Codes and Standards
Durango, Colorado

Prepared for:
GRVP, LLC
and
City of Durango

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THREE SPRINGS - VISION

Three Springs is founded on the premise of traditional neighborhood development (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.

THREE SPRINGS CODES AND STANDARDS ACKNOWLEDGEMENTS

GRVP, LLC has worked collaboratively to create the Three Springs Codes and Standards. GRVP acknowledges the efforts of Wolff Lyon Architects, Nelsen Architects, Goff Engineering, Bechtolt Engineering, Sugnet Environmental and DHM Design in the preparation the Codes and Standards. In addition, special recognition is provided to the City of Durango for encouraging a vision and direction to establish a specific form-based Code for the design development and implementation for the Three Springs neighborhood.

The Three Springs Codes and Standards is based on an original Conceptual Development Plan and Code created by Duany Plater-Zyberk & Co. (DPZ) for the property (formerly Grandview Parcel) in 2003. Major elements of that Plan were approved by the City of Durango for the Grandview Parcel (Three Springs Conceptual Development Plan-PD) in January 2004 and as amended.

Subsequent to this approval, significant changes were made to the DPZ Conceptual Development Plan to accommodate a reconfigured school site and civic recreation dedications. Additional changes were also made to accommodate topographic concerns and to design lots and buildings more closely identified with the massing, scale, and style of Durango's traditional neighborhoods.

The Transect concept, a classification system of land uses in a continuum of context zones, is the foundation for the Codes and Standards. The Transect structure, as defined by DPZ, has been modified to reflect and respond to the topographic conditions, climate, and market of the Three Springs site. In response to these existing conditions, lot prototypes were developed and added to the Transects. The original DPZ Conceptual Development Plan and Code have also been expanded and redefined for simplicity and ease of administration.

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1.0 INTRODUCTION

1.1 OVERALL VISION

The Three Springs Codes and Standards (the Code) is conceived and administered as a tool to guide the implementation of the Three Springs Neighborhood. The Code provides the mechanism to regulate the placement and form of new development and future redevelopment - encouraging a harmonious relationship between buildings, urban spaces, thoroughfares, park lands and open spaces. The Code reinforces a common language of traditional architecture and sustainable community design principles to be integrated throughout Three Springs. The community structure shall incorporate the following characteristics:

• 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.

• Residences, shops, workplaces, civic and recreational uses are included in close proximity.

• Civic uses reinforce the identity of the community and provide places for purposeful assembly.

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

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

• A variety of thoroughfares serve the needs of pedestrians, bicyclists, public transit and automobiles equitably.

1.2 PURPOSE OF THE CODES AND STANDARDS

The Code is a legally binding document written exclusively for the Three Springs Neighborhood and adopted by the City of Durango as a condition of the approved Planned Development Conceptual Plan (January 21, 2004). The City of Durango, in cooperation with the Three Springs Design Review Committee (DRC), shall administer the Code and the Design Guidelines respectively.

The intent of the Code is to govern the urban form of the community by establishing a classification system designed to organize, manage and integrate a variety of mixed uses within the Three Springs Neighborhood. The Code specifies design parameters within each Transect and outlines permitted uses in each Transect. The Code establishes the necessary building-to-street and building-to-building relationships, requires vehicular parking requirements, thoroughfare standards, and specific landscape design for the Three Springs Neighborhood (See Transect Description and Conceptual Development Plan, page 15 and 18).

The Code is comprised of four primary elements to be used in conjunction with each other:
Conceptual Development Plan - Transects
Urban Standards - Building-to-Lot Relationships
Thoroughfare Standards - Pedestrian, Bicycle and Vehicle
Landscape Standards - Suggested Plant Types and Maintenance

In matters of urban form, the provisions of the Three Springs Codes and Standards shall take precedence over the City of Durango Land Use Development Code (LUDC).

In matters of health and safety, the currently adopted building codes, fire codes and adopted local amendments shall take precedence over the provisions of the Three Springs Code.

1.3 ADMINISTRATION OF THE CODES AND STANDARDS

The use of the Codes and Standards are advanced by GRVP, LLC (developer of Three Springs) and authorized by the City of Durango through the approved Development Agreement (approved April 2005 and future amendments) between the City of Durango and GRVP, LLC. The Code defines and grants specific duties and powers to the City of Durango in the review, administration and approval of the Codes. It is the responsibility of the City of Durango to ensure that all proposed improvements are in compliance with the requirements of the Code and that adequate public notification of all planned developments be provided as per City of Durango standards to allow public input and review as necessary. Final determination of Code Compliance shall be determined in good faith by the City of Durango Planning and Community Development Department through an administrative review and approval process. Variances and Appeals to the Code are addressed under Section 1.6: Minor Adjustments and Appeals.

1.4 DESIGN GUIDELINES AND CONDITIONS, COVENANTS AND RESTRICTIONS (CC&Rs)

GRVP, LLC is responsible for the creation of a private internal governance system to administer those elements of the Codes and Standards not administered by the City of Durango including enforcement of covenants, conditions, and restrictions, maintenance, and design review. The Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements for Three Springs shall

establish the Three Springs Master Association with governance authority of the Design Review Committee (DRC) and its administration of the Three Springs Design Review Process in accordance with the Three Springs Design Guidelines (Design Guidelines or Guidelines).

The Design Guidelines will guide the design and development of all structures and landscapes within the community and shall be administered in concert with the Codes to ensure the Traditional Neighborhood Development (TND) principles are implemented in an effective manner. The Guidelines are intended as a discretionary tool defining the architectural styles and character, building types, massing, materials and color for a range of mixed-use commercial, civic, single-family and multi-family residential uses, as well as public and private landscapes for Three Springs. The Guidelines are to be reviewed and applied by each applicant as required to ensure individual projects meet acceptable design principles established for Three Springs (also see Section 1.8 Code Compliance and the Three Springs Design Review Process).

The Three Springs DRC shall be comprised of five (5) voting members including representation from each of following disciplines/agencies: City of Durango Planning and 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).

The City of Durango shall work in collaboration with the Three Springs DRC for the purpose of reviewing and approving development plans throughout the Three Springs Neighborhood. All projects are subject to a review of the DRC using the regulations established in the Code as a reference and specifically the design principles defined in the Three Springs Design Guidelines. In addition, GRVP, LLC shall create additional Conditions, Covenants and Restrictions (CC&Rs) to be administered by the proposed Community Homeowner's Association as applicable. Decisions of the Design Review Committee are subject to callup provisions as defined in the Design Guidelines. Decisions of the Design Review Committee relative to City Improvements/Projects may be appealed in accordance with the Three Springs Development Agreement-Section 8.07 City Improvements.

The Three Springs Covenants, Conditions, and Restrictions Residential Association and the Three Springs Covenants, Conditions, and Restrictions Mixed-Use Association establish the governance, enforcement of architectural controls, and maintenance of common areas. (Refer to Three Springs Development Agreement: Section 4.06: Design Guidelines, Section 8.01: Internal Governance, and Section 9.14: Design Guidelines Procedures.)

1.5 SUPPLEMENTAL INFORMATION/ CLARIFICATIONS AND AMENDMENTS

The Three Springs Codes and Standards and Design Guidelines are intended to be dynamic documents that will evolve with the changing conditions and character of the Three Springs Neighborhood. Over time, the Code may require clarifications and/or amendments, as necessary. When conflicts arise between stated details of the Code and/or clarifications are required, amendments may be crafted and adopted by the City of Durango with input from the DRC in accordance with normal City of Durango procedures as necessary. In addition, supplemental information may at times be recommended by the DRC to further assist builders and designers with the development process or current building practices. The Guidelines may be initiated and subsequently amended or supplemented by the Developer or Three Springs Master Association; provided that any amendment resulting in a major alteration of the applicable design principles shall be subject to review and approval by the City of Durango Planning Director (See Development Agreement: Section 9.14: Design Guidelines Procedures).

Prior to initiating any development project, homeowners, builders and designers are advised to contact the City of Durango and/or the DRC to obtain applicable additional information, clarifications or amendments to the Code or Design Guidelines that may affect the development and review process.

1.5.1 WRITTEN INTERPRETATIONS

1) PURPOSE: This section establishes a procedure whereby Codes and Standards users may seek an interpretation of any of the Codes and Standards' provisions, including an interpretation whether a specific use is of a type permitted in a particular transect.

2) APPLICABILITY:

a. This section shall apply to all provisions contained within these Codes and Standards, as well as to interpretations regarding the Conceptual Development Plan.

b. The provisions of this section shall not apply to permit any specific use that is expressly prohibited in a zoning district. If, pursuant to this section, a specific use cannot clearly be determined to be in a use classification permitted in a particular transect, such use may be

incorporated into the Codes and Standards to an amendment pursuant to this section.

3) FILING OF INTERPRETATION REQUESTS: Requests for written interpretations of the Codes and Standards shall be submitted to the City of Durango Planning Director.

4) DIRECTOR REVIEW AND ACTION: Within thirty (30) days of receipt of a completed request for a written interpretation, the Director shall:

a. Review and evaluate the request in light of these Codes and Standards, the Conceptual Development Plan, the Preliminary Plan, the Design Guidelines and any other relevant documents;

b. Consult with the City Attorney and other City Staff, as necessary;

c. Render a written interpretation; and

d. Mail a copy of the written interpretation to the applicant, the developer, DRC and other applicable parties.

5) OFFICIAL RECORD OF INTERPRETATIONS: An official record of interpretations shall be kept on file in the office of the Director, and shall be available for public inspection in the City of Durango offices during normal business hours.

1.6 MINOR ADJUSTMENTS AND APPEALS

Minor Adjustments to provisions of the Code are considered unique and not to set a precedent for future waivers and exceptions. A Minor Adjustment is the allowance of a practice consistent with the general intent but not a specific provision of the Code (e.g. the irregular geometry of a thoroughfare or lot may make it difficult to provide the building front elevation parallel to the front lot lines as stated in the Code. Altering the relationship may be desirable to help better define the street edge, which is the intent of this provision of the Code). The variable standards for minor adjustments applicable to building heights or setbacks are provided in Section 3.3 Neighborhood Standards/Definitions.

A Minor Adjustment Request to the Code may be filed by the applicant for processing through the City of Durango Planning and Community Development Office (PCDO) in accordance with the process provisions defined in City of Durango LUDC Section 4-5 Special Uses. Prior to submitting a Minor Adjustment Request, the applicant shall provide a copy to the DRC for review and comment. The applicant will then forward the Minor Adjustment Request to the City PCDO for an administrative review and approval/denial process. Any appeal to the administrative decision by PCDO shall be forwarded to the City Manager for final determination in accordance with City of Durango-LUDC Section 12-5 City Manager. Minor Adjustments may be approved only upon a finding that all of the following criteria have been met:

1) The requested Minor Adjustment is consistent with the preferred direction and intent of the Three Springs Codes and Standards and the stated purpose of this DRC;

2) The requested Minor Adjustment is consistent with the intent of these Codes and Standards, the Conceptual Development Plan, the Preliminary Plan, the Design Guidelines and any other relevant documents;

3) The requested Minor Adjustment is the minimum amount of relief required and will have no significant adverse impact on the health, safety or general welfare of nearby properties or the general public;

4) Any adverse impacts resulting from the Minor Adjustment will be mitigated; and

5) When the requested Minor Adjustment is for a building height modification, the Minor Adjustment shall:

a. Not be substantially out of scale with adjacent buildings.

b. Not result in snow shed which would damage or otherwise adversely impact adjacent properties.

c. Not result in increased shadowing which would damage or otherwise adversely impact adjacent properties.

6) The requested Minor Adjustment is either:

a. Of a technical nature and is required to compensate for some practical difficulty or unusual feature of the site or the proposed development that is not shared by landowners in general; or

b. An alternative or innovative design practice that achieves the same or increases the degree of the objective of the existing standard being modified.

1.7 SUSTAINABLE DEVELOPMENT PROGRAM

In addition to the Three Springs Codes and the Design Guidelines, a comprehensive Sustainable Development Program outlines long-term sustainable objectives for the Three Springs Neighborhood. The Three Springs Sustainable Development Program provides homeowners, developers, architects, builders, and managing entities with integrated planning guidelines for sustainable community development, and ecological and social planning practices. Programs such as Energy Star® program and LEED (Leadership for Energy and Environmental Design) are integrated in the Three Springs Sustainable Development Program to address residential and non-residential

construction criteria promoting sustainable site design, energy efficiency, water conservation, wise material use, and healthy indoor environments. For more information, refer to the Three Springs Sustainable Development Program.

1.8 CODE COMPLIANCE AND THE THREE SPRINGS DESIGN REVIEW PROCESS

Adoption of the Codes by the City of Durango formally establishes the Conceptual Development Plan, Urban Standards, Thoroughfare Standards, and Landscape Standards designed specifically for the Three Springs Conceptual Development Plan and references the planning entitlement processes of the City of Durango LUDC. Adoption of the Codes references the City of Durango LUDC processes and defines the Three Springs Design Review Process to be adhered to by all applicants intending to develop within Three Springs.

• City of Durango LUDC Processes: Includes Code Compliance for individual site plans, blocks, minor subdivisions, tracts, final plats, and Variable Lots.

• Three Springs Design Review Process: Includes architectural, site development, and landscape design review.

Applicants shall refer to the Preliminary Plan/Preliminary Plat, Final Plan Final Plat, and Planned Development processes outlined in the City of Durango LUDC. All of these processes require both City Planning Commission and City Council review and approval as necessary.

Upon completion of the Preliminary Plan, Final Plan, and Final Plat review and approval process as defined by the City of Durango LUDC, an applicant may proceed to advance a project following the City of Durango Site Specific Development Review Process (Figure 1, if applicable) and the Three Springs Design Review Process (Figure 2) as outlined.

Development proposed for the Variable Lot Type may be submitted through the Site Specific Development Plan Review Process, a subdivision plat, or as a Plan Development (PD) per the City of Durango requirements. The Planned Development review process will be coordinated with the preliminary DRC submittal for design review as necessary.

Figure 1 summarizes the general Site Specific Development Plan Review Process. Figure 2 summarizes the Three Springs Design Review Process.

1.8.1 REVIEW FEES / APPLICATION FORMS

Each submittal step may have specific fee requirements payable at the time of submittal. All such fees associated with the Code Compliance process shall be subject to review and approval by the City of Durango as necessary. Review and application fees for the Three Springs Design Review Process shall be subject to review and approval by GRVP, LLC. Applicants are encouraged to contact both entities for the current fee schedules, submittal deadline schedules, review meeting schedules and current copies of all standard forms prior to initiating the review process.

1.8.2 PRE-APPLICATION / DESIGN MEETING (STEP 1)

All applicants intending to develop within Three Springs (including City of Durango LUDC Processes) are required to attend a mandatory Pre-Application/Design Meeting to be held in advance of the required Preliminary Plan Submittal or Preliminary DRC Review submittal. The Pre-Application/Design Meeting is intended to assist applicants with a review of the process(es) that may be required in order to secure approval of their proposal and to ensure a coordinated review by both the City of Durango and the DRC. Applicants shall contact the Three Springs Design Review coordinator to schedule a Pre-Application/Design Meeting.

1.8.3 THREE SPRINGS DESIGN REVIEW PROCESS (FIGURE 2)

The Three Springs Design Review Process phase is initiated by either the builder or owner/developer and involves the Three Springs DRC Design Guidelines review and approval. This is a separate review process from the City of Durango LUDC Process. Coordination between the two phases (City of Durango LUDC Process and Three Springs Design Review Process) is required. Following the Pre-Application/Design Meeting, the owner, developer or agency representative shall submit to the DRC such plans and specifications necessary to demonstrate conformance with the Three Springs Design Guidelines. This phase of the review process includes a three-step Three Springs Design Review Process by the DRC and is required for all proposed developments.

The scope of the DRC shall address those design elements related to exterior building design, materials, colors and landscape design as defined in the Design Guidelines. The DRC may from time to time require other information as needed to fully describe the proposed development. The DRC shall not be responsible for reviewing and/or approving improvement plans and specifications for engineering design,

public safety, or for compliance with applicable state or federal laws ordinance or policies.

1.8.4 PRELIMINARY DRC REVIEW (STEP 2)

An initial submittal packet shall be provided to the DRC for a Preliminary DRC Review to be evaluated based on design principles defined in the Three Springs Design Guidelines.

Submittal:
Refer to the Design Guidelines for the specific DRC Review submittals requirements.

1.8.5 CITY OF DURANGO LUDC PROCESS (STEP 3)

Following Preliminary Design Review Committee Approval, the City of Durango LUDC Process is initiated by the owner, developer or agency representative.

The applicant is required to complete a Site Specific Development Plan review to address site related elements as to compatibility of land uses within Transects, building and lot type, building citing and setback, neighborhood block level review, site grading and overall compliance with the provisions set forth in the Code.

The Site Specific Development Plan review is an administrative review and approval by the City of Durango Planning and 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.

All applicable local, state and national/international codes and regulations, including but not limited to building, structural, mechanical, plumbing, electrical, health, safety, OSHA, and fire codes must be met. In the event of conflicting provisions of the described Codes set by the Three Springs Codes and Standards, the more restrictive provision shall apply.

1.8.6 SUBMITTAL REQUIREMENTS

Refer to the City of Durango LUDC for the complete submittal requirements. In summary, the following information is required for Site Specific Development Plans:

- Lot lines and existing conditions including topography, vegetation and natural features
- Site plans identifying proposed structures, parking, walks and walls
- Utility locations and easements
- Ground floor plan, porch and encroachments
- Elevations and wall sections
- Grading and drainage plans
- Landscape and irrigation plans
- Lighting plans
- Signage

Upon completion of the City of Durango Site Specific review process, Final DRC Design review is required.

1.8.7 FINAL THREE SPRINGS DRC REVIEW (STEP 4)

Based on input from the DRC and the City of Durango, the applicant will provide a revised set of plans and specifications as necessary for Final DRC Review and approval by the DRC. Upon approval, the applicant will be provided a Letter Certificate of Design Compliance from the DRC. This Letter must be provided to the City of Durango in order to proceed to apply for a City Building Permit.

Any required changes or modifications (including Three Springs Design Review Process submittals) shall be addressed by the applicant with a re-submittal prior to issuance of a Letter Certificate of Design Compliance by the DRC. The DRC shall not issue a Letter Certificate of Design Compliance until all applicable development issues and/or comments have been adequately addressed by the applicant.

Submittal:
Refer to the Design Guidelines for the specific DRC Review submittals requirements.

1.8.8 FINAL CODE COMPLIANCE AND BUILDING PERMIT (STEP 5)

Upon receipt of a Letter Certificate of Design Compliance, the applicant shall submit a final set of plans and specifications to the City of Durango Planning and Community Development for Final Code Compliance and issuance of necessary building permits.

Submittal:
• Refer to the City of Durango LUDC Submittal Requirements as necessary.
• A required Letter Certificate of Design Compliance from the Three Springs DRC shall be provided to the City of

Durango for the subject property as necessary. Upon final approval, the City will issue the necessary excavation and building permits for construction start.

1.8.9 FINAL INSPECTION BY DRC AND CERTIFICATE OF OCCUPANCY BY CITY OF DURANGO (STEP 6)

a. 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.

b. Request Certificate of Occupancy from City of Durango.

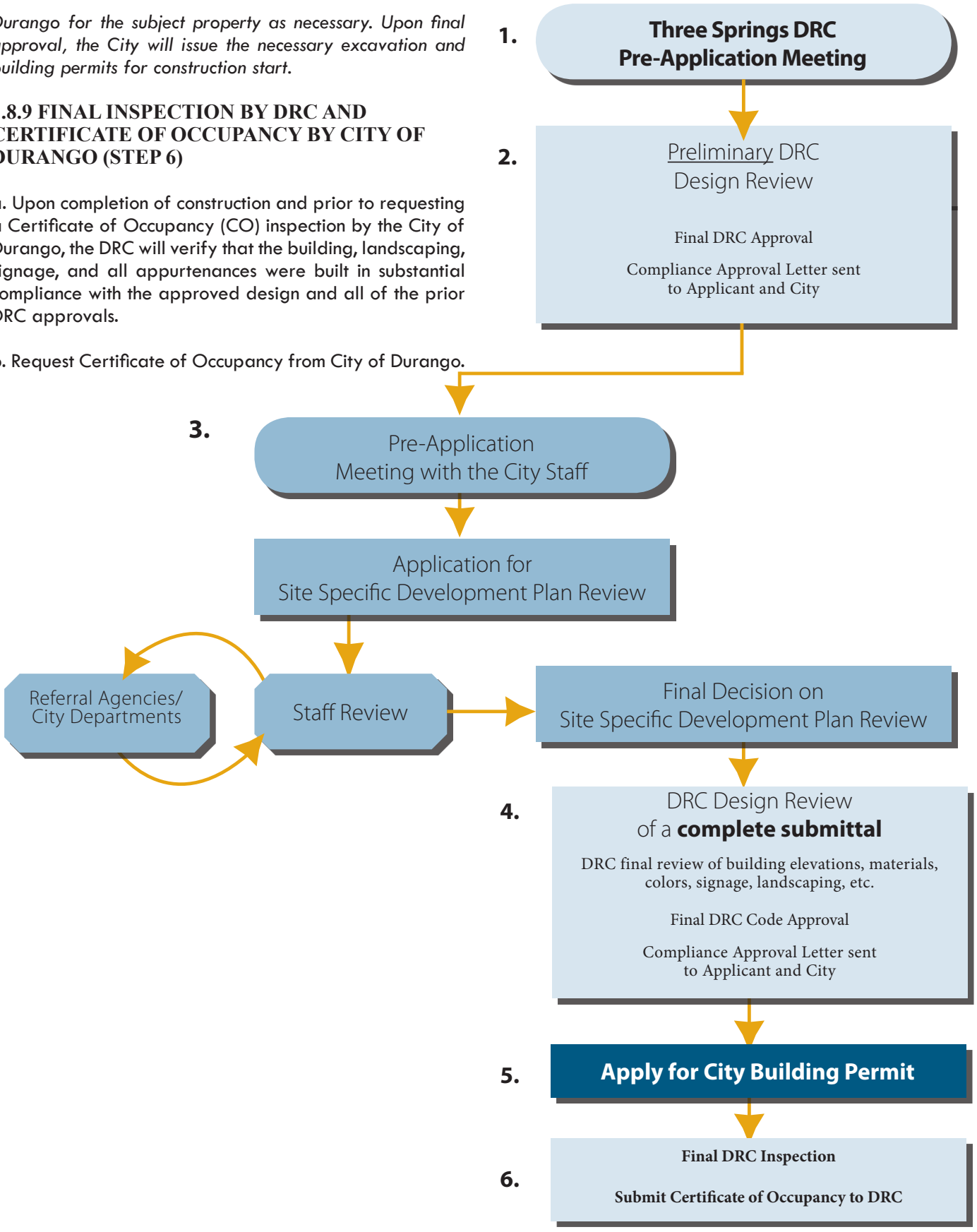


Figure 1: *Site Specific Development Plan Review Process*

1.8.10 THREE SPRINGS DESIGN REVIEW PROCESS

Residential lot development proposed on a block that has an approved site specific development plan may proceed with the Three Springs Design Review Process as described in Figure 2, assuming an approved plat is recorded. Review by the City of Durango will be for Code Compliance and Building Permit matters.

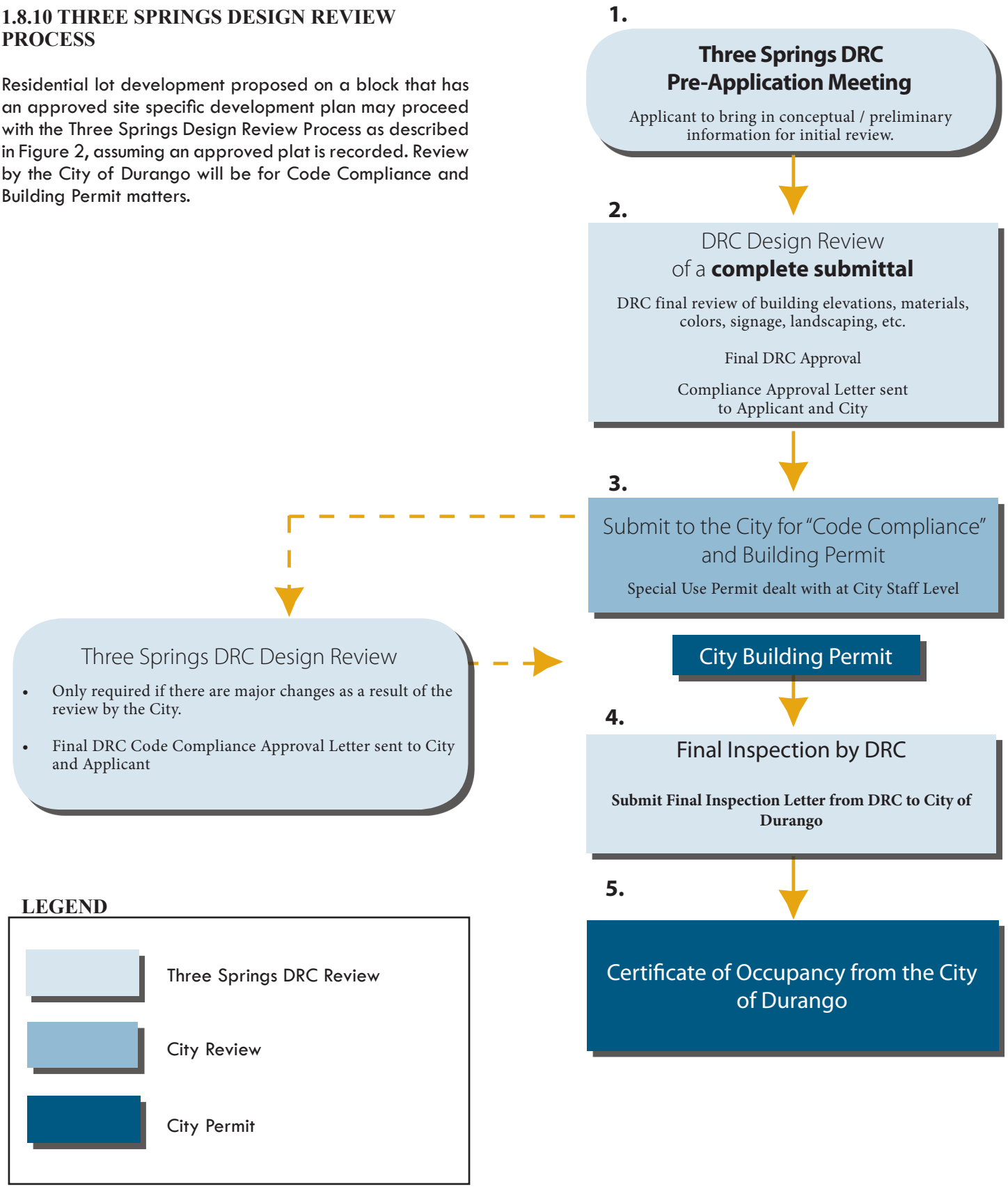


Figure 2: *Three Springs Design Review Process*

1.9 PRINCIPAL ELEMENTS OF THE CODE

CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan as amended, illustrates the entire community and shows the various Transects within the community. The Conceptual Development Plan also shows natural features such as major drainage ways, the form and location of public open spaces and community parks, and the type and location of the various thoroughfares that create connections within the community. An overview of the rural-to-urban continuum that the Transect approach describes is included on page 15. The Three Springs Design Guidelines describe the hallmarks of Traditional Neighborhood Design as incorporated into the Three Springs development as well as the architectural character envisioned. The Three Springs Signage Guidelines distinguishes between the different neighborhood identities.

THOROUGHFARE STANDARDS

The Thoroughfare Standards (page 37) are represented by a series of diagrams, specifications, and dimensions that describe the public realm for pedestrian, bicycle and vehicular movement. The various components are integrated into a comprehensive circulation system in regard to capacity, character, and functionality for each Transect. These standards provide details for roadways, alleyways, sidewalks, trails, planters, crosswalks, intersections, street trees, and utility locations.

URBAN STANDARDS

The Urban Standards regulate those aspects of private buildings that affect the public realm. The Urban Standards vary according to the Transect categories of the Conceptual Development Plan and define both streetscape and building use. The allowed uses include residential, lodging, office, retail, and light manufacturing, with an emphasis on mixed-use.

The Urban Standards include the following components:

- Tables A-1 and A-2 (pages 22 and 23) show the permitted lot types within each Transect and the uses permitted on each specific lot type.
- Table B shows the parking requirements for each use.
- Neighborhood Standards / Definitions on describe the terms used throughout the Code.
- Lot Types show the specific requirements for the placement of buildings on individual lots.

LANDSCAPE STANDARDS

The Landscape Standards described 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 describe how pedestrian corridors, surface drainage systems, greenbelts, parks, open space, buffers, and trails are to be designed and maintained. The Standards build upon the ecological attributes of the setting and provide a framework that helps connect the built and natural environment within the site. The Standards also define the appropriate maintenance roles and responsibilities of individual property owners, the City of Durango, and the Three Springs Residential Association, the Three Springs Mixed-Use Association, and the Three Springs Metropolitan District.

