

Blueprint

SILVERTHORNE

Design Standards & Guidelines



Riverfront District

July 2015





Riverfront District

Design Standards and Guidelines

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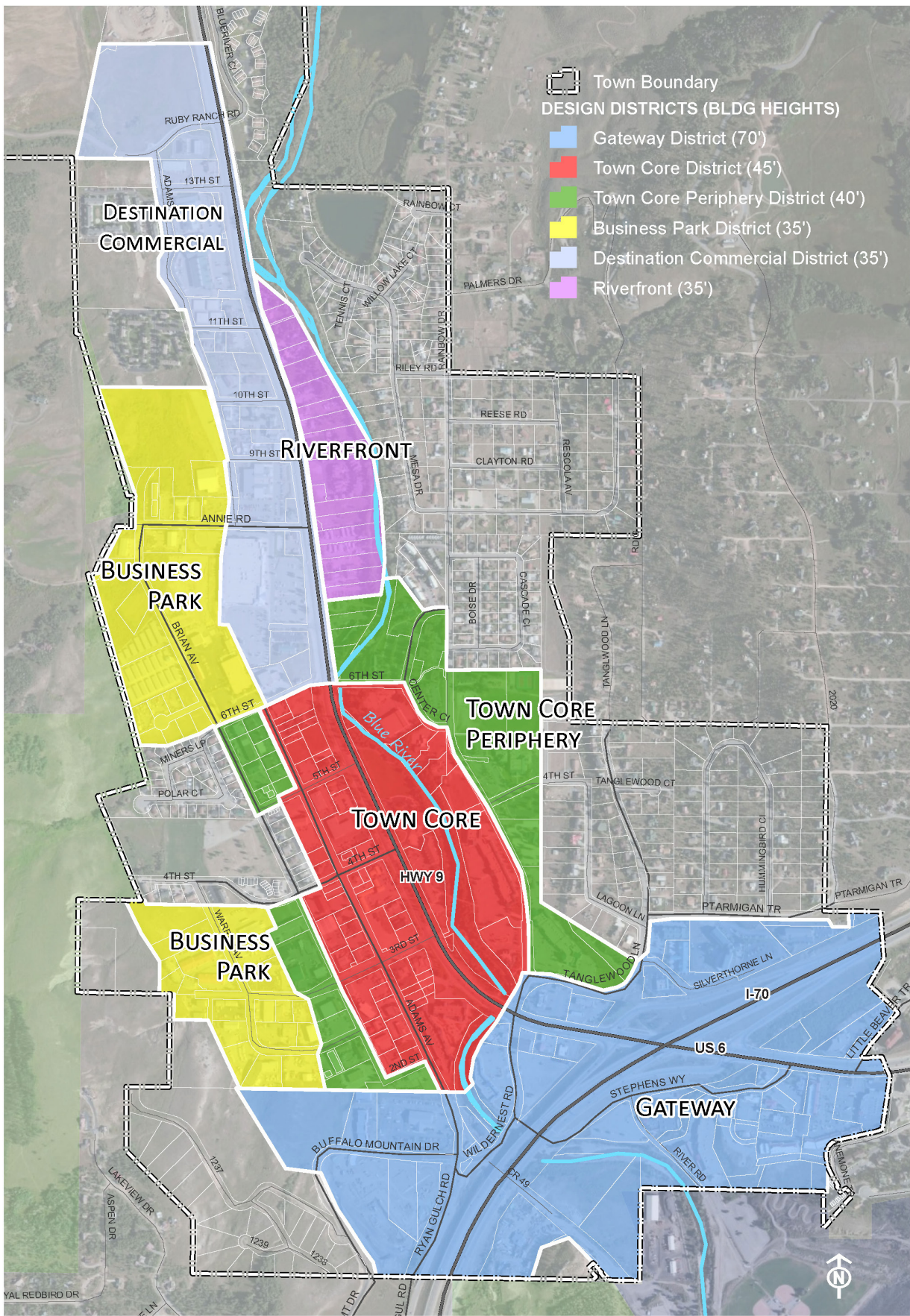
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Riverfront Design District

