



Design Guidelines

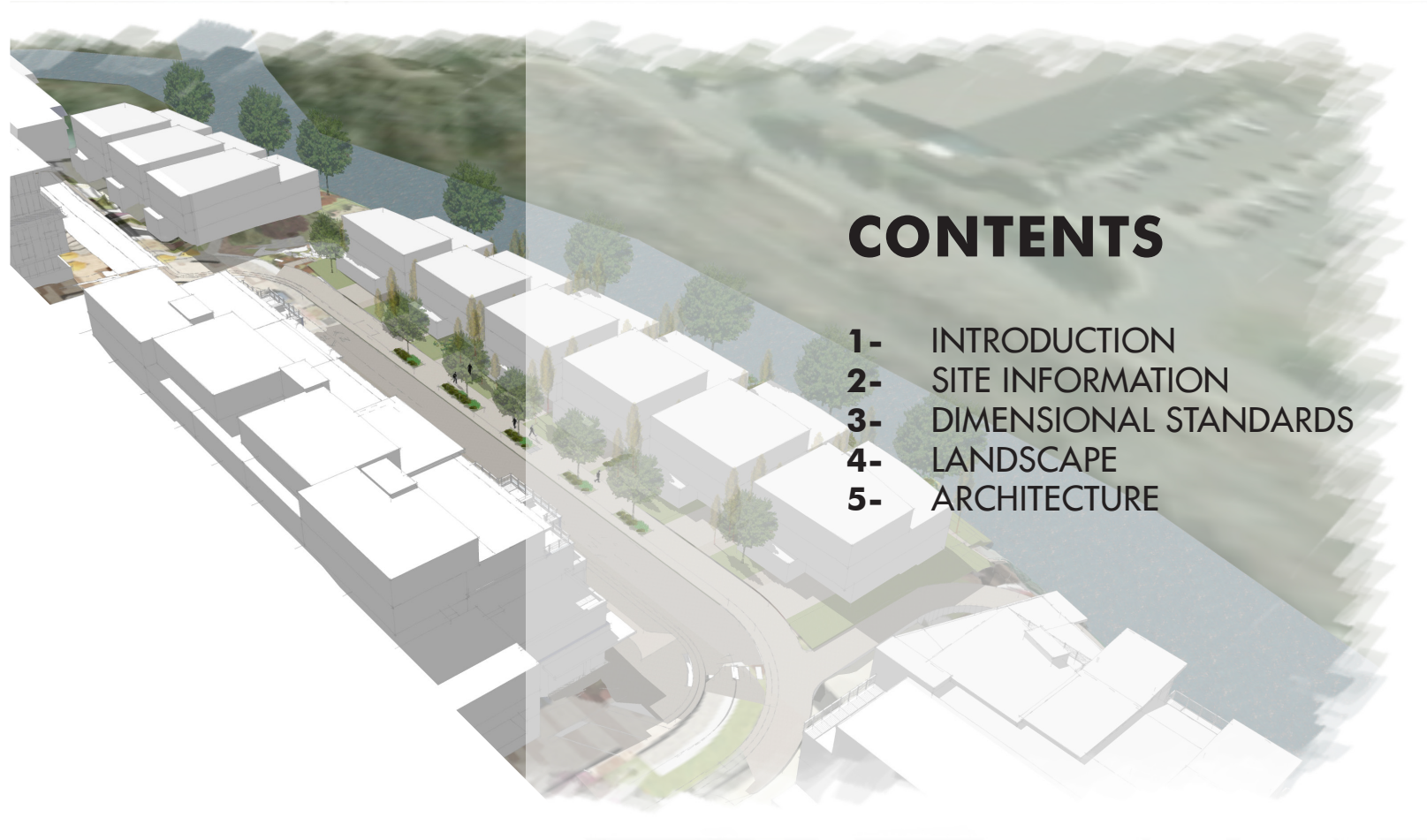
One-Family Residential
Subzones C1-C2

First Issue Date: **17, July 2020**
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4240

STEAMBOAT SPRINGS, COLORADO

40° 29.5' 92"N 106° 49'54"W



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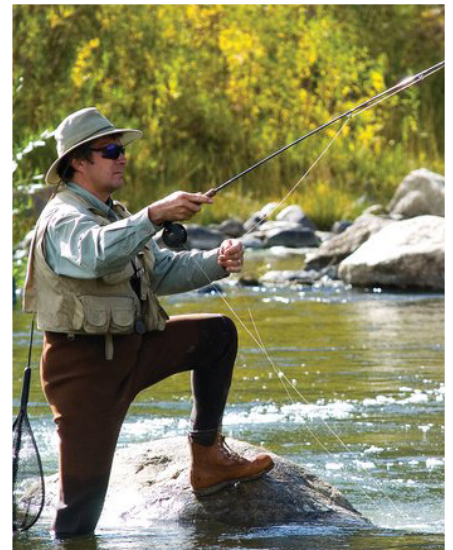
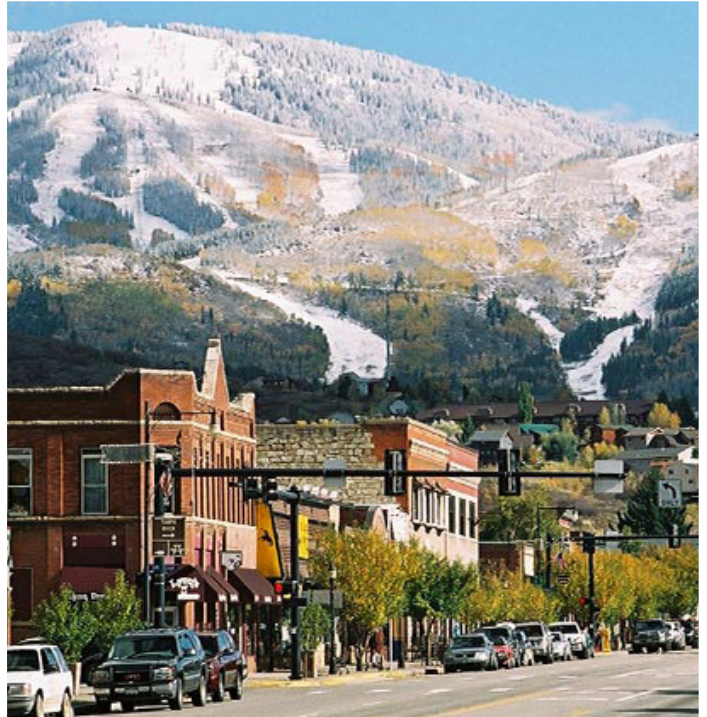
INTRODUCTION & OVERVIEW

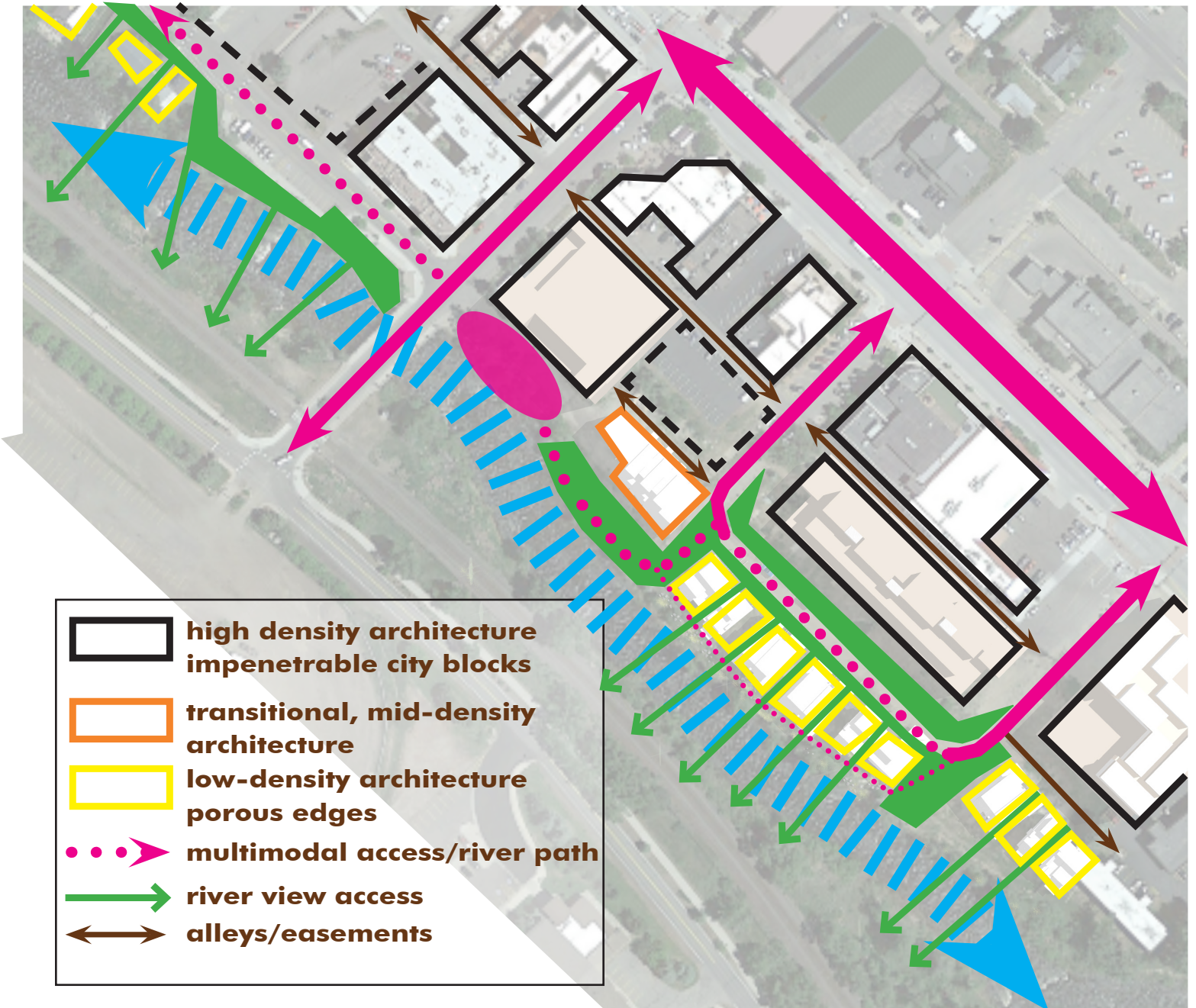
1.1 CONNECTION TO PLACE

The purpose for these guidelines are to establish a framework for the ability to create intimate scaled spaces, the massing of each building should break down into discrete volumes to express the residential unit modules housed within. These modules should express their connections to the natural environment through integration of architecture and landscaping.

The use of low-sloped sheltering primary roof forms, capture natural daylight and frame expansive views. The addition of flat roofs are a nod to the urban context in which these homes reside. Large expanses of glass allow for sunlit interiors, and lead to outdoor balconies, both elements serving to reflect the idiom of outdoor living in the Colorado Mountains and the American West.

