

EAGLE RANCH
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THE EAGLE RANCH VISION

The overriding vision for Eagle Ranch is to enhance the Town of Eagle and to create a contemporary neighborhood based on traditional architecture, planning and design principles. The design philosophy is driven by the desire to allow Eagle Ranch to develop with a true, strong sense of community values and traditions that will foster a close knit small town culture.

The planning principles behind the overall design of Eagle Ranch and the inclusion of a neighborhood center, an elementary school, plentiful formal and informal parkland and features such as community gardens, ball fields and a public golf course all lay the foundation for the creation of a sense of community, sense of place, and a feeling of belonging.

DESIGN GUIDELINES & DESIGN REVIEW

The Neighborhood Center consists of the traditional residential neighborhood that surrounds the civic and commercial center of Eagle Ranch. In this area, commercial buildings will follow historic, traditional land pattern and selected design vernaculars seen in other historic western slope communities. One and two story buildings will front sidewalks and streets with on-street parking. Larger parking areas will be tucked to the side or rear of the buildings and a small civic park will anchor the block.

The design guidelines are intended to create smooth transitions between the small town character of the Neighborhood Center and the more natural landscape character of the residential neighborhoods. Although the architectural and landscape sections are separate for each design zone the introduction, philosophy, Design Review Board procedures, construction regulations, and organization chapters of the guidelines pertain to the Eagle Ranch community as a whole. The Eagle Ranch Design Guidelines provide the primary tool for guiding the design of all development within Eagle Ranch. The Eagle Ranch P.U.D. Guide, the Declaration of Covenants, Conditions and Restrictions and other documents, including Town of Eagle regulations, contain information regarding design and construction within Eagle Ranch that should be reviewed prior to initiating the design process.

These Design Guidelines and Review are not exact. Rather, they establish architectural and site design direction that will be implemented in balance with each building's unique uses and attributes. These Design Review provisions are purposeful and appropriate in the interest of facilitating architectural and site design excellence to achieve a truly liveable community, cost effective design and to enhance property values. All parties share these interests. All benefit from their conscientious application. The developer has a proven record in successful community development and management and looks forward to implementing effective Design Review at Eagle Ranch.

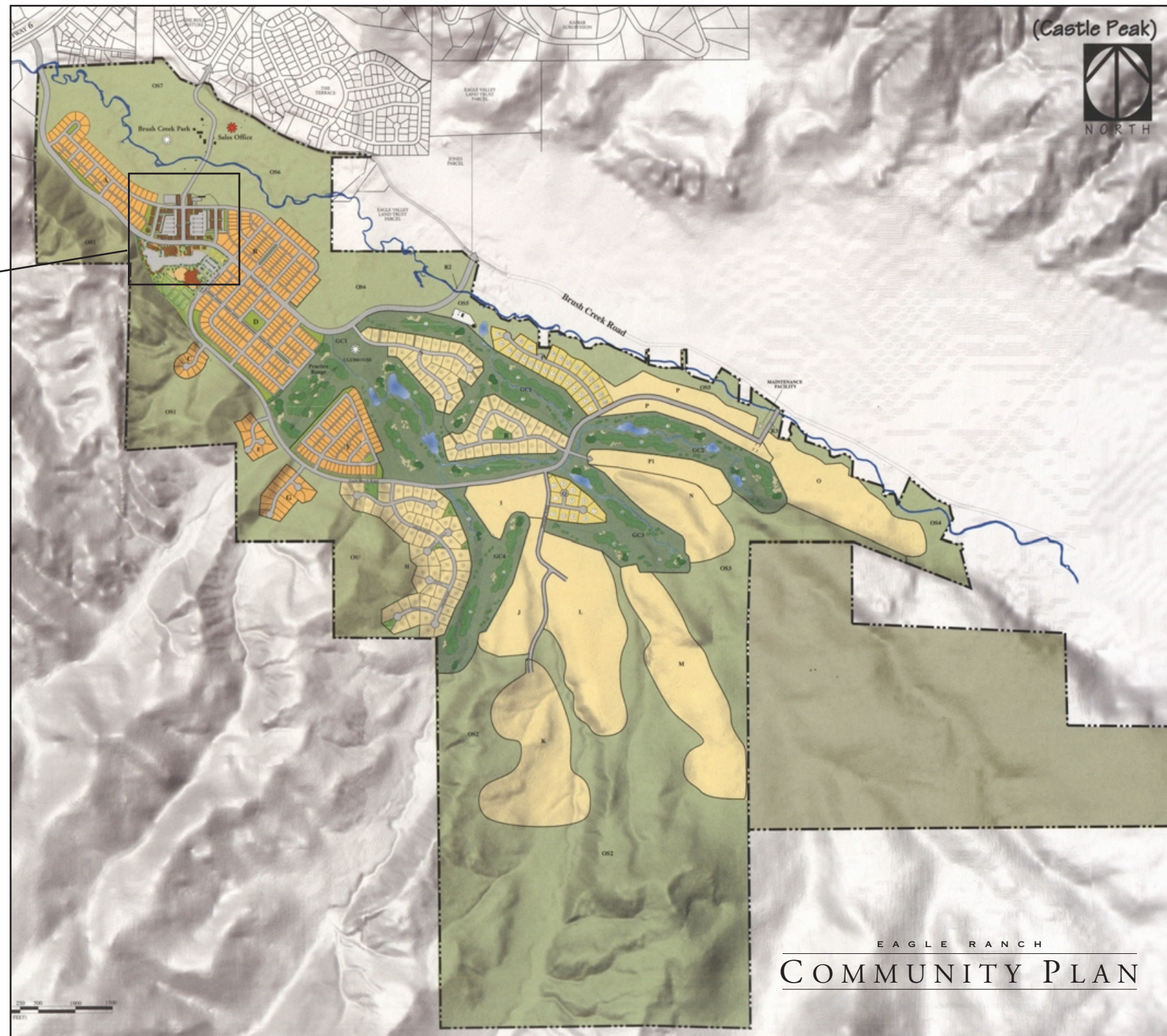
It is important that the Design Review Board be contacted at the very beginning of the design process to facilitate timely, cost effective design and review. These Guidelines may evolve over time as provided in the Declaration for Eagle Ranch. The Board's interpretations of these Guidelines may vary based upon site specific considerations.

The Design Review Board is part of the Eagle Ranch Association and under the authority of the Eagle Ranch Covenants, Conditions, and Restrictions. The Declaration of the Eagle Ranch Association provides (in part) that the Design Review Board will be appointed, removed and replaced by Declarant, in its sole discretion, until all the Units comprising Eagle Ranch are sold, or at such earlier time as Declarant may elect. The Executive Board of the Association is the successor to Declarant.

The Design Review Board may establish a Design Advisory Group (DAG) to advise the Design Review Board concerning the efficacy of its procedures and implementation of the Design Guidelines. The Design Review Board will carefully consider such advice and respond as it finds appropriate. The DAG shall have no consent authority over actions of the Design Review Board.

EAGLE RANCH
INTRODUCTION

NEIGHBORHOOD CENTER
SITE



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CRITERIA GOVERNING THE NEIGHBORHOOD CENTER DESIGN PROCESS

- 1 The Neighborhood Center should be referential to traditional mountain town architectural design, not a period replication.
- 2 It should feel appropriate to today's lifestyles.
- 3 It should evoke a strong sense of place based on a genuine sense of charm.
- 4 The Neighborhood Center should have a simplicity and repose. It should not to be too busy or eclectic.
- 5 There should be an assortment of one and mostly two story buildings.
- 6 Lofts and offices should be located above retail.
- 7 Cupolas and spires may be used to create landmarks.
- 8 Building designs should be cost conscious in light of the higher costs of mountain construction.
- 9 Landmark opportunities also include the Church and Bank at each end of Brush Creek Road and the town square next to the supermarket.
- 10 A majority of the buildings should have the appearance of wood frame construction that utilize wood storefronts, as is typical, historically, of mountain agricultural towns.
- 11 The character of the storefronts should be carefully considered to include higher ceilings in first floor spaces, signs, canopies, awnings, and appropriate window fenestration.
- 12 Finishes of the building facades may include wood, EIFS and some masonry.

SITE CONFIGURATION

The Neighborhood Center layout is intended to foster a sense of physical community through placement of buildings, landmarks, corridors, and open spaces. The intersection of Brush Creek Road and Capitol Street, including the Neighborhood Green, is intended as the core of Eagle Ranch Neighborhood Center.

Brush Creek Road will act as a vehicular corridor and lends itself to convenience and service retail. Capitol Street will have significantly less vehicular traffic and can also encourage more leisurely retail activities that include entertainment, food, clothing and window shopping. The theater is located at the end of this street to act as an "anchor" for these activities.

The Neighborhood Green establishes a small, traditional open space in the middle of the Neighborhood Center. The bandshell acts as an archetypal terminus to the Southward view down Capitol Street. To the South of the bandshell, an easy safe and convenient pedestrian link completes the connection between the Neighborhood Center and the elementary school.

Parking areas are located on the "backside" of the Neighborhood Center buildings to reduce their visual impact from the street. This layout allows visitors to "park once" and easily access all other parts of the Neighborhood Center by using the system of passages and crosswalks.

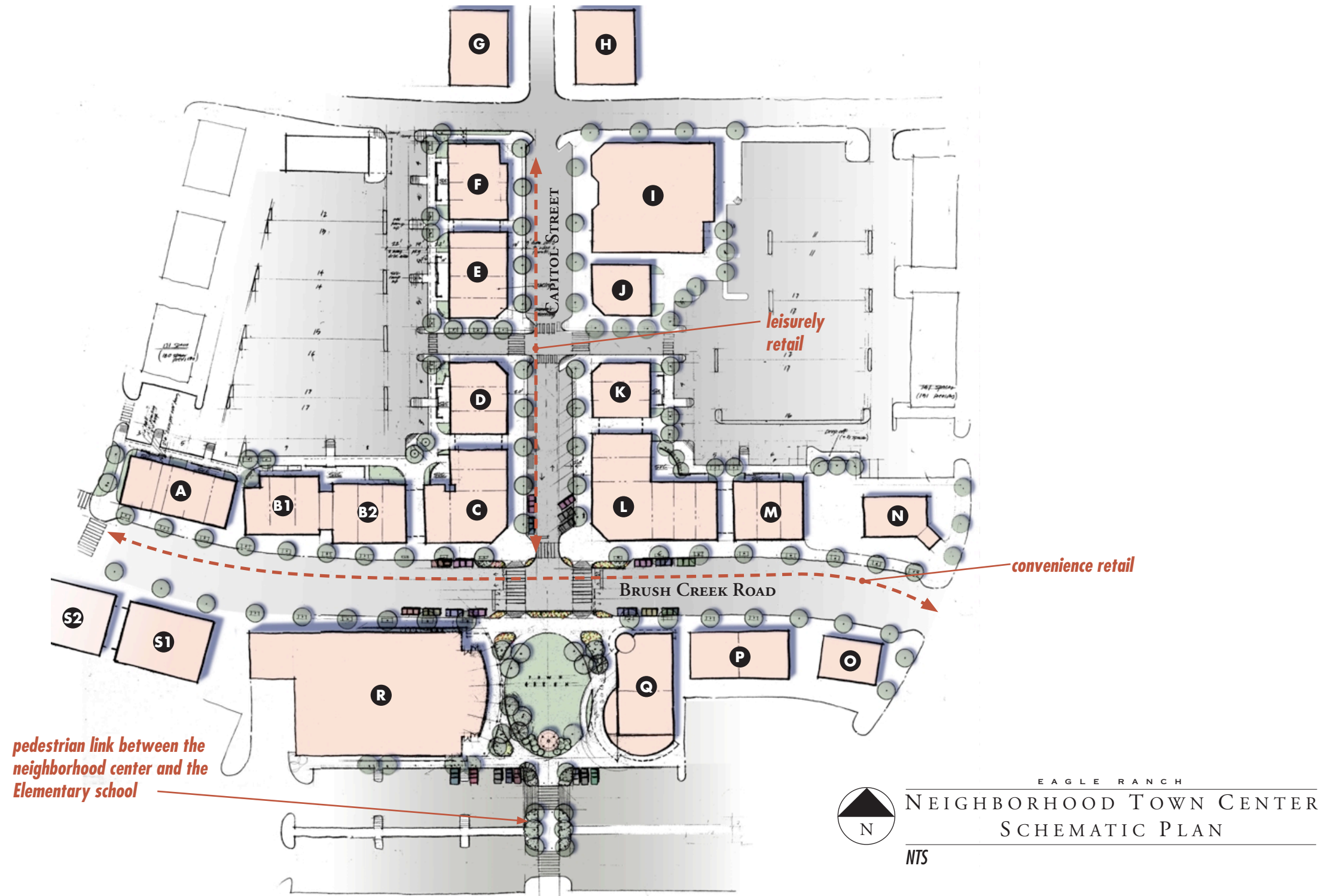
BUILDING CONFIGURATION & LANDMARK STRATEGY

The buildings at the core of the Neighborhood Center should feel permanent in character, typically with retail and commercial uses occurring on the first floor and office and residential above. They should have a predominance of masonry finishes and flat roofs. Progressing outward from this core, the buildings should diminish in scale. Gabled roof forms should become more evident and finishes should utilize progressively more wood and less masonry. This will enhance the traditional character of the center as a place that grew over time. It is discussed further in the Section on Building Character.

