

# PARK EAST

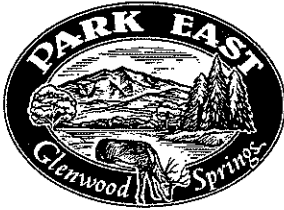
## GENERAL DEVELOPMENT GUIDELINES

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*These General Development Guidelines were approved on October 15, 1999.*

*These General Development Guidelines were amended on \_\_\_\_\_.*



# 1. GENERAL DEVELOPMENT GUIDELINES

The General Development Guidelines (the "Guidelines") have been prepared to provide a framework to guide the design and construction of all improvements in Park East and to assist each buyer of a homesite in Park East to

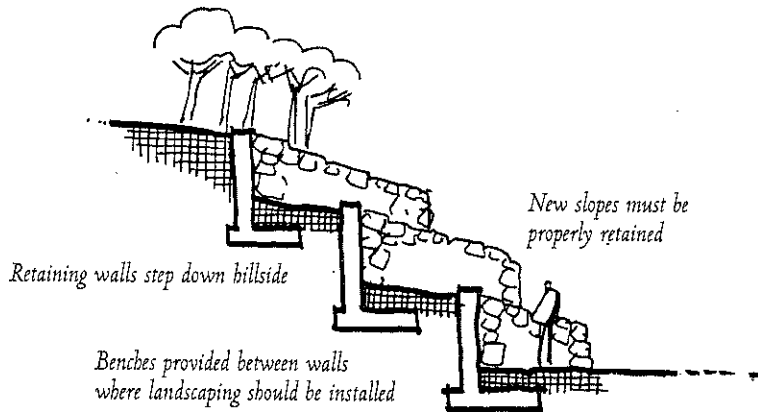
maximize the quality of the living experience in the neighborhood. The purpose of the Guidelines is to enhance the aesthetic experience in Park East, promote harmonious residential design and to protect and enhance property values.

All development within Park East shall conform with the Guidelines and to the approval from the City of Glenwood Springs, as required. The Design Review Committee ("DRC") has adopted these Guidelines in accordance with the Declaration of Protective Covenants for Park East Subdivision (the "Covenants"). The DRC's role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design process is a smooth and satisfying experience. The Guidelines may be amended from time to time by the DRC and it is the responsibility of buyers or their representative to obtain and review a copy of the most recently revised Guidelines. Where there are conflicts between the Guidelines and City codes the most restrictive will govern. Where there are conflicts between the Guidelines and the Covenants, the Covenants will govern.

**DESIGN PHILOSOPHY** The design philosophy at Park East is to create a contemporary neighborhood based upon the traditional design vocabulary of Glenwood Springs and other western communities in the first half of this century. Within that architectural focus, a diversity of architectural designs and creativity will be encouraged. While these guidelines do not dictate one specific architectural style, all buildings should share a number of common design elements. These design elements include site design solutions based upon lot sizes, grades, etc., a residential scale of buildings, traditional roof forms, consideration of surrounding architecture, and compatible materials and colors.

## 2. SITE & LANDSCAPE DESIGN GUIDELINES

The goal of the site and landscape design is to assure the sensitive integration of a building with its site and surroundings.



### 2.1 LOT CHARACTERISTICS

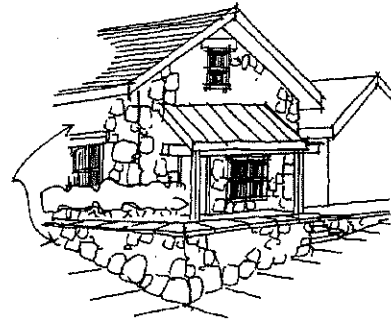
2.1.1 Lots range in size from approximately 7,000 square feet along the airport to approximately 40,000 square feet along the river.

2.1.2 The grading along the airport varies to allow design alternatives for lots of similar size. The lots toward the north, including Lots 54 - 59, are graded with a more even slope from front to rear. These lots provide an excellent opportunity for walk out basements. Lots 53 - 48 are graded with a more gradual slope within the building setbacks and a steeper rear lot area. These lots will allow a garage to be set back well off the street. Lots 10 - 23 have a more gradual slope.

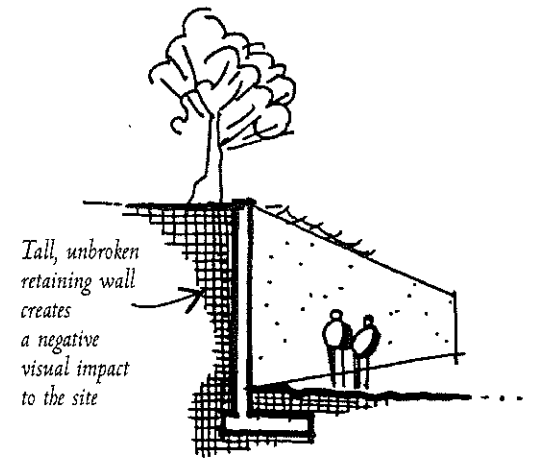
2.1.3 Interior lots, averaging 9,500 SF are graded to match road elevations. Lots on the northern half of the subdivision have more of a variety in graded slopes that will provide a greater variety of design options.

