

Chapter 6: Design Guidelines

Introduction

This chapter presents design guidelines for new infill and redevelopment projects in Downtown Pagosa Springs. The guidelines shall be applied during review of all development submittals for public and private improvements. The guidelines will apply to infill and redevelopment construction, additions and alterations to existing structures. Note that a separate document titled Design Guidelines for the Historic Business District & Local Landmarks will apply to all projects within the Historic Business District and individually designated local landmarks. The guidelines provided here in the Downtown Master Plan apply in addition to other development standards that are contained in the Land Use and Development Code.

The guidelines are intended to promote redevelopment and new construction in a manner that respects the design traditions and development patterns of Pagosa Springs while accommodating new, creative, urban design, landscape and architectural concepts, as listed in the “Design Principles,” below. The guidelines are organized into three sections and are presented in the order that individual design elements should be considered in the design process, including; guidelines for organizing a site, specific building guidelines and types of appropriate development types.

Site Design Guidelines

Site design guidelines provide basic principles for positioning a building on a site, organizing internal circulation on the property and treatment of any special existing features.

Building Design Guidelines

Building design guidelines provide design principles for building orientation, mass and scale. The architectural character of the building relative to the existing context is also addressed.

Appropriate Development Types

Appropriate development types outline a variety of site and building designs that are appropriate for specific areas within the downtown.

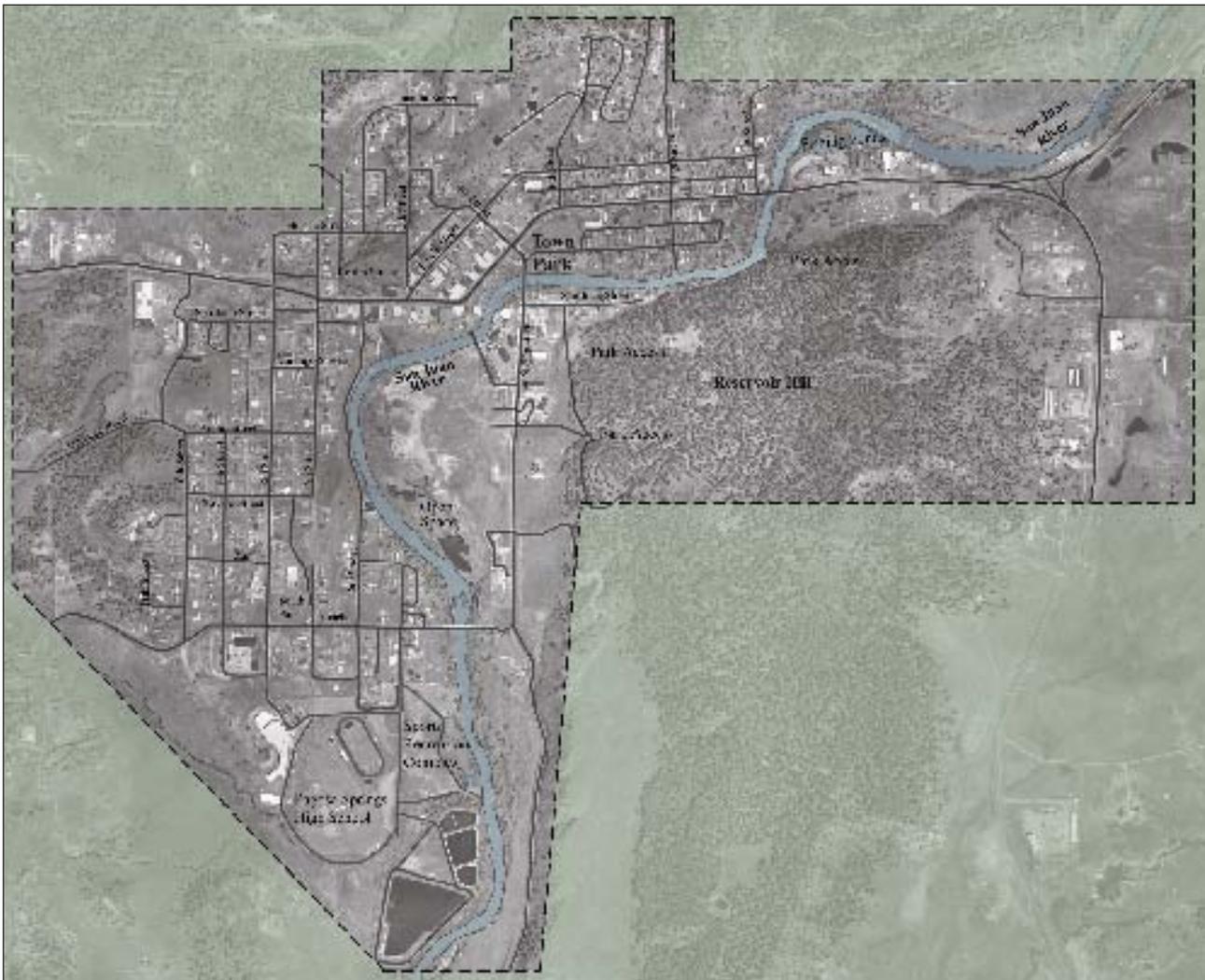


Redevelopment and new construction are occurring throughout the Downtown Study Area.

Using the Design Guidelines

The design guidelines are based on a set of fundamental design principles and objectives for the character of downtown and its designated neighborhoods. Each guideline provides specific direction for design that should be followed. However, in some cases, special circumstances may suggest that an alternative approach to meeting the objective of the guidelines may be considered. In all cases, the intent of the guideline should be met.

The guidelines within each section are organized in a series of design topics. For example, in the section on Site Design, the topics of “Building Placement”, “Views” and “Site Features” are included. Each of these topics has a design guideline or a series of guidelines that are numbered. Supplementary information is provided as a series of bulleted comments. In most cases, these specific design guidelines will address the issues associated with a development proposal.



Study Area Boundary Diagram

Design Principles

The following design principles apply to all improvements in Downtown Pagosa Springs and are based on policies set forth in the Town of Pagosa Springs 2006 *Comprehensive Plan* and additional public input.

DP 1: Respect the mass and scale of buildings traditionally constructed Downtown.

DP 2: Develop street edges that are safe and attractive for high volume pedestrian traffic.

DP 3: Provide connections to existing pedestrian and trail systems, including bicycle trails, footpaths and sidewalks.

DP 4: Maintain the character of an authentic, rural mountain Town.

DP 5: Maintain views to natural and historic assets.

DP 6: Respect established development patterns exhibited by the neighborhood context.

DP 7: Convey the heritage of water resources in site planning and improvements.