Landmarks are located throughout the Neighborhood Center to punctuate the architecture and orient the visitor. Building turrets and a spire, a freestanding clock, a bandshell, a grocery sign, a theater marquee and sculpture on the neighborhood green all add memorable visual events to the visitor's experience of the center.

EAGLE RANCH
DESIGN APPROACH

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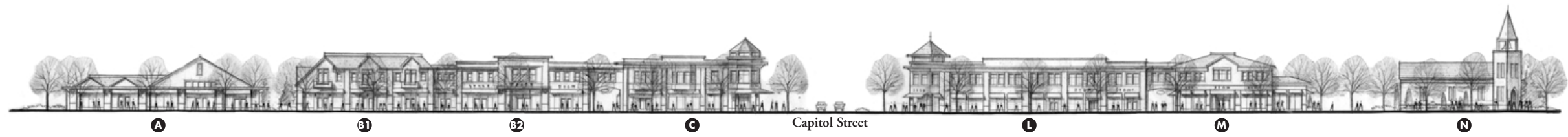


EAGLE RANCH
 ELEVATIONS

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BRUSH CREEK ROAD SOUTH ELEVATION



BRUSH CREEK ROAD NORTH ELEVATION



CAPITOL STREET REAR ELEVATION



CAPITOL STREET EAST ELEVATION



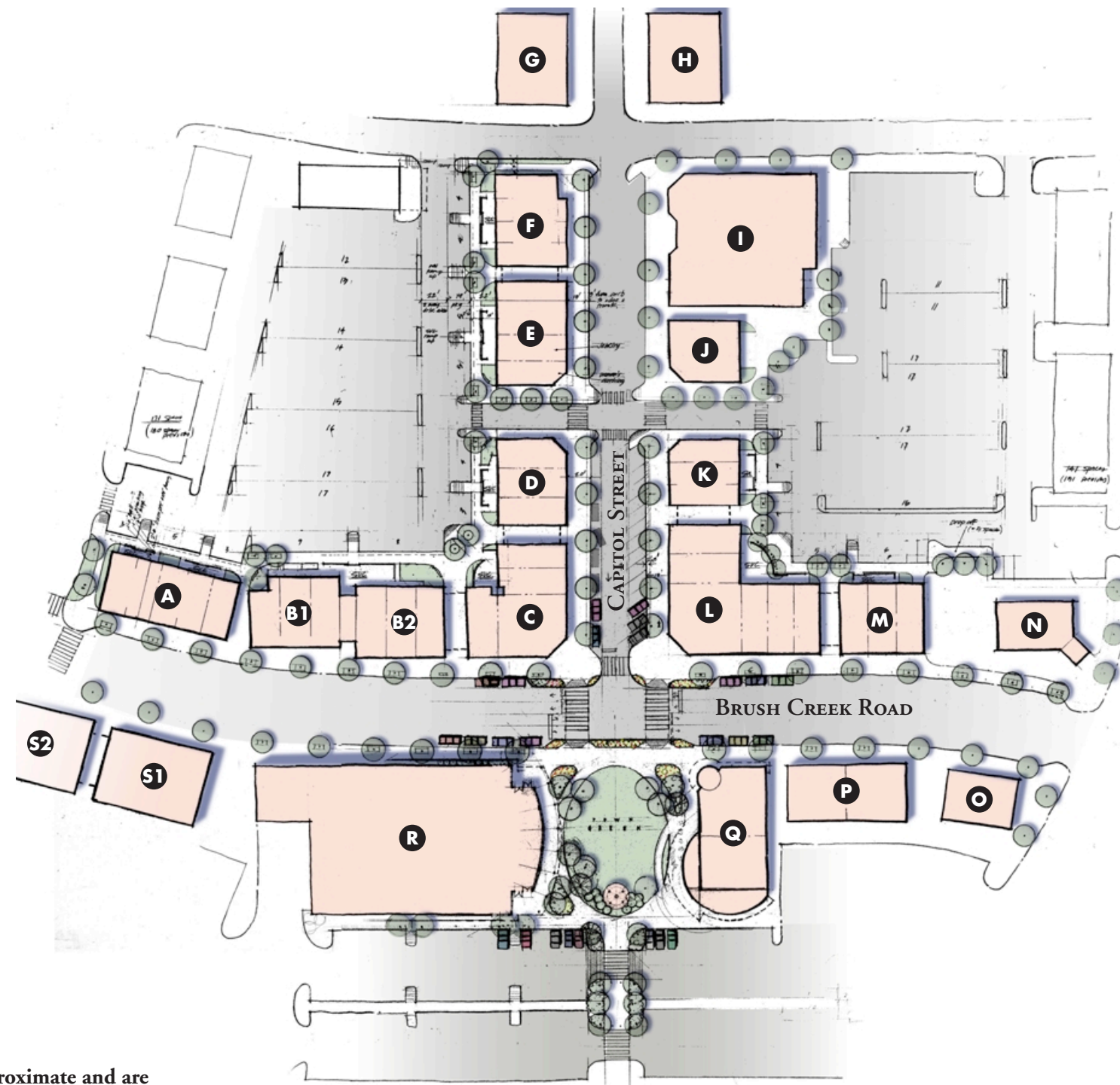
CAPITOL STREET WEST ELEVATION

EAGLE RANCH
 BUILDING AREAS

A	1st Floor	5,500 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	5,500 Sq. Ft.
B1	1st Floor	4,368 Sq. Ft.
	2nd Floor	4,928 Sq. Ft.
	Total	9,296 Sq. Ft.
B2	1st Floor	4,550 Sq. Ft.
	2nd Floor	4,550 Sq. Ft.
	Total	9,100 Sq. Ft.
C	1st Floor	6,860 Sq. Ft.
	2nd Floor	8,396 Sq. Ft.
	Total	15,256 Sq. Ft.
D	1st Floor	4,490 Sq. Ft.
	2nd Floor	4,490 Sq. Ft.
	Total	8,980 Sq. Ft.
E	1st Floor	5,400 Sq. Ft.
	2nd Floor	5,975 Sq. Ft.
	Total	11,375 Sq. Ft.
F	1st Floor	4,780 Sq. Ft.
	2nd Floor	3,740 Sq. Ft.
	Total	8,520 Sq. Ft.
G	1st Floor	4,680 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	4,680 Sq. Ft.
H	1st Floor	4,680 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	4,680 Sq. Ft.
I	1st Floor	13,000 Sq. Ft.
	2nd Floor	4,755 Sq. Ft.
	Total	17,755 Sq. Ft.
J	1st Floor	3,250 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	3,250 Sq. Ft.

K	1st Floor	3,250 Sq. Ft.
	2nd Floor	3,250 Sq. Ft.
	Total	6,500 Sq. Ft.
L	1st Floor	10,372 Sq. Ft.
	2nd Floor	11,780 Sq. Ft.
	Total	22,152 Sq. Ft.
M	1st Floor	4,320 Sq. Ft.
	2nd Floor	2,880 Sq. Ft.
	Total	7,200 Sq. Ft.
N	1st Floor	2,788 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	2,788 Sq. Ft.
O	1st Floor	2,640 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	2,640 Sq. Ft.
P	1st Floor	4,800 Sq. Ft.
	2nd Floor	4,800 Sq. Ft.
	Total	9,600 Sq. Ft.
Q	1st Floor	3,360 Sq. Ft.
	2nd Floor	4,380 Sq. Ft.
	Total	7,740 Sq. Ft.
	Total	14,880 Sq. Ft.
R	1st Floor	26,752 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	26,752 Sq. Ft.
S1	1st Floor	4,800 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	4,800 Sq. Ft.
S2	1st Floor	4,800 Sq. Ft.
	2nd Floor	0 Sq. Ft.
	Total	4,800 Sq. Ft.

Note: Square footage numbers are approximate and are based on a schematic version of the site plan.



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EAGLE RANCH

BUILDING

ELEMENTS

NEIGHBORHOOD
CENTER

The character of a place - its look and feel - is comprised of its distinctive qualities. At its most effective, it helps to establish an identity and legibility in the mind's eye as well as indicates a desirable place to spend time. When the desirability of a place increases, the value of its constituent parts increases as well.

In the case of the Eagle Ranch Neighborhood Center, its value as a place to both visit and do business is very much dependent on the sum total of the character contributed by its individual buildings and the design of its site. To that end, these guidelines are offered as a point of beginning. They suggest ways to not only contribute to an appropriate physical character for the center, but also ways to help create a place that is gracious, comfortable and delightful for residents and visitors alike.

STYLE

The character of the neighborhood center should be appropriate to its place. That is, its physical expression should be referential to the kinds of vernacular buildings traditionally found in the Eagle Valley. These buildings typically utilize simple forms and are constructed using locally available materials and building techniques. They are straightforward and modest. Such buildings are frequently flat- or gable-roofed and lack the false fronts found in the mining communities of their day.

It is important to understand the distinction between truly historic towns in the region and the neighborhood center proposed for Eagle Ranch.

The buildings in the neighborhood center, while referential to historic building patterns, should not attempt to replicate those built over a century ago. Rather, these guidelines are intended to suggest appropriate scale, patterns, qualities and materials appropriate for buildings in the region. The result should be a neighborhood center that is clearly of the 21st century, but that still expresses the most hospitable qualities traditional buildings had to offer. (1-1)



Fig. 1-1a



Fig. 1-1b

Fig. 1-1 While these retail buildings offer traditional qualities, such as transparency, scale and sense of shelter, they are clearly contemporary in their execution.

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BUILDING FORM

The built form of the towns in the region evolved over time. They usually began as an aggregation of a few buildings, mostly residential in scale. As time passed and the demand for goods and services in the towns grew, these smaller structures were replaced by more permanent, larger buildings. These buildings frequently formed the core of the evolving town. As the towns grew, they usually grew in a roughly concentric fashion, with larger, more commercial buildings located near the center, while the outer periphery remained residential in use and scale. At the edge of town, businesses often occupied residential buildings, as the residential uses moved further outward. This created a hierarchy in building scale, with the larger, more permanent (and mostly flat-roofed) buildings in the center of town (1-2) and a diminution in building size toward the single-story, gable roofed buildings at the periphery (1-5).

The intersection of Brush Creek Road and Capitol Street - including the Green - is intended as the heart of Eagle Ranch Neighborhood Center (1-6). It is here, on these corners, that the character of the buildings should appear most permanent. They should be of predominantly masonry finishes; more hard canopies should be found here than in other parts of the neighborhood center. It is at and near this intersection that the highest percentage of flat roofs should be in evidence.

Fig. 1-5 Note the diminution of scale as buildings progress outward from the Neighborhood Center core at Capitol Street.



Fig. 1-5

As the buildings progress outward from this heart, they should diminish in scale. Gabled roof forms should become more evident. Building finishes should utilize progressively less masonry and gradually more EIFS, tongue-in-groove and lap siding, and board and batten siding systems. At the very periphery, buildings may be entirely residential in scale while still hosting commercial uses (1-5).

It is also at this intersection that the greatest number - though not all - of the architectural landmarks should appear. These landmarks are intended to not only add punctuation and significance to buildings, but also serve to orient the visitor. These landmarks include turret and spired roof forms, signs on significant buildings, and the bandshell and sculpture on the Green (1-3, 1-4, 1-6).



Fig. 1-2

Fig. 1-2 Flat-roofed buildings and landmark element executed in a contemporary way.



