



## Beaver Creek Village Design Guidelines & Regulations



© 2012, 2022 by Beaver Creek Resort Company of Colorado. All rights reserved.



## **Beaver Creek Village Design Guidelines & Regulations**

### **CONTENTS**

#### **1. PREFACE**

- 1.1. Authority
- 1.2. Other Legal Requirements
- 1.3. Scope
- 1.4. Legal Nonconforming & Nonconforming Properties
- 1.5. Intent

#### **2. DEFINITIONS**

#### **3. BEAVER CREEK VILLAGE DESIGN PHILOSOPHY AND DESIGNATION OF THE VILLAGE**

- 3.1. Overview of Design Theme
- 3.2. Designation of the Village and Applicability of Regulations
- 3.3. Beaver Creek Design Theme

#### **4. REVITALIZATION OF EXISTING STRUCTURES**

- 4.1. Roofs
- 4.2. Fireplaces, Chimneys, Flues and Roof Vents
- 4.3. Exterior Walls
- 4.4. Balcony Railings
- 4.5. Windows
- 4.6. Building Color Guidelines
- 4.7. Energy Conservation
- 4.8. Parking Garages & Service Areas
- 4.9. Maintenance

#### **5. COMMERCIAL SPACE DESIGN REGULATION**

- 5.1. Commercial Space Design Concept
- 5.2. Village/Plaza Level Roofs and Arcades
- 5.3. Retail Storefronts
- 5.4. Eating/ Drinking Establishments ("Restaurant") Storefronts
- 5.5. Window Displays
- 5.6. Identification Signage
- 5.7. Accent Color Guidelines - Commercial Space

#### **6. OUTDOOR SPACES**

- 6.1. Village Signage
- 6.2. Flags and Banners
- 6.3. Paths and Walkways
- 6.4. Walls and Fences
- 6.5. Outdoor Furniture



- 6.6. Planters, Landscaping and Vegetation
- 6.7. Art Work

## 7. LIGHTING

- 7.1. Lighting Overall
- 7.2. Signage & Identification Signage Lighting
- 7.3. Core Commercial Village
- 7.4. Seasonal Outdoor/Holiday Lighting

## 8. DESIGN REGULATION CHECKLISTS

- Architecture, Landscape
- Commercial Space
- Solar
- Rental Condominiums
- Telecommunications System
- Fire and Life Safety

## 9. DESIGN REVIEW AND DEVELOPMENT PROCESS

- Pre-Planning Meeting
- Sketch Plan Review
- Final Plan Review
- Design Review Board Appeal Process
- Beaver Creek Resort Company Appeal Process
- Preconstruction/ Inspection

## 10. DESIGN REVIEW PROCESS FOR COMMERCIAL FACILITIES & STOREFRONT



## APPROVAL

### 11. PREFACE

#### 1.1. Authority

The Amended and Restated General Declaration for Beaver Creek, Eagle County, Colorado, specifically requires the publication of architecture and landscape design regulations for Beaver Creek. Articles VII and VIII of the Declaration grant authority to the Beaver Creek Design Review Board to interpret and enforce these regulations.

This document has been adopted by the Beaver Creek Design Review Board on March 15, 2017, and reviewed and approved by the Beaver Creek Resort Company Board of Directors on March 23, 2017.

#### 11.1. Other Legal Requirements

Applications subject to these Design Regulations, and other landscape and building modifications, are subject to and must comply with other applicable local, state, and federal legal requirements. BCDRB approval does not guarantee compliance with the other applicable legal requirements, nor is it the responsibility of BCRC, the BCDRB, or the Beaver Creek Resort Company Board of Directors to ensure compliance with the other applicable legal requirements. It is the responsibility of the Applicant to be familiar with any other applicable legal requirements and ensure compliance of the Applicant's project with the other applicable legal requirements. Other applicable legal requirements which may apply include, but are not limited to, the following:

- The Guide to the Beaver Creek Planned Unit Development
- General Declaration for Beaver Creek
- Beaver Creek Construction Activities and Compliance Deposit Regulation
- Beaver Creek Metropolitan District regulations
- Eagle County Land Use Regulations
- Eagle County adopted building codes and associated amendments, resolutions
- Eagle County Wildfire Regulations
- Upper Eagle Valley Water & Sanitation District regulations



### 11.3. Scope

These **guidelines and regulations** govern new design and modification of **commercial tenant spaces, individual building facades and common areas and their associated structures, as well as common public areas** located **within** the Beaver Creek Village core. Application forms are located on the DRB website.