Site Design Guidelines

Site development should result in an attractive street edge that promotes pedestrian activity. Buildings should be located and oriented in a manner that complements traditional development patterns exhibited within each specific neighborhood. Streetscape and landscape improvements should respond to the overall street character and not detract from the pedestrian environment. In general, site designs along Highway 160 (Pagosa Street and San Juan Street) between 3rd Street and 8th Street should be urban in character; hardscape improvements, such as sidewalks and public plazas should complement the commercial uses. Site design in other neighborhoods should reflect historic and adaptive reuse patterns established by existing development.

Objectives for Site Design:

- Convey the desired character of the neighborhood.
- Preserve and enhance public rights-of-way and parklands.
- Maintain scenic vistas from public rights-of-way.
- Preserve natural resources that are important to the community.
- Preserve and enhance established historical development patterns.

Comprehensive Plan Goal SP-8:

- To retain and encourage thriving local business, accessibility and pedestrian-friendly design in the Downtown area, the Town should look for development opportunities that emphasize these qualities.
- The Town should build on its attractive historic qualities and natural features, such as the San Juan River that continue to be a source of resident and tourist enjoyment.

Other appropriate Comprehensive Plan Goals include the following:

Goal G-4: The Town will target investment and development in the downtown and other "core" areas with existing infrastructure.

Goal G-6: New private development will fit in with existing residential, commercial, and other areas and will incorporate principles of livable and sustainable design.

Goal C-1: Pagosa Springs will develop and support a community Cultural Plan.

Goal C-4: Pagosa Springs will support Art in Public Places.

Goal H-1: Pagosa Springs will preserve our historic downtown and the character of older neighborhoods in and around downtown.

Goal E-2: Pagosa Springs will support new businesses that are compatible with and complement our distinct character and community's values, and that avoid an "Everytown USA" image.

Goal T-1: The Town will coordinate its land use and transportation decisions to ensure that transportation facilities are provided in conjunction with new development.

Goal T-4: Parking downtown will support a thriving, pedestrian-oriented downtown business district.

Goal S-1: Pagosa Springs will continue to provide a high level of public services and maintain existing facilities.

Goal R-1: Pagosa Springs will proactively work with counties and the Colorado Department of Transportation (CDOT) to address growth management, provision of services, transportation, and other issues.

Goal R-3: Pagosa Springs will coordinate with the Archuleta County School District to plan for growth.

Site Density and Development Patterns

Site development density should preserve and enhance established historic development patterns and strive to provide opportunities for economic feasibility and vitality within the Downtown Study Area. Appropriate densities, in terms of the scale and character of development, are illustrated in the opportunity site sketch plan studies.

- S1. Maintain historic development patterns.**
 - Buildings should reflect traditional building widths.

- S2. Increase the existing commercial development density to provide opportunities for economic vitality.**

Building Placement

Buildings should be sited to respect development patterns that are identified for each neighborhood, such as the orientation of structures to the street, the alignment of building fronts, setbacks and the relationship to neighboring properties.

Downtown Core

- S3. Maintain the alignment of buildings along the sidewalk edge in the Downtown Core including Pagosa Street between 3rd Street and 8th Street and Lewis Street between 4th Street and 5th Street.**
 - Align the front facade of the building with the street edge.
 - Maintain the alignment of key horizontal elements along the block such as the delineation between floors, window sills, clerestories, etc.
 - A small percentage of a building front may be set back to define a primary building entry.
 - Original widths of lots should be reflected in the architecture and site design.

East Village

- S4. Maintain the established setbacks by existing residential structures reflecting a residential and/or adaptive reuse development pattern.**
 - Landscape elements such as plant material, fencing, change in paving materials or elevation should be integrated with existing streetscape elements to define the sidewalk edge.
 - Original widths of lots should be reflected in the architecture and site design .

East End

- S5. Building setbacks should be coordinated to ensure vehicular access along the frontage road and should be built to the edge of a sidewalk that parallels the frontage road.**
 - Buildings will be set back from the highway due to an existing CDOT right-of-way and existing landscape buffer.
 - Sidewalks should be constructed between new buildings and the frontage road, when feasible.



A plaza in the front yard setback is appropriate in the East Village.

West End

S6. Buildings should be built to the sidewalk edge, to strengthen the pedestrian connections between the Downtown Core and civic facilities located in the West End.

- Variations from the build-to requirement may be considered in areas that are already developed with varied setbacks or for unusual lot configurations.
- The highway edge should be landscaped to buffer surface parking and buildings from the highway and should include street trees, planting beds with shrubs and sidewalks.

Hot Springs Boulevard

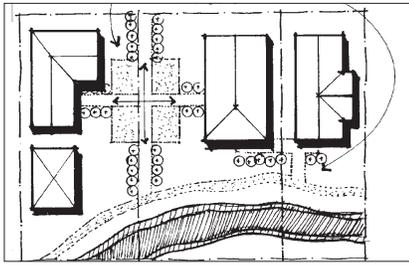
S7. Building placement should reflect adopted regulations for build-to-lines and setbacks.

- Portions of building fronts should be placed at the sidewalk edge to encourage pedestrian activity. This applies to Hot Springs Boulevard and internal streets that may be developed.

Views

S8. Maintain views from the public right-of-way and public amenities to scenic natural features and landmarks, when feasible.

- New buildings should be sited to preserve existing views of natural resources such as, the San Juan River, Reservoir Hill and surrounding mountains.



Use public open space to connect the entrances of two buildings on a site.

Site Features

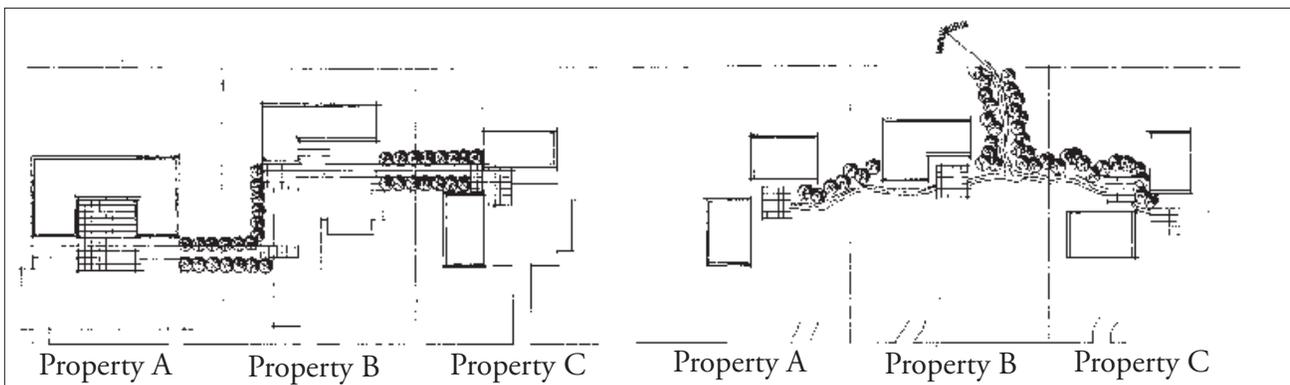
Significant natural features that exist on a property should be maintained as assets. For example, hot springs, the San Juan River and mature trees should be incorporated into new development.