SECTION 1: INTRODUCTION

PURPOSE AND APPLICABILITY

1.1.1. The purpose of these Design Standards and Guidelines is to guide the general form and relationship of the buildings within the Riverfront District to the surrounding environment. The boundaries of the Riverfront 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 the Riverfront District to be a unique area that is high density residential, but may include a mix of residential and commercial uses. This district provides a transition from adjacent commercial and civic uses, maintains a public connection to the riverfront, and provides additional housing options in Silverthorne. Design compatibility within the Riverfront District can be achieved through consideration of building scale, design, proportions, site planning, landscaping, materials and colors, and compliance with the standards contained herein.

1.1.3. These 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 image and character of development in the Riverfront District. Compliance with the Design Guidelines is strongly encouraged.

RELATIONSHIP TO OTHER PLANNING DOCUMENTS

1.2.1. These Standards and Guidelines reflect the goals for the Town of Silverthorne as set forth in the Comprehensive Plan, and as adopted and referenced as 'Design Districts' in Town Code Section 4-6-2(h). These Standards 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 standards and 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 these 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 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 these Standards and Guidelines when preparing site and architectural plans for new development and for improvements to existing development. All Standards and Guidelines contained within this document shall be reviewed, and special care shall be taken to address all situations where standards apply to a specific project.

SECTION 2: THEME AND CHARACTER

PURPOSE

2.1.1. The Riverfront 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 elements to express contemporary mountain architecture in a pedestrian setting.

2.1.2 The Riverfront District contains a mixture of retail, residential, and light commercial uses. The District is envisioned as a high density residential district with distinct character and a strong relationship to the Blue River. Development that respects and enhances river access and preserves mountain vistas is encouraged in order to promote the unique beauty of the Blue River area and create a vibrant active environment.

GOALS

2.2.1. The primary goals for the Riverfront District are to:

- a. Encourage development that presents an image of high quality and value;
- b. Set minimum quality standards for site design and building architecture;
- c. Develop an attractive corridor with buildings oriented to preserve views and to maintain access to the riverfront;
- d. Promote high density residential development with a strong relationship to the Blue River;
- e. Locate parking lots to be screened by buildings or landscaping from public view or in parking structures;
- f. Encourage shared parking and access between sites;
- g. Allow for pedestrian activity from both the street and

the river side of the buildings by advocating for dual pedestrian entryways, one facing the street and one facing the river;

- h. Provide a pedestrian trail system with wider paths along the Blue River that are enhanced with pedestrian bridges that cross the Blue River;
- i. Encourage energy conservation in building design and materials through solar exposure, appropriate orientation and other measures;
- j. Promote a sense of permanence and richness in the area by requiring the use of high quality materials;
- k. 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;
- l. Provide for integrated lighting into building and site design;
- m. Create a compatible and attractive landscape scheme within the Riverfront District; and
- n. Safely screen storage areas, mechanical equipment and loading areas from public rights-of-way.

SECTION 3: SITE DESIGN STANDARDS AND GUIDELINES

GOAL 3.1: BUILDING ORIENTATION AND LOCATION ON THE SITE

Orient buildings such that views to the Blue River are preserved, and public access is maintained between developments and to the Blue River.

GUIDELINES

3.1.1. Development that creates a 'wall' that blocks access to the Blue River, or access between developments is discouraged.

3.1.2. Front facades should be aligned with adjacent buildings to promote visual continuity parallel to the street edge and the river side of the site.

3.1.3. Architectural elements that enhance the pedestrian environment and create an inviting atmosphere, including balconies, canopies, porches, patios, creative walkways, and gathering spaces are encouraged. Orientation of such elements should prevent the shedding of snow onto pedestrian areas.

3.1.4. 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 balconies and gathering areas take advantage of solar access, is encouraged.

GOAL 3.2: PEDESTRIAN ACCESS AND CIRCULATION

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

STANDARDS

3.2.1 The Blue River Path is an important focus of the Riverfront District. Developments shall provide a trail connection along the river, in accordance with the Town of Silverthorne Parks, Trails, and Open Space Master Plan and Town Code, as well as interconnections between adjacent sites.