**Please note that all single family and duplex residences within the village core are subject to and governed by the Beaver Creek Design Regulations for Single Family and Duplex Residences.**

Detailed regulations concerning construction activities and practices are located in the Construction Activities and Compliance Deposit Regulations (CACDR) document, available on the Beaver Creek Resort Company website. As provided for in the CACDR, certain types of activities do not require design review and approval by the DRB, but do require review and approval under CACDR. All construction activity must conform with CACDR to ensure compliance.

### 11.4. Legal Nonconforming & Nonconforming Properties

Legal nonconforming properties (**commercial tenant spaces, individual building facades and common areas and their associated structures, as well as common public areas**) are not required to become compliant, unless the property is voluntarily remodeled, redeveloped or replaced, in which case the property will be subject to these revised regulations as described below.

Properties nonconforming as of January 1, 2017 shall be treated the same as legal nonconforming properties, subject to these revised regulations as described below.

Properties which became nonconforming after January 1, 2017 shall be brought into compliance upon request of the DRB or the BCRC Board.

Compliance with these revised regulations shall be required when voluntary, proposed remodeling or redevelopment of an existing building exceeds addition to, deletion of, and/or alteration or relocation of one-third or more of the building's form, exterior façade or roof planes. For purposes of this calculation, a form, façade or roof plane shall be considered altered or relocated if there is a proposed...

- substantial addition or deletion of building forms, including porches or covered exterior areas
- addition to, deletion of and/or relocation of a façade or roof plane
- change in window sizes or locations on a given façade
- change in exterior wall or roof materials or details on a given façade.



Compliance with the landscaping and irrigation portions of these revised regulations shall be required when a building is proposed to be remodeled or redeveloped as defined in the preceding paragraph, or when one third or more of the site area is proposed to be remodeled or redeveloped.

Routine maintenance and reroofing are exempt from the foregoing requirements. Refer to Paragraph 4.10 of the **Beaver Creek Design Regulations for Single Family and Duplex Residences** for specific reroofing requirements.

#### 11.5. Intent

These regulations are intended to preserve the architectural and landscape design continuity and quality of Beaver Creek, while also encourage evolving, progressive architecture, as defined herein and as understood and interpreted by the DRB. This is accomplished by evaluating new projects, with new architectural materials and forms, against the established architectural baseline of Beaver Creek, as well as against the quality, clarity and success of proposed solutions.

## 2. DEFINITIONS

#### 2.1. Applicant

An Owner or Owner's Representative who is authorized to represent and/or act upon on application of submittals

#### 2.2. Architect

An Architect licensed in the State of Colorado

#### 2.3. BC

Beaver Creek

#### 2.4. BCDRB

Beaver Creek Design Review Board

#### 2.5. BCRC

Beaver Creek Resort Company

#### 2.6. Beaver Creek Village

The specific geographic area defined by the map in Exhibit A.



**2.7. Core Commercial Village**

The specific geographic area defined by the map in Exhibit B.

**2.8. Dark Sky Lighting Practices**

Although Beaver Creek is not a registered Dark Sky Community, lighting guidelines are intended to be consistent with practices defined by the International Dark-Sky Association (IDA) as “a town, city, municipality or other legally organized community that shows exceptional dedication to the preservation of the night sky through the implementation and enforcement of the a quality outdoor lighting ordinance, dark sky education and citizen support of dark skies”.

**2.9. Decorative Lighting**

Differentiated from functional lighting fixtures that serve to provide architectural or accent lighting, Decorative Lighting fixtures feature the exposed lamp or light bulb as a decoration in and of itself. An example of Decorative Lighting is a candle-shaped light bulb that provides a visual look of warm candle-like light.

**2.10. Design Review Board (DRB)**

The board, appointed by the Beaver Creek Resort Company, responsible for the enforcement of these Design Guidelines as established by Section VIII of the General Declaration for Beaver Creek.

**2.11. Design Review Administration (DRA)**

Staff retained by the Design Review Board and Beaver Creek Resort Company responsible for administering and enforcement of these Design Guidelines and the design review process.

