

Blueprint

SILVERTHORNE

Design Standards & Guidelines



Town Core District

February 2015





Town Core District

Design Standards and Guidelines

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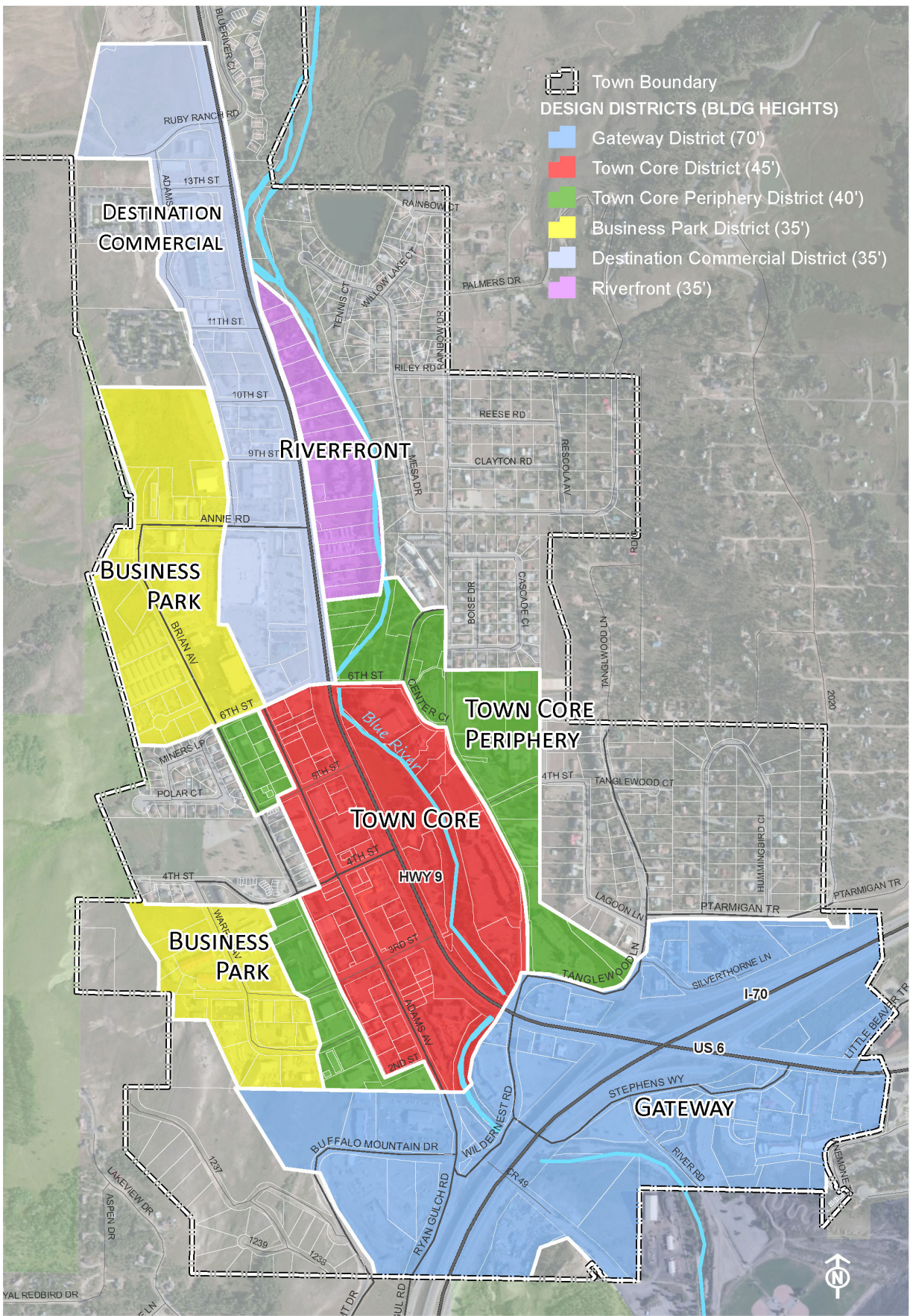
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Town Core Design District

SECTION 1: INTRODUCTION

PURPOSE AND APPLICABILITY

1.1.1. The purpose of the Design Standards and Guidelines is to guide the general form of buildings within the Town Core District, and their relationship to the surrounding environment. The boundaries of the Town Core District are as shown on the Design District Overlay Map, adopted on May 28, 2014 by the Silverthorne Town Council.