Fig. 1-3

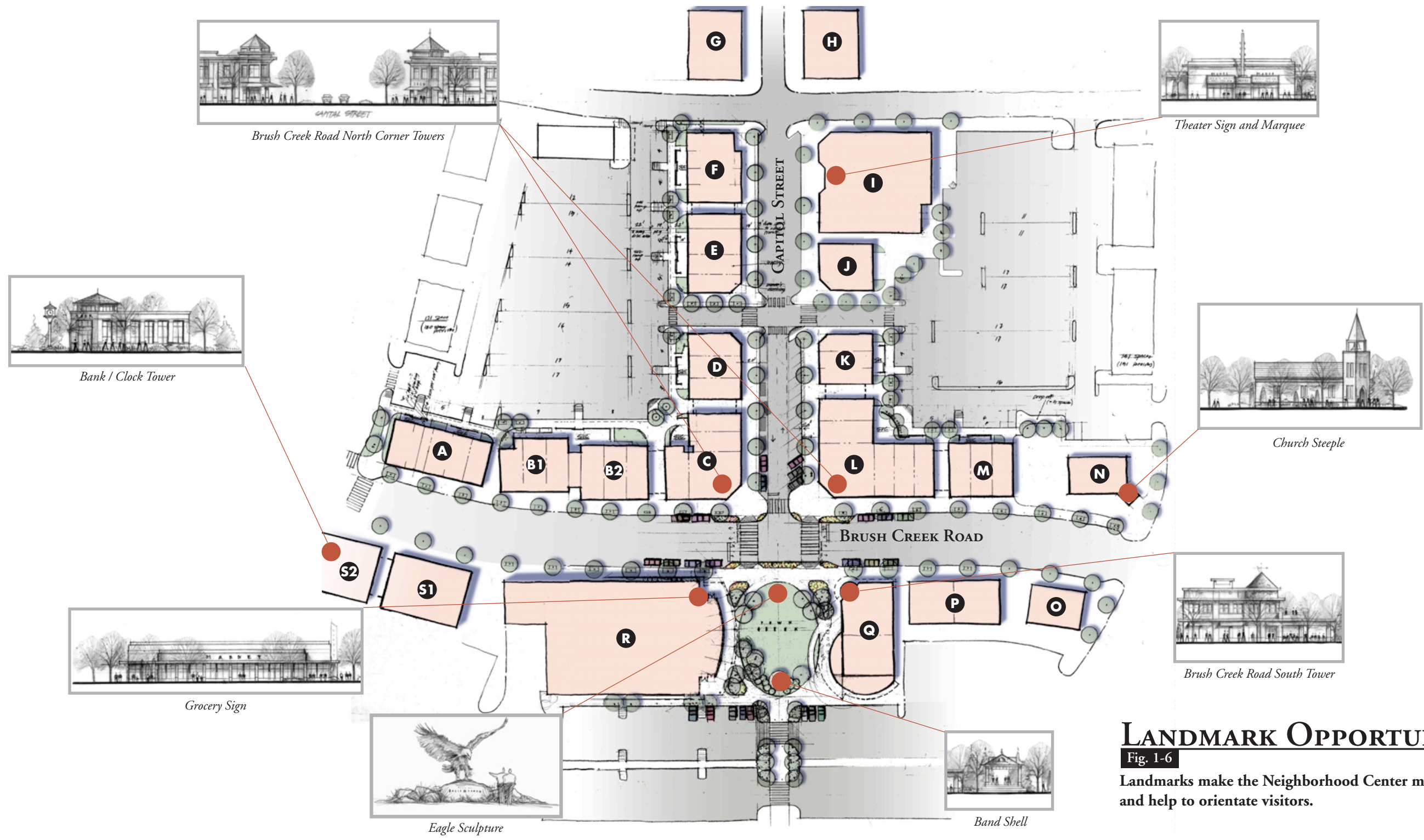
Fig. 1-3 The theater marquee can act as a Neighborhood Center landmark.



Fig. 1-4

Fig. 1-4 Turrets work as landmarks and gateways.

EAGLE RANCH
BUILDING CHARACTER



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LANDMARK OPPORTUNITIES
 Fig. 1-6
 Landmarks make the Neighborhood Center memorable and help to orientate visitors.

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An effective way to subtly invoke traditional building character is to express the basic structural organization of the buildings in their facades. The vertical structure can be expressed as opaque vertical areas substantial enough to be perceived as columns and pilasters.

The location of the second floor and roof lines should also be expressed as horizontal areas of opacity. The areas of building facade located between the vertical and horizontal bands of opacity offer many architectural opportunities to create both animation and hospitality for user and visitor alike. Storefronts can utilize a variety of types of bays for display and indentations for entries. Awnings and canopies can add shade, shelter, color and shadow pattern at the storefronts. The many building corner conditions at street level offer opportunities to the retailer for a variety of types of corner entries as well as corner windows (2-1a through d).

At the second level, windows can be arranged singly, in groups or manifest themselves as bays or balconies, affording 180° views. The design requirements for these elements can be found in Sections 4 & 5.

Pages 14 through 21 discuss the guidelines for the development of the character of the Neighborhood Center buildings in more detail.

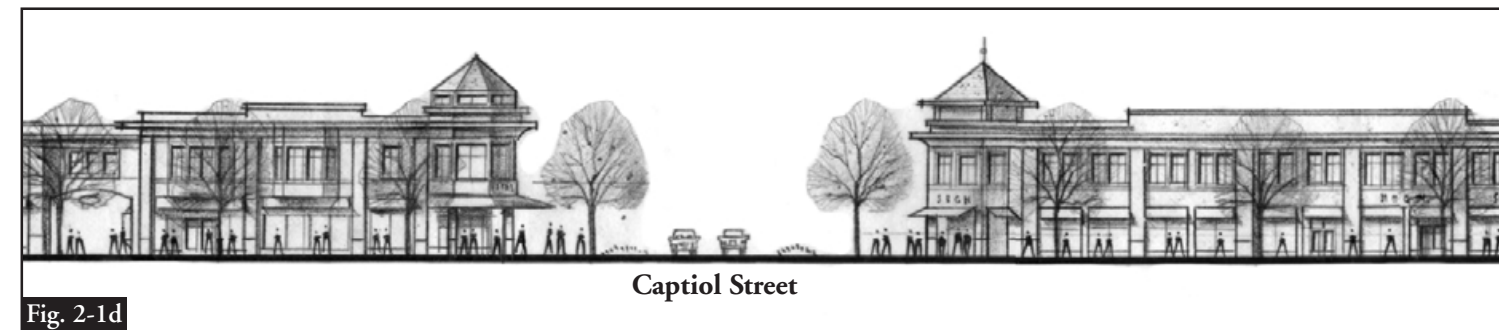


Fig. 2-1a

Fig. 2-1 The structural organization of the buildings is expressed in their facades.

EAGLE RANCH
2
 RANCH
 STRUCTURAL EXPRESSION

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PLAN LAYOUT

It is important to express the basic structural organization of the buildings in the Neighborhood Center as a reference to traditional architecture. This organization also provides an opportunity for locating partition walls and demising lines. If these lines occur on approximately 20' centers, an ideal store width to depth (60') ratios of about 1:3 can be realized (2-5).

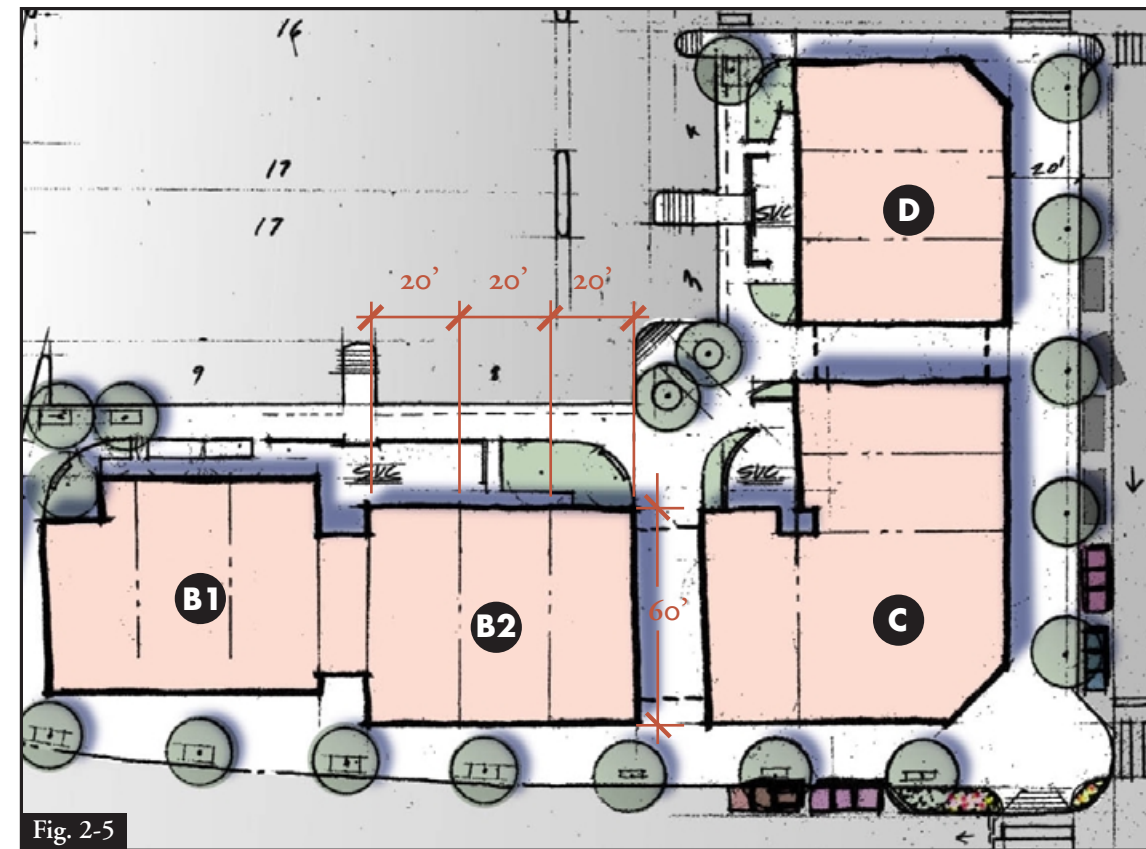


Fig. 2-5

ELEVATION LAYOUT

The expression of the vertical structure at the building facades should appear substantial enough to be perceived as columns and pilasters. These vertical areas will occur on approximately 20' centers.

The location of the second floor and roof lines should also be expressed as horizontal areas of opacity. In reference to more traditional floor-to-floor and floor-to-ceiling heights, the first floor spaces are significantly higher, with floor-to-floor heights of around 15', while the second floor spaces should be around 9' from floor to ceiling (2-6). Thus, the second story portion of the facade is noticeably shorter than that of the first story. However, a 9' floor to ceiling dimension still allows spaces that feel light and open - well suited for office and residential uses.

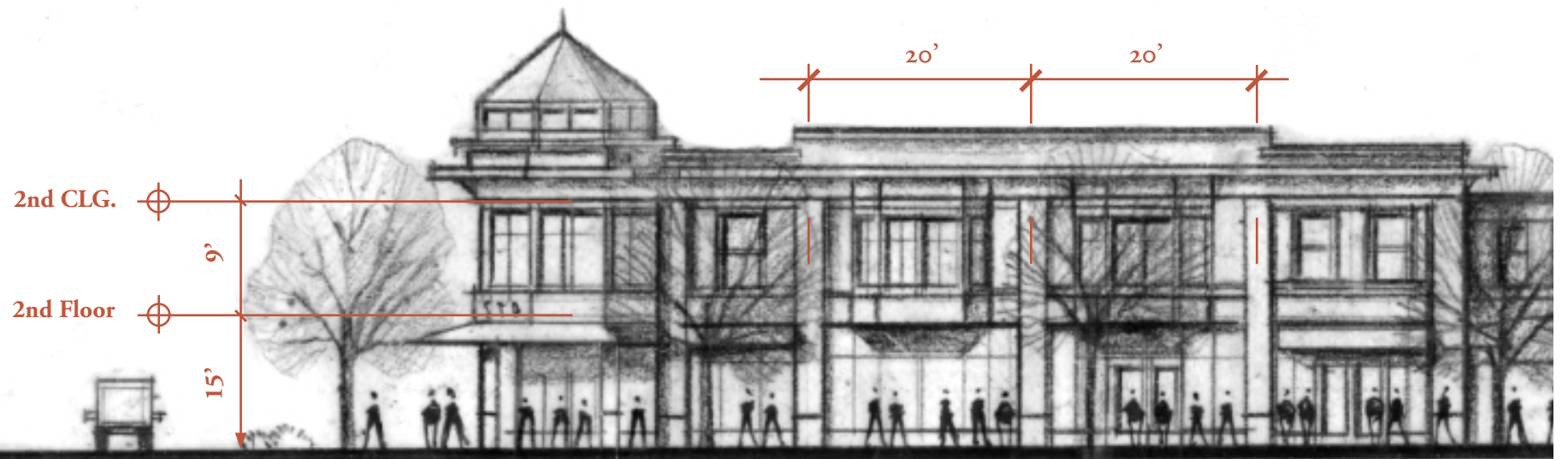


Fig. 2-6

Roof and parapet forms can provide interest, scale and richness to the buildings within the Eagle Ranch Neighborhood Center. These forms should also be utilized to screen unsightly mechanical systems and appropriately direct snow and water removal from the buildings. Steps must be taken so that these - or any other - building forms do not pose a falling ice or snow hazard to users or passers by.

ROOF FORMS

As discussed in Section 1, the buildings in the Neighborhood Center should incorporate a combination of flat and gabled roof forms. Flat roof buildings should be articulated with adequately thick parapets. These parapets shall screen mechanical systems and can be articulated to add architectural interest as shown in figures 3-1 and 3-2. Gabled roofs should have depth and be expressed on all sides of the buildings. Mechanical corrals shall be created within the gabled roof forms (3-3).

MECHANICAL SCREENING

Mechanical systems shall be screened by parapets and mechanical corrals. Pitched roofs shall have sufficient sized corrals for mechanical systems to be hidden from view (3-3). Mechanical screens and parapets should turn corners where possible to give the buildings depth.

ROOF DRAINAGE

Roof forms and detailing shall provide for appropriate roof drainage and prevention of excessive snow build-up. Pitched roofs should be articulated such that gables occur above entries protecting the entries and pedestrians from the elements as illustrated in figure 3-3. At flat roof conditions, internal roof drains can be utilized and are encouraged. However, proper consideration shall be taken so that water drainage is not directed onto the sidewalks or other pedestrian areas.

ROOF MATERIALS

Gabled roofs are to be finished with asphalt shingles, see Section 7. Flat roofs shall utilize appropriate built up roofing techniques for the region. Metal roofing techniques and materials are prohibited. All materials and schemes shall be submitted to the DRB for review and approval.