**2.12. Generally**

Means that the subject requirement will commonly be upheld, but that in case-specific instances, with acceptable justification, may not be, and/or alternate interpretations may be approved, at the discretion of the DRB

**2.13. Grade**

Original, topographic ground elevation, prior to modification





2.14. Illuminating Engineering Society (IES)

**Established in 1906 this society is the recognized technical and educational authority on illumination. Their efforts are focused on improving life through quality of light and their mission is to improve the lit environment by bringing together those with lighting knowledge and then translating that knowledge into actions that benefit the public.**

2.15. Legal Nonconforming Property

A property that was in compliance with the design regulations in effect as of the date the improvements or alterations were completed, but is no longer in compliance as a result of changes in the regulations after the improvements or alterations were completed

2.16. Light Trespass

**Typically defined as light that strays from the intended purpose and becomes an annoyance, a nuisance or a deterrent to visual performance. Examples of light trespass may include glare, scattered light, or unwanted light straying onto adjacent buildings and/or properties.**

2.17. Maintenance, Exterior and/or Interior

Refer to the Construction Activities and Compliance Deposit Regulation

2.18. Minor Improvement

Minor improvements are projects or activities of lesser complexity, scope or size, including altering or replacing windows, introducing new light fixtures at existing locations, changing existing stain and/or paint colors, changing roof or gutter materials, changing address markers, addition of exterior vents, installation of site art, outdoor recreation equipment, air conditioning condensers or other mechanical equipment

2.19. New Construction

The construction of a new structure on a vacant lot, or construction of a new structure on a lot that was previously occupied by a structure which is to be demolished in its entirety

2.20. Remodel

Design and construction that involves rebuilding, reconstruction or alteration of an existing improvement and includes exterior changes, and/or involves the





construction or creation of new or additional square footage of useable space within or around an existing improvement

**2.21. Sky Glow**

Typically defined as a brightening of the sky from lights that are reflected and/or directed upwards or sideways and reduces one's ability to view the night sky.

**2.22. Structure**

A building or improvement enclosing habitable or non-habitable space or offering shelter, or any element requiring structural foundations

**3. BEAVER CREEK VILLAGE DESIGN PHILOSOPHY AND DESIGNATION OF THE VILLAGE**

**3.1. Overview of Design Theme:**

In order to preserve the natural beauty of Beaver Creek, to maintain Beaver Creek as a pleasant and desirable environment, to establish and preserve a harmonious design for the community, and to protect and promote the value of property, exterior design, landscaping and use of all new development and additions, changes or alterations to existing use, landscaping and exterior design and development within the Village, as defined below, shall be subject to design review and the requirements of these Beaver Creek Village Design Guidelines.

In accordance with the Amended and Restated General Declaration for Beaver Creek, Eagle County, Colorado, this document sets forth the rules and regulations that shall state the general design theme of all projects in the Village of Beaver Creek, as well as specific design requirements. All items proposed in this document shall be used as a guideline and will be referenced when a project is reviewed by the Design Review Board.

**3.2. Designation of the Village and Applicability of Regulations:**

As used in these Beaver Creek Village Design Guidelines, the terms "Village" or "Beaver Creek Village" shall mean and include all property designated as "Resort Commercial," "Resort Commercial I," "Resort Services" or "Open Space Recreation" in the Amended and Restated Guide to the Beaver Creek Planned Unit Development, dated March 29, 1994.

In the event that a particular improvement within the Village, or aspect, part or characteristic of a particular improvement within the Village, is not addressed within



these Beaver Creek Village Design Guidelines, then such improvement, or aspect, part or characteristic thereof, shall be governed by the applicable provision(s) of the Beaver

Creek Design Guidelines Single Family and Duplex Residences, as amended from time to time, and the Design Regulations The Village and other Commercial, Service, Recreational, and Multi-Family Residential Areas, as amended from time to time. In the event of any conflict between the provisions of these Guidelines and any other applicable guidelines which may exist from time to time the more restrictive of such conflicting guidelines shall apply.

With respect to improvements in the Village, the Beaver Creek Design Review Board process, as well as the process for the management of any related construction activity, shall be as set forth in the Beaver Creek Resort Company's Construction Activity and Compliance Deposit Regulation, as amended from time to time, regardless of the fact that a given improvement may or may not constitute a "Construction Activity" as defined in said regulation.