1.1.2. The Town believes that the Town Core District should develop to be a focal point of pedestrian activity in a village-like setting with a compact form. A diverse mix of uses that creates a magnet of activity, promotes the Town's unique identity, and creates an economic anchor is encouraged. Design within the Town Core District should contribute to the creation of a compact and walkable environment where buildings are scaled and oriented towards the pedestrian.

1.1.3. The Design Standards and Guidelines apply to all new buildings, additions, or major alterations to exteriors of buildings, including changes to color schemes and materials. No development shall be approved by the Town unless all relevant standards are met. On a case-by-case basis, proposed modifications to existing buildings may be relieved from strict compliance with these Standards and Guidelines, dependent on site and/or building constraints.

1.1.4. Standards are baseline requirements for the design of development projects. Guidelines are recommendations that are intended to further define the desired character of development within the Town Core District. Compliance with the Design Guidelines is strongly encouraged.

RELATIONSHIP TO OTHER PLANNING DOCUMENTS

1.2.1. These Design Standards and Guidelines reflect the goals for the Town of Silverthorne as set forth in the Comprehensive Plan, and as adopted and referenced in Town Code Section 4-6-2(h). These Standards and Guidelines address site design through building location and orientation, access, parking, landscaping, lighting, and screening; and building design through building height, form, mass, architectural elements, materials, colors, and roofing.

1.2.2. These Design Standards and Guidelines are in addition to the requirements identified in the Town Code. While these Standards are intended to be consistent with the Town Code, there may be occurrences where there is a conflict between the two documents. In the event of a conflict, the stricter of the two standards shall apply.

HOW TO USE THE DESIGN STANDARDS AND GUIDELINES

1.3.1. The intent of the Design Standards and Guidelines is to provide clear and concise direction to developers and property owners in order to promote quality and preserve value. The Standards and Guidelines will be used as a tool in evaluating submittals for all new projects, and any significant remodels or renovations of existing developments.

1.3.2. Property owners, developers and architects should use this document when preparing site and architectural plans for new development and for improvements to existing development. All Standards and Guidelines should be reviewed, and special care should be taken to address all situations where Standards apply to a specific project.

SECTION 2: THEME AND CHARACTER

PURPOSE

2.1.1. The Town Core District consists of a mix of structures, uses and activities, all of which contribute to the Town's unique identity. There is not one dominant architectural style, and this document does not advocate any one particular style. It does, however, provide a guideline for creative development using design elements of historically venerable mountain town architecture in a pedestrian setting.

2.1.2. The Town Core District is bisected by State Highway 9. The large volume of vehicular traffic along this route is acknowledged. The District aims to contain commercial uses that will attract vehicular traffic and will create opportunities for visitors to stop, park their cars and spend time in a safe, pedestrian friendly, village-like setting.

2.1.3. A diverse mix of commercial uses in the Town Core District is desired with retail and restaurant uses on the ground level being considered the highest priority. Residential uses and other compatible commercial uses will be considered in conformance with the Town of Silverthorne Comprehensive Plan.

GOALS

2.2.1. The primary goals for the Town Core District are to:

- a. Promote land uses that establish this area as a compact, pedestrian oriented, economic hub;
- b. Encourage development that presents an image of high permanence, quality and value;
- c. Set minimum quality standards for site design and building architecture;
- d. Develop an attractive street facade with storefronts scaled and oriented to pedestrians;

- e. Promote development that creates pedestrian activity, and provides a critical mass of diversified land uses that are harmonious with a walkable, downtown experience;
- f. Provide for buildings located adjacent to the street, with minimal setback between the sidewalk and the storefront, to create an enclosed street and to reduce the negative visual impact of parking lots;
- g. Locate parking lots so that they are screened by buildings or landscaping from public view or in parking structures;
- h. Encourage shared parking between sites and on-street parking where feasible;
- i. Allow for pedestrian activity from streets, alleyways, rear parking lots and the river side of the buildings by encouraging multiple pedestrian entryways;
- j. Provide a pedestrian system with sidewalks and streetscaping along the streets west of State Highway 9 and wider multi-use paths along the Blue River;
- k. Encourage energy conservation in building design and materials through solar exposure, appropriate orientation and other measures;
- l. Promote a sense of permanence and richness in the area by requiring the use of high quality materials;
- m. Require exterior colors to be subtle yet rich colors rather than intense, bright colors, and color schemes to tie building elements together and to enhance the architectural form of the building;
- n. Provide for integrated lighting into building and site design;
- o. Create compatible landscape schemes within the Town Core District that advance the continuity of the streetscape;
- p. Safely screen storage areas, mechanical equipment and loading areas from public rights-of-way to the extent practical.

SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

Orient primary structures toward street frontages to complement existing adjacent development, and to create a coordinated and visually attractive pedestrian environment.