S9. Preserve and enhance significant natural resources.

- Preserve sensitive land when it exists in key locations. For example, areas along the riverbank contribute to the character of the community and should be preserved.
- Position landscaped areas to link access points with those of adjoining properties.
- Enhance existing vegetation and landscaping, particularly mature trees.

S10. Where new development takes place adjacent to a creek or the San Juan River, integrate and celebrate the feature in the development.

- Enhance existing water resources including river, creeks and geothermal well heads and outflows.
- Incorporate the natural resources as site amenities.
- Double-front or cluster buildings so they orient to both the street and waterway, when feasible.
- Provide pedestrian connections to the waterway and/or pedestrian trail.
- Consider creating small plazas that overlook waterways.



Provide pedestrian connections to adjoining properties in the East Village.

Pedestrian and Bicycle Connections

Convenient pedestrian and bicycle access should be provided between properties to provide alternative routes and connections throughout Downtown. Connections west of Downtown to the regional trail system should be thoughtfully integrated into streetscape and circulation improvements. Two new pedestrian bridges are scheduled to be constructed crossing the river and additional bridges may be planned in the future.

S11. Provide convenient and well-maintained pedestrian and bikeway connections.

- Create internal walkways that link pedestrian and bicycle amenities to adjacent properties.
- Create new sidewalks and improve existing, damaged sidewalks.
- Create bicycle lanes on public streets, when it is consistent with the Bicycle Circulation Framework Map.
- Create and implement new opportunities for multi-use pedestrian bridges.

S12. Provide connections to regional pedestrian and bikeway circulation systems.

- Provide a clearly defined, direct connection to adjoining public sidewalks.
- Facilitate incremental implementation of alternative circulation routes.

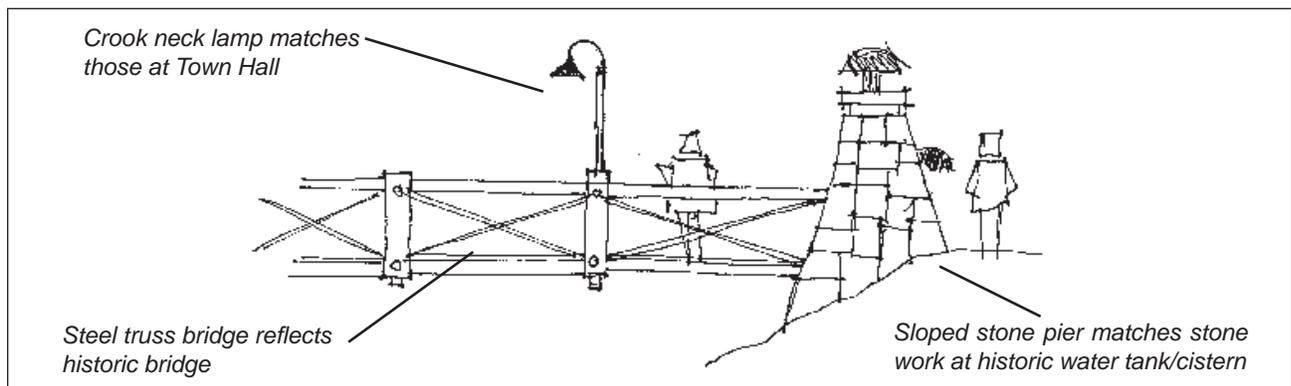
S13. Acknowledge regional trail master plans by allocating space for future trail connections.

- Provide connections to regional trails when they abut a property or are in close proximity.

S14. Bridges should include customized components, such as piers and/or railings that can be replicated in other applications such as markers or strap metal benches.

- The bridges should be consistent in design and color and integrate local materials, interpretive signage and public art, when feasible.
- The historic cisterns consist of a local stone that was used for construction of buildings and other elements. This stone may be an appropriate bridge material or unifying element.

The bridge abutment sketch below should be considered for illustrative purposes only and does not reflect a final design. The graphic is intended to illustrate integration of native materials in a manner that reflects the character of Downtown.





Do not locate window air conditioning units on a building's primary facade.



Where dumpsters are visible from a public way, they should be screened from view.

Mechanical Equipment

Utility service boxes, telecommunication devices, cables, conduits, vents, chillers and fans are among the variety of equipment that may be attached to a building which can affect the character of the area. Trash receptacles, dumpsters and recycling storage are also concerns. These components should always be screened from public view. Negative visual or noise impacts on any building, site or adjacent use should be avoided.

S15. Minimize the visual impact of mechanical equipment on the public way.

- Screen equipment from view by integrating architectural screen walls into the site design or by positioning screening devices such as fencing and/or landscape elements in appropriate locations.
- Do not locate window air conditioning units on any building facade that fronts a street.
- Use low-profile mechanical units on rooftops that are not visible from public ways. Mechanical units should be set back from the building edge and located in areas that are not visible or obtrusive.
- Satellite dishes should not be visible from the street.

S16. Minimize the visual impacts of utility connections and service boxes.

- Locate utilities on rear or secondary walls.
- Gas or electric meters should not be free-standing on-site

Service Areas

Service areas should be screened, visually unobtrusive and integrated with the site design.

S17. Orient service entrances, waste disposal areas and other similar uses toward service lanes and away from major streets.

- The alley system should be used to locate service areas.
- When alleys are not available services should be placed to limit visibility from abutting streets, pedestrian routes and adjacent properties.
- As an alternative, consider incorporating the service area as a part of the building design.

S18. Minimize the visual and noise impacts of trash storage and service areas.

- Screen service entrances, outdoor storage, dumpsters, trash collection or other such uses from public view with walls, fencing or landscaping.
- Design service area screens to reflect the character of the building.
- Minimize noise impacts by locating sources of offensive sounds away from other uses.
- Permanent outdoor storage should be prohibited.

Outdoor Public Spaces

The development of outdoor public spaces is encouraged in order to enhance the site as a place for pedestrians. Buildings and other site functions should be planned to create outdoor public spaces. Designing spaces that can be shared among properties is also encouraged.

S19. Provide an outdoor public space within site development, when feasible.

- Appropriate public spaces include plazas, pocket parks and river overlook areas.

S20. Develop an outdoor public space as a focal point for the site.

- Position outdoor public space on the site to visually or physically connect with outdoor public space on adjacent properties.
- Integrate and orient outdoor public space to natural features, architectural landmarks or other features that provide active or visual interest.

S21. Integrate landscaping and site furnishings as design features.

- Provide outdoor seating that is usable for extended periods during the year.
- Incorporate bike racks and other amenities that promote multi-modal transportation.