Fig. 1: A vibrant village with varied building forms and asymmetrical window patterns.



Fig. 2: Outdoor patios next to pedestrian street draws in visitors.



Fig. 3: The use of wood and metal railings creates a dynamic facade. Spring flowers bring color to the building.



Fig. 4: Public gathering spaces intermixed within the village are enhanced with spring flowers.



Fig. 5: Blade signs uniquely mark each storefront.



Fig. 6: Outdoor patios help to draw visitors to different storefronts.

### 3.3. Beaver Creek Design Theme:

The design theme of Beaver Creek Village combines the natural beauty of the Rocky Mountains and the influences of elegant European alpine villages. This International design philosophy focuses not only on the architecture of structures but the applied elements related to the surrounding environment. This overall theme allows a richness of visual character that translates into signage, storefront, and public spaces.

The Beaver Creek design theme of simple natural forms and curved lines shown in the asymmetrical details creates its own individual expression and sophistication while still reflecting the environment. Materials that are rich in texture like wood, forged metals, European plaster/stucco, and indigenous stone capture this theme.



This document sets forth the rules and regulations that shall implement the general design theme of projects in Beaver Creek Village.

Buildings within the Beaver Creek Village shall be maintained to respect and fulfill the following Design Theme:

- To reflect, in an interpretative manner, the forms, materials, and general image of alpine architecture found in rural Colorado and in European mountain resort communities. Buildings and all associated elements shall be designed and maintained with creative solutions to the age-old issues of the high alpine conditions. These solutions are often represented in traditional alpine buildings throughout the mountains of Europe and Colorado. The design theme of a building and all associated public and commercial spaces shall also convey an image that is founded in the heritage of alpine architecture. Buildings shall not be designed as reproductions or literal translations of historic or foreign vernacular styles, but shall reflect the sound design principles of historical or regional precedent. Buildings and the design of all other public and commercial spaces shall not stand out as an identifiable “style” from a different time or place.
- To provide compatibility between buildings, spaces and their natural setting. The siting and massing of buildings shall create a comfortable fit between architecture and landscape thereby blending human-made improvements into the natural setting.
- Monumental forms and attention grabbing architecture and space elements shall be avoided and shall give way to understated, elegantly rustic buildings and improvements that respect and become part of the natural mountain setting.
- To establish an overall image or “feel” to the architecture that meets the expectation of a Colorado mountain retreat. As a contrast to urban development, Beaver Creek is intended to be a mountain retreat, a place to enjoy a balance between nature and human-built environment. Buildings and the design of spaces shall use forms that convey a sense of protection from the harsh mountain weather, indigenous materials that visually link the architecture to the surrounding mountains, colors that blend buildings into the natural earth and vegetation, artistry in detail that portrays the cultural and natural history of the Colorado Mountains.
- To respond to the opportunities and demands of the mountain climate. The design theme of a building and all outdoor spaces shall include functional and visual responses to climate considerations such as solar orientation with warm decks and view windows, protection from prevailing winds, sheltered entries and pedestrian areas, roof overhangs and thermal protections, and energy conservation techniques.
- To respect the community context. Both the overall community of Beaver Creek and individual neighborhoods has an existing identity. Design of buildings and spaces





- shall reinforce the existing images that are central to a consistent identity for the area, rather than emphasizing the anomaly of architectural style.

#### 4. BEAVER CREEK VILLAGE DESIGN: REVITALIZATION OF EXISTING STRUCTURES



Fig. 4: Roof Concepts



Fig. 5: Roof Concepts



Fig. 6: Roof Concepts

#### 4.1. Roofs

All major roofs shall have pitches not less than 6:12 and not greater than 12:12. Major roof forms shall be restricted to gable and hip roofs. Secondary roof forms attached to the major building form may be shed roofs with pitches not less than 4:12, provided, however, that the DRB may, at its discretion, approve secondary roof forms that have pitches less than 4:12 if it determines that such lesser pitch is aesthetically compatible with the subject building's form and other roof areas, the building form and roof areas on buildings in the vicinity of the subject building, and the overall design theme of the Resort Dormers should be relatively small in proportion to the overall scale of the roof. They should be gable, clipped gable, and hip or shed forms.

