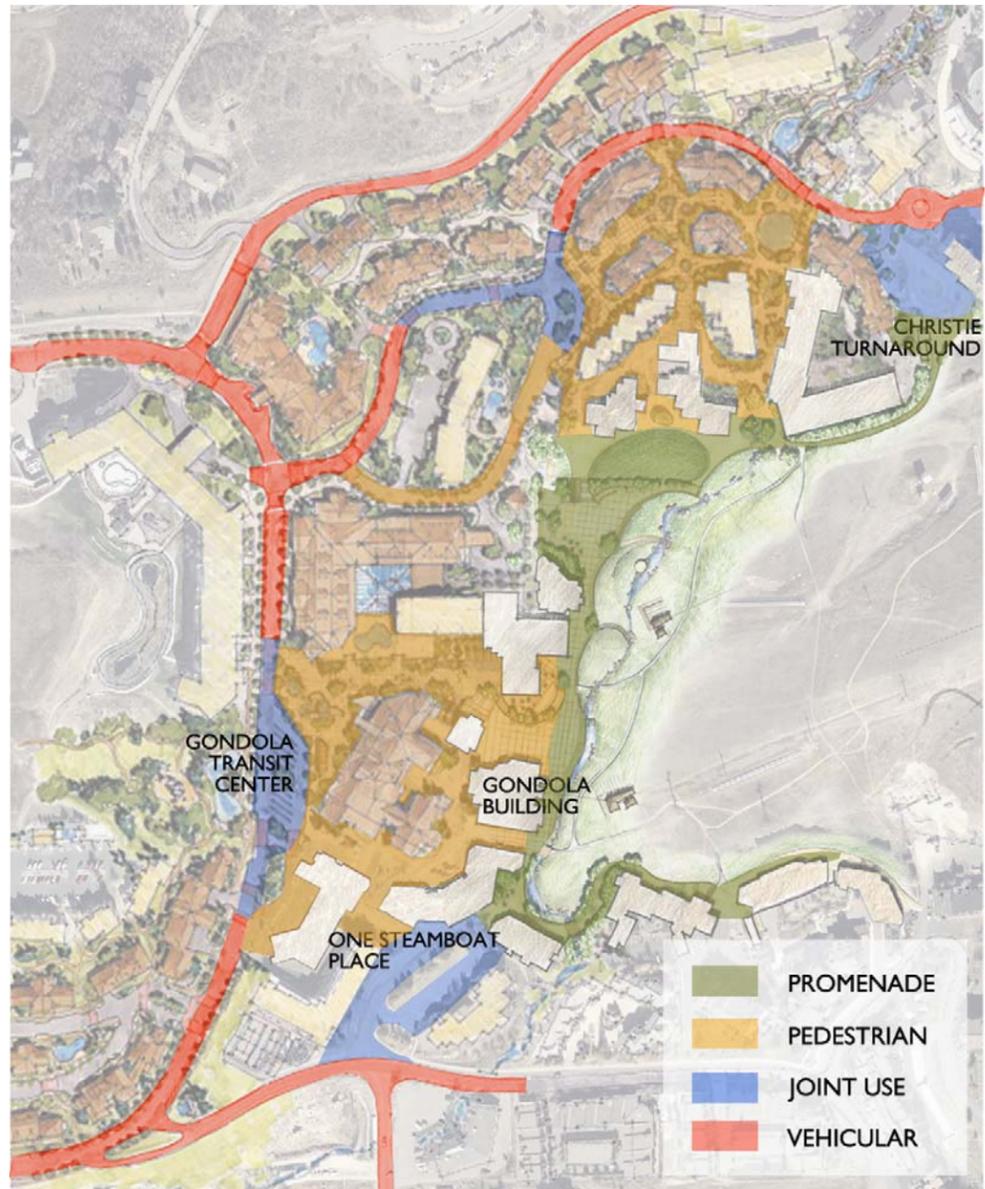


# STEAMBOAT BASE AREA REDEVELOPMENT

PATTERN BOOK



DECEMBER 2006



Pattern Book Streetscape Use Zones



## PATTERN BOOK INTENT:

The intent of this pattern book is to help formulate design approaches and character of plaza, streetscapes, and related public spaces. This document serves to provide a consistent basis for design and materiality of public spaces throughout the base area.

The following approaches and guidelines strive to meet the following objectives:

- To capture the overall character and design approach for streetscape and outdoor public space improvements
- To establish a range of streetscape materials for use on both public and private property
- To identify quality materials, with respect to durability and maintenance, to reduce long term operations cost.
- To establish critical design criteria for specific streetscape and public space improvements based upon specific function and need.
- To utilize design and construction approaches and materials embracing environmental stewardship and sustainability
- To utilize materials in a manner that promotes accessibility as provided for in The Americans with Disabilities Act

This pattern book is divided into two major sections: Streetscape Use Zones and Materials Guidelines.

The Streetscape Use Zones section identifies the specific criteria and material recommendations applicable to each use zone. In this section, the base area has been subdivided into use zone categories based upon the overall presence of pedestrians and vehicles. In addition, the Burgess Creek Promenade is a separate category to further highlight the significance of this important connector and public desire to be a future hub of activity.

The four Streetscape Use Zones are defined as follows:

**Vehicular Streetscape:** These areas serve as major vehicular connectors throughout the base area serving public transit, shuttle services, loading and delivery, and passenger traffic. While serving as important vehicular corridors, oftentimes these areas function as critical pedestrian circulation corridors and design approaches shall safely accommodate pedestrian traffic.

**Joint Use Streetscape:** These areas are represented by the high level of both pedestrian and vehicular activity commonly found at transit centers, passenger drop-offs, short term parking areas, and retail shopping districts such as Ski Time Square. These areas shall meet appropriate traffic circulation requirements while providing an experience to positively reinforce the pedestrian experience. Special focus shall be placed upon the materiality of these areas and the critical safety consideration for these environments.

**Pedestrian Streetscape:** These areas serve as the major pedestrian connectors, sidewalks, and plazas throughout the base area. These pedestrian streetscapes serve to support the visitor and community experience through a range of year round activities and events. Vehicular traffic shall be extremely limited and allowed only for occasional service and support vehicles.

**Burgess Creek Promenade:** Similar to the pedestrian streetscape zone, the Burgess Creek Promenade shall be a signature element of the base area. The promenade serves to support the visitor and community experience providing venues for year round activities. Vehicular traffic shall be extremely limited and allowed only for occasional service and support vehicles.

The **Material Guidelines Section** serves to further define the appropriate character and materials applied to each identified Streetscape Use Zone and provides for a basis of consistency and level of quality appropriate to the base area. The Materials Guidelines are organized by the following major streetscape elements:

- Pavement Materials
- Walls and Steps
- Landscape
- Site Furnishings
- Lighting
- Special Features/Amenities
- Public Facilities

The Materials Guidelines are formulated to allow redevelopment projects to be implemented over the next several years with consistency and cohesion while allowing for an eclectic series of projects. Essential to the redevelopment of the base area, these materials guidelines serve to reinforce the adopted City of Steamboat Springs Mountain Town Sub Area Master Plan Update and the Mountain Base Area Design Standards.

