

Airport Gateway Business Center

**Design Requirements for Building and
Improvements**

Town of Gypsum

**Adopted by the Town of Gypsum
Planning Commission on October 10, 2015**

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Building and Improvements**

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Airport Gateway Business Center

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Table of Contents	Page
1.0 Introduction	
1.1 Airport Gateway Business Center	5
1.2 Design Requirement Purpose	5
1.3 Related Controls	5
2.0 Design Review and Submittal Guidelines	
2.1 Design Review Procedure	6
2.2 Submittal Guidelines	6
3.0 Philosophy/Overview	
3.1 Context	8
3.2 Concept	9
4.0 Site Planning	
4.1 Objective	9
4.2 Site Coverage	10
4.3 Building Heights	10
4.4 Setbacks	10
4.5 Building Location	11
4.6 Site Access	11
4.7 Vehicular Circulation	12
4.8 Parking	12
4.9 Pedestrian Circulation	12
4.10 Service Areas	12
4.11 Grading and Drainage	13
4.12 Utilities	13
4.13 Walls and Fences	13
5.0 Architecture	
5.1 Objectives	14
5.2 Architectural Characters	14
5.3 Building Form and Massing	14
5.4 Structure	14
5.5 Facades	15
5.6 Entrances	15

5.7	Fenestration	15
5.8	Design Details	16
5.9	Roofs	16
5.10	Mechanical Equipment	17
5.11	Materials	17
5.12	Exterior Colors	18
6.0	Landscaping	
6.1	Objective	19
6.2	General Landscaping Design	19
6.3	Streetscapes	20
6.4	Other On-site Landscaping	22
6.5	On-Site Plant Selection List	23
7.0	Lighting	
7.1	Objective	24
7.2	Street Lighting	24
7.3	General On-Site Lighting Parameters	24
7.4	Vehicular Circulation and Parking Area Lighting	25
7.5	Pedestrian Circulation Lighting	25
7.6	Architectural Lighting	25
7.7	Service Area Lighting	26
7.8	Accent Lighting	26
7.9	Planned Sign Program	27
8.0	Fees	27

1.0 Introduction

1.1 Airport Gateway Business Center (AGBC)

AGBC is a master-planned development for industrial and mixed use commercial facilities located in the eastern area of the Town of Gypsum. An integrated center for business, commercial, research, and industrial development, AGBC is designed to provide quality locations for commercial business, industrial and high technology facilities and supporting services in a quality environment.

1.2 Airport Gateway Design Review Board (DRB)

Airport Gateway Design Review Board members shall be appointed by the Town Council of the Town of Gypsum. It is preferred that board members be business owners within the Town of Gypsum.

1.3 Design Requirement Purpose

To promote the quality of development planned for AGBC, the design requirements given in this document define criteria for implementing coordinated design, organizational unity and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project. Included are procedures and requirements for design submittal and review. The intent of these requirements is to establish a consistent design concept that produces a clear image and a sense of prestige, efficiency and inherent value for AGBC and all projects within. The Architectural Guidelines are primarily and specifically intended for the mixed use commercial parcels, while the industrial site requirements are intended to primarily address berming, fencing, signage, setbacks and landscape screening at the site perimeter and around unsightly uses.

1.4 Related Controls

All development within Airport AGBC must comply with the codes and regulations of all governing bodies, including the Town of Gypsum, the State of Colorado and the Federal Aviation Authority. These requirements are to be used in conjunction with the Town of Gypsum zoning, plat map and design guidelines for AGBC and the Covenants, Conditions & Restrictions (CC&Rs) and any Special Use Restrictions for AGBC. Together, they form the minimum standards for development in AGBC. To the extent the AGBC Design Requirements provide a more stringent development standard than any applicable city, county, state or federal regulation, the AGBC Design Guidelines shall control. To the extent that

any applicable city, county, state or federal regulation is more stringent, it shall control.

2.0 Design Review And Submittal Guidelines

2.1 Design Review Procedure

A design review process has been established by the Town of Gypsum to ensure that all development within AGBC meets the requirements set forth in these guidelines. This review covers site planning, architecture, landscaping, exterior lighting and exterior signing, as well as tenant improvements and renovations.