Pedestrian and vehicular areas shall be protected from roof snow shedding. This may be accomplished through snow clips, snow fences, and gutters on roofs.

For all new roof construction, as well as for any proposed roof replacement or repair:

- All roof materials shall be a minimum of "Class A" rated, as defined in the Eagle County building code requirements, as they may be amended from time to time;
- Roof materials shall be limited to: fire resistant unit pieces of slate, flat profile unglazed tile, composite shakes (as may be approved by the DRB on a case by case basis), if such product is deemed to successfully emulate a true cedar shake or slate material
- in size, texture and color, but not asphalt shingles or wood shakes. In addition, copper shingle and standing seam copper roofs are permitted, but only if treated prior to installation to accelerate the natural weathering process and to reduce the amount of off-site glare produced from untreated copper; and





- Tile colors shall be blue-gray, green-gray, or brown-gray and shall have a weathered appearance. Glazed tiles and galvanized and/or painted metal roofing shall not be used.

Any part of the foregoing requirements notwithstanding, any new roof construction, roof replacement or roof repair on or as an addition to an existing structure that has wood shake roofing as of December 20, 2006 may be undertaken using wood shake roofing provided that (i) the roof area to be constructed, replaced or repaired constitutes no more than ten percent (10%) of the total roof area of the existing structure, (ii) the wood shakes are installed in combination with an underlayment product that results in

a "Class A" rating for the roof assembly, as defined in the Eagle County building code requirements, as amended from time to time, and (iii) the Design Review Board has determined that the wood shakes proposed for use in the new construction, replacement or repair match, in size, pattern and texture, the roof shakes that exist on the structure. For purposes of this section, the total roof area of a structure shall be determined by measuring all roof areas of a structure horizontally from the ridge of any roof form

to the edges (eaves) as depicted on a to-scale roof plan. While the use of wood shake roofing material is permitted in the limited instances described in this section, it is also highly discouraged in most instances due to its combustible nature and the fact that it is detrimental to the fire-wise, life safety goals of the Resort.

Cold roof or super-insulated roof designs are recommended for roofs over heated interior spaces to avoid ice damage. Venting for roofs shall not be located in the horizontal soffit. All venting for new or remodeled roof structures shall be located in the eave or ridge of the roof structure.

#### 4.2. Fireplaces, Chimneys, Flues and Roof Vents:

##### *Fireplaces:*

Each wood-burning fireplace shall have a flue temperature sensor device and indicator light as required by the Beaver Creek Resort Company Regulation. Regarding the control of fireplace burning in Beaver Creek, it may be amended from time to time.

All fireplaces shall be a new technology device approved by Eagle County. Fireplaces shall have glass doors, outside combustion air supply, and heat conveying features.

The Beaver Creek Metropolitan District requires that all wood-burning fireplaces in operation be monitored and signaled in the event that minimum air quality standards in the community are exceeded.



In order to notify the applicable residences of this condition, the property owner or developer in a visually unobstructed area adjacent to each fireplace shall install a warning light. For maintenance purposes, all designs to these criteria shall provide reasonable access and otherwise allow for the normal replacement of all active components.

- Wood-burning fireplaces within Beaver Creek are limited to (i) one per dwelling unit and (ii) one per restaurant, of a new technology device approved by Eagle County. At the election of a property owner or developer, the allowable wood-burning fireplace in a restaurant may be located in a lobby instead of a restaurant.
- In addition to new technology device requirements in Eagle County, each wood burning fireplace will be equipped with a heat sensing monitor and a “no burning” light.
- An unlimited number of gas fireplaces may replace each wood burning fireplace permitted provided that they are constructed specifically as gas fireplaces, contain flues and vents suitable only and specifically for gas fireplaces, do not allow conversion to wood burning fireplaces and comply with all federal, state and local laws and regulatory requirements for gas fireplaces. Except as provided in paragraph (iii), no gas fireplace may be constructed in the same dwelling unit, lodge or restaurant containing a wood burning fireplace.
- Notwithstanding the foregoing, a primary/secondary structure which is comprised of two dwelling units may contain one wood burning fireplace, located in either the primary or secondary unit, and an unlimited number of gas fireplaces which may be located in either or both dwelling units.

*Chimney, Flues and Roof Vents:*

Chimneys, flues & other mechanical flues shall be designed to avoid fumigation of ground areas or adjacent buildings. Chimneys should be located high on the upwind side of the building to ensure adequate disbursement.