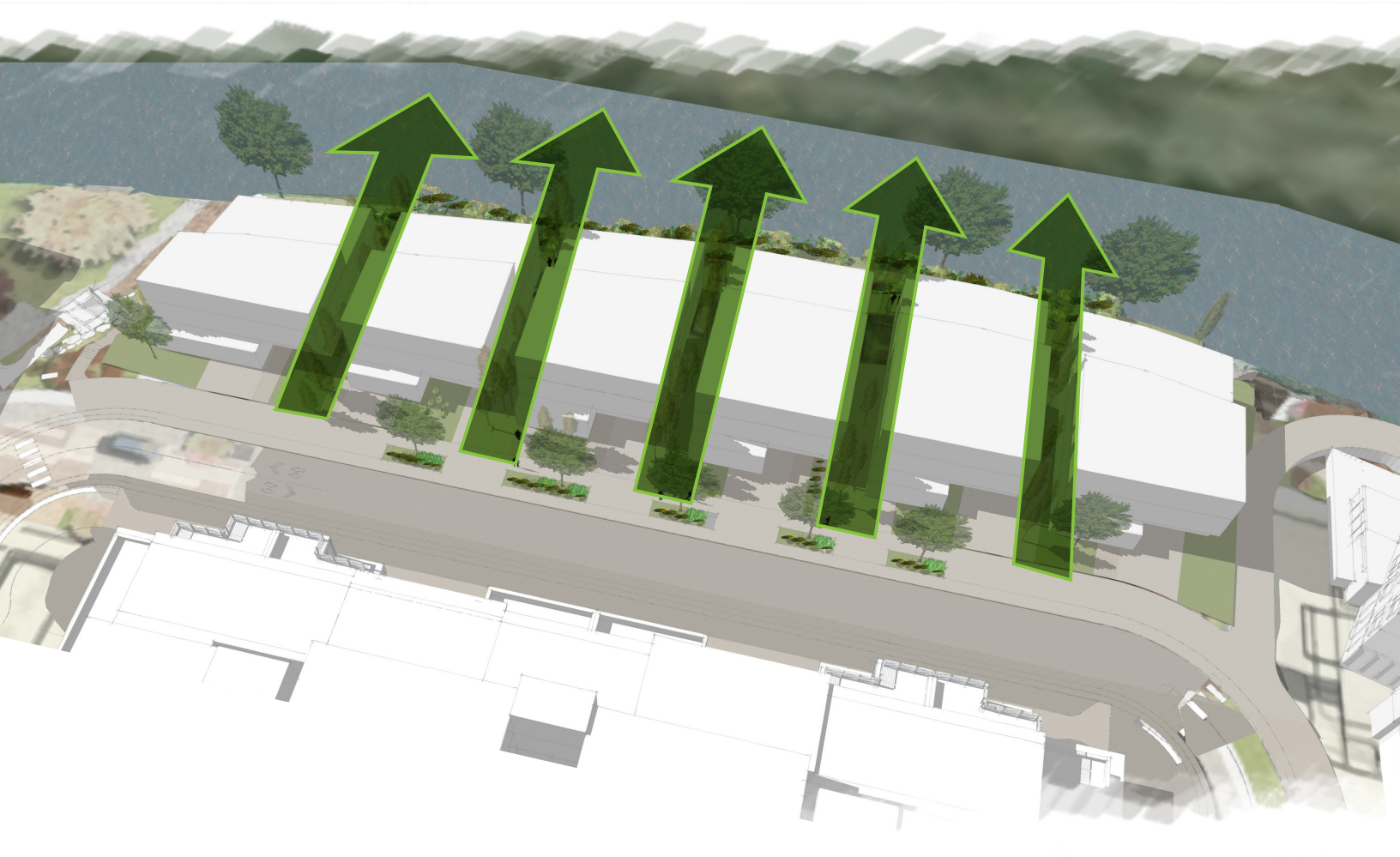
Exterior materials will be selected to reflect an urban mountain setting. The exterior will be textured and varied in color and material while in alignment with the mountain modern character of RiverView, and form derived by the setbacks and guidelines described by the PUD, CDC, and this document. A contemporary mountain urban design will include diversity of building form that takes formal cues from the “urban district meets mountain” setting. Ultimately, the projects will embody a sustainable and environmentally friendly design.





1.2 DOWNTOWN STEAMBOAT CHARACTER

Consistent with the greater fabric of Downtown Steamboat, the low density of the One-Family single family homes borders the Yampa, providing a porous edge allowing the riparian environment into the RiverView core.



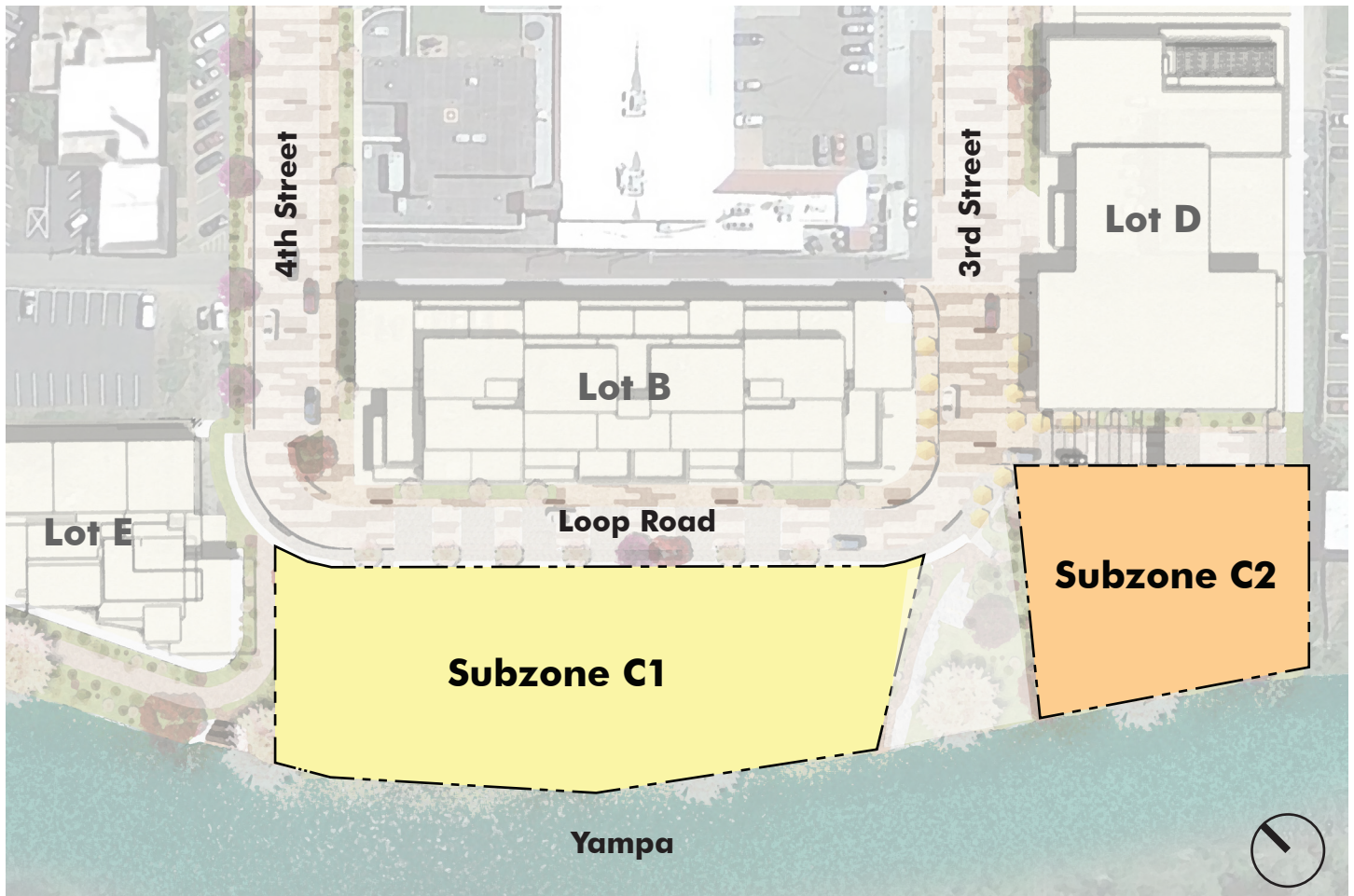
1.3 RIVER CONNECTION

Ultimately, solutions grow from place. The design of the home should embrace the flows of the river and mountain topography, appropriately blending the built environment with nature and surrounding community.



1.4 BASIS OF DESIGN

The objective of these guidelines is maintain design elements from the previously presented and approved Duplex FDP (**4.13.2018**), but to allow for One-Family Residential Development (currently a Conditional Use within PUD Use-Matrix). These design elements include requirements for roof forms, the connection to Loop Road, and the use of building mass and form. Additional design criteria and standards have been implemented in this document to take effect if One-Family Residential Conditional Use is implemented. This is to ensure a cohesive character and quality are maintained throughout the development of the home sites.



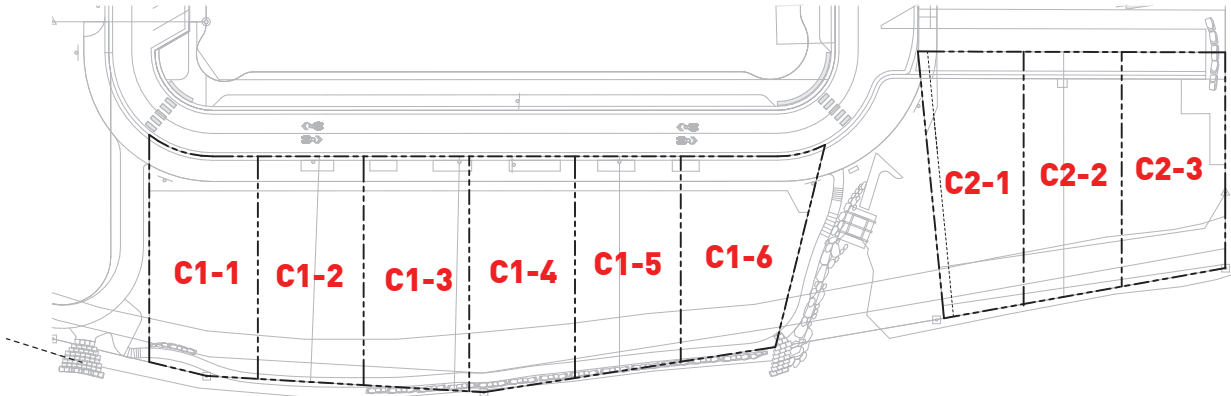
1.5 RIVERVIEW PUD

The home sites are located within the RiverView PUD. The master plan consists of sites of varying scales and uses. Subzone C is located adjacent to the Yampa River and is designed to be the least dense of the RiverView sites. Connection to both the Yampa River and Downtown Steamboat Springs provide an opportunity for both the resident home site and lifestyle.