1.10 TRANSECT DESCRIPTION

1.10.1 THE TRANSECT

The Transect is a system of classification employing the conceptual rural-to-urban range to define a useful order of the typical elements of urbanism. The Transect is a natural ordering system, where every urban element finds a place within its continuum. For example, a street is more urban than a road, a curb more urban than a swale, a brick wall more urban than a wooden fence, an alleé of trees more urban than a cluster. This gradient, when rationalized and subdivided, becomes the urban Transect, and forms the basis for a common system of classification.

The continuum of the Transect, when subdivided, forms the basis for the following categories: Open Space, Sub-Urban, Residential Mixed, General Urban, Urban Center, and Special Districts (Civic including medical campus, schools and public safety).

The Transect technique is derived from ecological analysis applied to the sequence or progression of natural habitat, from wetland, meadow or woodland.

1.10.2 THE TRANSECT'S APPLICATION AT THREE SPRINGS

The application of the Transect helps to guide the selection of specific lot types, their relationships to each other, and their placement within the community of Three Springs.

The Transect also defines urban character through the corresponding use of neighborhood and architectural details in each classification.

Figure 3 on this page illustrates the appropriateness of certain design responses within the Transect's continuum from rural-to-urban.

Figure 3: *Neighborhood Transect*

1.11 NEIGHBORHOOD DESIGN PRINCIPLES

Three Springs has been designed and planned according to the following principles. The Neighborhood Standards listed on the following pages are intended to promote these principles:

- SENSE OF PLACE
- DIVERSITY
- CONNECTIVITY
- WELL-DEFINED PUBLIC REALM

1.11.1 SENSE OF PLACE

Each neighborhood at Three Springs will have its own special focus with a network of traditional pedestrian-oriented streets and small parks. Opportunities for neighborly interaction and casual encounters are encouraged whenever possible. Generous porches close to detached sidewalks are located along tree-lined streets. Village gathering places are within a five-minute walk of every home. Carefully placed pocket parks provide the opportunity for easily supervised play for young children or quiet common areas in which adults may socialize. The network of streets, parks and open spaces allow freedom of movement for pedestrians and help to stitch together the community.

The existing landscape at Three Springs offers range of variation in topography and vegetation distinctive to the high mountain desert. Existing clusters of mature pinion pine and rocky mountain juniper provide buffering to buildings and unique character to new neighborhoods. By conforming road alignments and building placement to the existing topography, retaining walls may be minimized, allowing preservation of existing drainages and their associated habitat.

1.11.2 DIVERSITY

A primary goal of the Three Springs plan is to create interesting, diverse and distinctive neighborhoods through the conscious integration of varying lot types, thoroughfares and architectural styles in a harmonious relationship. A variety of home sizes will be employed to address the needs of different households. The diversity of building types and home sizes not only creates a more appealing neighborhood but also promotes affordable housing opportunities. Diversity of age and income encouraged by the wide variety of housing choices will create a socially vibrant and interesting community.

1.11.3 CONNECTIVITY

The system of thoroughfares, trails and pedestrian pathways accessing the neighborhood is predicated on the importance of connectivity and a five-minute walk from doorway to destination. The network of thoroughfares and pathways is designed to promote easy access and mobility for pedestrians as well as motorists. Important connections into and throughout the neighborhood—including school bus stops and public transit facilities—should respond to the pedestrian scale of the neighborhood.

1.11.4 WELL-DEFINED PUBLIC REALM

The Three Springs Neighborhood places an emphasis on defining the character and quality of the public realm. Private front and rear yards are usually provided, but the focus is on the thoroughfares and open spaces that are distributed throughout the neighborhood. The relationship of the individual buildings to one another and the public space that the buildings create together will make Three Springs special. The Green Courts provide alternate pedestrian routes and a green counterpoint to the street network. Some of the homes provide vehicular access from the alleys, allowing the sidewalks and front yards to be uninterrupted. In cases where vehicular access is from the street, garage facades are placed behind the front porches or facing away from the street, so that the garage does not dominate the streetscape.

2.0 CONCEPTUAL DEVELOPMENT PLAN

The Three Springs neighborhood is based on the Three Springs Conceptual Development Plan Amended Conceptual Land Use Plan dated November 16, 2004 and approved February 15, 2005. This approval outlines nineteen (19) Conditions of Approval and allows for a mixed-use Traditional Neighborhood Development community planned in two villages. Land uses and maximum densities are defined within Transects. The plan builds in the flexibility for change of use over time in the Interface Areas adjacent to the Urban Center (T5 Village Urban).

2.1 INTERFACE AREAS

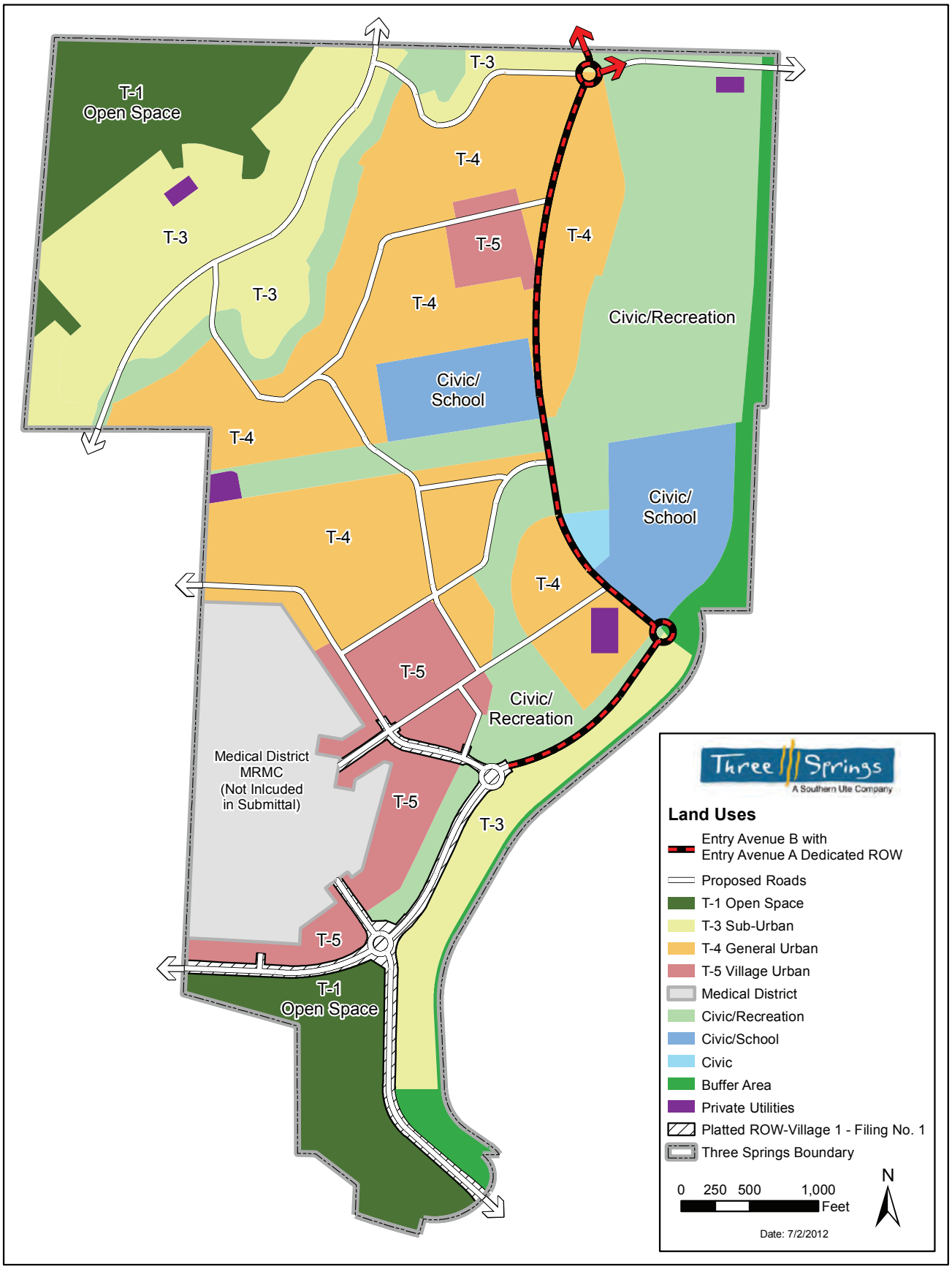
Interface Areas that are in the T4 Transect located adjacent to T5 Urban Center (Village Mixed-Use) Transect allow a mix of Lot Types and/or changes of use over time (See Section 2.2: Change of Use) in order to provide flexibility for varying market conditions and ensure a seamless transition between the T4 and T5 Transects. Lot Types may be interchanged between T4 and T5 Transects as indicated in Table A-1 and A-2: Permitted Lot Types/ Uses By Transect (page 21-23).

If the designated Interface Areas are proposed to be modified, the developer and/or owner representative shall be required to amend the Three Springs Amended Conceptual Development Plan (approved February 15, 2005) as defined in the Three Springs Development Agreement; Section 9.06 Conceptual Development Plan Amendments and in consultation with the City of Durango.

2.2 CHANGE OF USE

Recognizing that over time there may be additional demand for non-residential uses, T4 residential lot types located within the Interface Areas and adjacent to T5 Transect and that have been platted and built out with residential uses for at least ten (10) years may change to other appropriate uses such as: lodging, office or retail uses provided that all parking requirements for the proposed change of use can be met.

A Change of Use will require applicable City of Durango LUDC Process and shall be based on use compatibility and meeting on-site and/or shared parking requirements as defined for the new use. Architectural design, landscape design and signage review and approval are also required by the DRC prior to approval of Change of Use (Refer to Section 1.8: Code Compliance and The Three Springs Design Review Process, page 10).


T-1
Open Space
T-3
T-4
T-5
T-4
T-3
T-3
T-4
Civic/Recreation
Civic/
School
T-4
Civic/
School
T-4
T-4
T-5
Civic/
Recreation
Medical District
MRMC
(Not Inlcuded
in Submittal)
T-5
T-3
T-5
T-1
Open Space
Three Springs
A Southern Ute Company
Land Uses
Entry Avenue B with
Entry Avenue A Dedicated ROW
Proposed Roads
T-1 Open Space
T-3 Sub-Urban
T-4 General Urban
T-5 Village Urban
Medical District
Civic/Recreation
Civic/School
Civic
Buffer Area
Private Utilities
Platted ROW-Village 1 - Filing No. 1
Three Springs Boundary
0 250 500 1,000
Feet
N
Date: 7/2/2012

3.0 URBAN STANDARDS

3.1 OVERVIEW

3.1.1 INTRODUCTION

The Code establishes the Transects (Conceptual Development Plan: Section 2.0) and specific lot types and sizes for Three Springs. Table A: Permitted Lot Types/ Uses By Transect defines the permitted uses and lot types for each Transect (T1, T3, T4, T5, Special Districts and Interface Areas) as allowed by the Code for Three Springs. All development shall conform to the permitted uses and allowable lot types, parking requirements (See Table B: Parking Requirements by Use) and specific Lot Type diagrams described in the Code.

The subdivision of individual lots or parcels shall occur at the respective final plan filings in accordance with the Three Springs Development Agreement Final Plat Section 4.04.A.2 - Additional Standards and the necessary approval process outlined in Section 1.8: Code Compliance and Three Springs Design Review Process.

3.1.2 LOT TYPE AND USE BY TRANSECT

Table A-1: Permitted Lot Types By Transect and Table A-2: Permitted Lot Uses by Transect (page 22 and 23) define the lot type and related uses allowed for each Transect. In addition to the individual uses noted, future planned developments and/or subdivisions within the Three Springs Conceptual Development Plan shall be reviewed and approved as a Variable Lot Type on an individual basis.

Blank space = Lot Type and related uses are not allowed under any circumstance.

■ = Lot Type and related uses are allowed by right within the context of the requirements of that Transect and are administratively reviewed for Code Compliance by the City of Durango and Three Springs Design Review Process by the Three Springs Design Review Process.

○ = Lot Type and related uses are allowed by exception and require a Special Use Permit. Exceptions allow for a use or practice that is generally not consistent with a provision or the intent of the Code and requires additional review. Special Use Permits are reviewed and issued administratively by the City of Durango in accordance with the process provisions defined in City of Durango-LUDC Section 4-5 Special Uses. Special Use Permits do not require Planning Commission or City Council authorization.

• = Lot Type and related uses are allowed by exception and require a Conditional Use Permit. Conditional Uses may or may not have an adverse impact on an adjacent use as a result of noise, vibration, odor, pollution or socioeconomic disruption. These uses shall be reviewed and are subject to the issuance of a Special Use permit through the City of Durango - LUDC Section 4-6 Conditional Uses.

In addition to the Special Use and Conditional Use review by the City of Durango, applicants are required to submit for review and approval by the Three Springs Design Review Process on matters associated with architecture and landscape design and/or on-site signage as necessary.

3.1.3 USE CATEGORIES

• BED AND BREAKFAST: A building of a residential or mixed use character other than a hotel or motel that is compatible with the neighborhood or mixed-use district, accommodating up to six (6) rooms and providing up to one meal daily for guests and providing an on-site resident manager.

• CIVIC: Premises available for, but not limited to, not-for-profit organizations dedicated to the arts and culture, recreation, education, religion, library, government, social services, public transit and the like.

• CLINICS/COUNSELING CENTER: An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, other health care professionals or similar professions.

• CONSTRUCTION FIELD OFFICE (TEMPORARY): A modular home, travel trailer, truck trailer or other structure used as an office in conjunction with a construction project.

• COTTAGE INDUSTRY: A processing, assembling, packaging, retail, or storage industry, generally employing fewer than twenty (20) persons, conducted wholly within an enclosed building isolated from other such uses, generating low traffic volumes and with little or no noise, smoke, odor, dust, glare or vibration detectable at any property line.

• FAMILY: One (1) or more persons living as a single housekeeping unit, provided that unless all members are related by blood, marriage, legally or adoption, no such family shall contain more than four (4) persons.

• FOOD AND ENTERTAINMENT: Drinking and eating establishments for on-premises consumption and entertainment venues for performing arts, motion picture and similar activities.

• GROUP RESIDENCE: A building used for occupancy by groups of people not defined as a family on a weekly or longer basis. Typical uses include school dormitory, residence halls and lodging house.

• HOME OCCUPATION: An occupation or activity which is incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory buildings by a member of the family who resides on the premise. Uses and activities should generate no noise, vibration, light, dust, odor, fumes, smoke, or other similar impacts that could be perceived outside the main building or accessory buildings.

• HOTEL: A building in which seven (7) or more guest rooms are used to provide accommodations for transient guests for compensation.

• INFORMATION KIOSK: A free-standing structure upon which temporary information and/or posters, notices, and announcements are posted, or a free-standing building with one or more open sides from which commercial activities are conducted.

• INN/HOSTEL: Any building or group of buildings in which there are five (5) or fewer guest rooms, used for the purpose of offering daily public lodging, not including a bed and breakfast home.

• LIGHT INDUSTRIAL/MANUFACTURING: Premises available for the creation, assemblage and repair of artifacts including their retail sale.

• LIQUOR SALES (OFF-PREMISE): A retail store selling alcoholic products for off-site consumption.

• LODGING: Premises available for short-term habitation, including daily and weekly rentals.

• MEDICAL SERVICES: Regional Medical Campus built in phases including, but not limited to, hospital, acute care services, outpatient services, specialty clinics and other necessary associated support services in a Special District (see Section 3.1.4 Special Districts) allowed only on Variable Lot Types.

• NEWSPRINT STANDS: Any type of unmanned device for the vending or free distribution of news periodicals.

• OFFICE: Premises available for the transaction of general business, including medical but excluding retail sales and light industrial/manufacturing uses.

• OPEN-AIR BUSINESS: A business use including the sale and/or display of retail merchandise or services outside of a permanent structure.

• PRIVATE AND PUBLIC UTILITIES: Infrastructure for private and public utilities including electrical, gas, telephone, water utilities and fiber optic services.

• PRODUCE STAND (OUTSIDE): A temporary open air stand or place for the seasonal selling of agricultural produce. A produce stand is portable and capable of being dismantled or removed from the site.

• RECREATION: Premises and activity areas for such things as sports centers, recreational campuses, playing fields, tennis courts, promenades, trails, trailheads, watercourses-detention and associated parking and buffer areas. Recreation Uses are allowed in Special Districts and on Variable Lot Types.

• RESIDENTIAL: Premises available for long-term habitation by means of ownership and rental, but excluding short-term rentals of less than a month's duration.

• RESTAURANT (OUTSIDE): A portion of an eating or drinking establishment with seating and/or tables located outdoors on the sidewalk or other open area in front of or adjoining to the restaurant premise.

• RETAIL AND SERVICES: Premises available for the commercial sale of merchandise, provisions of services and preparation of foods, but excluding light manufacturing and food establishments providing more than ten (10) seats.

• SOCIAL SERVICES/NOT-FOR-PROFIT CENTERS: A service or activity undertaken and operated by a non-profit organization to advance the welfare of citizens in need. A social service may include supporting office or clinic uses, medical offices, clinics, vocational or trade training, personnel services or a food and goods distribution facility.

• TEMPORARY USE: A use established for a fixed period of time (maximum 180 day) with the intent that such use will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed.

• VENDING MACHINE: An unmanned coin-operated device which dispenses a product or service.

3.1.4 SPECIAL DISTRICTS

Special Districts are defined as a part of the Transect within Three Springs and include schools, medical campuses, community and neighborhood parks, and public

safety sites as designated on the Conceptual Development Plan. Additional Special Districts may be created by the owner/developer and would require an amendment of the Three Springs Amended Conceptual Development Plan (approved February 15, 2005) as defined in the Three Springs Development Agreement; Section 9.06 Conceptual Development Plan Amendments and in consultation with the City of Durango. Applicable review criteria and procedures for approvals are referred to in Section 1.8: Code Compliance and The Three Springs Design Review Process, page 10.

3.1.5 SIGNAGE

On-site and exterior building signage plans and specifications for all development in Three Springs shall be reviewed and approved by the Three Springs Design Review Process prior to issuance of the Letter Certificate of Design Compliance. Refer to the Three Springs Design Guidelines for specific design criteria related to signage as necessary.

3.1.6 CONDITIONAL USE

A Conditional Use is not a by-right use and shall be subject to review and approval under the Conditional Use requirements of the City of Durango - LUDC Section 4-6 Conditional Uses. A Conditional Use may only occur in T4, T5, Special District Transects or within the Community Park as allowed. Conditional Uses are denoted in Table A-2: Permitted Lot Types/ Uses By Transect.

In addition to the City of Durango approval for a Conditional Use Permit, applicants are required to submit the necessary materials to the Three Springs Design Review Process on matters related to architectural and landscape design, and signage as necessary.

CONDITIONAL USE CRITERIA
Refer to the City of Durango - LUDC Section 4-8 Criteria for review, recommendation and approval of Special and Conditional Uses.

TABLE A-1: Permitted Lot Types by Transect							
Lot Type	**Transect**						
	T1 Open Space	**T3 Sub-Urban**	**T4 Residential-Mixed**	**T4 General-Urban**	**Interface Area**	**T5 Urban Core**	**Special District**
Residential Lot Types							
55' Wide Front-Loaded		■	■				
55' min Alley-Loaded			■	○			
35'-54' Alley loaded			■	■	●	○'	
Row House			○	■	■	■	
Four-Unit Apartment				■	■	■	
Courtyard Apartment				■	■	■	
Mixed-Use Lot Types							
Duplex-Live/Work			■	■	■	■	◘
Mixed-Use Courtyard Apartment			■	■	■	■	◘
Liner Building			■	■	■	■	◘
Traditional Urban Village Lot			■	■	■	■	◘
Variable Lot		○	○	○	○	○	◘

LEGEND	
Blank	Lot Type and related use is not allowed
■	Allowed by Right - Use/Lot Type are consistent with Code intent and only require and administrative Code Compliance and Three Springs Design Review Committee review
○	Allowed by Exception 1 - Special Use Permit Required (see below)
●	Allowed by Exception - Conditional Use Permit Required (see below)
*	Use not allowed within 300 feet of Medical Campus
◘	New Special Districts shall be reviewed as a Variable Lot Type and shall require an amendment to the Conceptual Plan - refer to the Three Springs Development Agreement; Article 9: Section 9.07.E Major Conceptual Development Plan Amendments - see note #2 below
■'	Allowed by Right when the use is on a Duplex Live Work, Mixed Use Courtyard Apartment or Traditional Urban Village Lot

1. 'Exceptions' allow for a use or practice (upon review and approval) that is generally not consistent with a provision or the intent of the Code. Refer to the LUDC Section 4-5 Special Uses and Section 4-6 Conditional Uses.

2. Establishment of additional 'Special Districts' beyond those defined in the approved Regulating Plan may be allowed and shall be reviewed and approved by the City of Durango Planning Director.

3. Note: If a use is not defined in Table A, that use as defined shall not be allowed.

TABLE A-2: Permitted Lot Uses by Transect						
Lot Uses	**T1 Open Space**	**T3 Sub-Urban**	**T4 General-Urban T4 Residential-Mixed**	**Interface Area**	**T5 Urban Core**	**Special District**
Lodging						
Hotel (7 or more rooms)				○	■	◘
Bed and Breakfast (up to 6 rooms)			■	■	■	◘
Inn/Hostel (up to 5 rooms)			■	■	■	◘
Group Residence			○	○	○	◘
Office						
Office				■'	■'	◘
Home Occupation		■	■	■	■	◘
Construction Field Office (Temporary)		■	■	■	■	◘
Commercial/Retail						
Open-Air Business				○	■	◘
Retail and Services			○	○	■	◘
Cottage Industry			○	○	■	
Gasoline Services Stations*					●	◘
Vehicle Repair Shops/Garages*					●	◘
Child Care (Less than 12)			○	○	■	◘
Child Care (More than 12)			○	○	■	◘
Home Child Care		○	○	○	○	◘
Temporary Use (Sales Kiosks/Display/Produce Stands)				○	■	◘
Information Kiosk (Permanent/Temporary)			○	■	■	◘
Community Garden (Outside)		○	■	■	■	◘
Liquor Sales (Off-Premise)				○	■	
Funeral Homes/Mortuaries			○	○	○	
Drive-Thru Commercial Uses					○	
Mini-Storage Facility (Indoor)			○	○	■	
Clinics/Counseling Centers				○	■	◘
Assisted Living/Senior Living/Rest Homes			○	○	■	◘
Safe Houses/Care Facilities			○	○	■	◘
Green House/Nursery/Stock/Garden Supply					■	
Small Animal Clinics*					○	◘
Newsprint Stands			○	○	○	◘
Vending Machines (Outside)					○	◘
Food & Entertainment						
Cafes/Delicatessens/Restaurants				■	■	◘
Restaurant (Outside)			○	○	■	◘
Theatre (Indoor)				○	■	◘
Film or Performance Venue (Outside)			○	○	■	◘
Drinking Establishments/Pubs				○	■	
Civic						
Neighborhood/Community Center			■	■	■	◘
Community Park						◘
Neighborhood Park		■	■	■	■	
Cultural/Educational/Recreational Facilities				■	■	◘
Fine Arts Schools			○	○	■	◘
Fire/Police/Rescue/Emergency Stations						◘
Library Facilities			○	■	■	◘
Religious Assembly			○	○	○	◘
Vocational/Technical/Specialty Schools				○	○	◘
Parking Garages					■	◘
Public Transit Stops			■	■	■	◘
Social Services/Not-for-Profit Centers				○	■	◘
Trails	■					

Open Space and Associated Trails	■					
Other Miscellaneous Uses						
Non-Commercial Storage Yard (Outside)			○	○	○	◘
Recycle Center Drop Off*			○	■	■	◘
Oil/Gas Exploration/Drilling/Mineral Extraction	•		•			◘
Broad Cast/Communication Facilities			○		○	◘
Transmission/Distribution Lines			○		○	◘
Water Storage/Irrigation Ponds	■					◘
Public Utilities	○	○	○	○	○	◘
Temporary Commercial Storage/Recycle (For Construction Use)		○	○	○		
Accessory Dwelling Unit		■	■			

3.2 PARKING REQUIREMENTS

3.2.1 PARKING NOTES

1. All required parking shall be provided on the lot that it serves with the exception of Hillside Row House Lot Types (less than 20' in width), Courtyard Apartment Lot Types (which allow up to six units per parcel) and the lots/uses located within the boundaries of the T5 Shared Parking Zone as noted on Figure 4: T5 Shared Parking Zone. The following credit can be used to satisfy parking requirements:
   - On-street parking spaces located contiguous to the lot frontage including a side frontage along the street.

2. Tandem parking spaces may be used to satisfy parking requirements for all single-family and duplex residential lot types.

3. If the total required spaces for a lot equals a fraction, the number of required shall be rounded up.

4. Where uses are mixed on a lot, parking for each use shall be provided.

5. Outdoor restaurant seating shall not be factored for parking space requirements.

6. Conditional Uses shall provide parking on an individual, as needed basis or as determined by the City of Durango.

7. Bicycle Parking (T5 Mixed-Use and Special Districts): Bicycle Parking spaces (1 space per 10 parking spaces of required automobile parking spaces) shall be provided and may be located on-site and/or off-site within the right-of-way.

8. Live/Work Parking (Whole Unit Ownership)- Live/Work unit shall provide both 1.5 spaces per unit (on-site) and 1 space per 300 sf of applicable floor area Office/Retail uses less a 300 sf credit and may be located on-site and within the shared parking district.

9. Live/Work Parking (Condominium Ownership)-Live/Work unit shall provide both 1.5 spaces per unit (on-site) and 1 space per 300 sf of applicable floor area of Office/Retail use and may be located within the shared parking district.

3.2.2 SHARED PARKING ZONE

A mixed-use shared parking program allows a property developer to use parking spaces more efficiently by allowing the same spaces to be 'shared' by various land uses at different times of the day. The Shared Parking Zone recognizes that the mixed-use Urban Core includes compatible uses that operate at different times from one another throughout the day, such as retail and office uses during the day and residential uses at night.

The Shared Parking Zone is delineated for portions of the Village I - T5 Urban Center and includes four primary off-street shared parking areas, a series of smaller off-street parking areas, and designated on-street parking spaces for select thoroughfares within the T5 Transect (See Figure 4: Shared Parking Zone).

The intent of the Shared Parking Zone is to provide adequate parking for any given use while acknowledging that a shared parking zone will reduce the need for unnecessary levels of parking and the need for excessive paving and impermeable surfaces in the core Village. The Shared Parking Zone provides for the minimum parking requirements as noted in Table B: Parking Requirements By Use, yet allows a user within the zone to park in off-site locations. Users may request designated parking spaces as needed and allowed by the Three Springs Mercado District Parking Management program.