STANDARDS

3.1.1. Buildings within the Town Core District shall be oriented toward public rights-of-way and the Blue River Trail.

3.1.2. For properties adjacent to HWY 9, 4th Street, and Adams Avenue, at least 60% of the frontage length of the property must consist of a building located within 5 feet of the property line adjacent to the street.

3.1.3. Buildings shall have a clearly defined pedestrian entrance along the street-facing façade. Main entrances shall be located at the street level. 'Split-Level' entrances are prohibited.

GUIDELINES

3.1.4. Front facades should be aligned with adjacent buildings to promote visual continuity parallel to the street edge and river side of the site, in order to create a sense of vitality for pedestrian activity.

3.1.5. Architectural elements that enhance the pedestrian environment, including balconies, colonnades, porches, canopies, creative entryways, and patios are encouraged on facades adjacent to a street. Orientation of such elements should prevent the shedding of snow onto pedestrian areas.

3.1.6. Buildings are encouraged to have "double-sided" entries from the primary and secondary street frontages or river side of the building.

3.1.7. On corner lots, buildings should be placed as close as possible to the corner adjacent to the streets to help anchor the lot and take advantage of the high visibility.

3.1.8. Silverthorne's high alpine climate should be taken into consideration in all building designs to prevent ice and snow buildup. In particular, north-facing main entries are discouraged. Passive solar design, such as locating pedestrian areas to take advantage of solar access, is encouraged.



Figure 1

GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

Create a safe, continuous pedestrian network that minimizes conflict with vehicular traffic, while providing a convenient option for pedestrian circulation within and between developments.

STANDARDS

3.2.1 The Blue River Trail and Blue River Parkway Trail are important elements of the Town Core District. Developments shall provide pedestrian linkages to these trails.

3.2.2. Where a public sidewalk (attached or detached from the adjacent public street) is deemed necessary by the Town, it shall be installed in the public right-of-way as part of the proposed development.

3.2.3. Continuous internal pedestrian walkways within a development site, not less than six feet in width, shall be provided from the principal building entrance to adjacent sidewalks, trails, and public rights-of-way, including the Blue River Trail and the Blue River Parkway Trail.

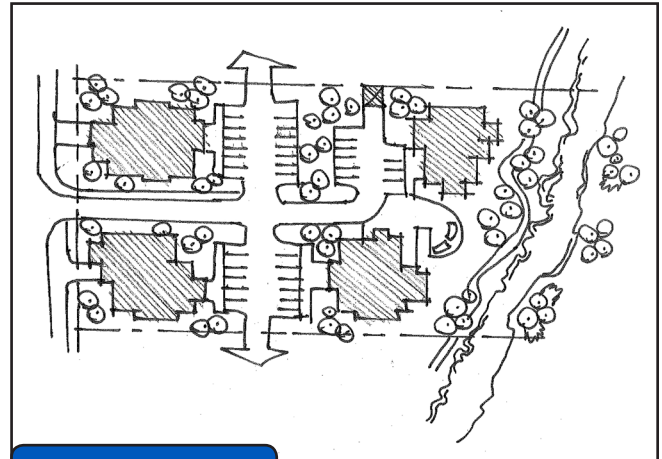


Figure 2

GUIDELINES

3.2.4. Where pedestrian walks cross drive aisles, they should be clearly marked with signage, special paving, landscaping, or other similar methods.

3.2.5. Contiguous developments are discouraged from installing physical barriers between projects unless necessary for safety, storage, or mitigation of adverse impacts.

GOAL 3.3: VEHICULAR AND SERVICE AREA ACCESS AND CIRCULATION

Create a vehicular circulation system that provides for safe and efficient access and movement associated with the property.

STANDARDS

3.3.1. Vehicle circulation on-site shall be clearly organized to facilitate movement into, and throughout, parking areas. Parking drive lanes and intersections shall align wherever practical.

3.3.2. Service and delivery areas shall be located to the side or rear of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-ways, including the Blue River Trail. Where possible, adjacent parcels or buildings should share service and delivery areas, and/or access to such areas.

3.3.3. Circulation and parking for service areas shall be designed to minimize disruption to the flow of vehicular and pedestrian traffic, and to provide efficient turning movements.

GUIDELINES

3.3.4. Contiguous developments are encouraged to combine access points to minimize curb cuts, and to provide connections between adjacent properties.

3.3.5. Development projects that require multiple or frequent deliveries should provide separate customer and service access drives where possible.

3.3.6. Where feasible, access to parking areas should be from an alley. Shared service alleys along rear lot lines are encouraged.