Public Street and Sidewalk Elements

Downtown Pagosa Springs contains several streetscape features that contribute to the overall character of the Town. Street trees, pedestrian lighting fixtures, decorative paving, vehicular and pedestrian bridges and furnishings each contribute to the overall character and result in a pleasant and desirable downtown experience cherished by local residents.

Street Trees

In public workshops, residents and business owners consistently cited street trees as a desirable streetscape attribute. Shaded streets provide comfort during the summer months and create a distinct and unifying street edge that links individual downtown neighborhoods.

S22. A standardized tree grate should be selected to ensure uniformity along the public right-of-way and for efficient maintenance.

- The existing tree grates along Lewis Street should be considered for installation throughout the Downtown Study Area.
- The tree grate should not detract from the overall streetscape design, but contribute to the desired character of the street.

S23. Locate street trees along edges of sidewalks to maintain a clearly defined pedestrian zone.

- Street tree installations should follow industry standards including irrigation systems and maintenance planning.
- Tree species shall be compatible with the local climate and result in dense shade canopies.
- Street trees located in areas of low pedestrian activity should be planted without tree grates using crusher fines and/or ground covers to protect the soil.



Public benches contribute to the pedestrian-friendly streetscape of Downtown Pagosa Springs.



An existing tree grate in Downtown Pagosa Springs. A standardized tree grate should be selected to ensure uniformity along the public right-of-way and for efficient maintenance.

Street Lighting

Light fixtures and poles should be considered as unifying elements that promote visual interest to the streetscape.

S24. Provide low-scale lighting in the right-of-way and along pedestrian routes.

- Lighting along the right-of-way should be provided by pedestrian scaled street lights.
- Pedestrian light fixtures and poles should be consistently spaced and uniform in height.
- Pedestrian light fixtures installed in the public right-of-way should be uniform in design and style.
- Installation of light poles should be coordinated with paving schemes to ensure that installation and maintenance does not interfere with unique and/or artistic paving patterns.
- Light sources shall be housed in fixtures and installed in a manner that will shield the lights from view and avoid glare and light spill.

Sidewalks and Paving

Sidewalks are important elements of a pedestrian friendly-environment. Sidewalks should be considered essential elements to implement and maintain within the Downtown Study Area. An urban area includes a variety and an abundance of paving material. It is essential to establish paving standards for all paving improvements constructed in the public right-of-way, including sidewalks, crosswalks, handicap ramps, street surfaces and parking lots.

S25. Due to constructed environments, sidewalks may differ in width by location.

- Due to the location of the highway in respect to property boundaries in the East Village, not all public sidewalks may be able to be placed within the right-of-way. In some cases, portions of a sidewalk may need to be located within the setback area of a property.
- Sidewalks throughout Downtown Pagosa Springs should range in width from 5 feet to 10 feet depending on area and level of usage.

S26. The Town should explore opportunities to use porous paving materials.

- This is especially important in areas where stormwater drainage is critical to managing and controlling run-off and pollutants.
- Many communities are integrating porous paving construction techniques into the development of large surface parking lots to address stormwater run-off and water quality issues. Because some paving is located in close proximity to the San Juan River, porous paving options should be explored as a means to filter contaminants.
- Bio-swales to filter storm water runoff should be considered for installation in projectd that abut a drainage.

S27. Streetscape improvements should include standard and ornamental paving patterns to differentiate use areas along the street.

- Wider sidewalks may include a “furnishings strip” that contains benches, lighting, planters and trash receptacles to create a definitive edge to the street and to keep the primary pedestrian corridor open and accessible.
- Paved surfaces create an opportunity for embedded markers in areas of high pedestrian activity. The markers could be used to highlight historic structures, uses or landmarks.
- Differentiate pedestrian amenities that traverse streets and/or drive-ways using diverse paving materials or finishing techniques.



Sidewalk Benches and Shelters

S28. Sidewalk seating and benches placed in public plazas and parks should be compatible with the historic character of the community.

- Benches installed within the public right-of-way should be uniform in design and placement.
- The Town’s selected bench prototype should accommodate opportunities for unique and artistic detailing.
- Provide transit facilities such as shelters, benches, bicycle racks or lockers, when feasible and appropriate.



Sidewalk Trash and Recycling Receptacles

Trash and recycling receptacles are a necessary component to active pedestrian areas. Initially, trash receptacles were used only for trash collection. New non-smoking and recycling ordinances have resulted in multi-purpose containers which include ash urns and depositories for recyclables.

S29. Trash and recycling receptacles should be installed in areas of high pedestrian activity.

- Trash and recycling receptacles should be installed in a manner that does not impede pedestrian traffic and shall be uniform in design and placement.



Sidewalk Publication Boxes

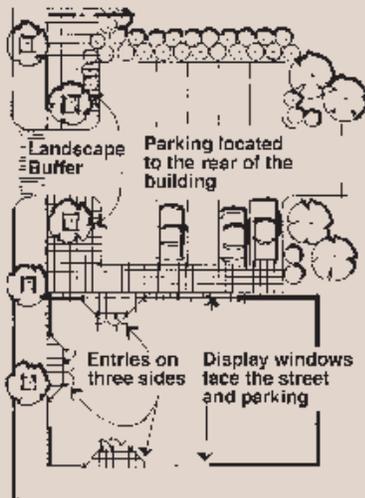
Publication boxes are often grouped together and located in areas that experience high pedestrian traffic. The visual impacts of publication boxes should be minimized. Poorly maintained or placed boxes can detract from the overall character of the street. Many cities are now creating screening devices that contain groups of publication boxes at acceptable locations.

S30. Publication boxes should be organized into groups.

- Publication boxes shall not impede pedestrian access.
- Publication boxes should be screened to mitigate differences in size and color.

Trash receptacles, tree grates and benches are an integral component to the overall streetscape.

Parking Lot Designs that Minimize Negative Impacts



Minimize the negative visual impacts of cars parked on site.



Screen parking areas from public view with landscaping.

Parking Lots

The visual impacts of surface parking areas should be minimized and large expanses of parking lots should be avoided. In addition, using on-street parking, shared parking agreements and multi-modal facilities should be considered to accommodate a percentage of parking needs.

S31. In all developments, minimize the number of cars parked on site.

- For major site developments, parking supply shall not exceed the maximum requirements, unless provided off-site or in structured parking.
- Share parking spaces with complementary uses that have different peak periods of parking demand.
- Access to a site should include provisions for alternative modes of transportation, including walking and biking.

S32. Minimize the negative visual impacts of cars parked on site.

- Parking lots should be located to the rear of a building to minimize visual impacts and to avoid a “broken tooth” block face from the public right-of-way.
- Screen parking areas from view of public ways with landscaping (i.e., berm, low decorative wall, hedge)
- Divide parking areas into smaller lots with planted buffers between them to minimize the perceived scale.

S33. Use shared drives to access parking areas.

- When alley access is available, locate driveways and parking areas at the rear of site.
- Avoid parallel road conditions in which two abutting properties have separate driveways.
- Provide cross-property easements to share driveways and reduce the need for additional curb cuts.