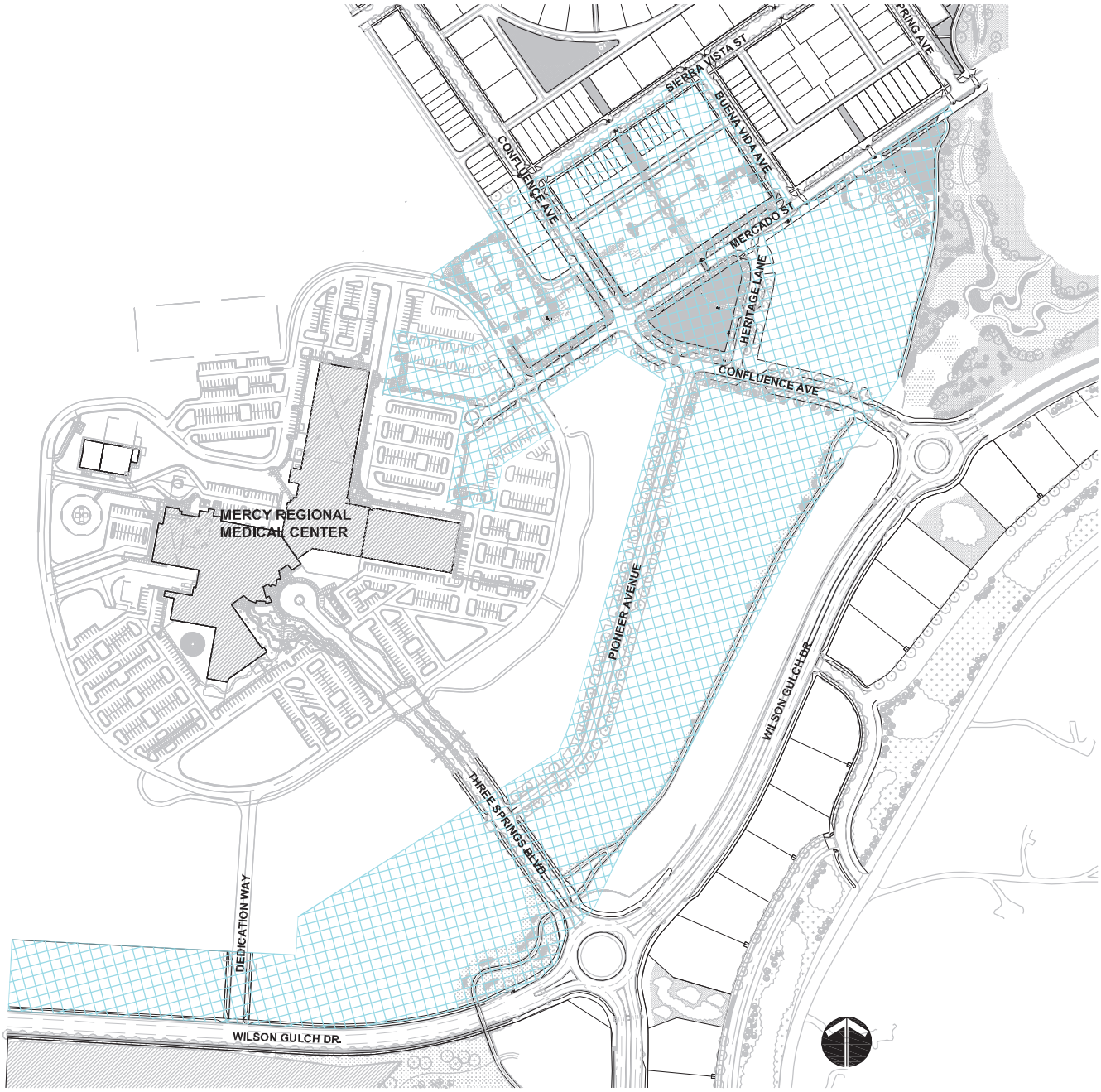


Figure 4. *T5 Shared Parking Zone*

TABLE B: Parking Requirements By Use

	USE							
	Residential	Lodging	Office	Retail	Food & Entertainment	Civic	Conditional Use	Other
PARKING	Single Family Detached, Duplex and Row House: 2 spaces per dwelling. All other residential: 1 1/2 spaces per dwelling. 1 or 2 units per lot: 2 spaces per unit. More than 2 units per lot: 1 1/2 spaces per unit. Accessory Dwelling Units: 1 additional space.	1 space per guest room	1 space per 300 sf of gross floor space	1 space per 300 sf of gross floor area	1 space per 200 sf of gross floor area. Outdoor seating areas not included on area calculations.	1 space per 300 sf of gross floor area	Determined by need	Assisted Living: 1 Space per 3 beds (includes staff parking)

3.3 NEIGHBORHOOD STANDARDS/ DEFINITIONS

3.3.1 ACCESSORY DWELLING UNIT (ADU)

An ADU is a separate dwelling unit that is clearly subordinate to the principal building on a given lot. An ADU may contain its own kitchen and bath facilities and shall be located on the same lot as the principal building. An ADU may have a separate entrance from either the outside of the structure or from within the garage. An ADU does not require the owner to be a full-time occupant at the primary residence on site.

An ADU is allowed above a 2 or 3-car, attached or detached garage and/or a 2-car garage with an attached carport where an open balcony is provided over the carport below. ADUs are allowed on all of the T3 lot types and the T4 Alley-loaded Lot types.

The following standards shall apply to ADUs:

• An ADU must provide one additional parking space on-site as a carport, third garage space or designated driveway space.

• The maximum size of an ADU is 624 sf of heated living space.

• The ADU building height shall not exceed the principal building height. An ADU shall not be allowed in the Front-loaded or Shared-Drive Lot Types where the garage is located in front of the principal building.

• The total number of ADUs allowable within the Three Springs project shall not exceed 294 units. Any proposed adjustment to this approved allowance will require prior approval by the City of Durango upon written request by the owner/developer and may require an amendment to the approved Development Agreement as necessary.

• 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 Three Springs Design Review Process.

3.3.2 ADDITIONS

A modification to an existing building that expands the square footage of the building or directly modifies any building elevation or roof line.

3.3.3 BLOCK

The aggregate of lots and parcels circumscribed by street, alley, and/or pedestrian thoroughfares (ie. pocket park with connector trail, linear greenway). Blocks may vary greatly in size and shape. Small blocks are desirable to provide the greatest amount of pedestrian connectivity. However, larger blocks can be broken up by greens or pedestrian paths to provide the desired connections. In general, blocks greater than or equal to 600 feet shall have some kind of mid-block pedestrian way; refer to Section 4.3.2 block length.

The following standards shall apply to blocks:

• When applicable, the developer/builder shall provide 'Block-Face Elevation and Plan Diagrams' to be evaluated based on the applicable Codes and Standards. The size and location of principal building and garages shall be indicated as well as building setbacks and heights for each lot on a given block.

• The principal building and garage massing and form for each lot type shall reflect the urban form principles as defined in the Codes and Standards and shall be reviewed and approved by the City of Durango for Code Compliance and the Three Springs Design Review Process for Design Compliance.

• For residential Transects, the following lot type to block formula shall be used as a means to ensure variety in lot types throughout the neighborhood;

• Within a defined block, where 10 or fewer lots comprise the block face, only one lot type shall be required.

• Where a block face includes 11 to 20 lots, a minimum of 2 lot types shall be required.

• Where a block face has more than 20 lots, a minimum of 3 lot types shall be required.

• No more than 10 of the same lot type shall be allowed in a continuous row for a given block unless a pedestrian connector, pathway, Green Court or pocket park is provided in the block to break up the massing and repetition.

• Building front elevations and setbacks on a given block shall provide variation and relief in order to minimize repetition in streetscape and building frontages.

• Similar lot types on a given block shall provide a mix of floor plans and site plans to create variation with backyard open space, attached and detached garages, etc. (Floor Plan and Building Elevation review is not a

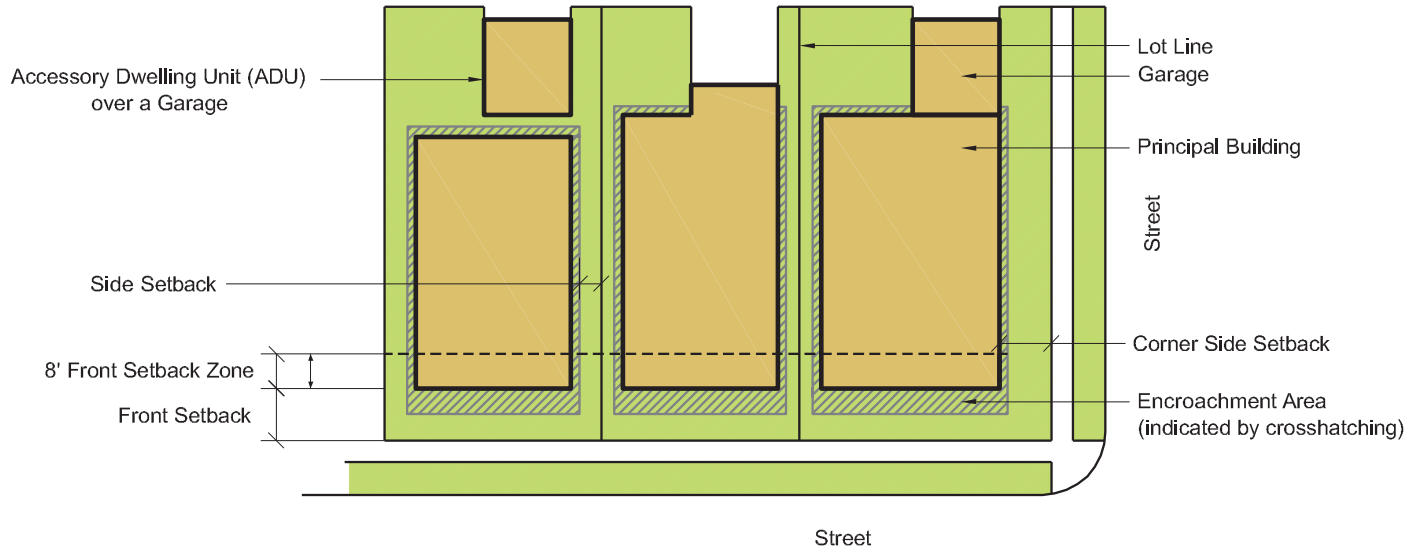


Figure 5: *Typical lot diagram - The outline above illustrates the building envelope defined by the required setbacks. Buildings must be designed to fit within the envelope shown.*

Code compliance requirement and shall be reviewed by the DRC as necessary).

• Building front elevations and set-backs on a given block shall provide variation and relief in order to minimize repetition in streetscape and building frontages.

• Similar lot types on a given block shall provide a mix of floor plans and site plans to create variation with backyard open space, attached and detached garages, etc. (Floor Plan and Building Elevation review is not a Code compliance requirement, and shall be reviewed by the Three Springs Design Review Process as necessary.)

• For lots that face a public green - as in the Green Court lot type - the house design shall acknowledge the green and orient to it. The typical block is composed of Alley-loaded Lots, and Corner Duplex lots. Alleys provide vehicular access to the rear of each home.

• The streetscape design and building frontage along thoroughfares shall include pedestrian amenities such as seating areas. Refer to the Three Springs Design Guidelines for additional information.

• Pedestrian connections and pathways linking pocket parks, linear greenways, and neighborhood blocks shall be provided where applicable based on the site design assessments.

3.3.4 BUILDING

Any permanent, roofed structure built for the shelter and enclosure of persons, animals, materials or property of any kind.

3.3.5 BUILDING COMPONENTS

•PRINCIPAL BUILDING: The principal building is defined as the main structure on the lot containing the primary use.

•GARAGE: A garage is an ancillary building located on the rear of the lot intended for secondary uses such as garage, storage, workshop, studio, guest room or ADU. Garages can be freestanding, detached structures, or attached directly to the principal building.

3.3.6 BUILDING FOOTPRINT

Building footprint is the total square footage located between and including the foundation walls of all structures on a lot, including garages and carports, but not including open exterior porches located within 5' of adjacent grade. Roof overhangs, stoops, exterior stairs, and open balconies shall not be included in the building footprint calculation.

3.3.7 BUILDING FRONTAGE

Front Setback Zone is defined as the area between and including the minimum and 8' front setback distances.

1. Principal building frontage is the total length of the front building wall located within 8' of the front setback

line. Garage facades located within the Front Street Setback Zone do not count towards the building frontage percentage.

2. Porches, fences, or free-standing walls shall not be included in the building frontage. A porch is an open air room appended to the mass of a building with floor and roof, but no walls on at least two sides.

3. Building frontage percentage is determined by dividing the building frontage by the total width of the lot at the front setback.

4. The front building wall shall be set parallel to the front property line and parallel to the chord, if broken or curved.

3.3.8 BUILDING HEIGHT

1. The total overall height of residential buildings shall be measured from the lowest point of the natural or improved (final) grade, whichever is the more restrictive, to the top most visible structural element (excluding chimneys). One (1) story, two (2) story and two-and-one half (2 ½) story residences shall not exceed 35' in height. Three (3) story residential buildings (i.e. attached Hillside Row House Lot Types) shall not exceed 37 feet in height and shall be measured as individual units to determine building height. Four (4) story heights, where allowed, shall not exceed 55'.

2. The total overall height of mixed-use or retail buildings shall be measured from the average improved (final) grade taken along the principal frontage line to the topmost visible structural element. For sloping sites, the measurement shall be taken from the average of the high and low point of measurement along the frontage line. The total overall height shall not exceed 55'.

3. A Minor Adjustment of up to two (2) feet (including mechanical equipment, solar panels, etc.) may be allowed for all buildings based upon the process described in 1.6 Minor Adjustments and Appeals.

4. A story located within the upper-most roof structure shall be considered a half-story when the following conditions are met:

- 60% of the exterior walls of the story shall be 5' or less in height.
- No more than 60% of the total square footage of the floor directly below is provided on that story.

5. A basement, if provided, shall not be considered a story if the measurement from the average finished grade

around the perimeter of the building to the finished main floor is less than five (5) feet below the finished main floor level. A basement shall be considered a full-story when the average grade around the perimeter of the building to the finished main floor is greater than five (5) feet.

Mixed-use building frontage line shown on a gently sloping site. Maximum building height = (A+B) / 2.

3.3.9 CARPORT

Carports are defined as attached or detached structures with walls on no more than two sides. A third side may be enclosed by a fence not exceeding 6' in height.

3.3.10 CIVIC

Premises available for but not limited to, not-for profit organizations dedicated to the arts and culture, recreation, education, religion, library, government, social services, public transit, and the like.

3.3.11 COMMON GRADING SOLUTIONS

Contiguous lots shall utilize common grading/drainage solutions unless Three Springs Design Review Process,

Average height from grade to main level finished floor = (2+7)/2 = 4.5. 4.5 < 5, therefore, basement is not considered a story.

following consultation from the City Engineer, allows separate solutions.

3.3.12 CROSS USE EASEMENT

The area of a lot which is granted to or reserved for the use of an adjoining lot (referred to as the "Benefited Lot") which shares a common side lot line with the lot upon which the easement is located (referred to as the "Burdened Lot"). The easement on each Burdened Lot typically consists of that portion of the lot which is the area within the side yard setback and generally located between the side lot line of the lot and the side wall of the garage.

3.3.13 DUPLEX LOT

A single lot with a detached building designed exclusively to accommodate two dwelling units living independently of each other. The structure may be in a single ownership or the structure and lot maybe subdivided along a common wall and property line for two separate ownerships.

3.3.14 ENCROACHMENT

Hatched areas shown on lot diagrams indicate where building elements may encroach into setbacks. Porches, balconies, bay windows and chimneys are allowed to encroach into the hatched zone indicated on the diagrams.

A fully enclosed and heated building area limited to no more than 50% of the building frontage may encroach into the front setback encroachment area only on lots.

3.3.15 GALLERY

In T5 Zones where encroachment into the right-of-way is shown on the lot diagrams, a gallery, defined as an unenclosed colonnade with a roof that covers the sidewalk, is allowed to be constructed if the following conditions are met:

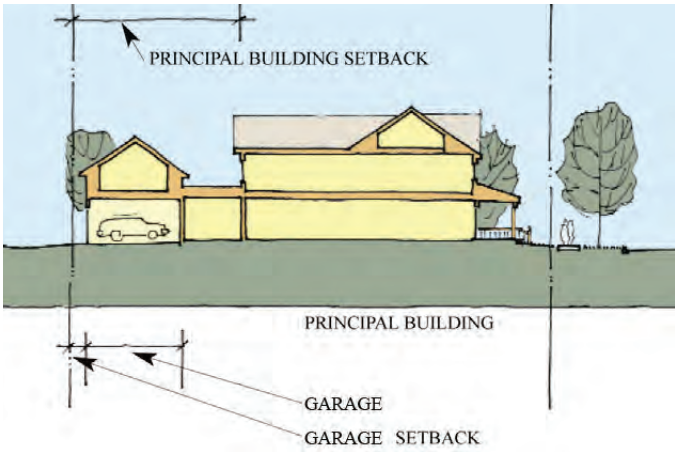
- The depth of the gallery, measured perpendicular to the sidewalk, shall be a minimum of 8'.
- The depth of the gallery, measured perpendicular to the sidewalk, shall be a minimum of 8'.
- An individual gallery shall be a minimum of 25' in length.
- The space over galleries may be used for outdoor seating and may be covered, but not enclosed. Enclosed spaces over galleries extending into the public right-of-way must be approved first by the City Engineer and then reviewed and approved by the Three Springs Design Review Process providing the design approval is consistent with the City Engineers approval intent.
- A revocable permit is required for any encroachment into public right-of-way.

3.3.16 GARAGE

A garage is a building or part of a building that is specifically designed for the storage of automobiles. Garages can be either detached or attached to the principal building. The specific requirements for building placement are included in the lot diagrams for each lot type. On certain lot types, garages are allowed to be attached to the principal building. In those cases, the setbacks for each lot type are indicated as garage setbacks, and are different from the setbacks for the principal building or a detached garage.

The following standards apply to garages:

- Three-car garages are allowed in attached or detached garages on all T3 lot types and the T4 Lot type with the exception of Lot types located on Green Courts. Only two-car garages (plus a potential



A typical alley-loaded lot is shown with principal building and garage.

carport) are allowed on any lot located on a Green Court.

The maximum enclosed garage sizes are as follows:

- 2-car garage: 624 SF (24' X 26')
- 3-car garage: 864 SF (24'X 36')
- Exterior stairs, storage sheds and balconies attached to an garage are not considered in the total square footage area for garages.
- A maximum of 50% of the lot types that allow 3-car garages for a given block may provide a 3-car garage. A 2- car garage with an additional covered carport (3 car spaces) is not considered to be a 3-car garage.
- For the Front-loaded Lot Type, a 3-car garage is allowed in a detached garage, providing at least 30% of the garage front elevation is located behind the principal structure.
- Garage setbacks from an alley between 8' and 18' are not allowed without City of Durango approval.

3.3.17 GREEN COURT LOT

The grouping of Green Court lots provides a memorable and gracious counterpoint to the more typical streetscapes with rows of single-family houses. The grouping creates a mini-neighborhood promoting a sense of community. They provide a safe place for small children to play. They can also provide public pedestrian linkages through the neighborhood connecting streets together without adding pavement. Green Court lots typically employ shorter lot depths and work well with garages attached to the rear or side of the residence. The lot sizes and shapes can vary to help create an interesting public realm between homes. The grouping is a composite of lot types including Village, Cottage or Corner Duplex lots. The Corner Duplex is best suited at street frontage; and the 46' Alley-loaded lot at the end of a Green Court with the 34' Alley-loaded lots located in between.

3.3.18 GREEN MEADOW LOT

Green Meadow lots take advantage of the edge conditions where the neighborhood abuts public open space, or where a street with busy traffic suggests that homes side onto, rather than front onto, the thoroughfare. Larger lots are arranged in small collections of buildings allowing for ample front porches facing a common meadow. Double-loaded alleys on the rear of these homes provide convenient access to garages. Increasing depths of lots provide a staggered pattern where each home may enjoy views. An additional benefit is that public access and view corridors can be provided to open space areas beyond the houses.

3.3.19 INFORMATION KIOSK

A free-standing structure upon which temporary information and/or posters, notices, and announcements are posted, or a free-standing building with one or more open sides from which commercial activities are conducted.

3.3.20 LOT / PARCEL

A parcel of land as established by, and numbered or lettered on, a recorded plat. "Lot" refers to a residential lot. "Parcel" refers to a commercial land designation.

3.3.21 LOT COVERAGE

That area of a parcel which may be occupied by a principal building or garage and/or accessory structures. Lot coverage shall be considered to be the footprint of the principal building, garage, and any accessory buildings measured at grade, including any carport (whether enclosed or not). Overhangs, eaves, decks, and one-story open (roofed) porches shall not be included in lot coverage.

3.3.22 LOT - MAXIMUM LOT COVERAGE

Maximum lot coverage is the percentage determined by dividing the building footprint by the total square footage of the lot. Together with the permitted number of stories, maximum lot coverage controls the intensity of building on an individual lot.

3.3.23 LOT - MINIMUM WIDTH, DEPTH, AND LOT SIZE

When only minimum lot width and lot depth are given for a specific lot type, minimum lot size equals minimum depth times minimum width. However, when a minimum lot size is listed, the total square footage indicated must be provided.

3.3.24 LOT - MINIMUM WIDTH FOR IRREGULAR LOTS

For irregular lots with uneven sides, the minimum width is to be measured at the principal building's minimum front or rear setback line, whichever is smaller.

3.3.25 MONUMENT SIGN

A permanent free standing, ground mounted sign that is detached from the principal building structure. A monument sign shall be set on an architecturally integrated solid base structure that has an aggregate width of at least fifty percent of the width of the sign and uses complementary materials and colors used in the architecture on-site. The total height of the monument sign shall not exceed eight feet above the ground level and shall be designed in context with the adjacent uses on site.

3.3.26 PORCH

A porch is an open air room appended to the mass of a building with floor and roof, but no walls on at least two sides. Refer to Three Springs Design Guidelines for minimum size and depth.

3.3.27 PUBLIC ART

Any visual or performance work of art, accessible to the public view, on public or private property within the city neighborhood environs including residential, business, or office buildings, apartment and condominium complexes, parks, multiple–use structures, and similar facilities. The work of art may include but not be limited to sculptures, murals, monuments, frescoes, fountains, paintings stained glass or ceramics. Media may include but need not be limited to steel, bronze, wood, plastic, stone and concrete.

A work of art may not contain characteristics of an advertising sign, or identity, or draw attention to a business, profession, or industry, to the type of products sold, manufactured, or assembled, or to the type of services or entertainment offered or available on the premises or in Three Springs.

3.3.28 SETBACK

Setbacks vary according to the specific building type and the desired streetscape character. They are subject to the following rules:

- When a setback is indicated as a minimum, the exterior building wall must be placed at or behind that line.
- When both a minimum and maximum are given, the exterior building wall may be placed anywhere in between the lines.
- When a setback is indicated as required, the building wall must be placed at that line.
- Side setbacks for principal buildings but not necessarily to garages.
- Eaves or roof overhangs with up to 3' projection are allowed within all required setbacks and shall not be counted as part of lot coverage calculations.
- In T5 Zones where a 1' front setback is allowed, signs, awnings, eaves, and rakes may encroach into the right-of-way up to 3' - 6". A revocable permit is required for any encroachment into the public right-of-way.
- A Minor Adjustment of up to 10% may be allowed based on the process described in 1.6 Minor Adjustments and Appeals.

3.3.29 SITE WORK

Any activity that requires an excavation or grading permit.

3.3.30 SQUARE FOOTAGE CALCULATION

(PARKING PURPOSES ONLY)
Floor area square footage shall be measured to the outside of the framing, not including the exterior cladding material, and shall include all floor areas with a height of 5' or greater. Stairs, elevators, covered porches, exterior arcades, structured parking and garages shall not be counted in the floor area square footage calculations.

3.3.31 TEMPORARY USE

A use established for a fixed period of time (maximum 180-days) with the intent that such use will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed.

3.3.32 THOROUGHFARE

A public right-of-way designed to accommodate pedestrians, bicyclists and/or motor vehicles equitably and may include a street, alleyway or public use easement (i.e. Pocket park). The streetscape design and building frontage along thoroughfares shall include pedestrian amenities such as seating areas.

3.3.33 VARIABLE LOT

While the primary goal is to create a village center with a typical Main Street character, there is still a need to accommodate single-use buildings that can provide desirable services to Three Springs residents. The Variable lot type is intended to address a variety of possible commercial or residential uses such as grocery stores, specialized medical uses, high density apartments, or senior

living facilities. In addition, several civic buildings including schools, churches, community center, and recreational facilities are included within the community and each requires flexibility and special consideration. Accordingly, these single use lots do not have a set of definite rules.

When a specific building cannot be adequately accommodated using the provided lot types, the building will be processed as a Variable lot type. Individual standards, including setbacks, lot coverage, parking, and height, shall be proposed for review and approval by the Three Springs Design Review Process with subsequent review and approval by the City of Durango. Proposals are required to address the principles outlined below to ensure that they respond sensitively to adjacent lots and overall neighborhood character.

The Variable lot type may be viewed as a planned development within the overall Three Springs neighborhood to be negotiated by the applicant with the City of Durango with review coordination provided by the Three Springs Design Review Process.

3.3.34 WALKOUT BASEMENT

A basement that has an exit at grade, although the majority of the basement remains below grade.

3.4 LOT TYPES

	55' min. width Front-loaded Lot	55' min. width Alley-loaded Lot	35'-54' min. wide Alley-loaded	Row House lot
Lot Size				
Minimum Lot Sq. Footage	5,500 sf duplex: 8,000 sf	5,500 sf duplex: 7,200 sf	3,500sf	2,2000 sf 1,650 sf
Minimum Width - Interior Lot	55'	55' duplex: 80'	35'	22'
Minimum Width - Corner Lot	67' duplex: 80'	67' duplex: 80'	47' duplex: 60'	34'
Principal Building percentage within the Front Street Setback Zone				
	35% min. duplex: 50% min.	35% min. duplex: 50% min.	50% min.	65% min.
Maximum Lot Coverage (max. SF)				
	40%	40%	50%	60%
Setbacks				
Min. Front Setback	20'	12'	12'	12'
Min. Corner Side Setback	12'	12'	12'	12'
Min. Side Setback	7'	7'	5'	0' required 5' min. if provided
Min. Rear Setback to Living Space	25'	25'	25' or 12'*	25'
Garage Setback from Front Façade	4' min.	NA	NA	NA
Detached Garage Setback from Rear	4' min.	3' to 8' or 18'+	3' to 8' or 18'+	3' to 8' or 18'+
Attached Garage Setback from Rear	7' min.	3' to 8' or 18'+	3' to 8' or 18'+	3' to 8' or 18'+
Garage Setback from Corner Side	22' min.	12' min.	12' min.	12' min.
Garage Setback from Side	7' min.	3' min.	3' min.	0' required 5' min. if provided
Encroachments				
at Street	8' max.	8' max.	8' max.	8' max.
at Side	2' max.	2' max.	2' max.	2' max.
at Rear	8' max.	8' max.	8' max.	2' max.
Height				
Height of Principal Building max.	2 1/2 stories 35' max	2 1/2 stories max. 35' max.	2 stories 35' max.	2 1/2 stories 3 on hillside 37' max.
Height of Detached Garage max.	1 1/2 stories (24' max)	1 1/2 stories (24' max)	1 1/2 stories (24' max)	1 1/2 stories (24' max)
ADU				
	allowed	allowed	not allowed	not allowed

General Notes:

1. Garage setbacks from an alley between 8 and 18' are not allowed without City of Durango approval.

2. Total width of the garage doors facing the street shall not exceed 18'.

3. Attached garages are included in Principal Building setback.

4. The 24' front setback on a front-loaded lot is intended to compliment the 24' front setback on alley-loaded lot type. Refer to Figure 3: Neighborhood Transect Diagram.

5. The 12' front setback on a front-loaded lot is intended to compliment the 12' front setback alley-loaded lot type. Refer to Figure 3: Neighborhood Transect Diagram.

6. When the principal building and garage are 1 1/2 stories in height, an additional 5% coverage is allowed.

7. On duplexes, minimum individual lot width is 25'.

8. On corner lots, one of the sides shall be considered as "Street Side".

9. On sites with 10% or greater slopes, the rear façade of the building may be up to 3 stories in height.

10. Refer to 3.3.16 for placement information on a detached garage.

11. On lots that contain mature stands of vegetation or topographic features the setbacks maybe adjusted to define a building envelope that preserves some or all of these features. The building envelope location and dimensions will be reviewed at the time of DRC and Final Plat submittal and approval maybe granted through the variance process of Three Springs and City of Durango.

12. Green Court Lots are allowed to be built with the 35' to 54' Alley-loaded Lot Type. See 3.3.16 for definition of a Green Court Lot.

13. Green Meadow Lots are allowed to be built with the 55' min Alley-loaded Lot Type. See 3.3.17 for definition of a Green Court Lot.

14. * This requirement only applies to lots that are between 70' and 85' deep.

	Four-Unit Apartment Lot	Courtyard Apartment Lot	Duplex Live-Work Lot	Mixed-Use Courtyard Apartment Lot
Lot Size				
Minimum Lot Sq. Footage	5,950 sf	10,200 sf	7,200 sf	10,200 sf
Minimum Width	85'	85'	60'	85'
Principal Building percentage within the Front Street Setback Zone				
	60%	50%	Residential: 50% Non-Residential: 50%	50%
Maximum Lot Coverage (max. SF)				
	55%	45%	40%	45%
Setbacks				
Min. Front Setback	12'	Residential: 24' Non-Residential: 1'	Residential: 34' Non-Residential: 1'	Residential: 24' Non-Residential: 1'
Min. Corner Side Setback	12'	12'	12'	12'
Min. Side Setback	5'	Residential: 16' Non-Residential: 12'	Residential: 12' Non-Residential: 12'	Residential: 16' Non-Residential: 12'
Min. Rear Setback to Living Space	26'	Residential: 34' Non-Residential: 84'	Residential: 45' Non-Residential: 80'	Residential: 34' Non-Residential: 84'
Attached Garage Setback from Rear	3'	3'	3'	3'
Garage Setback from Corner Side Street	12'	3'	3'	3'
Garage Setback from Side	3'	0'	0'	0'
Encroachments				
at Street	8'	Residential: 6' Non-Residential: 6'		Residential: 6' Non-Residential: 6'
at Front		Residential: N/A Non-Residential: 6'	Residential: 6' Non-Residential: 1'	Residential: N/A Non-Residential: 6'
at Side	2'			
at Court		Residential: 4' Non-Residential: 6'	Residential: 6' Non-Residential: 2'	Residential: 4' Non-Residential: 6'
at Rear	4'	Residential: 4' Non-Residential: N/A	Residential: 8'	Residential: 4' Non-Residential: N/A
Height				
Height of Principal Building max.	2-1/2 stories (35' max)	Residential: 2-1/2 stories (35' max) Non-Residential: 1 story (16' max)	2 stories (35' max)	Residential: 2-1/2 stories (35' max) Non-Residential: 1 story (16' max)
Height of Detached Garage max.	1 story (16' max)	1-1/2 stories (24' max)	1-1/2 stories (24' max)	1-1/2 stories (24' max)
ADU				
		not allowed	not allowed	not allowed
Additional Notes				
	A maximum of four units are allowed on one lot.	When the building is setback less than 5' in the front, a minimum 8' x 6' covered entry is required per lot.	When the building is setback less than 5' in the front, a minimum of 8' x 6' covered entry is required per lot.	When the building is setback less than 5' in the front, a minimum 8' x 6' covered entry is required per lot.
		When minimum lot sizes are applied, this configuration needs 3 parking credits to be fulfilled either by providing off-site or on-street parking.	A maximum of four units (2 Residential and 2 Non-Residential) are allowed on one lot.	When minimum lot sizes are applied, this configuration needs 3 parking credits to be fulfilled either by providing off-site or on-street parking.
		A maximum of seven units (one Non-Residential) are allowed on one lot.		A maximum of seven units (one Non-Residential) are allowed on one lot.