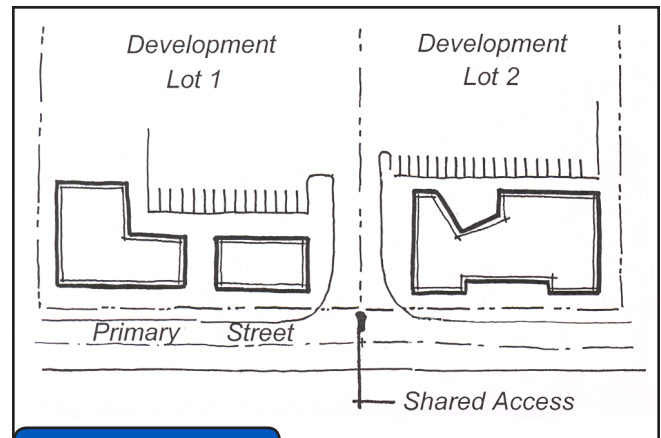


Figure 3

GOAL 3.4: PARKING

Promote a compact, pedestrian oriented downtown environment with parking that is properly scaled and that considers alternatives to onsite parking.

STANDARDS

3.4.1. Parking areas within the Town Core District shall provide safe, convenient, and efficient access, and shall be located so as to minimize negative visual and noise impacts to adjacent properties and the public rights-of-way.

3.4.2. For properties with frontage along HWY 9, Adams Avenue, and 4th Street, on-site parking shall be located at the rear of the property or behind a building.

3.4.3. On-site surface parking for nonresidential uses shall be minimized by participating in the Town Core Parking District, incorporating or constructing on-street parking, and/or utilizing shared parking and parking reductions.

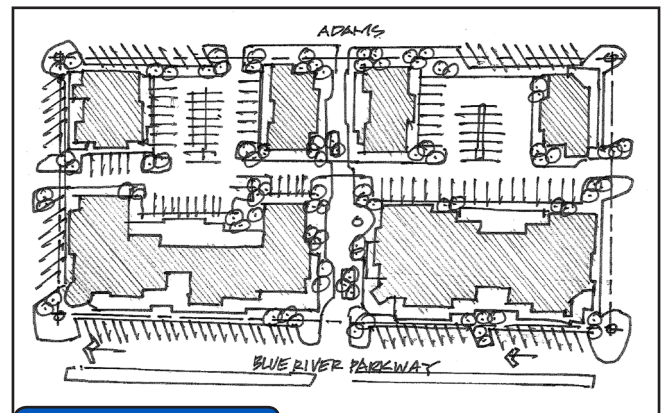


Figure 4

GUIDELINES

3.4.4. To the maximum extent feasible, parking areas should be located on the interior of a site or behind a building in a landscaped parking area, and screened from view from public rights-of-way. Underground or under structure parking, integrated with the building's architectural design, is encouraged.

3.4.5. All drives, parking, and vehicular and pedestrian circulation areas should be paved and properly marked. Where higher quality materials are used, they should include only those with proven longevity in the local environment, such as asphalt, colored concrete, hydraulically-pressed concrete pavers, brick pavers, and stone pavers.

3.4.6. Snow storage areas should be located in the rear or side of properties. Snow melt systems or snow hauling offsite should be considered to maximize use of a site.

GOAL 3.5: LANDSCAPE

Utilize landscaping to enhance the pedestrian experience of a downtown setting, advance the continuity of the streetscape, create attractive gathering spaces, and screen parking and service areas.

STANDARDS

3.5.1. Development within the commercial areas located West of HWY 9 must provide landscaping that is appropriate for a downtown setting. To that effect, alternative forms of landscaping, including street furniture, planter boxes, hardscape patios, and art forms must be prioritized.

3.5.2. Development within the areas located East of HWY 9 must provide landscaping that addresses and complements the recreational aspect of the Blue River. To that effect, the natural vegetation surrounding the river should be preserved, and alternative forms of landscaping must be considered.

3.5.3. Landscaping shall complement buildings, accent building entries, and serve as a decorative element.

Landscaping shall not impede the visibility of store fronts, or interfere with the line of sight of vehicle drivers entering or leaving the site.

3.5.4. Significant landscape materials, such as trees, shall be located outside utility easements. Planting of trees over utility lines is prohibited.

3.5.5. All trees shall have an adequately sized planting area. The size of the planting area shall be based on the amount of room needed for tree roots, and the estimated size of the fully mature tree. Root barriers shall be used when trees are planted near pedestrian walkways and sidewalks.

GUIDELINES

3.5.6. The planting of street trees and shrubs in approved locations within the public right-of-way is encouraged to enhance the streetscape within the Town Core District.

