fronts. These are seen as the key place-making elements providing a strong image and identity for the Urban Center and the neighborhood as a whole. As such, the design of buildings along the edges of these thoroughfares shall be critical to the success of the Urban Center as an attractive destination.

Guidelines
a. Appropriate sustainable design strategies such as maximizing natural day lighting, energy/resource conservation, and appropriate materials selection are encouraged for application to the individual project.

b. Outdoor seating should orient toward open space to face south and west for natural solar gain and comfort.

Standards
In the spirit of 'main streets' throughout the country, buildings along Mercado Street, Confluence Avenue, and Heritage Lane will have the following characteristics:

a. A continuous frontage of high bay retail, restaurant or pedestrian-oriented uses built to the sidewalk and property line of the thoroughfare.

b. Projecting canopies, pergolas and awnings, and/or arcades and colonnades that, in addition to the street-trees, provide cover and shade along the length of the thoroughfare.

c. A pedestrian-friendly scale with the predominant building height along the thoroughfare of two to three stories, with any additional height located at the corners and stepping back from the street-front.

d. Buildings should change in architectural expression at modules of thirty feet (30') to promote diversity, interest, and a fine grained character. Valued features are ones that balance individual designs with common themes to result in a neighborhood identity.

e. Mixed-use building shall have a window-to-wall transparency ratio on the ground floor storefront of at least sixty percent (60%).

5.1.3 VILLAGE 2 MIXED USE URBAN CENTER

Buildings along the main commercial and retail thoroughfares in the Village 2 Mixed Use Urban Center shall adhere to the principles and standards listed above for The Mercado District

5.2 SPECIAL DISTRICTS

Special Districts are an integral part of the Transect defining a mix of uses within the Three Springs Neighborhood. The uses include: schools, medical campuses, Community and Neighborhood Parks, public safety uses and other Transect elements within the Neighborhood as defined in the Conceptual Development Plan (CDP) of the Three Springs Codes and Standards. Additional 'Special Districts' may be created by the Master Developer/Owner and may require an amendment to the CDP as defined.

The term 'Special District' is defined in the Three Springs Codes and Standards in association with the CDP and the corresponding organizational structure of

the Transect for the Three Springs Neighborhood. The term 'Special District' should not be confused with any other use of the term beyond the Three Springs use.

5.2.1 DESIGN PRINCIPLES

Special Districts are considered important uses and establish Three Springs as a fully integrated community. The planned 9-R School District middle and elementary schools provide essential learning and social institutions located in close proximity to the neighborhood. The Mercy Regional Medical Center - while not regulated by the Three Springs Design Guidelines - provides a major employment function promoting a diverse range of social and economic layers to the community contributing to the well-being of the residents of Three Springs with immediate health care services and a variety of health-related support services as well. In addition, the Community and Neighborhood Parks provide important social, health and environmental benefits that serve to improve the quality of life for residents, visitors and employees of the Neighborhood.

Special Districts also provide for public safety services including police, fire facilities and emergency support services, not only for the Three Springs Neighborhood but for the greater Grandview region as well. Each of these development types are accounted for in the Neighborhood and are expected to meet the same guidelines and standards as defined in this document.

Special Districts are considered unique lot types in that they typically accommodate single-uses. It is important that these lot types adhere to the same principles of design to ensure compatibility and integration throughout the community. Examples of this are the 9-R School District middle and elementary schools that will occupy separate sites in the Neighborhood. The design principles of site design, compatible architecture and sustainability continue to apply to ensure a seamless connection between the schools and their neighborhood setting.

Special Districts, particularly civic buildings, shall be designed to create a distinctive form and presence that will reinforce community identity and enhance the public realm of the neighborhood. The building types and associated uses within Special Districts serve a distinctively different function than other buildings and uses in the neighborhood. Each use shall retain a unique individual identity while integrating the principles of Traditional Neighborhood Development design principles. The design of the civic and social uses should promote and celebrate the character of the neighborhood and support the quality of life of users, employees, residents and visitors.

Special Districts should be designed to respond to the individual site, promote an environmentally sensitive design approach and serve as a seamless extension of the surrounding neighborhoods. The architecture, building materials, and massing and scale of each structure should reflect the character and diversity of the neighborhood. Users are also encouraged to develop a distinctive contemporary style of architecture that is in keeping with the unique qualities of Three Springs.

The system of thoroughfares, trails and pedestrian pathways linking Special District uses to the neighborhood is based on the concept of a five-minute journey. The grid of thoroughfares and pathways shall be designed to promote easy access and mobility for pedestrians as well as motorists. A centralized supply of shared parking within the Special District should be provided within close walking distance of all activities associated with the Special District uses.

With primarily civic functions, Special District uses are considered high profile community assets that may serve to help educate and raise the level of awareness of sustainable design and energy efficient technologies. Special District uses and facilities are regarded as important opportunities to promote new energy efficient building technologies as well as site designs that promote water conservation, protection of water quality, and management of storm water. Special District building types are acknowledged to be critical Leadership in Energy and Environmental Design - New Construction (LEED-NC) projects that shall be programmed and designed to demonstrate smart growth strategies, innovative building materials, and appropriate sustainable technologies.

5.2.2 GROUND LEVEL BUILDING ARTICULATION

Guidelines

a. The thoroughfare frontage should be a principle line of orientation for buildings. Floor-to-floor height, massing, and window-to-wall transparency ratio on the ground floor should be carefully analyzed to respond appropriately to the site conditions, building setback, and overall proportions of the site.

b. Secondary entries should also be provided to the extent practical along the parking lot frontage.

Standards

The primary entry to all ground level uses must be oriented to the public thoroughfare with south and east orientations serving as an optimal direction for entry ways where feasible.

5.3 EXTERIOR ARCHITECTURE

5.3.1 BUILDING FORM

Guidelines
a. The expression of a building's roof may reference traditional forms and methods of construction.

b. Gable and shed roofs may be integrated with flat roofs and parapets to create interest and to break the horizontal profile of the building as necessary.

c. Principal building entries should be well-defined and oriented toward the principle thoroughfare. Secondary access points may also be defined as necessary.