General Notes:

1. Garage setbacks from an alley between 8 and 18' are not allowed without City of Durango approval.
2. On corner lots, one of the streets shall be treated as "Side".

	Linear Building	Traditional Urban Village Lot	Variable Lot
Lot Size			
Minimum Lot Sq. Footage	varies	1,250 sf	varies
Minimum Width	varies	25'	varies
Principal Building percentage within the Front Street Setback Zone			
	85%	90%	by review
Maximum Lot Coverage (max. SF)			
	90%	90%	by review
Setbacks			
Min. Front Setback	10'	0'	
Min. Side (Street) Setback	10'	0'	by review
Min. Side Setback	1' alley side	0'	by review
Min. Rear Setback	3'	3'	by review
Attached Garage Setback from Rear			
Garage Setback from Side Street			
Garage Setback from Side			
Encroachments			
at Street	6'	varies	
at Front	6'		by review
at Side	1' alley side		by review
at Court			
at Rear		2'	by review
Height			
Height of Principal Building max.	3 stories (48' max)	3 stories (48' max)	4 stories (64' max)
Height of Detached Garage max.			
ADU			
	not allowed	not allowed	by review
Additional Notes			
		When the building is setback less than 5' in the front, a minimum 8' x 6' covered entry is required per lot.	
		Courtyards along the building frontage directly accessed from the sidewalk may be counted towards the building frontage requirement for up to 20% of the lot frontage.	
		When the lot contains only residential use, the front setback shall be 12' min. with 8' max. allowed encroachments.	
		Only galleries encroaching into the R.O.W. are allowed.	

4.0 THOROUGHFARE STANDARDS

4.1 INTRODUCTION

"Thoroughfare" is the urban element that provides a major part of the public realm and includes - but is not limited to - the paved travel area for pedestrians, bicyclists and motor vehicles. A thoroughfare is endowed with two attributes: capacity and character. Capacity is the number of vehicles that can move safely through a segment of a thoroughfare within a given period of time and is manifested by the number of travel lanes and associated widths, the centerline radius, curb radius and cross slope of pavement. Character is the suitability of a thoroughfare as a setting for pedestrian activities and as a location for a variety of land uses and building types. Character is physically manifested by the thoroughfare's associated building and frontage types as determined by its location within the Transect.

The thoroughfare network is an integral design component in the creation of neighborhoods within the Three Springs Neighborhood. As a means to encourage alternatives to the automobile and provide options to driving, thoroughfares must equally consider and accommodate the divergent needs of pedestrians, bicyclists, public transit and automobile users while creating a quality and safe place for people to move freely throughout the community.

Thoroughfares shall include a high degree of connectivity in order to enhance the neighborhood structure within the community as well as provide adjacent developments access to the town centers as necessary. Blocks and thoroughfares are oriented to support neighborhood centers while allowing traffic to disperse seamlessly throughout the development providing a range of opportunities for ingress, egress, and internal circulation within the community. Individual neighborhoods are defined by varying thoroughfare types intersecting with each other and presenting distinct stylistic character.

The design and assignment of specific thoroughfare types are fundamental to establishing a desired neighborhood character and a balanced circulation system that provides for pedestrians, bicyclists, mass transit and automobile use equitably.

4.2 DESIGN PRINCIPLES

A principle design aspect of the Traditional Neighborhood Design is the development of a balanced thoroughfare network between pedestrians, bicycles and motor vehicles including but not limited to - shared thoroughfare travel lanes for bicyclists and motor vehicles. All residential and commercial thoroughfares shall include shared travel lanes for motor vehicle travel (including public transit vehicles and bicycle travel).

The following design principles are the basis for Three Springs thoroughfares:

1. Thoroughfares shall be aligned to establish the character of the neighborhood ending at a focal point and framing background views.

2. Thoroughfares shall be interconnected so that access throughout the community is safe and convenient.

3. Thoroughfares shall provide at least two routes of access to any property within the development providing an interconnected network of thoroughfares and alleys and a high level of accessibility for emergency vehicles. In the T4 and T3 transects, the vegetation and topographic condition may limit multiple access points to a property in which case refer to Section 4.3.17 Cul-de-Sacs.

4. The needs of pedestrians, bicyclists and public transit users shall be balanced with motor vehicular use. Traffic calming measures such as mid-block crossings, bulbouts, raised crosswalks and similar design techniques, appropriate for traffic conditions, shall be used to accommodate pedestrian safety and mobility preserving visual interest and character at the street edge. Speed humps shall not be allowed as an acceptable traffic calming measure.

5. Low-speed thoroughfare geometry shall be used to limit the speed at which motorists turn and enter thoroughfares.

6. The thoroughfare network will provide for optimal delivery of underground utilities as necessary.

4.3 THOROUGHFARE STANDARDS

The following standards are required within Three Springs:

4.3.1 THOROUGHFARE WIDTH

Thoroughfare widths are correlated with the function of the adjacent uses understanding the implication of shared thoroughfare space and an interconnected thoroughfare network. Motorists, bicyclists, and pedestrians are the most frequent users of the thoroughfare network. Use by oversized vehicles, such as delivery trucks, moving vans, school buses and fire trucks is generally infrequent, particularly on residential thoroughfares. Special care shall be taken to meet the intent of the shared thoroughfare space and proper function for larger vehicles. The thoroughfare sections as defined may be modified as

necessary to respond to the surrounding features if approved by the City Engineer.

• Thoroughfare widths at fire hydrants: A minimum of 26' clear width shall be maintained on all thoroughfares and alleys within 10' of any fire hydrant location. For fire apparatus access areas, Durango Fire & Rescue Authority (DFRA) may allow for a variance to the required 26' clear width standards for fire hydrant locations upon review and approval at the Preliminary and Final Plan review. Clear width is an area of an approved thoroughfare that provides a consistent flat surface, pavement or otherwise able to withstand the weight of a fire apparatus or 80,000 lbs. and be 13'-6" in height and void of any vertical objects.

4.3.2 BLOCK LENGTH

Block lengths for most residential low speed, low volume thoroughfares shall range between 250' and 500'. For mid volume residential thoroughfares, block lengths shall not exceed 800'. Exceptions may be required due to topography or other site considerations and approved by the City Engineer.

Block lengths greater than 800' in a residential area shall require additional traffic calming and possible emergency vehicle staging areas as necessary. Mid-block queuing may be reviewed and approved by the City Engineer and DFRA on a case-by-case basis and may include review of location of street trees and/or other vertical elements.

4.3.3 DESIGN SPEED

Design speeds range from 20 mph to 35 mph and are defined to closely match the thoroughfare type, vehicle use and proposed speed limit. The majority of the thoroughfares shall provide direct access to residences and have a desired upper speed limit of actual vehicle speeds (20 mph). Speed limits shall be posted at the entry of the development as being 20 mph on all public streets within the development except for the Entry Avenues. The City of Durango Public Works Director may establish and post the speed limits on public thoroughfares at his discretion. Speed limits in the Vista Norte Neighborhood shall be determined by the City Engineer.

4.3.4 TRAFFIC

Projected traffic volumes range from an Average Daily Traffic volume of less than 400 on Residential Streets to a volume nearing 8,000 on Urban Streets and 16,000 on Entry Avenues. The type of thoroughfare shall match the expected traffic volumes and reflect the character of the adjacent neighborhood. Higher volume thoroughfares are located on the edges and shall be designed to meet the needs of the traveling public while incorporating the character of the Three Springs pedestrian-friendly design.

4.3.5 MEDIANS

Medians are provided to enhance the streetscape environment and serve as buffer strips designed to visually mitigate land uses abutting the thoroughfare. Median openings shall be situated only where there is adequate sight distance. The length of median openings, measured between the inner edge of the lane adjacent to the median and the centerline of the intersection roadway, shall provide for a 40' turning control radius for left-turning passenger vehicles. The minimum length of median openings shall be the width of the projected roadway of the intersecting cross thoroughfare, or driveway, and shall be designed to function properly for the anticipated design vehicle.

4.3.6 CURB CUTS

There shall be no curb cuts allowed on any street where alleys serve any property on the block. There shall be no curb cuts allowed on any Entry Avenues.

4.3.7 CURB RADIUS

Curb radii of 10' to 20' shall be used at thoroughfare intersections to reduce motorist vehicle speeds as necessary. Reinforced, mountable curbs and surfaces shall be designed to accommodate vehicle-turning movements at all intersections, inclusive of alleys and providing an effective minimum turning radius not less than specified in Table C1 in Appendix C. Within this specified reinforced curb radius return, there shall be no above ground obstructions (i.e. light poles, trees, fire hydrants, signs, etc.) within 15'. All concrete in the curb returns is to be a minimum of 6" thick, 4,000 PSI, and be fiber reinforced concrete as shown in Figure C1 in Appendix C.

Thoroughfares shall be designed according to the type of vehicle expected to use each thoroughfare on a daily basis. Occasionally, large vehicles are expected on all thoroughfares in Three Springs. All thoroughfares shall allow these vehicles to safely pass without major difficulty. It is expected that large vehicles may cross the centerline when making turning movements.

4.3.8 SIGHT TRIANGLES

Adequate sight triangles at all intersections shall be preserved. An analysis shall be completed on each major intersection considering number of lanes, grades, and type of vehicle used on a daily basis based on procedure outlines in Chapter 3 of the AASHTO Policy on Geometric Design of Highways and Streets (PGDHS). Site visibility requirements at all intersections shall meet City of Durango standards. No trees or light poles shall be located within this minimum visibility triangle. Stop signs and street signs are permitted in this area.

4.3.9 VERTICAL CURVES

K values for vertical curve design shall be consistent with design speed and volume of traffic. Thoroughfares shall follow guidelines specified in the AASHTO (PGDHS). See Table C2 in Appendix C for recommended K values for Crest Vertical Curves based on stopping sight. Vertical curves in sag conditions shall follow the guidelines in Chapter 3 of AASHTO (PGDHS).

4.3.10 THOROUGHFARE GRADES

Thoroughfare grades in commercial areas shall not exceed 6%. Thoroughfare grades in residential areas shall not exceed 10%. Grade requirements for each thoroughfare type are located in the Thoroughfare Sections. The gradient within 100' of any four-way thoroughfare intersection shall not exceed 5%. The gradient within 50' of any three-way thoroughfare intersection shall not exceed 5%. Due to the low volume, low speed nature of alleys, grades may start at back sidewalk, which is a minimum of 13' from face of curb on intersecting thoroughfares. Any thoroughfare entering an opposite direction of another thoroughfare shall either be located directly across from each other at a four-way intersection or offset from one another with a minimum off-set of 100' measured from centerline to centerline. Thoroughfares shall not enter onto the same side of another thoroughfare at intervals of less than 150' measured from centerline to centerline. Alleys and driveways (curb cuts) shall be no closer than 40' from any type of intersection measured from extended flow-lines.

4.3.11 CENTERLINE RADIUS

The criterion for minimum centerline radius is shown in Table C3 in Appendix C. The values shown are based upon the AASHTO PGDHS (Low Speed Urban Design).

4.3.12 HORIZONTAL CLEARANCE TO OBSTRUCTIONS

On all thoroughfares, a minimum of 2' shall be provided between the curb face and obstructions such as utility poles, lighting poles, and street trees. Fire hydrants shall be located 3' from curb face. In commercial areas where back in parking is provided, a parking setback clear area of a minimum of 4' shall be provided between curb face and any vertical obstruction. For facilities without curbs, a clear zone commensurate with a rural cross section and design speed shall be provided, as described in the AASHTO Roadside Design Guide. Trees are acceptable along local thoroughfares where speeds are 40 mph or below, where curbs are present, and where adequate sight distance is available from intersecting thoroughfares and driveways. Guardrail is not used extensively on local thoroughfares except where there is significant risk to motorists or pedestrians.

4.3.13 PARKING REGULATIONS

Parking is not permitted within 20' of an intersection (where on-street parking is allowed) thoroughfare or alley measured from curb face or a greater distance to maintain the curb radius as stipulated in Table C1 in Appendix C. These areas will be designated as fire lanes with no parking. No parallel parking shall be permitted within 10' of crosswalk measured from parking stall to edge of crosswalk.

In residential areas, a parallel parking lane a minimum of 7' wide, measured from face of curb to nearest lane line, will be provided on one or both sides, dependent on the land use. In commercial areas, parking lanes shall be a minimum of 8' wide, measured from face of curb to nearest lane line. The gutter pan width will be considered part of the parking lane width.

Back in angled parking shall only be located in commercial areas. The length of the stall measured from the face of curb to the nearest lane shall be 17' with a minimum of 3' additional overhang and 45 degree parking. If a different angle of parking is used, local or industry standards shall be followed.

4.3.14 ALLEYS

Alleys shall facilitate access to on-site parking and accommodate use by service, delivery and emergency vehicles. Alleys shall provide a clear fire lane access throughout the development. There shall be a minimum of 30' of distance between building faces on opposite sides of an alley on all residential neighborhoods. Residential

alleys shall include a curb cut that meets City of Durango standard R-4.

Public alleys shall be platted with a 24' right-of-way with a minimum pavement width of 20'. Twenty-two (22') feet pavement width shall be maintained within 20' of street intersections and alley intersections. (When less than 24' of pavement is used in an alley, an edge treatment capable of supporting fire equipment (80,000 lbs) must be used for a total width of 20'). Underground utilities located in alleys shall be placed to share both the 3' rear yard setback area (inside the private property line) and the outside 2' feet of the public alleyway and may be placed on both sides of the alley right-of-way.

Dead end alleys shall be maintained by the Residential Association (RA) and are not considered as a public thoroughfare. Dead end alleys shall include a turning area at the alley terminus as shown in International Fire Code, Appendix D, Section D103, and shall be reviewed by the City Engineer and DFRA on a case-by-case study.

4.3.15 TRAFFIC CALMING

Traffic calming measures involving changes in thoroughfare alignment, installation of barriers, and other physical measures to reduce traffic speeds and/or cut-through travel shall be implemented to improve pedestrian safety, reduce conflicts between vehicles and pedestrians and create a more livability community. Traffic calming measures follow the guidelines by the Institute of Transportation Engineers titled Traffic Calming, State of the Practice, and may include, but are not limited to, bulb-outs, raised intersections, textured pavements, mid-block crossings, and roundabouts. All roundabouts shall be designed according to the U.S. Department of Transportation, Federal Highway Administration's: Roundabouts: an Informational Guide.

4.3.16 SNOW REMOVAL AND STORAGE

Snow removal strategies are an integral part of the thoroughfare network and emergency access and include locating areas for snow storage, parking restrictions, and designation of snow routes.

Public property and right-of-way shall not be used for the storage of snow which falls on private property. Snow storage areas may include landscaping strips, detention ponds and green spaces as may be limited by local authority. Parking areas are only to be used for temporary snow storage.

Parking restrictions shall be implemented along snow routes designated by the City Engineer. Parking restrictions on public rights-of-way may include: no parking, temporary no parking during snow removal operations, tow-away zone designations, or other parking restrictions.

4.3.17 CUL-DE-SACS

Cul-de-sacs shall not be allowed within the areas covered by Section 4 of these regulations except with approval from the Three Springs DRC. If cul-de-sacs are allowed for any portion of a street, the development of the entire street shall be designed and built in accordance with the most current City of Durango Development Standards, and other applicable codes as adopted. In which case, no portion of Section 4 shall apply.

4.4 DRAINAGE STANDARDS

Refer to the City of Durango *Development Standards for Public Improvements and Construction Specifications for Drainage Requirements.*

4.5 UTILITIES

4.5.1 INTRODUCTION

The following standards have been developed for the placement of utilities in Three Springs. This information is not intended to supersede applicable City of Durango development standards, specifications, tariffs or applicable safety standards. Utility design and installation is anticipated to be site specific.

Thoroughfare rights-of-way widths and associated easements allow for most typical utility infrastructure. Additional utility easements may be required to accommodate final utility infrastructure needs to meet the layout and overall capacity demands, as necessary.

4.5.2 GENERAL UTILITY GUIDELINES

The following design standards shall be addressed for the Three Springs Neighborhood:

1. When provided, streetlights shall be located in the side or center planter areas.

2. Shared-Use Pathway lighting standards shall be determined as a part of the preliminary and final plan development review and approval process. Lighting standards shall be consistent with applicable City of Durango standards, including illumination requirements, fixture design and spacing. Lighting design shall be

consistent with applicable City of Durango Dark Sky Ordinance requirements.

3. Access to utility infrastructure shall be maintained from all thoroughfares, alleys and easements.

4. Electric meters shall be located with no less than 3' of front clearance.

5. Electric meters shall be placed in an unrestricted access area.

6. Natural gas and electric meters adjacent to driving surfaces shall be protected from incidental vehicular damage and shall be installed on the side of garages in the alley where applicable in accordance with the provisions of the Fire Code.

7. Electric transformers shall be located with no less than 10' of front clearance. When located adjacent to driving surfaces, electric transformers shall be protected from incidental vehicular damage and installed in accordance with the provisions of the Fire Code. Electric transformers should be installed in easements along the alley.

8. Except for thoroughfare lighting systems, dry utilities shall generally be located in alleys.

9. Except for thoroughfare lighting systems and fire hydrants, utilities should not be located within tree lawns.

10. Telecommunication vaults shall be located in easements along the alleys rather than along thoroughfares.

11. Satellite dish locations will be addressed in the Design Guidelines and/or CC&Rs, as necessary.

4.5.3 GAS WELL REGULATIONS

1. EXISTING WELLS: The minimum setback of at least 150 feet shall be required between an existing well head and residences, indoor or outdoor public assembly areas, outside activity areas, and/or a major above ground utility lines, or railroads. A setback of at least 75 feet shall be required between an existing well-head and public street or alley right-of-way, pedestrian trail, and lot boundary lines.

2. NEW WELLS: The minimum setback of at least 350 feet shall be required between a new well-head and existing occupied residences, indoor or outdoor public assembly areas, and/or outside activity areas.

3. Security fencing and a locked gate shall be required around the well site. (Refer to Three Springs Design Guidelines on appropriate fencing material).

4. Landscaping trees and bushes shall be required on the outside of the security fencing to reduce the visual impact of the gas well site. Landscape improvements to be provided by others and maintained either by the City of Durango, if located in the public right-of-way, City Park, City open space, or the Three Springs Residential Association, if located outside the right-of-way in areas defined as common area.

5. A setback of at least 30 feet shall be required from the main transmission line to the building envelope. ("Transmission Line"- A pipeline transporting oil, natural gas or any other products derived from oil and gas production, which is defined as a transmission line by the Department of Transportation regulations under the Natural Gas Pipeline Safety Act of 1968, as amended).

4.6 EMERGENCY VEHICLE ACCESS

The following emergency vehicle access strategies have been integrated into the Three Springs Planned Development:

1. The Fire Code standards as adopted by the City of Durango shall be followed within Three Springs. All commercial and residential structures shall have installed an approved automatic fire sprinkler system with the exception of single-family, duplex and town homes provided that all other requirements of the International Codes are met.

2. A minimum of 20 feet clear public right-of-way access will be provided to all lot types and in many cases up to two full public right-of-way access points including alley way access is provided to a given lot.

3. A minimum 26 feet clear width shall be provided in all thoroughfares and alleys within 10 feet of any fire hydrant.

4. No parking is permitted within 20 feet of the intersection of a two-way thoroughfare or alley measured from curb face. These areas are designated as fire lanes.

5. Snow removal management strategies in coordination with the City of Durango Public Works Department will be provided.

6. Mid-block staging for emergency vehicles will be considered as a part of the preliminary review and final

approval process by the City Engineer and DFRA on a case-by-case basis where determined appropriate.

7. Traffic calming measures shall be incorporated in order to reduce motor vehicle travel speeds, minimize the frequency of conflicts between pedestrians, bicyclists and motor vehicles and to create a safe street environment for all users. The design of traffic calming measures will take into account emergency vehicle response and access and be reviewed and approved by the City Engineer and DFRA.

8. The Traditional Neighborhood Design strategy for Three Springs calls for generally short blocks and a compact grid street system to provide multiple access points for emergency vehicles and dispersion of general vehicle traffic throughout the development. The use of cul-de-sacs is generally discouraged. Where primary fire department access is expected to be from the alley, addresses complying with the requirements of the Building and Fire Code must be posted on both the street-fronting and alley-fronting sides of the building.

9. All utilities will be located underground to help facilitate emergency response and access.

10. A public safety facility is planned as a part of the Community providing assistance in overall emergency response time to individual dwellings and emergency facilities at the Mercy Regional Medical Center on-site.

11. Fire Safe information and educational materials will be developed as a tool to increase community awareness as needed.

4.7 REFERENCES

American Association of State Highway and Transportation Officials (AASHTO). *A Policy on Geometric Design of Highways and Streets* (Green Book). 2001.

American Society of Civil Engineers (ASCE), National Association of Home Builders (NAHB), Urban Land Institute (ULI), Institute of Transportation Engineers (ITE). *Residential Streets*. 2001.

City of Colorado Springs. *Traditional Neighborhood Development, Policies, Standards and Guidelines*. 2002.

North Carolina Department of Transportation Division of Highways. *Traditional Neighborhood Development (TND) Guidelines*. 2000.

State of Oregon. *Neighborhood Street Design Guidelines*. 2000.

University of Wisconsin. *A Model Ordinance for a Traditional Neighborhood Development*. 2001.

City of Durango Public Works Department. *Development Standards for Public Improvements and Construction Specifications*. 1998 (June).

4.8 THOROUGHFARE TYPES

4.8.1 ENTRY AVENUE A

Entry Avenue A is located along the edge of the development and provide formal entrance to the Special Districts and village core areas. This thoroughfare type is generally defined as accommodating mid to high-level traffic volumes due to the location and function of the thoroughfare and consists of one or two lanes in both directions with a center landscape median. On-street bike lanes and pedestrian ways located as detached sidewalks protected by a landscaped buffer are characteristic of this thoroughfare type.

4.8.2 ENTRY AVENUE B

Entry Avenue B has similar function and character as the Entry Avenue A providing access to important Special Districts and the neighborhood structure of the community. This thoroughfare type accommodates a narrower right-of-way due to fewer travel lanes. On-street bike lanes and pedestrian ways located as detached sidewalks protected by a landscaped buffer are characteristic of this thoroughfare type.

	Entry Avenue A	Entry Avenue B
Movement	Free	Free
Design Speed	35 mph	30 mph
R.O.W. Width	95'	71'
Roadway Width	67'	45'
Traffic Flow	Two Way	Two Way
Number of Parking Lanes	None	None
Curb Type	**	**
Curb Radius	**	**
Planter Type/Width	Continuous/8'	Continuous/8'
Bike Way Type/Width	Bike Lane/5'	Bike Lane/5'
Sidewalks	Both Sides	Both Sides
Sidewalk Width	6'/Detached	5'/Detached
Maximum ADT Traffic	**	**
Minimum Horizontal Radius	415'	275'
Stopping Sight Distance	250	200
Maximum Vertical Grade	8%	8%
** Ultimate design to be designed per AASHTO Low Speed Urban Design Criteria.		

4.8.3 URBAN STREET A

Urban Street A thoroughfares are located in the village core areas and are characterized by highly pedestrian mixed-use commercial and retail functions, wide sidewalks and direct access to shared parking areas. Urban Streets include on-street parallel parking, street trees and furniture and shorter crosswalks at intersections. Vehicle speeds are generally lower due to the pedestrian and bicycle friendly nature of the thoroughfare and village core district.

4.8.4 URBAN STREET B

Urban Street B is similar in character and function to Urban Street A as they are located in the village mixed-use core areas with commercial and retail functions and direct access to shared parking areas. However, this thoroughfare type allows for back-in diagonal parking on only one side of the thoroughfare with parallel parking on the other side combined with wide sidewalk areas.

4.8.5 URBAN STREET C

Urban Street C is similar in character and function to Urban Street B as they are located in the village mixed-use core areas with commercial and retail functions and direct access to shared parking areas. However, this thoroughfare type allows for back-in diagonal parking on both sides of the thoroughfare combined with wide sidewalk areas.

4.8.6 URBAN STREET D

Urban Street D provides for a streetscape design transition to accommodate movement from the village mixed-use commercial and retail core area to the urban residential uses and functions in the T5 District. This thoroughfare type shifts from wide continuous sidewalk areas and street trees in tree grates to narrower sidewalks separated from the travel area by a continuous landscape planter area consistent with neighborhood thoroughfares in the community. On-street parallel parking and narrow travel lanes are important design elements used to slow travel speeds and reduce traffic volumes for these thoroughfares in the T5 District.

	Urban Street A	Urban Street B	Urban Street C	Urban Street D
Movement	Free	Free	Free	Free
Design Speed	25 mph	25 mph	25 mph	25 mph
R.O.W. Width	68'	80'	92'	62'
Roadway Width	38'	50'	62'	36'
Traffic Flow	Two Way	Two Way	Two Way	Two Way
Number of Parking Lanes	8' Both Sides	1 - 8' Parallel Parking, 1 - 20' Back-In Angled Parking	2 - 20' Back-In Angled Parking	8' Both Sides
Curb Type	Raised	Raised	Raised	Raised
Curb Radius	10' - 15'	10' x 15'	10' - 15'	10' - 15'
Planter Type/Width	Individual/5' x 7'	Individual/5' x 7'	Individual/5'x7'	Continuous/8'
Bike Way Type/Width	Bike Route/Open	Bike Route/Open	Bike Route/Open	Bike Route/Open
Sidewalks	Both Sides	Both Sides	Both Sides	Both Sides
Sidewalk Width	15'/Attached	15'/Attached	15'/Attached	5'/Detached
Maximum ADT Traffic	<5000	<5000	<5000	<4000
Minimum Horizontal Radius	165'	165'	165'	165'
Stopping Sight Distance	155'	155'	155'	155'
Maximum Vertical Grade	6%	6%	6%	6%

4.8.7 RESIDENTIAL STREET A

Residential Street A thoroughfares are characterized by two 10 foot wide travel lanes, seven foot wide parallel parking areas, continuous eight feet wide landscape planter areas, and five foot wide sidewalks to enhance a pleasant neighborhood streetscape feel. Residential Street A provides for parallel parking on both sides of the thoroughfare and may vary depending on the character of the adjacent neighborhood. Varying Residential Streets are used in various locations based on projected traffic volumes and grades.

4.8.8 RESIDENTIAL STREET B

Residential Street B thoroughfares allow for two 10 foot wide travel lanes and a seven foot wide parallel parking on one side to help reduce through traffic to a greater degree. This thoroughfare type is used in areas where local travel is anticipated to be significantly reduced because of its location and increased natural grades in the area.

4.8.9 RESIDENTIAL STREET C

Residential Street C allows for parallel parking on one side of the thoroughfare. This thoroughfare cross section represents the narrowest section (a total of 27 feet curb-to-curb) and is designed to reduce through traffic to the greatest degree while providing for a safe traffic-calmed street environment. This thoroughfare type is used in areas where local travel is anticipated to be significantly reduced because of its location and increased natural grades in the area.

	Residential Street A	Residential Street B	Residential Street C
Movement	Free	Free	Slow
Design Speed	25 mph	25 mph	20 mph
R.O.W. Width *	varies	varies	varies
Roadway Width	34'	34'	27'
Traffic Flow	Two Way	Two Way	Two Way
Number of Parking Lanes *	7' Both Sides	7' One Side	7' One Side
Curb Type *	Raised	Raised	Raised
Curb Radius	10' - 15'	10' - 15'	10' - 15'
Planter Type/Width	Continuous/8'	Continuous/8'	Continuous/8'
Bike Way Type/Width	Bike Route/Open	Bike Route/Open	Bike Route/Open
Sidewalks *	Both Sides	Both Sides	One Side
Sidewalk Width	5'/Detached	5'/Detached	5'/Detached
Maximum ADT Traffic	<4000	<4000	<400
Minimum Horizontal Radius	165'	165'	90'
Stopping Sight Distance	155'	155'	95'
Maximum Vertical Grade	10%	10%	10%

* City Engineer may approve a modification to street cross sections at the time of site plan approval

4.8.10 DRIVE

A Drive is a one-way thoroughfare that may be located in a residential or commercial environment. These thoroughfares can be used to create islands or small pocket parks for pedestrian use and traffic calming, and usually have a sidewalk and landscaping strip on one side, but may have open space or a park on the other side. The drive is complimented by a similar thoroughfare on the opposite side of the open space/park.