The design of the one-family residences must reflect the requirements within the stated codes, and also attain approval by the RiverView Architectural Review Committee (RARC) appointed by the RiverView Property Owners Association or the RiverView Metropolitan District.

1.6 DESIGN GUIDELINES

The purpose of this documents is to not only be used to establish a unified community of homes that align with the design goals for RiverView visually, but also to identify areas where unique design expression and building form may be leveraged (views, landscape, scale, and personal expression). Additional information and design requirements are defined within the Steamboat Springs Community Design Code (CDC), and RiverView PUD.



2.1 SITE DESIGN STANDARDS

2.1.1 BUILDING LOCATION & ENVELOPE

The buildings shall be located per the dimensional standards on the approved PUD.

2.1.2 ALLOWABLE BUILDING AREA

The PUD establishes the maximum allowable square footage of the structure.

2.1.3 GRADING

Overall development site grading has been determined and approved for the Riverview Subdivision and is on record with the City of Steamboat Springs. Each home site will need to be in conformance with the approved overall site grading, with attention to maintaining adjacent lot grading. Minor grading changes may be approved by the RARC and the City of Steamboat Springs.

If grading changes are proposed to an individual lot, the following must be considered in connection with any approval by the RARC:

- Site grading should be limited to the minimum amount necessary to facilitate the integration of a home, driveway and related improvements with the site.
- Grading should be a combination of cuts and fills designed as an extension of existing topography on the site and retaining walls as may be

necessary.

- All disturbed slopes shall be re-graded to blend into the natural site conditions and shall be re-vegetated per the Landscape standards.
- Site grading outside of the building envelope or the limit of clearing is only permitted for the installation, maintenance, repair, replacement of utilities, driveways, and drainage, and shall be completed only with prior approval from the RARC.

2.1.4 DRAINAGE

Overall development site drainage has been approved for the Riverview Subdivision and is on record with the City of Steamboat Springs. Each home site will need to be in conformance with the approved overall site drainage, with attention to maintaining adjacent lot drainage. Minor drainage changes may be permitted to each home site, subject to the approval of the RARC.

If drainage changes are proposed to an individual lot, the following must be considered in connection with any approval by the RARC:

- In order to integrate drainage improvements with the natural landscape, headwalls, culverts, and similar drainage structures must be avoided as often as design will allow.
- New drainage ways should be designed to appear like a natural drainage.
- New drainage may not be discharged onto

an adjacent lot.

Natural drainage courses should be protected during construction and, to the extent feasible, natural drainage courses should be maintained. New drainage ways must appear integrated to the natural landscape and blend with new landscaping.

2.1.5 RETAINING WALLS AND LANDSCAPE WALLS

Retaining walls may be required on each home site in order to maintain the existing site topography and provide subjacent support for areas above the site. The following requirements must be adhered to when constructing retaining walls:

- Retaining and landscape walls should be designed as an extension of the home or as an extension of the natural landscape. The top and ends of walls should be designed to blend with natural contours to visually tie the wall to the surrounding land forms.
- Walls are to be constructed with natural boulders or concrete walls with stone veneer. Other retaining wall materials will be at the discretion of the RARC.
- Walls should generally not exceed four (4') feet in height. At the discretion of the RARC and City Planning Dept., walls in excess of four (4') feet are prohibited unless stepped or terraced with a three-foot landscape bench to separate the two 4' sections.

The use of landscape walls is limited to establishing privacy around outdoor spaces, providing an edge between formal landscaped areas and natural landscape areas, and defining outdoor living spaces such as courtyards and patios. All landscape walls shall be located within the building envelope.

Side Lots:

Due to the small five foot building easement from the side property lines of each lot, in the event

construction will take place next to a lot with a completed building on it, the owner and builder for the newest construction will be responsible for protecting the structural integrity of the adjacent home by implementing proper shoring established by a Colorado licensed and insured professional engineer. In addition, each property owner and builder shall provide a side lot finish grade that matches the existing grade before the start of the project, except for the added drainage swale between buildings.

2.1.6 DRIVEWAYS, PARKING AREAS AND GARAGES

In all cases, driveway alignments are to minimize site grading and visual impacts. All driveway locations will be approved by the City of Steamboat Springs through the building permit process. Driveway widths and grades are also approved during this permitting process.

The design of driveways and parking areas that do not incorporate snow melt systems should anticipate the need for snow removal. Driveways will allow standard concrete or colored concrete or unit paving materials that complement the building materials palette. The project will not allow asphalt driveways, stamped concrete or color tones that don't match the architectural palette.

Each home shall contain a minimum of two (2) parking spaces enclosed within a garage.

Owners are responsible for adhering to all City of Steamboat Springs guidelines regarding snow removal.

2.1.7 OUTDOOR LIVING SPACES

Outdoor living spaces can provide an effective transition between a home and surrounding patio. Terraces, verandas, patios, porches, courtyards, paths, walkways and other similar on-grade features should be an integral element of the design of the home and the landscape by blending with the surrounding elements.

Appropriate materials for outdoor living space shall be consistent with materials used on the residence.

2.1.8 OUTDOOR FIREPLACES

Fireplaces on the exterior of homes or as an integral part of a landscape/patio design may be approved by the RARC if they meet the following criteria:

- They are fueled by gas. NO wood-burning or other similar materials will be allowed.
- They are deemed to be an integral part of the overall home design as presented to the RARC by the applicant.

Based on the City of Steamboat Springs Regulations, under no circumstances will outdoor wood-burning fireplaces, open fire pits or other emission causing units be approved or allowed. Any proposed outdoor fireplaces should be submitted during the Sketch Plan Review phase.

2.1.9 LIGHTING

Light pollution is an ongoing issue that the residents of Steamboat Springs have tried to mitigate with voluntary and municipal regulation. Properly designed exterior lighting can have a minimum adverse impact to the environment and still do its job well, with the following considerations:

- All lighting shall be designed in such a manner that illumination is confined to the home site and adjacent properties are protected from the direct glare from the fixture.
- Outdoor lighting shall be the minimum necessary for safety and shall be focused downward.
- Appropriate uses of exterior lighting include low-level landscape lighting to define walkways, patios or other outdoor features immediately surrounding a home. Lighting the exterior of a building as an accent or for any other reason is prohibited.
- All light emitted from light sources on a building lot shall be directed within the building lot.

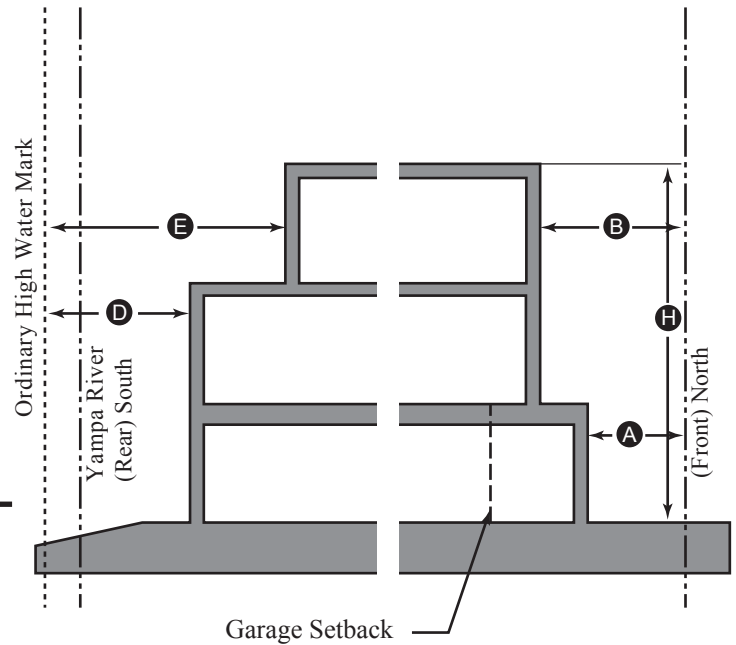
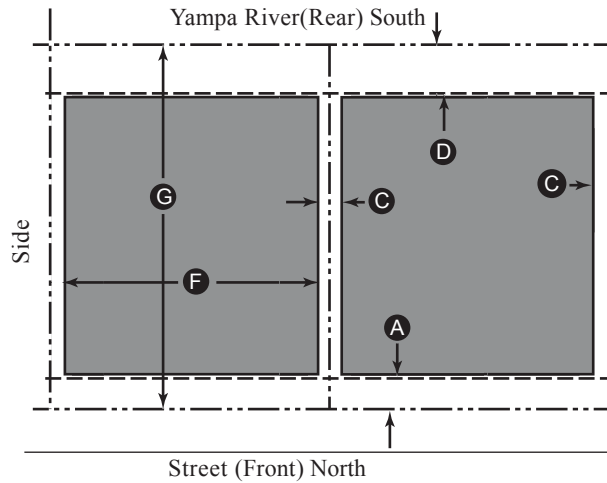
- All lighting must be in compliance with the City of Steamboat Springs Development Standards.

The RARC may approve limited lighting along a driveway if deemed necessary for safety purposes. In all cases, exterior lighting shall have indirect light sources with full cut-off fixtures. Fully shielded lights are required—this means no light emitted above the horizontal. Materials used for light fixtures should have a dull patina such as cast bronze or other similar anodized metal.

Care should be taken that each light fixture is positioned carefully. Avoid fixtures that cause glare. Strive instead for uniformity of illumination, avoiding hot spots. Be especially careful not to intrude on your neighbor with light from your home.

SUBZONE C DIMENSIONAL STANDARDS - ONE FAMILY RESIDENTIAL

References to the CDC are to the Steamboat Springs Community Development Code effective January 1, 2018, as amended ("CDC"). The permitted uses, development and design standards, dimensional standards and other zone district standards in the CDC applicable to the CY-1 zone district shall apply to Subzone C, except as modified by this Ordinance. **Note: Modified Subzone C Dimensional Standards applied only for One-Family Residential Use*



Key

- ROW / Property Line
- Setback Line
- Building Area

Building Placement

Setback (Distance from ROW/Property Line)

Front

Principal Structure:

up to 14'	22' min.	A
up to 14' at garage	32' min.	
up to 14'	47' max.	

above 14'	27' min.	B
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Accessory Structure	27' min.	
Decks and porches	17' min.	

Side

Principal Structure (each side)	5' min.	C
Accessory Structure	5' min.	
Decks and Porches	5' min.	

Rear**

Principal Structure up to 24'	30' min.	D
Principal Structure above 24'	55' min.	E
Accessory Structure	15' min.	
Decks and Porches	10' min.	

Lot Size

Width	25' min.	F
	380' max.	

Depth	no min.	G
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Lot Area	3,000 sq. ft. min.	
	81,000 sq. ft. max.	

