Steamboat Springs Downtown Design Guidelines

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February 2009

Downtown Streetscape Revitalization
Steamboat Springs Colorado

In addition to collaborating with the **City of Steamboat Springs, Colorado**, the citizens attending the public meetings, and the Steamboat Springs Main Street Group, Britina Design Group would like to acknowledge the efforts of the Downtown Streetscape Revitalization Project Team:

Acknowledgements

Britina Design Group
Project Lead - Landscape Architecture & Visioning

Britina Design Group, Inc. provides Landscape Architecture and Land Planning services for both public and private clients. We are supported by over 60 years of combined experience in land planning, landscape architecture, construction documentation and project administration. Our range of project experience includes urban design, streetscapes, residential communities, park and recreation facilities, commercial and business parks, and hotel and resort developments.

V3
Civil and Hydrological Engineering

A set of core values guides the way we do business at V3. Our belief in unwavering integrity, our commitment to excellence, focus on our clients and dedication to our employees, makes us who we are as a company. And it allows us to consistently exceed expectations as a preferred provider of land-related services.

M-E Engineers
Architectural Lighting

M-E Engineers, Inc., founded in 1981, is a full-service mechanical and electrical consulting engineering firm. Currently, our firm has a staff of over 250 people and has offices in Los Angeles, California; New York, New York; Colorado Springs, Colorado; Vail, Colorado; London, England; San Diego, California; Kansas City, Missouri and Denver, Colorado.

Hines Irrigation
Irrigation Design

Hines Irrigation Consultants, Inc. provides professional irrigation consulting and design services through our international network of offices to clients who desire to apply creative solutions to difficult design and construction challenges. Our reputation is based on delivering practical and cost-effective design solutions On Budget & On Time.

ArtHouse Design
Signage and Wayfinding

Marty will need to give us a blurb or we will need to get it from a cutsheet.

Landmark Consultants
Surveying

Landmark Consultants, Inc. (LCI) is fully qualified, licensed and insured in Colorado to perform a full range of engineering, surveying, mapping, construction management, and drafting services for all stages of a project, from planning through design and construction.

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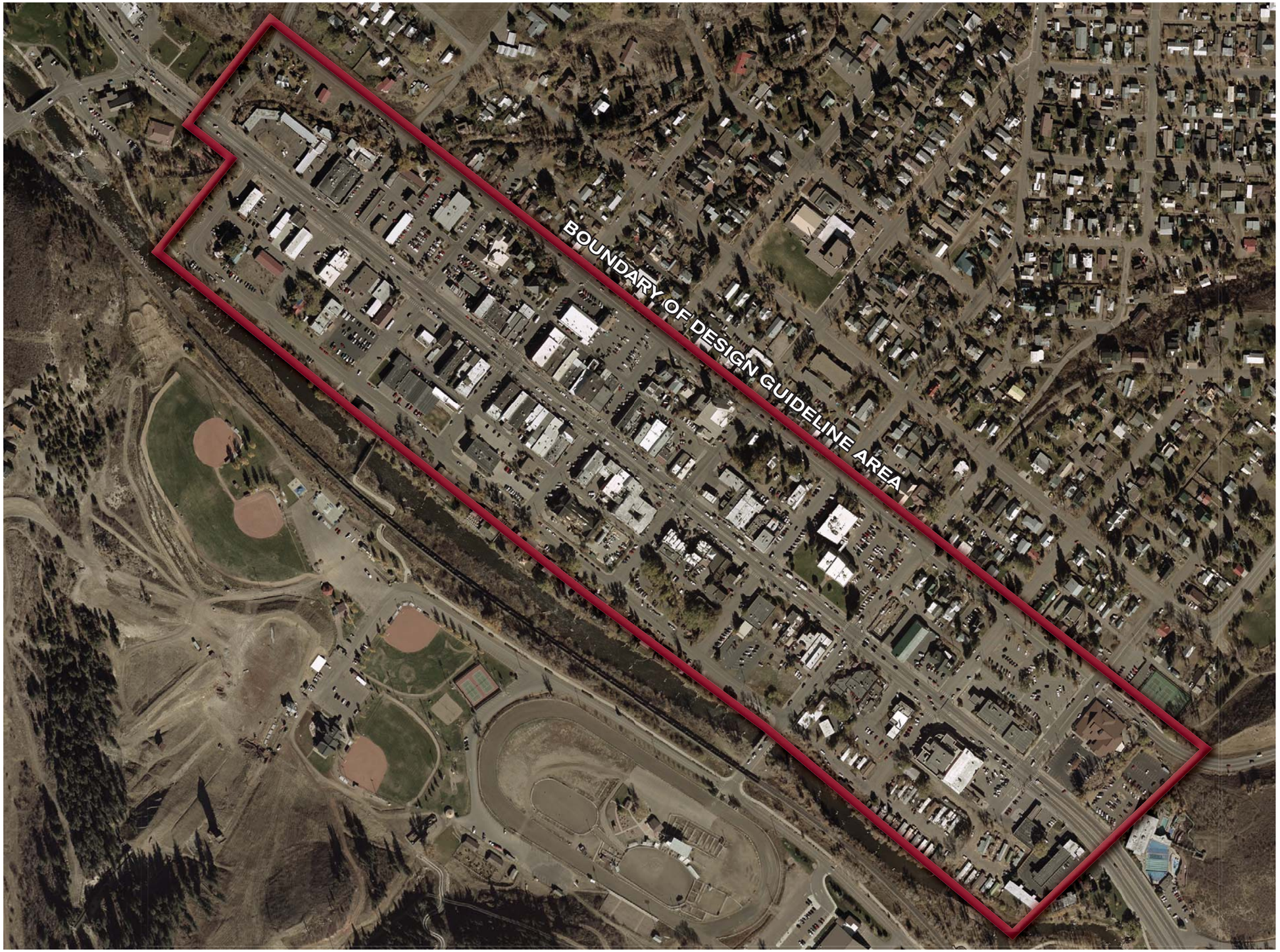
Downtown Streetscape Revitalization
Steamboat Springs Colorado


BOUNDARY OF DESIGN GUIDELINE AREA

Introduction

These Streetscape Design Guidelines are the culmination of an extensive and comprehensive public input and design creation process. Their purpose is to assure the incremental installation of the streetscape is according to the approved streetscape designs.

PUBLIC PROCESS

The streetscape designs were crafted thru an interactive approach to the public process by gathering the design values for the downtown streets to create a place-centric design. Divided into a three part process, participants were led thru a series of exercises to arrive at the values, critical issues and final design.

Part One centered on evaluating the historical context of Steamboat as a ranching and community center as well as an examination of the physical, environmental and social context of the place. The first public meeting, participants were given tools and a vocabulary for understanding their downtown and were asked to visit and study several archetypical "nodes" or areas deemed to have significant meaning to the project.

In Part Two the previous research and the public process worked hand-in-hand to generate the vision for the Downtown Streetscape as well as the initial design direction. The second meeting, participants were asked to note their favorite place in downtown and their preference on several design solutions to the previously identified critical issues for the downtown.

Part Three saw the refinement of those visions and designs through public input and direction from the City. The third meeting was a critique of the two design options created by the design team. Participants were asked to write their comments on the proposed design noting which elements of the design correctly captured the values of the community and solved the issues of the downtown.

After the third public meeting, the Design Team worked with the City to meld the reality of the construction budget with requirements of CDOT into the final design.

About These Guidelines

HOW TO USE THIS DOCUMENT

This document consists of specific criteria for installation of the approved Downtown Streetscape. The document is divided by street (Lincoln, Yampa, Oak & Side Streets) with specific details listed in call outs referencing the user to subsequent pages for additional information.

WHO SHOULD USE THIS DOCUMENT

This document will serve as supplemental information during an individual parcel site design and used by the City as a development review tool. An applicant wishing to deviate from the approved streetscape plan may do if it is found through the Development Review Process that the deviation does not deter the original design intent of the streetscape.

Any instances of conflict between the City Code and these guidelines must be resolved at the discretion of the Director of Public Works or his designee.

HOW TO USE THIS DOCUMENT

The intent of this document is to clearly identify the materials and methods to be used when improving the streetscape along Steamboat Springs' Downtown streets. To identify conditions for your specific project, please follow the following steps:

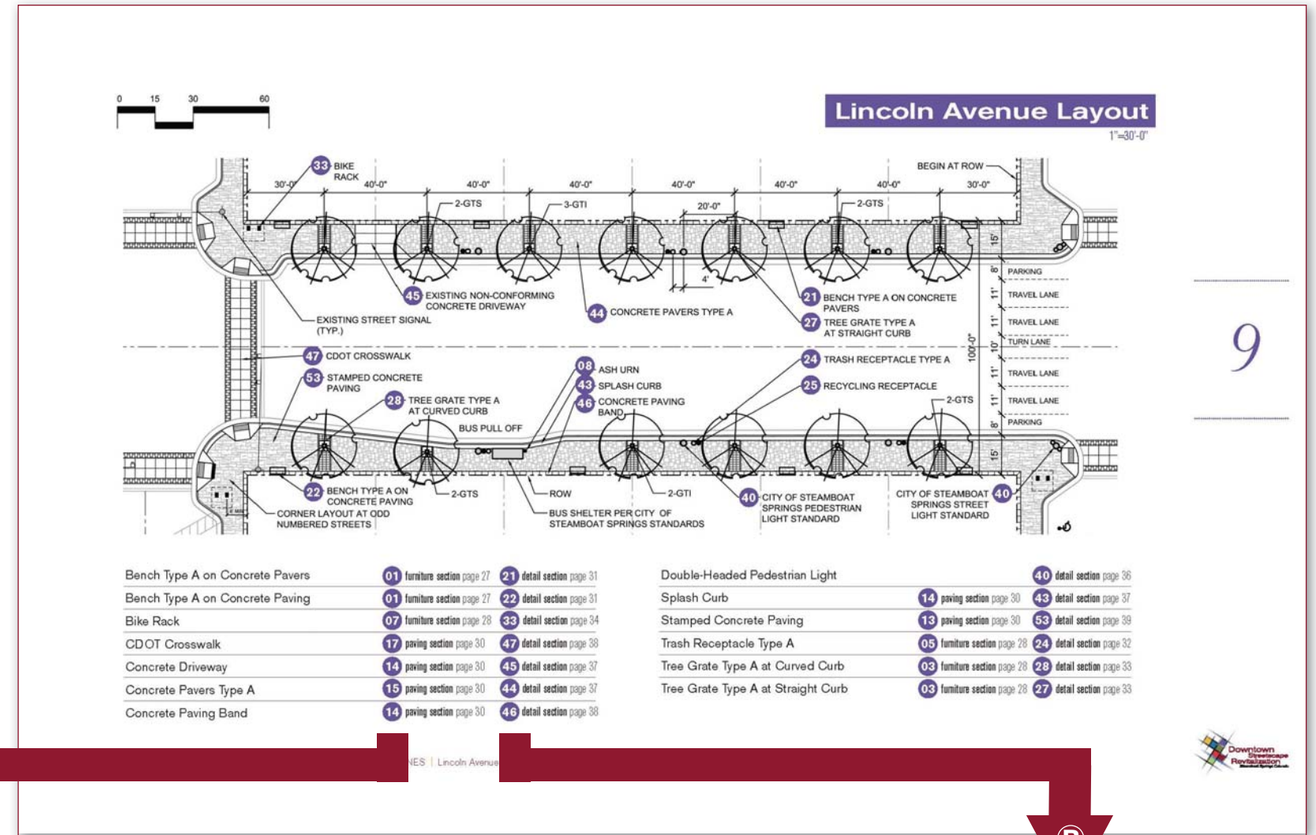
1. Locate the section of the book corresponding to your street, either Lincoln, Oak, Yampa or the numbered "Side Streets".

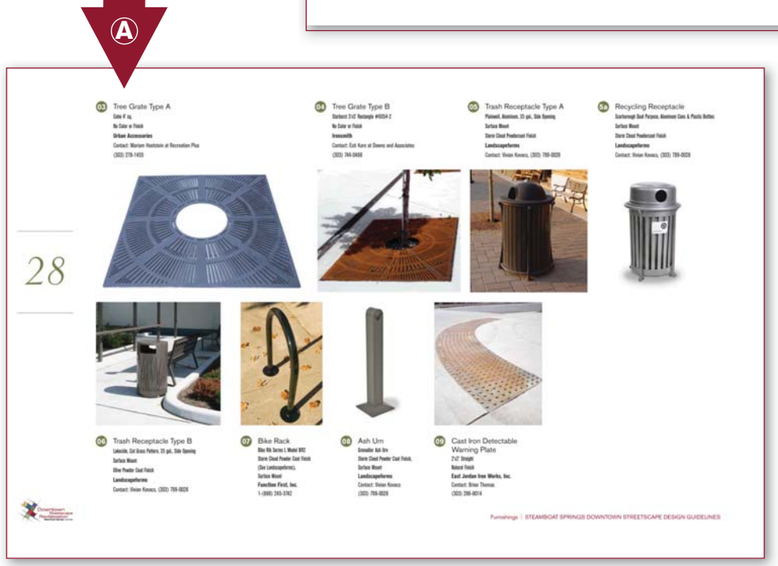
2. Identify the specific condition that your project best meets. In the case of our adjacent example, our project is mid-block along Lincoln Avenue .

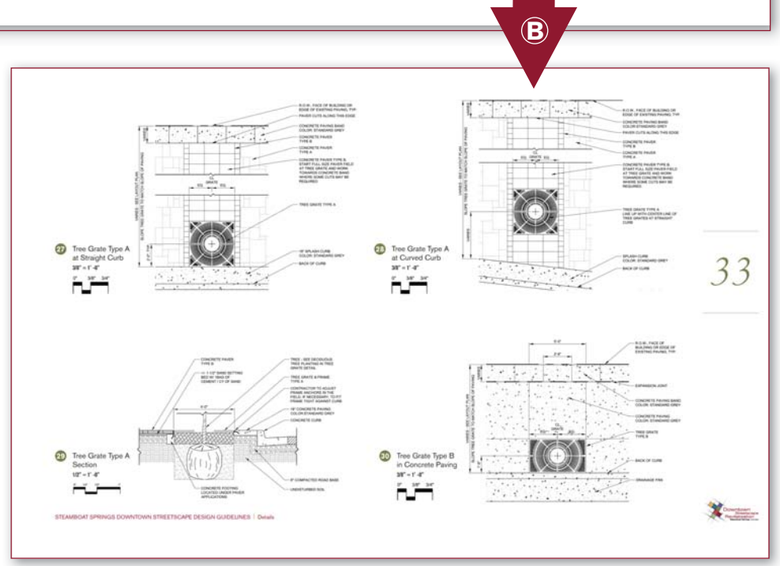
3. Review the layout plan for that condition, identifying paving, site furnishing or planting features that correspond to your location. Locate the names of those features in the table at the bottom of the page.

4. For each feature listed there is additional information identifying **A** material purchasing or specifying information, and/or **B** construction drawings detailing specifically how to construct the feature.

5. For information regarding plant material, please see the PLANTING section beginning on page 42.







The streetscape design of Lincoln Avenue addresses two critical issues:
Movement and Identity

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Lincoln Avenue

Movement

Increasing the ease and permeability of movements within and along Lincoln is created through shortened intersection crossings ('bump-outs'), marked pedestrian crosswalks, retaining on-street parallel parking and providing bus pull-offs and shelters along each block.

Identity

There is much to experience in downtown Steamboat, and Lincoln functions as the gateway into the rest of the downtown experience. The redeveloped streetscape helps to announce and celebrate downtown Steamboat though a rich paving palette, pedestrian-scaled pole lights, generous sidewalk areas with space for outdoor displays, and an established standard for benches, planters and other street furnishings.