Vents and flues shall not be exposed galvanized pipe. All vents and flue pipes shall utilize a finish to blend into adjacent surfaces.

These roof projections shall be concealed from view in forms compatible with the structure. Chimney cap enclosures are required on all chimneys and chimney caps, vents and flues shall not be exposed galvanized pipe.



Fig. 1: Exterior building materials (stone, stucco and wood siding)



Fig. 2: Chimneys and Roof vents





Fig. 3: Beaver Creek buildings

#### 4.3. Exterior Walls:

Foundation walls shall not be exposed for more than 8" in a vertical direction, unless they are faced with plaster or stone, or unless written approval is obtained from the Design

Review Board for exposed foundation walls. Such visually exposed concrete or block masonry foundations shall be stained or textured as required by the Design Review Board. Foundations shall be designed by an architect or professional engineer to be consistent with the soils reports for the specific site.

The buildings shall be broken up into four levels; from the base, the middle section, the top, and the roof portion. Generally, the heavier stone and plaster surfaces shall be at the base and visually supporting the lighter wood sheathed elements in the middle or top sections. Wall materials shall respond to the orientation of the building, with the North closed off (small window openings) and the South open to sun.

##### Base:

Major exterior walls at the base should convey a sense of mass through stone or plaster/ stucco. Stone walls shall have deep reveals between stones and minimum exposure of mortar. Stone is to have a minimum thickness of 3". Volcanic stone and unit masonry are not acceptable as exposed exterior material. Stone walls shall be laid in a random pattern.

Synthetic stone is prohibited at the pedestrian level and discouraged at upper levels. Window openings in mass walls shall be relatively small in scale and be used in an informal pattern on the wall, with deep-set reveals and varied proportions. Plaster shall have a soft undulating appearance similar to adobe, avoiding sharp edges. Both plaster and stone shall always express mass and not be used as infill panels.

##### Middle:

In contrast to the base walls, plaster or synthetic stucco in warm off-white colors is encouraged. Limited exposed concrete, shall be used and preferably textured and tinted with a warm tan or brown additive. Limited amounts of wood and stone are allowed.

##### Top:

In the Village, natural wood siding (western cedar or redwood) with sound tight knot or better, without heavy pigment, stain or paint is encouraged. Vertical wood siding shall be used at the top of buildings, and limited stucco walls are allowed. Synthetic material siding is discouraged at the base and mid level where visible, but



may be approved at the top. Glass can also be used to contrast with the mass walls on southern exposures.

Roof

Top

Mid

Base



Fig. 4: Building Section Diagram



Fig. 5: Exterior building materials (stone, stucco and wood siding)





Fig. 6: Handcrafted metal railings and flower box accent

#### 4.4. Balcony Railings:

Balcony railings must be of a high quality look and finish, while being original with organic wood. Railings may not be opaque, such as stucco walls. Each building shall create its own identity with a unique railing. Flower boxes containing seasonal flowers are encouraged. Water-tight flower boxes made from durable outdoor materials are required.

- Railings shall be made of non-reflective materials
- Metal railings are highly encouraged
- A railing system of a combination of metal and wood will be considered on a case by case basis
- Railing systems designed with only wood is strongly discouraged
- Railings made out of stucco are prohibited
- Revitalization of Existing Structures

#### 4.5. Windows:

Windows shall be used in combinations to avoid large uninterrupted glass areas. Windows shall have a double or triple glazing. No uninterrupted glass area shall exceed 20 square feet with the exception of retail locations. Vinyl windows or mirrored glass are not allowed. If shutters are used they shall be operable and not used merely as an ornament.

Window locations should appear in a random pattern, rather than in a symmetrical, repetitious or formal pattern. The use of headers and sills, designed integrally with the wall, is encouraged. Approved window materials and finishes are natural stained or painted wood, metal-clad wood, and aluminum at pedestrian level only.



Vinyl windows or mirrored glass are not allowed. Window trim shall relate to the building material and be cast stone or wood when adjacent to stucco and wood when adjacent to wood siding. Custom profile trim details with stucco may be considered on a case-by-case

basis. Refer to the accent color guideline section for acceptable exterior window casing and trim colors. Approved color may vary based on the location of windows within the building section diagram.