3.5.7. Planter boxes, flowerpots, and hanging flower baskets are promoted to add color and variety to the landscape. All planter boxes, flowerpots, and hanging flower baskets should be compatible with the architecture of the building.

3.5.8. Landscaping should be utilized to screen parking areas, service and delivery areas, and utility, mechanical, and telecommunications equipment to the extent practical.

3.5.9. Public open spaces should be located and oriented to encourage pedestrian activity, and to take advantage of natural resources. Roof gardens are encouraged to provide views of the surrounding mountains.



Figure 5

GOAL 3.6: LIGHTING

Create a safe and secure pedestrian environment within the Town Core District with distinctive and coordinated lighting.

STANDARDS

- 3.6.1. Site and building lighting in the Town Core District shall contribute to the streetscape and maintain its continuity.
- 3.6.2. Lighting shall be coordinated to provide uniform light levels and an organized appearance through the use of consistent fixtures, lamp types, and placement.
- 3.6.3. Pedestrian scale lighting is required to enhance the experience and safety of the pedestrian in the Town Core District.

GUIDELINES

- 3.6.4. Lighting should be designed as an integral part of buildings, in a manner that enhances the facades, architectural features, and site designs. Light fixtures should be compatible with the colors and materials of the building architecture, site furnishings, and landscaping of the project.
- 3.6.5. The use of vintage, decorative, and ornate light fixtures and poles is encouraged.
- 3.6.6. Lighting within storefront windows should be considered to illuminate adjacent pedestrian walkways, and to create an inviting nighttime environment.

GOAL 3.7: SCREENING OF SERVICE AREAS AND MECHANICAL EQUIPMENT

Screening shall effectively mitigate negative visual and acoustic impacts of site uses, and shall be integrated into each project's overall design.

STANDARDS

- 3.7.1. General
 - a. All utility, telecommunications, ground mounted and roof-top mechanical equipment shall be shown on the final site plan for the proposed development project.
 - b. Service, storage, refuse, and equipment areas shall be located within buildings, or combined with other such areas, to the greatest degree practical.
 - c. When necessary, screening enclosures shall be designed in the same architectural style, and be constructed in similar materials and colors, as the primary building onsite. Fences shall be permanent, solid, and opaque; and at least as tall as the object to be screened.
 - d. All screening enclosures must be designed in a manner that optimizes the safety, longevity, and performance of the screening enclosure and the equipment being screened.
- 3.7.2. Refuse, Recycling, Storage and Service Areas
 - a. Refuse, recycling, and service areas shall be located to the rear or side of buildings, or in other inconspicuous locations, where they are generally not noticeable from public rights-of-way, pedestrian walkways, or open spaces.

- b. All outdoor refuse, recycling containers, and dumpsters shall be screened from view from adjacent properties and public rights-of-way by enclosure in a permanent, four-sided, solid, and opaque structure with a roof.
- c. Refuse, recycling, storage, and service structures shall be designed in the same architectural style and be constructed of materials and colors complementary to the primary building on site.
- d. All outdoor storage of materials, vehicles, and/or ancillary equipment is prohibited within the Town Core District.

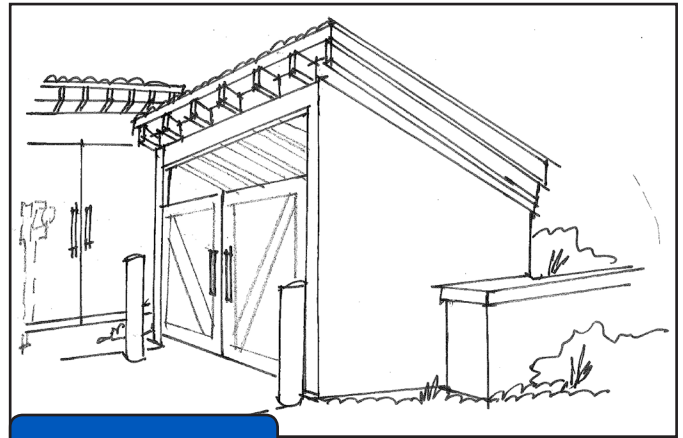


Figure 6

3.7.3. Utility, Telecommunications and Mechanical Equipment

- a. Avoid locating telecommunications equipment, mechanical equipment, utility connections and service boxes on the primary facade of the building.
- b. Ground-mounted mechanical equipment units, including switch boxes, and electrical and gas meters, shall be screened in a manner that minimizes visual impacts and optimizes safety.
- c. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections, and service boxes on buildings by painting them to match the primary building color.