2.1.4 The river lots are substantially at existing grade with the natural grade transitioning up to the road elevations. Most lots are ideal for walkout basements with the exception of several lots to the south which have modest to slight slope constraints.

**2.2 BUILDING SITING** Buildings and improvements should be sited and designed as an integral element of the lot and should adapt to adjacent lot conditions.



Structural rock work used for both retaining wall and house



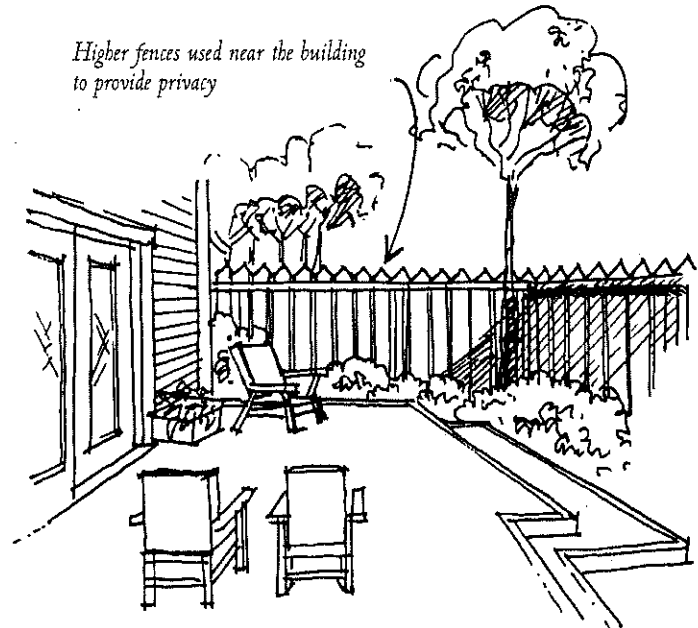
### 2.3 GRADING

Site grading should integrate the home with the site and adjacent lots. Grading should be designed as a combination of cuts and fills designed as an extension of existing topography on the site and retaining walls may be necessary. Re-graded slopes shall not exceed 2:1.

### 2.4 RETAINING WALLS, LANDSCAPE WALLS AND FENCES

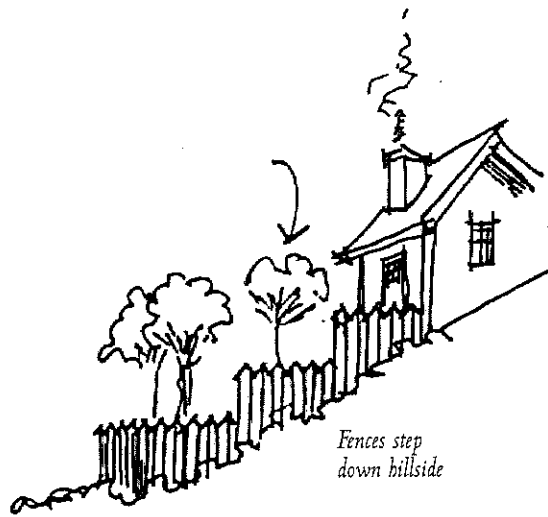
2.4.1 When feasible, retaining and landscape walls should be designed as an extension of the home or as an extension of the natural landscape.

2.4.2 The top and ends of walls should be designed to blend with natural contours to visually tie the wall to the surrounding landforms. Walls are to be constructed of boulders or laid stone, logs, timbers or interlocking blocks. Railroad tie walls are not permitted.

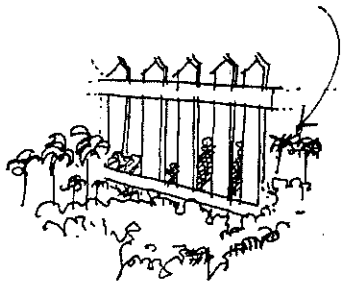


2.4.3 Retaining walls shall not exceed 4' in height. Where retaining walls exceed 4' tall, they shall be stepped to form benches which shall not exceed 4' tall and which can be softened with landscaping.

2.4.4 Fence materials shall be compatible with materials used on the home. Chain link, aluminum or vinyl-fencing materials are not permitted.



Landscaping is used to soften the visual impact of the fence



## 2.5 DRAINAGE

Drainage solutions should not cross property lines. The drainage on lots 70 - 83 shall be contained within the building envelope.

## 2.6 DRIVEWAYS AND GARAGES

2.6.1 Driveway grades shall not exceed 12%. Driveway width at the curb cuts shall not exceed twenty-four feet but may thereafter fan to access wider garages. Driveways shall be surfaced and may be constructed of asphalt, concrete, stone pavers or brick.

2.6.2 Each lot shall contain a minimum of three parking spaces, any of which may be enclosed within a garage. Unenclosed spaces must be located within the lot boundaries. The minimum size for a parking space is '9 x 19'. Tandem spaces are allowed.