Downtown Core

Parking for commercial businesses located in the Downtown Core is comprised of public on-street parking spaces, surface parking lots located at the Overlook, the intersection of Lewis Street and Pagosa Street and in the alley between Lewis Street and Pagosa Street.

Recent infill and redevelopment projects combined with the desire by residents to ensure that Downtown Pagosa Springs offers safe venues for walking and congregating has created a need for alternative parking options that are convenient and accessible for local customers and visitors.

S34. Enhance alley parking opportunities.

- Group and combine services such as dumpsters to reduce duplication in services.
- Place utilities underground to eliminate obstructed parking space.
- Remove accessory structures not associated with commercial purposes that impede orderly and functional parking.
- Explore heating alley and parking stalls to melt snow.

S35. Enhance existing “Overlook” public parking area.

- Provide landscaping and street trees to provide shade and visual interest.
- Provide decorative paving and other amenities to create refuges for pedestrians crossing the parking lot and overlooking the river.

East Village

The conversion of residential structures to commercial uses has increased the need for on-site parking as shown in the diagrams on this page.

S36. Ensure streetscape continuity by minimizing curb cuts along the highway, to the extent feasible.**S37. Locate access to parking areas and access to structured/integrated parking to the rear of the site, accessible from the alley.**

- Do not allocate any of the front or side yard setback for parking.
- Locate parking pads, carports, garages and driveways to the rear of the lot.

East End

Surface parking lots should be carefully integrated into new development to mitigate the visual impact of large surface parking lots from both the highway and the river.

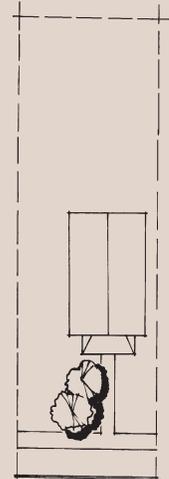
S38. Surface parking lots should be located to the sides or rear of the building with on-street parking located on the frontage road.**S39. Connections to the highway from the frontage road should be minimized to allow for a continual landscaped median and sidewalk along the edge of the highway.****S40. Trailhead parking, access to Riverside Park and boat put-ins should be integrated into future access and parking improvements.****West End**

Surface parking lots should be carefully integrated into new development to mitigate the visual impact of large surface parking lots from the highway.

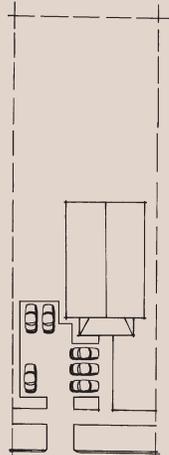
S41. Curb cuts along the highway should be minimized to ensure continuity in sidewalks for safe and convenient pedestrian access.**S42. Surface parking lots should be located to the sides or rear of the development to allow the buildings to have a prominent presence along the highway.****S43. If topography allows, incorporate structured parking into the building footprint.****Parking Lot Design in the East Village**

Little or no on-street parking is provided on traditional residential lots in the East Village.

Buildings are set back from the street with front and side yard landscaping as shown at right.

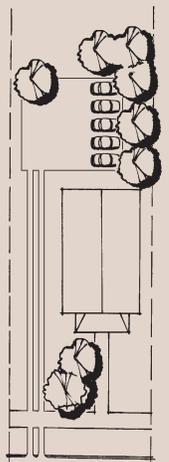
**Hwy. 160**

The conversion of residential structures to commercial uses has increased the need for on-site parking. However, it is not appropriate to locate parking within the front yard setback as shown at right.

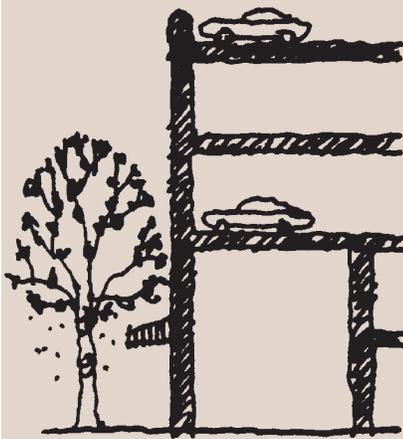
**Hwy. 160**

On-site parking should be located to the rear of buildings to promote streetscape continuity.

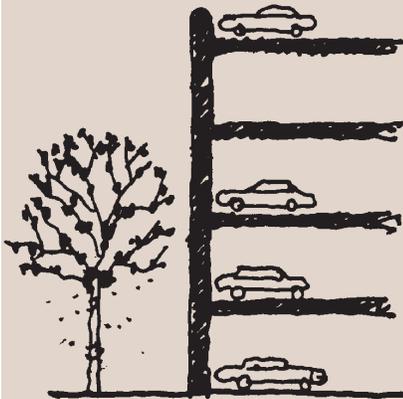
Where alley access cannot be used to minimize highway curb cuts, rear parking access should be provided via a landscaped driveway as shown at right.

**Hwy. 160**

Parking Structure Designs that Enhance the Activity of the Streetscape



Appropriate: Providing an active use along the ground floor street edge.



Inappropriate: Building the wall of a parking structure directly at the street edge.



A "wrapped" parking structure camouflages parking and animates the street.

Parking Structures

Parking structures should be designed to enhance activity at the street level. At a minimum, a parking structure should be compatible with the surrounding streetscape, land uses and should help animate adjacent streets. The visual impact of moving cars and parked cars should be mitigated by placing the drive lanes/ramps on the alley or internal to the structure and by ensuring that openings and fenestration block automobile lights.

- S44. Explore constructing parking structures that provide shared public/private parking opportunities for merchants, employees and visitors in or near the Downtown Core and East Village.**
- S45. Parking structures should be considered for mixed-use projects that include pedestrian-friendly commercial storefronts at street level.**
- S46. Orient and design parking structures to create a visually attractive, pedestrian-friendly street edge.**
 - The structure should be wrapped with commercial uses at the street level to camouflage parking and to animate the street.
- S47. Parking structures shall be compatible with traditional buildings in the surrounding area.**
 - Use complementary building materials, architectural detailing and window patterns to ensure compatibility with surrounding commercial structures.
 - Locate egress/access points to ensure that curb cuts do not interfere with heavy volumes of pedestrian traffic.
 - Integrate public art into the structure.

Open Space

Interesting and inviting streetscapes often contain small areas for activities and respite. These supplemental gathering spaces contribute to the character of the street and provide visual interest. Opportunities for expanded public plazas along the street edge exist in several sections of Downtown. These paved and landscaped spaces may include expanded sidewalks, formal entry plazas and informal public gardens. In all cases, visibility and accessibility from the street should be considered a priority.