The design review procedure is divided into three steps:

1. DESIGN DEVELOPMENT REVIEW
2. CONSTRUCTION DOCUMENT REVIEW
3. COMPLIANCE VERIFICATION

Formal submittals for design review must be made to the Town of Gypsum, at each of the design review steps above. Official approval must be obtained in writing at each design review step.

Although informal phone inquiries and meetings are encouraged, all verbal comments and approvals are considered advisory and unofficial.

2.1.1 Design Review Submittal

Submittals made before the first and third Wednesday of the month will be reviewed at the scheduled second and fourth Wednesday meeting dates and returned prior to the end of the month. Meetings are held as needed. Sign submittals will be expedited if possible.

2.2 Submittal Guidelines

2.2.1 Step 1: Design Development Review

This review covers specific designs for site planning, architecture, landscaping, exterior lighting, exterior signing, tenant improvements and renovations. For new developments at this stage, site planning is particularly important and should be well developed.

Two (2) complete sets, one set hard copy and one set electronic, of design development drawings are to be submitted for review.

They must contain, but are not limited to, the following:

1. Site plans and related information, including parcel number, site area, building floor area, gross site area to gross floor area ratio (FAR), parking data, setback dimensions and grading and drainage plans.
2. Architectural design, including floor plan(s), elevations and section(s).
3. Sample board of materials, colors and finishes.
4. Landscaping design, including location and types of plant materials.
5. Exterior lighting design, including location, pole heights, fixture type and color.
6. Exterior signage design, including location, dimensions, materials, colors, topography and illumination.
7. Any other pertinent information.

2.2.2 Step 2: Construction Document Review

This review covers all necessary construction documents. The purpose of this review is to ensure that the design approved in the design development review is carried into final construction documents, and that conditions placed on design development approval are resolved.

Two (2) complete sets of construction documents, once set hard copy and one set electronic must be submitted. They must contain, but are not limited to, the following:

1. Final site plans and related data, including grading, drainage, plumbing and electrical site plans and locations of any above-grade infrastructure equipment (including backflow preventers, transformers and irrigation controllers).
2. Final architectural plans elevations & sections
3. Final material, finish and color list or sample board.
4. Final landscaping and irrigation plans.
5. Final exterior lighting plans, including fixture illustrations colors and pole heights.
6. Final exterior signing plans, including locations and designs.
7. Pertinent details and specifications.
8. Construction schedule.
9. Any other relevant information.

All architectural, landscaping and engineering drawings and specifications are to be prepared and signed by a registered architect, landscape architect and/or professional engineer licensed to practice in Colorado unless waived by the Design Review Board.

2.2.3 Step 3: Compliance Verification

Construction will be monitored to verify compliance with design guidelines and approved construction documents. Compliance verification is required prior to final certificate of occupancy by the Town of Gypsum.

2.2.4 Appeals

1. Appeals to modify the conditions of a structure or to challenge the denial of a structure may be made to the Town of Gypsum Planning Commission in accordance with the provisions of Section 18.13 Variances of the Gypsum Municipal Code.
2. Before approving a request for a variance to the structure or to grant a structure previously denied, the Planning Commission shall determine that:
 - a. There are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent public right-of-way which would substantially restrict the effectiveness of the circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desires to draw attention and which do not apply generally to all businesses or enterprises.
 - b. The variance or the structure, if authorized, will not weaken the general purpose of these guidelines.
 - c. The variance or the structure, if authorized, will not alter the essential character of the Zone District in which the sign is located.
 - d. The variance or the structure, if authorized, will not cause a material adverse effect on the neighborhood involved or on the Town.

3.0 Philosophy Overview

3.1 Context

3.1.1 Location

AGBC is located on the eastern edge of the Town of Gypsum, adjacent to the Eagle County Regional Airport, and fronting on U.S. Highway 6.

3.1.2 Airport Gateway Business Center (AGBC) Design Criteria

AGBC is being developed to provide a full service, integrated center for business and high technology industry along U.S. Highway 6 in Gypsum, Colorado at the entrance to Eagle County Regional Airport..

Architecture, landscaping, lighting and signing are coordinated throughout AGBC in order to create a sense of place and prestige for AGBC and all individual development within. Architecture is coordinated through common design criteria for character, massing, facades, fenestration, materials and colors.

3.2 Concept

3.2.1 General Perimeter

AGBC is organized between the U.S. Highway 6 on the north, the hills on the south, and the Eagle County Regional Airport on the west.