Fig. 3-1

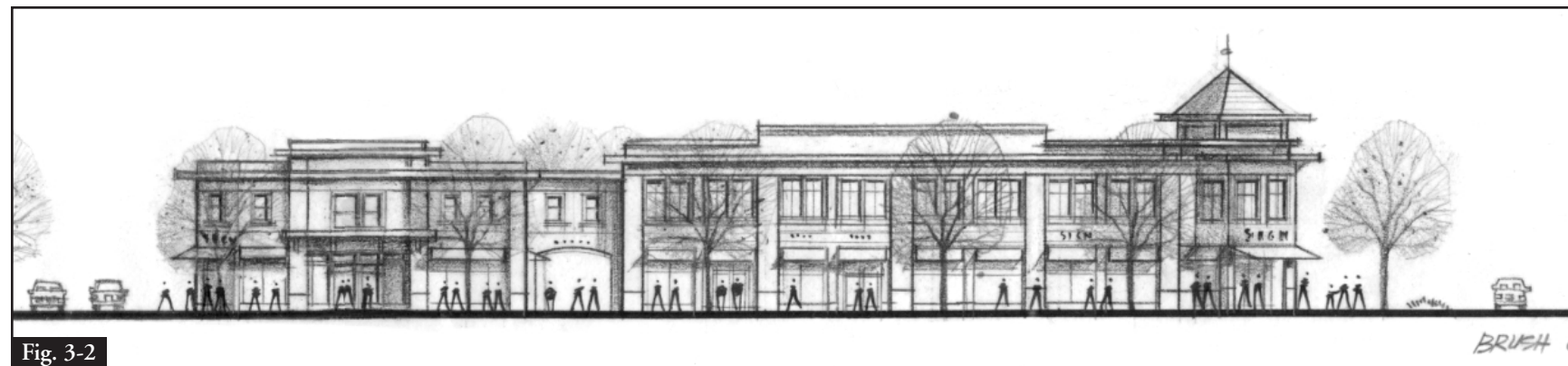


Fig. 3-2



Fig. 3-3

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Windows are the eyes of a building and, as such, create much of its personality. The amount of window area, heights, proportions, materials, detailing, and relationships to both each other and to the solid wall area of a facade are all considerations that will elicit this personality.

Circumstances will arise where it is necessary to add muntin systems to windows. These may be true divided light windows or muntin systems adhered to both sides of the glazing system. One-sided, snap-in muntin systems are not permitted.

GROUND LEVEL WINDOWS

The ground level windows in the Eagle Ranch Town Center are almost entirely dedicated to commercial use. They must allow the various commercial uses to present themselves to the public and, when merchandised and lighted in engaging ways, add interest and vitality to the neighborhood center as a whole. Their presentations should be visible to both pedestrians as well as drivers “windshielding” the retail venues from the street.

In keeping with the design intent of the Eagle Ranch Neighborhood Center, storefront design shall compliment the traditional mountain town ambiance while reflecting today’s lifestyles. Storefronts should not be period reproductions. They should appear open, inviting and be 60% transparent.

Storefront windows should extend from the sidewalk to a height of at least 12’. Some stores may wish to extend windows to the bottom of the second floor structure. The sill of these windows may begin at the sidewalk, but maintenance considerations may dictate a higher sill elevation. However, in no case should the sill height of a retail display window be higher than 18” above the sidewalk elevation.

The window base need not match the building material, but may relate instead to the storefront material, as in figure 4-1. Storefront materials may include metal, wood, stone, or masonry.

Storefront windows may be articulated in a variety of ways. While

they may be set parallel to the curb, they can also project outward as rectangular, chamfered or rounded display bays for a distance no greater than 3’ from the building wall/plane (4-2). Likewise, storefront windows and entries can be articulated by creating areas of indentation. These generate corner display conditions, a sense of welcome, as well as pockets for door swings (4-1, 4-3). Under no circumstances should a first level door swing into the path of passers-by.

The Tenant is required to submit for approval all drawings and graphic material that describe Tenant’s storefront concept and merchandising prior to construction.

SECOND LEVEL WINDOWS

Second level windows will be shorter in height than those occurring at ground level, due to the smaller floor-to-ceiling heights. These window units should be vertical in proportion and terminate as close to the frieze band as practicable.

These windows may be double-hung or divided light and should be arranged singly or in groupings that result in a composition that agrees with the window composition at the first floor (4-4a and b).

Bay windows and balconies are also encouraged at the second level (4-4b). See also Section 1.



Fig. 4-1a



Fig. 4-1b



Fig. 4-1c

Fig. 4-1a through d A variety of storefront types will add richness to the Eagle Ranch Neighborhood Center.

EAGLE 4 RANCH
 FENESTRATION • STOREFRONTS • ENTRIES

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Fig. 4-1d



Fig. 4-3



Fig. 4-2



Fig. 4-4a

Fig. 4-2 Rounded display bays add interest and articulate the storefront.

Fig. 4-3 Indented entries add interest, better visibility into merchandising zones and room for doors to swing.

Fig. 4-4a and b A wide variety of second level window arrangements is possible.



Fig. 4-4b

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MERCHANDISING ZONE LIGHTING

A zone in all main retail store windows wherein innovative display of merchandise is encouraged shall be known as the Merchandising Zone. This zone shall extend from the window glazing into the store for a distance of 5'. The illumination of this zone shall be accomplished by incandescent or halogen luminaires that use lamps with a color temperature of between 3,000°K and 2,700°K. Requests for higher color temperatures shall be subject to special review. Fluorescent or high-intensity discharge luminaires are not permitted. There shall be no viewing angle into the merchandising zone from which glare from the store or display lighting is perceived (4-6a and b).

Likewise, occupants of both first and second level spaces are encouraged to use incandescent, fluorescent or halogen lighting sources that are a color temperature of between 3,000°K and 2,700°K for their ambient light sources. These light sources help maintain a warm and inviting countenance for the Eagle Ranch Town Center.



PASSAGES AND ENTRIES TO SECOND LEVEL

Passages between the main street and the parking areas will be distinguished architecturally and clearly signed. Note that the second stories directly above the passages are indented at both front and back facades of the buildings. This allows the “building” on either side to maintain an individuated identity that, in turn, creates a more appropriate scale along the street (4-7). However, each indented area should assume the second floor facade finishes of one or the other building. In addition, this element should appear to be supported by adequate pilaster expressions where it interfaces the dissimilar building. Retail tenants on both sides of the passages are encouraged to add display windows into the passages. Wall sconces and down lights will create an inviting nighttime mood in these important spaces.



Fig. 4-7

Fig. 4-7 A typical Neighborhood Center passage. Note its indentation and the pilasters upon which the upper floor appears to rest.

CORNER ENTRIES

Corner entries are encouraged where they are possible (4-8). They have the advantage of addressing two streets and an intersection, resulting in an unique degree of visibility for those businesses that create them. They also contribute more animation to the Neighborhood Center as a whole.



Fig. 4-8a



Fig. 4-8b

Fig. 4-8 Corner entries can help create a more interesting streetscape.

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Overhanging elements can provide interest and richness to building facades and their inclusion in the building compositions at Eagle Ranch Neighborhood Center is encouraged. However, appropriate steps must be taken so that these - or any - building elements do not pose a falling ice or snow hazard to users or passers by. Such steps might include the installation of snow guards, heated surfaces, the creation of appropriate drainage - or a combination of measures.

CORNICES

The use of cornices to visually terminate the top of building facades is encouraged. In most cases, the cornice will be established below a parapet wall that continues vertically past the cornice line. Cornices may project from the building line a maximum of 2' (5-1).



Fig. 5-1

CANOPIES

Architectural overhangs used to provide protection from sun and weather at the first level are considered canopies. They may be constructed of opaque materials, glass or their combination. If glass is used, a frosted or heavily fritted finish is suggested to obscure dirt. Metal canopies will also be considered and are subject to special review (5-2a and b).



Fig. 5-2a

Canopies shall be cantilevered or bracketed from the main building facade and may project a maximum of 8'. The lowest point of the canopy element shall not be less than 13' above the sidewalk.

BALCONIES AND DECKS

Unenclosed space intended for human use can project from the building facade through the use of cantilevers or brackets. These elements may extend into the right-of-way for a distance of 4', shall have a lowest point of no less than 13' above the sidewalk, and shall be subject to special review (5-2c).



Fig. 5-2b



Fig. 5-2c

Fig. 5-1 Cornices help to visually terminate the tops of walls.

Fig. 5-2 Canopies, balconies and decks add another level of interest and hospitality to the streetscape.

SOFFITS

All architectural elements that extend from the main building facade will create a soffit condition that requires design consideration. Generally, these conditions should be modulated and not left as long, unbroken expanses of a smooth material.

Where a soffit creates a ceiling condition, the finish material shall be selected or arranged to create a texture or modulation of the surface. This material may be wood tongue-in-groove siding, beadboard, or drywall articulated with battens or coffers at appropriate intervals (5-3). Matte-finish metal soffit materials can be considered and are subject to review.

AWNINGS

The use of awnings to provide animation, shade, and weather protection at storefronts is encouraged. Awnings may project as far from the storefront as prudent engineering allows, provided the lowest point is not less than 10' above the sidewalk. (5-4 a and b)

Awning materials shall conform to existing codes and may employ a variety of colors and patterns. Fabric shall be of a matte finish; plastic and coverings of a "plasticity" appearance, as well as internally illuminated awning assemblies, are prohibited. Signing shall not be applied to awning faces

FASCIAS

Fascias are an important character-giving element for buildings. If these elements appear too narrow, they can lend an insubstantial quality to the building, while those that are too wide can make a building feel heavy-handed in its execution. Fascia systems shall be reviewed for appropriate execution.



Fig. 5-3



Fig. 5-4a

Fig. 5-3 Simple battens are one way of articulating a soffit.

Fig. 5-4 Awnings are an inexpensive way to add shade, animation, and weather protection to building fronts.



Fig. 5-4b

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Commercial building tenants shall implement a quality signing program which will enhance their business and the character of Eagle Ranch Neighborhood Center. All signs will be subject to the approval of the DRB. Proposed signs shall be shown in all design submissions.

COMMERCIAL SIGNS

THREE TYPES WILL BE ALLOWED:

TYPE I SIGN – WALL-MOUNTED SIGN

The wall-mounted identity sign shall be positioned in an appropriate location for each store. This sign type shall have a three dimensional appearance. It shall be a panel sign with dimensional type flush-mounted or pin-mounted to the front face of the sign. Letters may be freestanding if within 6’ of a backer panel or wall (6-1). The logo shall have a dimensional appearance if the tenant chooses to include the logo on this sign (6-2).

TYPE II SIGN – PERPENDICULAR BLADE SIGN

1st floor commercial tenants are strongly encouraged to have a perpendicular blade sign. These signs should be externally illuminated with incandescent or 3000°K fluorescent sources deployed in a way that does not result in glare to passers by (6-3). The sign should be two-sided and preferably have a dimensional appearance (6-4). Perpendicular signing should be of the approximate size and location illustrated in figure 6-5.

TYPE III SIGN – WINDOW SIGN

Lettering and logo may be applied to the interior face of the glass or letters may be applied to a transparent or opaque panel suspended behind the glass (6-6a and b). Transparent panels may be edge lighted with concealed luminous tubing.

Commercial tenants are limited to one window sign per window panel that shall not exceed 10% of the area of their largest glass window panel. It must be positioned so that views into the Tenant’s premises are not obstructed.

PERMITTED MATERIALS INCLUDE:

- Glass (beveled, etched, blasted, stained, mirrored)
- Wood (finished maple, walnut, cherry, oak, teak, hardwoods only)
- Metal (stainless steel, brass, copper)
- Painted, enameled and clear coated surfaces of wood and metal may be used. Stained, and gilded surfaces may also be used on wood.