GENERAL NOTES:

1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2' (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

Lincoln Avenue – SOCIAL, INVITING, ENGAGING

- Historic main street – commercial core of the downtown
- Place for celebrations, parades, winter carnival, sidewalk sales and other community events
- 'Front door' of the community
- Location of major civic buildings, such as the County building
- Architecturally, a combination of individual shops in historic storefronts with more modern architecture and spaces that create gathering spaces
- Historic relevance of the downtown is tied to the ranching history that originally drew people to the area, and the historic recreational skiing that made Steamboat into the tourist destination it is today

Lincoln Avenue Layout

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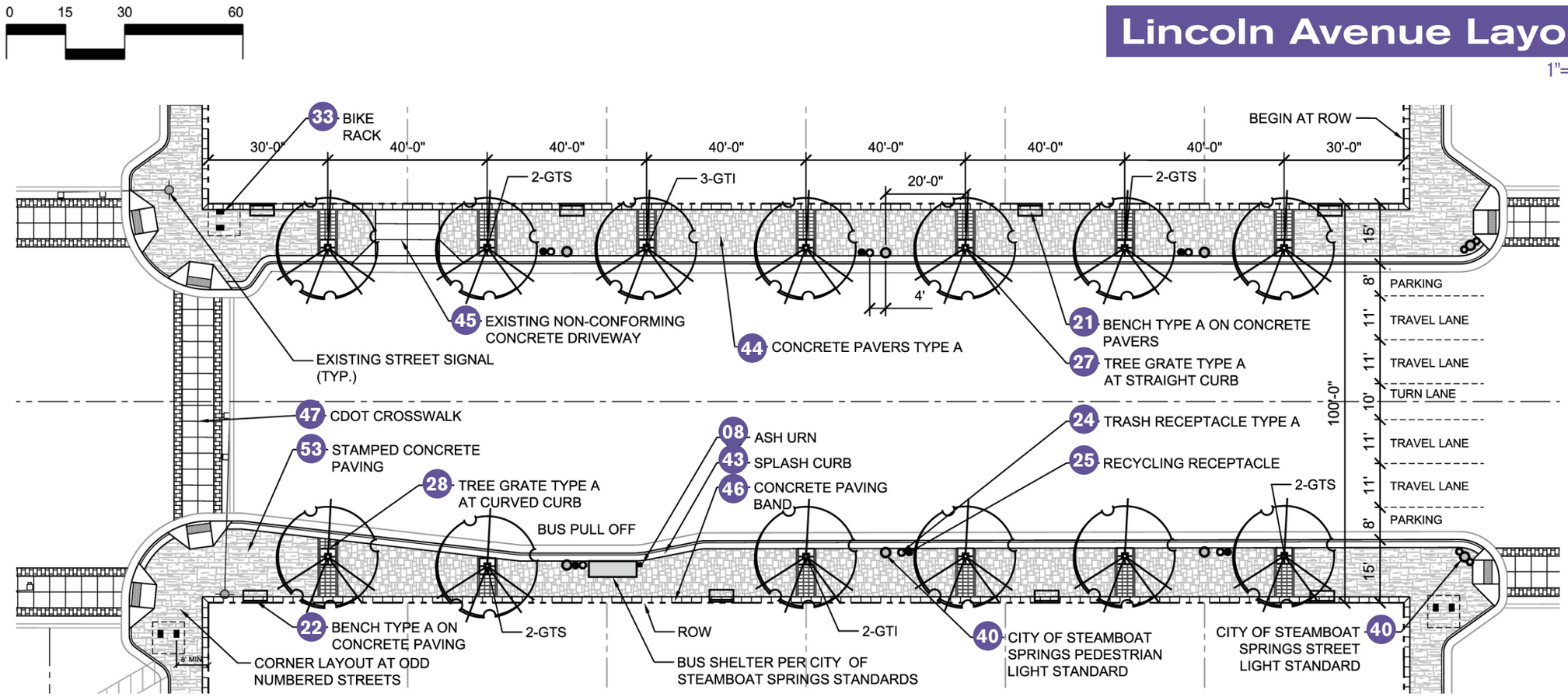

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Tree Grate Type A at Curved Curb	03 furniture section page 28	28 detail section page 33
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Lincoln Avenue Corner at Side Streets

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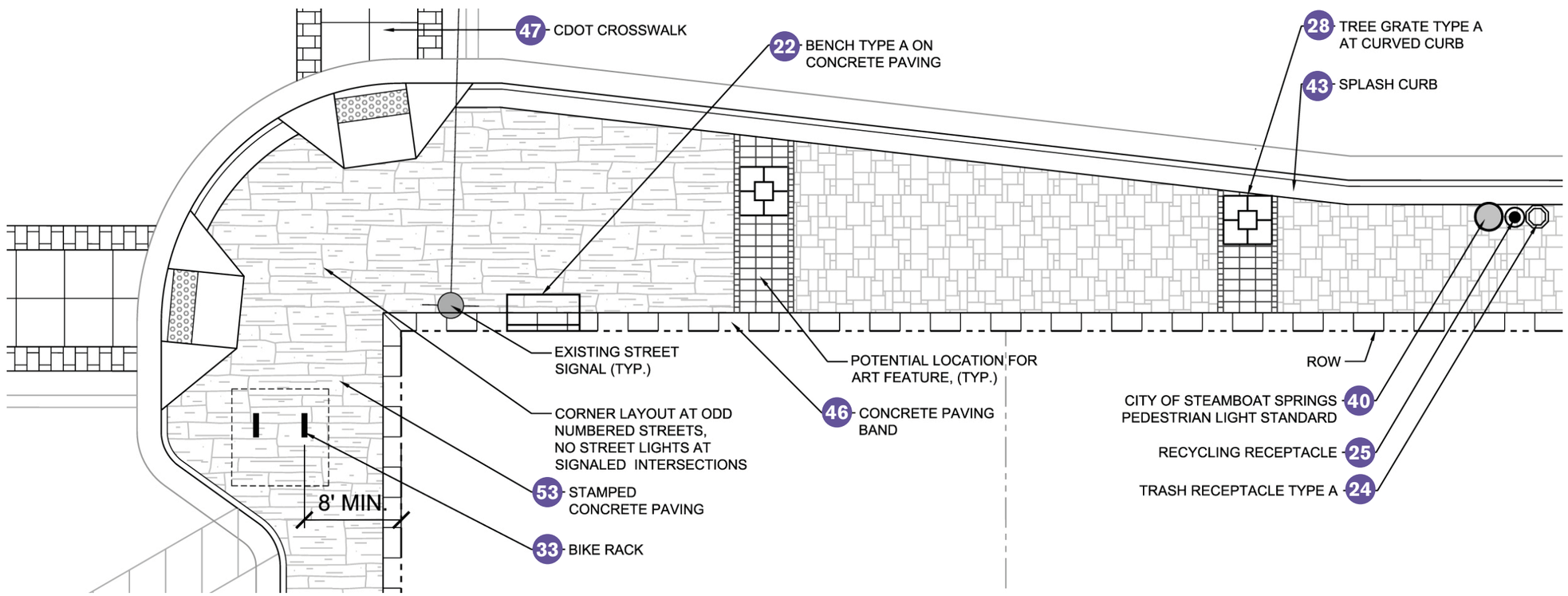

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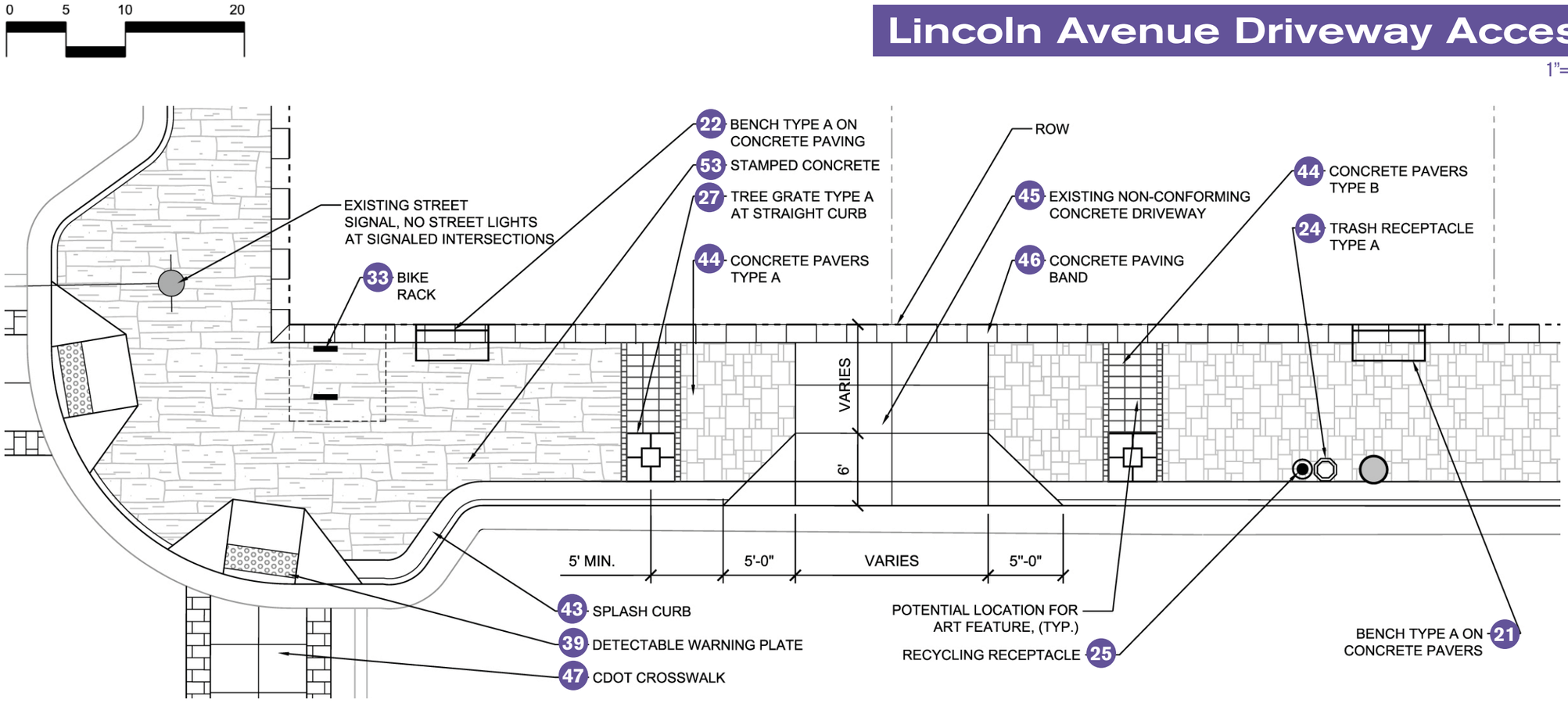
Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Tree Grate Type A at Curved Curb	03 furniture section page 28	28 detail section page 33

Lincoln Avenue Driveway Access

1"=10'-0"



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Bench Type A on Concrete Paving	01 furniture section page 27	22 detail section page 31
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Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
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As the transition street between the downtown and the adjacent residential neighborhood,
Oak is a mixture of commercial, shopping, civic and residential uses.

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Oak Street

In order to create a more residential and 'local' feel along Oak, the streetscape design is very green with detached walks and tree lawns, extensive planting beds, and a meandering sidewalk alignment that preserves existing mature, healthy trees.

Overall, the design of Oak Street creates a distinct downtown experience that responds to the adjacent neighborhood. Oak Street is green, informal, relaxed and eclectic, while still acknowledging a need for commercial-type visibility and access for businesses, shops and restaurants.

GENERAL NOTES:

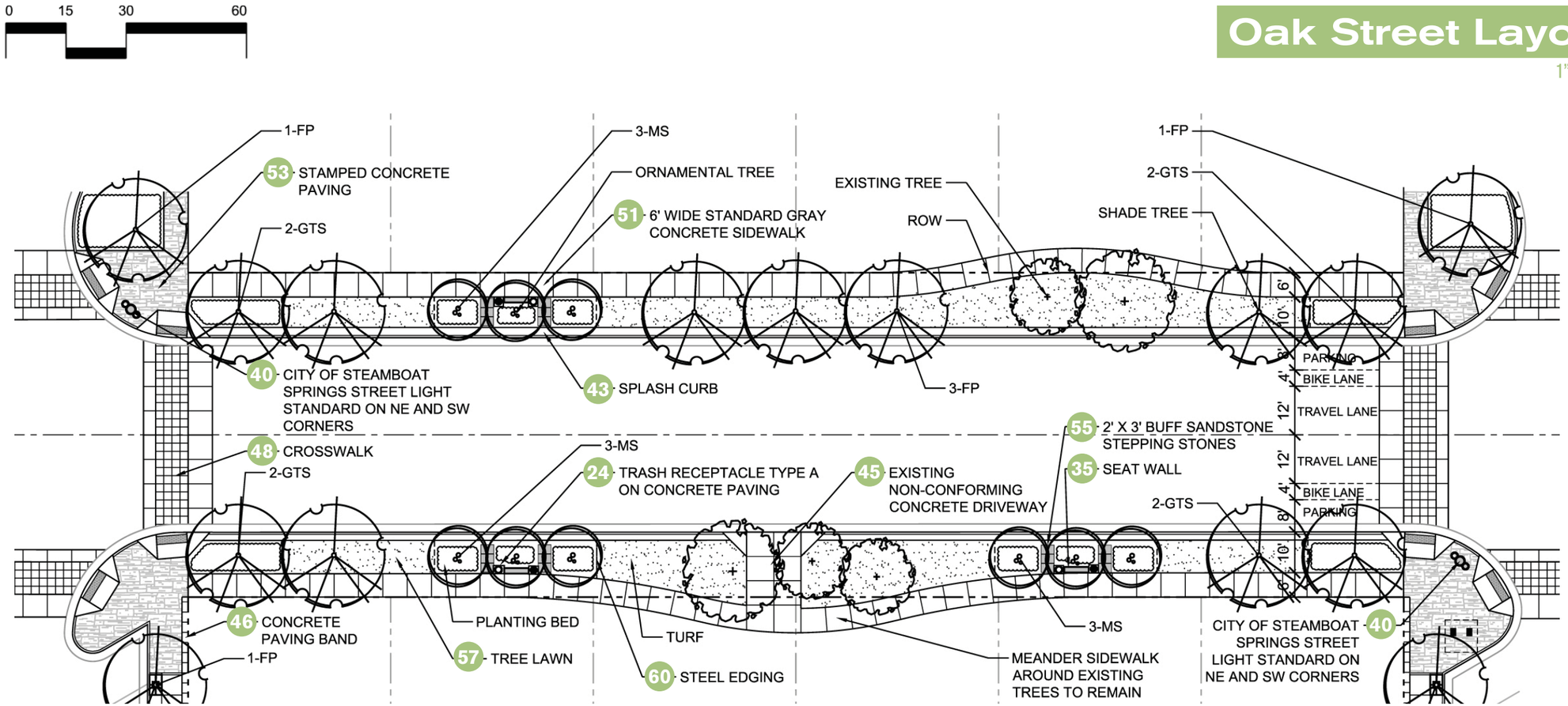
1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2' (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

Oak – GREEN, NEIGHBORLY, LOCAL

- Oak is a transition street, and the boundary between the downtown and its adjacent residential neighborhoods
- Oak is a transition street with more grass landscaping
- Oak reflects the 'local' neighborhood feel of Downtown Steamboat Springs

Oak Street Layout

1"=30'-0"



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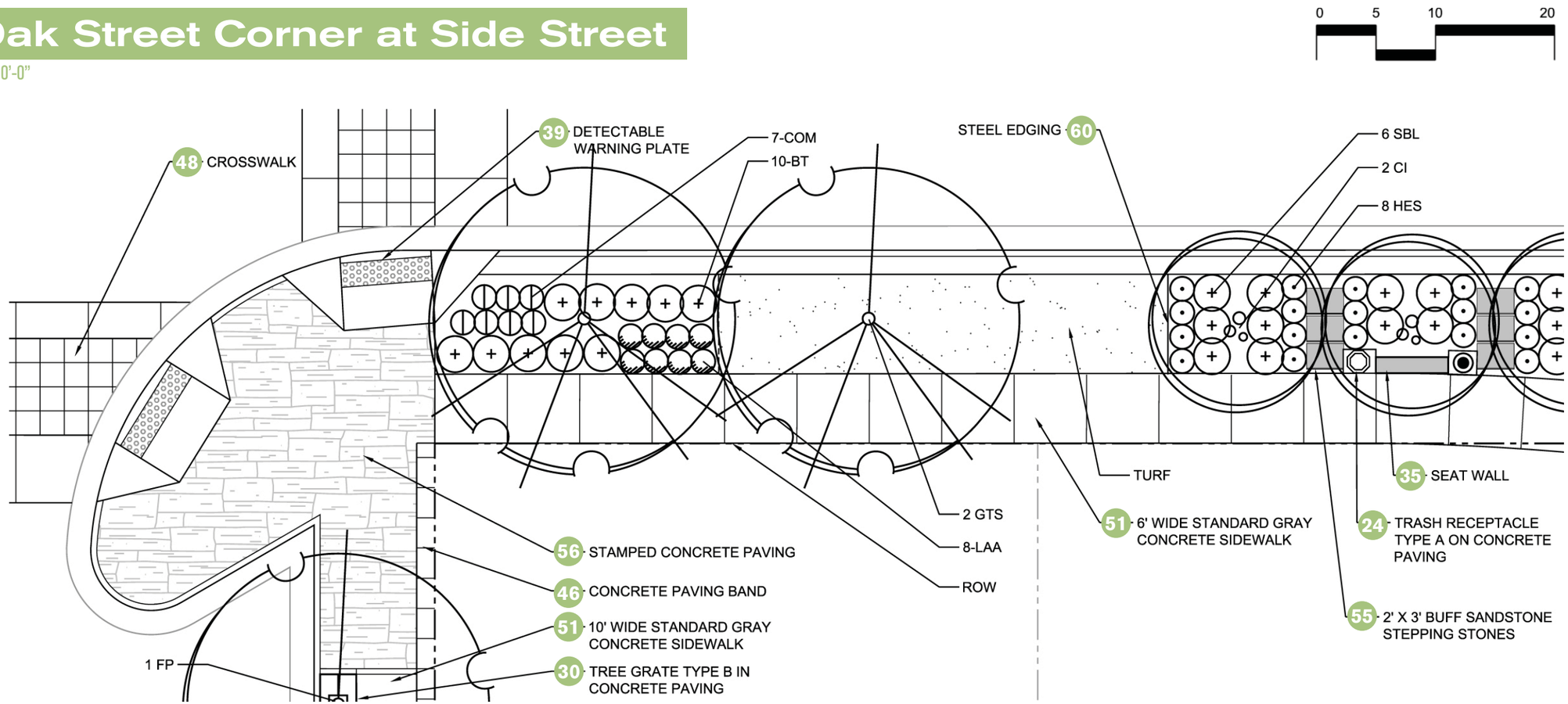
Seat Wall	11 paving section page 29	35 detail section page 35
Splash Curb	14 paving section page 30	43 detail section page 37
Stamped Concrete Paving	13 paving section page 30	53 detail section page 39