Standards
a. Buildings will reflect regional traditions in terms of scale, forms, and materials, while appearing to be in balance with the natural setting of Three Springs.

b. All four building elevations shall be addressed in the architectural design.

c. Multiple buildings on the same site shall use similar materials yet promote diversity and interest by changing form and mass. Valued features are ones that balance individual designs with common themes to result in a neighborhood identity.

d. Balance of individual unit expression (vertical differentiation in materials, fenestration and/or colors) while retaining the massing of the overall building is required.

5.3.2 BUILDING HEIGHT AND MASSING

Guidelines
a. Buildings should change in architectural expression at modules of thirty feet (30') to promote diversity, interest, and a fine grained character. Valued features are ones that balance individual designs with common themes to result in a neighborhood identity.

b. Building design should reinforce the concept of an articulated base, middle, and top.

c. It is highly encouraged to create variety in height and roof articulation.

Standards
a. Individual building height and massing shall focus on breaking up the horizontal profile and overall massing effect of each building and work to create interesting spaces between buildings.

b. Within each building, massing strategies shall serve to reduce a perceived scale, giving the impression of several buildings placed side by side.

c. All sides of the building will be attractive and interesting in accordance with their orientation and function.

d. Buildings shall be no more than three floors or fifty-five feet (55') in height to maintain a cohesive town scale along the street frontage.

e. A variable lot type development in the Mixed-Use Urban Center maybe four stories as per the Three Springs Codes and Standards.

f. One-story buildings are permitted within Special Districts providing that a minimum height to the top of the parapet of eighteen feet (18') is provided. Single-story buildings shall respond to the massing and scale of buildings located adjacent to the subject building.

g. Mixed Use buildings shall be designed with high bay storefronts, with a building floor-to-floor height no less than twelve feet (12'). Portions of buildings that have a floor-to-floor height of less than twelve feet (12') may be considered in specific situations where steep grades along the sidewalk may occur. In these locations, ceilings open to structure above are encouraged to give the sensation of high ceilings.

5.3.3 BUILDING MATERIALS AND COLOR

Guidelines
a. High quality accent materials should be employed along pedestrian contact areas and particularly along the ground level at entry ways, walkways and at courtyard and plaza areas. Attention to detail at the pedestrian level at any location results in users having more intimacy with their built environment and enhances the user's experience as a whole.

b. Sustainable and "green" materials are highly encouraged. Such materials may include stone, brick, wood, rammed earth, stucco, and metals or other acceptable hybrid materials or design alternatives (e.g. green roof systems)

that create interesting forms and textures, while providing acceptable levels of energy efficiency.

c. Other decorative features should be utilized to create interest and scale along all public frontages of the building.

d. Accent colors that provide interest are encouraged.

e. Color Palette may follow common muted tones or seek to create variety with complementary colors.

f. Green roof systems and other innovative, energy efficient roof building systems are encouraged.

g. Use of reclaimed materials and materials with recycled content is encouraged.

h. Cast-in-place concrete or stone are preferred.

General Standards
a. Materials used shall be high quality, durable, authentically portrayed, and code compliant.

b. Attention to detailing of joinery of differing materials is necessary. A carefully defined edge must be established between different materials and surfaces, as well as between the tenant and building finishes.

c. Proposed materials and colors shall be submitted on a color material sample board to the DRC as a part of the design review process.

d. Permitted wall cladding materials: brick, stone, stucco, siding, metal, finished concrete and window store front systems

e. Permitted roof materials: composition shingle, tile, slate, metal, built -up roof system, rubber membrane (flat roof), integrated solar roof systems

f. Roof materials such as clay tile and asphalt shingles are prohibited in the Urban Center.

g. Wherever feasible, roof mounted HVAC units shall be located to be concealed from view and/or enclosed as necessary to minimize visual impacts. For flat roofs, parapet walls shall be used to visually conceal mechanical units as necessary.

h. Materials and colors shall reflect the quality and character of a contemporary style and palette. Emphasis on design detail shall be placed at the ground-level to establish a pedestrian level quality.

i. Materials/furnishings shall complement the existing building and site designs.

j. No MSE landscape walls shall be permitted on the street side of the building.

Standards: Metal
a. High quality metal applications shall be used.

b. Shop-painted aluminum and steel, stainless steel, solid brass, bronze, pewter, or enamel-coated steel shall be used for hardware, trim, and panels when well designed and detailed.

c. Lap joints and seams must be even and straight and concealed when possible. Outside corners shall be mitered or continuous break shaped.

d. Fabrication must be heavy gauge material or thinner gauge material shop laminated to solid backing.

e. Sealants on natural metals are required.

f. Textured metals shall be used in creative applications.

g. Unique treatments such as patina, rusted, etched and imprinted metals will be considered for special design objectives.

h. Polished metals shall be solid, not plated, and limited to accent trim.

Standards: Natural and Cultured Stone
a. Natural and cultured stone materials are allowed.

b. Stone shall be polished, unpolished, sandblasted, flamed, honed, split-face or carved.

c. Careful, craftsman-like attention to detail is required at all connections and transitions to other materials.

d. Edge details must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered or polished to match adjacent surface finish.

Transition between stone and adjoining materials shall be defined by use of metal reveals.

e. Stone used as a paving material shall be flush when meeting other flooring materials.

f. Natural stone must be protected against staining and discoloration by means of sealers appropriate to the material. Simulated finishes, such as metallic laminates, are not permitted.

Standards: Wood

a. Painted or stained wood shall be used in many design applications, such as window frames, decorative trim or molding, and for solid areas, such as decorative bulkheads. In some cases, it shall be used for larger architectural elements, such as columns and entablatures.

b. Wood paneling and plank construction are not acceptable unless presented in a highly imaginative concept and approved by the DRC.

c. All detailing and construction is to be executed in a high quality, craftsman-like manner.

d. Wood used in the construction of the storefront must be kiln dried, mill-quality hardwood and must meet local flame spread requirements (Class III 76-200).

e. Painted wood must have a shop quality enamel finish.

f. Wood without a paint finish must receive a clear, preservative sealant.