- S48. Open spaces should read as accents along the established public right-of-way.**
 - In general, the sidewalk edge of the Downtown block should consist of building walls. Voids between structures should be designed as subordinate to the defined street edge.
- S49. Design public open space to contain year-round activity zones.**
 - Integrate seasonal activities into the overall design and programming of public open spaces.

S50. Site planning for public open space should maximize opportunities for sun and shade.

- Solar access should be considered in locating site furnishings and activity zones.
- Trees should be strategically located to provide shade during the summer months.

Landscape Design

The quality and character of the landscape is critical to the successful integration of a development project.

S51. Distinguish between public and private landscape improvements.

- A definitive edge should be recognizable between the public right-of-way and private property. This can be achieved by changing the paving pattern, paving material and plant material.

S52. Preserve and maintain mature trees and significant vegetation.

- Include existing, mature and native vegetation as a part of a landscape design scheme.
- Incorporate healthy trees and vegetation into clustered arrangements on new development sites.

S53. Landscape design and plant palettes should include native plantings and plantings tolerant of the local climate.

- Drought tolerant and xeric plant material should be used as a means to reduce irrigation needs.

S54. Paving materials and other hardscape elements should include native stone and provide continuity in design to other public improvements.

- Site plans should delineate proposed paved areas and paving materials. Use of native stone (not river rock or cobble) is highly encouraged to link new development with historic materials and the natural resources of the region.

S55. Geothermal elements should be highlighted and integrated in landscape improvement projects.

- Any site that includes geothermal sources should seek to highlight the source and provide interpretive markers and signage.
- Location and height of plant material and pedestrian light fixtures should be coordinated with proposed interpretive signage elements.

S56. Landscape buffers should be provided, when site development such as parking, storage and equipment areas create an unavoidable negative visual impact on abutting properties or the public way.

- Provide a landscape buffer at the edges and between parking lots and driveways.
- Provide a landscape buffer between incompatible uses.
- When appropriate, provide a landscape buffer between a recreation trail and/or open space. This should complement the natural character of the site.
- Provide a landscape buffer at ground mounted equipment, service and/or storage areas.



Site and Architectural Lighting

Lighting within new development and within public rights-of-way is important for aesthetics and safety. Traditionally, site lighting was simple in character and was used to highlight building storefronts, entrances, signs, architectural details and pedestrian connections to buildings. Today, safety is a primary concern and external site lighting is used to light parking lots for security purposes. Site lighting should be considered in tandem with light fixtures installed along public rights-of-way and trails and should be used to reinforce the visual continuity of Downtown.

The Town of Pagosa Springs has adopted lighting regulations similar to Dark Sky ordinances. All exterior lighting improvements should be consistent with the requirements of this ordinance to limit light trespass and light pollution.



Distinctive light fixtures in public-rights-of-way help create a pedestrian friendly environment and can help differentiate different character districts.

S57. Use exterior lighting for the following:

- To accent architectural details.
- To accent building entrances.
- To accent signage.
- To illuminate sidewalks and pedestrian trails.
- To illuminate parking and service areas.
- Exterior lighting designs and fixtures should be considered an opportunity for a temporary or permanent public art installation.

S58. All lighting shall be shielded to prevent off-site trespass or glare, per the Town's lighting regulations.

- Light sources shall be housed in fixtures and installed in a manner that will shield the lights from view and avoid glare and light spill.
- The light source shall not emit a significant amount of the fixture's total output above a vertical cutoff angle of 90 degrees directly visible from neighboring properties. Any structural part of the fixture providing this cutoff angle shall be permanently attached.

S59. Parking lot lighting schemes should be designed at human scale.

S60. Minimize visual impacts of architectural lighting.

- Wall mounted flood lamps shall be shielded so that the light source is not visible from off-site locations. Spotlights without shielding devices are not allowed.
- A lamp that conveys the color spectrum similar to daylight is preferred. For example, metal halide and color-corrected sodium are appropriate.
- Lighting fixtures should be appropriate to the building and its surroundings in terms of style, scale and intensity of illumination.
- Wall-mounted light fixtures should not extend above the height of the wall to which they are mounted.

S61. Specific areas within Downtown may require specific lighting treatments to create the desired ambience and to enhance the intimacy of the location.

- Locations and amenities such as public and private plazas, sidewalks and trails, river access locations, water features, and public or private parks may be considered for enhanced and artistic lighting opportunities.
- Exterior lighting designs and fixtures should be considered an opportunity for a temporary or permanent public art installation.

Signage

Traditionally, a variety of signs were seen in the downtown area. Freestanding signs mounted on a pole or post were located near the sidewalk because the primary structure was set back from the street. Projected signs were mounted above awnings/canopies with signage on both sides to maximize their visibility from the street and sidewalk. Flat signs were attached to buildings either above or below the awning and window signs were frequently painted on glass on the first and sometimes second story.

Appropriate signage types vary according to their location within the Downtown Study Area, as outlined below. The placement or location of a sign is the key factor in maintaining order and integrity. Consistent placement of signs according to building type, size, location and materials creates a visual pattern that the pedestrian can easily comprehend to the mutual benefits of merchants, visitors and customers.

S62. Design signs to be in balance with the overall character of the site and building.

- Signs should not have changeable copy.
- Internally illuminated signs are discouraged.

S63. Consider the building front as part of an overall sign program.

- Coordinate a sign within the overall facade composition.
- A sign shall be in scale with the front building facade.
- Locate signage to accentuate architectural detailing of the front facade.
- A signage palette should be developed for the overall project.

Public Art

The Pagosa Springs community is interested in integrating public art into public improvements and private development. Public art could be a component of a specific site, building plan or landscape improvement plan. The size and complexity of the public art component should correspond to the size and overall cost of the project. For example, the installation of a new pedestrian bridge might include some ornamental paving at the bridge landing or a specific location for a sculpture atop a pier. A repaving or maintenance project may be able to integrate public art such as tile or paving. The goal should be to establish a precedent for public art components that would be used by the Town as examples to future developers that express the community's expectations for public art.

General

S64. Major public improvement projects such as streetscape improvements and public facilities should include specific public art components.

- Each major public improvement project should include an opportunity for public art, proportional in size and complexity to the corresponding project.

S65. Private development projects should include specific public art components.

- Each private development project should include an opportunity for public art, proportional in size and complexity to the corresponding project.

S66. Public art should be inventoried and monitored for diversity of medium and artists.

- Public art should seek to include all types of mediums.

Water Elements

The San Juan River and the abundance of hot spring resources combine to create unique attributes within the community. These water resources should be highlighted and celebrated.

S67. Water-related elements should be considered for enhancement opportunities and celebration, when visible to the public on a public or private development site or within a public way. The following list includes potential examples of specific features that should be considered for enhancement:

- Storm drains, inlets and outfalls traditionally require specific grates that could include a unique logo or symbol.
- Manhole covers often contain unique designs that reflect specific districts or themes.
- Geothermal markers and interpretive signage should be integrated into site plans and buildings to educate and celebrate the Town's commitment to natural resources.
- All geothermal wellheads, sources and outflows should be identified using a consistent palette of signage and/or engraved medallions.
- River crossings, signage and amenities should include signage and/or interpretive signage that convey the importance of the river.