Steel Edging		60 detail section page 41
Trash Receptacle Type A	05 furniture section page 28	25 detail section page 32
Tree Lawn		57 detail section page 40
2'x3' Buff Sandstone Stepping Stones		55 detail section page 40
6' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Oak Street Corner at Side Street

1"=10'-0"



Concrete Paving Band	14 paving section page 30	46 detail section page 38
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Detectable Warning Plate	09 furniture section page 28	39 detail section page 36
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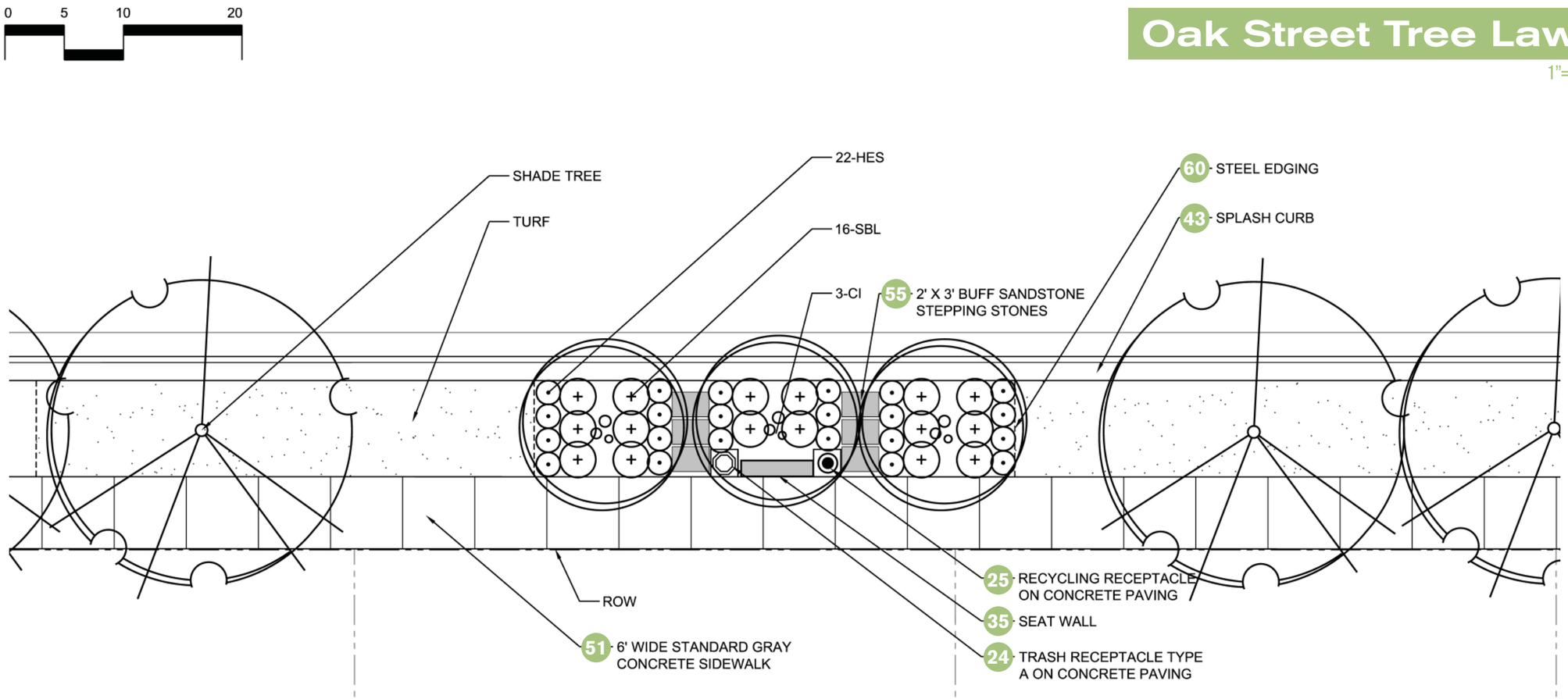
Tree Grate Type B in Concrete Paving	04 paving section page 30	30 detail section page 38
2'x3' Buff Sandstone Stepping Stones		55 detail section page 40
6' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	45 detail section page 37

Oak Street Tree Lawn

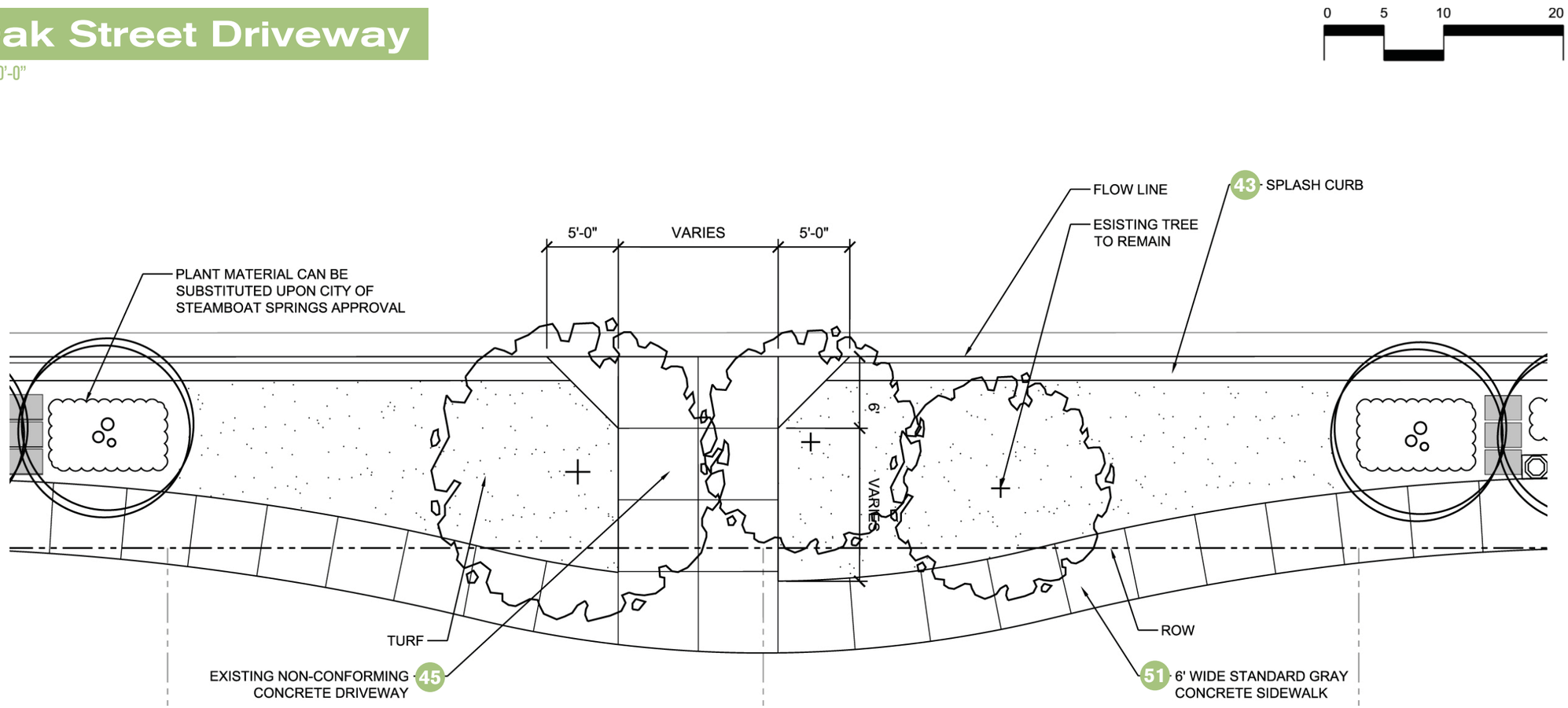
1"=10'-0"



Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Seat Wall	11 paving section page 29	35 detail section page 35
Splash Curb	14 paving section page 30	43 detail section page 37
Steel Edging		60 detail section page 41
Trash Receptacle Type A on Concrete Paving	05 furniture section page 28	24 detail section page 32
2'x3' Buff Sandstone Stepping Stones		55 detail section page 40
6' Side Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Oak Street Driveway

1"=10'-0"



Concrete Driveway	14 paving section page 30	45 detail section page 37
Splash Curb	14 paving section page 30	43 detail section page 37
6' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

The goals of the Yampa streetscape design are to reflect the influence of the Yampa River in the physical design of the street, and to create a vibrant entertainment destination street for nightlife, festivals and celebrations. The design promotes a pedestrian environment on the river-side of the street and the bike lanes and bike racks encourage bicycle travel.

Yampa Street

Yampa – FESTIVE, NATURAL, ARTISTIC

- Water - Flows and Interruptions
- Connection to Recreation (core trail, river)
- Festival Street - Market Street - Nighttime street

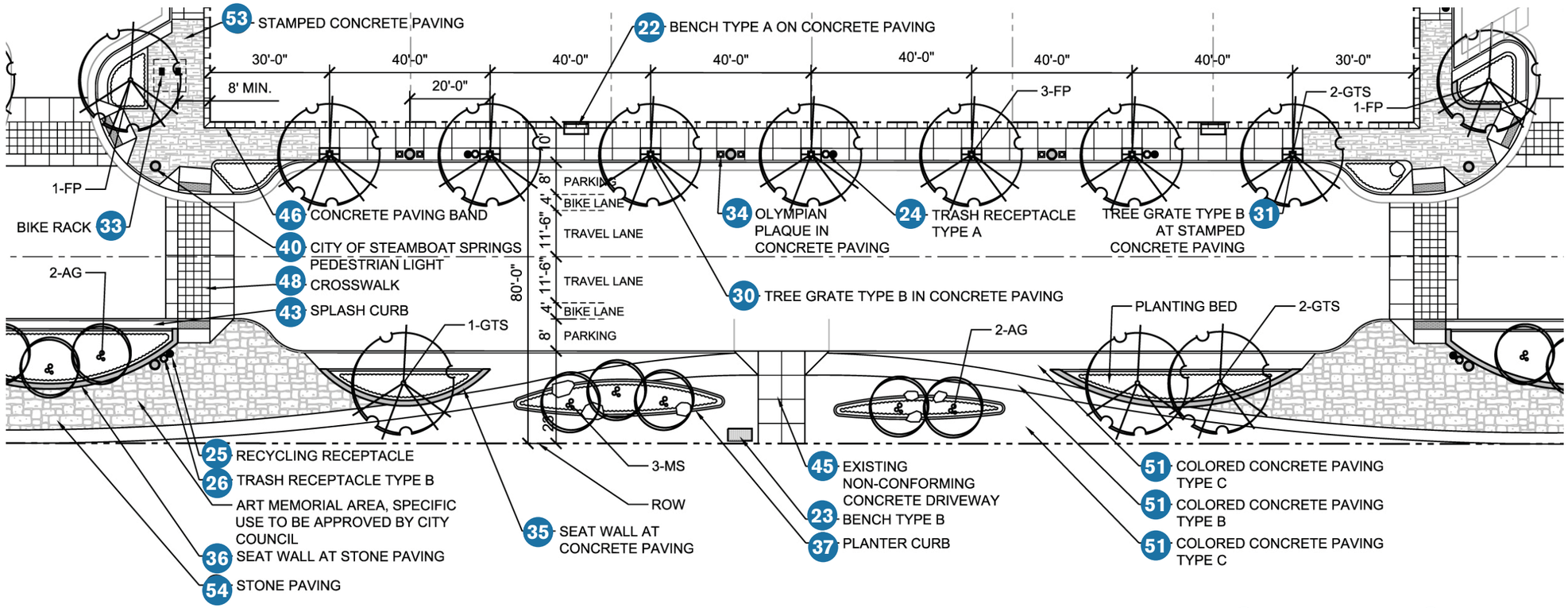
The layout of the Yampa streetscape reflects an organic, flowing feel that is reinforced in the water-like patterns within the design, as well as the more naturalistic palette of pavers and plant materials. There are large open planting beds, raised planters, and both ornamental and shade trees. The street furnishings along Yampa reinforce its natural feel, and are unique to Yampa. Olympian plaques embedded into the stone paving arch gracefully along the street, and reflect Steamboat's long ties to outdoor athletic achievement.

GENERAL NOTES:

1. An automatic Irrigation System is required for all landscape areas and tree grates.
2. Electric service is required for all seat wall lights, tree wells, and pedestrian lights.
3. All features are to be placed a minimum of 2' (two feet) behind the back of curb.
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

Yampa Street Layout

1"=30'-0"



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City of Steamboat Springs Pedestrian Light		40 detail section page 34
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Colored Concrete Paving Type C	19 paving section page 30	51 detail section page 39
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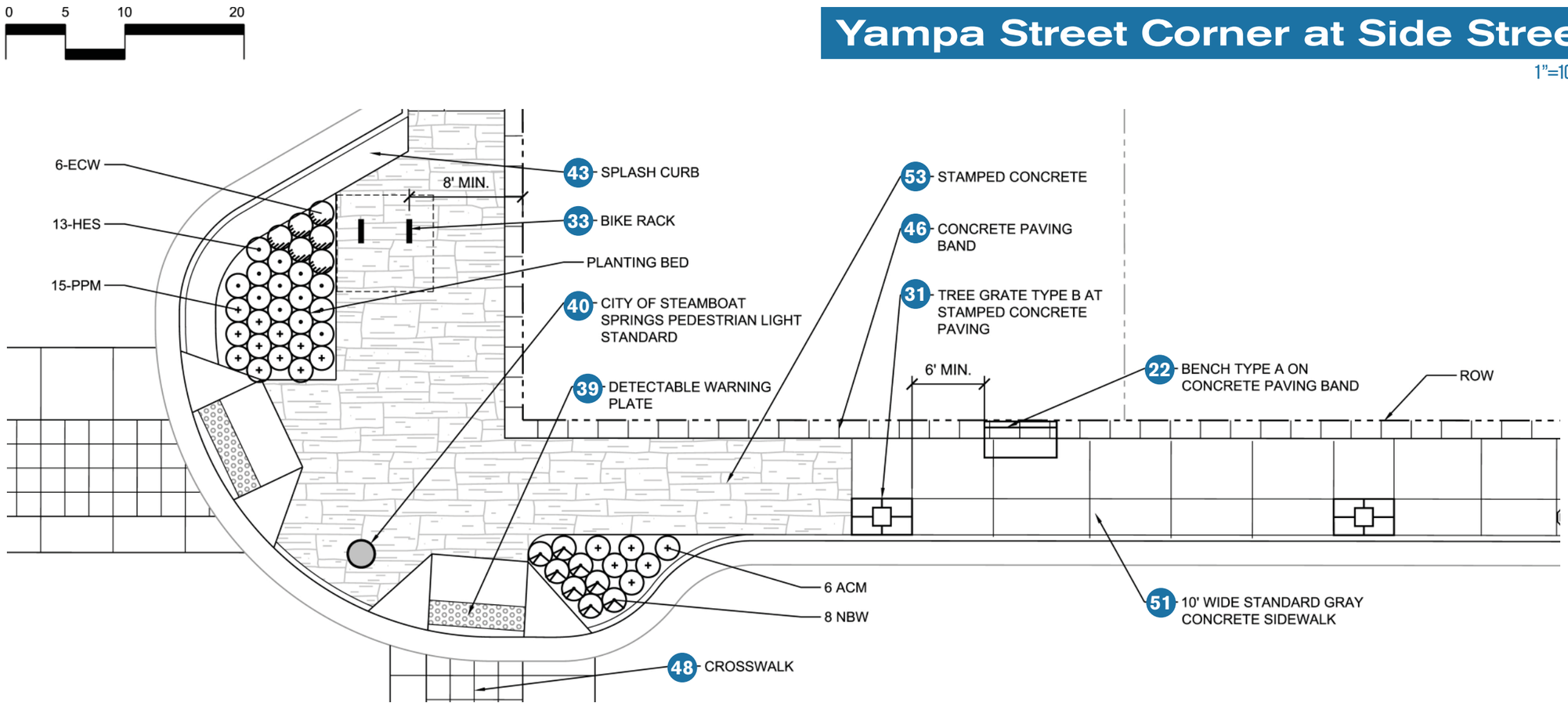
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Seat Wall at Concrete Paving	04 furniture section page 28	35 detail section page 35
Seat Wall at Stone Paving	04 furniture section page 28	36 detail section page 35
Splash Curb	14 paving section page 30	43 detail section page 37
Stamped Concrete Paving	13 paving section page 30	53 detail section page 39
Stone Paving	12 paving section page 30	54 detail section page 40
Trash Receptacle Type A	05 paving section page 30	25 detail section page 32
Trash Receptacle Type B on Stone Paving	06 paving section page 30	26 detail section page 32
Tree Grate Type B at Concrete Paving	04 paving section page 30	30 detail section page 33
Tree Grate Type B at Stamped Concrete	04 paving section page 30	31 detail section page 34