Note: While an essential step in the redevelopment process, this Pattern Book does not provide a level of detail required for construction. More detailed design and engineering is required before recommendations can be appropriately implemented.



Perspective showing Vehicular Streetscape Zone



Perspective showing Pedestrian Streetscape Zone



Perspective showing Joint Use Streetscape Zone



Perspective showing Burgess Creek Promenade

## HOW TO USE THE PATTERN BOOK:

The Steamboat Base Area Redevelopment Pattern Book serves as a guide for the future development of streetscapes, pedestrian corridors, plazas, Burgess Creek Promenade, and corresponding landscape improvements throughout the ski village base. This Pattern Book is intended to clarify approach, intent, and general character of public space improvements at the base area and strives to illustrate a level of finish and materiality appropriate for these important public spaces.

The Pattern Book shall be used in the following 3 step process:

Step 1 - Determine appropriate Streetscape Use Zone.

Determine the relevant use zone for the project area; reference the Use Zone Diagram and related criteria.

Step 2 - Consider criteria and develop design possibilities.

Based upon programmatic and design criteria outlined in the Pattern Book, develop appropriate design responses. Reference the conceptual approaches for each use zone illustrating a sampling of design possibilities.

Step 3 - Select appropriate materials utilizing the Materials Guidelines Based upon the design possibilities and Use Zone select appropriate materials. Examples and listings of recommended materials are outlined in the Materials Guideline Section.





Vehicular Streetscape Zones



Existing view of Ski Time Square



Existing view north of Gondola Transit Center

## VEHICULAR STREETScape

These areas serve as major vehicular connectors throughout the base area serving public transit, shuttle services, loading and delivery, and passenger traffic. While serving as important vehicular corridors, oftentimes these areas function as critical pedestrian circulation corridors, and design approaches must safely accommodate pedestrian traffic.

Criteria:

- The vehicular streetscape shall provide clear definition between vehicular and pedestrian areas.
  - Pavement materiality - Provide a clear difference in paving materials between vehicular and pedestrian areas. For example, vehicular areas utilize asphalt pavement while pedestrian areas are indicated by concrete unit pavers.
  - Physical separation - Provide grade separation through use of curb and gutter along roadway or other appropriate separation elements such as bollards or landscape planters.
  - Crossings - Provide safe means for pedestrian crossing such as curb ramps and clearly defined crosswalks, also accommodating/mobility devices such as wheel chairs, strollers, and motorized conveyances.
- The vehicular streetscape shall provide appropriate regulatory and information signage and wayfinding devices serving both vehicular and pedestrian functions.
- The vehicular streetscape shall provide lighting elements to safely illuminate corridors, specifically at key crossings and intersections.
- Site furnishings, such as benches and trash cans, shall be placed to enhance user experience.
- Landscape elements shall be placed in the vehicular streetscape to enhance user experience, reflect seasonality of the mountain environment, and offer opportunities for holiday lighting and displays. Landscape shall be placed in a manner not to interfere with vehicular and pedestrian movements.
- Appropriate infrastructure elements such as communications conduit, special event staging provisions, and power receptacles shall be provided.
- Placement of public art along vehicular streetscape shall be considered to enhance visitor experience and shall incorporate public opinion identifying locations and appropriate art pieces.
- Snowmelt systems shall be considered along pedestrian walkways and utilized where appropriate to improve winter safety considerations.
- Sustainability approaches such as solar power for lighting is encouraged.



- SITE FURNISHINGS
  - Benches, trash cans
  - Landscape planters
- GRADE Separation
  - Curb and gutter
- PEDESTRIAN CROSSING
  - Crosswalk, Separation of materials
- VEHICULAR PAVEMENT
  - Asphalt, concrete, pavers
  - Separation of materials from pedestrian pavement

- SIGNAGE
  - Vehicular and pedestrian
  - Directional and informational
- LANDSCAPE ELEMENTS
  - Reflect mountain environment
- ADJACENT PEDESTRIAN PAVEMENT
  - Concrete unit pavers, brick, stone, concrete

- EVENT SIGNAGE
  - Temporary, portable
- LIGHTING
  - Light standards
  - Bollards
  - Opportunity for festive banners
- SITE WALLS
  - Stone
  - Cast in place
  - Colored concrete

Recommended Materials and Pattern Elements:  
(Reference materials guidelines for additional information)

Pavement:

- Vehicular Corridors: Asphalt, Standard and/or Colored Concrete, Concrete Unit Pavers
- Pedestrian Corridors - Concrete Unit Pavers, Brick, Stone, Colored Concrete

Site Furnishings:

- Benches, recycling areas, bollards, signage elements

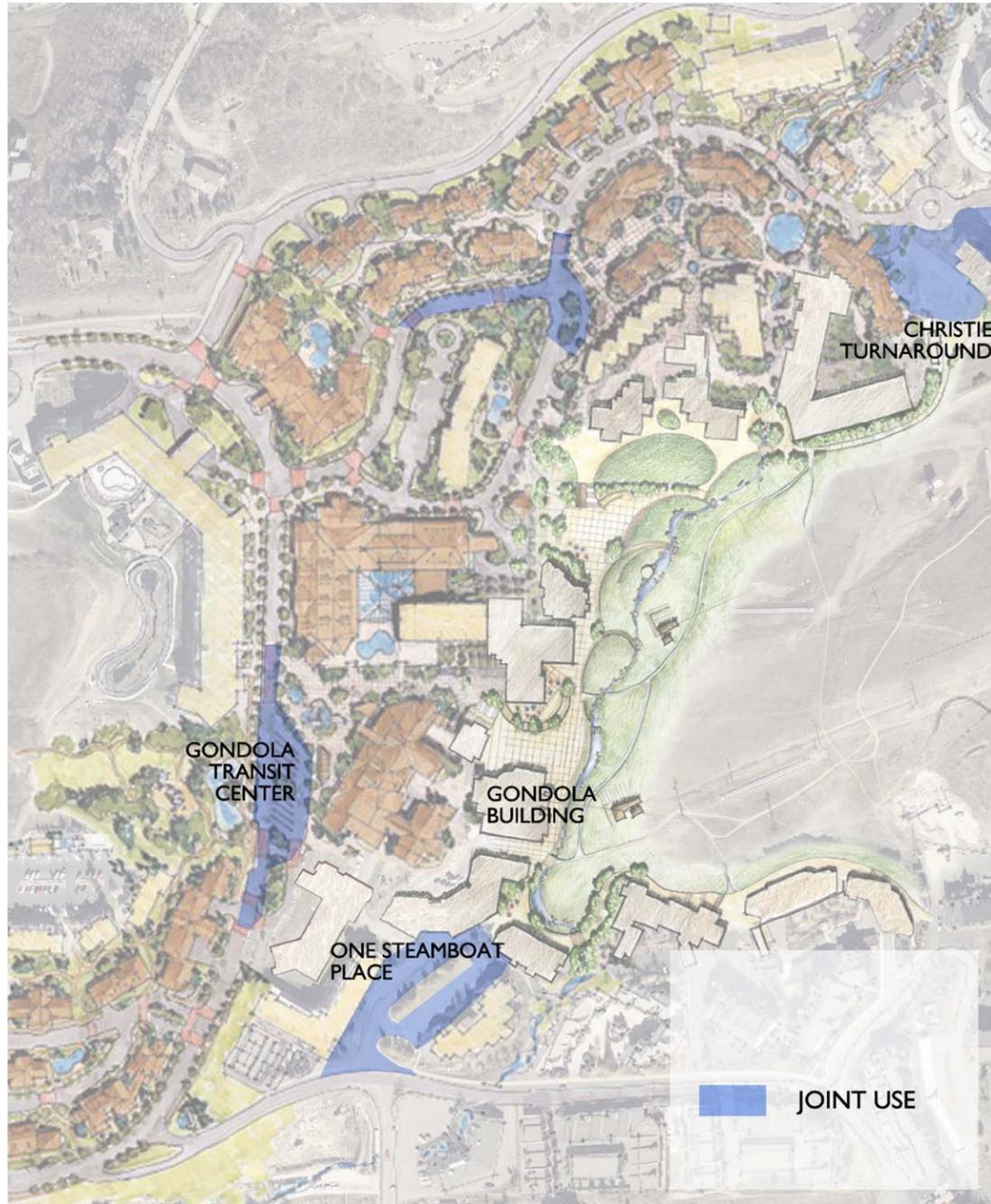
Site Lighting Materials:

- Light standard and bollard/path light

Site Walls and Step Materials:

- Stone, cast in place colored concrete





Joint Use Streetscape Zones



View of drop-off area at Gondola Transit Center



View of entry plaza at Gondola Transit Center

## JOINT USE STREETScape

These areas are represented by the high level of both pedestrian and vehicular activity commonly found at transit centers, passenger drop-offs, short term parking areas, and retail shopping districts such as Ski Time Square. These areas shall meet appropriate traffic circulation requirements while providing an experience to positively reinforce the pedestrian experience. Special focus shall be placed upon the materiality of these areas and the critical safety consideration for these environments.

### Criteria:

- Joint use streetscape zones shall meet appropriate traffic circulation requirements while positively reinforcing the pedestrian experience.
- Material changes, banding or other appropriate visual or grade separation indicators or clues to delineate these vehicular and pedestrian areas shall define vehicular zones and pedestrian zone.
- Special consideration shall be given to paving utilized by large scale transportation vehicles (buses, vans, etc.)
- Public facilities such as public restrooms, information kiosks and warming areas shall be incorporated as part of major transit destinations/plazas.
- Joint use areas shall provide appropriate regulatory and information signage and wayfinding devices serving both vehicular and pedestrian functions.
- Joint use areas shall utilize lighting elements to safely illuminate corridors, specifically key crossings and intersections.
- Site furnishings, such as benches and trash cans, shall be placed to enhance user experience.
- Landscape elements shall be placed to enhance user experience, reflect seasonality of the mountain environment, and offer opportunities for seasonal lighting and displays. Landscape shall be placed as not to interfere with vehicular and pedestrian movements. Irrigation systems shall be installed for all landscaped areas.
- Appropriate infrastructure elements such as communications conduit, special event provisions, and power receptacles shall be provided.
- Placement of public art shall be considered to enhance visitor experience and shall incorporate public opinion identifying locations and appropriate art pieces.
- Snowmelt systems shall be provided where appropriate to improve winter safety considerations.
- Sustainability approaches such as solar power for lighting is encouraged.



**VEHICULAR PAVEMENT**  
 -Standard and/or colored concrete, concrete pavers

**PEDESTRIAN PAVEMENT**  
 -Concrete unit pavers, brick stone, concrete  
**Separation CUE**  
 -Visual cue and/or grade separation to delineate vehicular from pedestrian streetscape  
**BOLLARD**  
 -Stone  
 -Possible lighting element

**SEAT WALL/BENCH**  
 -Stone, cast in place colored concrete  
**PUBLIC FACILITY**  
 -Gathering place/seating  
 -Warming areas  
 -Restrooms  
 -Informational kiosks/directories

**EVENT SIGNAGE**  
 -Temporary, portable  
**LANDSCAPE ELEMENTS**  
 -Reflect mountain environment

Recommended Materials and Pattern Elements:  
 (Reference materials guidelines for additional information)

**Pavement:**

- Vehicular Corridors: Standard and/or Colored Concrete, Concrete Unit Pavers
- Pedestrian Corridors - Concrete Unit Pavers, Brick, Stone, Concrete

**Landscape Materials:**

- Appropriate trees, shrubs, perennials and groundcovers that reflect the surrounding mountain environment

**Site Furnishings:**

- Benches, recycling areas, bollards, signage elements

**Site Lighting Materials:**

- Light standard and bollard/path lights

**Site Walls and Step Materials:**

- Stone, cast in place colored concrete

**Public Facilities:**

- Public Restrooms
- Information Kiosk, staffed to support transit center wayfinding
- Warming Areas
- Directories, information boards





Pedestrian Streetscape Zones



View of existing pedestrian corridor towards mountain



View of existing pedestrian plaza

## PEDESTRIAN STREETScape

These areas serve as the major pedestrian connectors and plaza throughout the base area. These pedestrian streetscapes serve to support the visitor and community experience by supporting a range of year round activities and events. Vehicular traffic shall be extremely limited and will be allowed for only occasional service vehicles and emergency access.

### Criteria:

- Pedestrian streetscape areas shall have a higher level of pavement detail and expression than vehicular focused zones. Material quality and appearance shall be generally consistent in nature, but subtle variations in color, texture, and style are encouraged to allow the opportunity for distinct districts to develop throughout the base area.
- Pedestrian streetscape zones shall incorporate appropriate regulatory and information signage and wayfinding devices. Signage and wayfinding devices shall be appropriately scaled to pedestrian zones.
- Pedestrian streetscape areas shall utilize lighting elements to safely illuminate corridors and plazas. Building lighting and low-level path lighting is encouraged.
- Site furnishings, such as benches, picnic tables, and trash cans, shall be placed to enhance user experience.
- Special activity enhancing elements such as warming pits/hearths, children's play sculpture, and water features shall be placed to encourage activity and gathering at key nodes and plaza spaces.
- Landscape elements shall be placed to enhance user experience, reflect seasonality of the mountain environment, and offer opportunities for seasonal lighting and displays. Irrigation systems shall be installed for all landscaped areas.
- Appropriate infrastructure elements such as communications conduit, special event provisions, and power receptacles shall be provided.
- Placement of public art shall be considered to enhance visitor experience and shall incorporate public opinion identifying locations and appropriate art pieces.
- Snowmelt systems shall be provided to improve winter safety considerations.
- Sustainability approaches such as solar power for lighting is encouraged.