S68. Discharge of storm water should be handled in an environmentally responsible manner

- Permeable surfacing should be considered as an alternative to traditional paving.
- Filters, septors and other filtration devices should be considered for use in managing storm water.

Wireless Communication

As communication networks expand and provide new and innovative systems that allow for wireless access to internet service and cellular telephone providers, residents and visitors will be seeking opportunities for wireless connections. The visual impacts of these features should be minimized.

S69. The Town of Pagosa Springs should monitor telecommunication advances and explore opportunities for integrating new technologies into public spaces.

- Publicly accessible open spaces and plazas should be considered appropriate areas for wireless communications. If it is made available, it should be identified with signs that are consistent with the town's wayfinding system.

S70. Ensure that wireless communication does not disrupt programmed activities.

- Areas allocated for specific uses may not be conducive to wireless technologies that could result in unintended distractions. Outdoor performance spaces should include removable signage that prohibits the use of cellular phones during performances.

Historic Resources

Many historic structures are located within the Downtown Historic Business District, and special preservation guidelines are proposed and should be adopted. In addition, there are individual historic resources that are located in the downtown area. Some of these historic resources should be considered listing on the local register while others may be considered as Structures of Merit. Preservation of these resources should be encouraged.

S71. Preserve historic buildings throughout the downtown.

- The appearance of historic buildings visible from public streets should be preserved.
- Maintain key features of historic properties that are in good condition or repairable condition.
- If a feature is deteriorated, repair it rather than replace it, when appropriate.
- If a feature is beyond repair, reconstruct it using information from the original.
- Alterations may be considered, but must retain the integrity of the property as a historic resource.

S72. Fabric awnings are appropriate on historic commercial storefront buildings.

- Fixed canopies are out of character with the period that Downtown historic buildings convey and their use is discouraged.

S73. Hip roof porches are appropriate on buildings within the East Village.

- Maintain porches on historic buildings within the East Village and create porches on new buildings.



Maintain key features of historic properties in good condition.

Traditional Characteristics of Downtown Storefront Buildings



- *Transparent first floor*
- *Awning sheltering windows*
- *Horizontal moldings define first floor and the building cap.*
- *Upper stories have lesser percentage of glass*
- *Entry is recessed*
- *Building width reflects traditional scale*
- *Building height of two stories at sidewalk edge.*
- *Front is articulated to reflect traditional widths.*



Moderately scaled buildings of one to two stories make up the traditional pattern of development on Lewis St. in the Downtown Core.

Building Design Guidelines

New infill buildings, redevelopment and building renovations should respect the small town character of Pagosa Springs. In general, buildings are low in scale and have a high degree of visual interest that derives from the use of a traditional building material palette. Generated from visual preference studies and public input, these design guidelines should be used for developing appropriate infill and redevelopment projects. Preferred building type may vary depending on the character of the area in which the proposed development is taking place. When planning and designing a new project, one should be sensitive to the area's character and employ these design guidelines to ensure compatibility with existing development.

Architectural Character

A new building should be compatible with the traditional architectural features exhibited by existing buildings in town. However, new buildings should not imitate older styles. New buildings should be stylistically distinguishable from its older neighbors and at the same time the overall design of new infill projects should reinforce traditional development patterns.

B1. New building styles that respect traditional architecture of Pagosa Springs shall be used.

- A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the new project to be construed as a product of its own time, yet be compatible with its traditional neighbors.
- The literal imitation of older historic styles is discouraged.
- Traditional building types include commercial storefronts, single family houses and small offices. These may be reinterpreted for contemporary needs while also reflecting these traditions. The appropriateness of each of these building types is described in the guidelines that follow.

Building Height

B2. A building should be similar in height to those seen traditionally in the neighborhood.

- Where taller elements are used, step the mass of a tall building down to a lower height as it approaches smaller adjacent buildings, public parkland, pedestrian trails and/or the San Juan River.
- When designing a building the alignment of building elements is particularly important. Although a new building may be taller than surrounding buildings, the first several stories should visually relate in scale to the surrounding context. Individual modules should step down to meet lower, adjacent buildings.
- Maximum building heights are established in the Land Use and Development Code and shall apply.

East Village

Due to sloping topography in this area, larger buildings should be stepped down, if feasible, from the high portion of the building site to the lower portion of the building site. Stepping down will help reduce the visual impact of larger structures from the highway, river and neighboring properties. A building may require other mitigation to ensure that the mass and scale located at street level does not overwhelm properties abutting the shared alley.

Downtown Core

New infill buildings should reflect the traditional building heights within the Downtown Core which range from one to three stories. Larger buildings may be necessary to accommodate specific uses. When an additional story is planned, portions of the new story should be stepped back from the front facade. A facade that is stepped back will not overpower adjacent structures and will maintain the desired building mass and scale at the street edge.

East End and West End

Building heights should respond to existing development standards and should help establish a greater sense of scale along the street.

Hot Springs Boulevard

Maximum building heights are established in the Land Use and Development Code and shall apply.

Building Materials

B3. Building materials should be similar to those used traditionally in Pagosa Springs.

- Wood, as horizontal lap siding, and board and batten is appropriate.
- Stone and brick are also appropriate.
- Stucco, when detailed to provide a sense of scale and texture may also be considered.

B4. New materials may also be considered, if they appear similar in character to materials used traditionally.

- New materials should be detailed to express human scale and should be of high quality and have demonstrated durability. For example, if a synthetic siding is to be used, it should reflect the correct lap dimensions of traditional wood siding, and must be of high quality such that it will endure in the local climate.
- Large expanses of featureless siding and roofing are inappropriate.

B5. A simple material finish is encouraged for a large expanse of wall plane.

- A matte, non-reflective, finish is preferred. Materials such as mirrored glass should be avoided.

Compatible Architectural Design for Infill Development



Before: Development of this parking lot should be compatible with the surrounding traditional commercial buildings.



After: Simplified interpretations of traditional building elements, including a transparent first floor with display windows and an ornamental cornice, help this new building fit into the surrounding traditional commercial buildings.



Stylistically distinguishing a new building from its older neighbors is preferred when the overall design of the new infill project reinforces traditional development patterns.



Building Entrances

Building entrances should be clearly visible and conveniently accessible from public sidewalks and trails.

B7. Locate the primary entrance of a building to face a public sidewalk, plaza or other pedestrian route.

- Locate the primary building entrance on the building facade that faces and/or abuts the street.
- Clearly define the primary entry with a recess, porch or canopy, depending upon the appropriate building type.
- Secondary public entrances are encouraged, especially on larger structures and structures that abut the river or incorporate a plaza.
- A contemporary interpretation of a traditional building entry similar in scale and overall building character to those seen traditionally is encouraged.