4.8.11 RESIDENTIAL ALLEYS

Residential Alleys are used to provide alternative access to residential properties. Alleys include provisions as emergency access routes and provide for utilities, trash and recycling, possible postal service and limited access to designated parking areas. Residential Alleys serve low to very low volume of vehicles. Alleys that provide through connections shall be public right-of-way maintained by the City. Dead end alleys shall be private and maintained by the Residential Association. Signage shall indicate Private Alley designation. Alleys will have 3' setbacks for utility easements.

4.8.12 COMMERCIAL ALLEYS

Commercial Alleys provide access to commercial uses and provide for access to utilities, trash receptacles, parking and emergency access routes. Commercial Alleys serve as secondary access and are designed for low traffic volumes and travel speeds. Alleys that provide through connections shall be public rights-of-way maintained by the City. Dead end alleys shall be private and maintained by the Mixed-Use Association. Signage shall indicate Private Alley designation. No dumpsters or utilities in the ROW.

4.8.13 CONNECTOR TRAILS

Connector Trails are provided throughout the neighborhood and are designed to facilitate primarily pedestrian movement with connections to village cores, mixed-use districts, neighborhoods, pocket parks, green belts, and other public areas. Connector Trails also provide access to the neighborhood-wide trail system in the Neighborhood Parks and Community Park. Connector Trails are not intended as a primary bicycle system. The Trails may be constructed as a soft-surface trail or a hard surface material. Connector Trails located within City Neighborhood or Community Parks shall be constructed of a hard surface material.

4.8.14 SHARED-USE PATHWAYS

Shared-Use Pathways are an integral part of the community designed to accommodate both bicycle and pedestrian movement. Shared-Use Pathways are separate from the 'street thoroughfare' network and are designed to encourage alternative modes of transportation within the community. Shared-Use Pathways are constructed as ten (10') foot wide concrete hard surfaced trails as a part of the Neighborhood and Community Park system. This right of way width may have to be increased in order to accommodate trail lighting poles, benches, grading and drainages. Coordinate requirements with the City of Durango Parks Department.

	Drive	Residential Alley	Commercial Alley	Conector Trail	Shared-Use Pathway
				Trail	Bike/Trail
Movement	Slow	Slow	Slow	Pedestrian Only	Bicycles and Pedestrians only
Design Speed	20 mph	20 mph	20 mph		
R.O.W. Width	varies	24'	24'	10' min	14' min (2' shoulders)
Roadway Width	19'	20'	20'	6'	10'
Traffic Flow	One Way	Two Way	Two Way		
Number of Parking Lanes	7' One Side	None	None		
Curb Type	Raised	Flat	Flat		
Curb Radius	10' - 15'	5'-10'	10' - 15'		
Planter Type/Width	Continuous/8'	N/A	N/A		
Bike Way Type/Width	Bike Route/Open	Bike Route	Bike Route		
Sidewalks	Both Sides	Both Sides	None		
Sidewalk Width	5'/Detached	N/A	N/A		
Maximum ADT Traffic	<400	<400	<4000		
Minimum Horizontal Radius	90'	90'	90'		
Stopping Sight Distance	95'	95'	95'		
Maximum Vertical Grade	10%	10%	6%		

5.0 LANDSCAPE STANDARDS

5.1 PREFACE

The Landscape Standards are intended to conserve the rich ecology of the Grandview setting and provide a framework within which the built environment of Three Springs and existing natural systems are integrated into the site. The pre-eminent purpose of the Landscape Regulations is to reinforce the fundamental ethic of land stewardship while guiding the development of all landscapes including lands dedicated to the City of Durango, Three Springs Neighborhood 'public' land areas, and private landscapes.

The Landscape Standards address aesthetics and the long-term health of plant resources for the community and include the following elements:

- Distribution and layout of plant types
- Installation and maintenance procedures

Landscape patterns also follow the rural-to-urban progression defined in the Transect (Figure 3 on page 15).

Specific requirements for the planting of street trees can be found in the City of Durango's Landscape Standards. Procedures for planting prominent open spaces, preservation of existing vegetation and landscape buffer design, considerations for open space, trails and parks (including the City of Durango Community and Neighborhood Park areas) are defined, as well as standards governing the installation of significant trees and shrubs on private property.

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 defines the appropriate maintenance roles and responsibilities of the City of Durango; GRVP, LLC; Three Springs Metropolitan District and specific governing Associations.

5.2 LANDSCAPE DESIGN PRINCIPLES

The Landscape Design Principles establish the context for sustainable land management practices, determine the level of standards within the community, and identify the essential direction for all landscape development.

PRINCIPLE 1: Various landscape treatments and combinations of plant species shall distinguish neighborhoods, parks and open space, and create discrete, recognizable streetscapes throughout the community.

All major public and private planting shall contribute to a coherent and harmonious visual character for the Three Springs Neighborhood. "Major" is defined as an area larger than 1000 square feet.

PRINCIPLE 2: Planting of distinctive street trees shall reinforce the structure of individual streetscapes and help establish a hierarchy of streets and thoroughfares.

All street trees shall respond to the technical requirements of boulevard planting such as proximity to traveled portions of roads, underground utilities, and emergency access. Trees shall also provide canopy closure for spatial definition, shade and visual interest.

PRINCIPLE 3: The placement of major trees in urban open areas and parks shall physically define and enhance the visual character of these areas.

Although indigenous trees, shrubs, ground covers and herbaceous plants are preferred, open areas may be planted with a wider range of hardy and adapted evergreen and deciduous plants in informal and more naturalistic combinations.

PRINCIPLE 4: The selection and distribution of tree species, from Urban Center (T5) to Sub-Urban (T3) Transect Zones and in parks and open spaces at the perimeter of the community, shall include species hardy to the region and when feasible, native to the area.

Plant material shall be representative of the southwest Colorado ecosystem and visual character of the surrounding natural landscape. Plants shall be suitable for growing conditions typical of the urban core of the Transect and shall suit native growing conditions of the rural fringe areas of the Transect.

PRINCIPLE 5: Plant material selection and distribution shall promote ecological sustainability, restore and reinforce the botanical history of the region, provide wildlife food and habitat, and help moderate microclimates by mitigating solar radiation and wind.

In the vicinity of children's play areas, care shall be taken to exclude plants that may be toxic or injurious. Plant materials shall be a focal point of visual interest and provide variation in foliage texture, autumn color and diversity of bloom.

PRINCIPLE 6: Educational materials and technical information shall be made available on an ongoing basis to promote local, regional and statewide sustainable site development.

A series of educational strategies shall be developed to include print material, web site development, training and workshops, community garden classes, interpretive signage and other sources of information to promote and educate visitors and community members in sustainable design and land stewardship practices.

5.3 GENERAL INSTRUCTIONS

1. All proposed landscape designs shall be submitted for approval to the Three Springs Design Review Committee and the Planning and Design Director as stipulated in the Review Procedures of the Design Guidelines, in accordance with the approved Development Agreement Article 8, dated April 15, 2005.

2. All significant trees and shrubs shall be chosen from the currrent City of Durango plant list.

3. In conjunction with the City of Durango Arborist and the project Landscape Architect, a Weed and Pest Management Maintenance Program shall be implemented for trees and shrubs in the entire project.

4. Planting techniques shall meet recognized regional horticultural standards, the regulations outlined in this Code, and current governing agency practices having jurisdiction.

5. Plants shall be installed and maintained with regard to public utilities, traffic engineering, and urban design requirements within road allowances and public spaces.

6. Adherence to the Landscape Standards does not exempt landscape development from compliance with other applicable municipal, county, state and/or federal agency guidelines, policies, bylaws and regulations.

5.4 COMMUNITY WATER CONSERVATION PROGRAM GOALS

1. Minimize the quantity of water diverted and consumed by the Three Springs Neighborhood.

2. Implement strategies to replenish the natural groundwater table in the immediate vicinity.

3. Educate community residents about available water conservation practices.

4. Landscape development shall pay particular attention to water conservation measures and best management practices that reduce water consumption and dependence on supplemental irrigation as follows:

a. Design practices and technical specifications shall specify automatically controlled irrigation systems capable of being programmed to respond to time of day and year, soil moisture content, local precipitation and evapotranspiration characteristics, and assignment of water volumes/timing of applications.

b. Public and private landscapes shall be designed and installed appropriate to local ecological and horticultural conditions and practices.

c. Water conservation practices shall be incorporated in all planting designs. Particular attention shall be paid to grouping plants according to their irrigation requirements, clustering species with greater water needs near pedestrian spaces, and transitioning to low or non-irrigated plants in peripheral areas. Grouping of plants according to water use has additional benefits with regard to firebreaks, wildlife value and diversity of plant species, and shall be designed where possible.

d. Urban center plazas, squares, significant streets, and active recreational fields, may be intensely planted and include turf. Nonetheless, design for these areas shall strive to minimize water usage and evaporation to the extent possible.

e. Where practicable, non-potable water shall be used to irrigate all publicly owned areas and privately owned common areas.

5.5 CONSERVATION OF EXISTING PLANT COMMUNITIES

Native plant communities of Three Springs are valuable resources. They provide context for parks and open space, improve visual continuity with the surrounding environment, and serve as natural buffers to neighborhoods, utility corridors and adjacent land uses. Existing trees and shrubs should be preserved whenever possible. Disease prevention programs, protection during construction, transplanting, and other reforestation, conservation programs are appropriate methods for preservation.

Other conservation strategies for protection of natural plant communities include:

1. Existing vegetation shall be evaluated, monitored and inter-planted with drought tolerant disease resistant native plant species compatible with the existing plant communities.

2. Pre-construction and ongoing preventive spraying shall be considered in specific areas to protect healthy, high value pinion pine from Ips beetle attack. Preventive insecticide applications are recommended when Ips beetles pose a serious threat and upon the recommendation of informed sources or consultation by a professional certified Arborist. Refer to Appendix A.

3. Removal of dead trees and/or transplanting of existing native trees and shrubs on-site are viable management practices that shall be considered upon the recommendation of a qualified Arborist or Landscape Architect.

4. Existing trees over 6 inch (6") caliper shall not be removed except with permission of the Three Springs Planning and Design Director's Office.

5.6 WILDFIRE RESISTANT LANDSCAPE

Design and management of public and private landscapes shall strive to decrease the risk of damage from wildfire by adopting appropriate "defensible space" strategies where appropriate. Wildfire resistant landscaping can be aesthetically pleasing and isolate and reduce potential sources of fuel. Wildfire susceptibility can be reduced through careful planting layout, species selection and conscientious landscape maintenance.

The creation of defensible spaces with appropriate vegetation and removal of continuous fuel sources around buildings is fundamental to slowing the spread of wildfire. Defensible management zones are concentric areas around buildings where potential fuels and vegetation are treated, reduced or cleared to interrupt the spread of wildfire toward a structure, public space, or surrounding forested areas. The following wildfire resistant landscape design principles shall be implemented:

1. Particular care shall be considered in the placement of peripheral tree and shrub species throughout the development. The selection and layout of native and other recommended fire resistant plants can help reduce potential and intensity of wildfires.

2. Plant moisture content is an important consideration in minimizing fire intensity and damage. Native and drought tolerant species generally conserve moisture better than exotics thereby minimizing available wildfire fuel.

3. In general, deciduous trees are preferred over evergreens in newly planted area as they are more fire-resistant. Deciduous tree leaves generally have higher moisture content and are less flammable.

4. When evergreens are planted, they shall be located away from structures and at a distance from each other to minimize possibility of a continuous fuel chain. Plant small evergreens 20 to 25 feet (20' - 25') apart and thin out later at maturity. Although conifers are prevalent in the higher elevations of the site, high oil and pitch content make them flammable regardless of moisture content.

5. Plant trees in open space and parks to achieve 10 feet between tree crowns at maturity to reduce the total fuel load and interrupt the 'fuel continuum'.

6. Maintain turf height at six to eight inches (6" to 8") in defensible zones and gradually increase in height outward from neighborhood center to more rural perimeters of the community. Dry tall grass, perennials and wildflowers can create dense areas of fuel. Plant widely separated beds and remove spent grass and dead heads after frost. Arrange shrubs in smaller groupings rather than large massed plantings.

5.7 STANDARDS - PUBLIC LANDSCAPING

5.7.1 IRRIGATION

1. Lack of proper irrigation management, including excessive application, is responsible for more plants dying than any other environmental factor.

2. New plants shall be irrigated upon installation. Irrigation shall be reduced as plants become established and are able to thrive on normal precipitation. Established plants shall be irrigated only during drought. Intermittent deep irrigation (to flush salts below root zone) shall be applied on an as-needed basis.

3. Operations and maintenance of irrigation systems within Neighborhood and Community Parks dedicated to the City of Durango, and irrigation systems providing water to street trees within street rights-of-way shall be the responsibility of the City of Durango (Refer to Memorandum of Understanding). Irrigation systems located within community common areas, pocket parks and plaza, green courts, and connector trials shall be the responsibility of the Three Springs Metropolitan District or specific governing property Associations.

4. Non-turf urban center plazas, street trees, and mass

planting areas shall be irrigated using the most current acceptable water conservation irrigation design practices and shall be reviewed and approved as necessary.

5. Type of irrigation head for high profile lawns, greens, and sports fields shall be as determined by site conditions.

5.7.2 SOIL PRESERVATION

Existing native soil shall be returned to planting pits and beds without amendment to initiate newly installed plants and accelerate their ability to sustain vigorous growth in prevailing growing conditions. This especially applies to intermediate soils such as sandy loam clay. In exceptional circumstances, organic compost or coarse peat moss shall be used to amend heavy native clay soils or sandy soils removed from planting pits prior to backfilling.

5.7.3 SOIL COMPACTION

Soil structure of future planting areas shall be protected from compaction and contamination. Planting areas with destroyed or compacted soil structure shall be amended with 4" of organic compost and tilled to a depth of 4-6" below the surface. Soil tests shall be performed with soil structure and nutrient content amended according to test results and recommendations. Hard pan soil horizons shall be broken up to allow drainage. Compacted planting strips shall be trenched to a depth of 3 feet (3'). Hard pan edges shall be scarified and backfilled with amended soils.

5.7.4 GROUND COVER

Mulch: Mulch shall be clean, disease-free, recycled content material (Aspen woodchip excluded) or compost material. Install six inches (6") deep to conserve moisture, stabilize soil temperature, and control weeds. Top dressing shall be applied as necessary.

Turf: Limited to high profile, strategic areas and playing fields. Turf shall be a drought resistant, low-growing, dense hardy and low maintenance sod or seed mix recommended by a local district office of the Colorado State Extension Office or Soil Conservation Service. Turf shall be mowed on a seasonally varied schedule to a maximum height of 6 inches (6") promote water conservation, fire resistance and deep rooting. Turf cultivars and mixes shall be as recommended by the City of Durango and reviewed and approved as necessary.

Ground covers: Ground covers shall be planted as a preferred alternative to turf and to stabilize slopes and prevent erosion on high profile, strategic areas. Ground covers shall be planted for variety, color accent, texture and to shade the surface of the ground and conserve soil moisture.

5.7.5 SHRUBS

1. Shrubs shall be planted as a complement to ground cover and trees and provide a variety of forms, colors, textures, and wildlife food and cover. Shrubs shall be laid out in independent beds away from canopy trees and structures so as not to contribute to a wildfire fuel continuum.

2. Hardy, low maintenance, drought resistant native species shall be selected for compatibility with the local ecosystem and landscape visual character of the community.

3. Shrubs and hedges within 10 feet (10') of the curb at corner intersections shall be a maximum of 3 feet (3') in height above the sidewalk. Trees shall be pruned so that visibility is not obscured between three and seven feet (3' and 7').

5.7.6 TREES

1. Street trees shall be straight (except multi-trunk) and of uniform shape and meet specifications of the American Association of Nurserymen for Number 1 grade stock. All trees shall be balled and burlap or equivalent.

2. Tree caliper shall be measured 6 inches (6") above the root ball. Standard deciduous and smaller ornamental street trees shall be of 2 inch (2") caliper minimum at the time of planting and achieve a minimum branch height of 8 feet (8') above the sidewalk and 13.5 feet above the root bed.

3. All major trees in parks shall be of 2 inch (2") caliper minimum at the time of planting.

4. Evergreen trees planted on public land shall be a minimum height of 6 feet (6'). Evergreen trees are not allowed within the public right-of-way.

5. Trees planted in parks, open space and natural areas shall vary in height, size and shape.

6. Fruit bearing trees shall not be permitted in the public thoroughfare right-of-way.

5.7.7 PLANTING SCHEDULE

The preferred time for planting is early spring-after March 15th. Mid-summer and fall planting is discouraged. Width and depth of tree planting holes shall be 2x and 1x root ball size respectively.

Refer to City of Durango's Landscape Standards for specific planting specifications.

5.7.8 EXISTING TREE PRESERVATION

1. At the discretion of the project Landscape Architect and/ or as noted in the project specifications and construction documents, tree protection barriers shall be installed and positioned at the natural drip-line of the tree crown.

This will be the minimum allowed protected area as tree roots can extend from trunks a distance of 2 to 3 times the drip-line diameter.

2. All support and bracing shall be outside the root ball zone to minimize damage to roots. Where excavated material must be temporarily stored near a tree protection barrier, plywood shall be used to ensure no material enters the tree protection zone.

5.7.9 CULTIVATION/FERTILIZATION

Trees shall be fertilized following the first growing season, with annual inspections thereafter to determine fertilization needs as necessary. Fertilizer type shall be long-term organic, with less than 10% urea nitrogen and full nutrient content as determined by soil testing.

5.7.10 PROTECTION FROM WILDLIFE BROWSING

1. Protective fencing shall be installed as needed but generally during winter months around new and established significant specimen plants. Fencing shall be a minimum height of 6 feet (6') and offset 2 feet (2') from foliage.

2. Once protective fencing has been installed, snow deposition near fences shall be monitored as necessary. As appropriate, City Arborist shall determine the schedule for the removal of fencing.

3. Refer to Appendix A for Wildlife Management.

5.8 STANDARDS - PRIVATE LANDSCAPING

The Code and Standards define the essential considerations for developing private landscapes within Three Springs. Applicants are also advised to refer to the Conditions, Covenants and Restrictions developed for the Three Springs Residential Association and Mixed-Use Association to clarify any further regulations associated with private landscape requirements.

The following general standards are applicable to all private landscapes with Three Springs:

1. Significant trees and large shrubs on private property shall be selected, laid out and coordinated with plantings on adjacent public lands, open spaces and green courts to create a consistent visual character to the community landscape. Plants shall be chosen from species designated in this regulation as noted in City of Durango Tree and Shrub Guide.

2. Variation in supplementary plantings within the private yard is encouraged as the individual expression of the private landscape and domestic garden aesthetic.

3. At least one major canopy tree per lot for each 25 feet (25') of street, public park or open space frontage shall be provided.

4. Deciduous trees on private property shall have a minimum caliper of 2 inches (2").

5. Landscape restrictions may apply to alleyway rear and sideyard setback areas. Refer to Three Springs Design Guidelines.

5.8.1 DESIGN PRINCIPLES

URBAN CENTER
Dooryard and courtyard decorative paving, ground covers, vines shrubs and small ornamental trees are encouraged.

URBAN GENERAL
Shade trees, ornamental trees and shrubs shall frame buildings, relate individual lots to one another and blend residential lots with the native landscape. High canopy trees shall frame front and rear building elevations. Rear yard plantings shall be selected and laid out to accommodate private landscapes and gardens.

SUB-URBAN
Successional and specimen trees native to the region shall merge the surrounding regional landscape with the community forest. Irregular, scattered clumps of native trees shall also sustain the local vernacular landscape visual character and address wildfire resistance objectives.

5.8.2 DESIGN STANDARDS

EXISTING SOIL AND TREE PRESERVATION

Refer to Appendix A: Landscape Standards, Operations and Maintenance Practices. All soils shall be protected from deep compaction during building construction. Tree Protection Barriers shall protect valuable existing trees and sites to remain undisturbed. Building settings shall be adjusted to save existing trees wherever possible.

Tree and shrub relocation on-site shall follow specific management practices as defined in Appendix A: Landscape Standards, Operations and Maintenance Practices.

PLANTING AND CULTIVATION

All trees shall be planted without amendment to native soil where possible. Compacted soil shall be loosened in vicinity of a planting pit or bed to encourage root growth and allow for adequate drainage. Planting shall be mulched to help conserve soil moisture.

Private lawns to receive sod shall be amended with at least three cubic yards of soil amendment (coarse organic material) per 1000 square feet of installed landscape area, based on soil analysis. Amendment must be tilled 4-6" below the surface prior to installation of any further topsoil, seed, or sod.

FERTILIZATION

Planting beds shall be fertilized annually with an application of slow release fertilizer with a well-balanced nutrient content. Organic fertilizers are recommended where appropriate.

CONSTRUCTION

All residential entrance walks shall be graded so as to be inset into sloping terrain. If the overall yard slope exceeds 12%, exterior steps shall be provided with side walls. Exterior landscape steps shall follow a riser to tread formula of 2 times riser plus tread equals 26 inches (26"). Front yard fence height shall not exceed 4 feet (4') and shall be of an open design. Rear yard fence height shall not exceed 6 feet (6') and shall be of open or closed design, with a gate to access a rear land or open spaces.

APPENDIX A
LANDSCAPE STANDARDS, OPERATIONS AND MAINTENANCE PRACTICES

APPENDIX A
LANDSCAPE STANDARDS, OPERATIONS AND MAINTENANCE PRACTICES

A.1 INTRODUCTION

The Landscape Standards, Operations and Maintenance Practices (OMP) support the Three Springs Codes and Standards and the landscape vision of Three Springs. The OMP describes appropriate methods and techniques of landscape management as well as procedures, tasks, schedules, and responsible parties. For further supplemental information on the maintenance responsibilities between these entities, refer to 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 (MOU) between the City of Durango, Three Springs Metropolitan District Board and the Developer.

Sustainability is paramount in the design of Three Springs and is the guiding principle for landscape management and maintenance. It includes passive treatment of water quality, minimizing green waste and transport to landfills, water conservation, integrated pest management, creating "defensible space" and appropriate aesthetics.

The OMP's scope (more specifically outlined below) is generally limited to public use areas such as streetscapes, parks, drainage infrastructure, common areas, and site elements. All landscape maintenance regimens are intended to complement and coordinate with Three Springs architectural design principles.

Maintenance of Three Springs landscape presents unique challenges and opportunities. These require management and maintenance approaches different from those used in traditional streetscapes and parks. The OMP addresses these challenges and all other maintenance issues toward creation of a sustainable community.

Maintenance regimens and performance by responsible parties are specifically detailed in the MOU. In summary, the City of Durango will be responsible for landscape maintenance of the following areas after their dedication and recording by final plat:

• Streetscapes (streets, alleys, and concrete walks).

• Drainage (stormwater systems, large outfalls, headwalls/culvert arches, local outfall spreaders) and detention areas (forebays, meadow detention areas, wetland detention areas and ponds).

• Site elements (street lights, site furnishings, and pedestrian lights) and elements related to trails such as fencing, walls, pedestrian lighting, way finding signage.

• Parks larger than 5 acres (neighborhood, city and community, and trails.

Snow removal storage and deicing of City dedicated streets, trails, and major pedestrian travel ways, shall be the responsibility of the City of Durango. Sidewalks adjacent to private property frontage shall be the responsibility of the private property owner.

Responsibility for irrigation maintenance will be shared between the City of Durango and the Three Springs Metropolitan District (The District). As a non-potable system supplied by storage ponds, irrigation maintenance may include the potential for water contamination in the form of spillage, overspray, and cross contamination. All maintenance personnel and end users shall implement governing authority requirements in the use and maintenance of non-potable irrigation. Irrigation for City-owned areas shall be piped and metered separately than the irrigation of privately held areas. Maintenance of irrigation infrastructure supplying City property shall be by the City of Durango. The City of Durango shall also maintain irrigation infrastructure for privately-held common areas after pump facilities, to and including irrigation meters.

The Three Springs Metropolitan District will be responsible for maintenance of community-owned common areas including but not limited to pocket parks, minor maintenance and debris removal in public right-of-ways and irrigation ponds. Specific governing property Associations will be responsible for enforcement of maintenance (by homeowners) of private property including general landscape maintenance, plant selection, fence upkeep and repair, and irrigation.

Plant maintenance includes requirements during plant establishment and post-establishment. Within these two categories, specific and detailed activities and responsibilities are based on intensity of land use, type of land use, season, plant cultural requirements, type of plant, topography, botanical technique/protocol, and equipment and material availability.

A.2 MAINTENANCE RESPONSIBILITIES

The list of maintenance tasks that can be expected to occur as the community is built-out is itemized in the MOU. They are separated by type of task and responsible party. The entities responsible for maintaining Three Springs will be the City of Durango, the Three Springs Metropolitan District, and specific property Associations.

As subcontractors are routinely hired to perform maintenance work, they should review this manual to become aware of the general scope of work and their responsibilities. The City of Durango, the Three Springs Metropolitan District, and the specific Property Associations shall provide detailed scopes of work for contractors and subcontractors.

A.3 PLANT ESTABLISHMENT AND MAINTENANCE

Maintenance of new landscapes is significantly more intensive during the first one to two-year establishment period. Proper installation during this time improves plant survival rates and facilitates vigorous, attractive growth. Three Springs shall provide maintenance of new landscape material during the warranty period of one year from date of installation.

Native and low water use plants are generally easier to establish than non-native and species requiring more intense irrigation. Not only do these species require less irrigation, they often are pest resistant, can aggressively compete with weeds, and create a planting appearance appropriate to many of the community's land uses.

In addition to using this document, also refer to the City of Durango Parks and Recreation Department Tree, Shrub, and Perennial Selection and Care Guide for Plant Lists and Maintenance.

A.4 GROUND COVER ESTABLISHMENT AND MAINTENANCE

There are five distinct Ground Cover areas to be maintained by the City of Durango and Three Springs HOA:

1. Existing areas/buffers
2. Natural areas
3. Low water bunch grass/shrub beds
4. Turf grass lawns
5. Annual/perennial beds and planters.

Final selection shall take into account geotech/soil testing and shall be coordinated with the City of Durango, Three Springs, and landscape contractor prior to acceptance by the City. Athletic field seed and sod mixes shall be determined by the City of Durango. All other park area ground cover types shall be recommended by the City of Durango and approved by the Three Springs Design Review Process as necessary.

A.5 WEED MANAGEMENT

Weeds occur throughout the Three Springs site. They quickly spread, detracting from the visual appearance of the landscape and compete with desirable plants for water and nutrient resources. This is especially critical in areas where plants are in close proximity to natural areas. In these circumstances a noxious weed infestation will displace native plants and eventually disrupt the structure and function of local ecosystems.

City of Durango City Code Division 2, Weeds, Wild Growth and Debris, Section 11-31, states that it is unlawful to allow noxious weeds to grow on City property. The code defers to the Colorado Weed Management Act (CWMA) for species considered "noxious" in the City of Durango.

A.5.1 WEED CONTROL METHODS

The City approved list of herbicides for use in integrated pest management describes specific chemicals and applications. If chemical weed control methods (herbicides) are chosen for integration into the weed management program, the physical characteristics of each specific site must be carefully considered. Incorrect application of a herbicide can cause severe damage to planted species as well as the physical environment. Particular attention should be paid to soils, water table depth, surface water locations, wind conditions, and desired plants that occur among targeted weed species. Only licensed experienced personnel, using calibrated equipment and appropriate personal protection, should apply herbicide treatments. Before using any herbicide, all label instructions and restrictions must be read, understood, and followed exactly. Note that herbicide labels are changed regularly and should be reviewed often. Supplemental labels are also often available for specific areas and environmental conditions. Herbicides must be applied in conformance with every aspect of their label and any application beyond the bounds specified is illegal.

A.6 INSECT AND PEST MANAGEMENT

The forests of southwestern Colorado are affected by western bark and Ips beetles. These species are normally present in forests but in recent years have opportunistically taken advantage of drought conditions affecting the Four Corners Region.

A.6.1 BEETLE INFESTATION PREVENTION PROGRAM PREVENTATIVE SPRAYING FOR IPS AND WESTERN BARK BEETLES

The Western Bark Beetle (WBB) and Ips beetles are capable of attacking and killing ponderosa and pinion pines. Periodic epidemics cause high mortality rates in drought stressed and dense stands of pine. Many areas exist where high-value pines require protection from uncontrolled beetle populations. Preventive spraying provides a proven method of keeping uninfested but susceptible pines healthy. This spraying will be done as needed and evaluated annually. As such, it is a relatively

safe and affordable "insurance" that protects key trees until beetle threats subside.

CANDIDATE TREES - In the majority of bark and Ips infestations, trees affected are big, valuable ponderosa and pinyon pines. When WBB and Ips beetles are the concern, spruce, fir, and juniper do not need to be treated (Note: these species are attacked by other bark beetles and may warrant preventive spraying when their respective threats are present). Preventive spraying involves the application of pesticides and is usually performed by licensed commercial applicators. Because of the associated environmental considerations and expense, it is neither practical nor advisable to spray every tree on a tract of land. Rather, preventive spraying is intended for important, "must-save" high value trees. Since WBB and Ips rarely attack trees under 4 inches in diameter, smaller trees do not normally require spraying.