**LANDSCAPE ELEMENTS**  
 -Pedestrian scale  
 -Reflect mountain environment

**SEAT WALL/PLANTER WALL**  
 -Stone, cast in place colored concrete

**PEDESTRIAN PAVEMENT**  
 -Concrete unit pavers, brick, stone, concrete (colored and textured)

**LIGHTING**  
 -Lighting standards  
 -Bollards  
 -Opportunity for festive banners

**SIGNAGE**  
 -Pedestrian scale  
 -Portable, informational

Recommended Materials and Pattern Elements:  
 (Reference materials guidelines for additional information)

**Pavement:**  
 ■ Concrete Unit Pavers, Brick, Stone, Concrete (Colored and Textured)

**Landscape Materials:**  
 ■ Appropriate trees, shrubs, perennials and groundcovers that reflect the surrounding mountain environment

**Site Furnishings:**  
 ■ Benches, recycling areas, picnic tables, bollards, signage elements

**Site Lighting Materials:**  
 ■ Light Standard, step lights, and bollard/path lights

**Site Walls and Step Materials:**  
 ■ Stone, cast in place colored concrete





Burgess Creek Promenade Zone



View of existing mountain base area



View of existing North Portal access

## BURGESS CREEK PROMENADE

Similar to the pedestrian streetscape zone, the Burgess Creek Promenade shall be a signature element of the base area. The promenade serves to support the visitor and community experience providing a venue for year round activities. Vehicular traffic shall be extremely limited and will be allowed for only occasional service vehicles and emergency access.

### Criteria:

- Materials for the promenade shall be consistent as identified in the materials guidelines and shall utilize a combination of concrete unit pavers, stone terracing and accent paving shall be utilized. Additionally, the promenade shall have strong connections to the mountain landscape incorporating the key elements from Burgess Creek such as stone outcrops, boulders, and riparian landscape elements.
- The promenade shall incorporate appropriate regulatory and informational signage and way finding devices. Signage and wayfinding devices shall be appropriately scaled for pedestrians.
- The promenade shall utilize lighting elements to safely illuminate corridors and plazas. Building lighting and low-level path lighting is encouraged, installed to safely avoid conflicts with skier activities.
- Site furnishings, such as benches, picnic tables, and recycling areas, shall be placed to enhance user experience.
- Landscape elements shall be placed to enhance user experience, reflect seasonality of the mountain environment, and offer opportunities for holiday lighting and displays. Irrigation systems shall be installed for all landscaped areas.
- Activity enhancing elements such as warming pits/hearths, ice rinks, and water features shall be placed to encourage activity and gathering at key nodes and plaza spaces.
- Several areas along the promenade will be designed to accommodate a variety of special events. From large scale to smaller, all will provide for acoustical, electrical, and lighting elements.
- Appropriate infrastructure elements such as communications conduit, special event provisions, and power receptacles shall be provided.
- Placement of public art shall be considered to enhance visitor experience and shall incorporate public opinion identifying locations and appropriate art pieces.
- Snowmelt systems shall be provided to improve winter safety considerations.
- Sustainability approaches such as solar power for lighting is encouraged.



LANDSCAPE AREA  
-Aspen, wildflowers  
-Reflect mountain environment

TERRACE STEPS/SEATING AREA  
-Stone, cast in place  
colored concrete

GREEN  
-Open lawn  
-Amphitheater  
-Terraced seating edges

PEDESTRIAN PROMENADE PAVEMENT  
-Concrete unit pavers, brick, stone

BRIDGE CONNECTIONS  
-Seasonal bridges  
-Board formed concrete, wood

NATIVE SLOPE  
-Naturalized vegetation

CREEK-SIDE TERRACE  
-Stone steps/blocks  
-Boulder seating areas

MULTI-USE TRAILS  
-Connect with existing  
trail network  
-Crusher Fines, Aggregate Base Course

**Recommended Materials and Pattern Elements:**  
(Reference materials guidelines for additional information)

**Pavement:**

- Concrete Unit Pavers, Brick, Stone
- Trails: Paving, Aggregate Base Course

**Landscape Materials:**

- Appropriate trees, shrubs, perennials and groundcovers that reflect the surrounding mountain environment

**Site Furnishings:**

- Benches, recycling areas, picnic tables, bollards, signage elements

**Site Lighting Materials:**

- Light Standard, step lights, and bollard/path lights

**Site Walls and Step Materials:**

- Stone, cast in place colored concrete

**Site Features:**

- Event Venues  
Seating / stage areas supporting a wide variety of special events. Materials shall be consistent with the surrounding Promenade pavement and site amenities.
- Public Art





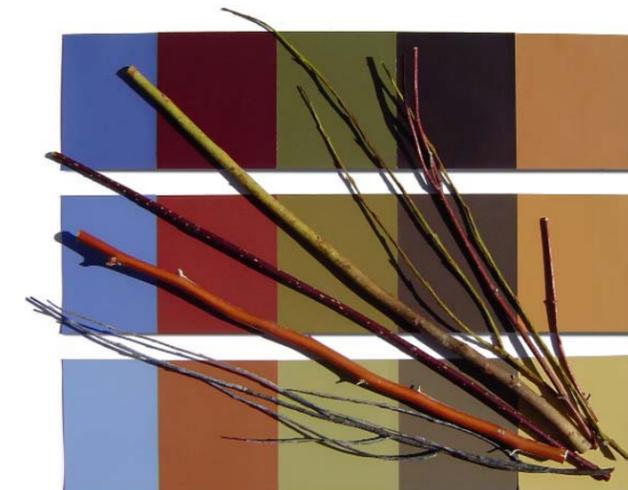


## MATERIALS GUIDELINES

The Material Guidelines Section serves to further define the appropriate character and materials applied to each identified Streetscape Use Zone and provides for a basis of consistency and level of quality appropriate to the base area. The Materials Guidelines are organized by the following major streetscape elements:

- Pavement Materials
- Site Walls and Steps
- Landscape
- Site Furnishings
- Lighting
- Special Features/Amenities
- Public Facilities

The Materials Guidelines are formulated to allow redevelopment projects to be implemented over the next several years in a phased manner while still providing consistency and cohesion. Essential to the redevelopment of the base area, these materials guidelines serve to reinforce the adopted City of Steamboat Springs Mountain Town Sub Area Master Plan Update and the Mountain Base Area Design Standards. While an essential step in the redevelopment process, this Pattern Book does not provide a level of detail required for construction. More detailed design and engineering is required before recommendations can be appropriately implemented.