3.7.4 Roof-top Mechanical

- a. Roof top mechanical equipment shall be low-profile, non-reflective units, and screened such that they are not visible from the public right-of-way. Provide screening with materials that are compatible with the building to which they are mounted. Screening heights shall be at least as tall as the equipment to be screened.
- b. Minimize the visual impact of telecommunications equipment, mechanical equipment, utility connections and service boxes on roof-tops by painting them to match the roof color.
- c. Roof and wall mounted solar panels must be architecturally integrated into the roof or building form.

GUIDELINES

3.7.5. Reinforced concrete aprons are recommended in front of refuse and recycling storage areas to accommodate refuse and recycling removal trucks..

3.7.6. Vegetative screening should be primarily evergreen plants that will form a solid opaque screen at least as tall as the object to be screened.

GOAL 3.8: SITE FURNISHINGS AND ART

Create a clean and comfortable active pedestrian streetscape environment that invites the pedestrian to linger.

STANDARDS

3.8.1. Permanent site furnishings such as benches, tables and other pedestrian amenities shall be made of durable, weather resistant materials and shall be consistent with the overall design character of the District.

GUIDELINES

3.8.2. Site furnishings are encouraged to be provided at main pedestrian walkways, building entrances, plazas, open space, and other pedestrian areas, without impeding pedestrian movement on the sidewalk.

3.8.3. Two-dimensional or three-dimensional art works displayed for public view that enhance the overall district character are highly encouraged. Publicly donated art proposed to be located on land dedicated to the Town will be considered on a case by case basis in accordance with the Art in Public Places policies.

SECTION 4: ARCHITECTURAL STANDARDS AND GUIDELINES

GOAL 4.1: BUILDING HEIGHT, FORM, AND MASS

Building height, mass, form, length, and proportions shall be designed to provide a variety of visual interest, while maintaining a human scale that is appropriate to its surroundings.

STANDARDS

4.1.1 The maximum building height in the Town Core District is forty five (45) feet for pitched roofs and thirty five (35) for flat roofs. For the purpose of this requirement a pitched roof shall have a slope of no less than 4 feet in 12 feet. The definition of building height shall be as stated in the Silverthorne Town Code.

4.1.2. Buildings shall be designed to relate directly to and reinforce the pedestrian scale and the street frontage. The following techniques may be used to meet this objective:

- a. Provide shifts in building massing, as well as variations in the height, profile, and roof form;
- b. Minimize long expanses of wall at a single height or in a single plane;
- c. Provide projecting elements; and
- d. Group elements to provide balanced facade composition.

4.1.3. Reduce the bulk of a multi-story building to be on a pedestrian scale. The design shall emphasize a “base”, “middle”, and “top”.

- a. A distinctive “base” at the ground level shall use articulation and materials such as: Timber, wood, stone, masonry, decorative concrete, or other similar materials. In addition, “base” elements may include windows, architectural details, canopies, bays, or overhangs.
- b. The “middle” of the building shall be made distinct by change in material or color, windows, balconies, step-backs, and signage.
- c. The “top” of the building shall emphasize a distinct profile or outline with elements such as: A projecting parapet, cornice, upper level step-back, or creative roofline.



Figure 7

4.1.4. The mass of the pedestrian portion of a commercial or mixed use building shall be broken down to a human scale with a strongly marked primary entry at the “base”, and distinct architectural features at the street level.

4.1.5. The mass of the multi-family residential buildings shall be broken down to a human scale with creative window and door patterns, upper level balconies, angled wall planes, or other distinct architectural elements.



Figure 8

GUIDELINES

4.1.6. Developments are encouraged to create visual continuity by designing buildings to exhibit height and massing complementary to adjacent, conforming buildings.

4.1.7. Building elements that provide shelter from natural elements, including porches, patios, and deep eaves, are encouraged to add interest along the street.

GOAL 4.2: BUILDING FACADES AND ARCHITECTURAL ELEMENTS

Create an image of high quality development. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials.

STANDARDS

4.2.1. Buildings shall be designed to provide interest and variety, and with elements scaled to the pedestrian. The following techniques shall be used to meet this objective, with consideration to preventing the shedding of snow onto pedestrian areas:

- a. Break up large building components with significant articulation of wall planes and roof lines;
- b. Create patterns, using window size and/or shape, that relate to interior functions; and
- c. Emphasize building entries through projecting or recessed forms.

4.2.2. Provide human scale through change in plane, contrast, and intricacy in form. Avoid large areas of undifferentiated or blank building facades.

4.2.3. Buildings shall be designed with consistent and/or compatible details on all sides visible from public right-of-ways and pedestrian walkways.