Yampa Street Corner at Side Street

1"=10'-0"



Bench Type A on Concrete Paving Band	01 furniture section page 27	22 detail section page 31
Bike Rack	07 furniture section page 28	33 detail section page 34
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Concrete Paving Band	14 paving section page 30	46 detail section page 38
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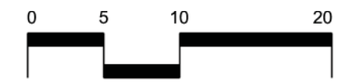
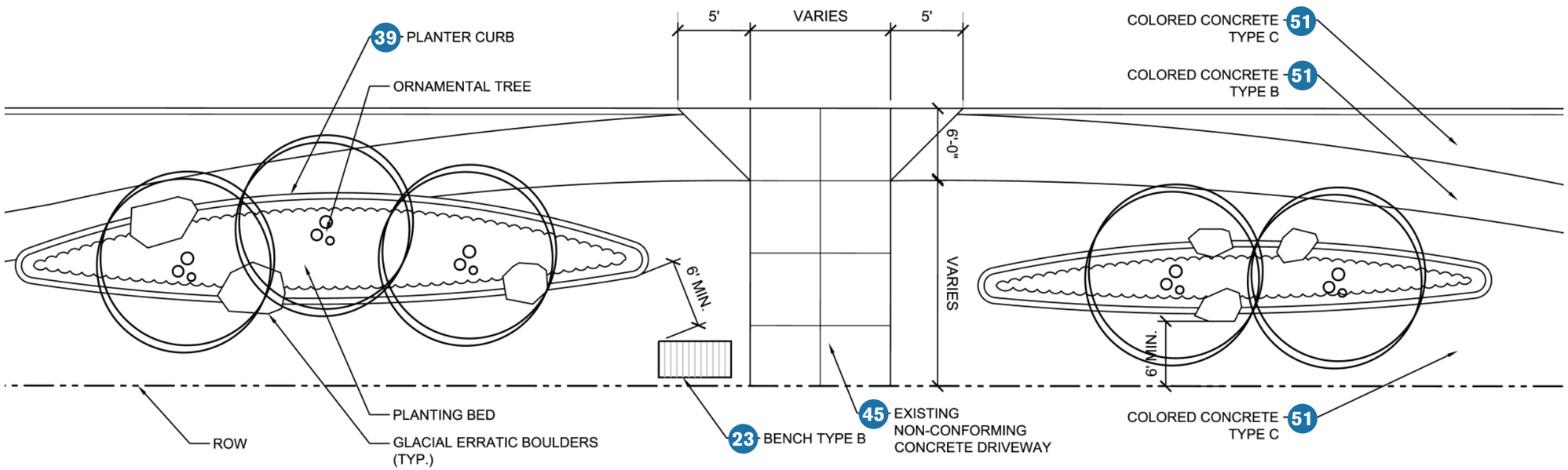
Detectable Warning Plate	09 paving section page 28	39 detail section page 36

Splash Curb	14 paving section page 30	43 detail section page 37
Stamped Concrete	13 paving section page 30	53 detail section page 39
Tree Grate Type B at Stamped Concrete Paving	04 furniture section page 28	31 detail section page 34
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Yampa Street Driveway

1"=10'-0"





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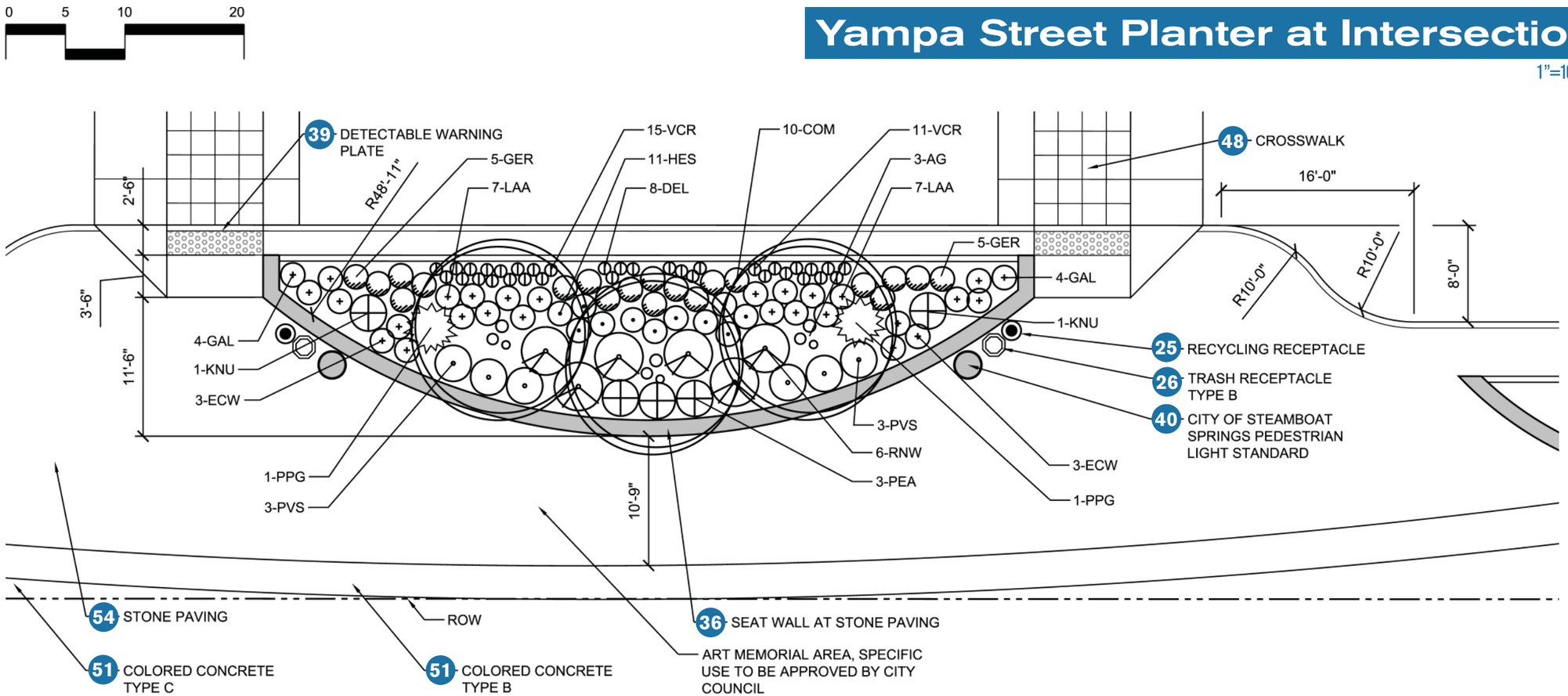
Colored Concrete Type B	18 paving section page 30	51 detail section page 39
Colored Concrete Type C	19 paving section page 30	51 detail section page 39
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 37
Planter Curb	10 paving section page 29	39 detail section page 35

Yampa Street Planter at Intersection

1"=10'-0"



City of Steamboat Springs Pedestrian Light		40 detail section page 36
Colored Concrete Type B	18 paving section page 30	51 detail section page 39
Colored Concrete Type C	19 paving section page 30	51 detail section page 39
Crosswalk	17 paving section page 30	48 detail section page 38
Detectable Warning Pavers	09 furniture section page 28	39 detail section page 36
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Seat Wall at Stone Paving	11 paving section page 29	36 detail section page 35

Stone Paving	12 paving section page 30	54 detail section page 40
Trash Receptacle Type B	06 furniture section page 28	26 detail section page 32

Yampa Street Planter in Sidewalk

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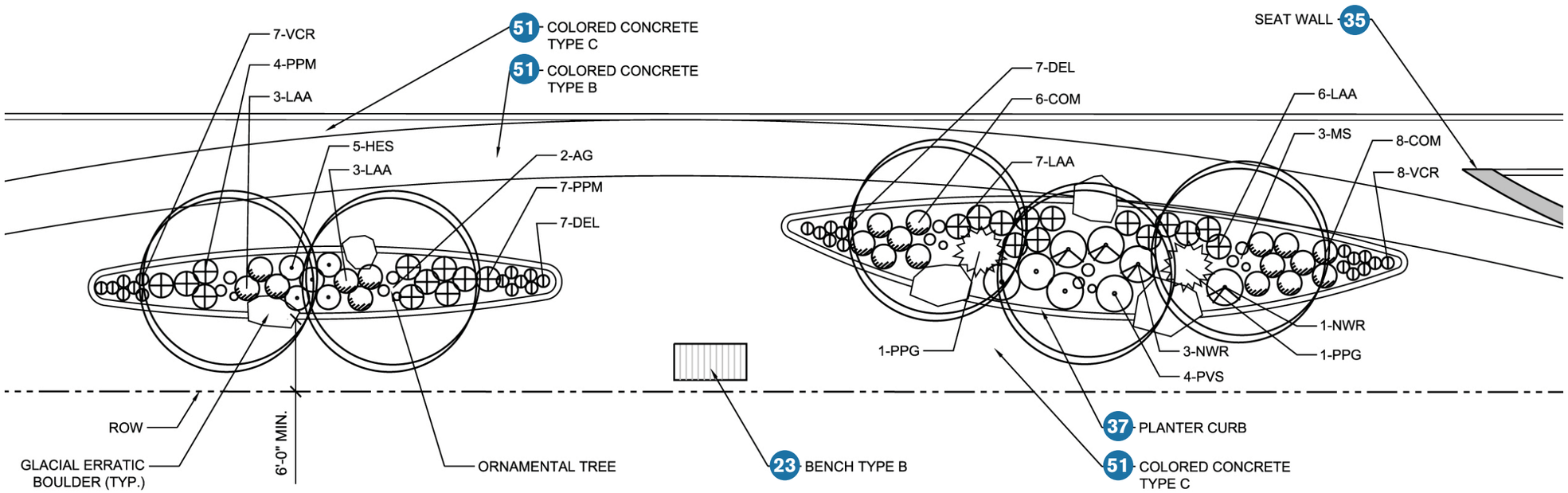

Bench Type B	02 furniture section page 27	23 detail section page 32
Colored Concrete Type B	18 paving section page 30	51 detail section page 39
Colored Concrete Type C	19 paving section page 30	51 detail section page 39
Planter Curb	10 paving section page 29	37 detail section page 35
Seat Wall	11 paving section page 29	35 detail section page 35

Steamboat Springs side streets link together all its downtown spaces, and provide excellent connections between people, places and vehicles.

Side Streets

Side Streets – TRANSITIONAL, CONNECTED

- Connections and Interrelationships
- Parking and Accessibility

The side street design has pedestrian sidewalk areas with benches, street trees, pole lights and other site amenities. Parking along each side street is angled, and helps to balance the parallel parking of the other downtown streets. The two-way traffic streets also provide generous bike lane connections, and utilize the signalized intersections to ensure bicyclists can safely cross the street.

GENERAL NOTES:

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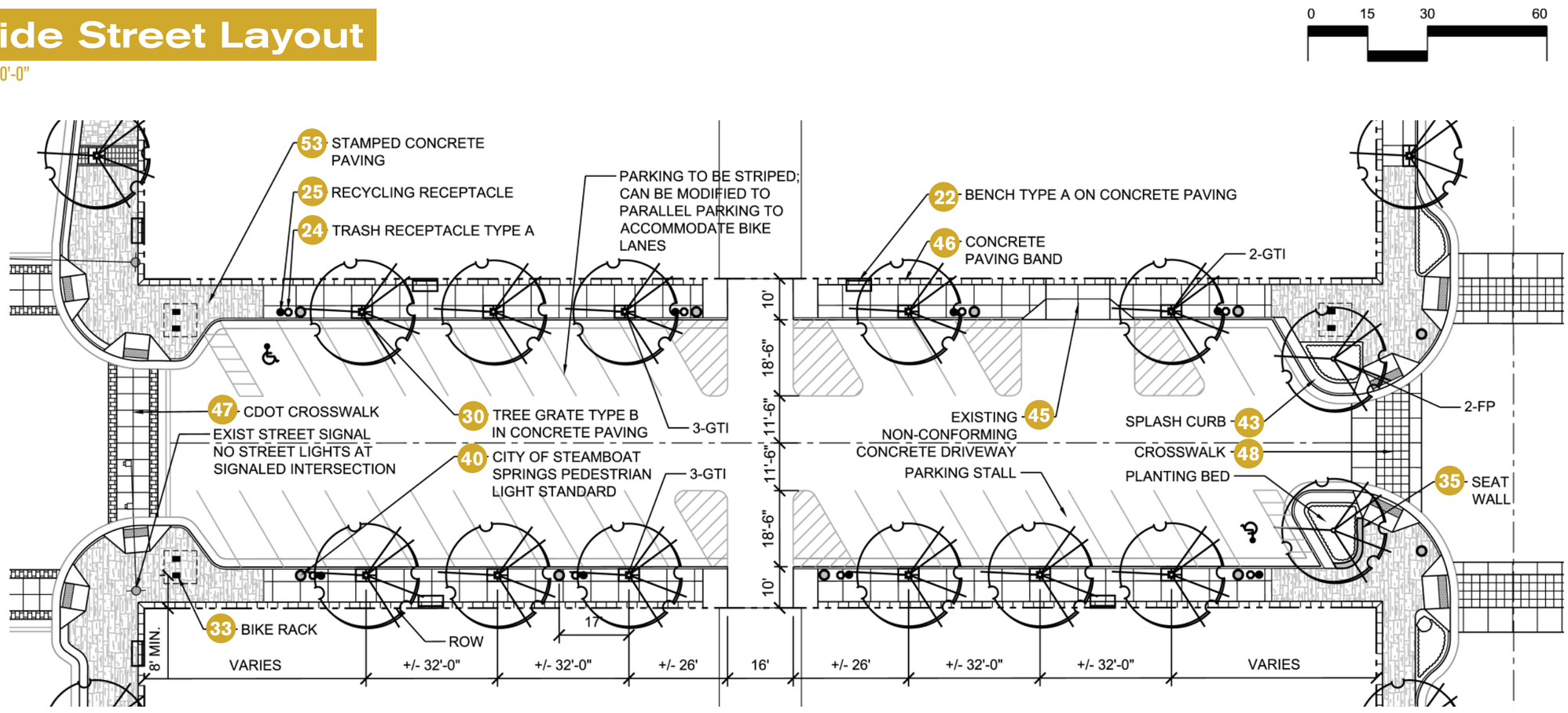
4. All street features shall be spaced a minimum of 6' (six feet) apart for ADA access.

Side Street Layout

1"=30'-0"



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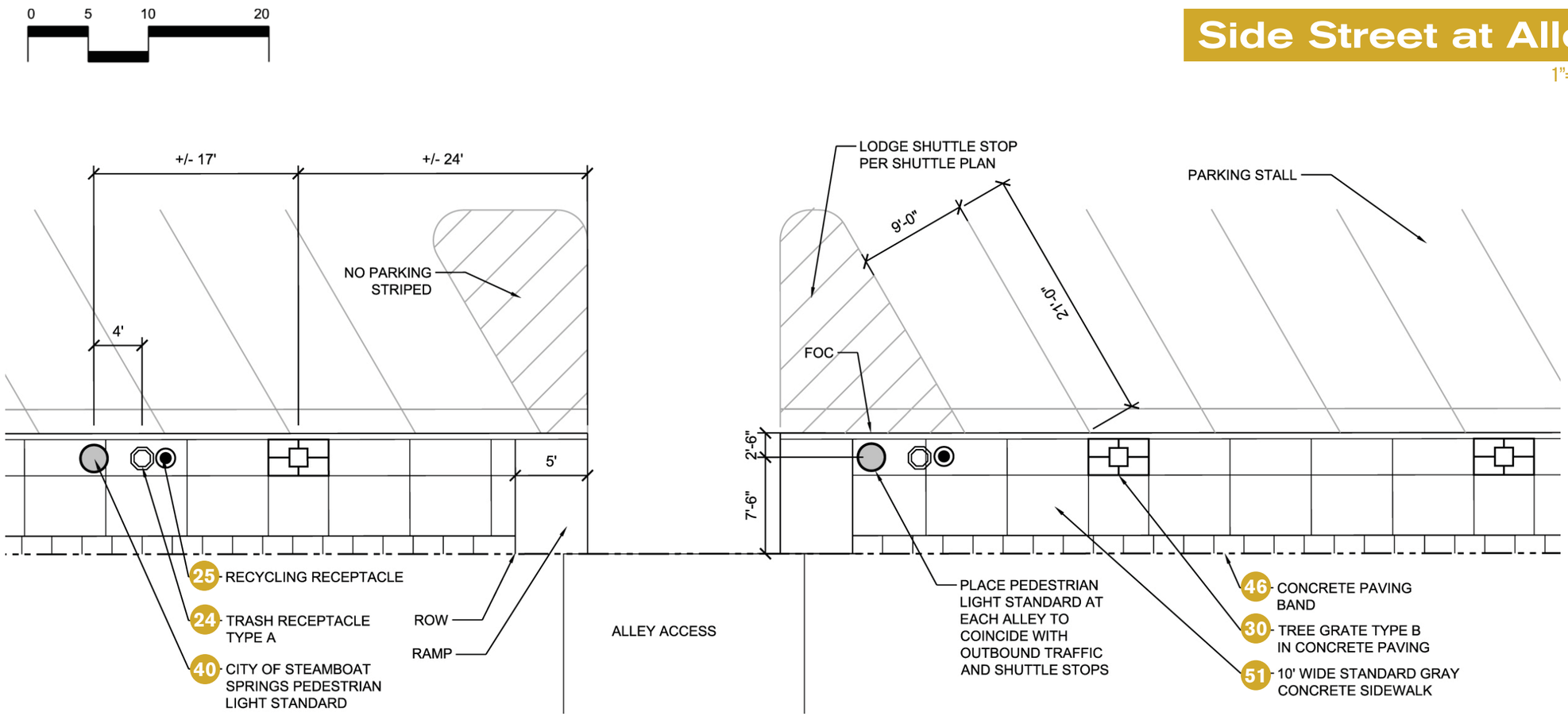
Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Tree Grate Type B in Concrete Paving	04 furniture section page 28	30 detail section page 33