The extension of Cooley Mesa Road bisects the Gateway business/commercial center, and its intersection with U.S. Highway 6 is the primary point of access and identity for AGBC.

Access to individual parcels is provided by secondary streets roughly parallel to U.S. Highway 6.

3.2.2 General Design Criteria

As a prime location for retail, services, light industrial, research and development and regional distribution facilities, AGBC is to have an overall, coordinated design character that emphasizes a clean, straightforward, quality image. This image is to be expressed in all elements of development, including site planning, architecture, landscaping, lighting and signing, in coordination with the overall design concept for AGBC, with the allowance for more Architectural freedom in the industrial zone.

Special attention is to be given to developing a quality image on primary frontages along Highway 6 and Cooley Mesa Road.

Landscaping, building setbacks, lighting, signing and utilities are to be closely coordinated along roadways within AGBC.

Design criteria for site planning, architecture, landscaping, lighting and signing are given in further detail in the following sections.

4.0 Site Planning

4.1 Objectives

The following requirements present parameters for site coverage, building occupancy, building height, setbacks, building location, site access, service areas, grading, drainage, utilities and walls.

4.2 Site Coverage

Site Coverage on individual parcels is limited by the following:

4.2.1 Maximum lot coverage, may not exceed the following:

- Commercial - 50%
- Industrial - 60%

4.2.2 At least 20 percent of each site must be devoted to landscaping unless otherwise approved by the Town of Gypsum.

4.3 Building Heights

Building heights are limited to the following (unless otherwise approved by the Town of Gypsum):

4.3.1 Maximum building height is generally limited to 45 feet above grade (including parapets and mechanical screens). Measured at midline if it is a pitch roofed project. For definition of “midline” refer to Town of Gypsum Municipal Code.

4.3.2 In special cases, height exceptions over 45 feet above grade may be available, upon special approval by the Town of Gypsum. Height as defined by Town of Gypsum Municipal Code.

4.3.3 The height of all improvements on any site must comply with all governmental requirements, including those of the Town of Gypsum and the Federal Aviation Administration.

4.4 Setbacks

Setback areas provide visual space, landscaping zones, pedestrian circulation space and buffers between roads, buildings, parking areas and adjacent sites. The following setbacks are required:

4.4.1 A minimum building setback of 40 feet required from the property line along all public streets.

4.4.2 Along Cooley Mesa Road, the 40 foot building setback includes

a minimum landscaping zone of 25 feet measured from the property line.

- 4.4.3** Along Earhart and McGregor between Highway 6 and Lindbergh, and along Lindbergh between Cooley Mesa and McGregor, the 40 foot building setback includes a minimum landscaping zone of 20 feet measured from the property line.
- 4.4.4** Along all remaining secondary collector roads (the balance of Lindbergh and McGregor not included in 4.5.4., the 40 foot building setback includes a minimum landscaping zone of 10 feet measured from the property line.
- 4.4.5** Along all side and rear interior parcel lines, a minimum building setback of 10 feet is required on each side of the property line.

4.5 Building Location

Building placement should address the following:

The U.S. highway frontage building setback includes a minimum landscaping zone of 5 feet measured from the open space boundary. If parking or access drives are located between the U.S. Highway 6 frontage landscape zone and any building facing the U.S. Highway 6, a 15 minimum landscaping area is also required next to the U.S. Highway 6 side of the building.

A 5 foot minimum planting strip is required between all side or rear property lines and any parking areas or access drives.

- 4.5.1** Buildings should be arranged to provide convenient access to entrances and efficient on-site circulation for vehicles and pedestrians.
- 4.5.2** The orientation of multiple buildings on a single site must be clearly coordinated.
- 4.5.3** Building placement is subject to approval by **the** DRB.

4.6 Site Access

- 4.6.1** Vehicular access points to individual sites are limited to minimize disruption of traffic flow and landscaped medians setback zones.

4.6.2 Sites will generally be limited to one access point per street frontage, unless shared access driveways are shared by adjacent parcels. All other access points are subject to approval by the Town of Gypsum, as well as the DRB.