2.6.3 Garage doors are not intended to dominate the streetscapes. When garage doors face the street, garage doors shall be set back a minimum of five feet from the front of the building or the entry porch projection. At least a single car garage shall be built with each home. Single width garage doors of up to ten feet wide maximum are allowed. Double width garage doors are not permitted. Garage door colors shall match or be complimentary to the predominant building color, contrasting garage door colors are not permitted.

## 2.7 OUTDOOR LIVING SPACES

2.7.1 Outdoor living spaces can provide an effective transition between a home and the outdoors and also reinforce the visual connection of the home and the landscape.

2.7.2 Terraces, verandahs, patios, porches, courtyards, paths, walkways and other similar on-grade features should be an integral element of the design of the home and the landscape by blending with existing topography. Materials should be consistent with materials used on the residence.

## 2.8 LANDSCAPE DESIGN AND MATERIALS

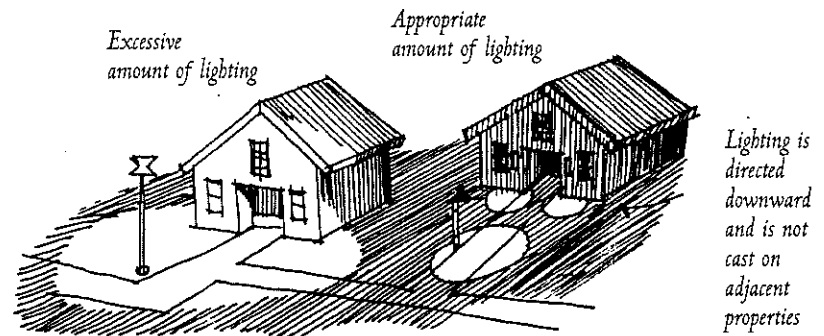
2.8.1 The goal of landscape design is to reinforce the integration of homes and related improvements with the setting of the lot. Landscape plans shall address the following issues: appropriateness of plant material to this climate, the scale of the house and lot, public vs. private areas, and long term maintenance.

2.8.2 Plant materials should be indigenous to the surrounding area. A list of acceptable plant materials will be provided upon request.

2.8.3 Landscape plans should address the public face of the front and side yards as well as the private areas of the back yard. The front yard landscape plan should create a welcoming entrance to the property. A minimum of two trees must be planted in the area between the front of the building and the front property line. At least one of the trees shall be an evergreen at least six feet in height. Deciduous trees shall have a trunk measuring at least 1 1/2 inches as measured by a caliper at a height of three feet from the ground. The balance of the front yard shall be planted with grass or other ground cover. The additional use of flower and shrub beds is encouraged. Avoid planting vegetation that will encroach on the public sidewalk or obscure views at drive entrances. The back yard or private area can contrast to the front uses. Vegetation can be used to screen areas or create private, outdoor spaces.

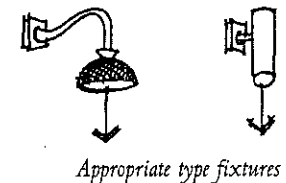
2.8.4 Long-term site maintenance should also be considered in the initial landscape design including installation of irrigation systems to the neighborhood raw water irrigation system. Edging material like metal, stone, wood, or brick can be used to define individual areas in the landscape. Plastic landscape edging is not recommended because it breaks down when exposed to the sun. Mulch can be used to top planting beds, define walking paths, or prevent soil from splashing onto structures. Mulch material shall be organic or indigenous to the Park East area. Wood chips, compost and river rock are appropriate materials. Foreign stone, like volcanic rock or white quartz are discouraged.

2.8.5 Outdoor sculpture elements shall not exceed five feet in height.



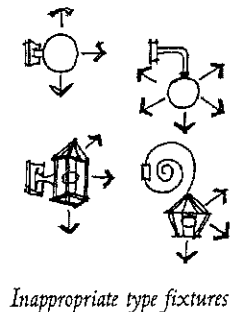
## 2.9 LIGHTING

2.9.1 Exterior lighting should be minimized. Where outdoor lighting is required, fixtures shall be covered so that no light source is directly visible from the street at a height of five (5) feet from the ground plane at the light source. Lights, which produce a warm effect, rather than a cool effect, should be used. Incandescent, color corrected high-pressure sodium and metal halide lights are appropriate. Some types of fluorescent and mercury vapor lights are not appropriate.



## 2.10 EASEMENTS, UTILITIES, SERVICE AREAS & SATELLITE DISHES

2.10.1 Easements have been provided throughout Park East to allow for the installation and maintenance of utilities. All utility lines to serve a home shall be located underground. Additional easements have been granted to the City for public trails. Landscape easements exist along the Airport to provide a landscape buffer.



2.10.2 Satellite dishes up to 24" in diameter may be approved subject to review by the DRC. Dishes should be located in unobtrusive locations. Roof top installations are not permitted.

## 2.11 SIGNS

2.11.1 Temporary placement of a maximum of two (2) political campaign or voter referendum signs per lot is permitted.

2.11.2 A maximum of one (1) real estate sales sign per lot is permitted which should be removed immediately when the property is sold.

2.11.3 Temporary signs advertising garage sales or community events shall be allowed as long as they do not exceed six square feet and are posted on private property.