Fig. 6-1

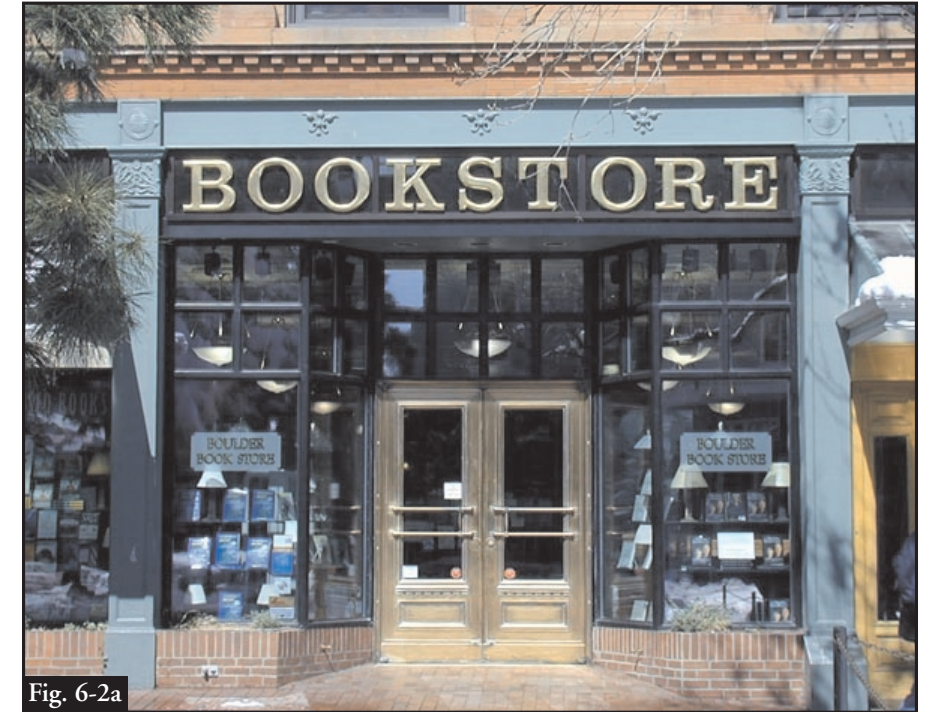


Fig. 6-2a

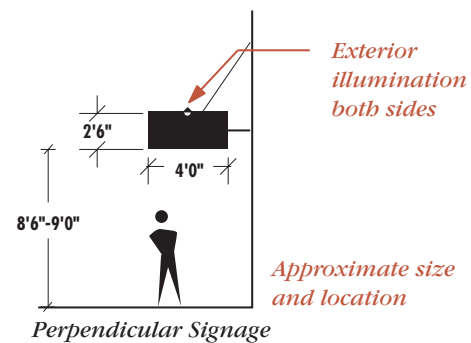


Fig. 6-2b



Fig. 6-2c

SIGNING and LIGHTING



- 1 No internally illuminated awning signs will be allowed.
- 2 Signing shall be limited to trading name and logo only.
- 3 Animated components, flashing lights, formed plastic, injected molded plastic, or channel letters with acrylic fronts are prohibited.
- 4 All signs shall be externally illuminated except as specifically allowed by the DRB.
- 5 Service doors to stores will have only standard identification (i.e. Tenant's name and address number).
- 6 No exterior or window signing will be permitted on any part of the building except as approved by the DRB.
- 7 No exposed conduit, tubing raceways, conductors, transformers or other equipment shall be permitted.
- 8 Sign illumination must be controlled by a 24-hour timer and operated during the hours specified by the DRB.
- 9 All signs, bolts, fastenings and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, glass, bronze or a material that will not rust or discolor the building façade.
- 10 Location of all openings for conduits and sleeves in sign panels or for external light source shall be indicated by Tenant's sign contractor on drawings submitted to the DRB. The sign contractor shall install same in accordance with the approved drawings.
- 11 In the event that a sign is internally illuminated, no signmaker's labels or other identification (including UL label) shall be permitted on the exposed surface of signs. If required by local ordinance, such labels or other identification shall be in an inconspicuous location.
- 12 Tenant shall be fully responsible for the workmanship and installation of Tenant's sign and for coordinating work by Tenant's sign contractor with Base Building construction.

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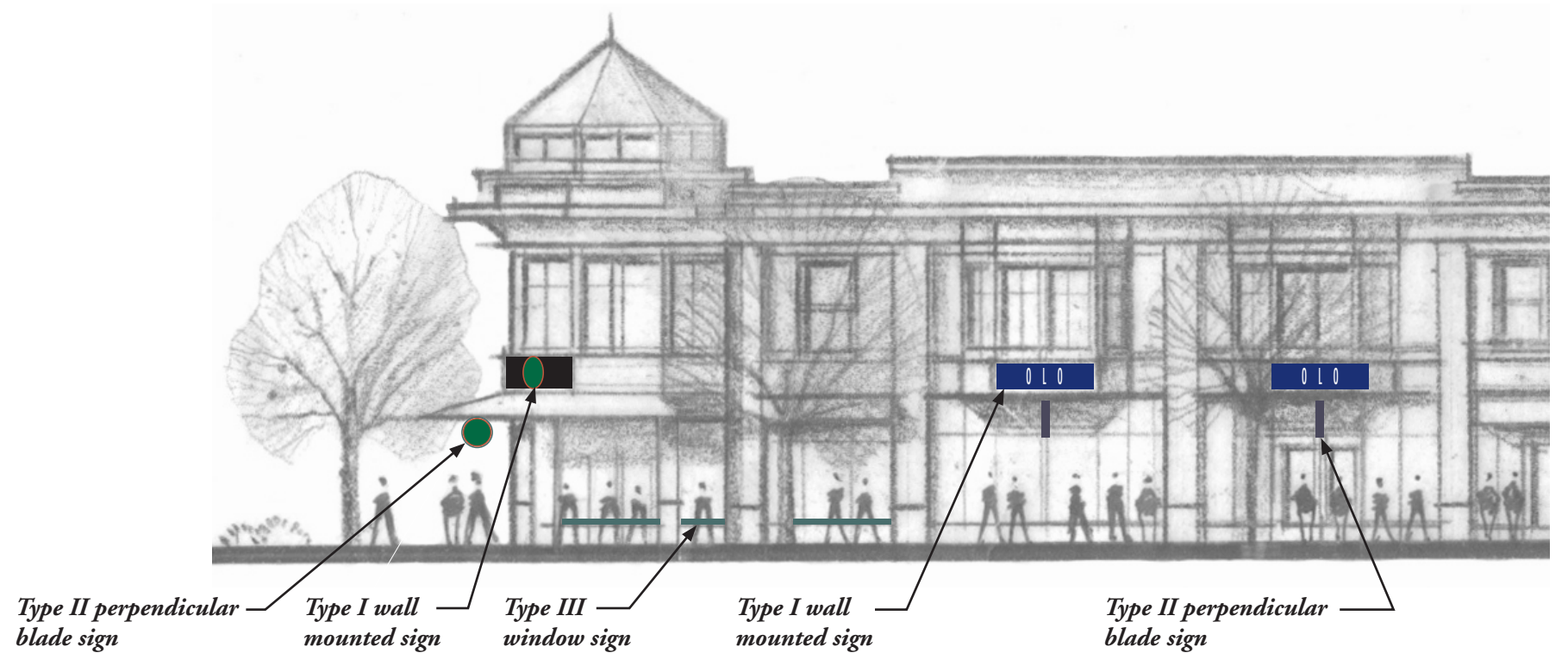
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SIGNING AT PASSAGES

Each passage will be named and an identity sign will be mounted above the entry on each side of the passage. This sign will be individual dimensional letters, pin-mounted to the building façade. Spot lights will provide adequate illumination for maximum legibility. A blade sign will be mounted above the door at the entry to the second level. The street address will be clearly identified. A directory of tenants for the upper level will be located near the building at the elevator and stair.

ARCHITECTURAL LIGHTING

The illumination of large expanses of building facade is antithetical to the small-town atmosphere intended for Eagle Ranch Neighborhood Center and is prohibited. There may, however, be special requests for limited applications of facade lighting. These requests will be subject to review.



MATERIALS

The buildings traditionally found in the Eagle Valley typically utilized simple forms and were constructed using locally available materials and building techniques. These buildings were straightforward and modest. The materials recommended for use in the Eagle Ranch Neighborhood Center should be appropriate to these kinds of vernacular buildings. They should incorporate traditional materials such as stone, masonry, EIFS, tongue-in-groove and lap siding, and board and batten siding systems.

The intersection of Brush Creek Road and Capitol Street--including the Green--is intended as the heart of Eagle Ranch Neighborhood Center. It is here, on these corners, that the character of the buildings should appear most permanent. They should be of predominantly masonry and stone finishes (7-1, 7-2). It is at and near this intersection that the highest percentage of flat roofs should be in evidence.

As the buildings progress outward from this heart, they should diminish in scale. Gabled roof forms should become more evident and building materials used should utilize progressively less masonry and gradually more EIFS, tongue-in-groove and lap siding, and board and batten siding systems (7-3 through 7-5). Gabled roofs are to be finished with asphalt shingles (7-6). Metal roofing techniques and materials will not be allowed.

All materials and schemes shall be submitted to the DRB for review and approval.



Fig. 7-1

Native Stone



Fig. 7-3

Tongue & Groove



Fig. 7-5

Board & Batten

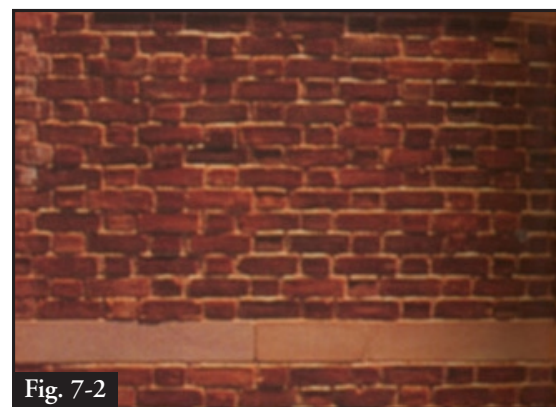


Fig. 7-2

Masonry

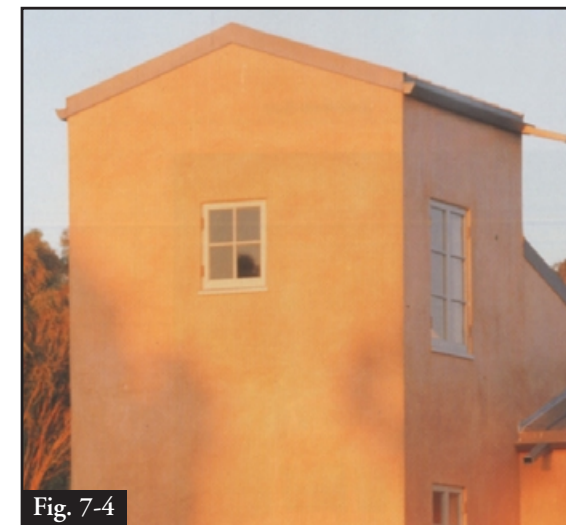


Fig. 7-4

Stucco/EIFS

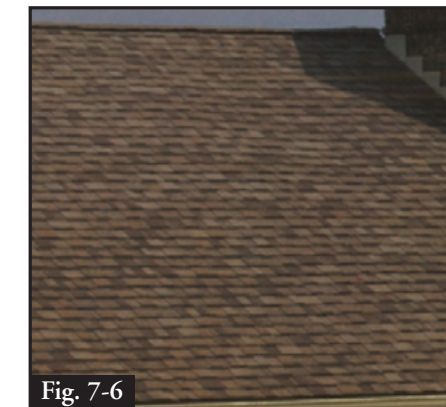


Fig. 7-6

Asphalt Shingles

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COLOR

The colors recommended for use in the Eagle Ranch Neighborhood Center derive from those colors found occurring naturally in the rock, soils, trees, shrubs, grasses and water of the Eagle Valley (7-8).

They have been arranged in hue groups of yellows, greens, blues, reds and grays for ease of evaluation (7-7a through 7-7e). In addition, asphalt shingle roof blends - here represented as averaged single colors - which hold the most promise of working effectively with these colors, are also shown in the cool and warm gray palettes in figure 7-9a and b. Each color has been matched to the ICI paint system for ease of communication.

The natural colors shown here should be carefully evaluated when combined to form paint schemes for use on buildings. Many of the rich colors found in nature usually appear softer in their natural context than when seen individually, since we perceive them through the filters of distance, atmosphere, distribution and combination with many other colors. Since colors for buildings are used in larger, unbroken areas, some of those shown here may have to be shifted or weakened (made more grayish) before they can be effectively used in an appropriate color scheme.

All color schemes shall be submitted to the DRB for review and approval.