Side Street at Alley

1"=10'-0"



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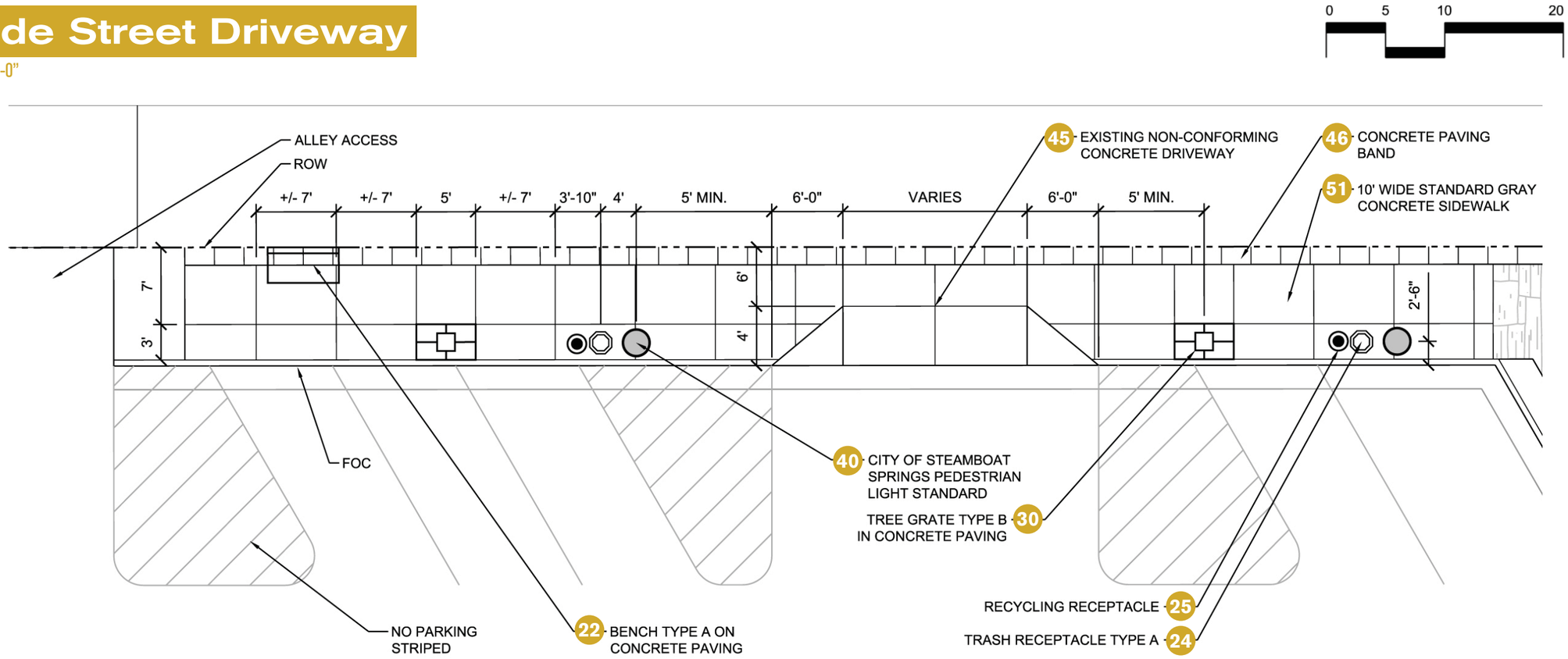
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Trash Receptacle Type A on Concrete Paving	05 furniture section page 28	24 detail section page 32
Tree Grate Type B in Concrete Paving	04 furniture section page 28	30 detail section page 33
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Side Street Driveway

1"=10'-0"



Bench Type A on Concrete Paving	01 furniture section page 27	22 detail section page 31
City of Steamboat Springs Pedestrian Light		40 detail section page 36
Concrete Paving Band	14 paving section page 30	46 detail section page 38
Existing Non-Conforming Concrete Driveway	14 paving section page 30	45 detail section page 37
Recycling Receptacle	5a furniture section page 28	25 detail section page 32
Trash Receptacle Type A	05 furniture section page 28	24 detail section page 32
Tree Grate Type B in Concrete Paving	04 furniture section page 28	30 detail section page 33
10' Wide Standard Grey Concrete Sidewalk	14 paving section page 30	51 detail section page 39

Furnishings

01 Bench Type A

Plainwell, 72" , Aluminum, Surface Mount

Storm Cloud Powder Coat Finish

Landscapeforms

Contact: Vivian Kovacs, (303) 799-0028

02 Bench Type B

Lakeside, Picket Fence Style w/Jarrah Wood Pickets, Backed,

Surface Mount

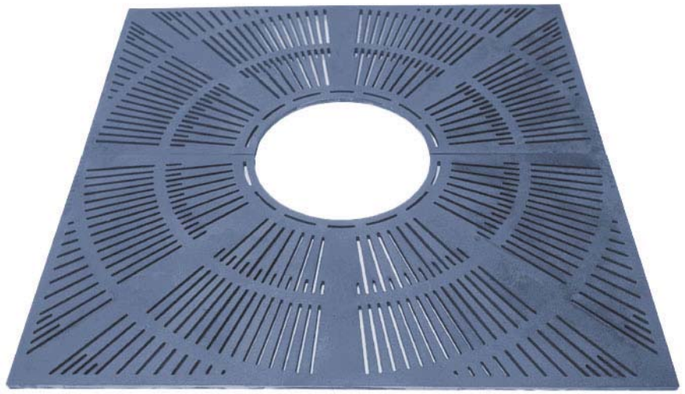
Olive Powder Coat Finish

Landscapeforms

Contact: Vivian Kovacs, (303) 799-0028

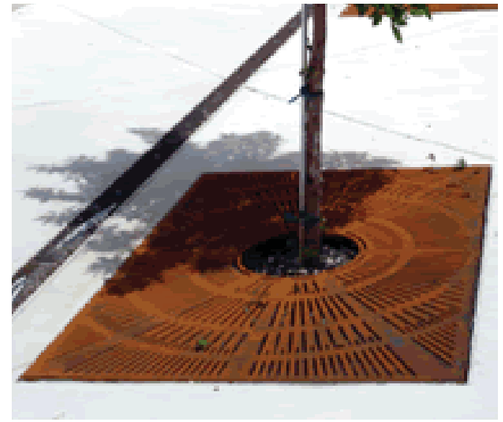
03 Tree Grate Type A

Coho 4' sq.
No Color or Finish
Urban Accessories
Contact: Mariam Hootstein at Recreation Plus
(303) 278-1455



04 Tree Grate Type B

Starburst 3'x5' Rectangle #6054-2
No Color or Finish
Ironsmith
Contact: Esti Karo at Downs and Associates
(303) 744-0488



05 Trash Receptacle Type A

Plainwell, Aluminum, 35 gal., Side Opening
Surface Mount
Storm Cloud Powdercaot Finish
Landscapeforms
Contact: Vivian Kovacs, (303) 799-0028

5a Recycling Receptacle

Scarborough Dual Purpose, Aluminum Cans & Plastic Bottles
Surface Mount
Storm Cloud Powdercaot Finish
Landscapeforms
Contact: Vivian Kovacs, (303) 799-0028

06 Trash Receptacle Type B

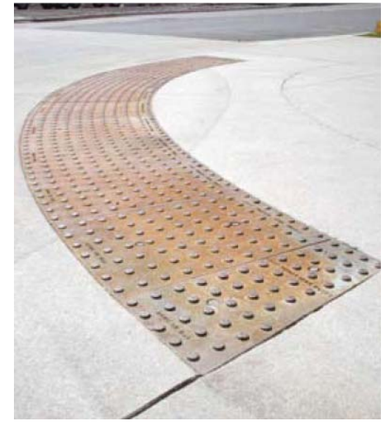
Lakeside, Cut Grass Pattern, 35 gal., Side Opening
Surface Mount
Olive Powder Coat Finish
Landscapeforms
Contact: Vivian Kovacs, (303) 799-0028

07 Bike Rack

Bike Rib Series I, Model BR2
Storm Cloud Powder Coat Finish
(See Landscapeforms),
Surface Mount
Function First, Inc.
1-(888) 245-3742

08 Ash Urn

Grenadier Ash Urn
Storm Cloud Powder Coat Finish,
Surface Mount
Landscapeforms
Contact: Vivian Kovacs
(303) 799-0028



09 Cast Iron Detectable Warning Plate

2'x2' Straight
Natural Finish
East Jordan Iron Works, Inc.
Contact: Brian Thomas
(303) 286-8014

GENERAL NOTE:

1. Provide materials & finish samples to The City of Steamboat Springs for approval prior to construction.

Paving

10 Concrete Planter Curb

6"x 6" Poured In Place Concrete Curb at Planting Beds In Sidewalk

Standard Grey Color, Smooth Finish

(See Detail)

11 Seat Wall

Seat Wall with Glacial Erratic Stone with Precast Concrete Cap and Recessed Wall Light

(See Detail)

12 Sandstone Pavers

Buff Sandstone, Ashlar pattern

6x6 (28%), 6x9 (41%), 9x9 (31%)

13 Stamped Concrete Paving

Integral Davis Color: Sandstone

Bomanite Pattern; Colorado Sandstone

14 Standard Grey Concrete Paving

Standard Grey

Light Broom Finish

15 Concrete Pavers Type A

Cobble Series, CS001 Random Pattern

Autumn Blend

Borgert Products, Inc.

Contact: Christopher Creager, (303) 783-3864

16 Concrete Pavers Type B

Strassen Bavaria Tumbled Pavers, Bavaria Rectangles w/

Bavaria Small Square Border

Minnesota River

Borgert Products, Inc.

Contact: Christopher Creager, (303) 783-3864

17 Colored Concrete Paving Type A

Integral Davis Color: Baja Red

Light Broom Finish

18 Colored Concrete Paving Type B

Integral Davis Color: Green Slate

Sandscape Finish

Colorado Hardscapes

Contact: John Buteyn, (303) 750-8886

19 Colored Concrete Paving Type C

Integral Davis Color: Sandstone

Float Swirl Finish

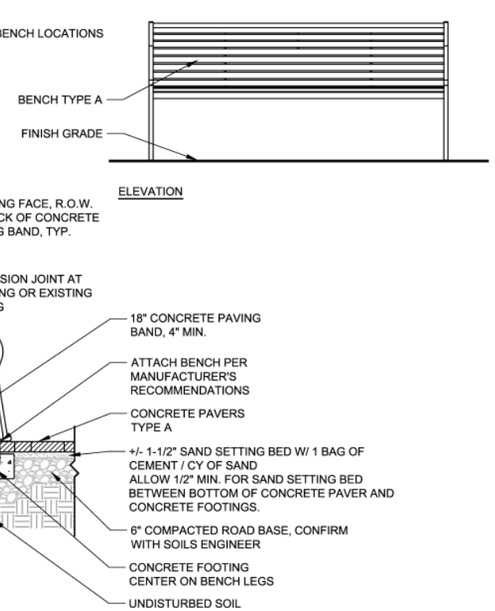
GENERAL NOTES:

1. For all pavement and foundation design, a soils and structural engineer will be required to provide specific base and sub-base design and specifications.
2. Site furnishings to be removed seasonally if snow removal or storage is inhibited.

Details

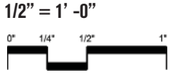
NOTE:

1. SEE LAYOUT PLAN FOR BENCH LOCATIONS



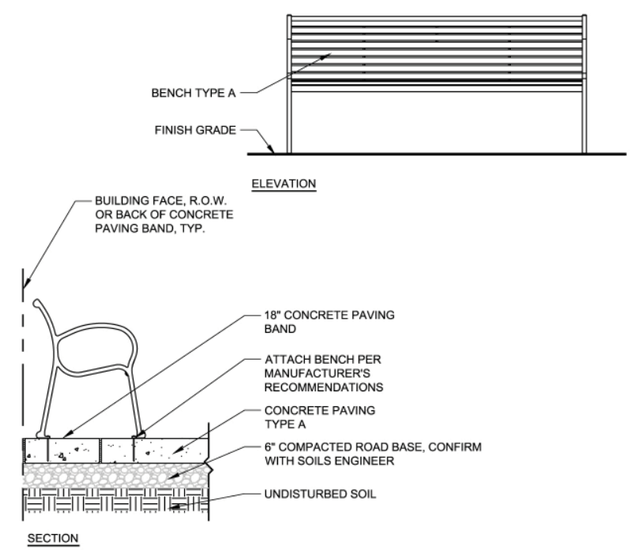
21 Bench Type A on Concrete Pavers

1/2" = 1' -0"



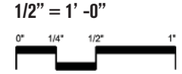
NOTE:

1. SEE LAYOUT PLAN FOR BENCH LOCATIONS



22 Bench Type A on Concrete Paving

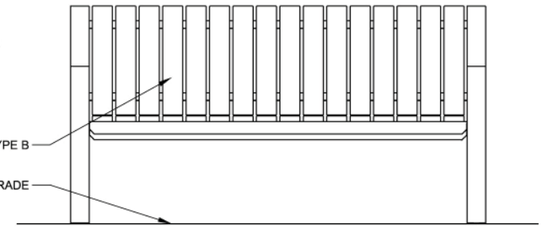
1/2" = 1' -0"



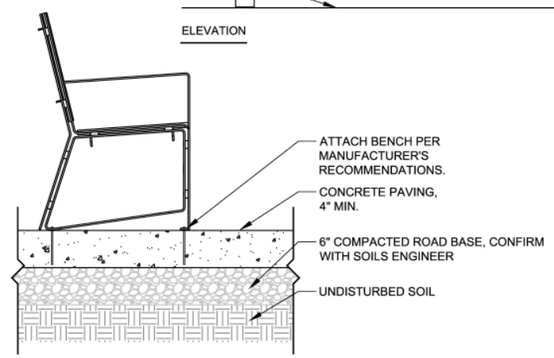
Downtown Streetscape Revitalization
Steamboat Springs Colorado

NOTE:

1. SEE LAYOUT PLAN FOR BENCH LOCATIONS.



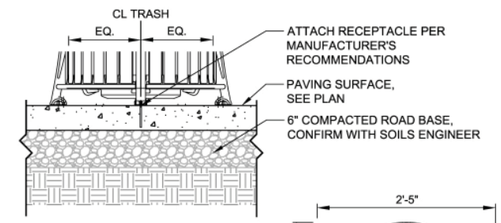
ELEVATION



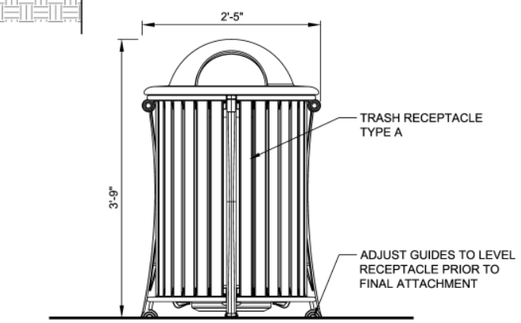
SECTION

23 Bench Type B

3/4" = 1' -0"



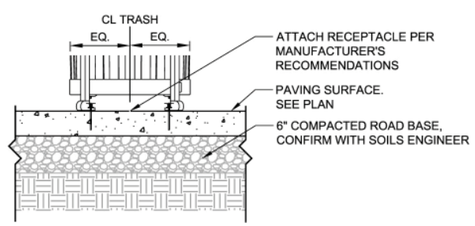
SECTION



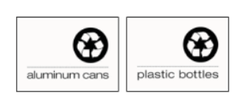
ELEVATION

24 Trash Receptacle Type A

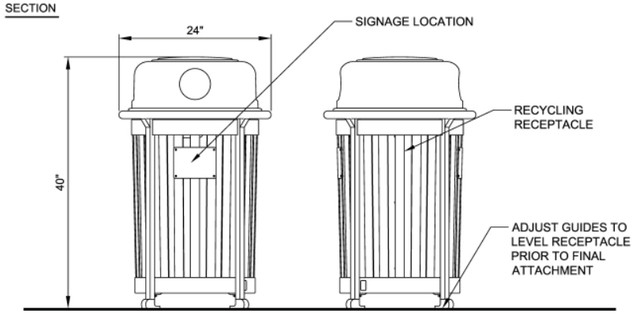
3/4" = 1' -0"