Downtown Core

B8. Primary building entrances in the Downtown Core should be designed for pedestrian use and be oriented towards public rights-of-way.

- Primary building entrances should be recessed and should consider covering the entry with an awning.



Recessed building entries provide a respite from winter weather and help pedestrians identify storefront entrances.

East Village

B9. Primary entrances in the East Village should be oriented towards the highway and be covered by a roofed porch structure.

- If a porch is enclosed, transparent materials should be used.

Roof Forms

Roof forms contribute to visual continuity. Existing commercial structures and public facilities include flat roofs. The use of flat roofs is appropriate when combined with architectural details such as parapets, but sloped roofs should also be considered and combined with dormers to create architectural interest and delineate mass and scale.

B10. The use of flat or slightly sloping roofs with parapets in the Downtown Core are preferred.

- Parapets should not exceed height regulations.

B11. Simple building forms with sloping roofs are preferred in other sub areas.

- Exotic roof forms that would detract from the visual continuity of the neighborhood and Downtown area are discouraged.

B12. Sloping gable and hip roofs are encouraged when they exist on surrounding, adjacent structures.

- Shed roofs are appropriate for front entrances, porches or on smaller masses of the primary structure.
- The majority of Pagosa Springs businesses and homes have simple roof configurations with no more than two types of roof forms. Examples of roof forms in Pagosa Springs include gable, shed, hip and flat roofs.

B13. Roof material should be muted in color and sensitive to the surrounding landscape.

- Roof materials should be limited to an earthen color palette. Appropriate materials may include heavy gauge corrugated or standing seam Corten Steel, copper standing seam, zinc or zinc colored standing seam and pro-panel metal roof. Slate or asphalt shingle and wood shake may also be appropriate materials. A combination of roofing materials may also be appropriate per building type and design.



Appropriate Development Types

In addition to appropriate site and building design for projects within the Downtown Study Area, a number of specific development types have been identified as being appropriate for the Town. The following development types may be appropriate within certain character areas of the downtown.

Mixed-Use Development Projects

This project is typically a complex of buildings that provides a mix of uses. These projects can reflect a traditional commercial or residential development pattern or a combination of the two. Mixed-use villages are a particularly appropriate development type within the West End Character Area and may be appropriate for the Downtown Core and East Village areas.

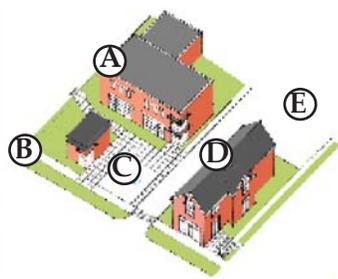
B14. Design mixed-use developments in the West End to be compatible with traditional development patterns in Downtown.

- A new infill building should acknowledge the mountain context and contain architectural detailing and landscape features that are a contemporary interpretation of commercial structures found in Pagosa Springs and other established mountain communities. However, building style should not be a replica of historic buildings nor of contemporary “park-itecture.”
- A larger building should be divided into modules that are similar in scale to buildings seen traditionally in the area.
- Step the mass of a tall building down to a lower height as it approaches adjacent residential buildings.
- Locate a primary building entrance on the building facade that faces and/or abuts the highway or primary street. Provide a storefront, porch or other element that delineates the front facade and building entrance. New buildings shall contain architectural detailing and delineation on all sides of the structure.
- Parking should be located to the interior of the property and should be limited to meet the minimum requirements for the property. Off-site or shared parking accommodations for a portion of the required parking should be considered.
- If a building maximizes the height limit, consider stepping upper stories back from the main facade, or design the lower levels to express the alignment of elements seen traditionally in the block.
- Materials should appear similar to those used traditionally such as clapboard siding and masonry. Wood, stone and brick are preferred for new construction.



Samples of existing roof forms in Pagosa Springs.

The Mixed-Use Village Building Type



- A. Varied building setbacks
- B. Detached sidewalk with planting strip
- C. Courtyard framed by buildings
- D. Mix of gabled and flat roof forms
- E. Parking located in the rear

Main Street Accommodations



- A. Landscaped foreground
- B. Internal parking
- C. Building in a cluster arrangement
- D. Connection to regional trails

In some cases, a lodging complex may be anchored by a larger building on the corner or front of the site with smaller secondary cottages comprising the remainder of site, closer to the river.

Main Street Accommodations

This project type is typically a complex of buildings that provides lodging facilities for visitors. In some cases, a spa or hot springs may be provided on site. Both small and large lodging facilities may be appropriate. Smaller lodges could reflect a residential scale and character while larger resorts typically would have a primary complex with numerous smaller facilities. Both types of facilities should include courtyards, landscaping and water features. Buildings should be sited in the East End or Hot Springs Boulevard and should respect development patterns that are identified in these character areas.

Architecturally, the building and site configuration should use contemporary interpretations of traditional architectural styles gathered from the area's early resorts and lodging options. These include the use of wood framed structures, gable and hip roofs and porches. Stucco may also be considered but it should be used in a way that reflects local designs.

B15. Site and design of resort developments should be compatible with the existing context of the Town.

- All buildings should have a one story element such as a porch or awning that addresses the street.
- A new infill building should reflect the traditional building widths within the character area.
- Parking should be located to the interior of the property and should be limited to meet the minimum requirements for the property. Off-site and shared parking accommodations for a portion of the required parking should be considered.
- Wood siding, in the form of clapboards, board and batten and shingles, should be the predominant material. Masonry may also be appropriate. New materials may be considered; however, they should convey the appearance of traditional wood siding.

Mountain Complex Infill

This building type should be used within the East End where commercial and mixed-use buildings will develop with a river setting and mountain backdrop. New infill projects located in this area are encouraged to use the design traditions found within traditional mountain complexes. This development often includes a cluster of buildings, with some set back significantly from the street and others at the sidewalk edge. The setback should reflect the landscape character of adjoining properties.

- Buildings should be clustered to reflect a traditional mountain town building complex.
- A new infill building should reflect the building widths of traditional scaled buildings.
- The foreground of the property should be landscaped with appropriate materials for the Town. A portion of the river should be visible from the entrance.
- Parking should be located to the interior, to the side or the rear of the lot and should be limited to the minimum number required.
- Wood siding, in the form of clapboards, board and batten and shingles, should be the predominant material. New materials also may be considered; however, they should convey the appearance of traditional wood siding.
- Buildings of this type should convey a high quality of construction. Temporary buildings or structures are inappropriate.



Buildings should be clustered to reflect a traditional mountain town building complex.

East End Infill



- A. Internal parking
- B. Sloping roof forms
- C. Internal links to sidewalks and trails
- D. Edge buffering and screening
- E. Buildings in clusters rather than aligned in a row



This building reflects a traditional rural mining vernacular building type and would be appropriate in the East End area.

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