Color palette inspired by surrounding landscape





Concrete unit pavers, herringbone pattern



Buff sandstone pavers, ashlar pattern



Concrete unit pavers



Brick pavers, running bond



Concrete paving, stamped and stained



Brick unit pavers, parquet pattern

## PAVEMENT MATERIALS

### General:

The mountain environment produces climatic conditions that vary greatly and ultimately affect the life cycle of many pavement materials. While commonly used in the mountain environments, asphalt and concrete often deteriorate due to ongoing freeze thaw cycles and snow removal operations. While still applicable in specific instances, these guidelines will serve to present a greater range of appropriate paving material options for the Steamboat base area.

The range of paving materials appropriate at the Steamboat base areas includes:

- Concrete unit pavers, sand set, over an aggregate, asphalt, or concrete sub base
- Brick pavers, sand set, typically over an aggregate, asphalt, or concrete sub base
- Natural stone, sand and mortar set (regionally found sandstones and granites)
- Concrete (colored, exposed aggregate, stamped, standard broom finishes)
- Asphalt
- Crushed stone
- Wood decking

Use of paving materials shall correspond to the following areas:

- Vehicular streetscape areas: Primarily asphalt and concrete depending upon traffic loading and soil conditions. Crosswalks and other significant pavements shall be highlighted with pavers.
- Joint use streetscape areas: Primarily combination of unit pavers and accented concrete pavement.
- Pedestrian streetscape areas: Primarily unit pavers (both brick and concrete) with natural stone and concrete accents.
- Burgess Creek Promenade: Primarily unit pavers both brick and concrete) with natural stone and concrete accents.
- Multi-Use Trails: Crusher Fines Paving, Aggregate Base Course

Property boundaries are encouraged to be blended, not delineated to reinforce the cohesion of the base area. When utilizing snowmelt systems, pavement systems shall utilize unit pavers systems wherever appropriate.

### Key Aspects:

**Style:** In general, the style and shape of pavement materials shall be indicative of the community and shall express simple functional technologies. For example, brick styled patterns are encouraged instead of European inspired cobblestone patterns.

**Color:** In general, colors shall be reflective of the Yampa Valley and surrounding mountain areas. Generally colors shall reflect a range of browns, tans, reds, and grays commonly found throughout the valley and keeping with traditions of the community. The color blends shall provide a foundation for the base area character and not compete with the architecture or surrounding environment, but instead complement. Pavement in areas subject to a high degree of vehicular traffic shall utilize darker colors to minimize the appearance of unsightly vehicular related staining (tire tracks, fluids).

**Unit Pavers:** Generally, unit pavers will serve as the primary pavement material throughout the base area pedestrian zones. Unit pavers can be easily removed to allow subgrade repairs and replaced and are locally produced in Colorado. To maintain consistency throughout the base area rectangular and square pavers are encouraged. Appropriate patterns include herringbones, parquets, running bonds, and basket weave patterns.

**Stone Paving:** Stone paving shall be primarily used as an accent material and shall reflect those stone paving materials found locally. Granites and sandstones are common throughout northwest Colorado and are found in both dimensionally cut "squared" and irregular patterns. The use of softer limestone and marbles is discouraged. Appropriate patterns include both random and more traditional herringbone, ashlars, running bond patterns.

**Concrete:** Concrete may be utilized in all streetscape use zones and is recommended in high traffic transit focused areas. A variety of concrete styles are appropriate including exposed aggregate, stained, stamped, board formed, sandblasted, and broom finish. Highly textured or colored concrete shall be utilized carefully to minimize the possible visual effects of removal and replacement.

**Asphalt:** Asphalt shall be generally used in vehicular dominated and service areas and is not intended for the pedestrian areas of the base area.

**Crushed Stone:** Crushed stone or crusher fines may be utilized in minor pedestrian paths and multi-use trail connections. Crushed stone is not acceptable in primary pedestrian corridors.

**Wood Decking:** Wood decking may be utilized for bridge crossings at Burgess Creek and may be considered as an accent element throughout the base area.



Drystacked stone wall



Stone wall / landscape planter



Drystacked stone wall



Stone plaza steps



Stone steps, boulder retaining wall



Exposed aggregate colored concrete steps and stone veneer walls

## WALLS AND STEPS

### General:

Site walls and steps significantly enhance the streetscape experience offering opportunities for landscape planters and seating areas in addition to their functional qualities. Generally site walls and steps are encouraged to be integrated with planters and landscape areas. Freestanding walls shall be minimized.

### Key Aspects:

**Style:** The style and shape of wall and step materials shall be indicative of the community and shall express simple functional technologies similar to outlined pavement materials.

**Color:** Material colors shall be reflective of the Yampa Valley and surrounding mountain areas. Generally colors shall reflect a range of browns, tans, reds, and grays commonly found throughout the valley and keeping with traditions of the community.

**Stone:** Granites and sandstones common to northwest Colorado and found in both dimensionally cut "squared" and random patterns are encouraged.

**Site Walls:** Stone walls are encouraged. Stone shall be laid to minimize the appearance of mortar and grout and provide a dry or field stacked appearance. Whenever possible walls shall be of comfortable seating height to encourage gathering opportunities. Walls in excess of 6'-0" shall be terraced with landscaping whenever possible. Colored or textured concrete walls may be used. Precast concrete block and wood (railroad ties) walls are not encouraged.

**Boulders:** Boulders are encouraged to reflect the mountain environment and allow breaks in the linear nature of walls. Large stone slab terraces are encouraged along the promenade interface with Burgess Creek.

**Curbs:** Stone and concrete curbs may be utilized throughout all streetscape zones. Concrete curbs are preferred in vehicular traffic areas.

**Site Steps:** Steps shall be constructed of concrete or stone. Plaza scale steps are encouraged to allow for ease of movement, and shall be lit with appropriate fixtures. Riser to tread ratios are encouraged to total between 25-27" (formula - 2R + T). Refer to pavement materials and lighting guidelines for additional information.





Yellow woodland rose



Mountain valley grassland vegetation



Mountain grassland



Yellow and Red Twig Dogwood



Red Twig Dogwood



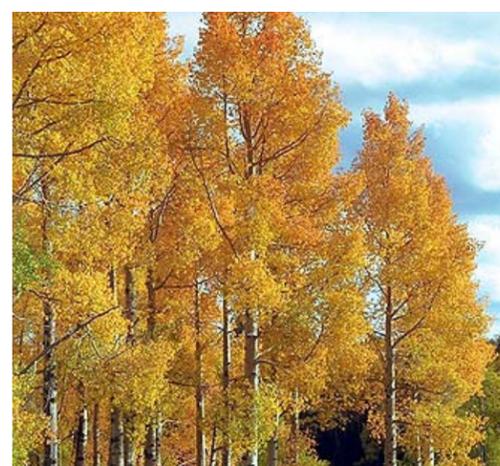
Upland valley: Gambel oak, Aspen



Alpine currant fruit



Boulders amidst quaking aspen planting



Quaking Aspen, fall color

## LANDSCAPE MATERIALS

### General:

Extensive landscaping that reflects the valley and mountain environment is encouraged throughout the base area. The arrival and entry experience, described in the Mount Werner Circle and Drive Master Plan section, encourages the use of indigenous and historical species for the arrival streetscape experience. The pedestrian areas continue those important material considerations, but encourage strong seasonal color through a variety of shrub, perennial, and annual materials. Flower pots, boxes and hanging baskets shall be provided for additional seasonal color.