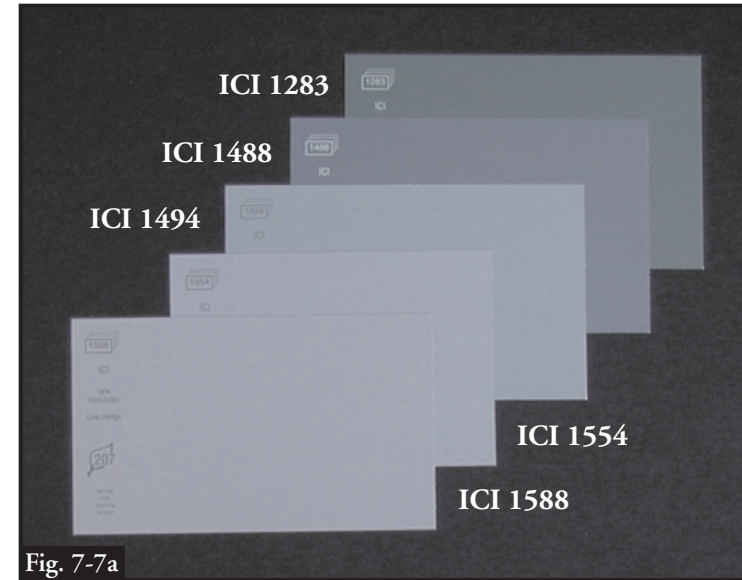


Fig. 7-7a

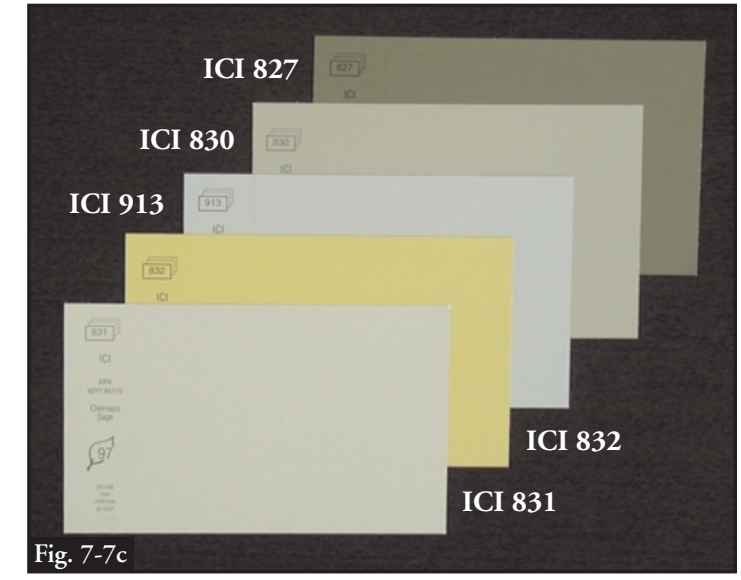


Fig. 7-7c

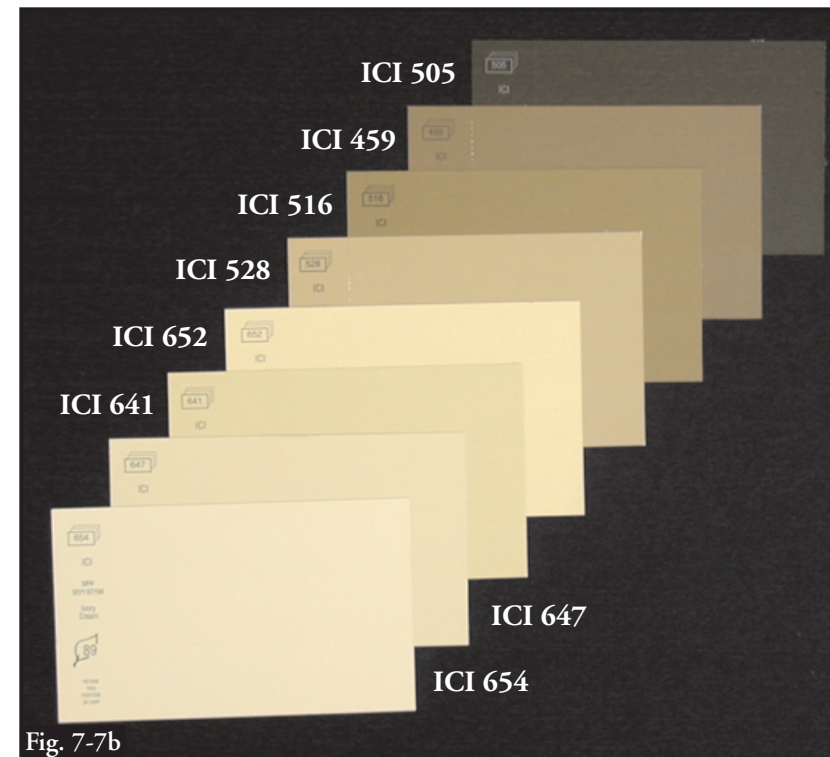


Fig. 7-7b

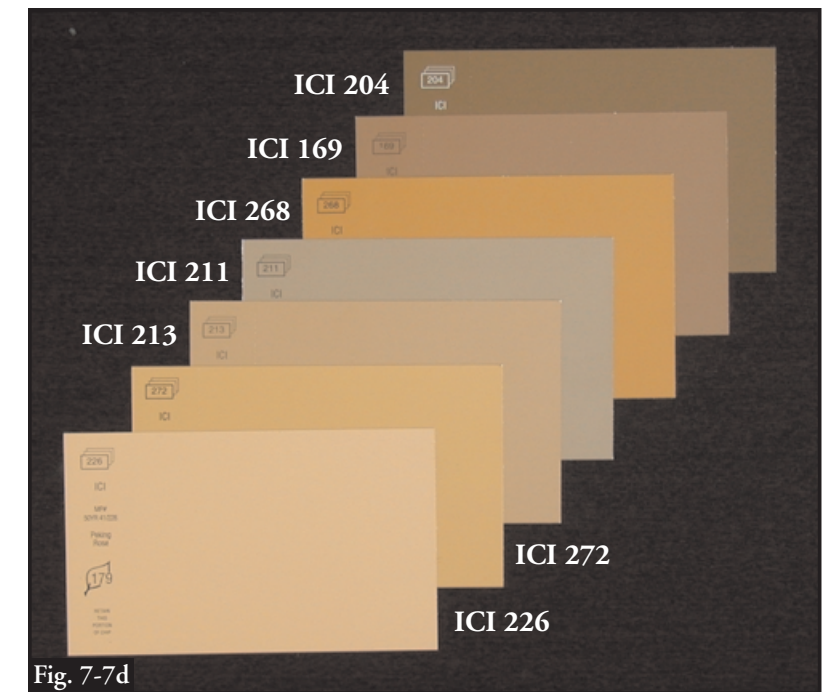
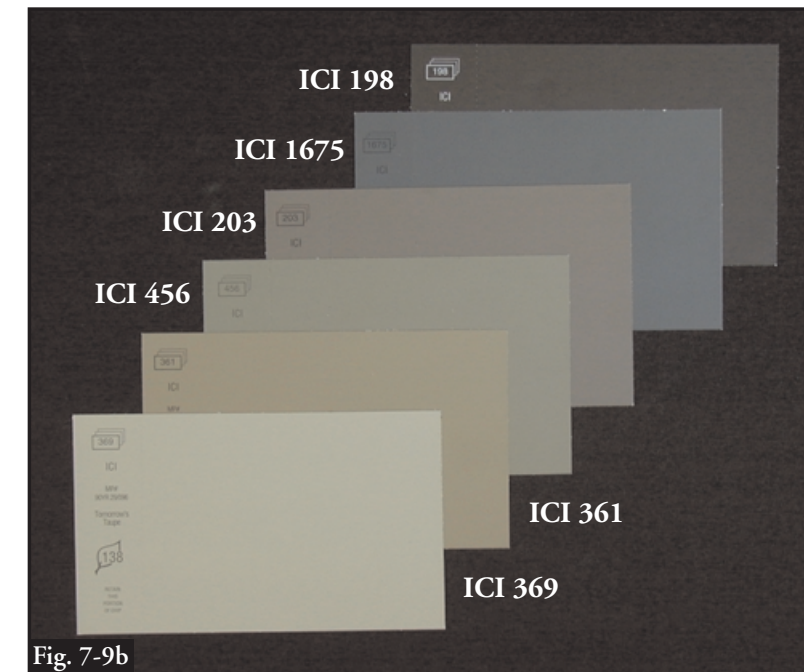
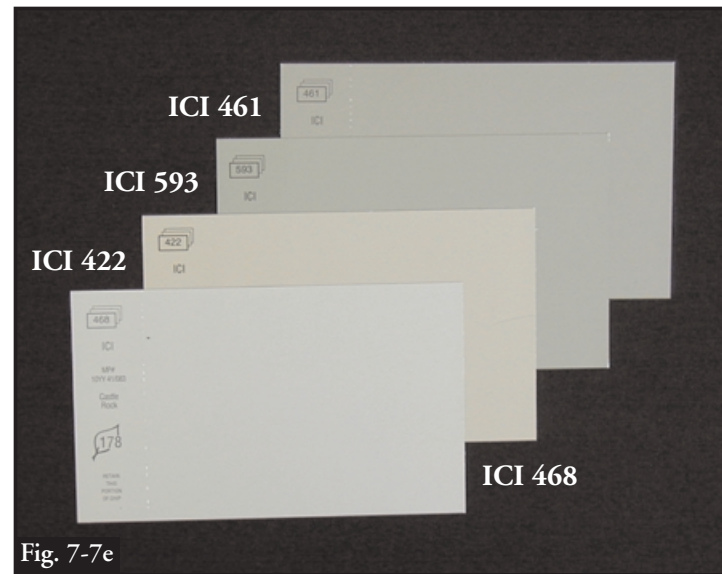


Fig. 7-7d

EAGLE 7 RANCH
 MATERIALS *and* COLOR



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E A G L E R A N C H

SITE

ELEMENTS

N E I G H B O R H O O D
C E N T E R

THE PEDESTRIAN AREA

AMENITIES

A variety of amenities placed throughout the site gives human scale and sends a message to the visitor about quality and attention to detail, also helping to create texture and interest in the project.

Each street level business will be provided with an opportunity zone (see Opportunity Zones) where amenities such as tables, chairs, and benches can be placed. While the furniture placed in these areas may reflect the tenants decor it should be of materials and colors that are compatible with the Neighborhood Center design concept. Metal, teak and painted wood furnishings are recommended.

POTS

Pots with flowering plants and small shrubs are desirable at entries and within the “opportunity zones” to soften the architecture and add color to the streetscape. The use of both hanging pots and surface pots are encouraged to accomplish this effect. Pots should be clay, terra-cotta, or stone in appearance (8-4). Such materials as GFRC, pre-cast concrete, and glazed ceramic is allowed. Plastic pots will not be permitted.

PROJECT SEATING

The seating to be used in the public areas of the project is shown in figures 8-1, 8-2, & 8-3.

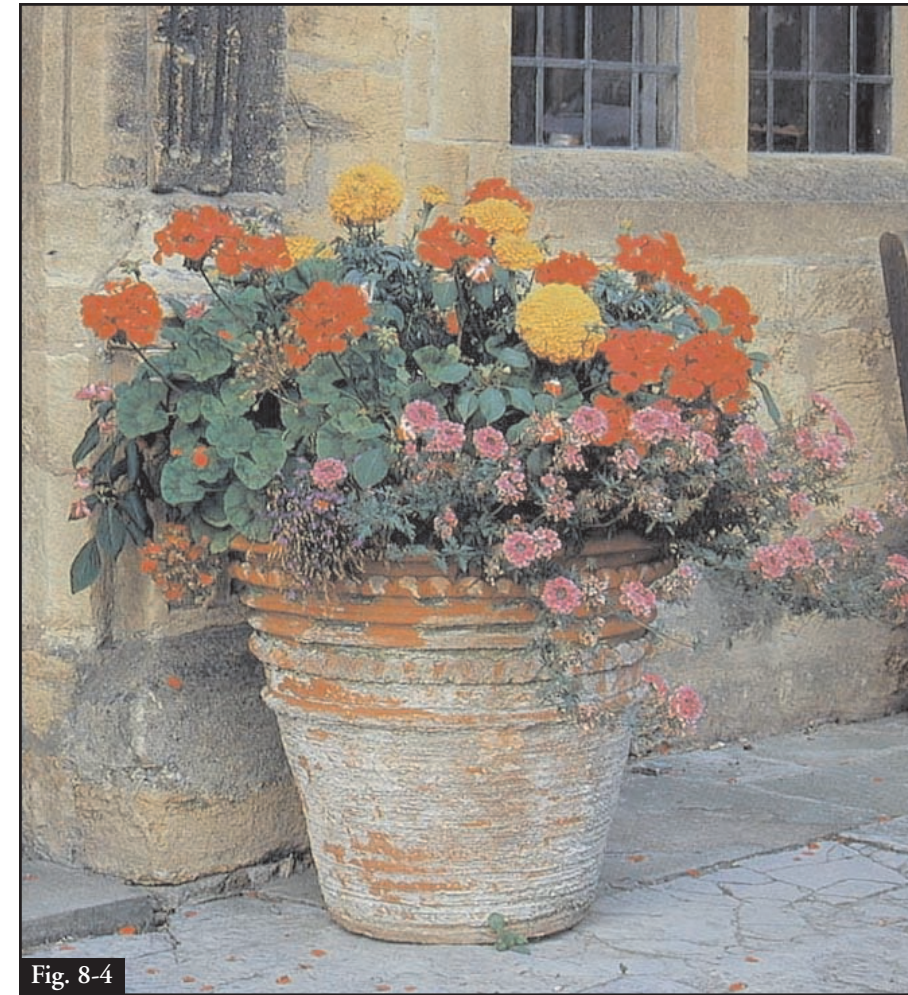


Fig. 8-1 Landscape Forms “Scarborough” bench w/ straps.

Fig. 8-2 Landscape Forms “Scarborough” backless bench w/ straps.

Fig. 8-3 Landscape Forms “Scarborough” chair w/ straps.

Fig 8-4 Potted flowers and plant materials can contribute a sense of hospitality to the Neighborhood Center.

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OPPORTUNITY ZONES

Each commercial use is encouraged to contribute to the overall sense of activity, vitality and abundance within the Neighborhood Center.

One way this can happen is through an outward (streetward) orientation of the activities that occur within each business venue. To that end, each street-level business venue will be provided with an “opportunity zone” that extends a nominal 8’ from the building’s front into the sidewalk area along selected streets and drives (8-5). The developer may expand these zones depending on the nature of the business uses for a particular location.

These opportunity zones may host such activities as outdoor dining, temporary displays of merchandise, and sidewalk sales (8-6). These zones will be delineated on a Neighborhood Center plan and shall be considered revocable. The uses and furnishings within these zones shall be subject to the approval of the Design Review Board.