2.11.4 For other than home occupation, signs advertising commercial ventures of any type are prohibited. Home occupation signs shall be attached to a building and be compatible with the building design as determined and approved by the DRC.

### 3. ARCHITECTURAL GUIDELINES

The essence of the architectural design guidelines for Park East is to encourage homes that are designed to appear as a contemporary interpretation of the traditional neighborhoods of Glenwood Springs and other western communities in the first half of this century.

Within the parameters of this common architectural design vocabulary, owners have the latitude to express a range of architectural design styles, such as:

- Craftsman/Bungalow
- Colorado Cottage
- Victorian
- Prairie

Elements of these styles are more specifically described in the following illustrations.

The guidelines also intend to protect the aesthetic values of the community through elimination of those architectural styles and those building materials that detract from the appearance of the neighborhood as a whole. Prohibited styles generally identify styles from other regions that are not compatible with regional and traditional vernacular designs.

A list of *prohibited styles* include:

- A-frames
- Domes
- Mediterranean
- Tudor
- Chalets
- Ornate Victorian
- Chateau
- Gothic
- Colonial (Spanish, New England, Southern, Dutch, or French)
- Georgian
- Roman
- Greek
- Egyptian
- Pueblo
- Missions
- All other alien styles



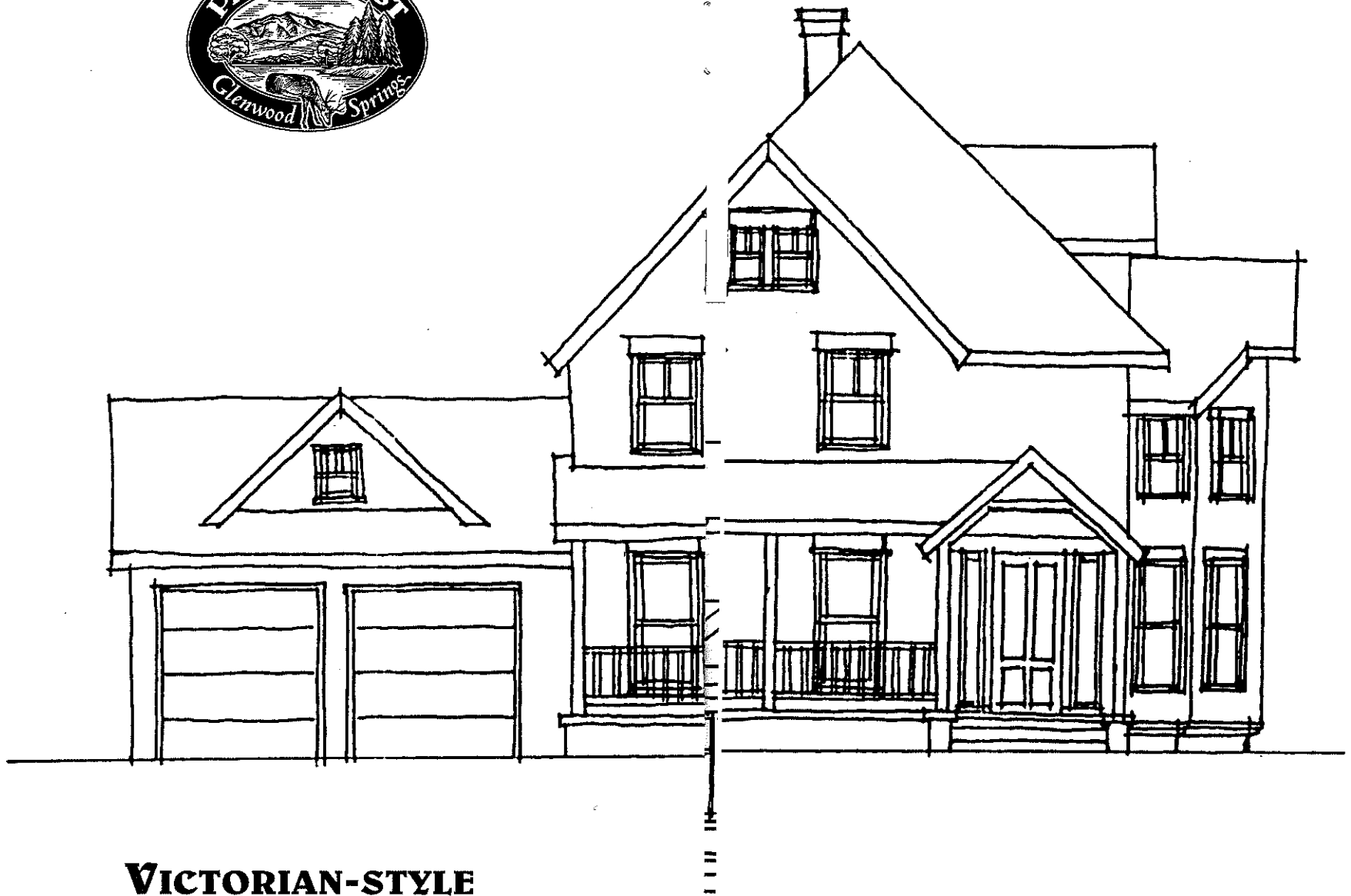
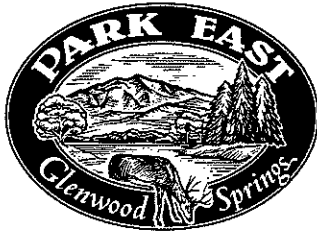
### CRAFTSMAN BUNGALOW ELEMENTS