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 building entries to adjacent sidewalks, trails, and public rights-of-way, and to other focal points of pedestrian activity.

GUIDELINESS

- 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

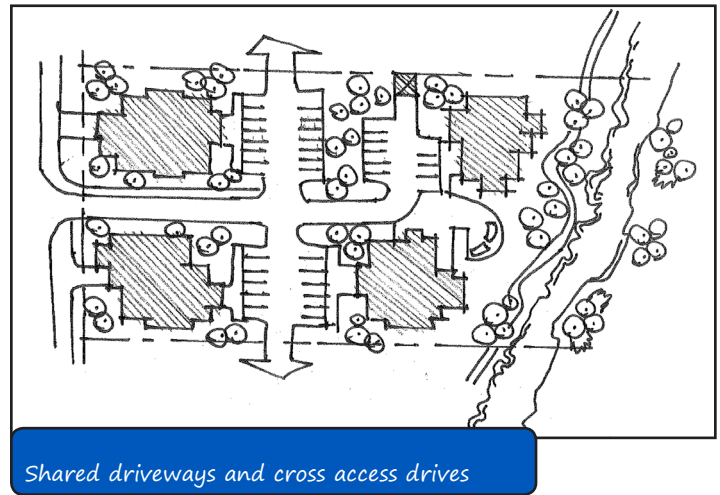
Create a vehicular circulation system that provides for safe and efficient access and movement associated with the property, and minimizes curb cuts on HWY 9.

STANDARDS

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

GUIDELINES

- 3.3.2. Contiguous developments are highly encouraged to combine access points to minimize curb cuts, and to provide connections between adjacent properties.
- 3.3.3. The consolidation of adjacent lots is strongly encouraged to create cohesive development projects. Developments should consider cross access drives that may provide shared access to multiple properties.



Shared driveways and cross access drives

GOAL 3.4: PARKING

Promote parking areas that are located within buildings, enhanced with landscaping, and located to minimize negative visual impacts from public rights-of-way.

STANDARDS

- 3.4.1. Parking areas shall be located so as to minimize visual and noise impacts on adjacent properties and the public right-of-way.
- 3.4.2. Parking areas shall be enhanced with landscaping to provide screening, reduce the appearance of large amounts of pavement, soften edges, and create an inviting environment for residents and visitors.

GUIDELINES

- 3.4.3. Parking within buildings, including parking located in architecturally integrated garages, is encouraged to minimize

the amount of uncovered surface parking.

3.4.4. Developments should consider shared parking areas with adjacent properties, or consolidated parking reservoirs within the Riverfront District

3.4.5. To the maximum extent feasible, parking should be to the side of or behind a building in a landscaped parking area and screened from view from public rights-of-way and pedestrian walkways.

GOAL 3.5: LANDSCAPE

Utilize landscaping to screen parking, enhance the Blue River corridor, and create an attractive environment within and along the edges of each development parcel.

STANDARDS

3.5.1. Developments 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, to the greatest extent feasible.

3.5.2 Landscaping shall complement buildings, accent building entries, serve as a decorative element, screen parking and service areas, and define onsite circulation. Landscaping shall not interfere with the line of sight of vehicle drivers entering or leaving the site.

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

3.5.4. 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

3.5.4. Landscaped neighborhood gathering spaces, including courtyards, mini parks, neighborhood greens, and playgrounds are encouraged within high density residential developments.

3.5.5. Public open spaces should be located and oriented to encourage recreation, enhance the Blue River corridor, and take advantage of natural resources. Public open spaces should not be located in vulnerable places along the river, or where they might contribute to the degradation of the riverbank.

GOAL 3.6: LIGHTING

Maintain the character of the Riverfront District by providing lighting that enhances buildings, minimizes light pollution, and contributes to a safe and walkable environment.

GUIDELINES

3.6.1. Lighting should be designed as an integral part of the building in a manner that enhances the facade, architectural features, and the site design. Light fixtures should be compatible with the colors and materials of the building architecture, site furnishings, and landscaping of the project.