### Recommended Plant Materials:

#### Botanic Name:

#### Common Name:

#### TREES

*Acer glabrum*  
*Picea engelmannii*  
*Picea pungens*  
*Populus angustifolia*  
*Populus tremuloides*  
*Pseudotsuga menziesii*  
*Quercus gambelii*  
*Quercus macrocarpa*

Rocky Mountain Maple  
 Engelman Spruce  
 Colorado Blue Spruce  
 Narrowleaf Cottonwood  
 Quaking Aspen  
 Douglas Fir  
 Gambel (Scrub) Oak  
 Bur Oak

#### SHRUBS

*Amelanchier alnifolia*  
*Cornus alba*  
*Cornus stolonifera 'Flaviramea'*  
*Physocarpus monogynus*  
*Picea pungens Spp.*  
*Potentilla fruticosa*  
*Ribes alpinum*  
*Ribes aureum*  
*Rosa foetida*  
*Rosa woodsii*  
*Rhus glabra*

Saskatoon Serviceberry  
 Red Twig Dogwood  
 Yellow Twig Dogwood  
 Ninebark  
 Dwarf Blue Spruce  
 Potentilla  
 Alpine Currant  
 Golden Currant  
 Yellow Rose  
 Wood's Rose  
 Smooth Sumac

#### GRASSES

*Agropyron smithii*  
*Agropyron spicatum*  
*Bouteloua curtipendula*  
*Bromus marginatus*  
*Elymus glaucus*  
*Festuca ovina*  
*Festuca arundinacca*  
*Festuca ovina glauca*  
*Red fescue*  
*Koeleria cristata*  
*Miscanthus varieties*  
*Oryzopsis hymenoides*  
*Poa alpina*  
*Poa secunda*  
*Sitanion hystrix*  
*Nassella spp.*

Western Wheatgrass  
 Bluebunch Wheatgrass  
 Side-Oats Grama  
 Mountain Brome  
 Wild Blue Rye  
 Sheep Fescue  
 Alta Fescue  
 Blue Fescue  
 Red Fescue  
 Prairie Junegrass  
 Maidengrass  
 Indian Ricegrass  
 Alpine Bluegrass  
 Sandberg Bluegrass  
 Bottlebrush Squirreltail  
 Needlegrass



Evening Primrose



Indian paintbrush



Rocky Mountain Columbine



Lupine mass planting



Mountain stream surrounded by wildflowers



Globe mallow



Aspen with wildflower understory



Wildflower meadow



Blue Penstemon

Recommended Plant Materials:

Botanic Name:

Common Name:

PERENNIAL FLOWERS

- Aquilegia* spp.
- Achillea* varieties
- Calochortus gunnisonii*
- Callirhoe involucrate*
- Castilleja* spp.
- Campanula rotundifolia*
- Cerastium tomentosum*
- Delphinium* spp.
- Dodecatheon pulchellum*
- Erigeron* spp.
- Epilobium latifolium*
- Gaillardia aristata*
- Geum triflorum*
- Ipomopsis aggregate*
- Iris missouriensis*
- Lupinus* spp.
- Mimulus guttatus*
- Oenothera* spp.
- Penstemon* spp.
- Sedum lanceolatum*
- Sphaeralcea* spp.
- Thermopsis divaricarpa*
- Trollius laxus*

- Columbine
- Western Yarrow
- Mariposa Lily
- Poppy Mallow
- Indian Paintbrush
- Harebell
- Snow-In-Summer
- Larkspur
- Shooting Star
- Fleabane / Aspen Daisy
- Alpine Fireweed
- Blanket Flower
- Prairie Smoke
- Western Scarlet Gilia
- Rocky Mountain Iris
- Lupine
- Yellow Monkeyflower
- Evening Primrose
- Penstemon
- Native Sedum
- Globe Mallow
- Golden Banner
- Globe Flower

GROUNDCOVERS

- Aegopodium podagraria*
- Arctostaphylos adentrica*
- Arctostaphylos uva-ursi*
- Fragaria* spp.
- Lysimachia nummularia*
- Paxistima myrsinites*
- Phlox subulata* varieties
- Sedum* spp.
- Thymus praecox* varieties
- Veronica* spp.

- Snow-On-The-Mountain
- Bearberry
- Kinnickinnick
- Strawberry
- Creeping Jenny
- Mountain-Lover
- Creeping Phlox
- Sedum
- Thyme
- Veronica

ANNUALS

- Varied* spp.

Seasonally appropriate materials





Adirondack chair



Wood slat bench



Wooden picnic table



Wood bench with stone supports



Rocking chairs



Wood table/chairs with umbrella

## SITE FURNISHINGS

### General:

Site furnishings, such as benches, tables, bicycle racks, recycling facilities, trash receptacles, tree grates, are critical to the overall fabric of the streetscape environment by enhancing the user experience. Site furnishings shall be selected for their durability, flexibility, and quality in addition to their aesthetic appeal. The intent of these site furnishings guidelines is to illustrate a range of approaches appropriate for the base area redevelopment; specific furnishing elements shall be developed on a case-by-case basis utilizing the approaches outlined.

### Key Aspects:

**Style:** The site furnishings shall be indicative of the community and historic fabric. Site furnishing design shall be distinctive and reflect craftsmanship. Strong forms and structures are encouraged, expressing functional simple functional technologies. Customized site furnishings for the base area or specific projects are encouraged to provide a unique appearance.

Encouraged materials include wood, reclaimed wood/plastic products, weathered steel, and wrought iron. Materials less impacted by temperature changes are recommended. Textures and finishes shall be consistent with the vernacular style of the community. Strongly contemporary materials, such as molded plastics and stainless steel are not recommended.

**Color:** Material colors shall be reflective of the Yampa Valley and surrounding mountain areas. Generally, colors shall reflect a range of browns, tans, reds, and grays commonly found throughout the valley and keeping with traditions of the community.