4.7 Vehicular Circulation

4.7.1 On-site vehicular circulation should be clear and direct.

4.7.2 Dead-end parking aisles should be avoided.

4.8 Parking

Parking must conform to all Town of Gypsum requirements

4.8.1 Sufficient on-site parking must be provided to accommodate all vehicles associated with the use of each site. **No on-street parking is permitted.**

4.8.2 Designed spaces must be provided in convenient locations for handicapped parking, as required by the State of Colorado, the Town of Gypsum and/or the AGBC.

4.8.3 Compact parking is limited to 10% the following maximum share of total parking stalls. If compact spaces are approved, designated areas shall be clearly marked by above grade signage for small or compact cars only.

4.8.4 Parking is not permitted to encroach into any required landscaping setback areas.

4.8.5 Parking areas are to be landscaped to provide a shade canopy and pleasant appearance. Planters must be large enough to avoid crowding of plant material and damage by vehicles.

4.8.6. Any parking beneath buildings or in parking structures must be screened by architectural design or landscaping.

4.9 Pedestrian Circulation

4.9.1 Safe, clear pedestrian circulation must be provided between buildings, parking areas and entries on all sites.

Parked vehicles should not overhang sidewalks.

4.10 Service Areas

4.10.1 Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways and buildings on adjacent sites, or screened by dense landscaping and/or architectural barriers.

4.10.2 Service areas may not extend into required setback zones.

4.10.3 Service areas should be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets.

4.11 Grading and Drainage

4.11.1 Grading and drainage shall be designed so that surface drainage and soil erosion do not flow off site. Unless properly retained or detained prior to reaching storm drainage system.

4.11.2 On-site grading shall be designed to accommodate and be compatible with streetscape grades.

4.12 Utilities

4.12.1 Utilities systems, including water, electricity, gas, phone, sewer and storm drains are to be installed underground. Necessary above ground equipment (such as back flow preventers, transformers and irrigation controllers) must be located away from the street frontage landscaping zone.

4.13 Walls and Fences

4.13.1 Walls, when used, must be designed as an integral part of the overall architectural or landscaping design concept.

4.13.2 No walls are permitted within street side landscaping setback areas. Any wall between the streetside landscaping area and a building front is limited to a maximum height of 3'-0".

4.13.3 No side or rear wall may exceed 8'-0" unless approved by the Town of Gypsum. Refuse enclosure walls must be 6'-0" high.

4.13.4 All walls must be built of materials and finishes that are compatible with adjacent buildings on commercial sites.

4.13.5 All fencing must be approved during the plan review process.

5.0 Architecture

5.1 Objectives

Architectural design should express the character of high quality business center in a manner that is both progressive and enduring. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among all projects in order to establish a clear, unified image throughout AGBC especially on commercial and retail sites.

The following guidelines present parameters for architectural character building form and massing, facades, fenestration, structure, entries, materials, colors, details, service areas and mechanical equipment.

5.2 Architectural Character

Architectural character should portray a high technology image in a manner that is both progressive and timeless.

Appropriate Characteristics

- Historical, classic, technical style.
- Clean, smooth, efficient lines.
- Distinctive, but compatible image.

Inappropriate Characteristics

- Trendy, residential styles.

5.3 Building Form and Massing

Building design should employ clean, simple, geometric forms and coordinated massing that produce overall unity, scale and interest.

Appropriate Treatment

- Straightforward geometry
- Unified composition
- Expression of floor levels and structure.
- Solid parapets.

5.4 Structure

Structure should be expressed clearly and consistently.

Appropriate Treatment

- Visible vertical support.
- Visible structural base.
- Functional, straight-forward columns
- Columns integrated into the facade.
- Proper structural scale.

5.5 Facades

Facades should reflect a coordinated design concept, including expression of building function, structure and scale.

Appropriate Treatment

- Straightforward, functional design.
- Expression of structure.
- Unity and scale reinforced through an integrated grid module.
- Surface delineation through expression of reveals, mullions, recesses and structure.

5.6 Entrances

Entrances should be clearly defined and inviting.

Appropriate Treatment

- Articulation and color for identity and interest.
- Light, open, inviting aspect.
- Entry space sequence.
- Recessed protected doorway.
- Integration with overall building form.
- Coordinated landscaping.

Inappropriate Treatment

- Exaggerated forms and color.
- Dark, confined appearance.
- Abrupt entry space.
- Flush doorways.