Standards: Storefront Glazing

a. The Building Owner provides only the building shell, although in some locations the Owner may also provide the storefronts. The creative use of glazing and other storefront design elements and must be carefully detailed.

b. Exterior glass units shall be a minimum of one inch (1") insulated, low E units.

c. Large panes of glazing must be of sufficient thickness to meet code and be properly supported.

d. All glass shall be tempered.

e. Stained, leaded, etched, beveled, fritted, glass block and other types of innovative glazing are encouraged.

f. In frameless assemblies, glass panel joint details must be top quality.

g. Glazing edges must be polished, ground or chamfered and corner conditions mitered.

Appropriate building forms

h. Aluminum, metal or wood storefront framing sections shall be thermally broken to prevent thermal migration through the assembly.

i. Tenants shall be required to provide seismic clips to stabilize tall expanses of glass.

j. Mirrored glass is not permitted on storefronts or in the storefront entry zone.

k. Separate built-in exterior display windows along storefronts shall not be permitted unless the display window is part of a window storefront.

Standards: Plaster
a. Plaster, cement plaster (stucco), and Venetian plaster finishes, with light dash, sand or smooth finish will be allowed.

b. Plaster or stucco finishes shall not be the primary storefront material.

Standards: Faux Finishes
a. Faux finishes shall be allowed if the actual samples of the faux finish are submitted to the DRC for review and approval.

b. Photographs of previous examples are helpful, but will not be substituted for an actual sample.

c. Faux finishes shall be executed by a commercial artisan specializing in that medium.

5.3.4 PROHIBITED MATERIALS

Plastic laminates, glossy or large expanses of acrylic or plexiglas, pegboard, mirror, highly polished or plated metals (except as trim), mirrored glass, vinyl, fabric or paper wall coverings, plywood or particle board, sheet or modular vinyl, shingles, shakes, and rustic siding are prohibited.

5.3.5 STOREFRONT DESIGN CRITERIA

Guidelines
Storefronts should be as diverse and interesting as possible. Modifications to some national and regional "standard" storefront concepts may be necessary for compliance; also for proposed designs that are overly similar to a neighboring tenant. The administrator of the storefront design criteria is the DRC.

Standards
a. Ground level detailing and functional transparency at the pedestrian level shall be required.

b. Overall image should fully integrate components such as entries, displays and signage, with state-of-the-art material quality. Projections must be three dimensional, emphasizing dynamic forms and designs.

c. Construction shall be self-supporting from the floor and independent of building fascia and bulkhead structure. Storefronts may be braced to the overhead structure within the Tenant space.

Appropriate building height and massing

d. Weather tight assemblies shall be properly interfaced to shell.

e. A minimum of sixty percent (60%) of the storefront shall be display windows.

f. The minimum storefront opening size is six feet (6').

g. Structural columns located along store frontages must be integrated into store design.

h. The transition between tenant flooring and exterior paving shall be flush. In the case of flooring installed prior to installation of the exterior paving, finished elevation shall be no more than three-quarters inch (3/4") above the existing structural slab.

i. Tops of lower level tenant storefronts visible from the upper level, as well as any visible projections, must be finished to match the storefront design. No exposed conduits, raceways, access panels, or equipment visible from the upper level are permitted.

j. Regardless of allowed projections, a minimum clearance of eight feet (8')must be maintained between storefront projections beyond the lease line and all Three Springs construction, column enclosures, furnishings, directories, planters and other features.

5.4 BUILDING SETBACKS

Guidelines
Variation in building setback may be allowed in specific areas or for specific Lot Types (i.e. see Three Springs Codes and Standards; Variable Lot Types).

Standards
a. All building frontages in the Mixed-Use Urban Center Three Springs Plaza area shall be built to the right-of-way line of the thoroughfare to create a continuous edge.

b. In general, if a building is setback from the build-to-line in the Mixed-Use Urban Center, the setback area should be integrated into the building design, considering plaza entry features, outdoor seating or other design applications to be compatible with the building design and surrounding streetscape.

c. All buildings in the Special District should be built to orient toward the property line and primary thoroughfare to create a building edge along the length of the street.

5.5 ENCROACHMENTS

Standards
Projecting awnings, canopies, arcades, pergolas, and upper level semi-enclosed or enclosed porches are permitted to encroach into the public right-of-way as allowed by the City of Durango Engineering Department, Three Springs Codes and Standards, and DRC review and approval as necessary.

5.6 SITE PLANNING

The Three Springs CDP defines the physical layout of the two Districts and the corresponding Mixed-Use Urban Centers, neighborhoods, thoroughfares and various school, open space and neighborhood and community park functions. All development within the Urban Center (and any proposed changes to the Urban Center) as defined in the CDP must adhere to the above-stated principles, and to the following site planning standards.

The site design for a Special District, including the physical layout of buildings, parking lots and open spaces associated with schools, neighborhood and community parks and civic use functions, must adhere to the above-stated design principles, and to the following site design standards.

5.6.1 THOROUGHFARES

Guidelines
The Urban Center includes principal thoroughfares that should be designed to allow for pedestrian gathering spaces within the Three Springs Neighborhood, and to which retail uses should be oriented.

Standards
a. The design and treatment of thoroughfare shall be consistent with the thoroughfare types set forth in the Three Springs Codes and Standards.

b. Bicycle and pedestrian connections to adjacent neighborhoods and other districts shall be provided and will set the tone for the urban streetscape.

c. The Urban Center will include a pattern of blocks that provide street front activity and connections to adjacent neighborhoods and districts.

d. Special Districts shall provide at a minimum two (2) points of ingress and egress with access to a principal thoroughfare or boulevard. The access shall be designed to accommodate multiple transportation modes with direct connections to the surrounding Three Springs neighborhoods.

e. The urban streetscape shall establish the design pattern of the Special District use by responding to the massing and scale of the building design and locations on the site. Primary buildings shall front the street edge and provide a street-front activity environment.