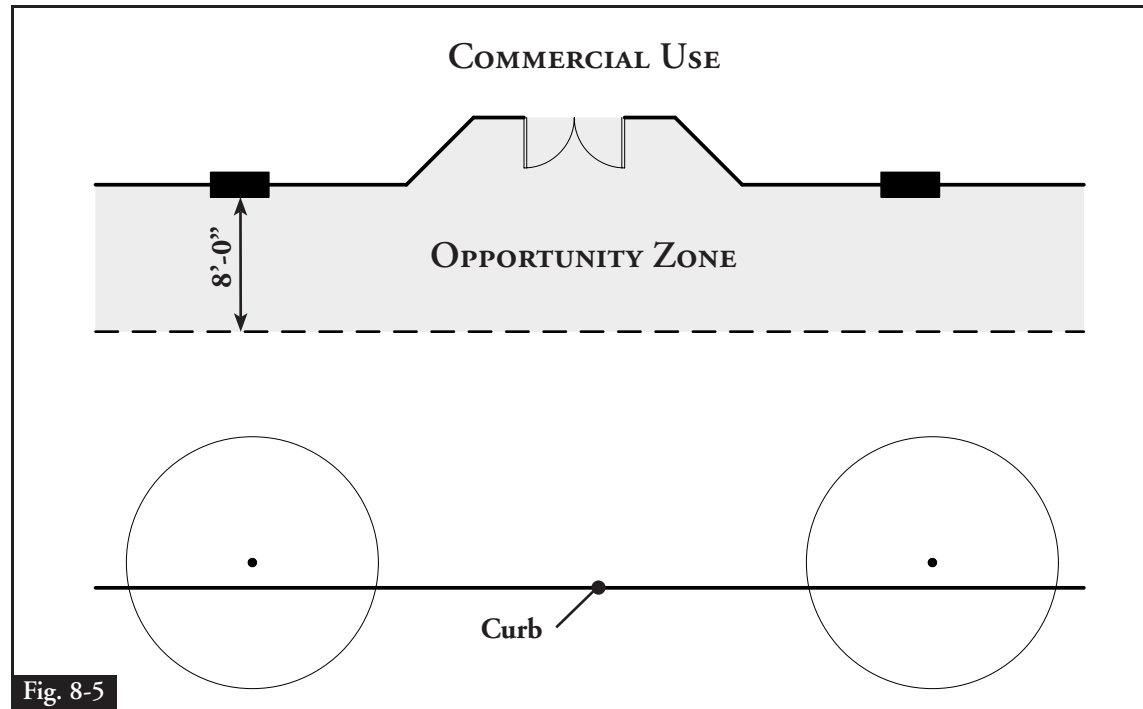


Fig. 8-5

Fig. 8-5 Plan diagram of the “Opportunity Zone”

Fig. 8-6 Outdoor dining helps to activate the street.



Fig. 8-6

PAVING

Building owners shall be responsible for the installation of hard surface/paving from their building face to the back of the curb. Details and finishes shall conform to the pattern and standards established for the Neighborhood Center development (8-7).

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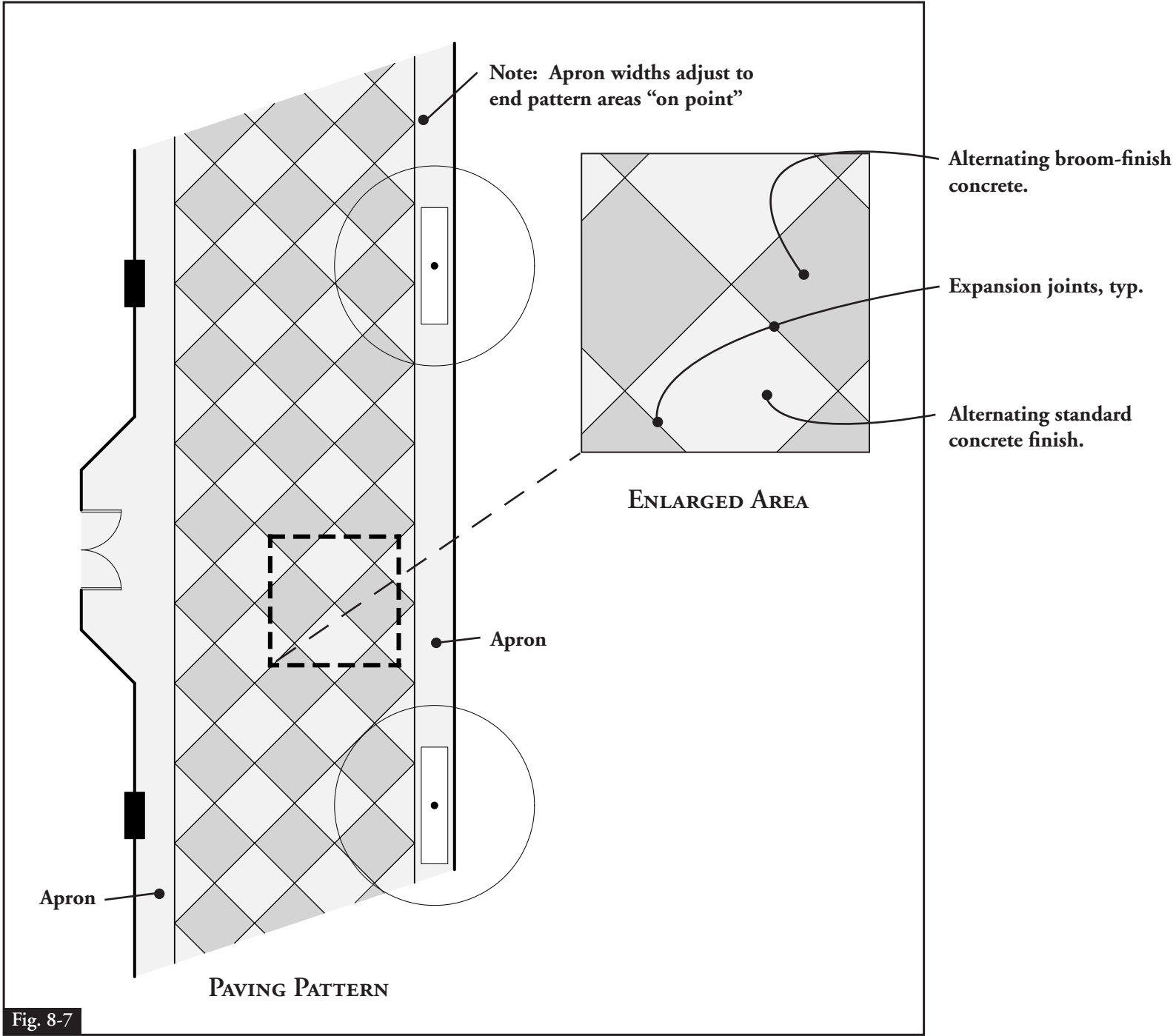


Fig. 8-7 Paving pattern for Neighborhood Center

Fig. 8-7

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The nighttime illumination of the Eagle Ranch Neighborhood Center site should help create a warm, inviting place while providing good color rendition of its visitors, objects and surfaces (9-1).

It is intended to facilitate safe and easy movement of pedestrians and automobiles by adequately illuminating sidewalks, crosswalks and roadways. It is also intended to reveal special architectural features and natural features that are important to the civic life of the center.

At the same time, care must be taken to minimize problems created by artificial lighting, such as unnecessary illumination, too much illumination, glare, and light pollution of the sky. Luminaires should be used that cast the light downward (“low-cutoff” luminaires) rather than outward (“broadcast” luminaires) in the Neighborhood Center. This lighting strategy also allows the internal lighting of the buildings and storefronts to project an undiluted character and charm to the street (9-2).

Four kinds of luminaires will be used for the Neighborhood Center site lighting. A pedestrian-scale, pole-mounted luminaire that is 12’-14’ high to illuminate walkways and parking lot edges. A wall-mounted version of this luminaire will be needed where a pole-mounted fixture cannot be accommodated. Higher, pole mounted luminaires will be needed for roadway and parking area illumination. These fixtures will be in the 25’ to 35’ height range. While the parking area lighting may be higher versions of the pedestrian-scale fixture family, the roadway luminaire may be arm-mounted in order to adequately illuminate the roadways and, especially, the crosswalks (9-3).

Specialty lighting may occur at unique conditions (9-4), such as the bandshell, sculpture, specialized landscape elements and occasional zones of inadequate illumination.



Fig. 9-1

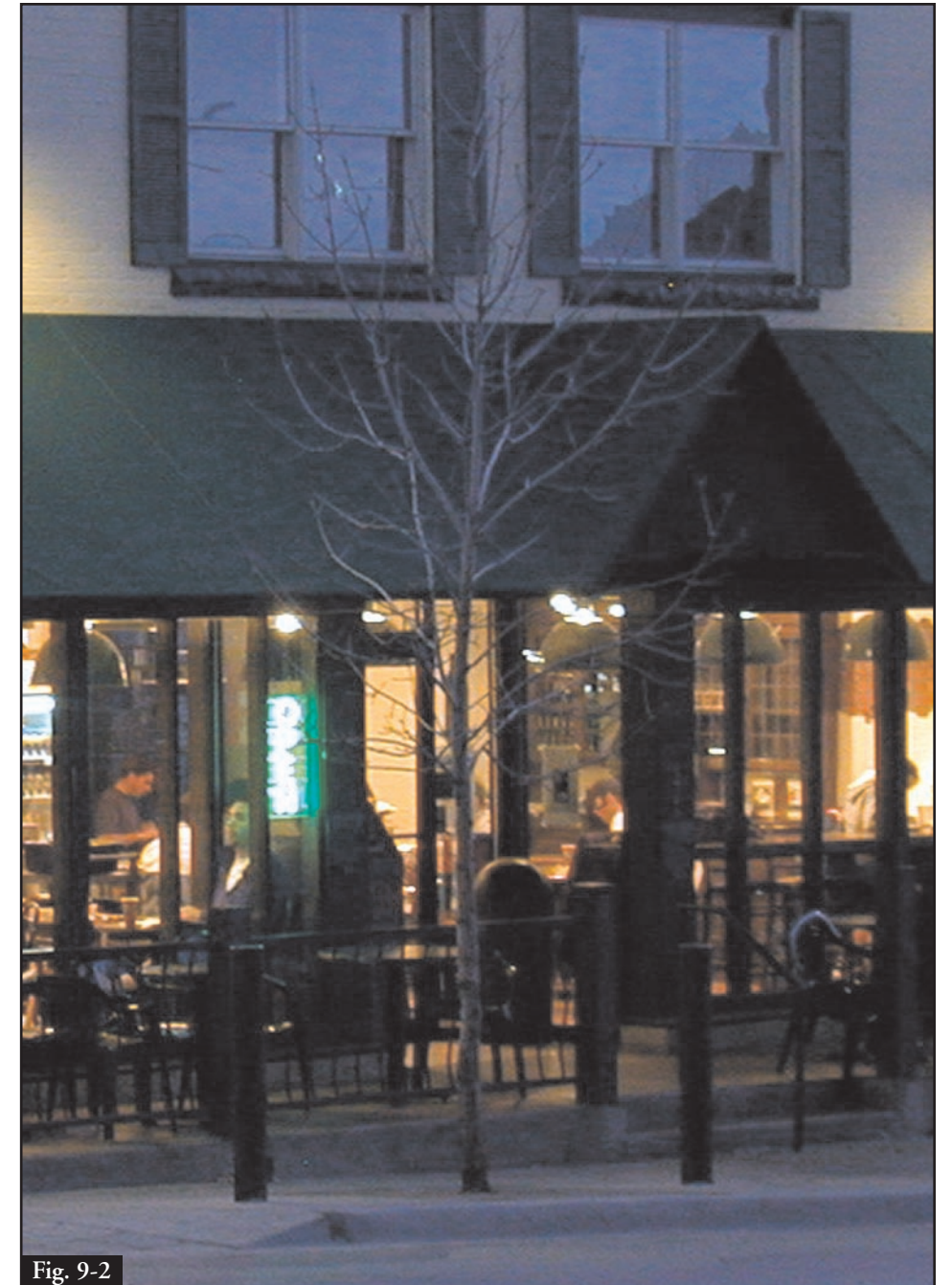


Fig. 9-2



Fig. 9-3

Fig. 9-1 Pedestrian scale luminaires should adequately light the visitors and walking surfaces without over-illuminating building facades.

Fig. 9-2 Adequately illuminated crosswalks are an effective way to create a safer Neighborhood Center

Fig. 9-3 Street lighting should allow storefronts to project their individual character (see also “Merchandise Zone Lighting,” page 18)

Fig. 9-4 Specialty lighting condition

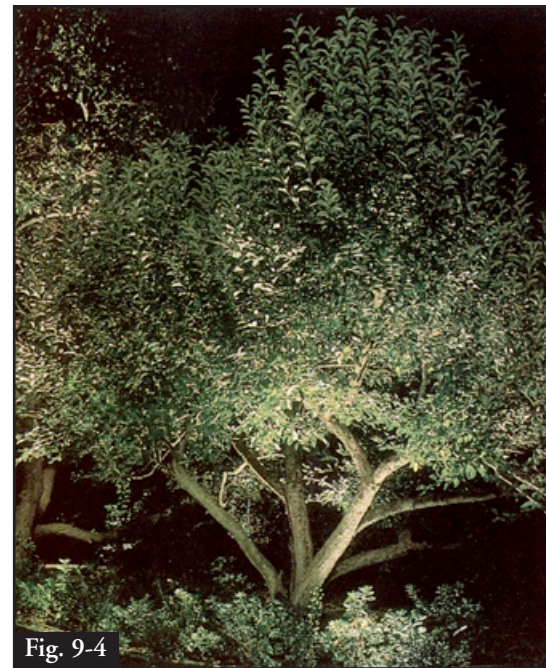


Fig. 9-4



Fig. 9-5a

Fig. 9-5 (a) Close up of pedestrian pole-mounted luminaire. (b) Pedestrian pole mounted luminaire. (c) Wall mounted luminaire.