SECTION



SIGNAGE DETAIL

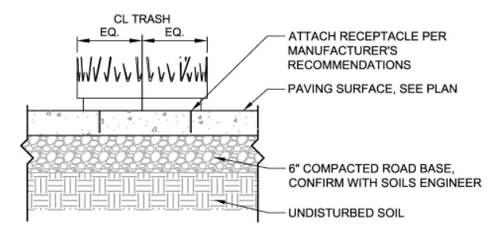


FRONT ELEVATION

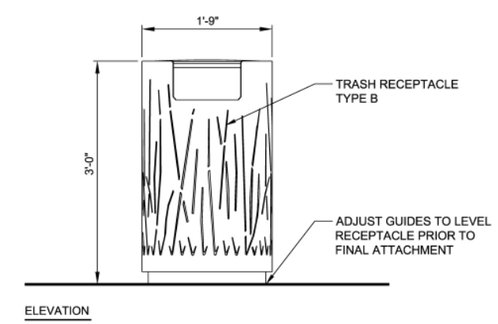
SIDE ELEVATION

25 Recycling Receptacle

3/4" = 1' -0"



SECTION



ELEVATION

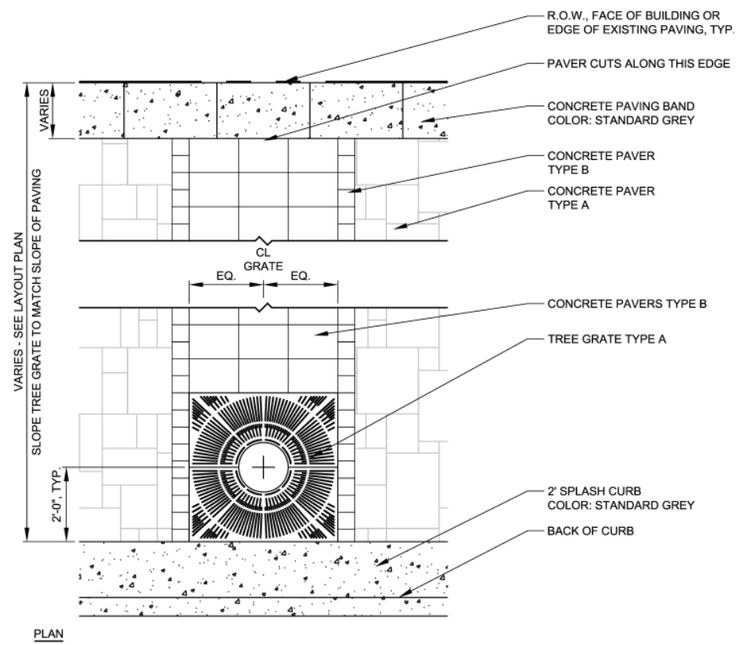
26 Trash Receptacle Type B

3/4" = 1' -0"

27 Tree Grate Type A at Straight Curb

3/8" = 1' -0"

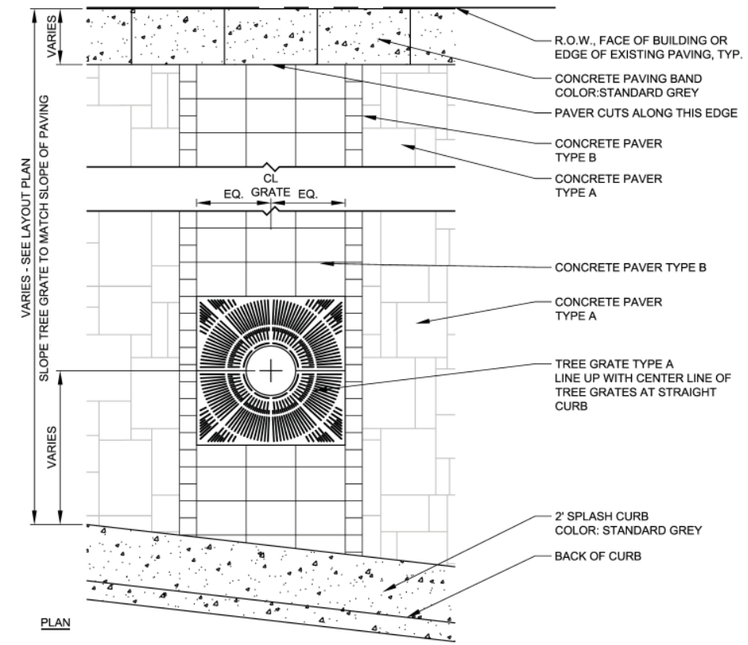
0" 3/8" 3/4"



28 Tree Grate Type A at Curved Curb

3/8" = 1' -0"

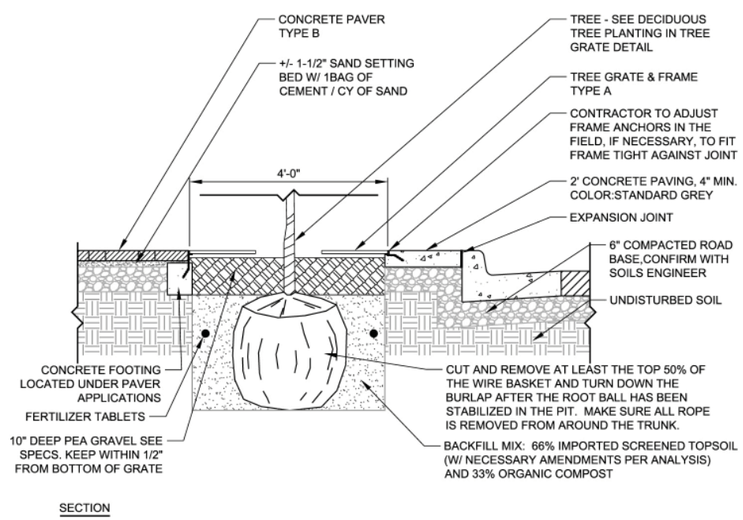
0" 3/8" 3/4"



29 Tree Grate Type A Section

1/2" = 1' -0"

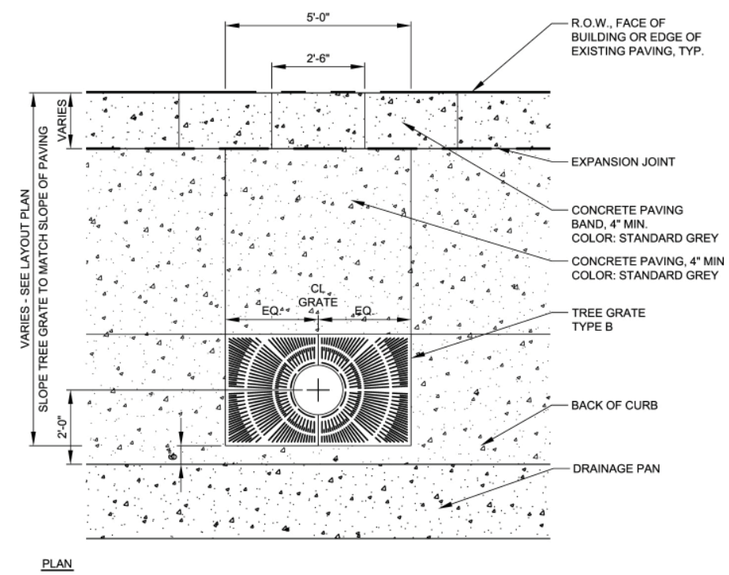
0" 1/4" 1/2" 1"



30 Tree Grate Type B in Concrete Paving

3/8" = 1' -0"

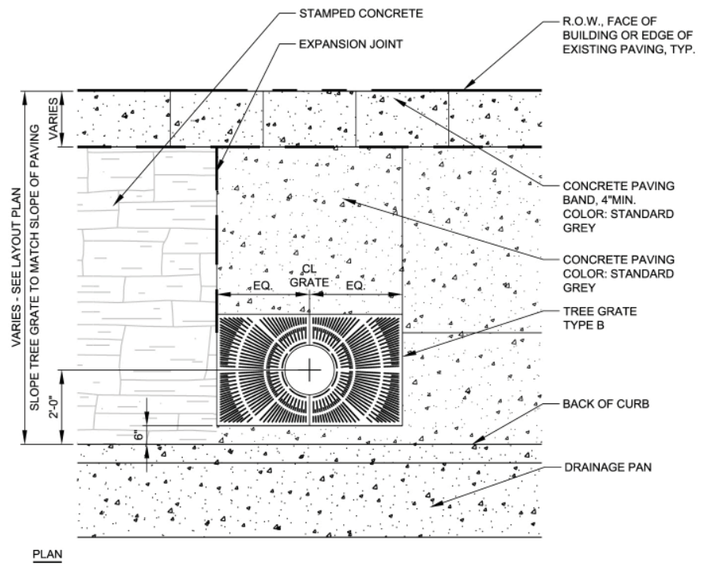
0" 3/8" 3/4"



31 Tree Grate Type B in Stamped Concrete Paving

3/8" = 1' -0"

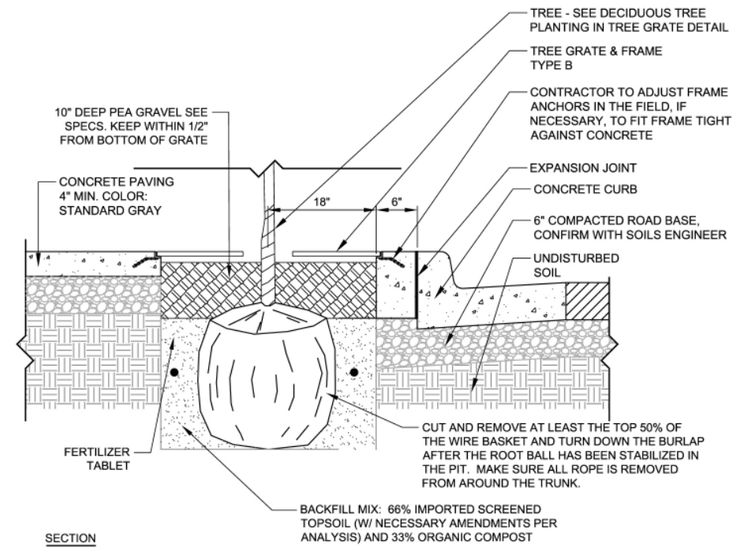
0" 3/8" 3/4"



32 Tree Grate Type B

1/2" = 1' -0"

0" 1/4" 1/2" 1"



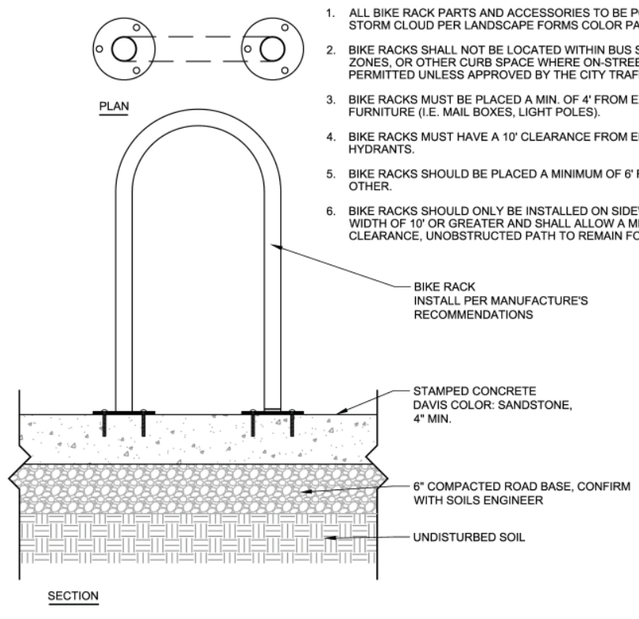
NOTES:

1. ALL BIKE RACK PARTS AND ACCESSORIES TO BE POWDER COATED STORM CLOUD PER LANDSCAPE FORMS COLOR PALLET.
2. BIKE RACKS SHALL NOT BE LOCATED WITHIN BUS STOPS, LOADING ZONES, OR OTHER CURB SPACE WHERE ON-STREET PARKING IS PERMITTED UNLESS APPROVED BY THE CITY TRAFFIC ENGINEER.
3. BIKE RACKS MUST BE PLACED A MIN. OF 4' FROM EXISTING STREET FURNITURE (I.E. MAIL BOXES, LIGHT POLES).
4. BIKE RACKS MUST HAVE A 10' CLEARANCE FROM EDGE OF FIRE HYDRANTS.
5. BIKE RACKS SHOULD BE PLACED A MINIMUM OF 6' FROM EACH OTHER.
6. BIKE RACKS SHOULD ONLY BE INSTALLED ON SIDEWALKS WITH A WIDTH OF 10' OR GREATER AND SHALL ALLOW A MIN. 6' WIDE CLEARANCE, UNOBSTRUCTED PATH TO REMAIN FOR PEDESTRIANS.

33 Bike Rack

1" = 1' -0"

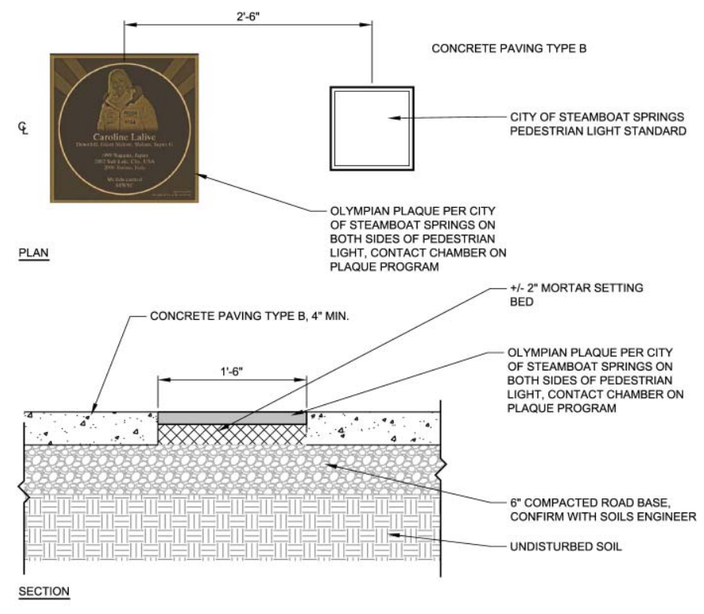
0" 1/2" 1"

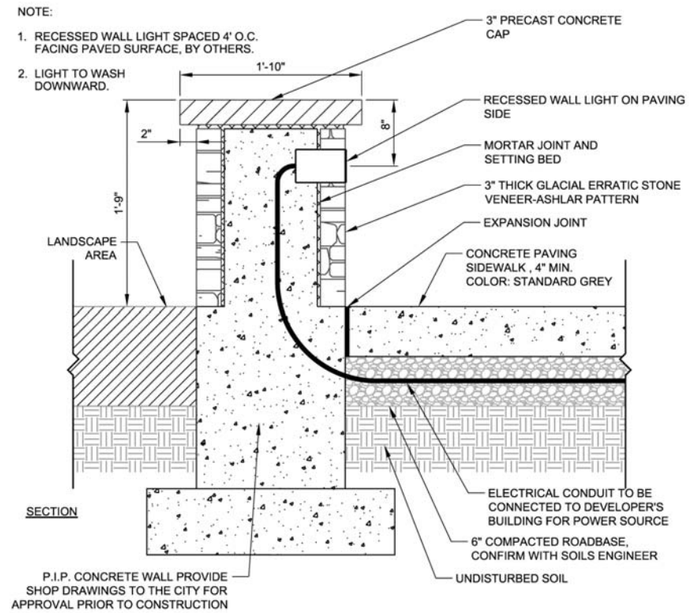


34 Olympian Plaque in Stone Paving

1" = 1' -0"

0" 1/2" 1"

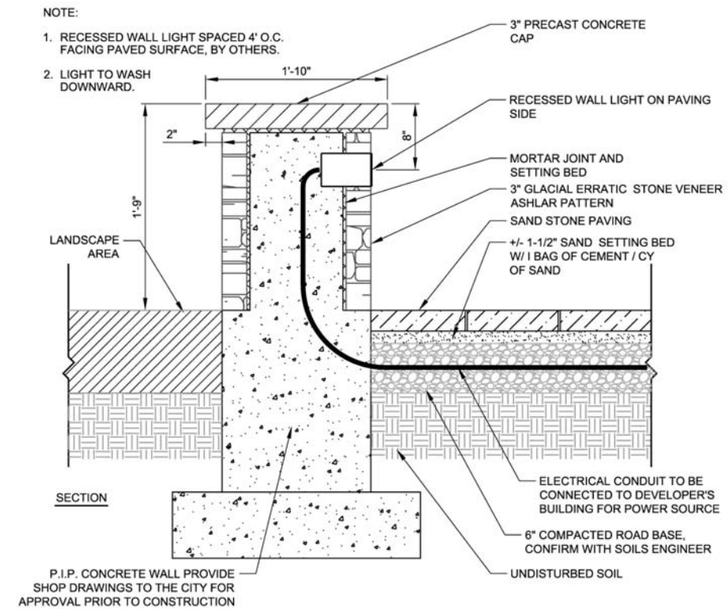




35 Seat Wall Section at Concrete Paving

1" = 1' -0"