Building Form

Height*

Building Height***

Overall Height	36' max.	H
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Other Standards

Building Intensity

Lot Coverage	50% max.
Floor Area Ratio	1.25 max.

Density

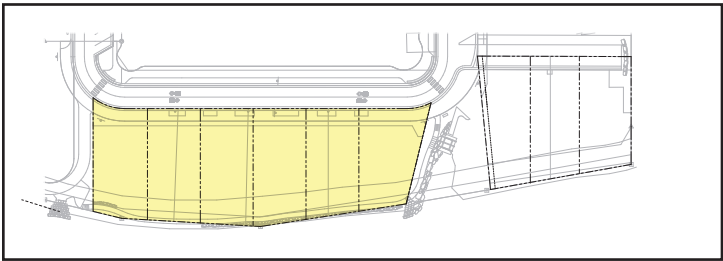
Units per lot	1 unit/ lot min.
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* The above diagram is not intended to illustrate how height is measured. Please see the diagram in Chapter 26-801.O for an illustration of how height is measured.

** Rear setbacks are from ordinary high water mark not from property line.

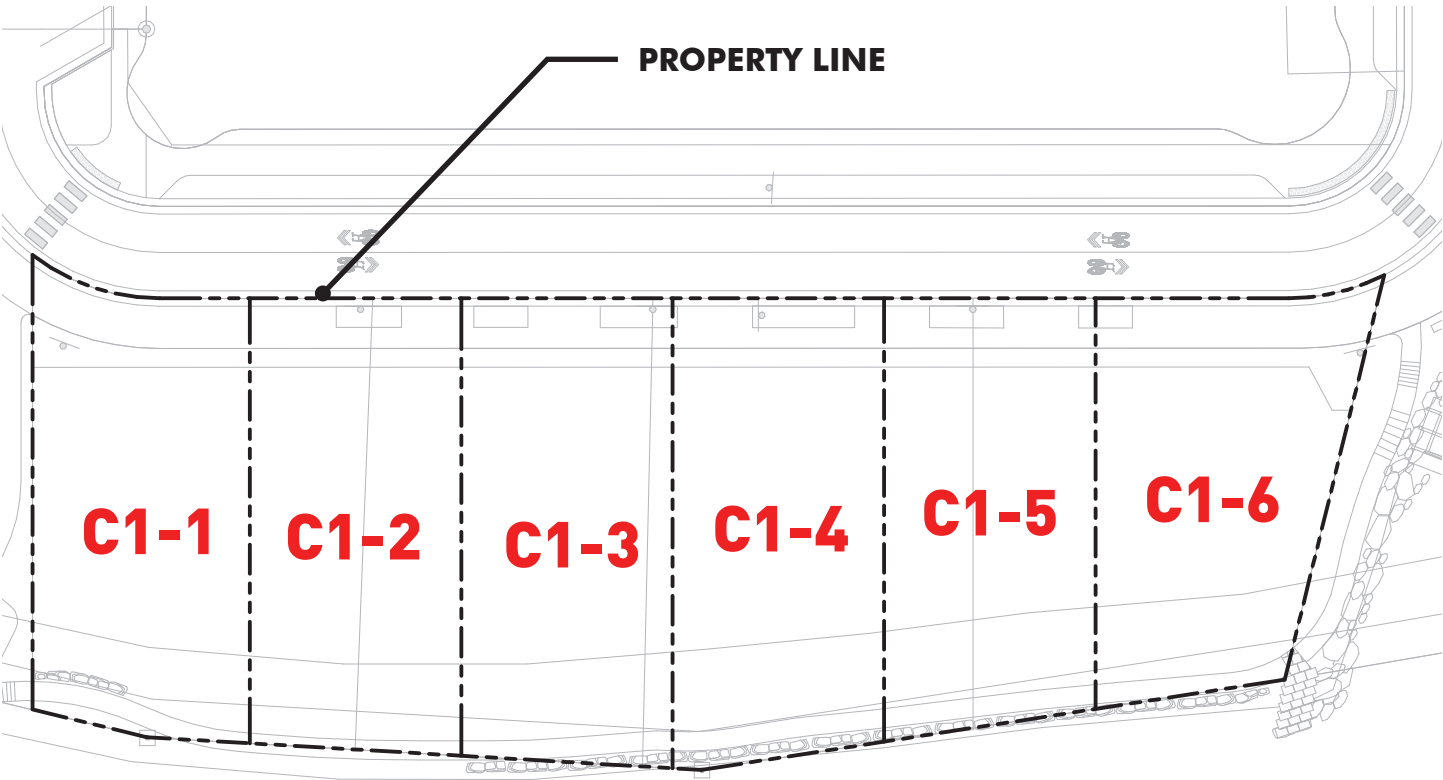
*** All homes must be a minimum of 2 stories in height.

SUBZONE C1 LOTS



KEY PLAN

3.1.1 SUBZONE C1
The larger of the 2 subzones consists of six (6) lots, ranging from +/- 6,100 - 6,600 SF

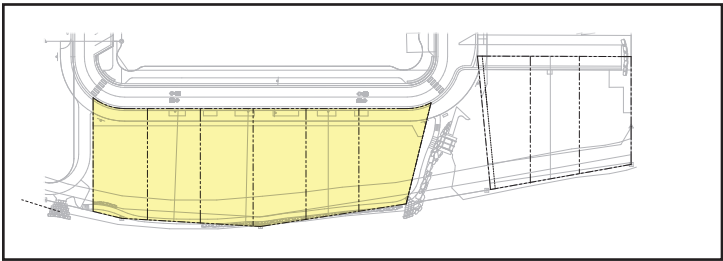


SUBZONE C1 - ZONE LOTS

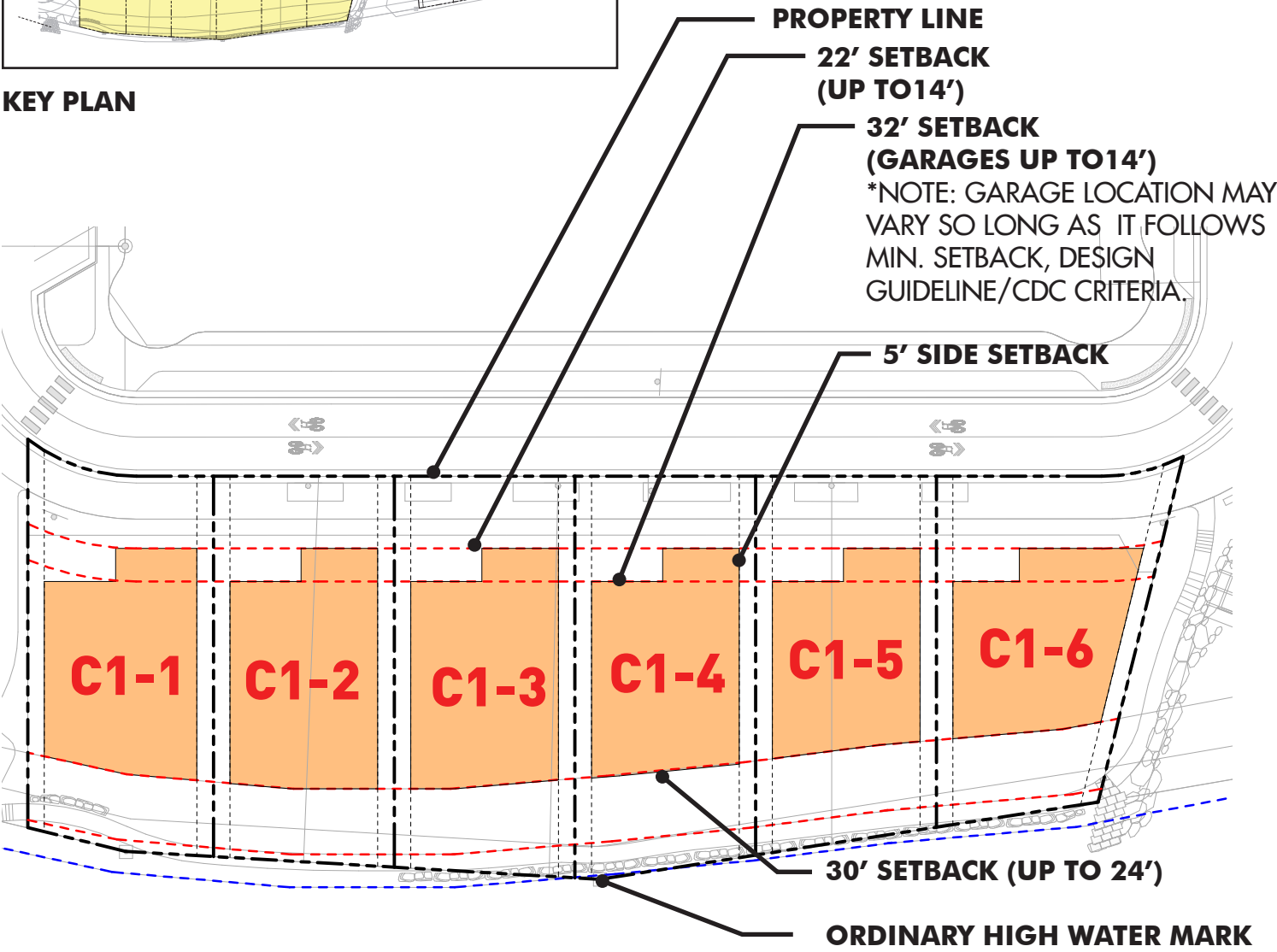


NOTE: Refer to Plat for Lot dimensions and areas.