- One-story Covered Porches
- Principle Mass 1<sup>1/2</sup> - Two Stories
- Lower-pitched Gabled Roofs (6:12 - 8:12)
- Exposed Roof Rafters
- Shed or Gable Dormers
- Primary Design Elements Symmetrical
- Facade and Roof Lines Emphasize the Horizontal
- Different Base Material (brick, stone) with wood siding or shingles above



## COLORADO COTTAGE ELEMENTS

- Simple Rectangular Masses
- Horizontal Emphasis with Roof and Materials
- Steeply Sloping Main Roof (8:12-12:12)  
Lower Sloping Secondary Roofs (2:12-4:12)
- Full Width One-Story Front Porch
- Horizontal Base Materials (stone)  
different than Upper Materials (wood siding, shingles)
- Steep Pitched Gable or  
Low Pitched Lift-up Dormers
- More Rustic Character with Rough-sawn Timber Accents  
(columns, trusses, beams) and stained woodwork



## **VICTORIAN-STYLE ELEMENTS**

- Steep-pitched Roofs (8:12-12:12)
- Main Mass is Two Stories plus a Roof
- Gabled-end Facing Street
- Window Trim and Corner Boards
- Vertical-oriented Windows
- Wood Siding or Shingles
- Shed or Hipped Porch Roofs
- Porch Railing
- Minimal Roof Overhangs, less than 2 feet
- Dormers and Bays good elements to break-up massing

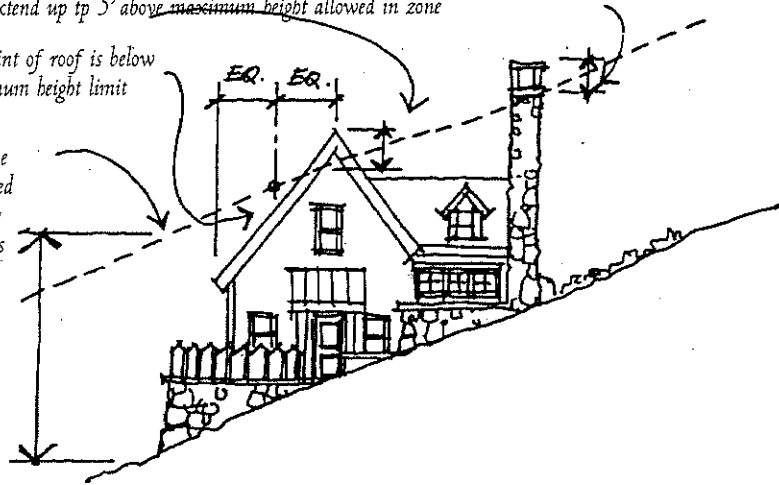
Except for Lots 70-83

Roof ridge may extend up to 5' above maximum height allowed in zone

Chimney's may extend 5' above maximum height allowed in zone

- Midpoint of roof is below maximum height limit

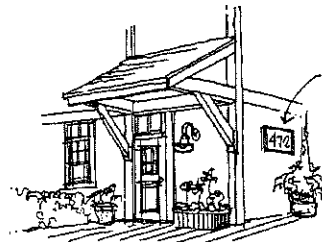
Height zone limit defined by envelope that follows slope



### 3.1 BUILDING HEIGHT AND MASS

3.1.1 Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable building height limit. Rather, in all cases, buildings should be designed with a low profile understated appearance. Building massing should create a sense of residential scale as viewed from the street. No single roof plane shall extend more than 60% of the length of any facade. A dormer can serve to break up a roof plane.

3.1.2 Building heights and massing in the Hillside preservation district have additional considerations to reduce visual impacts of river users. The general intent is to step massing from one story up to two story heights based on distance measured from the top of bank. The three lots closest to the riverbank, lots 77, 78 and 79, are all limited to one story structures with walkout basements and a maximum roof pitch of 8:12.



Residential scale can be reinforced by window, door, roof shapes and proper landscaping



Screening for trash & storage  
Power meter to rear of bay window

3.1.3 Building massing on larger lots should emphasize horizontal scale & form. Sloped sites may require stepping house massing to connect the home to the site. Residential scale should be reinforced by varying building heights and considering features with cottage type scale, such as multiple gables and dormers. Large structures and continuous unbroken vertical and horizontal building planes should be avoided.

3.1.4 The front of the house shall be parallel to the street or a porch or entry roof element shall face the street. At narrow lots, with less than 60' of street frontage, the residence should be designed with the principle gable end facing the street and a secondary element, such as a porch or entry element also facing the street. At wider lots, with 60' or greater of street frontage, the principle gable ridge line can run parallel to the street and a secondary roof element in addition to the porch or entry element shall face the street.