5.7 Fenestration

Fenestration should be defined by function and structure, and should be consistent in form, pattern and color determined by Town of Gypsum zoning. **The following are specific regulations:**

Appropriate Treatment

- Functional glass use and patterns.
- Glazing delineation by mullions and structure.
- Balance of wall and glazed surfaces.
- Tinted or lightly reflecting glazing.

Inappropriate Treatment

- Arbitrary, decorative glass patterns.
- Uninterrupted horizontal glazing.
- Sloping glass.
- Highly reflective glass.

Glazing Colors

Preferred: Silver, blue, green, blue-green ranges.

Prohibited: Gold, copper ranges.

Other: **Requires specific approval from the Airport Gateway DRB.**

Reflectivity

The maximum allowable outdoor reflectance is 35 percent.

5.8 Design Details

Detailing should be clean, clear and straight forward.
Details should reinforce overall design unity, interest and scale.

Appropriate Treatment

- Coordinated mullions and details.
- Expression and alignment of structural connections.
- Finishes commensurate with building materials
- Coordinated entry spaces and landscaping.

5.9 Roofs

Roof lines should be horizontal or turn-metal sloping roofs on commercial sites. Greater flexibility will be allowed in industrial sites subject to approval.

Appropriate Treatment

- Visible vertical support.
- Horizontal planes and parapets.
- Varied parapet height
- Roofing materials hidden from off-site view in flat roofs

Inappropriate Treatment

- Mansard roof forms.
- Tile roofing.
- Corrugated Aluminum

5.10 Mechanical Equipment

All exterior mechanical equipment, including HVAC, electrical equipment, storage tanks and satellite dishes, must be screened from on-site ground level view.

Appropriate Treatment

- Rooftop equipment should be hidden from off-site view as much as possible by building parapet or mechanical screen.
- Mechanical screen fully integrated into architectural design.
- Ground equipment hidden by screen walls or landscaping.
- Screen walls of same or similar material as adjacent building walls.

Inappropriate Treatment

- Rooftop equipment extending above parapet or screen.
- Rooftop screen too close to building parapet.
- Screen material contrasting with adjacent building materials.

5.11 Materials

Exterior building materials should be smooth, clean and efficient, with an appearance that is contemporary and technical on Commercial Sites.

Appropriate Materials

- Smooth, pre-cast or tilt-up concrete.
- Smooth metal panel systems.
- Tinted or lightly reflective glass.
- Ribbed or rough concrete.
- Stucco.
- Brick or stone.
- Wood beams and siding.

Inappropriate Materials (COMMERCIAL SITES)

- Corrugated metal

Other Material

All other materials, including EIFS, concrete masonry, wall tile, glass fiber reinforced concrete and new technology materials, must be approved by the Town of Gypsum Planning Commission

5.12 Exterior Colors

Exterior building colors are to be selected that maintain compatibility with the rest of AGBC, while allowing for variety of color among projects. Exterior building colors are to be selected that maintain compatibility with the rest of Airport Gateway Center, while allowing for variety of color among projects. Light natural finishes and light hearthstones shall be used on all exterior surfaces directly facing street or U.S., Highway 6 frontages. Other colors may be applied in progressively deeper shades to recessed or internal facing wall surfaces, or stone and brick may be applied.

Appropriate Treatment

- Concrete or stone may have light, natural finish
- Painted wall surfaces directly facing street or U.S. Highway 6 frontages must be off- white or light warm gray.
- Other colors permitted only on recessed or interior facing wall surfaces, or on special features, reveals or mullions.
- Service door and mechanical screen colors are to be the same as the adjacent wall colors.

Inappropriate Treatment

- Dark natural finishes.
- Arbitrary patterns, strips.

- Garish use of color.

6.0 Landscaping

6.1 Objectives

Landscaping is an important element contributing to the identity and unity of AGBC. As such, all landscaping for AGBC is designed to:

- Promote a pleasant, distinctive, high quality environment,
- Augment internal cohesion and continuity within AGBC.
- Enhance the structured urban design concept of AGBC.

Thus, the landscaping design concept is focused toward:

- Providing a clean, contemporary visual appearance.
- Coordinating the landscaping treatment along streets and highway frontage to give building sites an integrated appearance and to tie the difference and lots together.
- Coordinating streetscapes within AGBC to unify its general appearance.
- Coordinating on-site landscaping design continuity among individual development sites within AGBC.