3.6.2. Pedestrian scale lighting is encouraged to enhance the experience and safety of the pedestrian in the Riverfront District.

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 site design.

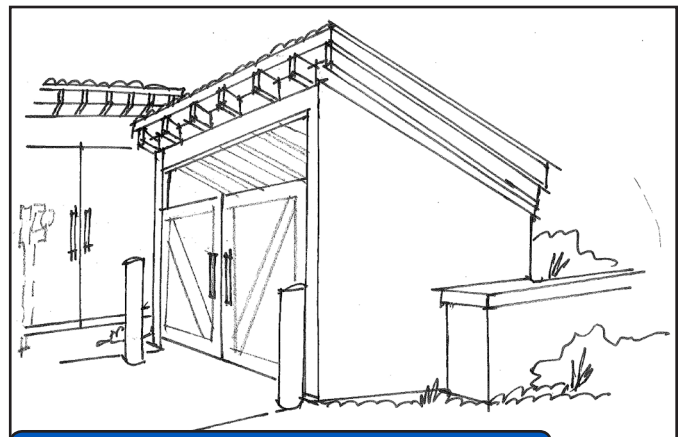
STANDARDS

3.7.1. General

- a. All utility, telecommunications, ground mounted and roof-top mechanical equipment shall be shown on the final approved site plan for the proposed project development.
- 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.

3.7.2. Refuse, Recycling, Storage and Service Areas

- a. Refuse, recycling, storage, 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 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 shall be screened from public view with a permanent, solid, opaque fence; or with landscaping designed to create year-round screening. Fences shall be designed to match the architecture of the primary structure.



Dumpster Enclosure with a Roof

3.7.3. Utility, Telecommunications and Mechanical Equipment

- a. Avoid locating telecommunications equipment, mechanical equipment, utility connections and service boxes on the primary façade 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 to the greatest extent practical. 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.

SECTION 4: ARCHITECTURAL STANDARDS AND GUIDELINES

GOAL 4.1: BUILDING HEIGHT, FORM, AND MASS

Ensure that building form, mass, and proportions provide significant visual interest, incorporate elements scaled to the pedestrian, and maintain a strong relationship with the Blue River.

STANDARDS

4.1.1. The maximum building height in the Riverfront District is thirty five (35) feet. The definition of building height shall be as stated in the Silverthorne Town Code.

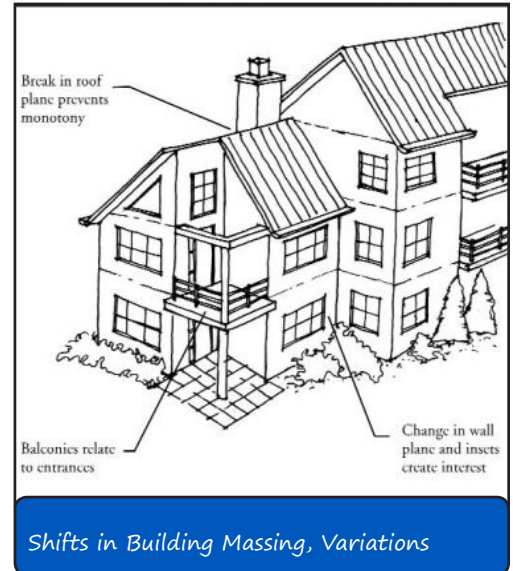
4.1.2. Buildings shall be designed to relate directly to and reinforce the pedestrian scale, the quality of the Blue River, and the street. The following techniques may be used to meet this objective:

- a. Shifts in building massing, variations in height, profile and roof form that provide human scale while maintaining a consistent relationship of the overall building form to the street edge and the river;
- 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/or 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.



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”.

4.1.5. The mass of 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.

GUIDELINES

4.1.6. Buildings should decrease in height or ‘step down’ as they get nearer to the river or public rights of way to enhance the pedestrian experience.

4.1.7. All structures should strive to have ‘four-sided’ architecture, and all sides should have similar architectural details.