### 3.2 BUILDING FORMS AND MATERIALS

3.2.1 Building form is comprised of three major elements, the foundation, the building walls and the roof. General parameters for each of these elements are outlined.

3.2.2 Foundations. In order to "ground" a building with its site, a minimum of exposed foundation concrete is desired. Masonry materials may help ground the building where foundation walls are above grade. Siding should be extended to within 12" of finished grade to minimize exposed foundation concrete. A parged finish or stucco coating (finished concrete) or masonry veneer may cover the exposed foundation concrete to allow a finished surface to exceed the 12" minimum exposure. Landscape walls may also be used to minimize exposed concrete foundation walls.

3.2.3 Building Walls. Building walls should not exceed two stories in height and may be constructed of wood or masonry. Hard board composition siding approved by the DRC is allowed, but may not exceed 75% of an exterior Elevation. Stucco siding is allowed, but may not exceed 50% of an exterior elevation. Prohibited wall materials

include the use of aluminum siding, vinyl siding, fiberglass, asphalt, exposed /unfinished concrete, unfinished cinderblock and TI-II siding. While full log walls are not allowed, structural and decorative log elements are allowed.

3.2.4 Combinations of up to three different materials are encouraged. Columns, posts and balconies are to be of wood, stone or finished concrete (parged or stucco). Concrete column foundations may be exposed a maximum of 12".

3.2.5 Masonry elements are limited to regional Rocky Mountain stone or fired clay brick, not exceeding 50% of any elevation area. Simulated stone veneer is subject to DRC approval.

3.2.6 A sample board of exterior materials to be used will be required for submission to the DRC at the time of preliminary plan review phase.

3.2.7 Roofs. All homes shall have sloping roofs in the range of 6:12 to 12:12 for the main mass of the home. Secondary roof elements may have roof pitches between 2:12 and 12:12. Flat roofs are not permitted for more than 15% of the roof area.

Roof fascia and rake trim shall be a minimum of 8" nominal, (7 1/4" actual) in width. Multi piece trim of heavier massing is encouraged, where appropriate in proportional scale with the overall building mass. Exposed rafter designs are encouraged and the fascia dimension may be less than the 8" required of all other roofs.

The following roof materials will be permitted: Cedar shingle or cedar shake, Slate, Non-reflective metal (subject to review and approval of DRC), Fiberglass/asphaltic shingles in limited thickness styles with a minimum 40-year warranty and a minimum weight of 340 pounds per 100 square feet and minimum thickness of 3/8". (This type of roofing material requires specific approval of the DRC). Other roofing materials will be considered by the DRC on a case by case basis.

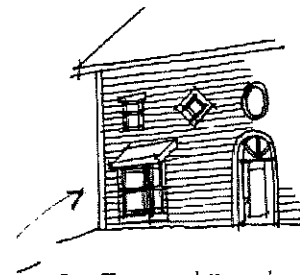
3.2.10 Exterior finish materials shall be consistent on all of the building massing.

3.2.11 Masonry finishes shall be left unpainted.

### 3.3 BUILDING STRUCTURE

3.3.1 Exposed structural elements, such as, beams, purlins, rafters and columns may be expressed in all buildings. Structural expression should be consistent through all elements of a building - the foundation, the walls and the roof. Glass should never appear to be supporting beams or other structural elements of a building.

3.3.2 Exposed steel columns and beams are prohibited.

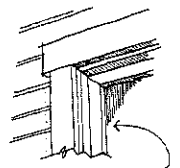


Left: Too many different decorative windows used which result in an overly cluttered design  
Right: Window types are used sparingly and the design is kept simple

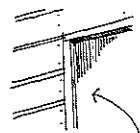
### 3.4 WINDOWS AND DOORS

3.4.1 Windows and doors provide an opportunity to reinforce building scale and to add interest and individual expression to a house. Windows and doors should be designed as an integral architectural element of the home. All windows and doors should appear to be recessed and large areas of glass should be shaded by overhangs, balconies or similar features in order to establish shadow patterns to reduce reflectivity of the glass.

3.4.2 Windows and doors shall be designed in proportion with the overall structure and form of the home. The treatment of all windows and doors should be consistent on all sides of a building. Windows and doors must have trim around them. Window frames should appear as substantial building elements. The substantial cross section of framing and trim around windows and doors creates shadow lines that add interest to a building's facade. Windows of unusual shapes and sizes, the use of colored, highly tinted or mirrored glass is prohibited. Raw aluminum windows and doors will not be approved.



The substantial cross section of frame and sash creates interesting shadow lines that will add interest to the building facade



Window frame too thin. Window will appear as a weak element of the facade

### 3.5 COLORS

3.5.1 An underlying goal of Park East is for all buildings to be designed in harmony with the natural surroundings of Glenwood Springs and the proximity to the riparian corridor of the Roaring Fork River. All building colors should be selected to achieve this goal.