SUBZONE C1 LOTS



KEY PLAN



SUBZONE C1 - SETBACKS 0'-14' BUILDING HEIGHT

0' 25' 50' 100'



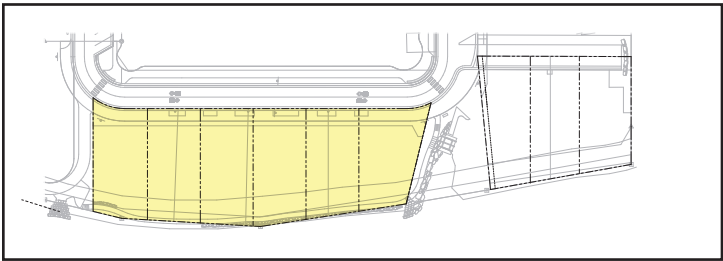
3.1.2 GROUND LEVEL SETBACKS

FRONT setbacks from the Loop Road differ between minimum requirements for building entry and garage. Garage locations may vary by home (diagram above shows an example of a 2 car garage). Build-to requirement for the building frontage is detailed within the PUD, this standard is to ensure a consistent building frontage along the Loop Road

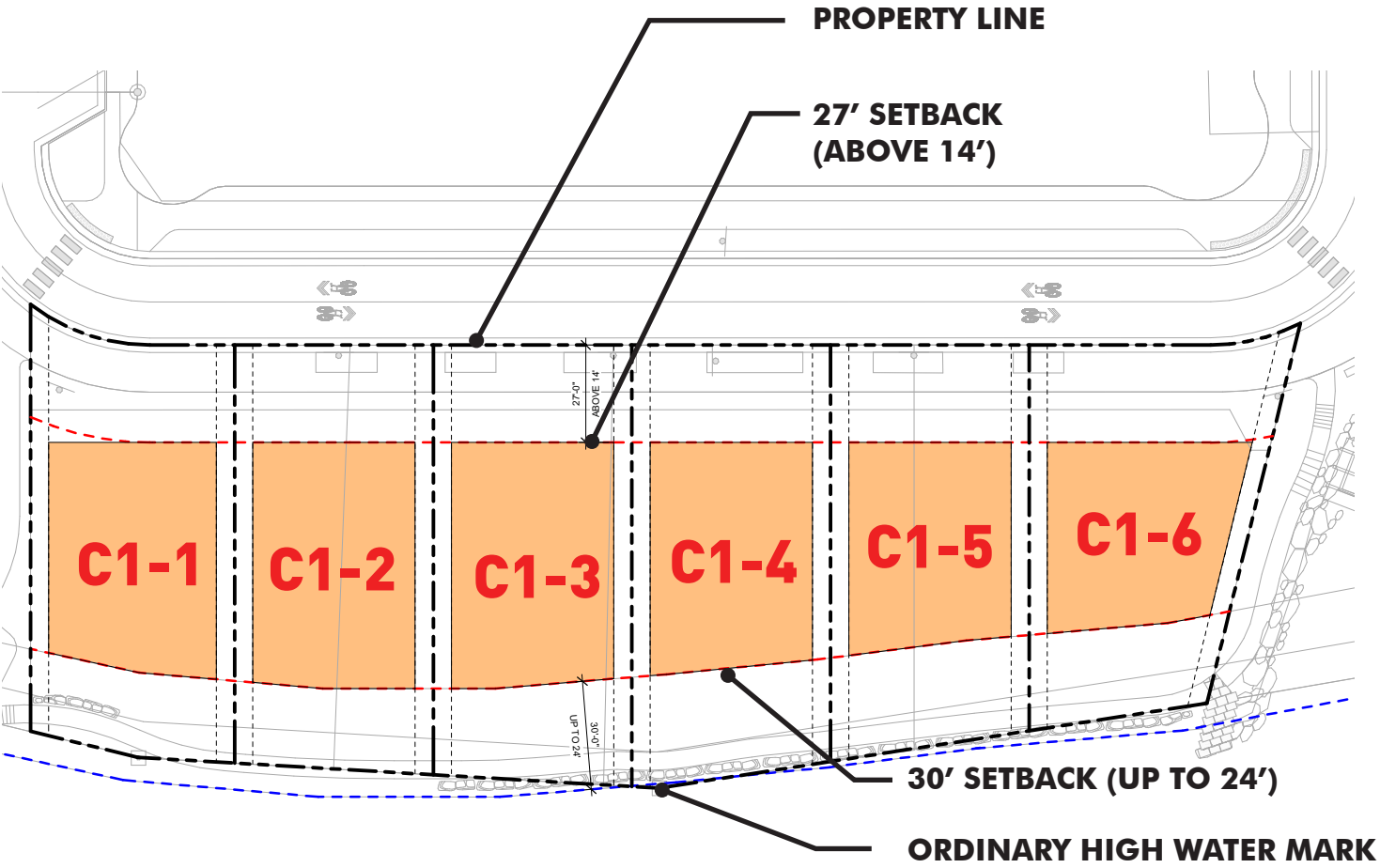
and can be applied to either garage or building entry

SIDE setbacks ensure home design does not interfere with visible access to the river. Fences are exempt from side setback requirement.

SUBZONE C1 LOTS



KEY PLAN



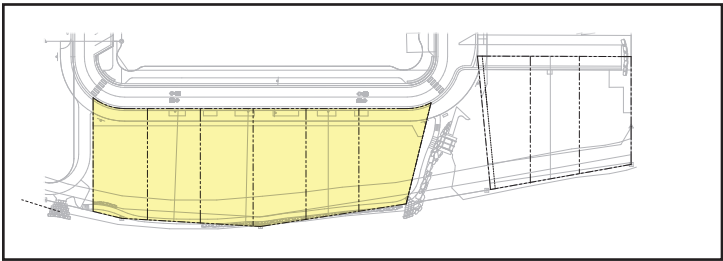
SUBZONE C1 - SETBACKS 14'-24' BUILDING HEIGHT

3.1.3 14'-24' BUILDING HEIGHT SETBACKS

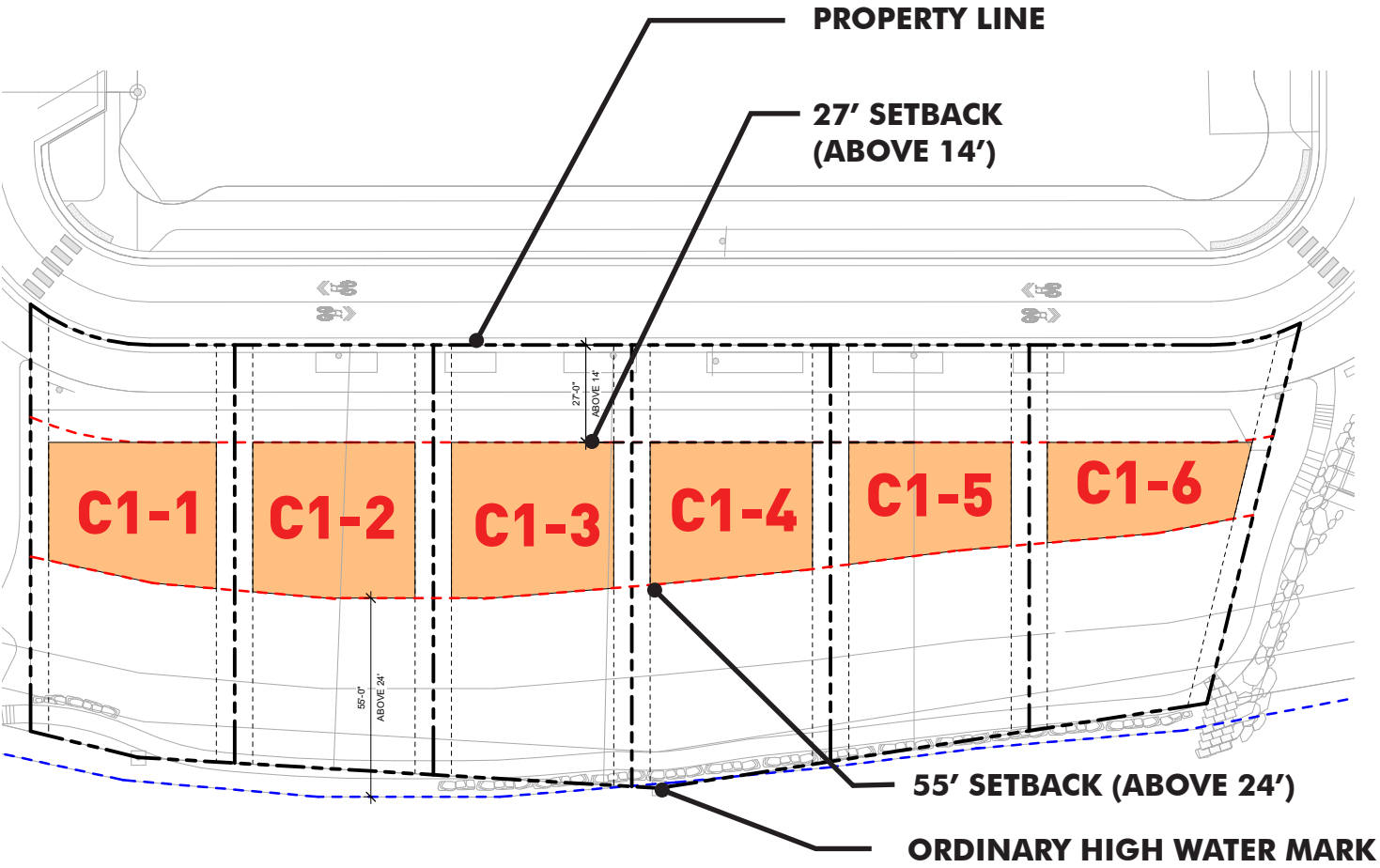
Setbacks for this "zone" of the building massing shown above are required when the height of the structure is above 14' along the front (plan North), and between 0'-24' along the rear (plan South/ River Frontage). Refer to Community Development Code for rules of measure to determine building height.



SUBZONE C1 LOTS



KEY PLAN



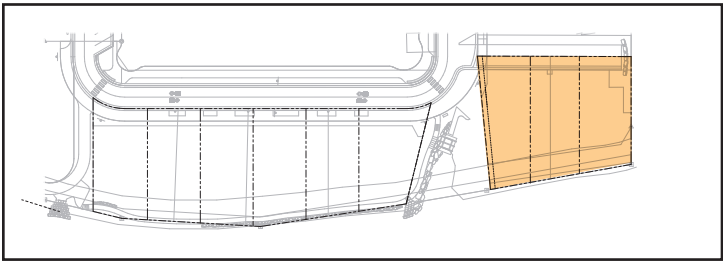
SUBZONE C1 - SETBACKS 24'-36' BUILDING HEIGHT



3.1.4 TOP LEVEL SETBACKS

For buildings reaching maximum building height, additional setbacks are required along the rear of the building. This is required to pull taller building masses away from the river, while maintaining the ability to maintain taller masses along the urban edge to the North.