Beetles attack stressed trees more often than healthy ones. Stress factors include mistletoe, root cutting, bark wounding, soil compaction, drainage changes, adverse weather (such as drought), and infestation by other insects. Any tree's value is subjective, but typically comes from its size, pleasing shape, shade it provides, and proximity to recreation sites and homes. Home owners and businesses should remember that despite tree protection precautions used during construction, preserved trees are probably stressed and as such, are attractive to beetles. Other highly vulnerable trees include those with infested firewood stacked against them or trees located close to infested trees.

WHEN TO SPRAY
Treatment needs to occur before beetle flight in March or April. If threat of infestation continues, treat annually. The City of Durango application schedule includes three applications: on or about April 1st, July 4th, and around Labor Day.

Infestations can last a number of years and are often dependent on host availability and weather conditions. Normal and high annual precipitation rates help pines produce sap needed to defend against beetle attacks.

CHEMICALS LABELED FOR PREVENTIVE SPRAYING
Over the past 20 years, the standard for bark beetle preventive spraying has been carbaryl (trade name Sevin). This insecticide has long been used for the control of leaf-chewing insects in forest and garden situations. Carbaryl comes in many formulations. Liquid concentrates designed for use on large trees require dilution with water prior to application. Never dilute with petroleum products such as diesel fuel. Carbaryl is most effective when the pH of water used for dilution is 6 (slightly more acidic than neutral). When using water of pH 7 to 8, it may be advisable to add household vinegar to the spray mixture to achieve a pH of 6 (A pint of vinegar is enough to lower the pH of 25 gallons of spray about 1 point). **ALWAYS READ THE LABEL FOR COMPLETE MIXING INSTRUCTIONS AND SAFETY PRECAUTIONS.**

Since about 1995, a second insecticide, permethrin (trade names Astro, Dragnet, and others) has been used for bark beetle prevention. This synthetic pyrethrin performed very well as a preventive bark beetle spray in research tests in California, Montana, and the South. It is highly recommended that permethrin be used instead of Carbaryl as it is more environmentally friendly and just as effective.

APPLICATION GUIDELINE
Application of preventive sprays can be a do-it-yourself activity but is usually performed by licensed commercial contractors who must meet rigorous training, licensing, and insurance requirements. If contractors are used, request proper credentials. Preventive spray is applied to the trunk from the ground up to a height where the trunk narrows to 4 inches. Large branches need to be treated out to a 4" diameter. Spraying should wet the bark, but only to the point of run-off. Make sure spray gets into bark crevices and that the entire circumference is treated.

Spraying should be performed under proper weather conditions. Avoid excessively windy or freezing days. At least two (2) hours of rain-free weather should follow the application to allow proper drying.

Use formulations that are labeled for bark beetle prevention and specifically designed for use on trees. Usually these contain additives called "stickers" which allow better adherence to bark. It is a good idea to identify or "mark" trees which have been sprayed. Placing a spot of spray paint at the base of treated trees is one method.

Spruce and Cedar Bark Beetle infestations also have been identified in the area. It is recommended that high value spruce and juniper and all other pine varieties on the property have regularly scheduled applications along with ponderosa and pinion pines as determined by the City.

Applications should be made to all young trees of appreciable size (even under 4" in diameter) located in high value areas and should cover the entire trunk and branching down to 1" or less of each tree.

FOLLOW ALL SAFETY GUIDELINES ON THE LABEL
While these materials are safe when used properly, practice common sense with regard to the presence of wildlife, livestock, pets, and children during the application and drying period.

Most preventive spraying failures are due to:

1. Improper treatment height
2. Entire circumference not treated
3. Applied too early or too late
4. Wrong insecticide
5. Correct insecticide mixed improperly.

A.7 WILDLIFE MANAGEMENT

Wildlife species, including deer and elk, inhabit the Three Springs area. According to the Colorado Department of Wildlife (CDOW), residential and multiple use developments do not benefit wildlife and measures should be taken to discourage wildlife from dispersing through the property. Below is a list of neighborhood covenants developed by the CDOW relative to landscape maintenance:

• For wildlife, the less fence the better. If fencing is necessary, then it should allow for relatively free movement of wildlife. Solid rail fences provide highly visible boundaries that are easy for wildlife to overcome. Fencing for livestock can easily incorporate designs that allow for wildlife movement without additional cost.

• Spacing smooth wire 16-22-28-40 inches from the ground allows for passage of antelope, deer and elk with reduced fence damage. Leaving a 12-inch gap between the two highest wires will help reduce entanglement and wire twisting. Chain link fences severely restrict wildlife movement. However, chain link for kennels can provide security for pets from predators, provided the kennel is fully enclosed, including a roof.

• Planting native flowers, shrubs and trees, as well as controlling noxious weeds and creating wetlands can benefit wildlife.

• Protect plants with deer/elk protection fencing as shown in Table A2.

• Consider susceptibility to deer browsing when selecting plants.

Table A1 in the Appendix (from Final Wildlife Analysis Report for the Three Springs Development, by Sugnet Environmental Inc.) displays a recommended list of plants and their susceptibility to deer browsing.

A.8 REQUIREMENTS FOR WILDFIRE MANAGEMENT

This section addresses landscape maintenance for wildfire mitigation. Other aspects of wildfire prevention and safety such as fire response planning, emergency vehicle access, and personal preparation and response are not included. Durango Fire and Rescue Authority will determine priority areas as the Three Springs development grows.

"Defensible space" and a structure's roofing material are the two primary determinants of a structure's ability to survive a wildfire. Defensible space is the area around a structure where fuels and vegetation are treated, cleared, or reduced to slow the spread of wildfire towards structures.

A.8.1 ZONE 1

Zone 1 is the area nearest to the structure and will require the maximum amount of modifications. Zone 1 will consist of an area that measures 15 feet (ft) around the perimeter of the structure in which all flammable vegetation will be removed and only low growing shrubs shall be planted. If wood siding, logs or other flammable materials are used in structures, maintain 3 to 5 feet of non-planted area adjacent to the structure. Planting will not occur directly below windows, and no areas of continuous grass will be planted adjacent to plantings in this zone. Plants, especially shrubs and trees, will be well spaced and not placed in large masses. Ideally, remove all trees from Zone 1. If trees are used in Zone 1, isolate the canopies by at least 10 feet. Prune trees in Zone 1 to at least 10 above the ground and remove any branches that interfere with the roof or that are within 10' of a chimney. Remove all "ladder fuels" from beneath all trees. Ladder fuels are vegetation with vertical continuity that allow fire to burn from the ground up into branches and crowns of trees.

Plants will be frequently pruned to maintain a vigorous low growth habit and dead branches, stems, and leaves will be removed. When present, flammable shrubs will be replaced with less flammable species such as flower beds. Firewood and other combustible materials will not be stored here, and gravel will be placed below decks to suppress vegetative growth. The distance of 15 ft will be measured from the outside edge of the structure's eaves and any attached structures such as decks. Trees in this zone will be treated as structures, and the perimeter of Zone 1 will be extended from them also. Generally, defensible space will be composed of three distinct zones. The Durango Fire and Rescue Authority shall work in conjunction with Three Springs to define Wildfire Management areas as the Three Springs Neighborhood evolves over time. No wood shake shingles are allowed on any structures in the development.

A.8.2 ZONE 2

Zone 2 is an area of fuel reduction that is designed to reduce the intensity of approaching fire. It typically extends 75 ' to 125' from structures. In gently sloping areas (0 to 20 percent slopes), the density of trees and large shrubs will be thinned to allow for at least 10 ft between the crowns of trees. Moderately steep slopes

(21 to 40 percent) shall be thinned to allow for 20 ft between tree crowns and very steep slopes (greater than 40 percent) will allow for 30 ft between tree crowns. Crown distance will be measured as the distance from the outermost branches of one tree to the outermost branches of adjacent trees. Occasional clumps of 2 or more trees will be allowed in this area, given that additional buffer space is provided. The inner portions of Zone 2 will be thinned to a greater degree to allow for a gradual aesthetic transition between zones. Shrubs located beneath tree crowns will be removed, and remaining shrubs will be pruned regularly to promote vigorous growth. Remove all ladder fuels and prune trees to a height of at least 10'. Because Zone 2 forms an aesthetic buffer between Zones, it is necessary to blend the requirements of Zones 1 and 3. Thin portions of Zone 3 that are adjacent to Zone 2 more heavily than outer portions. Dead stems from trees and shrubs will be removed annually. Limit the number of dead trees (snags) in this area as wildlife needs only one or two snags per acre. Make sure snags cannot fall on structures or block access roads and driveways. Grass height will be maintained to less than 6 to 8 inches. Do not allow cuttings to pile up and dry out on lawns. Stack firewood uphill or at the same elevation as the structure but at least 30' away. Do not stack firewood against any structure, under decks, and on patios, even in winter. Locate propane tanks minimum 30' away from structures and at the same elevation as the structure. Avoid heavy accumulations of slash and dispose of promptly.

Open burning of slash or other materials is prohibited by City of Durango ordinance.

A.8.3 ZONE 3

Zone 3 is of no specific size. It extends from the edge of Zone 2 to property line and sometimes beyond in the case of commonly owned areas. A gradual transition to this zone is suggested. Type of land use in Zone 3 (recreation, barriers to wind, noise dust, and visual intrusions, and general aesthetics) will determine extent and type of mitigation in Zone 3. A high canopy reduces the chance of a surface fire climbing into the tops of trees and is a priority if this zone has steep topography. Remember to consider ladder fuel hazards if multiple sizes of trees are present. While pruning is generally not necessary in Zone 3, consider pruning trees along fire roads and trails. Mowing is not necessary in Zone 3.

A.8.4 ALL AREAS

Tree spacing recommendations do not apply to mature stands of aspen trees where ladder fuels have been removed. Aspen regeneration areas and stands of young trees should follow spacing guidelines.

On level ground, minimum spacing between clumps of brush or shrubs is 2-1/2 times the height of the vegetation, and maximum diameter of clumps should be 2 times the height.

Keep dead, dry or curing grasses mowed to less than 6 inches.

All roofing materials installed on all buildings both commercial and residential shall meet and maintain in perpetuity a Fire Class Flame spread rating of A(1) rating.

A.8.5 DEFENSIBLE SPACE ANNUAL CHECKLIST

The following checklist will be used on annual basis to determine if additional work or maintenance is necessary.

• Trees and shrubs are properly thinned and pruned within the defensible space. Slash produced from thinning operations is disposed of off-site.

• Roof and gutters are clear of debris.

• Branches overhanging roofs and chimneys are removed.

• Chimney screens are in place and in good condition, vegetation removed from within 15 ft of chimneys.

• Grass and weeds are mowed to a low height.

• Fire extinguishers are checked and in good working condition.

• Driveways and access points are cleared sufficiently to allow for emergency agency equipment.

• Escape routes are posted.

•Trash and debris accumulations are removed from the defensible space.

A.8.6 SUBDIVISION LEVEL ACTIONS

These actions are recommended to reduce fire threat and aid the effectiveness of emergency agencies to respond when a wildfire occurs:

• Form a fire protection or forestry committee to organize and oversee needed wildfire hazard reduction projects and activities.

• Place and maintain Fire Danger Sign(s) that describe the potential fire threat at all subdivision entrances.

• Develop and maintain defensible space around all community-held facilities, natural gas vent locations,

electrical transformer boxes, telephone service boxes, and all utility poles.

• Encourage homeowners to develop defensible space around individual homes.

• Post signs that identify all roads.

• Encourage homeowners to sign driveways with their name/address.

• Construct roads adequately, provide sufficient clearance, and provide adequate turning space in all areas to facilitate easy access of emergency vehicles.

• Notify all residents of wildfire hazard and supply each with appropriate hazard mitigation material.

• Clear at least three feet around and above fire hydrants and make sure they are checked periodically for adequate flow and pressure.

• Reduce fuel under utility lines and around poles.

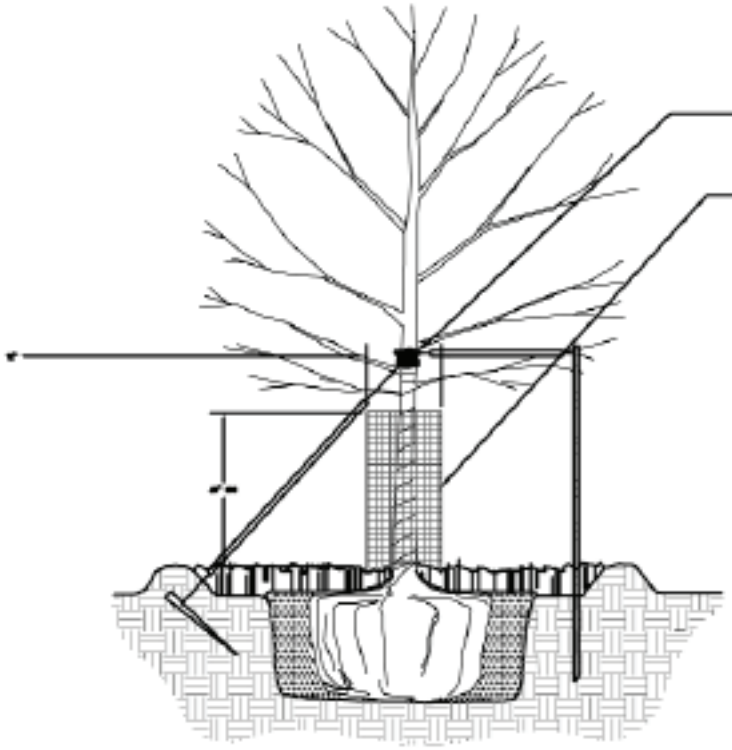
• Thin dense stands of trees and/or brush in common ground and greenbelts.

• In compliance with the City of Durango's Grandview Land Use Plan 4.10.2.6, individual wood-burning fireplaces or stoves shall not be allowed in residential units in Three Springs. Commercial boilers utilizing wood pellets or chips in engineered centralized heating units serving portions of the mixed-use districts are subject to the approval of the City of Durango and the San Juan Basin Health Department.

Table A1: Recommended Landscape Plants and Their Susceptibility to Deer Browsing

Often browsed	Sometimes browsed	Rarely browsed
Flowers		
Geranium, wild *(Geranium fremontii)*	Lupine, silver *(Lupinus argenteus)*	Black-eyed susan *(Rudbeckia sp.)*
Low sunflower *(Helianthus pumilus)*	Pasque flower *(Pulsatilla patens)*	California fuchsia *(Zauschneria sp.)*
Nodding onion *(Allium cernuum)*	Prairie coneflower *(Ratibida columnifera)*	Daffodils *(Narcissus sp.)*
Penstemon, low *(Penstemon virens)*	Salvia *(Salvia reflexa)*	Gaillardia/blanketflower *(Gaillardia aristata)*
Phlox, common *(Phlox multiflora)*	Scarlet gilia *(Ipomopsis aggregata)*	Gayflower *(Liatris punctata)*
Pussytoes, rose *(Antennaria rosea)*	Tall coneflower (Rudbeckia lacinata)	Grape hyacinth *(Cynoglossum officinale)*
Strawberry *(Fragaria sp.)*	Western wallflower *(Erysimum asperus)*	Larkspur *(Delphinium nelsonii)*
Tulips *(Tulipa sp.)*	Wild iris *(Iris missouriensis)*	Lavender *(Ravandula sp.)*
		Mariposa lily *(Calochortus gunnisonii)*
		Mountain harebell *(Campanula rotundifolia)*
		Pearly everlasting *(Anaphalis margaritacea)*
		Purple coneflower *(Echinacea purpurea)*
		Russian sage *(Perovskia atriplicifolia)*
		Thyme *(Thymus sp.)*
		Yarrow *(Achillea sp.)*
		Virginia creeper *(Parthenocissus quinquefolia)*
Vines		
Grapes *(Vitis spp.)*	English ivy *(Hedera helix var.)*	
Trees and shrubs		
Apples *(Malus sp.)*	Alder *(Alnus tenuifolia)*	Apache plume *(Fallugia paradoxa)*
Aspen *(Populus tremuloides)*	Golden currant *(Ribes aureum)*	Blue mist spiraea *(Caryopteris x clandonensis)*
Mugo pine *(Pinus mugo mughus*)	Mountain maple *(Acer glabrum)*	Common juniper *(Juniperus communis)*
Rocky Mountain juniper *(Juniperus copulorus)*	Ninebark *(Physocarpus monogynus)*	Douglas-fir *(Pseudotsuga menziesii)*
Roses (most) *(Rosea spp.)*	Oregon grape *(Mahonia repens)*	Hawthorn *(Crataegus sp.)*
Wild red raspberry *(Rubus idaeus)*	Wild plum *(Prunus americana)*	Mountain mahogany *(Cercocarpus montanus)*
		Oregon grape *(Mahonia repens)*
		Pinon pine *(Pinus edulis)*
		Potentilla/cinquefoil (*Potentilla spp.*)

Table A2: Deer/Elk Protection Fencing



NOTES:

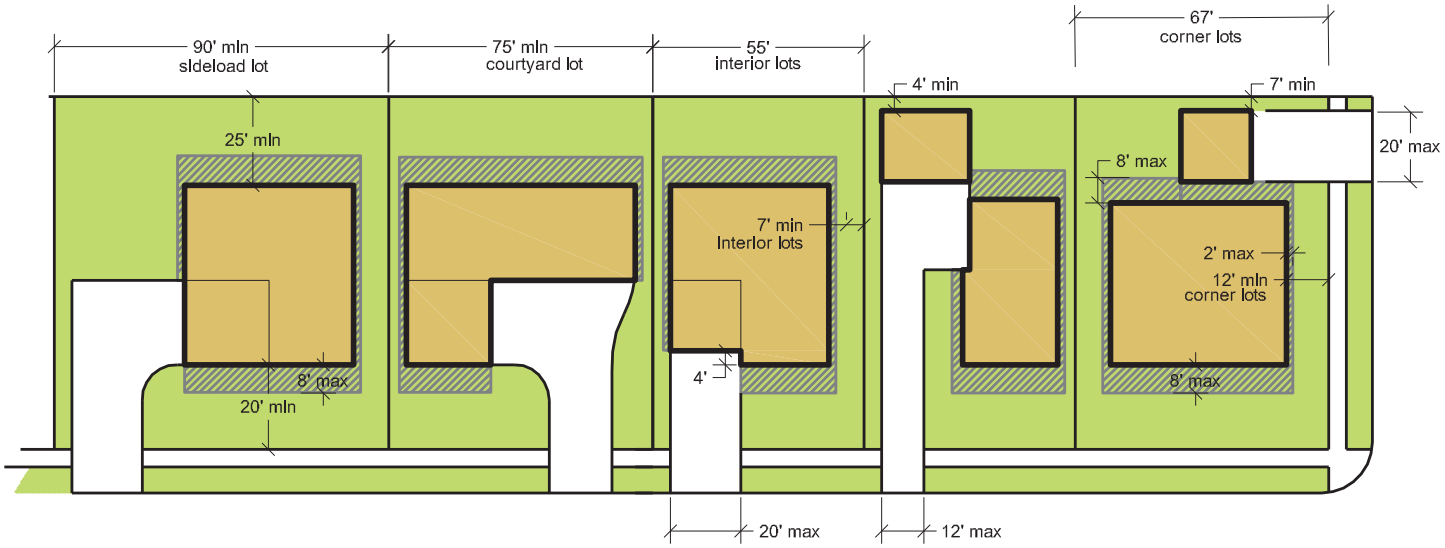
1. WRAP FENCING AROUND TREE TWO TIMES FOR FUTURE ADJUSTMENT SECURE WITH END OF FENCE WIRES

2. EXTEND FENCING UP TO HEIGHT OF LOWEST BRANCH.

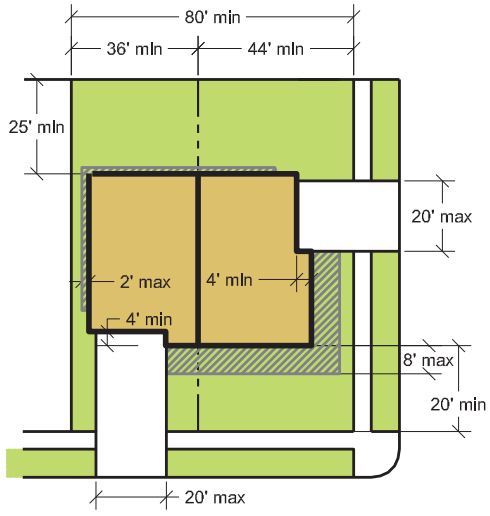
3. DEER PROTECTION FENCING TO BE INSTALLED AS PART OF TREE PLANTING PROTOCOL AND SHALL REMAIN IN PLACE UNTIL DETERMINED BY THE CITY ARBORIST THAT IT IS NO LONGER NECESSARY.

Appendix B
Lot Type Diagrams

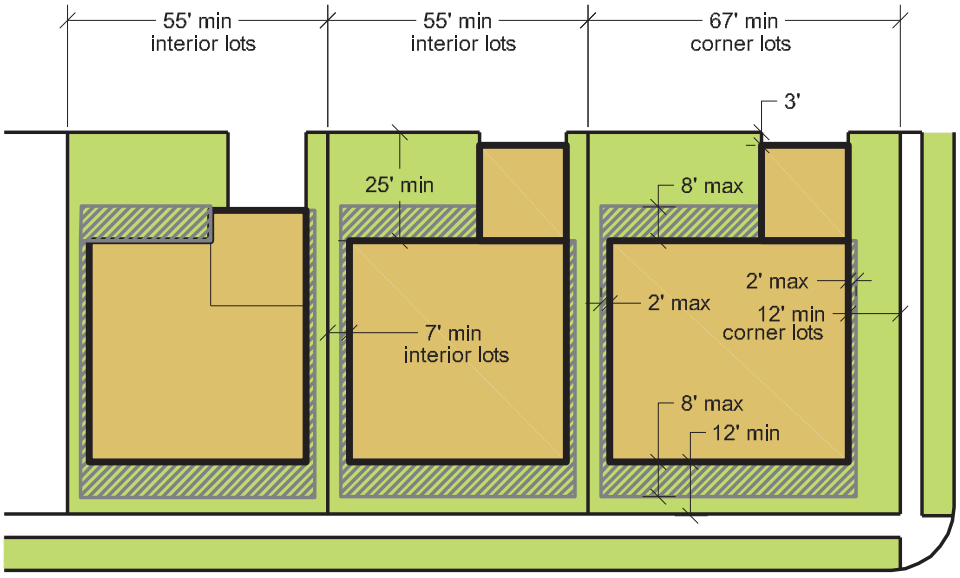
55' MINIMUM WIDE FRONT-LOADED LOT EXAMPLE



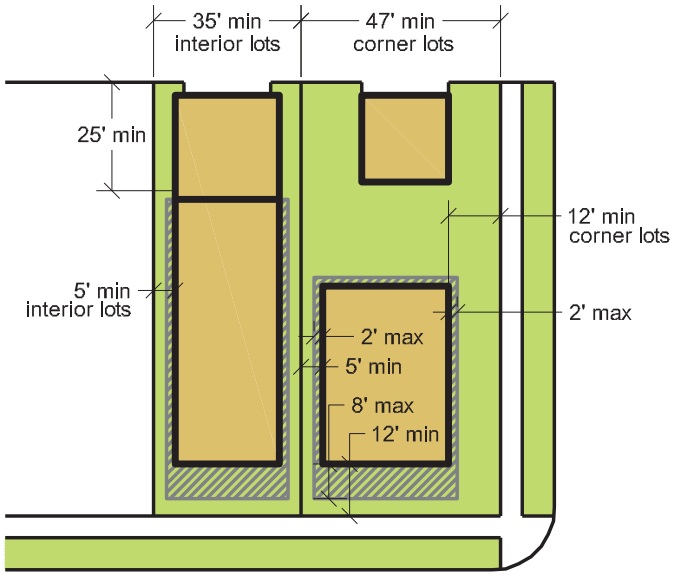
55' MINIMUM WIDE FRONT-LOADED DUPLEX LOT EXAMPLE



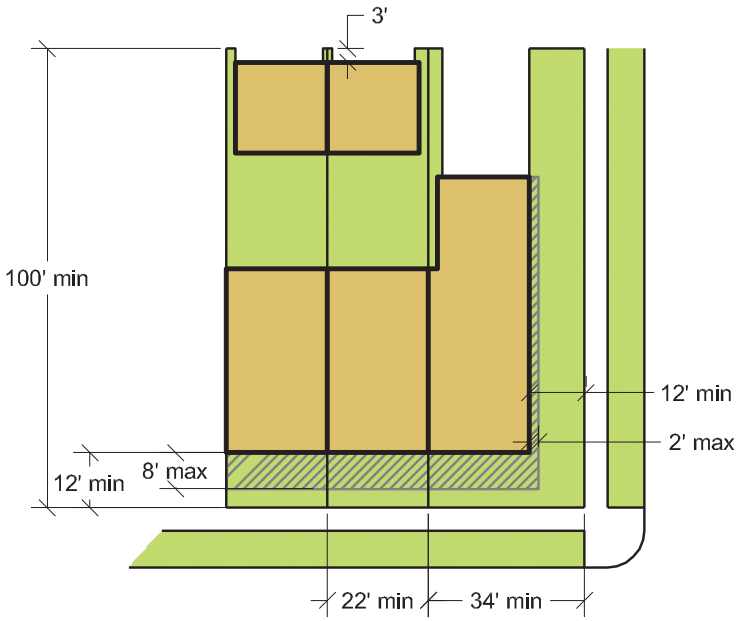
55' MINIMUM WIDE ALLEY-LOADED LOT EXAMPLE