3.5.2 The colors of all exterior building materials shall be in quiet harmony with the natural landscape of the river corridor and the surrounding hillsides. Natural finishes or transparent or semi-transparent stains may be used on wood materials. The use of paint requires muted colors, somewhat darker in value, for the background colors. Generally, natural colors of the river and hillside landscape are desired. Accent colors can be used to add interest to a home, but in no case should accent colors call undue attention to any single element of a building. Accent colors should be taken from natural colors found in the immediate surrounding area.

3.5.3 Acceptable roof colors are weathered greens, grays and browns selected in concert with the colors and textures of the building.

3.5.4 All colors are subject to DRC approval.

### 3.6 FIREPLACES, CHIMNEYS, VENTS, FLUES AND GUTTERS

Fireplaces are limited to gas devices only. Chimneys should be designed in proportion to the home and generally reflect a simple, understated appearance. Flat profile chimney caps to conceal flues are encouraged. All other rooftop equipment and vents should be consolidated, concealed and/or painted to match the roof color. Gutters, when used, shall blend in color with the building.

### 3.7 PORCHES, BALCONIES AND DECKS

3.7.1 A one story high front porch with a minimum width of ten feet facing the street is required. In lieu of a front porch, a covered one-story entry element with a minimum width of ten feet facing the street can be provided. If the required width appears to intrude on the scale of the home, a variance would be considered by the DRC.

3.7.2 Balconies and above grade decks provide outdoor living space and add interest and scale to a home. Above grade balconies and decks should be designed as an integral element of the building. Balconies and decks should be designed within the mass of a building, or when designed as a cantilevered element of the building, should be supported by substantial structural elements such as timber columns. In no case shall projecting decks be supported by narrow posts or columns.

3.7.3 The underside of balconies and decks above grade shall be treated or stained to match the residence. Railings on balconies and above grade decks shall be treated or stained to match the residence. Railings on balconies, decks, stairs and porches should be made of materials that appear to be natural extensions of the building.

### 3.8 DORMERS

The use of dormers should be considered to establish residential scale to roof forms and to break up the appearance of large roof planes. When used, dormers should be in scale and proportion with the rest of the home.

### 3.9 SKYLIGHTS AND SOLAR PANELS

Skylights and solar panels are discouraged except where they are clearly integrated into the architectural composition.

### 3.10 ACCESSORY DWELLING UNITS AND AUXILIARY UNITS

3.10.1 Accessory Dwelling Units are permitted per city regulations and must be architecturally integrated into the home or garage so as to emphasize a unified appearance.

3.10.2 Tool/storage sheds, playhouses and shade shelters must be approved by the DRC. All buildings on a lot are to be designed as integral extensions of the main structure with respect to architectural style, building materials and color.

## 4. HILLSIDE PRESERVATION DISTRICT GUIDELINES

Development within The Hillside District (Lots 70 - 83) shall conform to the Guidelines and to the provisions contained within Exhibit 'A' of the Declaration of Protective Covenants for the Subdivision.

## 5. CONSTRUCTION REGULATIONS

### 5.1. PRE-CONSTRUCTION CONFERENCE

The General Contractor or any separate prime contractor shall schedule a pre-construction conference with the DRC or its designated representative prior to commencement of all construction or development of property within the subdivision. The Contractor shall be responsible for complying with all provisions outlined in the Covenants and the Guidelines and construction regulations contained herein as well as compliance with all local, state and federal laws and approvals applicable to their project.

### 5.2 CONSTRUCTION IMPROVEMENT/CLEANUP DEPOSIT

Each builder, prior to beginning any construction, shall provide a cash deposit in an amount to be determined by the D.R.C. In the event of action by the Association or the D.R.C. to remedy any violation of these regulations or to cleanup the site, the cost of such remedy shall be charged against the deposit. Following issuance by the D.R.C. of a Notice of Satisfactory Completion of Improvements to Property, any funds held by the Association in said builder's deposit shall be released to builder within fourteen (14) days of issuance of Notice of Satisfactory Completion or Notice of Conditional Satisfactory Completion.

### 5.3 LANDSCAPE IMPROVEMENT DEPOSIT

Each builder, prior to beginning any construction, shall provide a cash deposit in an amount to be determined by the D.R.C. In the event of action by the Association or the D.R.C. to remedy any violation of the regulations including required landscaping of the front yard, the cost of such remedy shall be charged against the deposit. Following issuance by the D.R.C. of a Notice of Satisfactory Completion of Improvements to Property or Notice of Conditional Satisfactory Completion of Improvements to Property, any funds held by the Association in said builder's deposit shall be released to builder within fourteen (14) days of issuance of Notice of Satisfactory Completion or Notice of Conditional Satisfactory Completion.

### 5.4 PROTECTION OF PROPERTY

The Contractor shall take precautions as necessary to protect all existing work in place including but not limited to, landscape, landscape irrigation, curbs and gutters, street paving, sidewalks and site lighting on all adjacent properties and public right-of-ways. All existing trees within five feet of the building envelope shall be protected from damage. Temporary access to the building envelope and material staging areas shall be clearly identified on the Construction Documents and approved by the Subdivision Homeowners Association prior to start of construction.