Fig. 9-5b

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Trees, shrubs, and flowers are a universal beautifying language for places. There will be three general categories of plant material deployment at the Eagle Ranch Neighborhood Center: Street trees, ornamental displays and screen planting (10-3, 10-4). The developer will provide plant materials unless negotiated otherwise.

STREET TREES

Street trees can be planted along both sides of both Capitol Street and Brush Creek Road, since curb-side parking at these locations can help protect tree canopies from damage caused by large trucks. They help define the street edge, provide a visual continuation of the various architectural overhead elements, and add scale, interest and summer shade (10-2).

These trees shall be deciduous and hardy, with canopies that are not overly dense, in order to allow views and daylight to the upper levels of the street-side buildings. The caliper of these trees should range from 4" to 6" and the bottom of the canopies shall be no lower than 8' above the level of the sidewalk (10-1). This creates the vertical space necessary for both adequate clearance and visibility to the storefronts. Allowances should be made in the paving to provide street trees with tree grates of 4' x 8' or 4' x 10', depending on the mature size of the trees selected.

Locations of trees at intersections shall take into consideration site distance easements as required by local development codes so visibility of traffic will not be blocked.



Fig. 10-1

Fig. 10-1 Street trees must allow visibility to storefronts.

Fig. 10-2 These street trees have canopies that allow some visibility and light transmission. Their canopies are protected from trucks by parked cars.



Fig. 10-2

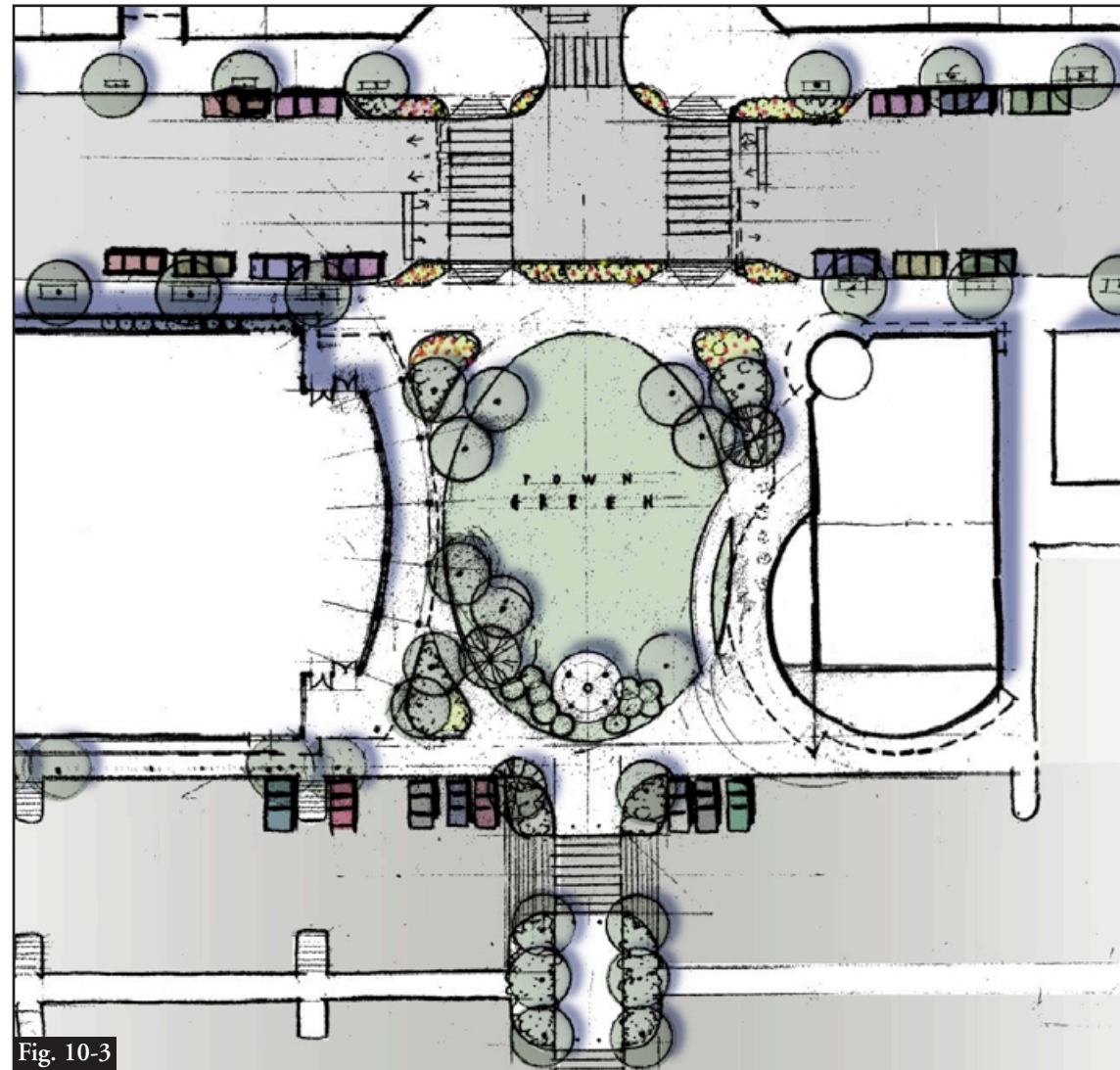


Fig. 10-3

Fig. 10-3 This partial plan includes a preliminary planting plan. Note the opportunities for street trees, ornamental and screen plantings.

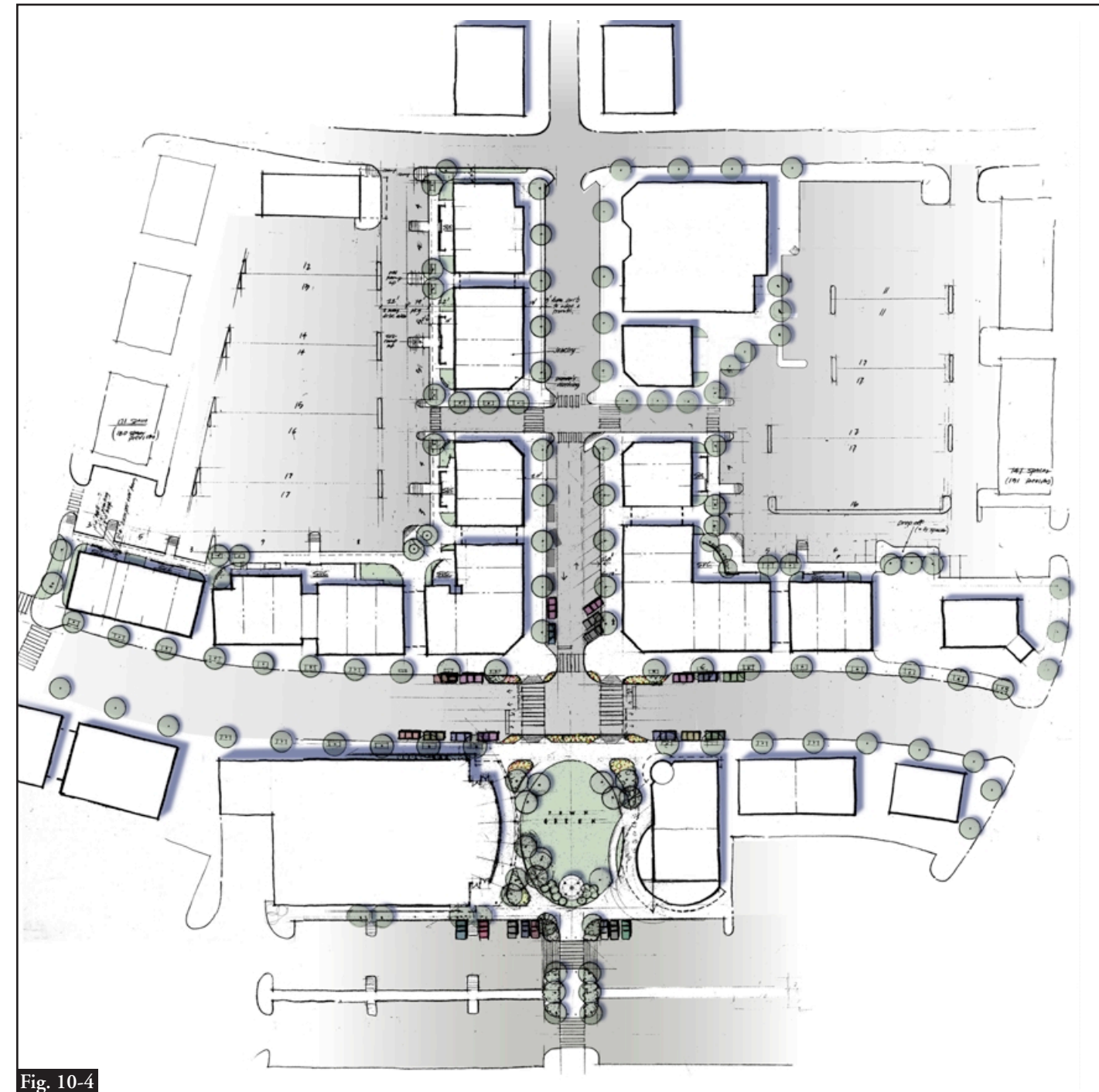


Fig. 10-4

Fig. 10-4 Preliminary planting plan for Eagle Ranch Neighborhood Center

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ORNAMENTALS

Opportunities exist to use plant materials to provide color and interest throughout the neighborhood center. These opportunities exist in the most visible locations, where visitors slow, pause or enter both streets and buildings (10-5). Street corners, the neighborhood green, the forefront of screen plant groupings and pots distributed throughout the center are all candidates for displays of the color and character provided by ornamental plantings.

In this context, ornamentals are intended to be lower plant materials, used as massings that range in height from 1' to 3.' They include annuals, perennials, grasses (10-6), or shrubs that flower, have colorful winter bark (10-7) or showy fruits (10-8).



Fig. 10-5



Fig. 10-8

Fig. 10-5 Annuals and perennials can be strategically located to provide maximum visual impact in spring, summer and early fall.

Fig. 10-6 Massings of ornamental grasses can add a level of interest and beauty to the center that visually relate to the surrounding indigenous field grasses.

Fig. 10-7 Colorful winter bark is a hallmark of native shrubs found along the banks of local rivers.

Fig. 10-8 Showy winter fruits can add color when other ornamental plants are dormant. The effects of ornamentals are often accentuated when backed by conifer trees.



Fig. 10-6



Fig. 10-7

SCREEN PLANTINGS

Screen planting arrangements should be utilized to obscure certain views, soften architectural surfaces and shape the edges of open spaces where necessary (10-9).

Such plantings frequently utilize conifer trees, but may include small deciduous trees, shrubs, climbers and ornamental plant materials. Successful screen plantings frequently rely on massing these various materials closely together. In these arrangements, conifer trees can also form the backdrops to more ornamental plant types as in figure 10-8. Similarly, screen plantings can also act as foundation plantings around buildings and other elements in the neighborhood landscape, such as sculpture, helping create a more successful visual transition to the ground (10-10).

Within the Eagle Ranch Neighborhood Center, screen planting arrangements should be used to soften and transition the windowless sides of the market, theater and similar walls (10-11). They should also be utilized to define the edges of the Neighborhood Green and help focus the eye on the bandshell as in figure 10-9.



Fig. 10-9



Fig. 10-11



Fig. 10-10

Fig. 10-9 In this view, screen plantings of deciduous and conifer trees provide visual containment, a perceived boundary to the open space.

Fig. 10-10 Foundation plantings help buildings transition to the ground.

Fig. 10-11 Conifers can be used to soften and transition large walls.

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The paving, plant materials and architectural screening used at the “back side” of the project - that which faces the larger parking fields - should be of such a quality and arrangement that visitors feel as welcome and comfortable as if they had entered from the street side of the project. Skillful deployment of screen walls, screen planting - as well as deciduous canopy trees - will be required to successfully shape the character of this side of the project areas of the buildings.

Service areas are to be placed at the backside of the buildings and are intended to contain and screen all service materials, containers, and activities from the retail neighborhood experience.

Each service zone shall have a 6' - 7' tall masonry screen wall with an opaque metal sliding access door. This wall shall act to screen dumpsters, containers, tools and materials from public view. The wall should be softened by evergreen climbers placed in the narrow planting bed located in front of the service wall enclosures (11-1). Screen plantings should also be used to block sight lines into the sides of the service areas.

A service ramp into the drive aisle shall be provided to allow for access to the dumpsters. The ramp should be placed on axis with the sliding door to allow easy rolling access for the dumpsters (11-2).



Fig. 11-1 Climbing plant materials can help soften architectural elements.

Fig. 11-2 Plan and elevation diagrams at service area.

Fig. 11-1

EAGLE **II** RANCH
 BACKS of BUILDINGS

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