4.2.4. Each commercial or mixed-use building on a site shall have clearly defined, highly visible, primary pedestrian entrance, featuring one of the following: Canopies or porticos, overhangs, recesses/projections, raised corniced parapets over the door, peaked roof forms, arches, or other unique architectural detail. Pedestrian entrances shall orient towards public rights-of-way, and pedestrian walkways, and shall be architecturally distinguished from employee or service area entrances.

4.2.5. Building façades shall not exceed 50 feet in length along the same geometric plane, at which time there shall be wall plane projections or recesses having a depth of at least 2.5 feet for a distance of not less than 6 feet.

4.2.6. Primary building façades shall contribute to the overall character of the Town Core by creating a pattern along the street through the repetition of similarly-sized building elements. Building facades shall have a repeating pattern that includes no less than three instances of either: color change, texture change, material change, or expression of a structural, architectural feature.

4.2.7. Maintain the distinction between the street level and upper floors through material differentiations, horizontal expression lines (also referred to as belt courses), varied fenestration, or other architectural features.

4.2.8. Buildings along HWY 9, Adams Avenue, and 4th Street shall have a minimum of two stories to provide critical mass and firmly confine the outdoor space. Ground floors in these areas shall have a minimum ceiling height of 10 feet.

4.2.9. Applicants are required to submit a three dimensional representation of a proposed development project within the Town Core District. Such representation may be an accurate three-dimensional model or a three dimensional computer simulation depicting the proposed development.

GUIDELINES

4.2.10. On corner lots, architectural features, such as corner entrances and angled corners, are encouraged to emphasize corner locations.

4.2.11. Elements of traditional “Main Street” storefronts are encouraged on facades of traditional mixed-use buildings. These elements include recessed entry doors, display windows, kickplates or bulkheads, transom windows, cornices, and pediments.



Figure 9

GOAL 4.3: BUILDING MATERIALS AND FINISHES

Building materials and finishes shall present an image of high quality and permanence.

STANDARDS

4.3.1. Buildings shall be designed in a manner and constructed of materials that are compatible and complementary to the surrounding buildings in the Town Core District.

4.3.2. To break up large building forms and wall surfaces, buildings shall incorporate a variation or combination of materials, surface relief, and texture.

4.3.3. Predominant exterior building materials shall be high-quality durable materials that retain their appearance over time, and that can be economically maintained. Buildings shall be predominantly clad in Class I materials. Class II materials may be used as accents and trim not to exceed 25% of the total building façade. Class III materials are prohibited in the Town Core District.

- Class I materials include timber, log and wood siding, clay fired brick, natural stone, masonry, cement stucco, and glass.
- Class II materials include architectural metal, fiber cement siding, concrete brick, manufactured stone, and integrally colored split face block.

- Class III materials include EIFS, smooth-face concrete block, tilt-up concrete panel systems, metal panel systems, and vinyl and aluminum siding.

4.3.4. For commercial and mixed-use buildings, at least 50 percent of the first floor of the primary façade facing a street shall be transparent glass to differentiate the pedestrian area from the remainder of the building, and to create an inviting pedestrian environment. Upper floor window elements may be less prominent.

4.3.5. Clear glass shall be used for windows. Tinted, colored or opaque glass may be approved on a case-by-case basis when shown by the applicant to be compatible with the purpose of the Town Core District Design Standards and Guidelines. The use of mirrored or reflective glass is prohibited.

4.3.6. Applicants are required to submit a sample board of materials, finishes, and colors of all proposed exterior materials.

GUIDELINES

4.3.7. The use of brick and masonry, which is typical in traditional structures, is highly encouraged in the Town Core District to add scale, patterning, and surface relief; and to convey a timeless design.

4.3.8. Changes in material should occur where the transition is accommodated through an architectural detail. As a general practice, changes in exterior materials should not occur at exterior corners, but should be wrapped around the corner to give the material depth and the appearance of a structural function.

4.3.9. Details such as sills and belt courses are suggested where material transitions occur across horizontal divisions.

4.3.10. Building materials and details used on the facade of the primary structure may be transitioned to a lesser degree of detail on service sides of the building.

GOAL 4.4: BUILDING COLORS

Exterior building colors shall be aesthetically pleasing and compatible with colors of nearby conforming structures.

STANDARDS

4.4.1. Color choices for all buildings shall be made within the range delineated by these Design Standards and Guidelines in relation to the Munsell color notation system. The Munsell Book of Color is available for reference at the Town of Silverthorne Community Development Department.

4.4.2. The Munsell color notation system is broken into three characteristics: hue (color), chroma (brightness), and value (shade). In the Town of Silverthorne, chroma is the only Munsell color characteristic that is regulated.