5.6.2 GRADING

Guidelines
a. Minimize negative impact on the land by defining appropriate grading strategies that may include terracing, protecting natural drainage features, slope stabilization, and on-site storm water detention whenever feasible.

b. Minimize the visual impact of retaining walls on any public thoroughfare through the use of interesting materials and by breaking up large surface areas with the use of terraces and plant materials.

c. Employ, as appropriate, sustainable site design principles and strategies to maximize water quality, manage storm water and conserve water as a part of the overall site grading plan design.

Standards
a. Retaining walls shall be constructed to avoid slopes greater than 3:1.

b. ADA access requirements shall be provided to all buildings as required.

c. Large site areas shall be assessed prior to design to assure the protection of natural resources, environmentally sensitive areas, wildlife habit areas, and critical land forms as necessary.

5.6.3 PARKING

Guidelines
a. Parking areas should be designed and landscaped to break up expansive paved areas and provide shade and protection for pedestrians. A clear pedestrian corridor through areas subject to vehicular use and connecting to adjacent sidewalks or trails is required.

b. Where possible, include sustainable design strategies in parking lots, including the use of bioswales and permeable paving to manage stormwater, and the extensive use of trees and other plant material to reduce the urban heat island effect.

c. Large open parking lots are opportunities to consider unique technologies such as photovoltaic (PV) cell panels integrated as a part of parking shade structure designs. The PV cell system could support the energy needs for the Special District use on-site and provide shade structures within parking lots simultaneously.

Standards
a. Parking standards as defined in the Three Springs Codes and Standards shall be provided.

b. Landscaped islands shall be five feet (5') by fifteen feet (15') minimum, measured from back of curb and must be provided at the ends of all rows of parking and within rows so that there are no more than fifteen (15) contiguous parking spaces on one side.

c. Surface parking lots, parking structures and service areas shall be screened from the principal gathering thoroughfare.

d. Landscaped 'diamonds' shall be five feet (5') by five feet (5') minimum, measured from back of curb.

e. An eight foot (8') minimum width landscaped median running the length of the aisle shall be provided for every three contiguous double-loaded parking aisles.

f. Parking areas near building entries must provide clear pedestrian access to the building, unobstructed by parked vehicles. Pedestrian access ways connecting sidewalks and trails to building entries shall be provided.

g. Parking stalls will be designed per the LUDC for City of Durango.

5.6.4 SCREENING AND SERVICE AREAS

Guidelines
a. Clustered trash compactors and collection sites should be considered.

b. Service and delivery activities should be separated from the public access and screened from public view with masonry walls, metal fences, and/or landscaping of sufficient height and density.

c. Trash enclosures in parking lots may be provided as long as they are screened from view with masonry walls, metal fences, and/or landscaping of sufficient height and density.

d. Underground oil and grease receptors should be installed at new restaurants with electrical utilities supplied to the unit for winter heating.

Standards
a. Rear building loading is preferred, but side loading will be allowed if properly designed and screened.

b. Roofs concealing service areas shall be required if residential uses look down on the area.

c. Vinyl coated chain link fencing may be allowed in certain circumstances per DRC approval.

d. Loading and service areas, including trash collection facilities and utility transformers, shall be located to minimize negative visual impact from public thoroughfares, primary building entries, and neighboring properties.

e. Service areas on the fronts of buildings are strictly prohibited.

f. Loading areas are to be designated as an integral part of the facility and shall be maintained in a neat and clean manner so as not to detract from the views of neighboring properties.

g. Adequate loading and maneuvering space will be provided for trucks and other service vehicles.

h. Recycling collection areas shall be centrally designed as part of the service areas with convenience for all users.

i. All loading and service areas, including trash collection services, must be reasonably screened from ground level view along public thoroughfares and from neighboring properties. This screening requirement can be accomplished through use of one or a combination of the following:

- Exposed loading areas with truck docks and/or overhead doors shall utilize screen walls that have a minimum height of seven feet and a minimum of forty feet (40') measured from the loading dock.

- Screen walls shall be constructed of materials matching the primary use building(s) on the parcel, or as otherwise approved by the Three Springs Design Review Committee (DRC).

- Appropriate landscaping shall be used to reduce the impact of screen walls.

- Recessed loading or service wells.

5.7 PEDESTRIAN DESIGN

Principles
Create an active, vibrant pedestrian-scale public streetscape with rich character. Ensure that pedestrian uses are adequately buffered from automobile uses.

Guidelines
a. Buildings are encouraged to provide paseos and courtyards that provide pedestrian linkages to public parking facilities. Such spaces should be designed to provide shade and cover for pedestrians, as well as opportunities for outdoor patio dining and seating areas.

b. Uses that cater to the public and promote walkability (e.g., art gardens, outdoor activities, children's play areas, sitting and relaxation) are encouraged.

c. Priority should be given to the range of retail and restaurant uses that create the most intense level of pedestrian activity and function within the Mixed-Use Urban Center.

d. Secondary entries and storefronts should be provided to the extent practical along the parking lot frontage.

e. The ground level mixed-use buildings should include active, pedestrian oriented uses.

f. Uses that cater to the public and that promote walk-in business (e.g., galleries, personal and financial services, real estate offices, etc.) are permitted, provided that such space is designed to allow for future occupation by retail or restaurant use.

5.7.1 STREETSCAPE, SIDEWALKS, AND CROSSWALKS

Guidelines
a. Sidewalks should be constructed of concrete pavement, pre-cast concrete pavers, or durable stone pavers.

b. Street trees should be provided along thoroughfares to provide scale, shade, and interest. Where street trees are located in impervious paving, trees shall have proper soil preparation, amendments, and drainage.

c. Detached sidewalks are recommended along thoroughfares where there is no ground level retail use.

d. Attached, continuous sidewalks are recommended where buildings and storefronts face on to a thoroughfare or high pedestrian traffic areas are anticipated.

e. Raised pedestrian crosswalks or tabletops can be used at intersections, drive aisles, mid-block crossings, or wherever pedestrian connections warrant.

f. Crosswalks should be visually different and provide a texture where possible to demarcate the pedestrian area.

g. Bollards should be provided at rolled-curb conditions or at wide accessible curb ramps where vehicular traffic is anticipated to be in conflict with pedestrian movements.

h. Outdoor café seating is encouraged and sidewalk dimensions should allow for such seating where appropriate.

i. Display of retail merchandise outside of stores may be permissible where sidewalk widths allow for such display. Review and approval by the DRC is required.