6.2 General Landscaping Design

The following requirements present parameters for general landscape design, streetscapes, and on-site landscaping. These parameters are to be addressed throughout AGBC:

- 6.2.1** All landscaping zones and areas not covered by structures or paving must be plated with trees, shrubs and/or groundcovers in a fully integrated landscaping design.
- 6.2.2** To provide a unified appearance, on-site plant materials are limited to those given in the plant selection list in Section 6.7. Plant selection should be fully coordinated, not arbitrary.
- 6.2.3** Landscaped areas should be of sufficient size to create an environment. Small, isolated planters are not adequate.
- 6.2.4** Trees are required along street frontages according to the criteria for streetscapes in Section 6.4.

- 6.2.5** Landscaping berms along street frontages may not exceed 2'-6" in height (at Commercial) or 4'-0" (at industrial). Maximum slopes may not exceed 3:1 for areas covered with turf and 2:1 for areas covered with groundcover. Streetscape berms may be omitted along retail project street frontages. Landscaping berms on Commercial lots may vary from 1'-0" to 2'-6" in an undulating fashion and shall maintain an average 2'-0" height. Landscaping berms on industrial lots may vary from 1'-6" to 4'-0" in an undulating fashion and shall maintain an average height of 3'-0". Berms and landscaping should screen parking areas.
- 6.2.6** Landscaping berms may occur along U.S. Highway 6 frontages where building pad levels range from 3 feet below to 3 feet above the edge of the U.S. Highway 6. Berm will vary in height between 4' and 5' above the greater of Highway 6 or the adjacent parcel pad elevations. Berm and U.S. Highway 6 edge slopes may not exceed 2:1.
- 6.2.7** All trees are to be minimum size of 24-inch box or the equivalent (2" diameter) 6' tall for evergreens and 8' tall for all others when installed. Later phases of development must provide trees in sizes comparable to existing trees, or the nearest size commercially available.
- 6.2.8** Comprehensive planting is required along all site and building perimeters, as given in the on-site landscape requirements in Section 6.4.
- 6.2.9** Any portion of a property being reserved for future development must be fully landscaped along any street frontage with street trees, screening shrubs and necessary groundcover during the initial phase of project development.
- 6.2.10** All landscape areas are to be provided with a complete, automatic irrigation system. This system must conform to all requirements of the Town of Gypsum. It must be designed to minimize irrigation run-off onto streets or adjacent properties. All landscaping to be maintained and replaced if vegetation dies, is replaced with different species approved by DRB, or site is redesigned.

6.3 Streetscapes

Landscaping along public streets is designed to provide a unified appearance along street frontages, to reinforce the street hierarchy, and to establish identities of place, particularly at intersections and entrances to Airport Gateway Business Center. To meet these objectives, on-site

landscaping along street frontages and next to intersections must address the following parameters:

6.3.1 U.S. Highway 6 Frontages

The 30 foot landscaping zone and berm along the ultimate U.S. Highway 6 right-of-way cannot be altered by individual lot owners.

6.3.2 Cooley Mesa Road

The 30-foot on-site landscaping zone along the parkway frontage is to be bermed and planted with the street trees (Aspen and Spring Snow Flowering Crab, unless otherwise approved by the DRB) in one row, thirty (30) feet on center. Berming and shrubs shall be used to screen the parking areas. A minimum height is 3'-6" is required.

6.3.3 Secondary Entrance Roads and Collectors

(McGregor, Earhart and Lindbergh between McGregor and Cooley Mesa)

The 20-foot on-site landscaping zone along the street frontage is to be bermed and planted with the street tree (Flowing Crab) in one row, thirty (30) feet on center. Berming and shrubs shall be used to screen the parking areas.

6.3.4 Remaining Secondary Street Frontage (Industrial Zones)

(Lindbergh between McGregor and Earhart)

- a. On these streets, there are no raised medians and no median.
- b. The 10-foot on-site landscaping zone along the street frontage is to be bermed with landscaping to match Collector streets.

6.3.5 Retail Parcels

A continuous row of shrubs is to be planted along the rear of the landscaping zone to screen parking areas. The shrubs are to be maintained at a height of approximately 3'-6" above the higher of the street curb or pad elevation.