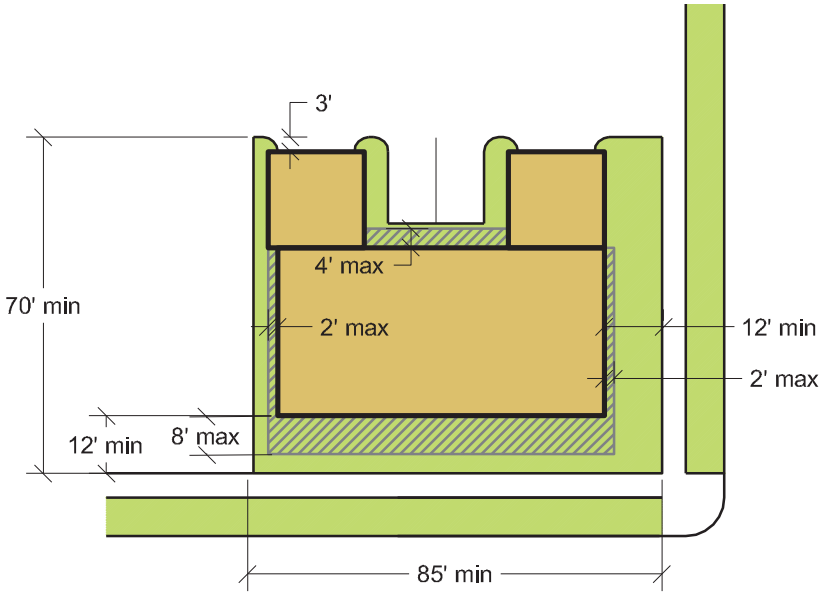
35'-54' WIDE ALLEY-LOADED LOT EXAMPLE



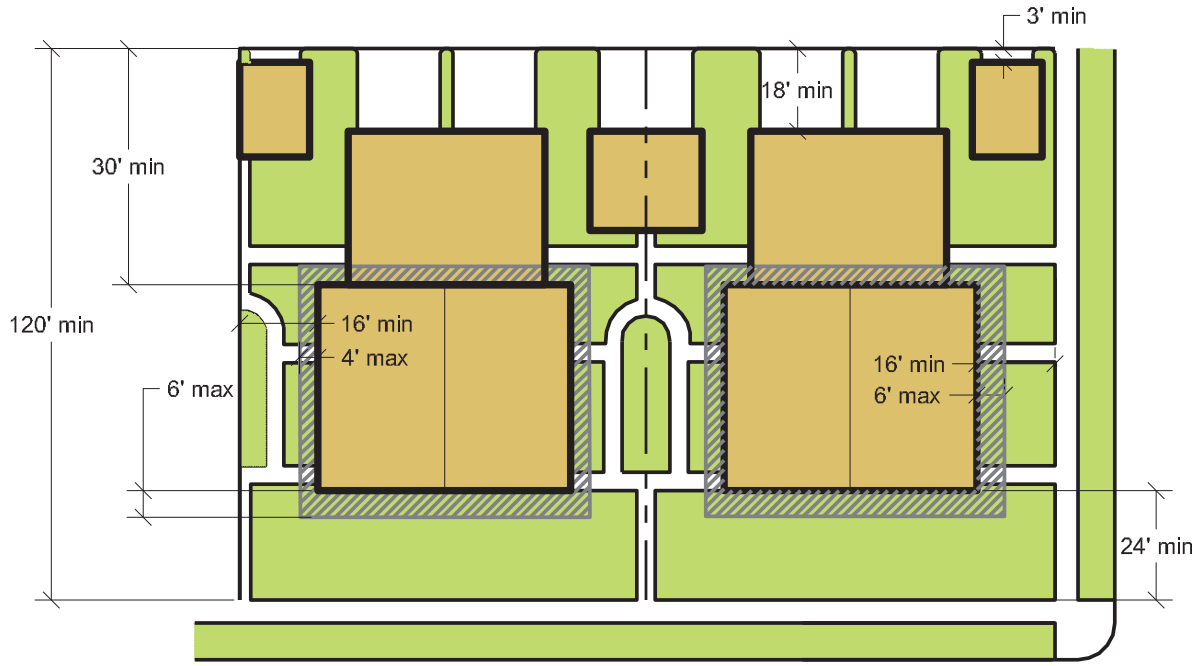
ROW HOUSE LOT EXAMPLE



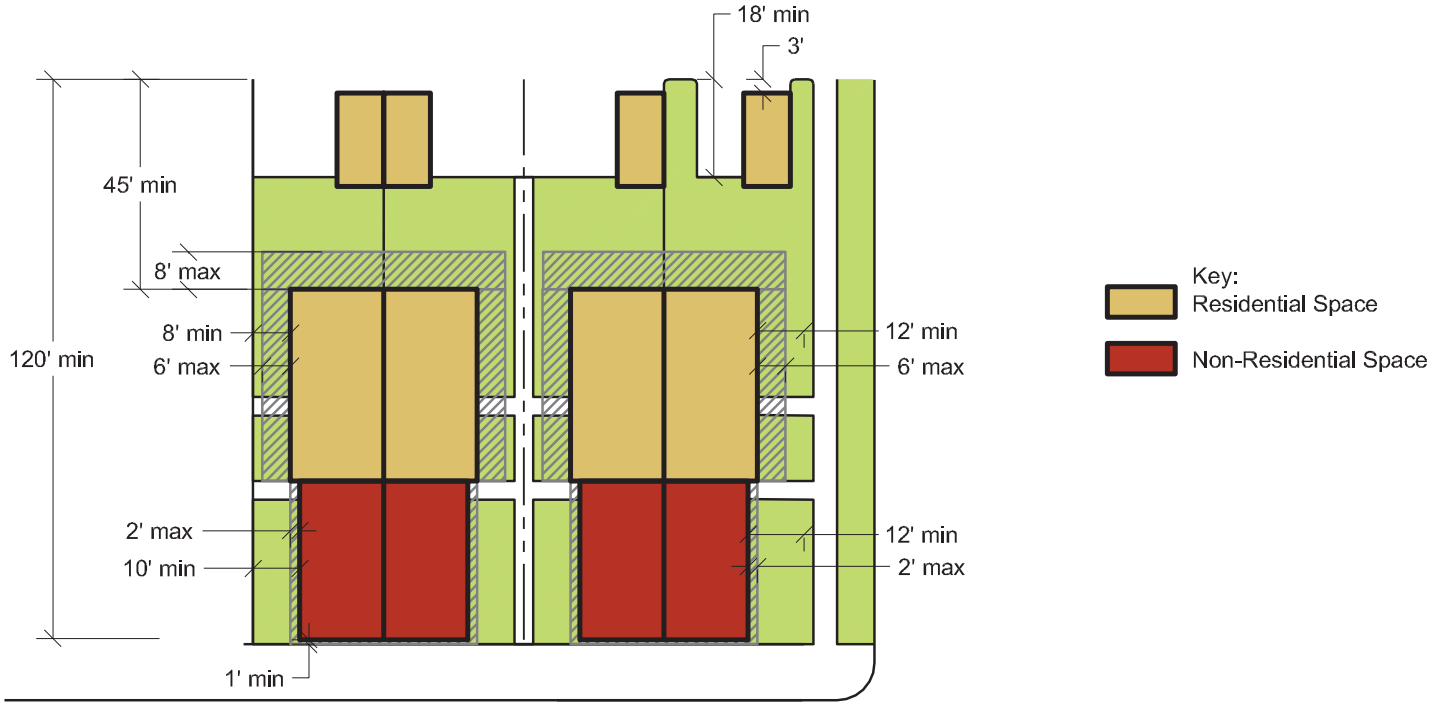
FOUR-UNIT APARTMENT LOT EXAMPLE



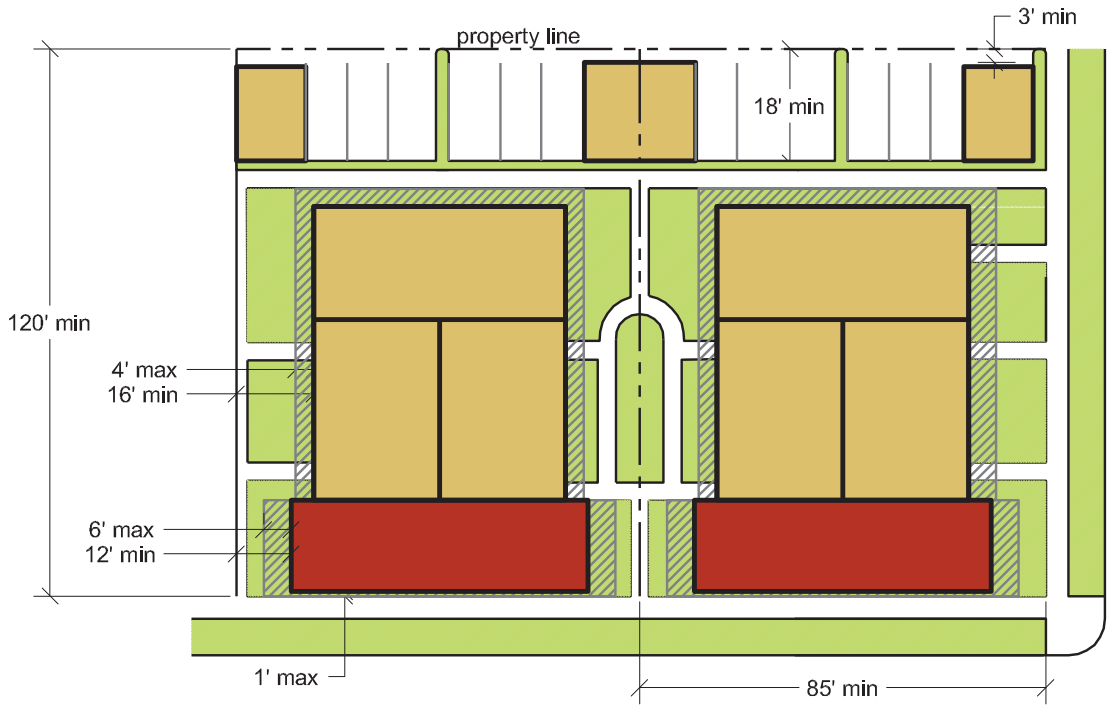
COURTYARD APARTMENT LOT EXAMPLE



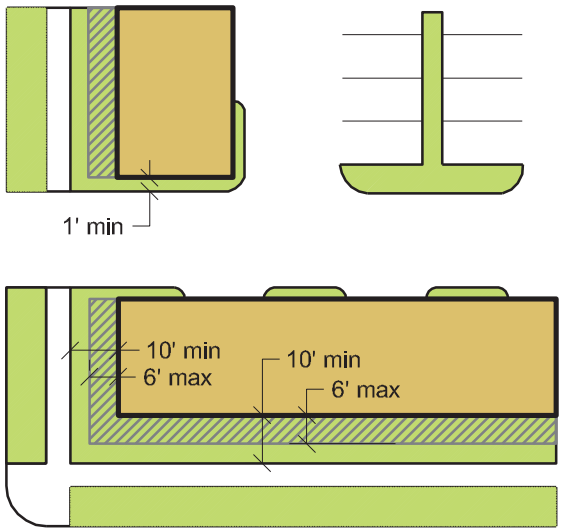
DUPLEX LIVE-WORK LOT EXAMPLE



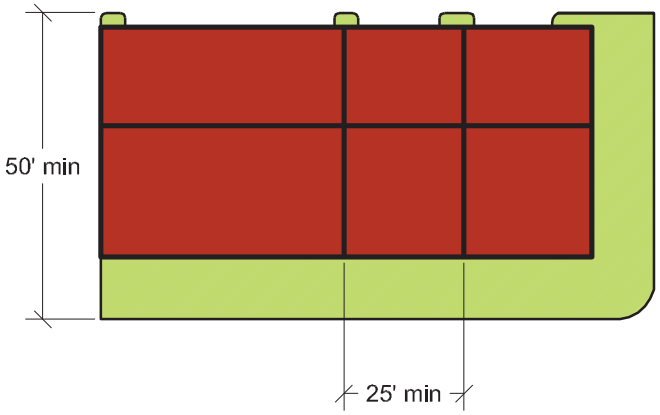
MIXED-USE COURTYARD APARTMENT LOT EXAMPLE



LINER BUILDING LOT EXAMPLE



TRADITIONAL URBAN VILLAGE LOT EXAMPLE



Appendix C
Thoroughfare Diagrams

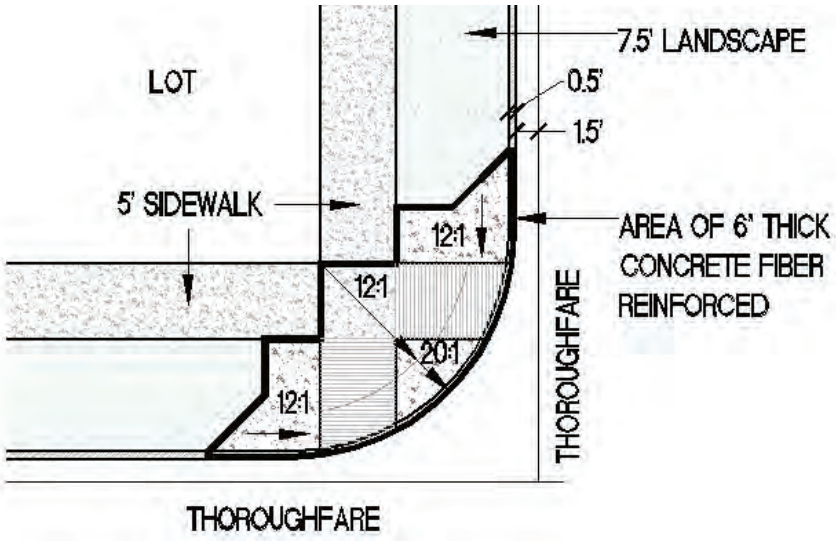


Figure C1: Reinforced Curb Return

	Minimum Inside Wheel Radius (Feet)	Minimum Outside Wheel Radius (Feet)	Vehicle Width (Feet)
Passenger (P)	14.4	24.0	6
Single Unit (SU)	28.3	42.0	8
Fire Truck	30.0	48.0	9
Semi-Trailer (WB-50)	17.0	45.0	8.5

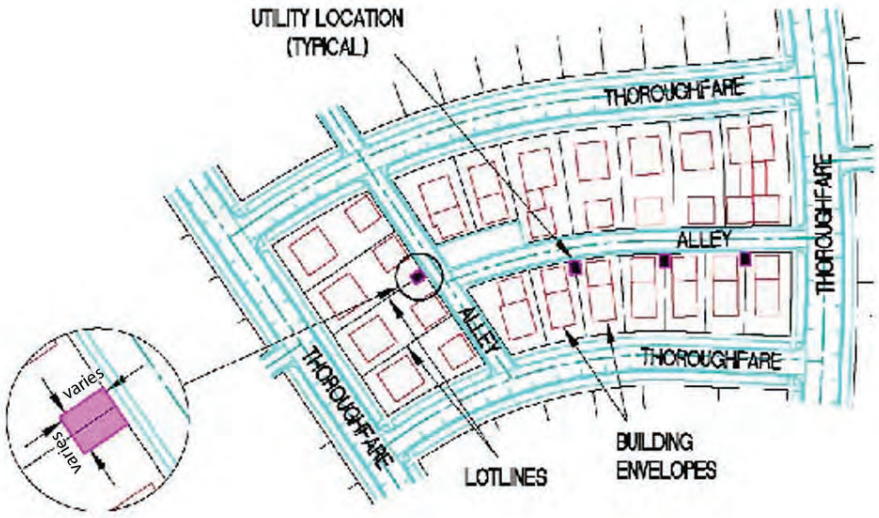
Table C1: Minimum Turning Radii and Dimensions of Design Vehicles

Design Speed (MPH)	Rate of Vertical Curvature (K)	Stopping Sight Distance (Feet)
20	7	115
25	12	155
30	19	200
35	29	250

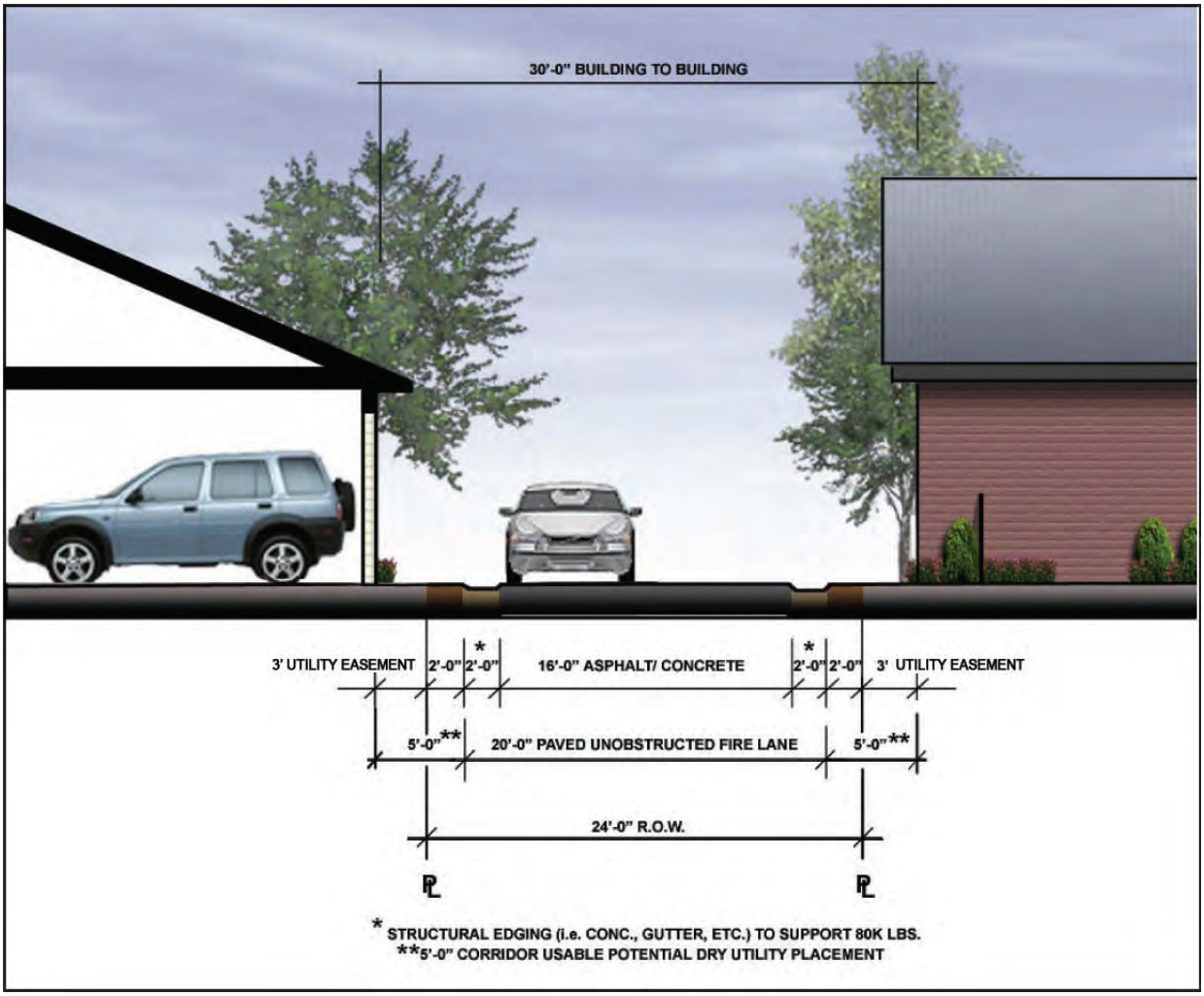
Table C2: Minimum Rate of Vertical Curvature and Stopping Sight Distance

Design Speed (MPH)	Min Centerline Radius (FT)
20	90
25	165
30	275
35	415

Table C3: Minimum Centerline Radii

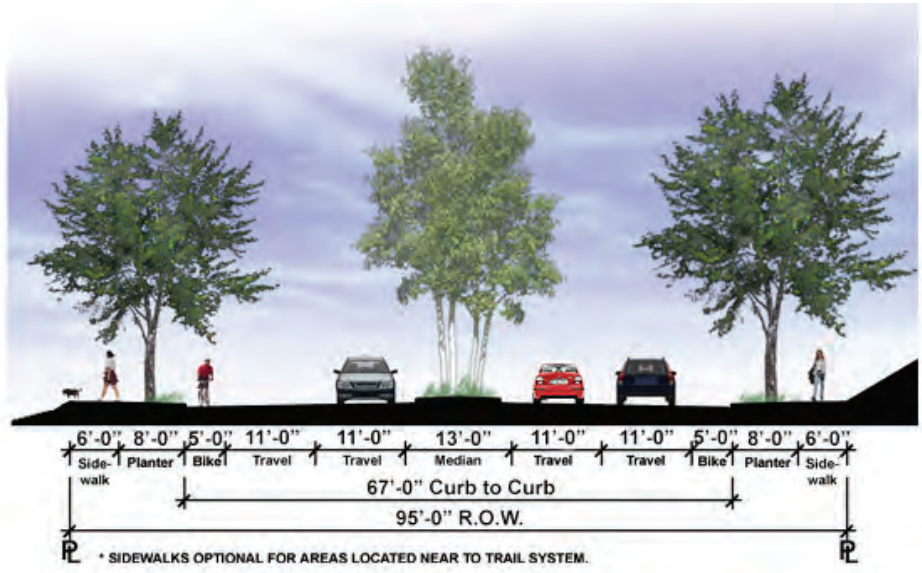


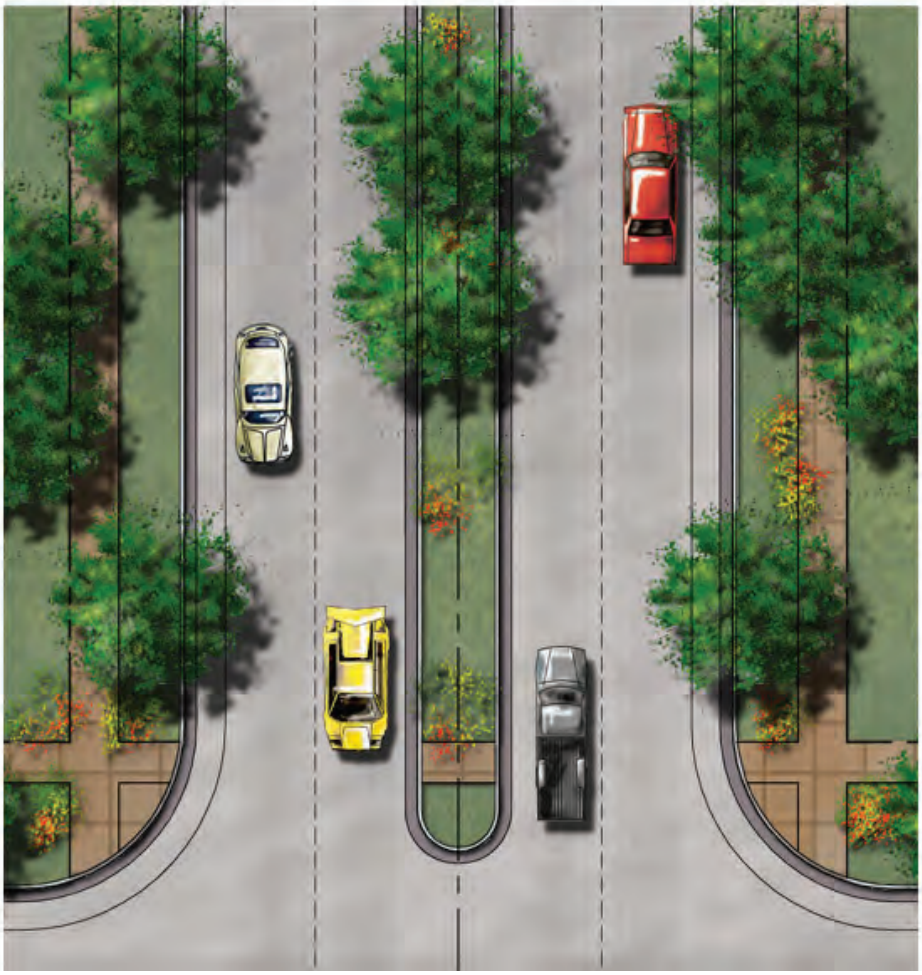
Utility Plan



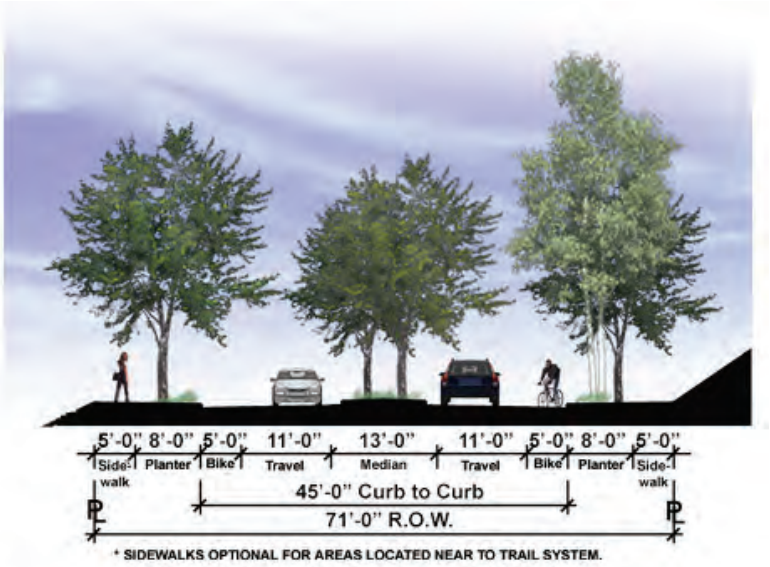
Residential Alley Cross Section

ENTRY AVENUE A

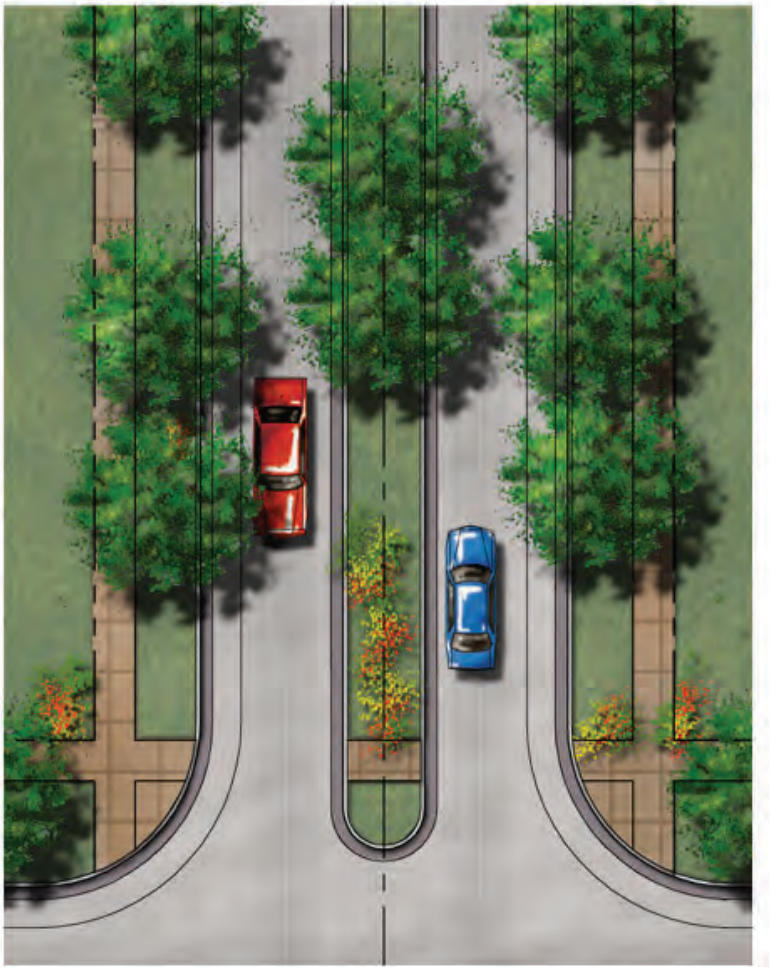




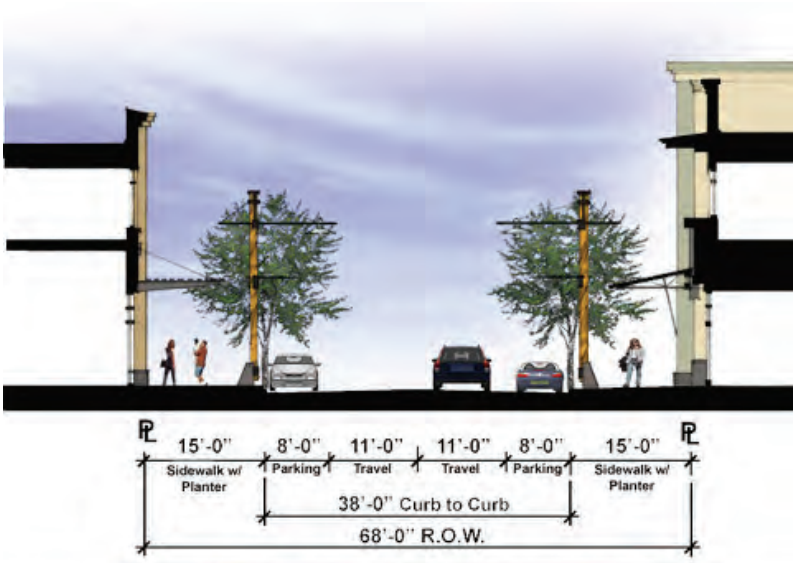
ENTRY AVENUE B

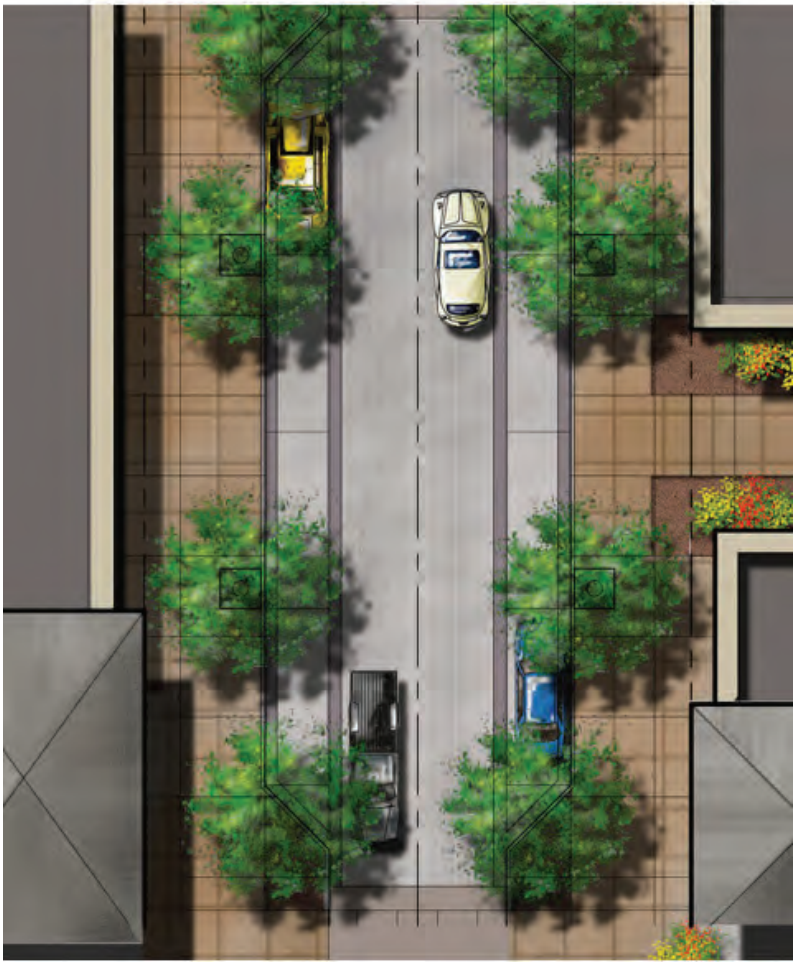


* SIDEWALKS OPTIONAL FOR AREAS LOCATED NEAR TO TRAIL SYSTEM.