Standards
a. Pedestrian sidewalks shall be a minimum of six feet (6') in width. Sidewalk areas shall extend from back of curb to the building face to obtain optimal pedestrian circulation space within the streetscape environment (refer to Three Springs Codes and Standards, Section 4.0 Thoroughfare Standards).

b. Pedestrian curb ramps or mountable curbs shall be provided at intersections per the Three Springs Codes and Standards.

c. Americans with Disabilities (ADA) and American Association of State Highway and Transportation Officials (AASHTO) Standards shall be applied wherever applicable.

5.7.2 PUBLIC PLAZAS, COURTYARDS, AND PASEOS

Guidelines
a. Vendor carts or kiosks should be allowed within public plaza areas. Their design must be of high quality and complementary to the surrounding areas. Vendor cart and kiosk design, hours of operation, and associated storage facilities are subject to DRC review and approval.

b. Plazas should be designed with both smaller-scale and larger-scale gathering areas to accommodate a variety of interactions as well as public events.

c. Where appropriate, public art should be provided and integrated with the plaza design. A community involvement process to conceive or produce such art is encouraged. Refer to the Three Springs Culture and Arts Master Plan.

d. Where appropriate, public art should be provided and integrated with the plaza, courtyard and paseo design.

Standards
Courtyards and paseos shall include areas for seating and gathering with planting designs arranged to provide safe and comfortable access and circulation.

5.7.3 WALLS AND HARDSCAPE FEATURES

Guidelines
a. Use of walls and other hardscape features should enhance streetscape, parking areas, and adjacent open spaces.

b. Wall color, material, and design should complement the natural environment, building architecture, and neighborhood features.

c. Use retaining walls to minimize excessive slopes where possible. The slope ratio between tiered retaining walls should not exceed 3:1.

d. Retaining walls should be constructed of regionally quarried material such as sandstone and/or materials that blend with the natural or constructed environment.

e. Variation of retaining wall material is encouraged to add interest.

f. The minimum distance between tiered retaining walls is three feet (3').

g. Retaining walls should be terraced where possible when wall height exceeds forty-two inches (42").

h. Murals and other two-dimensional public art elements are encouraged as integral design features of retaining walls as appropriate.

i. Walls should have a decorative top or cap. Appropriate pilasters, pillars, columns or other elements, as approved by the DRC may be used to punctuate the wall line.

Standards
Retaining walls higher than thirty inches (30") inches shall have adequate safety provisions.

5.8 SITE FURNISHINGS IN THE MERCADO DISTRICT

Guidelines
a. The palette of site furnishings may vary within the Urban Center, but should be consistent within a subdistrict area (i.e. Neighborhood Center).

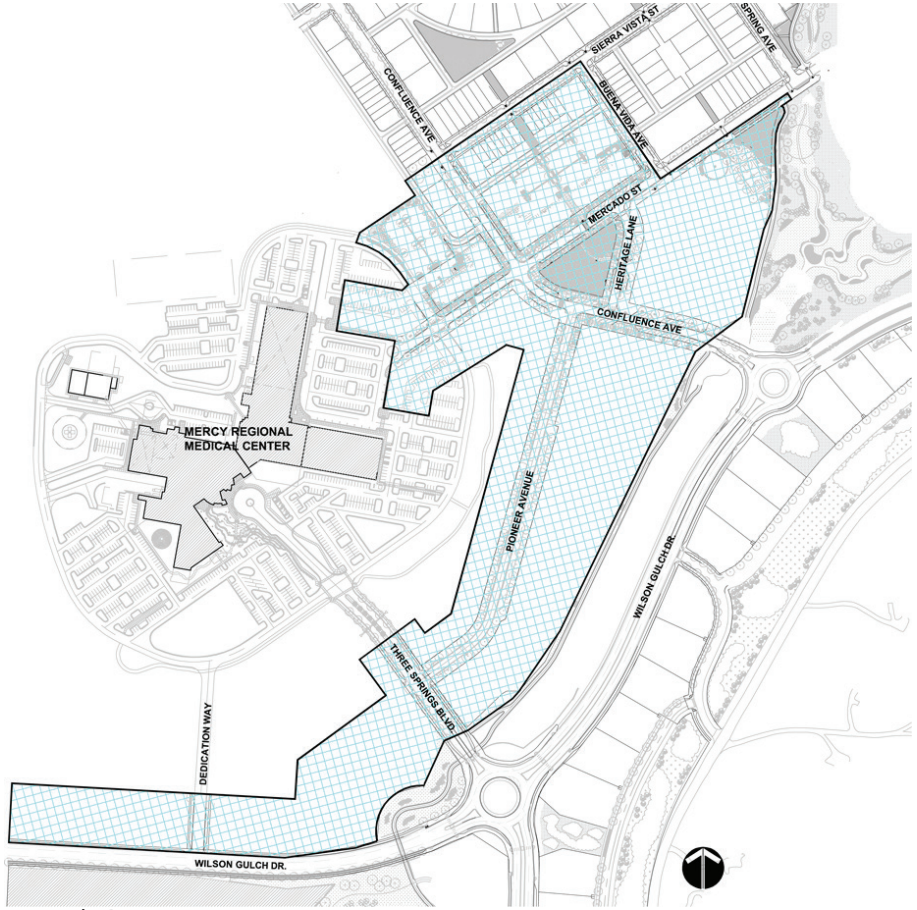
b. The palette of site furnishings may vary between Special Districts but should be consistent within a particular site as necessary.

c. Benches should be provided within the public right-of way at major building entrances, transit stops, or pedestrian plazas.

d. Tree grates should be provided where high pedestrian activity and/or on-street parking is present.

e. The use of additional site furnishings, including but not limited to, trash receptacles, planters, bicycle racks, bollards, clocks, drinking fountains, newspaper racks or corrals, and public telephones is encouraged. Where utilized, the design of these elements should complement the design of the adjacent architecture and streetscape.

f. Incorporating local artisans in the design and fabrication of appropriate site furnishing in the Urban Center is encouraged as a means to complement the production level site furnishings throughout the District.