**Seating, Tables:** Site furnishings shall be flexible, allowing for seasonal differences and orientations. Specialty seating such as Adirondack or rocking chairs are encouraged to offer relaxing seating alternatives. When utilized, these furnishings shall be carefully managed to avoid vandalism or theft. In natural areas, seating areas built from stone may be utilized. Backed benches and chairs are preferred as they provide more comfortable seating. Items such as table umbrellas shall be utilized when appropriate for shading and added visual interest such as plaza and cafe locations. Manufacturers offering a range of appropriate materials include Smith and Hawken, Landscape Forms, Columbia

**Recycling Facilities/Trash Receptacle/Ash Urns:** Recycling facilities, trash receptacles/ash urns shall coordinate with other site furnishings, providing a consistent style and appearance. Trash receptacles shall be provided for ease of maintenance with a closed lid to prevent snow from accumulating in the receptacles and shall restrict wildlife.

Refer to seating and tables for possible suppliers

**Bicycle Racks:** Bicycle racks consistent with materials outlined above shall be provided in the base area. Both permanent and flexible racks shall be provided to respond to the seasonal use.

Manufacturers offering a range of appropriate materials include Landscape Forms, Columbia Cascade, and BRP Enterprises.

**Tree Grates:** Tree grates may be installed throughout the streetscape zones. Particular attention shall be placed upon the appropriateness of tree species to be utilized with the tree grates. For example, aspens are not recommended. Tree grates shall be weathered steel or cast iron. Tree guards are not encouraged.

Manufacturers offering a range of appropriate materials include Neenah Foundry Company and Urban Accessories.

**Drain Covers / Infrastructure Facilities:** Similar to tree grates, drain covers and trench grating shall be steel or cast iron, in patterns reflective of simple ranching technologies. Drain covers and utility/infrastructure facilities shall be located away from direct pedestrian thoroughfares, and shall be placed either below grade, or screened with walls and/or landscaping. All utility/infrastructure facilities shall be located in a manner to preserve the aesthetic qualities of the streetscape environment.

Manufacturers offering a range of appropriate materials include Neenah Foundry Company, Urban Accessories, and Balco, Inc.

**Miscellaneous Items:** A number of miscellaneous site elements are typically included in the streetscape environment including newspaper dispensers, bollards, fencing, and information kiosks. When utilized, the materials and styles shall be consistent with the approaches and materials outlined in this document.



Wood plank trash receptacle



Tree grate



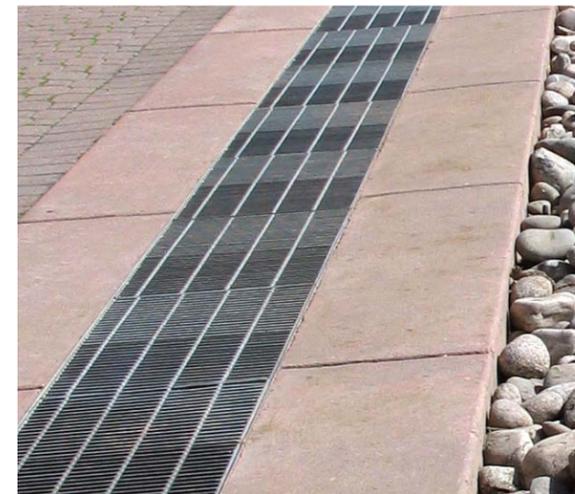
Custom trench drain covers



Wood paneled trash receptacle



Metal tree grate



Trench grate



Wood paneled trash receptacle, custom metal band



Cast iron tree grate

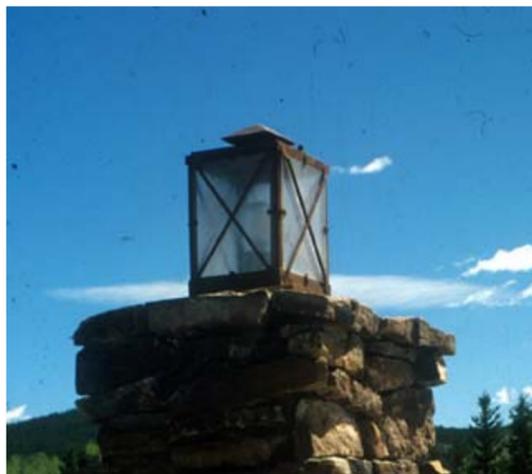


Metal drain cover





Pendant light fixture



Rustic lantern, stone base



Steel bollard light



Copper wall fixture



Custom steel bollard



Step lighting

## LIGHTING

### General:

Keeping with the intent of the Mountain Base Area Design Standards, lighting shall be used to create consistent and safe lighting levels throughout the base area addressing both pedestrian and vehicular needs.

A range of lighting approaches is encouraged using pole-mounted fixtures, low-level path/bollard lighting, specialty lighting, and step lights. Because conditions vary throughout the base area, a single uniform lighting standard is not recommended. Whenever possible, building lighting such as sconces and soffit lighting shall be utilized to illuminate pedestrian areas minimizing the need for site lighting. Holiday lighting is encouraged and provisions shall be made to easily accommodate such as timer controlled power receptacles. Special feature lighting shall be considered at amenities such as water features, ice skating rinks. Lighting shall be controlled through centralized, automated systems. Reference the Mountain Base Area Design Standards for additional design criteria. In addition, a lighting master plan shall be required for each development project outlining fixtures, use, light levels, and locations.

### Key Aspects:

**Style:** Light fixtures shall respond to the ranching and mountain vernacular, but a broad range of materials and forms may be acceptable. Materials such as copper, aluminum, weathered steel, and wood represent appropriate expressions.

**Color:** Colors shall be indicative of the mountain and ranch vernacular found in Steamboat. Bright colors and finishes shall be reserved for way finding elements to orient users.

**Lighting Levels:** The following lighting level recommendations are encouraged throughout the base area. Specific applications and calculations shall be prepared by a lighting designer/engineer on a case-by-case basis based upon specific site uses.

■ Vehicular and Joint Use Streetscapes shall provide safe and adequate light levels for pedestrian and vehicular traffic patterns. Maximum average foot-candle lighting levels shall be in accordance with the city codes and regulations, though considerations shall be made for lower or higher recommendations depending upon specific applications within the base area. Considerations include surrounding uses (residential and/or commercial), volume of circulation, and existing character of adjacent properties.

■ Pedestrian Streetscape shall provide light levels that safely illuminate pedestrian corridors and plazas. Maximum average foot-candle lighting levels shall be in accordance with the city codes and regulations, though considerations shall be made for lower or higher recommendations depending upon specific applications within the base area. Considerations include surrounding uses (residential and/or commercial), volume of circulation, and existing character of adjacent properties. Whenever possible, building lighting shall be utilized to create subtle pools of light and drawing attention to building entrances, retail and restaurant frontages, and significant site features. Refer to specialty lighting section for additional feature lighting considerations.

■ Burgess Creek Promenade shall provide light levels that safely illuminate the promenade, but limit intrusion into the natural landscape found at the interface with the ski base and Burgess Creek. Lighting levels are not defined, but are expected to be equal to or lower level than those found in Pedestrian Streetscapes. Subtle pools of low level light outlining the Promenade path coupled with occasional highlights of plazas, restaurants, building entrances are appropriate. Consideration shall be given surrounding uses, such as residential and/or commercial, volume of circulation, and existing character of adjacent properties.