#### 4.6. Building Color Guidelines:

From a distance, primary building colors shall complement, blend, and be compatible with the natural landscape of the Rocky Mountains; the prevailing roof color should be the blue-gray tile. The building masses and enclosing walls shall be predominately warm off- white colors tinted from beige and tan to subtle mauves and earth tones. The details such as window trim, soffits, and graphics shall be accented with rich, vibrant color to contrast the natural surrounding environment. The use of paint color at the village level helps to emphasize architectural details and the separation of individual buildings and storefronts to create an interesting and varied series of building facades.

Benjamin Moore Historical Colors listed in the following ranges shall be used as direction in the selection of building colors and accents. Color swatches are available in the Beaver Creek Resort Company's office for your reference during selection. All color choices shall be illustrated on the building elevations for the DRB to review and approve. The DRB may require a mock-up prior to any approvals.

- Building Base, Mid and Top shall fall into:

HC 1 to 60 (tan to brown), 73 to 126 (brown to green), and 139 to 150 (light green to light blue)

- Accent Colors:

HC 61 to 72 (maroon to dark brown), 127 to 138 (green to blue), and 151 to 175 (blue to grey)





Fig. 1: A variety of window sizes across a facade



Fig. 2: : Varying windows bring interest to the faced while large open glass doors will allow the building to open on the pedestrian level.

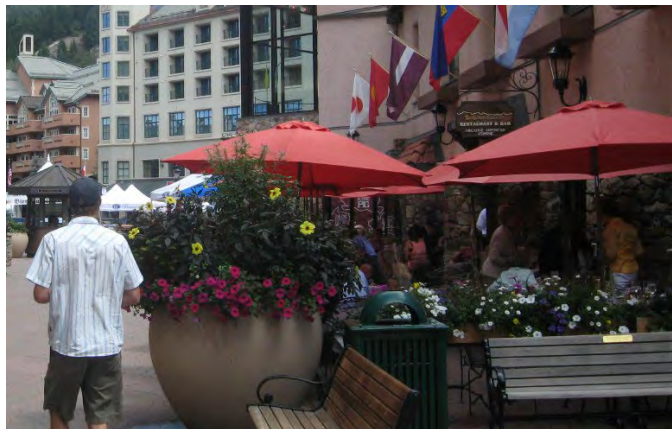


Fig. 3: Commercial Parasols, seasonal flowers and intricate signage add accent colors to the village level



Fig. 4: Awning colors enhance the village



Fig. 5: Signage must be maintained



Fig. 6: Public areas must be maintained



#### 4.7. Energy Conservation:

Beaver Creek Resort located in Eagle County, Colorado will adhere to all adopted State and County regulations in regard to energy standards and sustainable design. It is recommended that all projects should design for energy efficiency and therefore emphasize strategies that minimize energy consumption through integrated design processes. A strong emphasis on passive environmental control, daylighting, and the use of renewable energy (such as solar power) relates well to the environment and location of Beaver Creek. Renewable energy efforts must be compatible with BCRC style and standards. Renewable energy efforts shall not unreasonably alter any building envelope which would change the aesthetic appearance of the building unless there is an unreasonable adverse economic impact on renewable energy efforts.

Additionally, all exterior light sources shall be controlled by one of the following combinations: a photocell switch and motion sensor, a photocell and time switch, astronomical time clock or an energy management control system with the features of an astronomical time clock.

#### 4.8. Parking Garages and Service Areas:

Parking garages or garage areas shall incorporate facade design of the hotel or commercial building:

- Entry into garages shall look like a portal versus a service entrance. The entrance must be well-marked, but the door shall be hidden or discreet
- Provide a cornice, frieze, canopy, overhang, trellis or other device to “cap” the parking portion of the structure
- Incorporate architectural elements into the façade
- Signage should be clearly marked and well-lit

All utilities, loading docks, dumpsters and other service equipment or service entrances shall be hidden from pedestrian view. All equipment attached, resting on or in close proximity to buildings which such equipment serves shall be placed so it is screened from view from the Village or adjacent buildings. Such screening shall not be accomplished by balcony railing systems described in section 3.4 of these Guidelines.