Mercado District

g. Materials for site furnishings are encouraged to be regional or local materials with reuse of recycled content.

h. Provide outdoor seating that is usable for extended periods of the year, preferably oriented to the south and west for natural solar gain and comfort.

i. Custom benches on a case by case basis may be allowed upon approval by the DRC.

j. Recycling receptacles (Plastic/Aluminum/Newspaper) are strongly encouraged at each building on the sidewalk where space is adequate. Petosky, manufactured by LandscapeForms. Color – Silver.

k. Bear-proof receptacles are encouraged.

l. The use of reclaimed metal for bike racks is encouraged.

m. Artistic additions to the bike rack are also encouraged.

n. Custom-weathering steel (sealed), thirty-six inches (36") height, surface mounted bike racks are highly encouraged. Manufactured by Kela (or approved equal).

o. Planter pots are encouraged as a way to accentuate entrances and provide areas for colorful planting along the sidewalk.

p. The fly ash and recycled aggregate should be used in all concrete.

Standards

a. Site furnishings shall be visually attractive and coordinated to create a sense of character and identity for the project.

b. Durability, vandal-resistance, and comfort shall be the primary criteria for furnishing selection.

c. Light fixtures located within the public right-of-way shall be approved by the City of Durango and La Plata Electric Association (LPEA).

d. Site furnishings shall be reviewed and approved by the DRC.

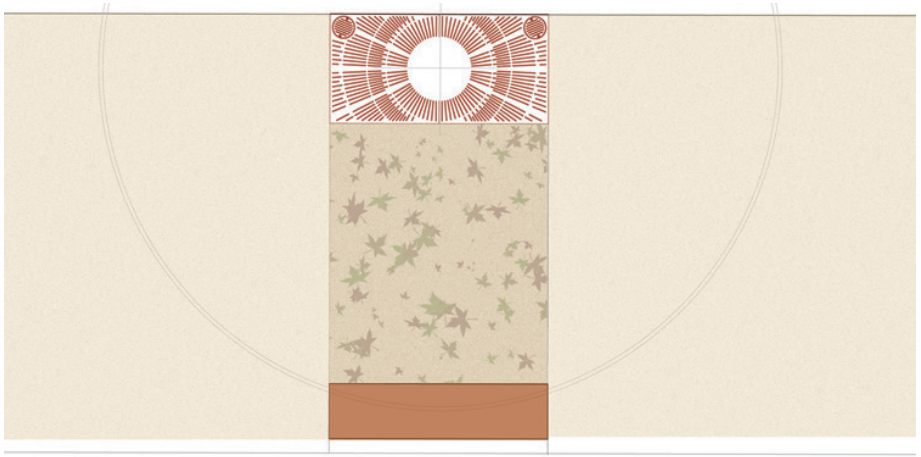
e. Include a minimum of two (2) benches per block.

Model: Sit Bench (backed with arms or backless)
Manufactured by: LandscapeForms
Color: Silver.

f. Include a minimum of one (1) trash receptacle on sidewalk per building.
Model: Petosky
Manufactured by: LandscapeForms
Color: Silver.

g. Include a minimum of four (4) bike racks per building although one (1) bike rack per one thousand square feet (1000 sf) of building is encouraged. The racks can be located in the front, back or inside of the building.

Dumpster Screen



Special Paving, Sandblasted Leaf Pattern

h. If planter pots are used they shall be:
Model: Multiple styles are acceptable
Manufactured by: Kornegay Design
Color: San Diego Buff or other colors that complement the architecture

i. Tree grates are required for all trees located within the sidewalk.
Model: Item # R-8815-A, 4' x 8' grate in two (2) pieces with twenty-six inch (26") opening.
Manufactured by: Neenah
Color: Natural iron materials

j. Electrical outlets for holiday lighting will be required in the Village Core, at trees within the sidewalk.

k. Install root barrier at perimeter of all tree grates; six inches (6") from edge of grate on all sides.

l. The sidewalk materials for the Village Core area are required to be a sweat (swirl) finish with natural colored concrete at a minimum. The existing pattern establish at The Three Springs Plaza will be the template for future finishes. A sample of the finish shall be submitted for approval.

m. Other materials may be considered on a case by case basis.

n. The leaf pattern shall be sandblasted into the concrete at each tree grate within The Three Springs Plaza and across the streets surrounding The Three Springs Plaza. Obtain the pattern from the DRC. The process includes: finishing the concrete with a light broom finish, sealing the concrete, sandblasting the leaf pattern, staining the leaves, and sealing the leaves. The existing areas in front of 125 Mercado Street will be the template for future finishes where this treatment is required.
Stain color: Adobe/Buckwheat by QC
Average size: 8' x 10'

o. All trash and recycling containers located within the site, alley, or parking lots shall be screened from view. The screen shall match the architecture of the adjacent building(s) or shall be a weathering steel mesh that is sealed. The mesh shall be a minimum of 11 gauge wire with ¼" openings maximum. Space requirements shall be coordinated with the City's trash/recycling services.

p. All newspaper vending machines and approved real estate boxes shall be

Sit Bench, backed bench w/arms, manufactured by LandscapeForms, Color: Silver

Petosky Recycling Receptacle, manufactured by LandscapeForms. Color: Silver

Tree Grate, manufactured by Neenah

Bike Rack, manufactured by Kela (or approved equal)

grouped together and located within a screen. The screen shall be a weathering steel mesh that is sealed and reclaimed if available.

5.9 SIGNAGE

Refer to any approved building specific Master Sign Program in the Mercado District as well as the Master Development Signage Program for the requirement of temporary and permanent Three Springs signs.