- a. The primary body colors of the building shall not exceed a chroma of four on the Munsell Color Chart.
- b. The trim accent colors of the building shall not exceed a chroma of six on the Munsell Color Chart. The term trim in this standard is interpreted to mean those elements of a building which frame, surround or join different building materials. The trim accent colors are limited to an area of no greater than 10% of the building façade.

- c. The roof color of the building shall not exceed a chroma of four on the Munsell Color Chart. Roof color shall be compatible and complementary to the surrounding buildings in the Town Core District.
- d. The use of black, white and neutral gray colors proposed for any portion of the exterior building features shall be reviewed on a case by case basis based on the appropriateness to the proposed building design.

4.4.3. All exterior metal elements of a building, such as flues, flashings, etc., shall be painted a flat color that is compatible with the exterior building color and shall not be exposed metal. Exterior metal elements on building roofs shall be painted a flat, dark color that is compatible with the roof color.

4.4.4. A color palette board shall be submitted and reviewed by the Community Development Department showing all proposed primary body, trim and accent colors and intensities for the exterior walls of the building.

GUIDELINES

4.4.5. Exterior building colors should be complementary to adjacent conforming buildings and the natural mountain surroundings. Colors should be those that copy the earth tones found in nature within and around Silverthorne.

4.4.6. Color should be used to enhance the architectural form of the building. The style, material, and detailing of the structure should be considered when selecting color schemes. Color should not be used to gain attention, and should be subordinate to the architecture of the structure.

4.4.7. The same or substantially similar colors used on the primary structure should be used on any accessory structures on the site.

GOAL 4.5: BUILDING ROOFS

Roof forms shall contribute to the overall image of high quality and permanence, and shall be used to screen roof top equipment.

STANDARDS

4.5.1. The character of buildings shall be enhanced with creative roof elements, and with consideration of the impact of the pitch, materials, size, and orientation of the roof form.

4.5.2. Where pitched roofs are utilized, appropriately oriented gables, dormers, and shed roof elements shall be used to break up large expanses of roof, and to add architectural interest.

4.5.3. Where flat roofs are utilized, they shall be screened with parapets and cornices, or with peaked or sloped façade elements.

4.5.4. Roofs shall not be designed as attention-getting devices related to the reinforcement of signage or as an identifiable corporate image.

4.5.5. Roofs shall be designed in a manner in which they do not deposit snow onto required parking areas, sidewalks, refuse storage areas, stairways, decks, balconies, or entryways. Where snow guards are needed, they shall be architecturally integrated into the roof design.

4.5.6. Visible roof surfaces shall be made of durable materials such as: Concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles. Membrane systems are prohibited on any portion of the roof visible from the public right-of-way. Membrane systems may be permitted on portions of roof-tops that are not visible from the public right-of-way and shall be a subdued color compatible with the exterior building color.

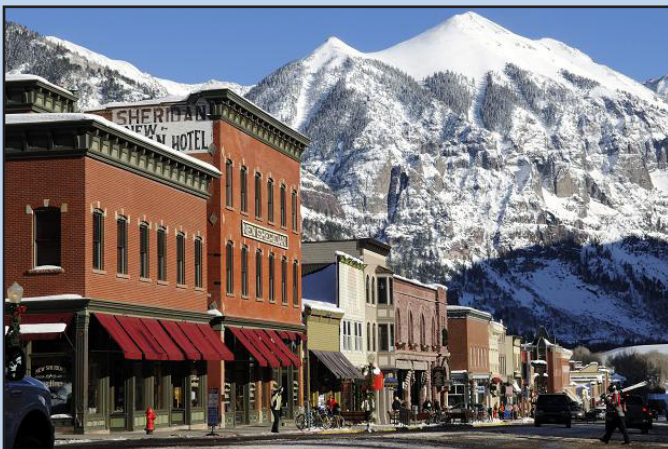
4.5.7. Both highly visible and non-visible roof structures shall be a natural subdued color which is complementary to the architecture and its natural surroundings.

GUIDELINES

4.5.8. Ridgelines and roof forms are encouraged to change in relationship to changes that occur in the wall planes.

4.5.9. Whenever possible, gutters and downspouts should be located in the least conspicuous location, such as in the rear or side facades of the building, and painted to match either the trim or primary color of the structure. Gutters and downspouts should not drain onto walkways or sidewalks.

Photo Examples of Desired Town Core Character *(for illustrative purposes only)*



Top Left: Saratoga Springs, New York

Bottom Left: Telluride, Colorado

Top Right: Breckenridge, Colorado

Bottom Right: Crested Butte, Colorado