The groundcovers to be a low, hardy, evergreen species acceptable to the Airport Gateway DRB and the Town of Gypsum.

At cul-de-sac locations, the streetscape is to curve continuously around the end of the cul-de-sac, with openings only at parcel entry drives.

- a. Along retail parcels and arterial frontages, the landscaping berm may be reduced to enhance retail visibility. The street frontage berms and shrubs shall be used to screen the parking areas. This relief does not apply at locations where there are loading areas, warehouse walls or storage yards.

6.4 Other On-Site Landscaping

On-Site landscaping is to be coordinated in a manner that enhances overall continuity of development in Airport Gateway Business Center, while providing for the individual identity and needs of each project within. Design must address the following criteria.

- 6.4.1** Plant materials for on-site landscaping are to be selected from Plant Selection List in Section 6.7.
- 6.4.2** Flexibility in the choice of plant materials is limited along street frontages and site perimeters to enhance landscaping coordination along common frontages, but increases toward the site interior to accommodate individual design.
- 6.4.3** Parking area trees are to be provided at minimum ratio of 1 tree per 6 parking stalls. Tree planters in parking areas should have a minimum dimension of five (5) feet. Tree planter's fingers must be provided in parking areas to mitigate large uninterrupted areas of paving. Parking area trees in Industrial areas are to be provided at a minimum ratio of one (1) tree per ten (10) parking stalls.
- 6.4.4** Comprehensive planting, including trees, is required along all building and site perimeters.

A minimum landscape zone of fifteen (15) feet is required along building perimeters facing a roadway frontage, unless approved by Airport Gateway DRB.

A minimum landscape zone of ten (10) feet is required along all other building perimeter except in loading areas.

A minimum landscape zone of five (5) feet is required along all internal property lines. If fencing is used along the property lines, the 5' landscaping boundary may be waived.

Trees along building and site perimeters are required at a minimum average spacing of 1 tree per 30 linear feet of perimeter.

6.4.5 Lawns

Lawns throughout the Commercial area along Cooley Mesa Road and McGregor Road shall be sod. The specific lots to which this applies shall be LOTS 1 through 43 and Lots 74 through 84, inclusive.

6.5 On-Site Plant Selection List

6.5.1 Trees

<u>Evergreens</u>	Engelmann Spruce
Bristlecone Pine	
Pinion Pine	

<u>Shade Trees</u>	
Aspen	
Narrow leaf Cottonwood	Lance Leaf Cottonwood

<u>Ornamental Trees</u>	
Dolgo Flowing Crab	Canada Red Cherry
Spring Snow Flowering	Hopa Flowering Crab

Secondary List

<u>Evergreens</u>	
Austrian Pine	
Ponderosa Pine	

<u>Shade Trees</u>	
Ash	Birch
Linden	Norway Maple
Willow	

<u>Ornamental Trees</u>	
Mountain Ash	

6.5.2 Shrubs

<u>Juniper Spreaders</u>	
Arcadia	Hughes
Armstrong	Pfitzer Blue
Bar Harbor	Pfitzer Green
Blue Chip	Sea Green
Broad moor	Tam

Buffalo

Wilton Carpet

Large Ornamental Shrub

Amur Maple

Russian Peashrub

Native Chokeberry

Privet

River Birch

Canada Red Cherry

Buffaloberry

Serviceberry

Lilac

Gambel Oak

Small and Medium Shrubs

Barberry

Potentilla

Chokeberry

Purple leaf Sand cherry

Cotoneaster

Nanking Cherry

Currant

Sagebrush

Dogwood

Spirea

Mountain Mahogany

Shrub Rose

7.0 Lighting

7.1 Objectives

Exterior lighting will be provided to enhance the safety and security of motorists, pedestrians and cyclists throughout AGBC. Lighting is intended to create a nighttime character that reinforces the images of AGBC as a quality business location.

As with landscaping and signs, lighting is also an important element contributing to the identity and unity of AGBC. To reinforce the identity and unity, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture throughout the area and throughout Airport Gateway Business Center.

Lighting must meet all requirements of the Town of Gypsum.

7.2 Street Lighting

Street lighting is being coordinated throughout AGBC.