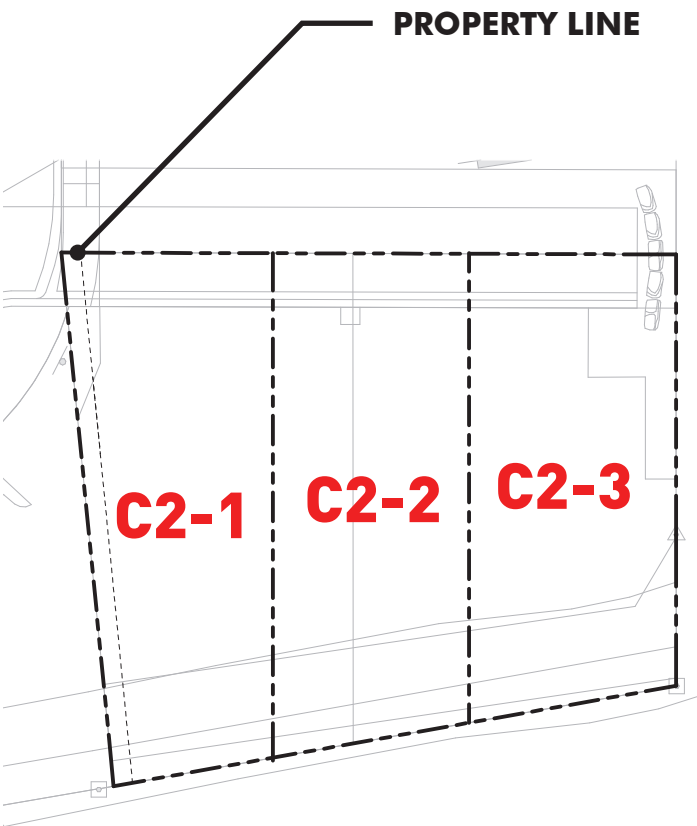
SUBZONE C2 LOTS



KEY PLAN

3.2.1 SUBZONE C2

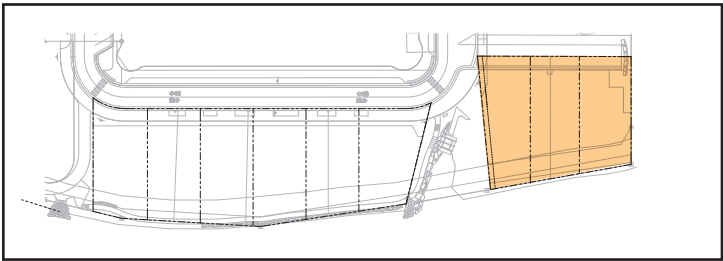
The smaller eastern most subzone consists of three (3) lots, ranging from +/- 6,300 - 6,500 sf (refer to plat for lot dimensions and areas)



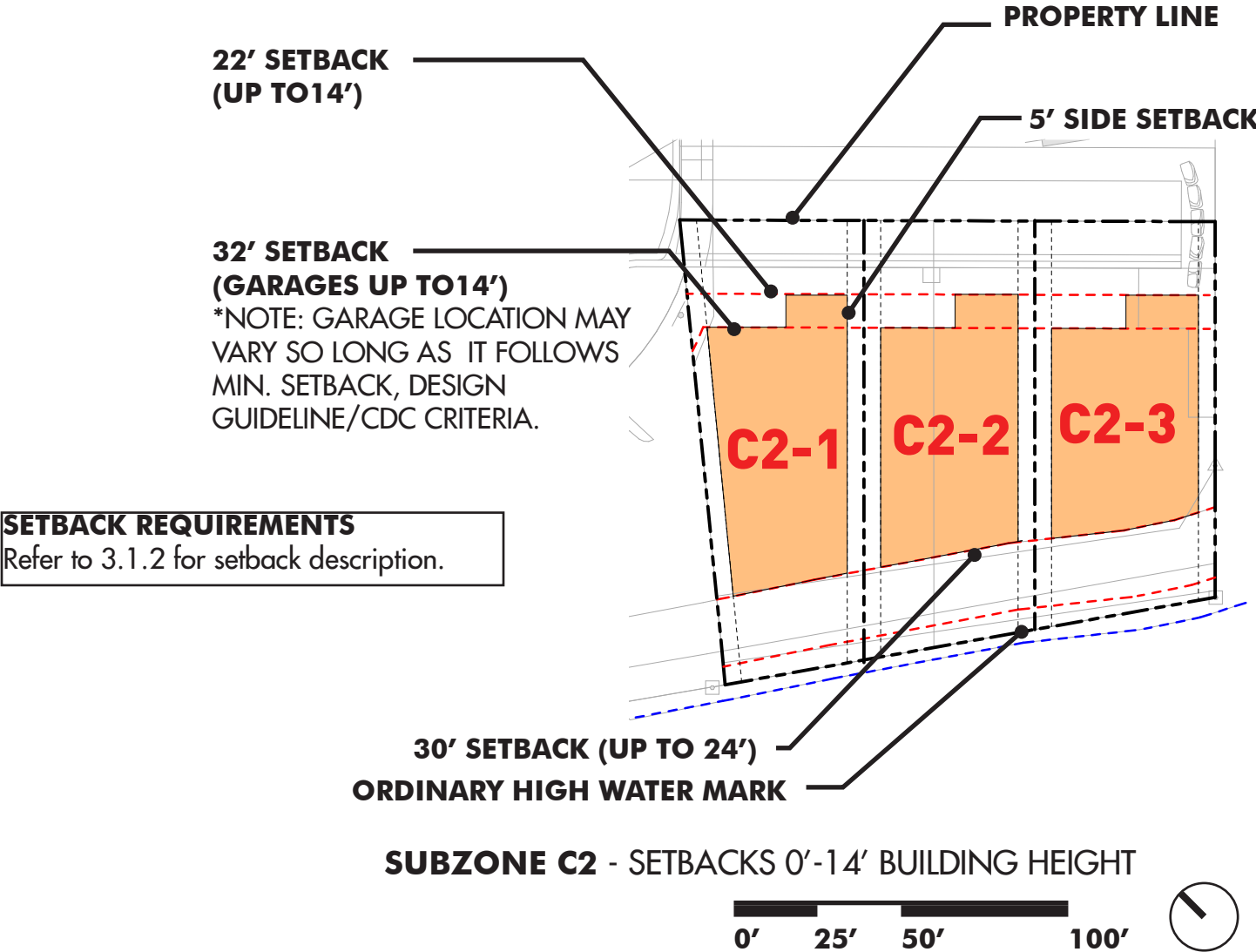
SUBZONE C2 - ZONE LOTS



SUBZONE C2 LOTS

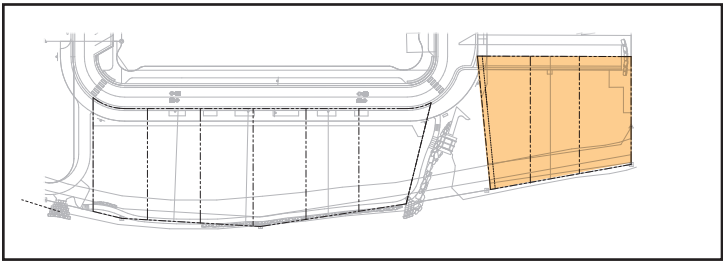


KEY PLAN

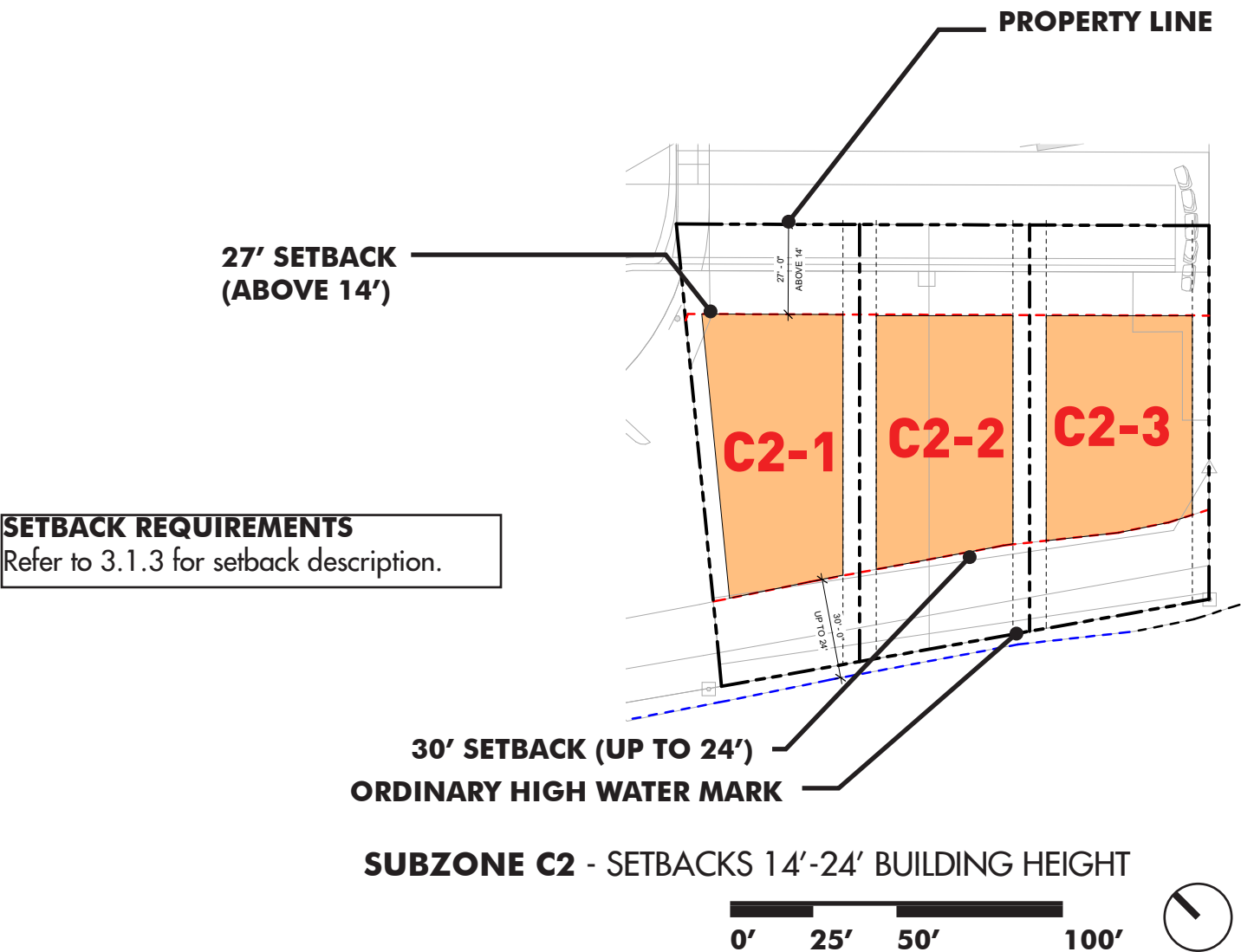


SETBACK REQUIREMENTS
Refer to 3.1.2 for setback description.