Guidelines

a. A diversity of sign types and designs is encouraged throughout the District.

b. In general, building-specific signs should provide information, identify businesses, add uniqueness and enhance the visual character of the area.

c. Sign content should be designed to be visually interesting, effective, and clearly legible.

d. Using graphic symbols, color, and materials as a creative design solution is encouraged.

e. Sign size should be in proportion to the property, the building's individual business frontage, and at a scale appropriate to the adjacent thoroughfare and District.

Standards

a. Refer to City of Durango Design Guidelines and the LUDC Sign Code for sign size and number restrictions.

b. All exterior signage shall conform to the Three Springs Design Guidelines and shall be reviewed and approved by the DRC.

c. Signs shall be constructed of high quality, durable materials and represent a design aesthetic that enhances the visual quality of the District.

d. In general, signage shall serve a subordinate function to the overall urban design context of the District and/or individual buildings.

e. Sign design and placement shall be coordinated with the overall character of the property with complementing compositions, colors, and forms between signage and building architecture.

f. Individual buildings that accommodate multiple businesses and require signage for each business shall produce a Master Sign Program (MSP) that defines the size, number, and locations of signs. The design of each sign shall be reviewed and approved by the DRC as a part of the MSP and building review process to ensure the signage is integrated into the architecture.

g. Master Sign Programs (MSP) shall be required for all uses with Mixed-Use and Special Districts. The MSP shall be reviewed in conjunction with the DRC review for the building to ensure the signage is integrated into the architecture and site plan.

h. The following sign types are appropriate in the Three Springs Mixed-Use Urban Center and Special Districts:

- Ground-mounted Monument Signs (A permanent self-supporting freestanding sign that does not exceed eight feet in height above the ground level and includes an architecturally integrated base structure that incorporates similar materials and colors to those used in the architecture on site)
- Wall-mounted three-dimensional Signs
- Window Signs (Vinyl or Neon)
- Awning Signs
- Hanging or Projecting Signs
- Kiosks, Interpretive, and Directory Signs

i. Pole-mounted signs are not permitted.

j. Exterior mounted internally illuminated signs, exterior mounted neon signs and electronic reader boards are not permitted.

k. Signs attached to light poles are permitted.

l. Window signs shall cover no more than twenty-five percent (25%) of the total window area.

m. Maintenance and operations of signage and lighting systems shall be held to high quality standards.

n. Illumination of signage shall be designed to be consistent with the City of Durango Outdoor Lighting Ordinance. The sign illumination shall focus on the sign without any light spillage onto the building facade, sidewalks or thoroughfares. The sign illumination light source shall be concealed from view and of an appropriate character that is consistent with the Three Springs Neighborhood.

o. Temporary banner type signs shall be allowed upon review and approval by the DRC. Size, color, and duration shall be permitted on a case by case review.

p. Monument signs are generally defined as having an appropriate vehicle to pedestrian scale, shall not exceed eight feet (8') in height, and including a design that emulates existing architectural materials and color related to the building design.

q. Free standing signs within or adjacent to pedestrian areas shall not exceed six feet (6') in height.

r. Raised channel letter back lighting or indirect lighting is allowed.

s. No internal illumination of monument signs is allowed.

5.10 PUBLIC ART

Principles
Public art is strongly encouraged as an integral component of the public and private realm throughout the Three Springs Neighborhood. Public art is intended as an expression of the cultural, historic, social, and environmental values of the neighborhood and should be designed as a part of the urban environment in places of high public use, such as civic uses, parks, outdoor spaces, and neighborhood centers.

Guidelines
a. Public art may include a range of media such as two-dimensional murals or mosaic tile works, three-dimension works of art – permanent acquisitions or rotating artwork - and/or visual and performance arts.

b. Public art opportunities should serve to encourage and celebrate local and regional artisans from the Four Corners Region and the Southern Ute Indian Tribe and yet may allow for nationally recognized artists to provide for a range of cultural, historic, social, and environmental artwork design elements.

c. Locations for public art opportunities may include a range of appropriate places, such as entry ways, bridge crossings, traffic round-abouts, pedestrian underpasses, public plazas, paseos, walls and points where visual connections to public open spaces are provided. The Mixed-Use Urban Centers and Community Parks - where people gather, recreate, and celebrate together - are considered primary public art locations.

d. Murals and/or mosaic tile works are encouraged as a visual art form to create interest on walls, building surfaces, or other two-dimensional surfaces.

e. Commercial signage should not obscure public art features nor impede access to such features.

Standards
a. Publicly funded art initiatives on public lands shall be coordinated jointly through the City of Durango Public Art Commission and the Three Springs Arts and Culture Committee (refer to the Three Springs Arts and Culture Master Plan).

b. Privately funded public art acquisitions and placement shall be reviewed and approved by the Three Springs Arts and Culture Committee.

c. Murals or mosaic tile works shall not be used to depict commercial products or services in any way and shall be reviewed and approved according to the Three Springs Arts and Culture Master Plan.

d. Maintenance and upkeep of all public artwork shall be considered and budgeted for during the selection acquisition and procurement process.

e. Acquisition, purchase and placement of private art collections for the interior of private buildings shall be administered by the entity for which the building is owned or managed and shall not be a part of the overall Three Springs Art and Culture Program. Artwork proposed for the exterior of a private building shall be reviewed and approved by the Three Spring Arts and Culture Committee.

5.11 PARKS AND PUBLIC SPACE

Parks and public spaces provide an opportunity for design continuity and integration between the built urban form and the natural and 'constructed' landscapes within the Three Springs neighborhood. Parks and public spaces include neighborhood and community parks, open spaces, thoroughfares, pocket parks, civic plazas, school open space, natural buffers, and wetland areas. Park lands and civic spaces should be appropriately programmed and designed to have well defined areas of activity that are separated from passive recreational and natural areas. Thoroughfares, representing the entry and passageways throughout the community, should be designed and maintained to provide a pleasant and welcoming aesthetic. As public spaces, these landscapes serve to accommodate a variety of people and activities

while helping to educate and promote an awareness of the sustainable design practices adopted as a part of the neighborhood.