### 5.5 EROSION CONTROL

The Contractor shall provide hay bales and silt fences as required to preclude site drainage from crossing over adjacent properties or over the public right-of-way. Temporary measures for erosion control including details shall be clearly identified on the Construction Documents and approved by the Subdivision Homeowners Association prior to start of construction.

### 5.6 VEHICLES AND PARKING

Vehicles for use during construction activities shall conform to all provisions of the Subdivision Homeowners Association and City code. Vehicles shall not be stored on site.

### 5.7 CONSTRUCTION EQUIPMENT, MATERIALS, TRASH & DOGS

Temporary placement of construction equipment on site will be allowed, however storage of construction equipment beyond the duration of need for such equipment to be on site shall be prohibited. Temporary storage of building materials on site shall be allowed in the approved temporary staging area. The site shall be kept free of construction debris at all times. Temporary placement of debris on site shall be contained within a dumpster located in the approved staging area. Dogs and outdoor radios shall not be allowed on the construction site at any time.

### 5.8 DUST, NOISE AND HOURS OF CONSTRUCTION

The Contractor shall take precautions as necessary to abate dust generation due to construction activities at all times. The Contractor shall take precautions as necessary to abate excessive noise generation at all times. The use of explosives on the construction site is prohibited. If required, use of driven steel foundation piles shall be subject to approval by the subdivision Homeowners Association prior to the start of construction. Construction activities shall only occur during the hours of seven A.M. to five P.M., Monday through Friday unless written authorization from the Subdivision Homeowners Association is secured for extended or weekend hours.

### 5.9 TEMPORARY STRUCTURES AND SANITARY FACILITIES

The Contractor is allowed to maintain one temporary construction trailer on site for the duration of the project. The trailer shall not exceed twelve feet wide by thirty feet long. The contractor is required to provide temporary sanitary facilities on site in the approved staging area for the duration of the project.



## 5.10 SIGNS

In addition to required inspection signs, the Contractor is allowed to post one sign, not to exceed six square feet for identification of the project and the construction company. All other signs are prohibited.

## 6. DESIGN REVIEW PROCESS

All development shall be subject to all procedures and submittal requirements and approvals detailed in Article 4, Architectural Controls, of the Declaration of Protective Covenants for the Park East Subdivision.

### 6.1 VARIANCES

All requests for variances from provisions contained herein shall be subject to the conditions and procedures detailed in Article 4, Architectural Controls, of the declaration of Protective Covenants for the Park East Subdivision.

## 7. SUGGESTED DESIGN ELEMENTS

These sketches are sprinkled throughout the document.

## 8. GREEN DEVELOPMENT ENCOURAGED

The owners of Park East Development Company, LLC encourage the use of green development principles. Green development is generally described as environmentally responsive development that recognizes the impact of development on the surrounding natural environment and larger community. Environmental considerations are viewed as opportunities to create better buildings and communities.

Jim Chaffin, former president of the Urban Land Institute and one of the owners of Park East is quoted in Rocky Mountain Institute's book, Green Development, as follows: "As professional stewards of our natural resources, as practical business people, and as everyday citizens, we must strive to bring relative, rational, practical, and fair reasoning to the issues of protecting and restoring our natural resources, while producing living and working environments that provide a high quality-of-life experience. We must apply these principles not only to our streams and forests, but also to our suburbs and inner cities."

The Park East development incorporated certain environmentally responsible principles. The following elements of Green Development influenced the design of Park East:

### I.1 Environmental Responsiveness/ Resource Efficiency:

- The Park East storm drainage system was designed to create "zero discharge" of storm water into the Roaring Fork River. As part of the design a sculpted community park serves as a storm water retention basin in the 50 - 100 year storm event and provides a transition from the neighborhood to the natural environment of the river corridor.
- Asphalt has been eliminated where possible resulting in narrow, tree lined, pedestrian oriented streets.
- Park East assumed a leadership role in the development of a raw water irrigation system serving the South Glenwood area. The system will reduce dependency on treated water by approximately 30%.
- Sensible use of "green building" components will be encouraged in home construction to increase energy efficiency and reduce demands on limited resources. Builders and owners may access green building information resources at the project site office.

### I.2 Community and Cultural Sensibility

- Park East is located within the Glenwood Springs Urban Growth Boundary. Smart growth principles encourage "in-fill" development within existing service areas to minimize growth impacts and urban sprawl.
- The scale and function of the Park East development was carefully considered in a design that fosters pedestrian interaction.
- Walking/biking paths circle the property linking homes with a nearby school and access to public transportation.
- Narrow, winding streets provide a traffic calming influence to promote pedestrian movement along the streets.
- Design guidelines encourage front porches and "residential scale" facades to encourage neighborly interaction.
- Design guidelines will suggest ties to existing vernacular designs of traditional Glenwood Springs homes.

### I.3 Integrating Ecology and Real Estate

- The river corridor is placed in a conservation easement held by the Roaring Fork Conservancy to protect the conservation values of the sensitive hillside area.
- The Neighborhood Park is designed to enhance the opportunities for a nature education facility planned by the Roaring Fork Conservancy
- Restrictions in site and home design along the river promote sensitive use of the transition zone between the building envelopes and the river corridor.

Literature on Green Development will be provided on request.