SUBZONE C2 LOTS

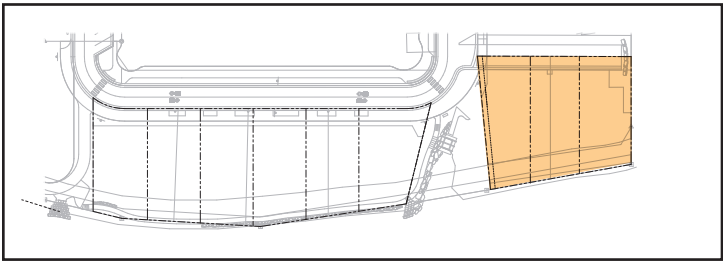


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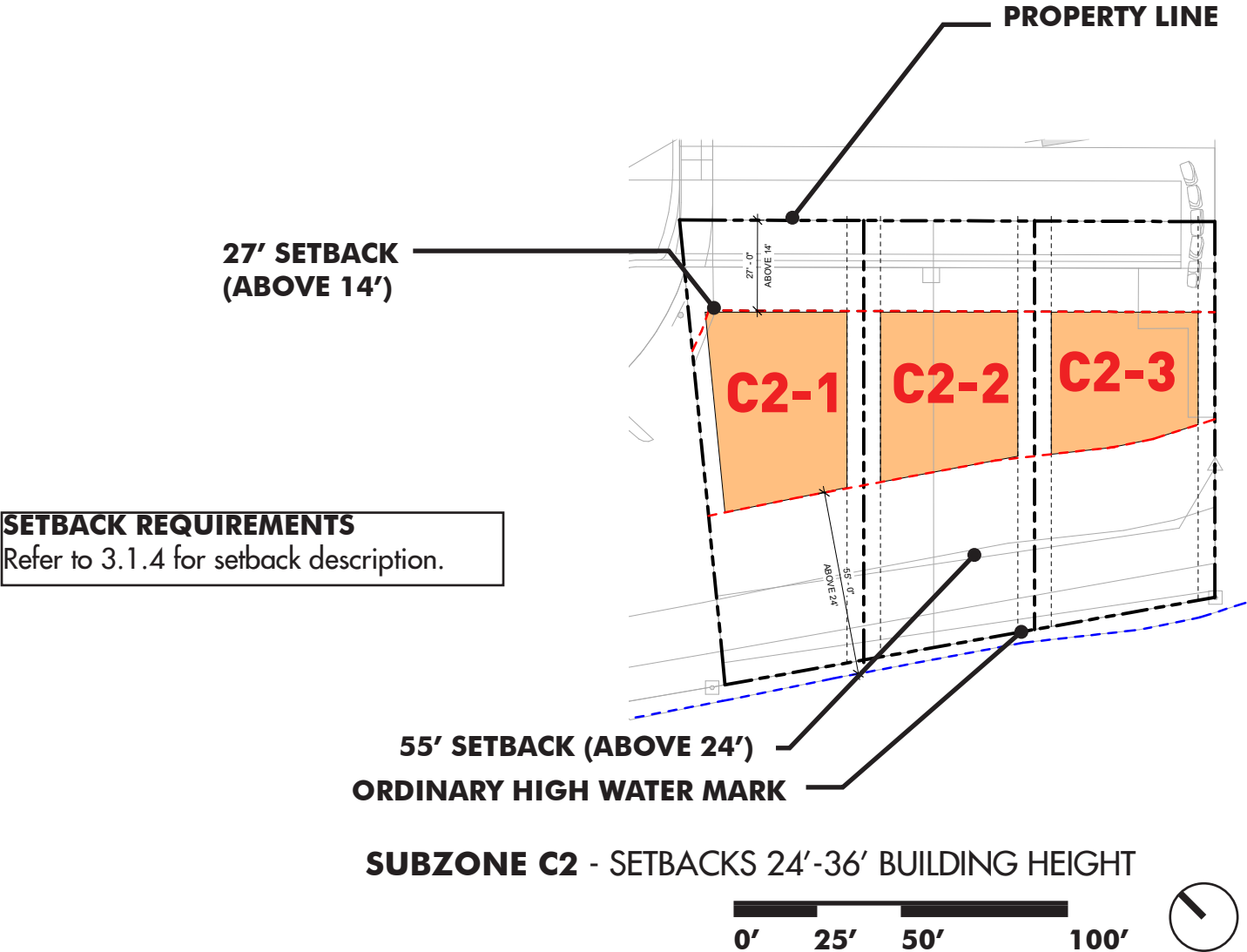


SETBACK REQUIREMENTS
Refer to 3.1.3 for setback description.

SUBZONE C2 LOTS



KEY PLAN



LANDSCAPE STANDARDS

4. LANDSCAPE DESIGN STANDARDS

This section establishes guidelines and standards for landscaping related to the development of each home site.

The goal of the landscape design standards is to ensure the natural integration of the home to the site and surroundings area in downtown along the Yampa River.

4.1 LANDSCAPE STANDARDS

All landscape designs shall be prepared by a landscape architect and plans will be of a quality acceptable to the RARC. The RARC reserves the right to reject plans that are deemed unreadable or do not allow for a clear translation of the proposed finish landscape. The intent of these standards is to direct the Owner toward water conserving xeric landscape indicative of the native landscape and plant material of the Yampa Valley. The goal of these standards is to reinforce the integration of homes and related improvements with the natural setting. In order to achieve this goal, all landscape improvements should blend with the approved landscape theme of the RiverView Subdivision. Landscape design that emphasizes property lines is discouraged with the goal being a final seamless landscape from home to home, and to the river. Within this framework, landscaping can be used to frame and protect views, screen service areas, define outdoor spaces, enhance existing vegetation, restore disturbed areas and add visual interest, texture, and variety to the home.

LANDSCAPE MATERIALS

Plant materials should be grouped in an irregular, informal pattern. Planting materials in straight lines, such as hedges or arbitrarily uniform spacing is not permitted and cannot obstruct vehicular site lines.



To the extent feasible, the design of homes and improvements should preserve as much as possible the existing vegetation and sitework previously constructed. Planting of disturbed areas along the public Right of Way, along the river trail easement, and other common areas previously developed with the must reconstructed to meet the City-approved plans for the RiverView Public Improvements. This planting plan was specifically designed to integrate the vegetation of the development with the Yampa river valley.

Plant materials used in areas around the home that are visible from adjoining homes and roadways shall conform to the planting zones identified in this document and the approved list of plant materials developed by the HOA. Along the front portion of the property (zone 2), a prairie meadow and manicured lawn with irrigation is suggested. Zone 2 suggests a planting mix of grasses and perennials that are drought tolerant, and a fescue grasses for manicured lawns is recommended rather than water use-intensive grasses such as Kentucky bluegrass.

A wider range of plant materials not identified in this document may be used in locations immediately adjacent to the home in Zone 3, that are not visible from adjoining homes and roadways, subject to approval of the RARC.

LANDSCAPE CONCEPT

LANDSCAPE DESIGN NARRATIVE

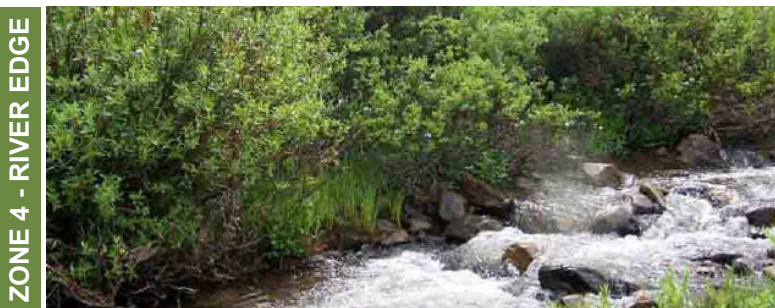
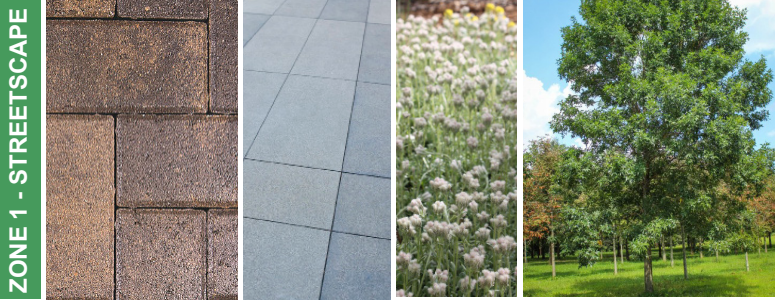
The materials and planting chosen for this design is categorized into 4 'zones' that gradually fade the urban streetscape into the river's edge at the back of the properties.

Zone 1 - STREETSCAPE - The 'Loop Road' is unique in its hardscape from other parts of downtown indicating to residents and the general public that they've entered a new neighborhood that feels distinctly urban with its refined concrete streets, paver sidewalks, accents of stone, and deciduous street trees. *Zone 1 has been constructed as part of the RiverView Public Improvements.*

Zone 2 - FRONT YARD - A meadow mix with a blend of grasses and perennials transitioned from an urban streetscape to a more naturalized landscape. Groupings of Aspen or shade trees are encouraged in this zone.

Zone 3 - SIDE YARD/BACKYARD - A wider range of plant materials not identified in this document may be used in locations immediately adjacent to the home in Zone 3, that are not visible from adjoining homes and roadways. This may include flowering trees, vegetable gardens, or more formal landscaping, subject to approval of the RARC. Use of plants native to the Yampa River Valley is encouraged.

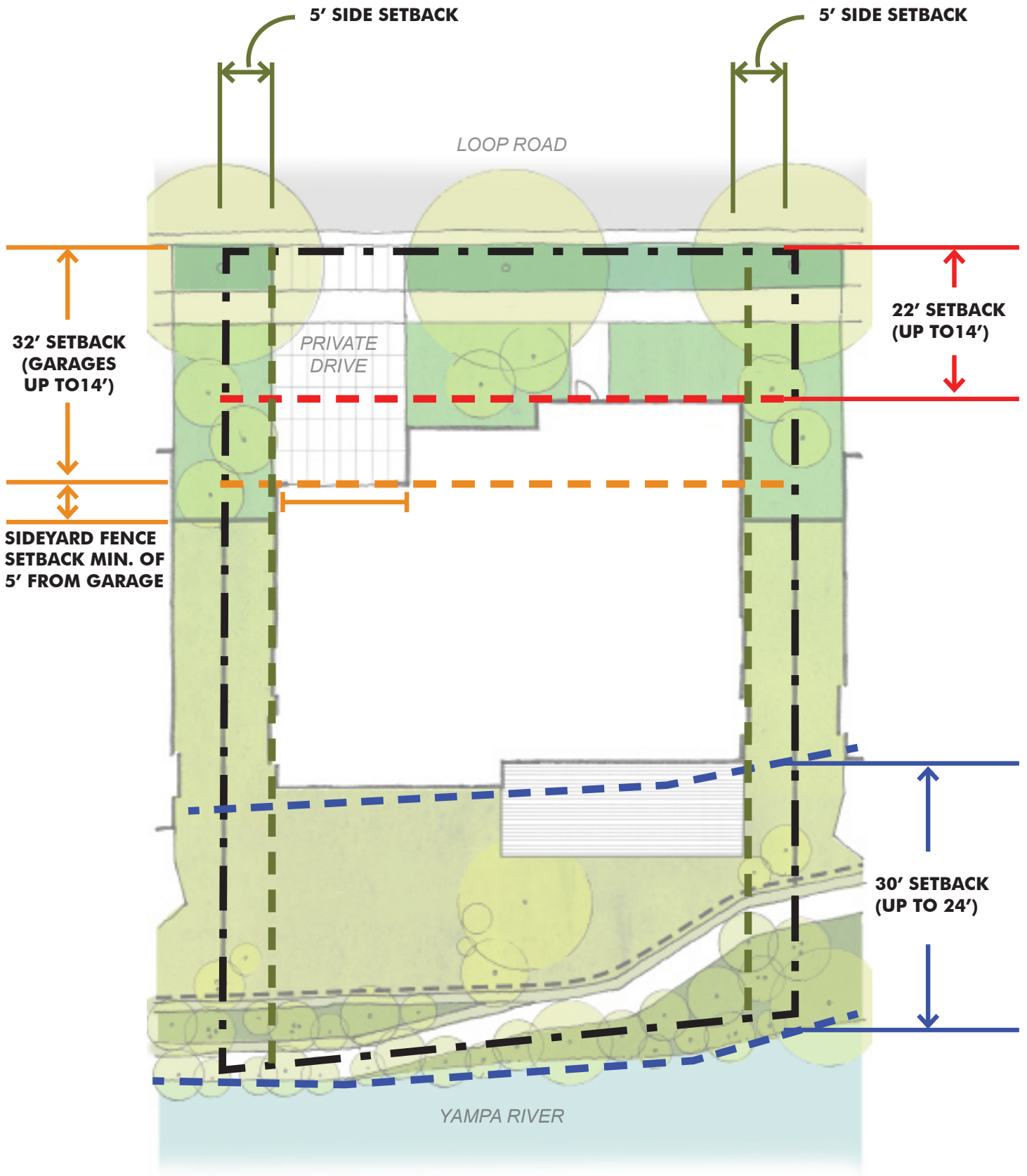
Zone 4 - THE RIVER EDGE - Planting in this zone is riparian landscape consistent with the Yampa River Valley. Native shrubs and willows provide screening and privacy for residents enjoying their backyards while still allowing views to the river itself while also providing habitat for aquatic and semi-aquatic wildlife. *Zone 4 has been constructed as part of the RiverView Public Improvements.*