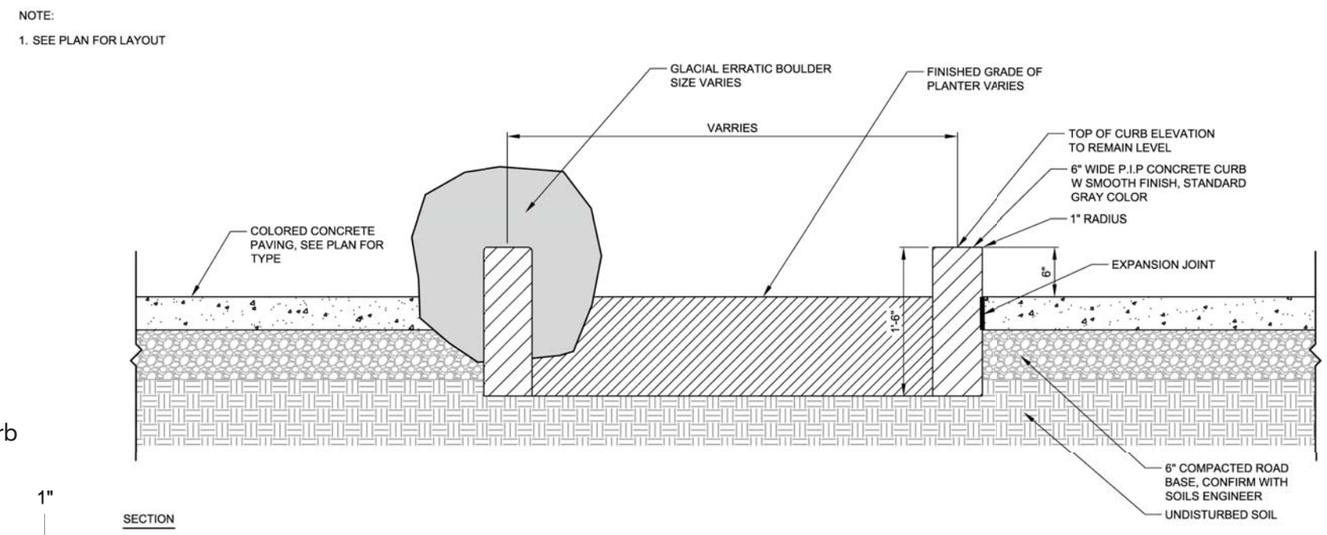
0" 1/2" 1"



36 Seat Wall Section at Stone Paving

1" = 1' -0"

0" 1/2" 1"



37 Planter Curb

1" = 1' -0"

0" 1/2" 1"

STEAMBOAT SPRINGS DOWNTOWN STREETSCAPE DESIGN GUIDELINES | Details

35

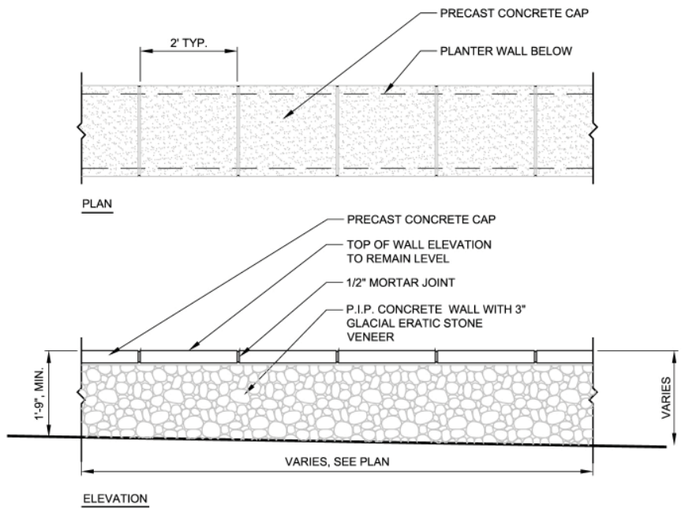
38 Seat Wall

1/2" = 1' -0"

0" 1/4" 1/2" 1"

NOTE:

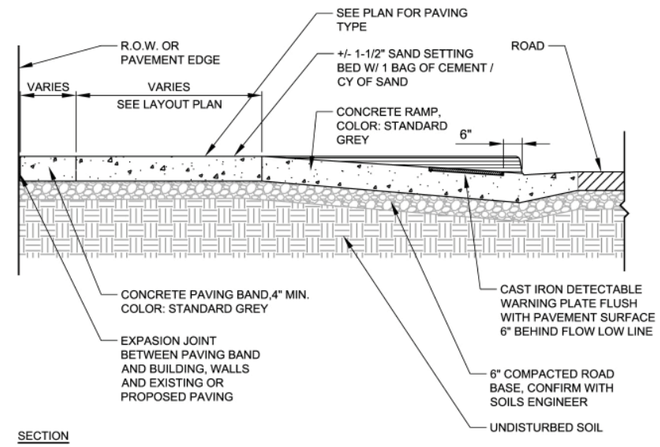
1. THE TOP OF WALL ELEVATION IS TO BE MEASURED (1'-9") FROM THE SHORTEST WALL SECTION.



39 Cast Iron Detectable Warning Plate

3/8" = 1' -0"

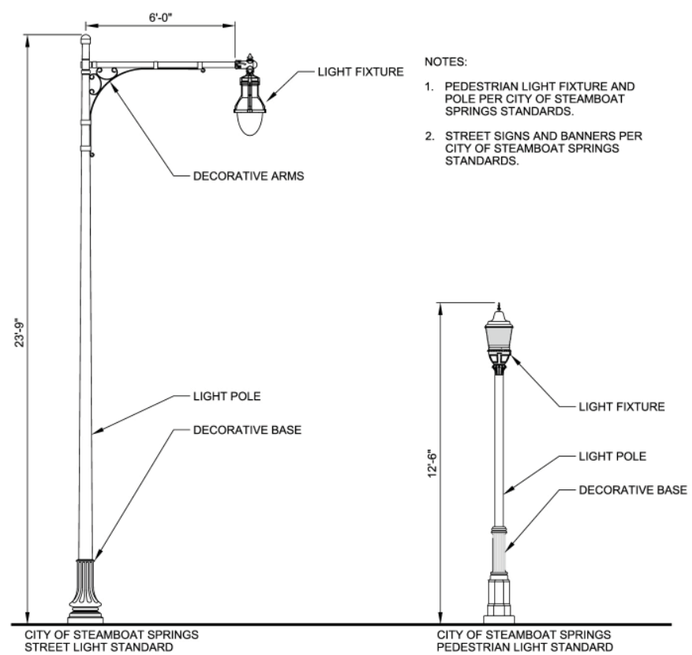
0" 3/8" 3/4"



40 Pedestrian Light

3/8" = 1' -0"

0" 3/8" 3/4"



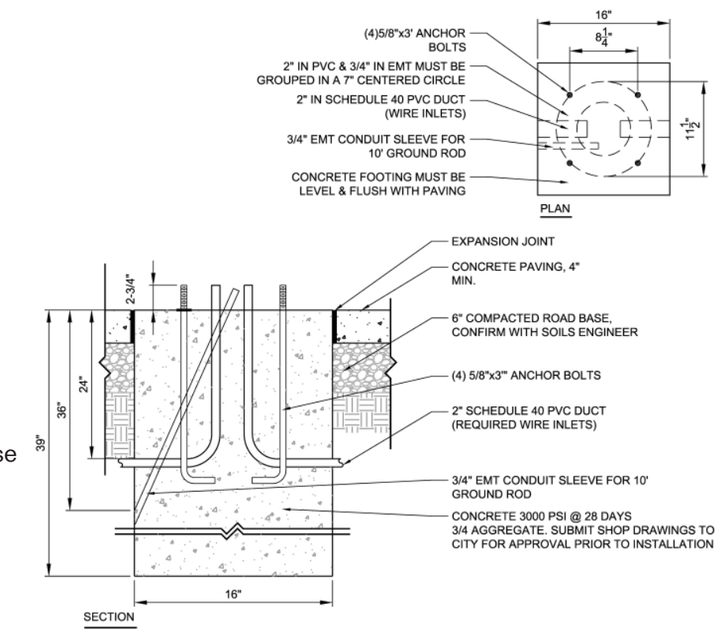
NOTES:

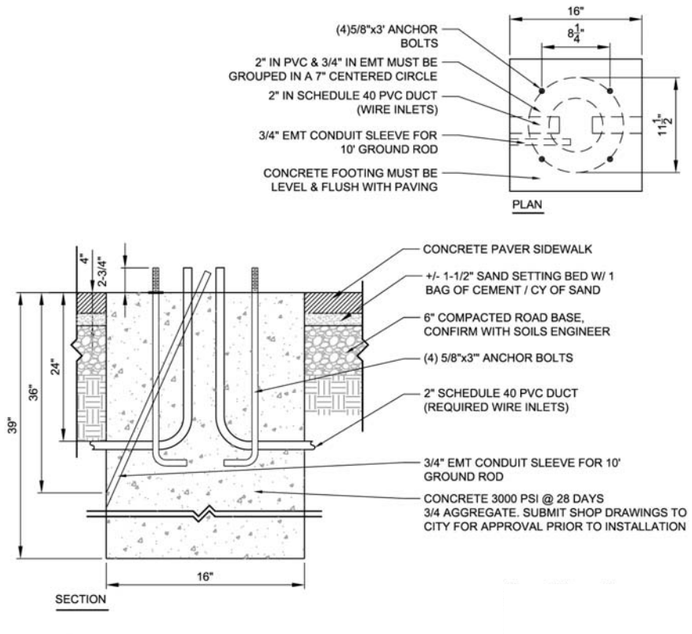
1. PEDESTRIAN LIGHT FIXTURE AND POLE PER CITY OF STEAMBOAT SPRINGS STANDARDS.
2. STREET SIGNS AND BANNERS PER CITY OF STEAMBOAT SPRINGS STANDARDS.

41 Light Fixture Base on Concrete

1" = 1' -0"

0" 1/2" 1"

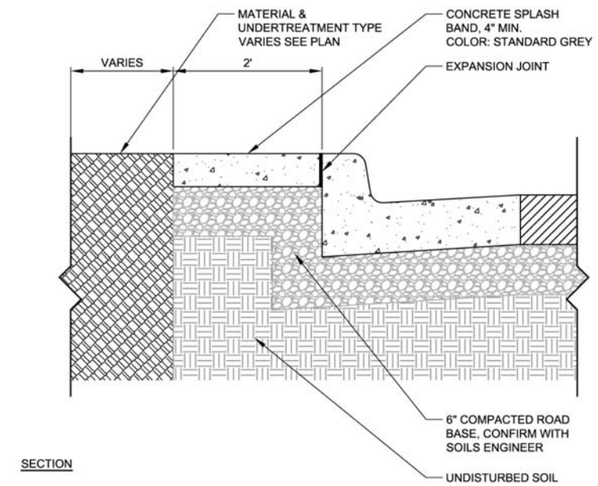




42 Light Fixture Base on Pavers

1" = 1' -0"

0" 1/2" 1"



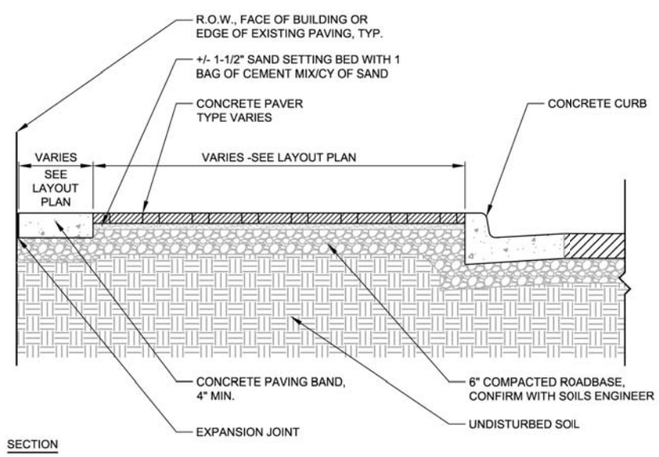
43 Splash Curb

1" = 1' -0"

0" 1/2" 1"

NOTES:

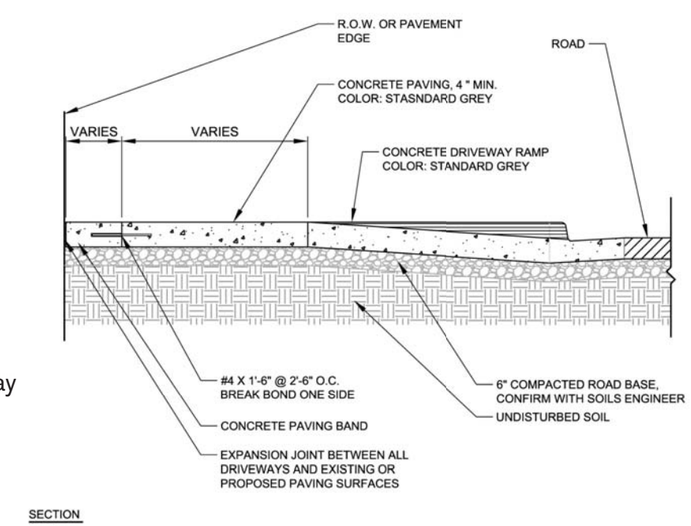
1. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVING BAND AND BUILDINGS, EXISTING WALKS, STEPS, OR PLANTER WALLS.



44 Concrete Paver Sidewalk

1/2" = 1' -0"

0" 1/4" 1/2" 1"



45 Concrete Driveway

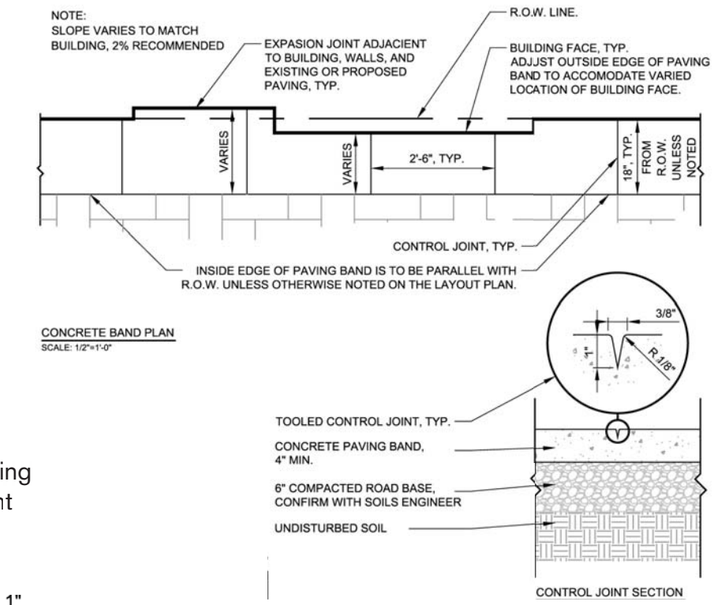
3/8" = 1' -0"

0" 3/8" 3/4"

46 Concrete Paving Band and Joint Details

1” = 1’ -0”

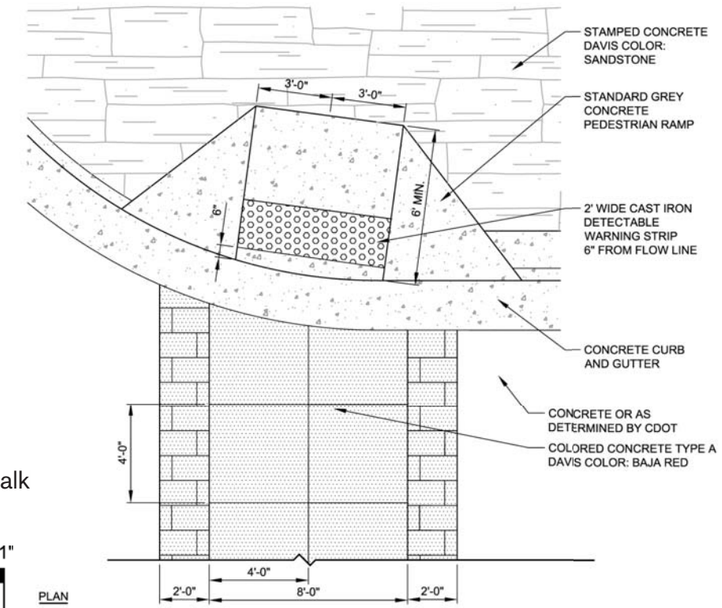
0" 1/2" 1"



47 CDOT Crosswalk

1/4” = 1’ -0”

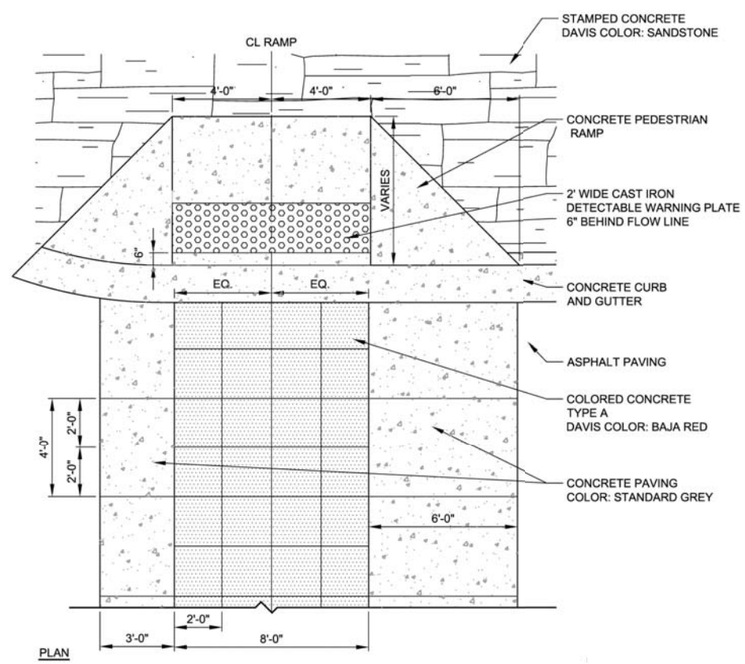
0" 1/4" 1/2" 1"