URBAN STREET A





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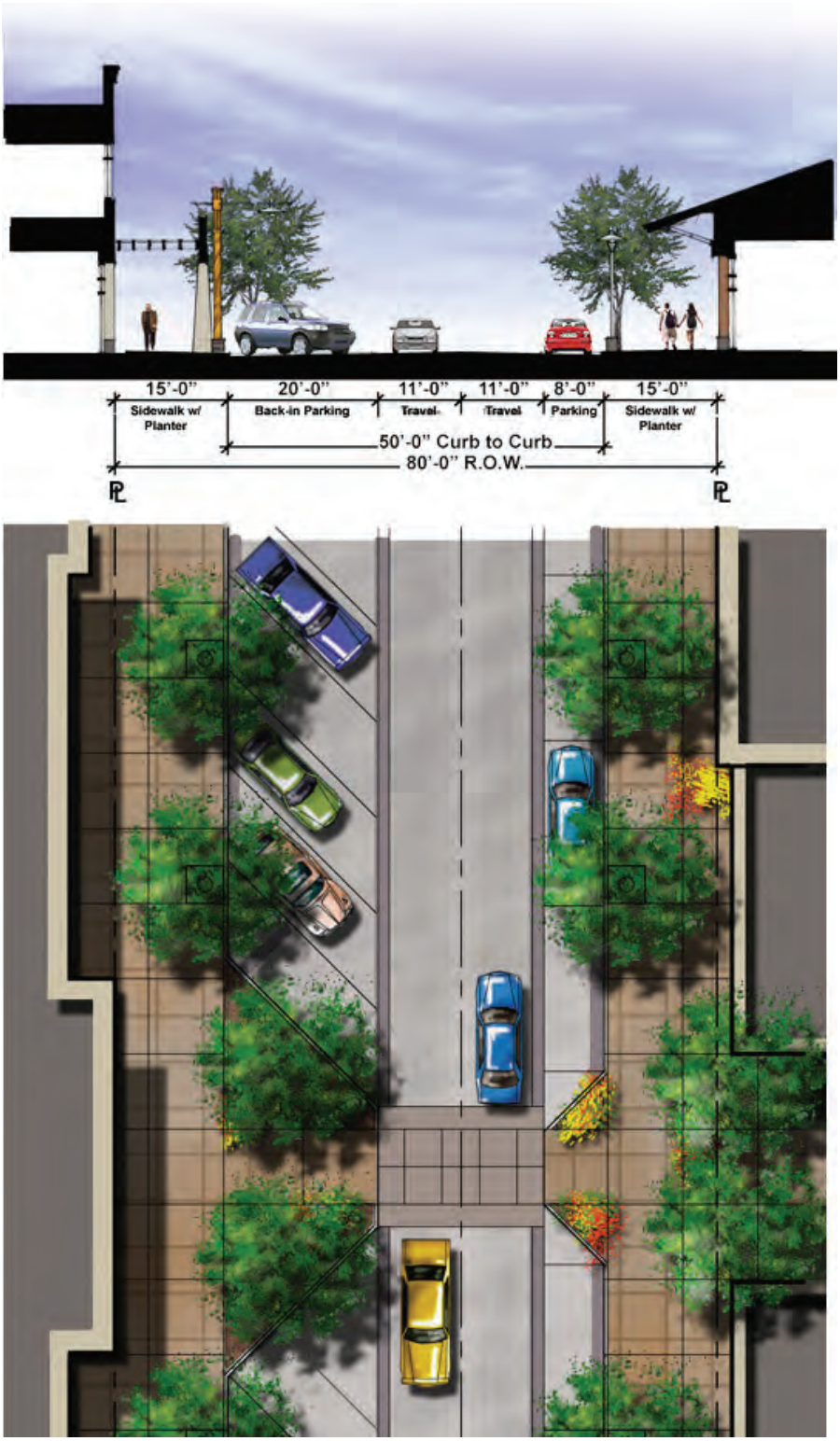
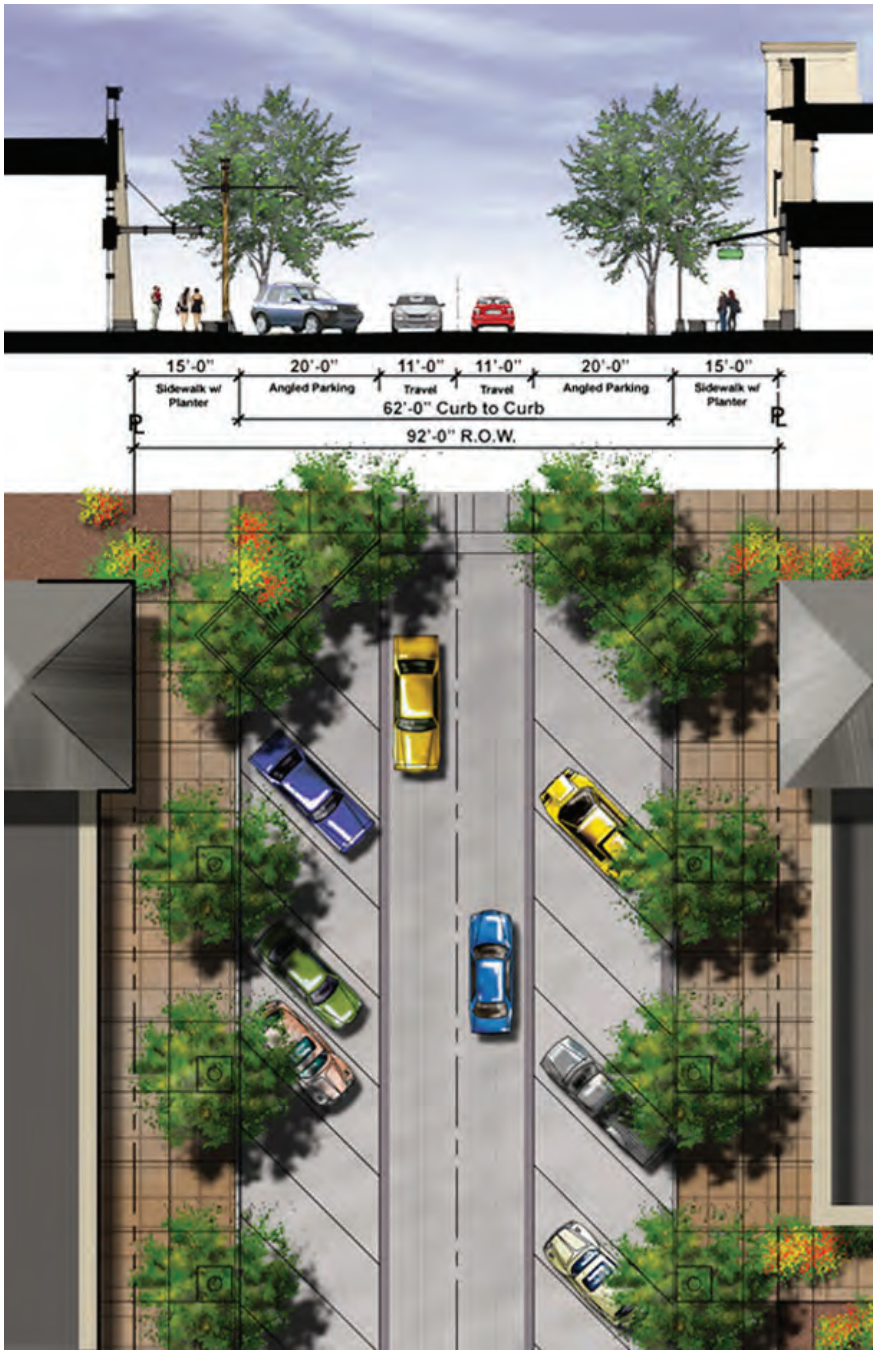
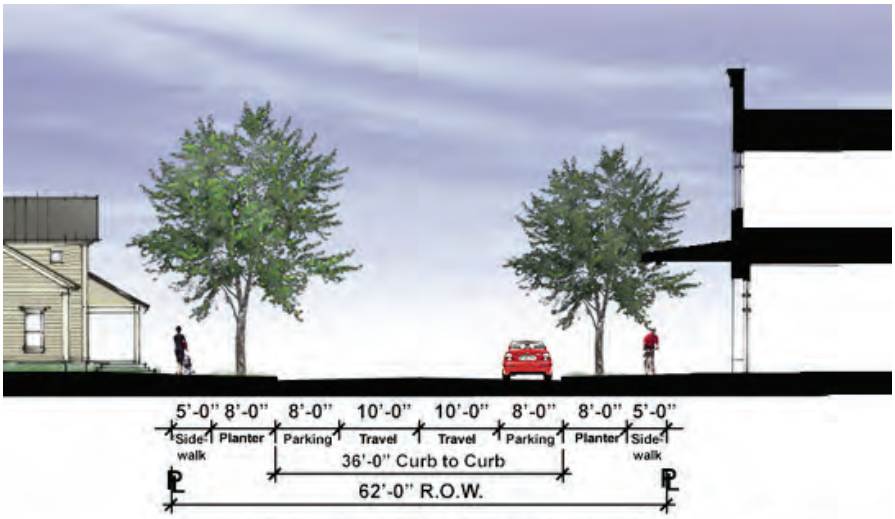


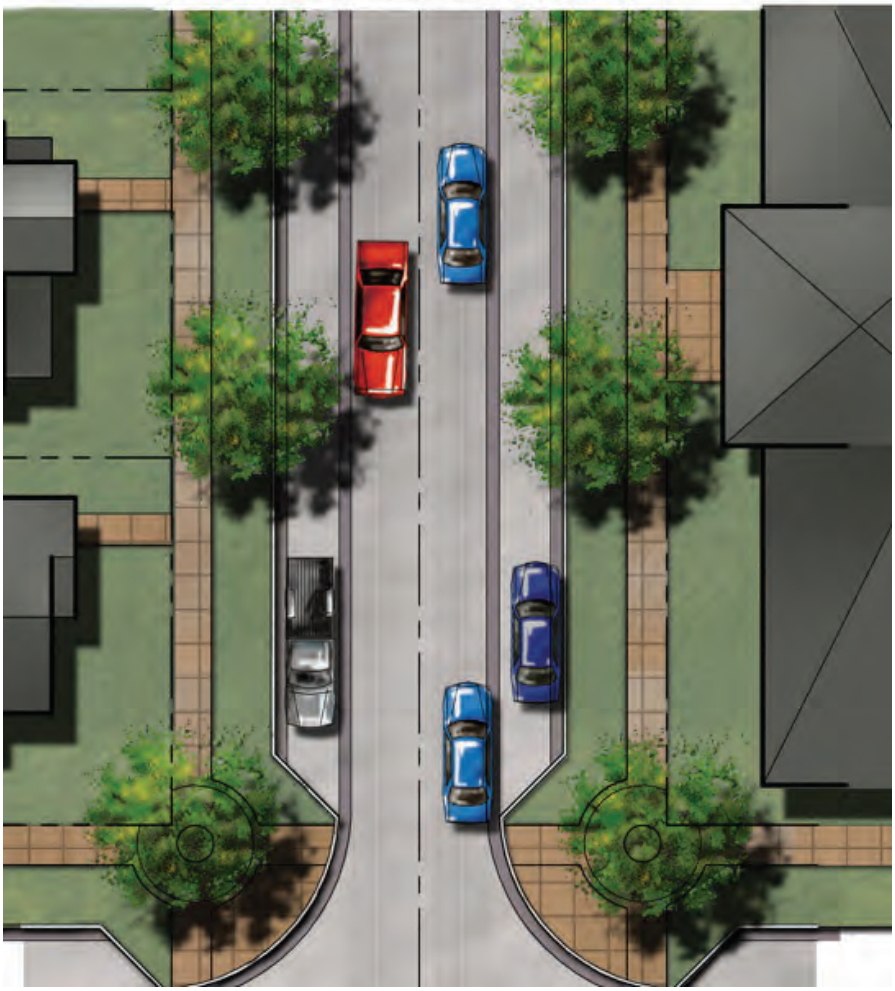
URBAN STREET C



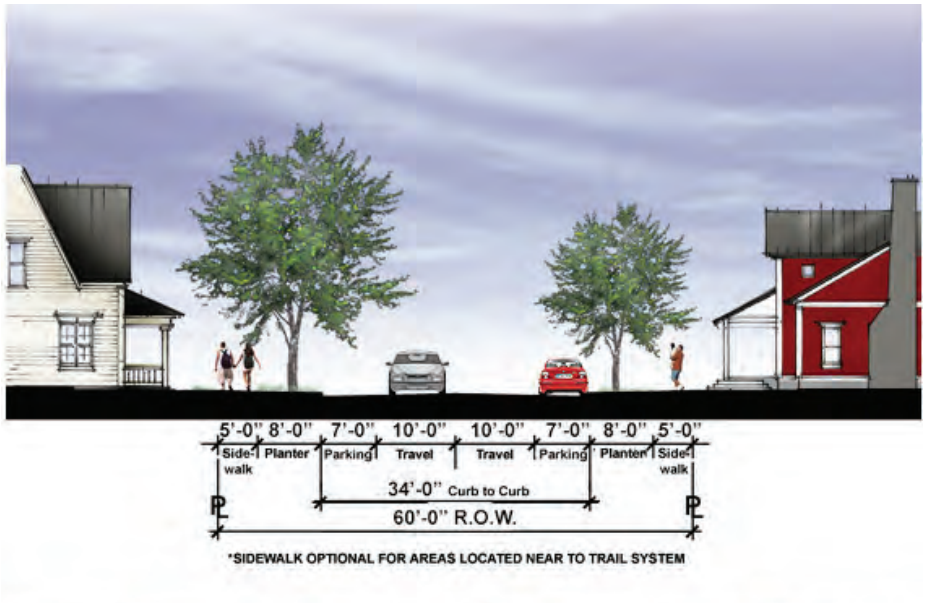
URBAN STREET D



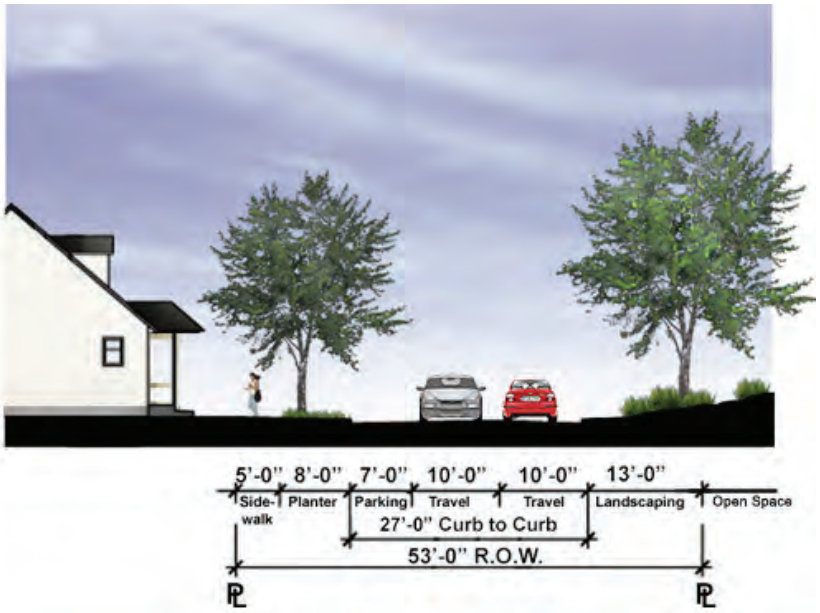
* SIDEWALK OPTIONAL FOR AREAS LOCATED NEAR TO TRAIL SYSTEM

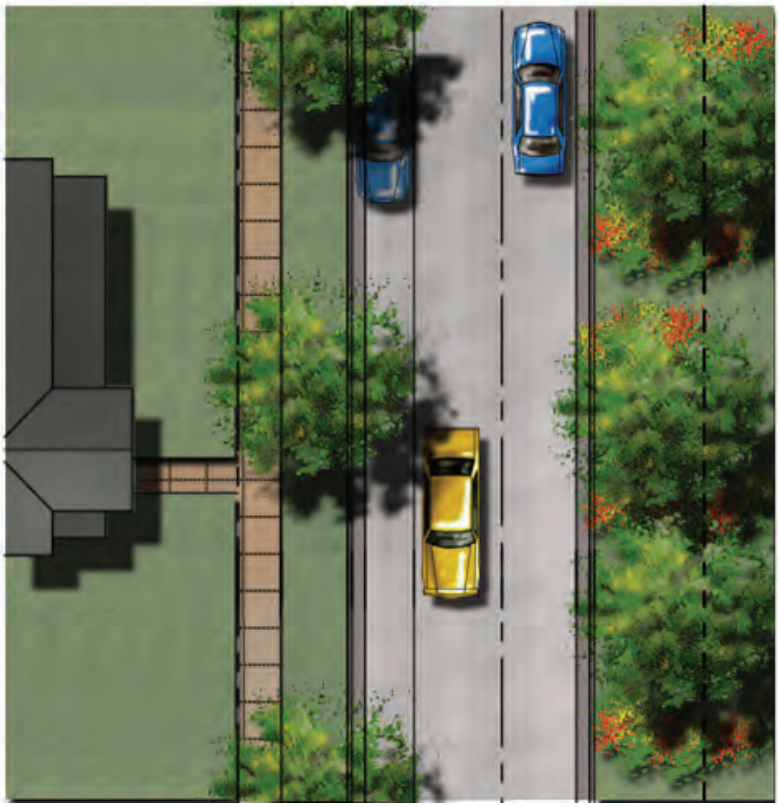


RESIDENTIAL STREET A



RESIDENTIAL STREET B





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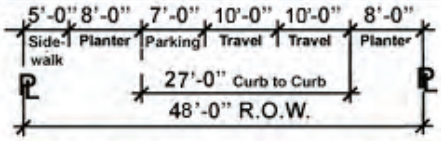
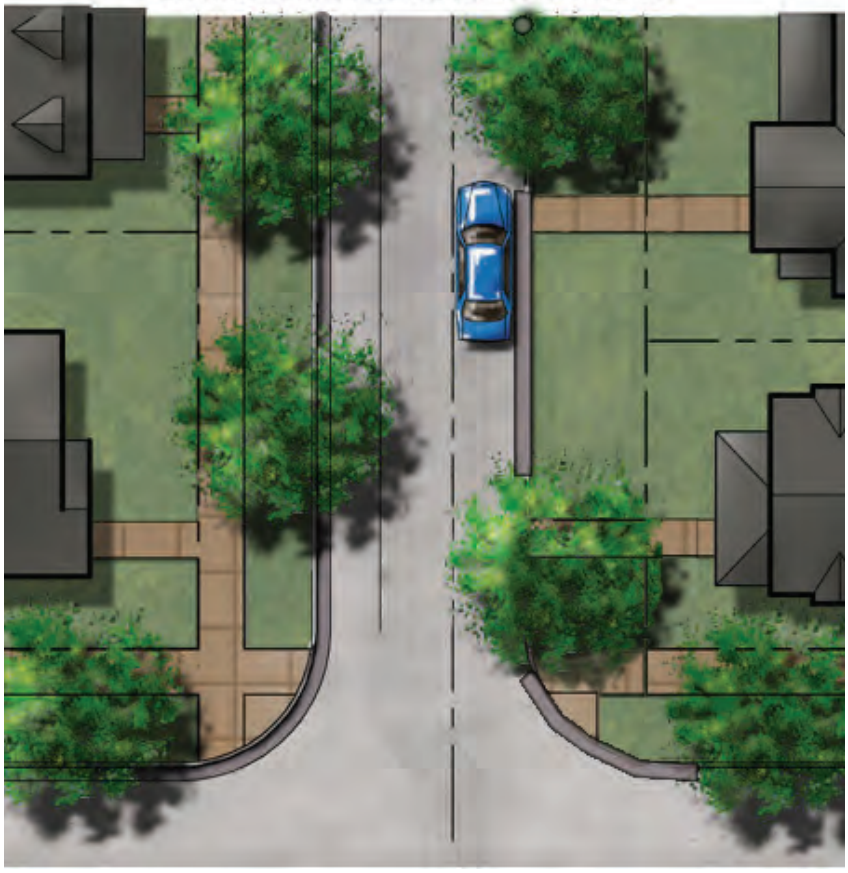
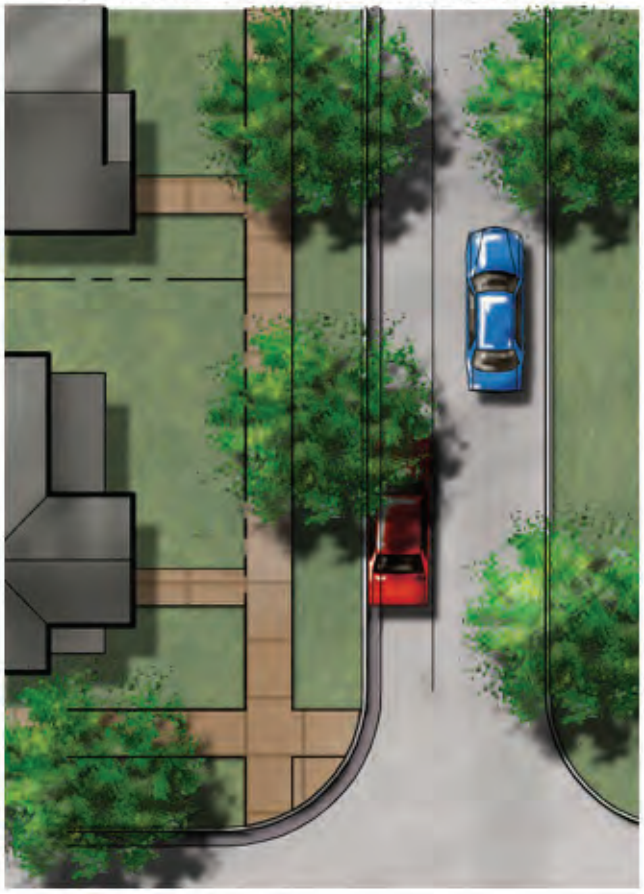


*SIDEWALK OPTIONAL FOR AREAS LOCATED NEAR TO TRAIL SYSTEM

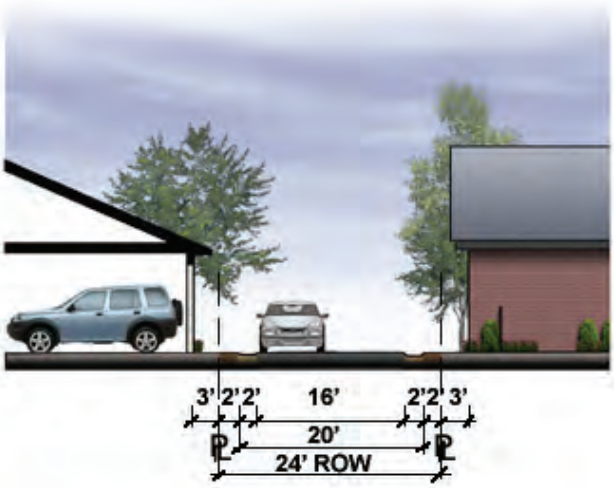


DRIVE

*SIDEWALK OPTIONAL FOR AREAS LOCATED NEAR TO TRAIL SYSTEM



RESIDENTIAL ALLEY



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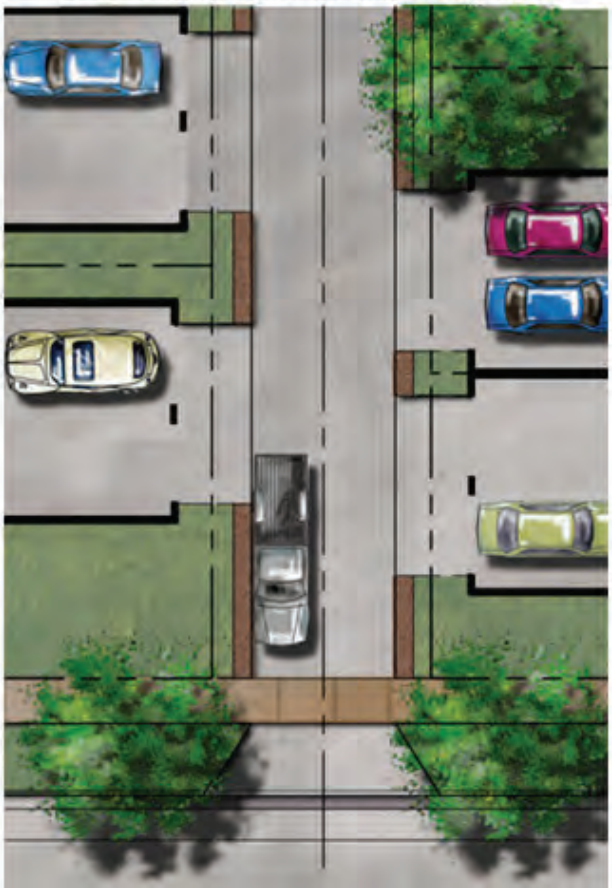
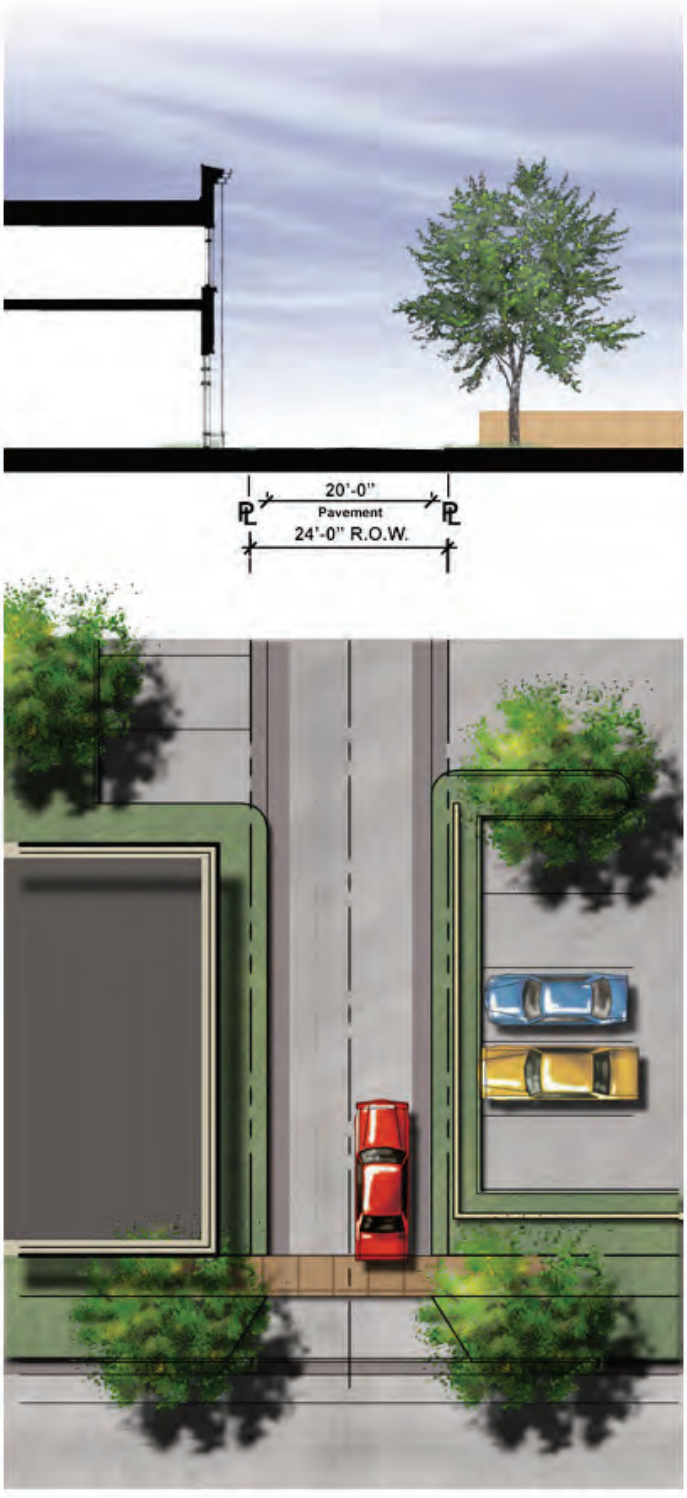
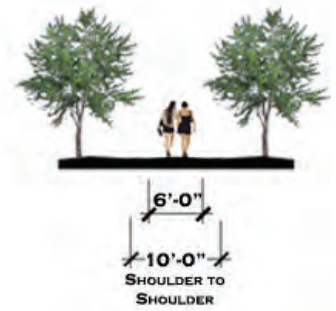
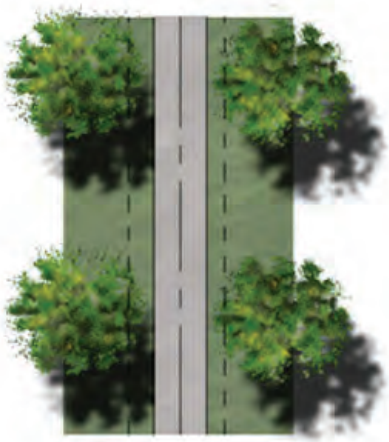


COMMERCIAL ALLEY



CONNECTOR TRAIL





SHARED-USE PATHWAY