■ Alleys and services areas shall utilize the absolute minimum foot-candles necessary for safe, functional operation. Lighting levels shall be a maximum of 1 average foot-candle\*.

*\*The level of light measured at an average point of illumination between the brightest and darkest areas. The measurement can be made at the ground surface or at four to five feet above the ground.*

**Pole Mounted Fixtures:** Pole mounted fixtures are encouraged at plazas, transit centers, and streetscape corridors when building frontages do not provide adequate lighting levels. Whenever possible pole mounted fixtures shall be integrated landscape planters and walls. Provisions for hanging baskets and pole mounted banners are encouraged.

Recommended manufacturers and styles are as follows:

- Louis Poulsen, Nyhavn Series, [www.louispoulsen.com](http://www.louispoulsen.com)
- Antique Street Lamps/Eurotique, Copenhagen Series, [www.antiquestreetlamps.com](http://www.antiquestreetlamps.com)
- Hess America, La Paz Series, [www.hessamerica.com](http://www.hessamerica.com)

## LIGHTING (CONT.)

- WE-EF Lighting USA, Post Top Luminaries AOP500, [www.we-ef.com](http://www.we-ef.com)
- Custom pole mountings and approaches are encouraged.

**Path/Bollard Lighting:** Low level path and bollard lighting is encouraged throughout the base area, specifically along Burgess Creek Promenade and pedestrian streetscape. Whenever possible path/bollard lighting shall be integrated landscape planters and walls. Customized light fixtures for the base areas or specific project are encouraged to provide a unique appearance for the community.

Recommended manufacturers and styles are as follows:

- Louis Poulsen, Bysted Bollard, [www.louispoulsen.com](http://www.louispoulsen.com)
- WE-EF Lighting USA, Xeda Wooden Bollard, [www.we-ef.com](http://www.we-ef.com)
- Custom approaches are also encouraged.

**Step Lighting:** Step lighting shall be required at all exterior steps and shall be integrated into landscape planters or walls.

Recommended manufacturers and styles are as follows:

- Bega, a variety of louvered recessed wall luminaries are available, [www.bega.com](http://www.bega.com)

**Specialty Lighting:** Specialty lighting for site features, such as water features and public art, is encouraged for added visual interest. Lighting fixtures such as fiber optics and LEDs may be utilized.

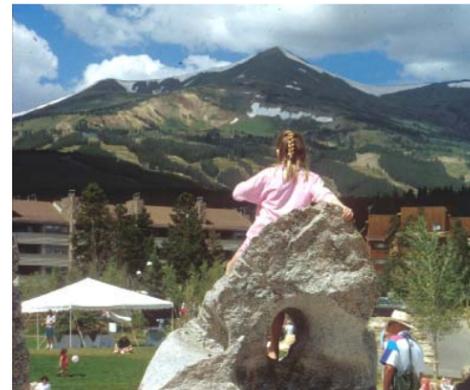
**Uplighting:** Uplighting is prohibited due to dark sky impacts.



Grade resolving water feature



Outdoor stone fire pit



Mountain playground



Stone hearth warming area



Children's play area / water feature



Children play in fountain

## SPECIAL FEATURES AND AMENITIES

General:

Special features and amenities represent those elements that provide key activity enhancing elements encouraging year round day and evening activities. These elements support both small gatherings and large-scale special events, and wherever possible, these improvements shall be integrated into the overall streetscape framework. Common elements include warming areas, water features, children's playgrounds, and public art. Larger scale elements may include ice-skating rinks and amphitheatres supporting a range of venues such as concerts, theater, and films.

The aesthetic approach of these elements shall capture the ranching and mountain environment of the Steamboat community. Refer to this document and the Mountain Base Area Design Standards for additional information.

**Warming features:** Warming features, such as outdoor hearths and fire pits, shall be placed to encourage gathering at key plazas and nodes when appropriate, such as at the Gondola Transit Center Plaza. Warming features are encouraged to be unique for each location and represent excellent opportunities to integrate public art.

**Playgrounds:** Children's playgrounds offer excellent year round opportunities for gathering and are strongly encouraged as part of the base area. Playgrounds conveying a sense of the community's history and mountain environment shall be encouraged rather than standardized 'off the shelf' items. These playgrounds represent excellent opportunities to integrate public art.

**Water features:** While the day lighting of Burgess Creek provides a significant water element at the base area, additional locations for water features are encouraged. These features may be combined with playgrounds to provide an added level of interest for children. The style of water features are encouraged acknowledge the community's heritage and surrounding environment including the valley's hot springs.





Horse in motion, stainless steel



Grassy amphitheater, stone seating



Village ice skating rink



Olympic sculpture, bronze



Sculpture, rusted steel



Pond ice skating rink

#### SITE FEATURES AND AMENITIES (CONT.)

**Special Event Venues:** Currently proposed as part of the Burgess Creek Promenade, venues supporting a wide variety of musical concerts, theatric performances, and films are encouraged. One large scale special event facility will be incorporated into the promenade, as well as several smaller venues for more intimate presentations. Special provisions shall be accommodated for seating, acoustical, electrical, and lighting elements.

**Ice Skating Rink:** Ice skating rinks provide excellent activity enhancing opportunities and are encouraged in the base area. Currently an ice rink is identified at the North Portal Plaza as part of the Burgess Creek Promenade master plan.

**Public Art:** Integrated public art is encouraged throughout the base area. A public art master plan is recommended identifying locations and appropriated types of public art.



Outdoor escalator



Informational kiosk / public restroom facility



Public Facilities / Site Amenities Plan

## PUBLIC FACILITIES

**General:** Public facilities such as restrooms and information kiosks are encouraged. These elements help to support everyday operations and information elements. The design approach of these elements shall capture the ranching and mountain environment of the Steamboat community. Refer to this document and the Mountain Base Area Design Standards for additional information.

**Restrooms:** Public restrooms shall be provided at key portals to the mountain such as Gondola Transit Center and North Portal drop-off. Additional opportunities for public restrooms need to be identified through further study.

**Information Kiosk:** Information kiosks are encouraged at key portals and nodes throughout the base area. Staffed kiosks are appropriate at key mountain portals and transit centers and are encouraged to be combined with restroom and/or escalator facilities. Unstaffed kiosks are encouraged at pedestrian plaza and nodes throughout the base area.

**Escalators:** Outdoor escalators have been identified at the North Portal and Gondola Square Plazas to facilitate circulation across some of the base area's abrupt grade changes. Escalators shall provide larger bay and tread width to easily accommodate skiers and riders and shall be constructed of materials appropriate for the outdoor mountain environment. Whenever possible, these escalators shall be integrated with surrounding buildings and other public facilities such as information kiosks and restrooms, and covered to provide protection from snow and ice.