48 Crosswalk

3/8” = 1’ -0”

0" 3/8" 3/4"



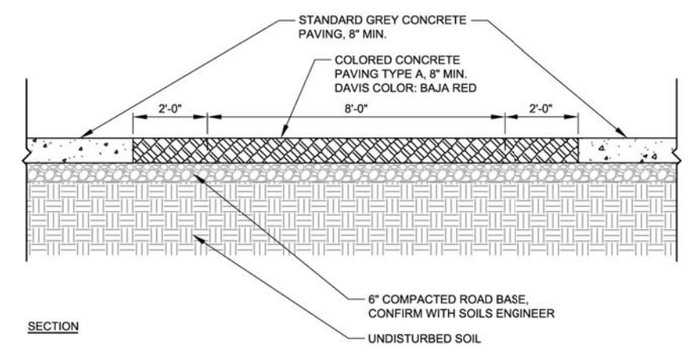
49 CDOT Crosswalk Section

1” = 1’ -0”

0" 1/2" 1"

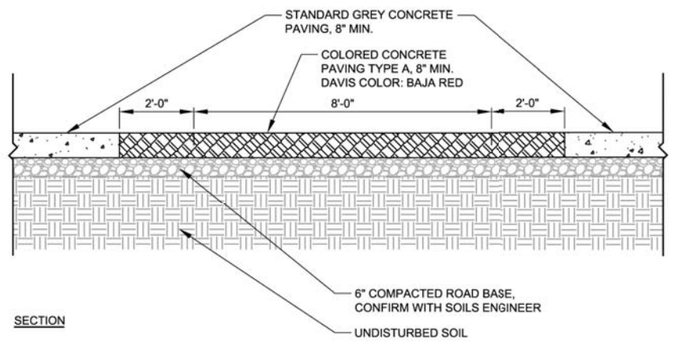
NOTES:

1. SEE CDOT SPECIFICATIONS FOR INFORMATION PERTAINING TO COLORED CONCRETE.



NOTES:

1. SEE CDOT SPECIFICATIONS FOR INFORMATION PERTAINING TO COLORED CONCRETE.



50 Crosswalk Section

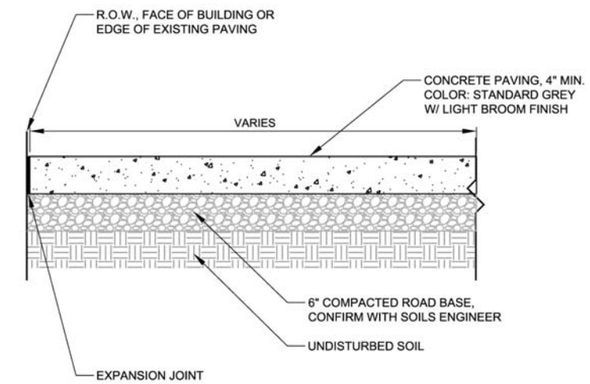
1/2" = 1' -0"

0" 1/4" 1/2" 1'

SECTION

NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVING AND BUILDINGS, EXISTING WALKS, STEPS, OR PLANTER WALLS.

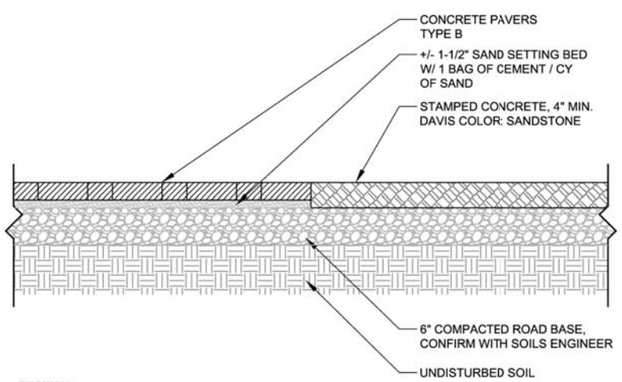


51 Concrete Sidewalk

3/4" = 1' -0"

0" 3/8" 3/4" 11/2"

SECTION

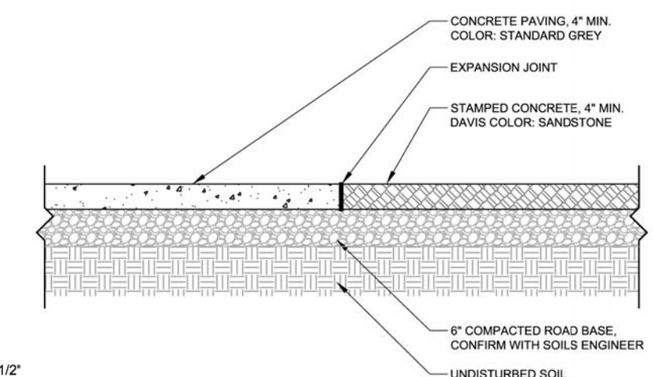


52 Stamped Concrete at Concrete Pavers

3/4" = 1' -0"

0" 3/8" 3/4" 11/2"

SECTION



53 Stamped Concrete at Concrete Paving

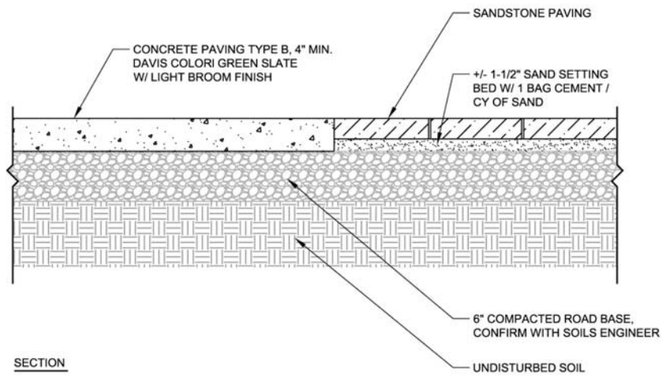
3/4" = 1' -0"

0" 3/8" 3/4" 11/2"

SECTION

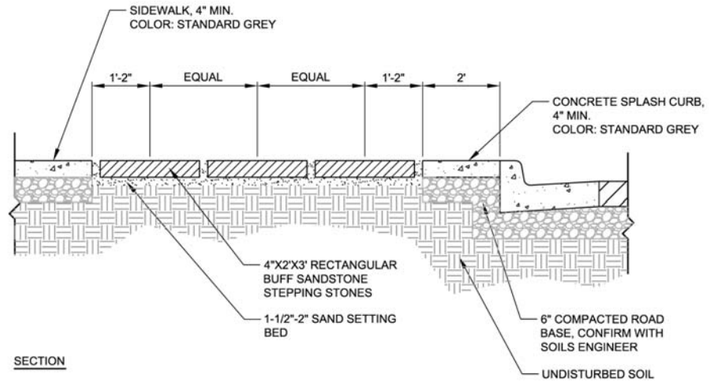
54 Stone Paving at Concrete Paving

1” = 1’ -0”



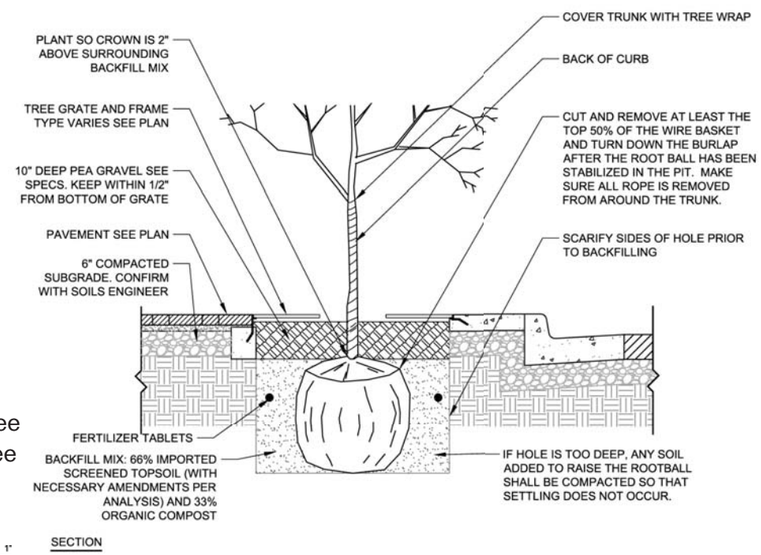
55 2’x3’ Sandstone Stepping Stones

1/2” = 1’ -0”



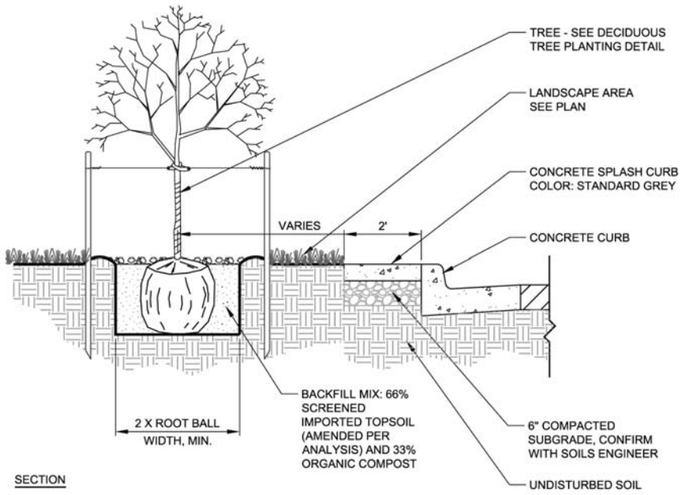
56 Deciduous Tree Planting in Tree Grate

1/2” = 1’ -0”



57 Tree Lawn Section

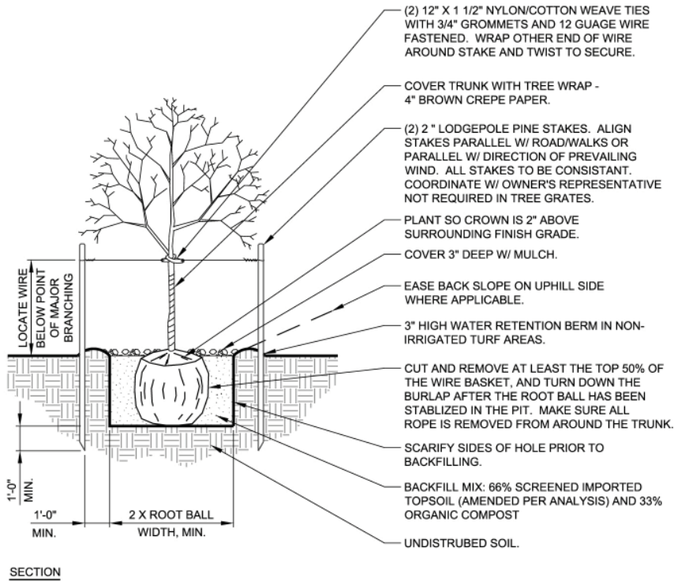
1/2” = 1’ -0”



58 Deciduous Tree Planting and Staking

1/4" = 1' -0"

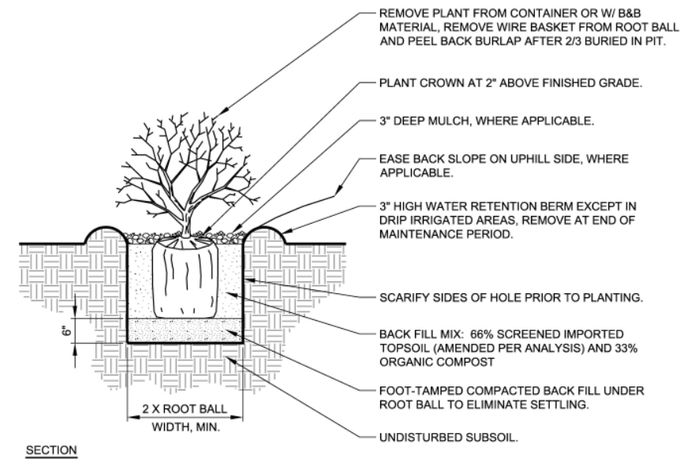
0" 1/4" 1/2" 1"



59 Shrub Planting

1/2" = 1' -0"

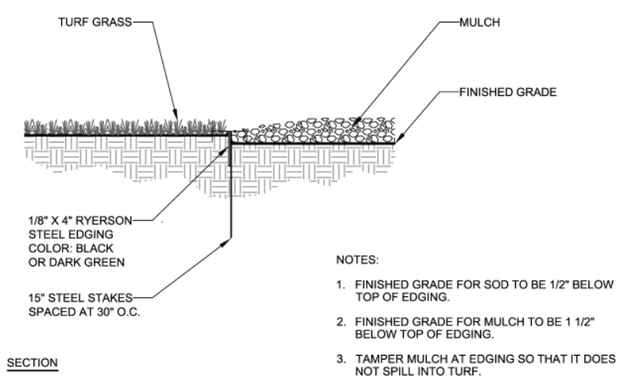
0" 1/4" 1/2" 1"



60 Steel Edging

1/4" = 1' -0"

0" 1/4" 1/2" 1"



NOTES:

1. FINISHED GRADE FOR SOD TO BE 1/2" BELOW TOP OF EDGING.
2. FINISHED GRADE FOR MULCH TO BE 1 1/2" BELOW TOP OF EDGING.
3. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

PLANTING NOTES:

1. All plantings are subject to the review and approval of the Director of Parks, Open Space & Recreational Services or his/her designee prior to their ordering and placement.

Planting

DECIDUOUS TREES

Symbol	*Botanic/Common Names*	*Size*	*Spacing*
FP	*Fraxinus pennsylvanica 'Cimmzam'* Cimmaron Green Ash	3" cal.	As Shown
GTI	*Gleditsia triacanthos 'Impcole'* Imperial Honeylocust	3" cal.	As Shown
GTS	*Gleditsia triacanthos 'Skycole'* Sunburst Honeylocust	3" cal.	As Shown

ORNAMENTAL TREES

Symbol	*Botanic/Common Names*	*Size*	*Spacing*
AG	*Acer ginnala 'Flame'* Amur Maple	6' Clump	As Shown
CI	*Craetegus crus-galli var. inermis* Thornless Cockspur	6' Clump	As Shown
MS	*Malus x 'Spring Snow'* Spring Snow Crabapple	6' Clump	As Shown

DECIDUOUS & EVERGREEN SHRUBS

Symbol	Botanic / Common Names	Size	Spacing
BT	*Berberis thunbergii* Crimson Pigmy Barberry	5 Gal.	3' o.c.
CD	*Caryopterys x clandonensis 'Dark Knight'* Dark Knight Spirea	5 Gal.	3' o.c.
PEA	*Perovskia atriplicifolia 'Little Spire'* Sunburst Honeylocust	5 Gal.	3' o.c.
PPG	*Picea pungens 'Globosa'* Globe Spruce	5 Gal	4' o.c.
RNW	*Rosa x 'Nearly Wild'* Globe Spruce	5 Gal	3' o.c.
SBL	*Spirea x bumalda 'Limemound'* Limemound Spirea	5 Gal	3' o.c.

PERENNIALS & ORNAMENTAL GRASSES

Symbol	Botanic / Common Names	Size	Spacing
ACM	*Achillea 'Moonshine'* Moonshine Yarrow	I Gal.	18" o.c.
COM	*Coreopsis verticillata 'Moonbeam'* Moonbeam Coreopsis	I Gal.	18" o.c.
DEL	*Delosperma nubigenum* Yellow Ice Plant	I Gal.	12" o.c.
ECW	*Echinacea purpurea 'White Swan'* White Coneflower	I Gal	18" o.c.
GAL	*Guara lindheimeri* Whirling Butterflies	I Gal	18" o.c.
HES	*Helictotrichon sempervirens* Blue Avena Oat Grass	I Gal	30" o.c.
KNI	*Kniphofia uvaria* Red Hot Poker / Torch Lily	I Gal	30" o.c.
LAA	*Lavandula angustifolia 'Hidcote'* White Coneflower	I Gal	18" o.c.
NBW	*Nepeta 'Blue Wonder'* Blue Wonder Catmint	I Gal	18" o.c.
PPM	*Penstemon pinifolius 'Mersea Yellow'* Yellow Pine-Leaf Penstemon	I Gal	18" o.c.
PVS	*Panicum virgatum 'Shenandoah'* Shenandoah Switch Grass	I Gal	36" o.c.
TEC	*Teucrium chamaedrys* Germander	I Gal	18" o.c.
VCR	*Veronica reavis 'Crystal River'* Crystal River Veronica	I Gal	18" o.c.