Principles
The design of parks and public spaces including school open spaces reinforce the principles established by the Transect, defining a level of detail within each park and open space corresponding to the rural to urban continuum. Designated T1 Open Space areas (Rural Preserve) are generally left in a natural state. The community park, neighborhood parks (Sub-Urban) and school play areas include a wide variety of uses with a separation between active and passive uses incorporating natural features such as drainage ways, topography, existing native vegetation and outlying buffer areas. Pocket parks and civic plazas (General Urban to Urban Center) focus on a more refined set of uses to create comfortable, efficient, and sustainable outdoor spaces for people and activities to ensure a more inviting community with places for events, performances, and festivals throughout the year.

Guidelines
a. The selection of plant materials should complement pedestrian circulation and encourage healthy, cost effective, and sustained plant growth.

b. Parks should be designed to maintain high visibility to enhance public safety and encourage activities that promote "eyes on the park."

c. In the vicinity of children's play areas, care should be taken to exclude plants that may be toxic or injurious.

d. The T1 Open Space areas are dedicated open spaces that may include passive recreational uses such as trails. These areas should be well maintained to provide for wildlife migration and to mitigate the potential for wildfire hazards.

e. Trail connections throughout the site should follow natural drainage and utility corridors and should be off-street wherever possible. Pedestrian sidewalks are generally not considered as multi-use trail facilities and only serve as multi-use (i.e. bicycle travel) in limited conditions such as approaching intersections or in narrow or site constrained areas.

f. Trails should be designed to meet AASHTO multi-use trail standards, be well-marked, and provide for a safe environment for all users.

g. Primary multi-use trails should be ten feet (10') in width (with an additional two feet (2') shoulder on each side) and constructed of concrete. Connector or secondary trails may be constructed of a soft surface, such as crusher or decomposed granite material. However, connector trails providing connections within neighborhood parks to the primary trail system should be constructed of a hard surface material.

h. Trailhead facilities should be programmed and designed to meet the needs of the community and shall consider adjacent uses while determining the size and programming needs of each location.

i. Pocket parks should be designed to accommodate both active and passive uses and serve to provide for passive water quality treatment and water detention during storm events whenever feasible.

j. Pocket parks should be designed to accommodate adjacent neighborhoods and may include a variety of programming elements such as:
- Children play areas and tot lots that are separated from each other
- Open space for casual recreation (frisbee, walking a dog, relaxing)
- Seating and picnic areas
- Community garden spaces
- Postal box clusters

k. Tree and shrubs should be located to allow for the framing of the pocket park space and allow for clear visual contact at all times.

l. Urban public spaces may include a variety of formal public spaces including plazas, paseos, and courtyard spaces. Each space should integrate appropriate materials to accommodate people and various activities. Plazas should be designed to create opportunities for seating and gathering with benches, informal rock outcroppings, turf lawns, shade trees, and the like and be flexible in design to be used for multiple purposes.

m. School sites and outdoor play areas within school sites should adhere to the guidelines and standards defined and allow for multiple purpose activities to support the Three Springs Neighborhood.

n. Neighborhood parks help to balance preserved and restored native areas and provide for water quality treatment and storm water detention to restore, reconstruct, or preserve natural areas. Neighborhood parks may include smaller designated areas for playgrounds, passive recreational uses such as trails and seating areas, and other appropriate recreational activities.

o. The community park should respond to existing drainage ways, vegetation, slopes and topography while supporting an interconnected system of activities, trails, and active and passive uses.

Standards

a. In keeping with the Three Springs goals and objectives, wherever practical, all parks, park facilities, civic spaces, and pocket parks shall incorporate sustainable design practices and materials that will enhance the long term viability and success of the parks system within Three Springs.

b. Sustainable design practices may range from bio-engineered swales for improved water quality, retention and detention of storm water run-off, design integration of natural drainage systems, preserving natural topography by terracing large activity areas, preserving habitat and native plants, application of native plant relocation programs and xeriscape planting principles, water conservation irrigation practices, energy efficient designs incorporating solar, wind, or photovoltaic resources, or any other means deemed appropriate and cost effective as necessary.

c. Parks shall be designed to express the character of each park and to distinguish between different park types while relating to the overall vision of the community.

d. Park programs shall respond to the individual park size, type, context, physiology, and potential users.

e. The community park shall provide for a wide variety of uses including active and passive recreational uses and serves as an important civic amenity for Durango and Three Springs neighborhood. The range of possible uses may include:

- Recreational ball fields/courts (softball, soccer, baseball, tennis)
- Playground areas, picnic shelters, trails
- Recreational and maintenance facilities
- Passive use spaces
- Restored or preserved open space areas

f. Furnishings and structures shall be designed to define the Three Springs Neighborhood as distinguishable. For instance, the community park may relate to the current standards used by the City for park furnishings or the City may consider new furnishing styles as appropriate for the Three Springs Community Park. Pocket park amenities should respond to the individual character of the particular neighborhood and the architectural styles that define the neighborhood where it is located.

g. Each park function shall provide for optimal use of the available acreage by incorporating flexible multifunctional spaces that overlap and accommodate a range of uses.

h. Structures shall be designed to be energy efficient and to be sited and integrated into the overall park design. Use of approved building materials, textures, and colors for structures, barriers, fencing, and infrastructure shall be reviewed and approved by the DRC so as to assure design compatibility with the community as necessary.

i. Exterior lighting systems shall conform with the City of Durango Outdoor Lighting Ordinance. Large active ball field lighting systems shall be designed and oriented so as to minimize excessive light pollution from the immediate light source and site to adjacent uses beyond the park boundary. Appropriate photometric studies will be required prior to approval of any exterior ball field light system.

j. All park operations and maintenance practices shall maintain strict conformance with the landscape design standards as outlined in the Memorandum of Understanding, dated February 10, 2009, Three Springs Annual Maintenance Scheduling Program and Annual Reporting for City of Durango and Metro. District Service Areas, La Plata County, Reception # 994212.