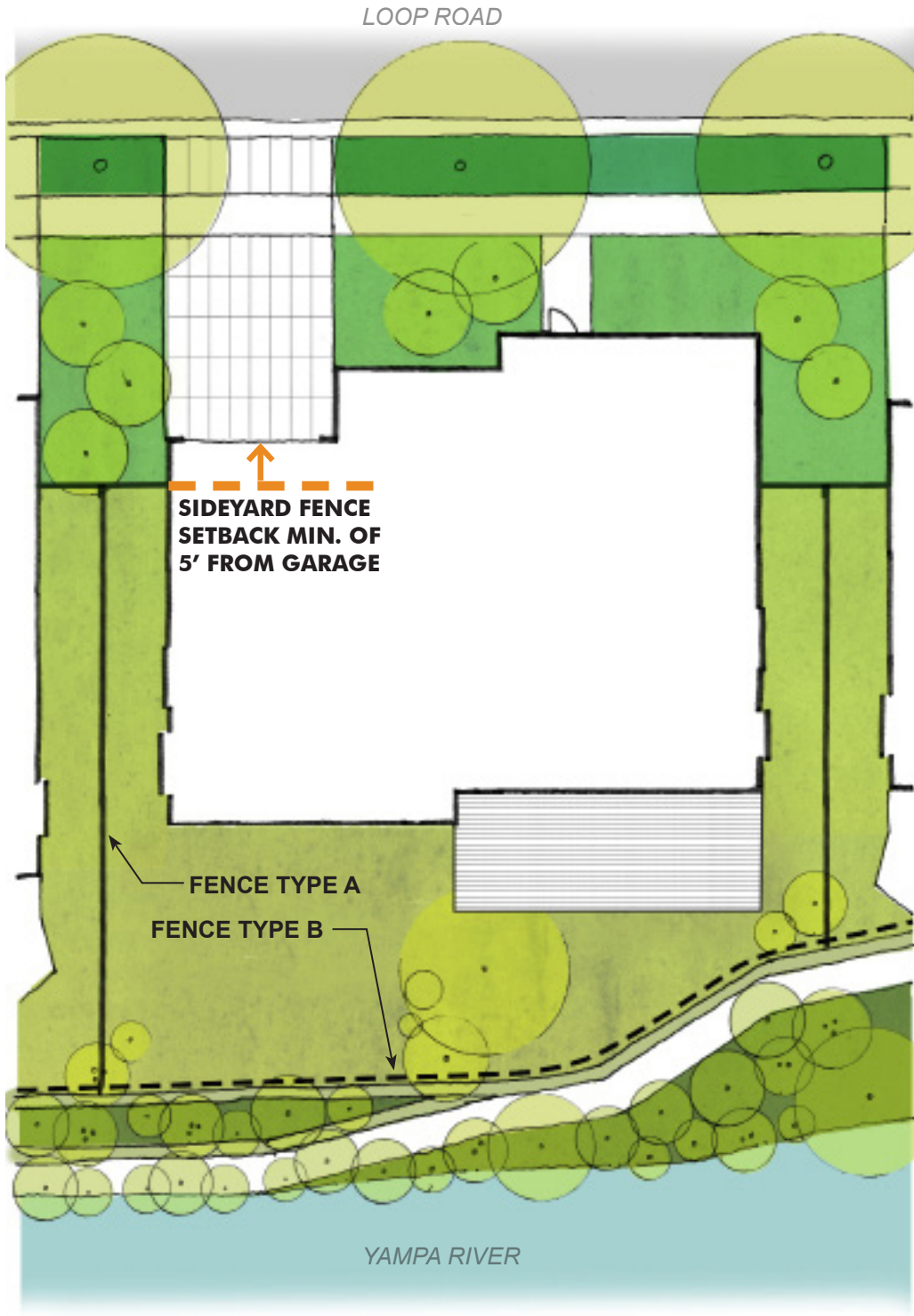
LANDSCAPE ZONES



LANDSCAPE CONCEPT



SITE FENCING



FENCE TYPE A - FRONT / SIDE YARD



FENCE TYPE B - BACKYARD



5.1 ARCHITECTURE

5.1.1 BUILDING FORM AND MASSING

5.1.2 BUILD-TO/SETBACK REQUIREMENTS:

Refer to Subzone C Dimensional Standards within the RiverView PUD for information related to setback requirements. Build-To percentage (%) required at the ground level applies to both primary building and garage frontages.

5.1.3 GARAGES: Homes are surrounded on 3 sides by the Yampa (to the rear) or adjacent lots (either side) so garage access must come from the Loop Road. Homes are permitted a maximum 2 car garage door facing the Loop Road (Garage Door 20'-0" Max).

5.1.4 BUILDING HEIGHT: The maximum overall building height is 36'-0" on these home sites, and a minimum of 2 stories are required for each home.

5.1.5 BUILDING INTENSITY: Refer to RiverView PUD for calculations related to building height, floor area ratio, and lot coverage percentage (%).





EXAMPLE A

EXAMPLE B

5.2 BUILDING MATERIALS: Building materials selected should age well, be sustainable, and reflect the mountain modern character of the River-View metro district. Materials selected must meet standards and detailing described herein, and be approved by the RARC. Exhibits within this section are examples of approved material use and selection.

5.2.1 BASE MATERIALS: Home design should appear as though it has a firm anchor point to the landscape, which must be reflected in the materials selected for the base condition. Concrete wall (board form finish form-liner) base or similar to be used where the building meets grade.

5.2.2 PRIMARY BUILDING MATERIAL: Building materials shall be of high quality and durable in nature. Primary building materials shall make up a majority of the building facade. Additional materials may be selected for secondary architectural forms/massing, and accent materials so long as they conform with standards listed within these guidelines. Note: Primary materials may differ in color selection so long as they meet “Color” criteria below.

DIAGRAM LEGEND:

-  **BASE**
-  **PRIMARY MATERIAL**
-  **SECONDARY MATERIAL**
-  **ACCENT MATERIAL**

- 5.2.3 APPROVED BUILDING MATERIALS:**
- Fiber Cement Board, ran either vertically or horizontally (not diagonal)
 - Treated Wood, ran either vertically or horizontally (not diagonal)
 - Metal Panel
 - Brick
 - Stone

5.2.4 SECONDARY BUILDING MATERIAL: Secondary materials (unless listed in prohibited materials list) are allowed and are encouraged to accent major steps in architectural massing and form.



EXAMPLE A

EXAMPLE B

5.2.5 WINDOWS AND DOORS: Aluminum clad wood windows with high performance low e insulated glass required. Highly reflective and colored glass is prohibited.

5.2.6 BALCONIES AND DECKS: Refer to PUD and CDC for setbacks and limits related to height for balconies and decks.

5.2.7 BALCONY AND TERRACE GUARDRAILS: Balcony and terrace guardrails to be glass, prefinished metals railing, or extension of the wall material below.

5.2.8 ROOF: Primary sheltering roof forms shall be composed of low-slope standing seam metal shed roofs, and flat roofs. Snow cleats are required at the base of shed roofs. Flat roofs shall terminate low-sloping shed roofs to aid in snow storage for snow accumulation. Flat roofs must slope to drain to internal gutters and downspouts. Gutter and downspouts visible outside of building fascia are prohibited. All soffits and overhangs are to be finished with tongue and groove wood.

5.2.9 COLOR: Exterior colors for primary building form shall be neutral and complement neighboring homes, and other structures within the RiverView PUD. Secondary/Accent colors may be selected to highlight building forms.

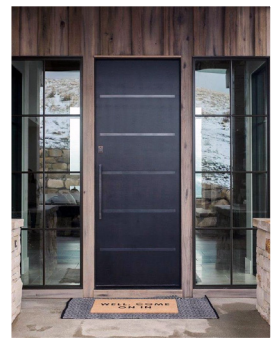
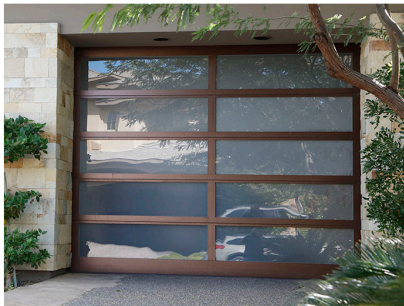
5.2.10 PROHIBITED MATERIALS:

- Imitation Stone
- River Rock
- Plastic
- Brightly Painted Metal
- Reflective Materials
- Stucco
- Vinyl Siding



5.3 MATERIAL TRANSITIONS/NUMBER

OF MATERIALS: Material transitions whether by color or material type must occur when there is a shift in building mass, and cannot occur in the same plane. Homes may not contain more than 4 exterior building façade materials/colors (number excludes base, fascia, soffits, roof, and window systems).



5.4 BUILDING ENTRIES/GROUND FLOOR

TRANSPARENCY: Building Entries along the Loop Road should act as lanterns. Garage doors and entries must be well lit and incorporate transparent elements (frosted or vision glass/windows).

5.5 CONTEXT: To ensure a variation of architecture along the Loop Road, neighboring homes may share the same building form or materiality, but not both. If neighboring lots choose to share the same architectural design, they must be built with a different material palette.