7.3 General On-Site Lighting Parameters

To ensure consistency throughout AGBC, on-site lighting must conform to the overall lighting parameters for AGBC, including the following:

- 7.3.1 On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security and special effects
- 7.3.2 All exterior on-site lighting must be shielded, down directional and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent lots.
- 7.3.3 Lighting fixtures are to be of clean, contemporary design.
- 7.3.4 The location and design of all lighting must be approved by the Airport Gateway DRB. or its designee.

7.4 Vehicular Circulation and Parking Area Lighting

- 7.4.1 All vehicular circulation and parking lot lighting shall have zero cutoff fixtures.

Pole height shall be as follows:

- Vehicular Circulation 25' Maximum
- Parking Area 20' Maximum

- 7.4.2 Pole footings in traffic areas shall be above grade. They may be round or square.
- 7.4.3 Both luminaries and pole are to be anodized bronze.
- 7.4.4 All luminaries shall be high pressure sodium, or as approved by DRB.

7.5 Pedestrian Circulation Lighting

- 7.5.1 Pedestrian walkways and building entries will be illuminated to provide walkway lighting must have zero cut-off fixtures mounted at a uniform height for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building. No more than eight (8) feet above the walkway. Building entries may be lit with soffit, bollard, step or comparable lighting.
- 7.5.2 Pedestrian lighting shall be subdued warm-white Mercury or incandescent lamps, or as approved by DRB.

7.6 Architectural Lighting

Architectural lighting effects are encouraged to promote nighttime identity and character.

- 7.6.1** All exterior architectural lighting shall utilize hidden lighting sources. Acceptable lighting includes wall washing, overhead down lighting and interior lighting that spills outside.
- 7.6.2** Entry areas should be lit so as to provide an inviting glow from the interior.
- 7.6.3** All building exteriors facing the U.S. Highway, if illuminated, must be illuminated according to the following criteria:
 - Fixtures are to be direct burial quartz lamps, or as approved by DRB.
 - Lighting levels shall vary to accent the structure, texture, relief, and/or the color of the building. Lighting levels may not be flat or uniform.
 - Any on-building tenant sign illumination must be coordinated in color and intensity with the building exterior illumination.

7.7 Service Area Lighting

Service area and security lighting must be visible only within the limits of the service area.

- 7.7.1** Wall-mounted, security-type, service area lighting fixtures may be used only in screened service areas and only if direct light and glare is kept within these areas. In all other areas, wall-mounted service lighting must consist of cut-off type fixtures.
- 7.7.2** Service area security lighting may not be substituted for pedestrian, architectural or parking area lighting.
- 7.7.3** Freestanding fixtures shall be painted the same as parking area fixtures. Any wall-mounted fixtures should be compatible with the wall.

7.8 Accent Lighting

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting. Accent lighting used in landscaping and pedestrian areas shall employ light sources such as Metal Halide,

Quartz or Mercury lamps in order to accurately render plants, and lawns

7.9 Planned Sign Program

All exterior signing, including monument or building-mounted tenant identification signs, directional signs, address numerals, informational or regulatory signs and temporary marketing signs must be located and designed according to the specific criteria given under separate over in the **AGBC Sign Regulations**.

8.1 Fees: All work completed on the exterior of existing structures, including but not limited to, walls, roofs, parking areas, landscaping, and windows require approval from the DRB, except during maintenance and repair of exterior items that are being repaired with same materials, same color, and existed in the same location prior to repair.

8.1.1 New construction application fees: For vacant lots being planned for development, an application to the Town of Gypsum and fee of \$1,250.00 is due prior to review of the DRB. This review includes two review meetings with the DRB and one site visit to determine compliance with DRB approvals. Any additional meetings or inspections may be in addition to these fees and are the responsibility of the applicant.

8.1.2 Major modifications of existing buildings and/or sites: Changes being made to existing sites, such as building additions, major landscaping modifications, etc... require an application to the Town of Gypsum and fee of \$450.00 which includes one DRB meeting and one site visit. Any additional meetings or inspections may be in addition to these fees and are the responsibility of the applicant.

8.1.3 Minor modifications of existing buildings and/or sites: Changes being made to revise portions of a building facade, minor landscaping, color changes, etc... require an application to the Town of Gypsum and a fee of \$225.00 which includes one DRB meeting and one site visit. Any additional meetings or inspections may be in addition to these fees and are the responsibility of the applicant.