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

GOAL 4.2: BUILDING FACADES AND ARCHITECTURAL ELEMENTS

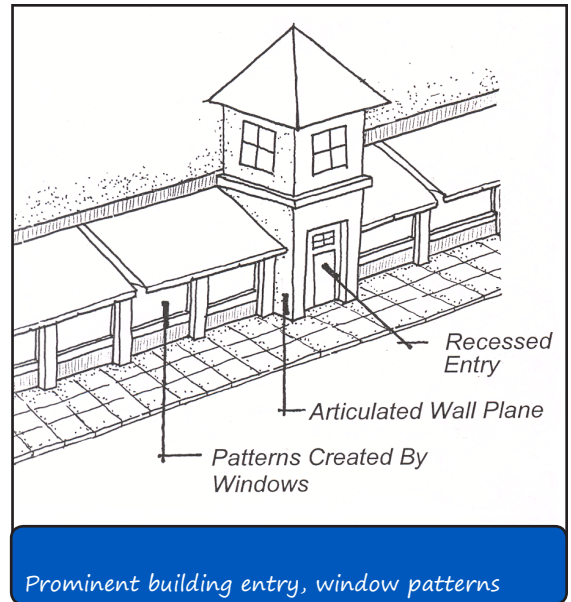
Create an image of high quality development. Encourage a variety of architectural elements that avoid featureless design and uninterrupted repetition of building materials.

STANDARDS

4.2.1. Buildings shall be designed to provide human scale, interest, and variety. (Human scale means the size or proportion of the building element or space, relative to the structural or functional dimensions of the human body.) The following techniques shall be used to meet this objective:

- 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 of 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 the Blue River.

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.

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 feet for a distance of not less than 6 feet.

4.2.6. Each building façade shall have a repeating pattern that includes no less than three instances of either: color change, texture changes, material change, or expression of a structural, architectural feature.

GUIDELINES

4.2.7. Buildings with facades facing both the Blue River Parkway and the Blue River are encouraged to have “double sided” entries.

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 Riverfront 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 and Class II materials. Class III materials are prohibited in the Riverfront 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% 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 Riverfront 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. 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.

4.3.8. 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.

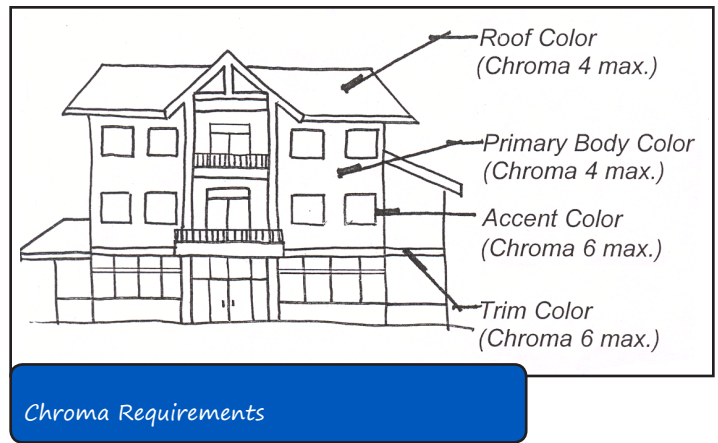
STANDARDS

4.4.1. Color choices for all buildings shall be made within the range delineated according to these Design Standards in relation to the Munsell color notation system from the Munsell Book of Color 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.

- The primary body colors of the building shall not exceed a chroma of four on the Munsell Color Chart.
- 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.
- 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 and Destination Commercial Design Districts.

- 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 where possible.

STANDARDS

4.5.1. Buildings shall be designed 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, the use of 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 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.

4.5.5. Visible roof surfaces shall be made of durable materials such as concrete tile, metal, other pre-finished architectural metals or architectural grade asphalt shingles.

4.5.6. 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

4.5.7. Roofs designed as attention-getting devices, elements that serve as signage, or an identifiable corporate image are discouraged.

4.5.8. Membrane systems that are visible from the public right-of-way are discouraged.

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

4.5.10. 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 Riverfront Character *(for illustrative purposes only)*