#### 4.9. Maintenance:

All buildings must maintain the public accessible areas, exterior building façade, decks, and surrounding site of the building. Each building must keep up with traffic of their guests to maintain the cleanliness and beauty that Beaver Creek strives for.



Each individual business owner is responsible for keeping their storefront lighting and building signage functioning, clean, and in good repair. It shall be the responsibility of the business owner to maintain the sidewalk in a clean and neat appearance at all times while conducting any permitted outdoor use. In addition, site elements installed by business owners must be maintained in a well-kept manner and items exhibiting excessive wear, fading, tearing, or other forms of deterioration, as determined at the sole discretion of the DRB, shall be repaired or removed 48 hours following receipt of notice from the DRB of such disrepair.

Lighting is to be routinely and consistently maintained including cleaning, repairing, replacing and re-lamping as required to be in compliance with these design guidelines and have fully operational, functioning lighting throughout the resort.

## 5. COMMERCIAL SPACE DESIGN REGULATION

### 5.1. Commercial Space Design Concept:

Beaver Creek's architectural style is understated and depends on meandering buildings and incorporating organic forms into the details. The use of transparency at the human scale draws the visitors into each distinctive retail space. The design concept is to achieve overall uniqueness and vitality with imaginative storefronts, interesting window displays, and graphics at the pedestrian level.

Ultimately, the tenants are the life of the Village and it is their activities for which the malls and courtyards provide the setting. Facades shall contain elements that enhance pedestrian comfort and orientation while presenting features with visual interest that invite activity.

Orient retail and restaurant frontage as well as signage so it is visible from the main pedestrian walkway. The vitality envisioned cannot be captured with stereotyped design. For that reason, rigid standardization will not be imposed on the individual tenant; rather the Design Review Board will require that all projects strive for design excellence.

In this context there is ample room for creativity on the part of individual tenants. Variations in building orientation, exposures, and changes in the grade levels provide diverse opportunities for imaginative designs. To ensure that tenant improvements are consistent with the Beaver Creek architectural theme and design standards, all plans for storefronts, signage, and patio improvements (including all removable patio elements) must be approved by the Design Review Board.





## 5.2. Village/Plaza Level Roofs and Arcades:

Plaza roofs & arcades shall be functional and appropriately scaled to provide weather protection. They shall be viewed as an architectural amenity, and therefore contribute positively to the design of the building with appropriate proportions and character. At the Village level, all roof material shall be canvas or metal and glass to provide light and transparency to the space below. These delicate structures may be permanent or used on a temporary basis with Design Review Board approval. Heavy timber structures shall be reserved for main entrances or large portals protecting stairs or walkways from the elements. Flashing and gutters shall be pretreated copper. Special consideration shall be given to systems and devices to address removal of snow from roofs. Heaters are encouraged to be installed under canopies at restaurants.

Roof, canopy, or awnings projecting from the face of the building into the adjacent easement areas must be approved by the Resort Company Board of Directors prior to submitting to the DRB for approval. Such projections from the face of the building must be fully supported off the face of the building.

Pedestrian and vehicular areas shall be protected from roof snow shedding. If encroachment into the legal right-of-way is approved, the DRB must review and approve the elements that will be contained within that space. This may be accomplished through secondary roofs, snow clips, and snow fences on roofs. All roof structures shall be designed to give special consideration to the alpine environment of the Rocky Mountains to assist in the prevention of menacing conditions in pedestrian or vehicular areas below or adjacent.



Fig. 1: Glass and metal patio roof provides light to the diners



Fig. 2: Restaurant with accordion doors to create ambiance at the plaza level



Fig. 3: Solid roof structure used as a portal into the resort



Fig. 4: Indirect lighting fills the window display



Fig. 5: Storefront lighting at night with great visibility to pedestrians



Fig. 6: Storefront lighting and recessed entry door

### 5.3. Retail Storefronts:

The following regulations apply to all commercial locations and shop fronts within the Village:

The materials of the exterior facing related to the shop front must be consistent or compatible with the exterior materials of the associated building. All facings must include a good transition where they meet that of the building or an adjoining tenant.

Window openings shall be in proportion with the scale of the building with a strong harmony between storefront openings and overall building architecture.





Horizontal mullions or other visual barriers should be avoided, particularly at the human center of vision; (approx. 5'-6"). Detail elements of the storefront, such as door and window hardware, trim work, display cases, mail boxes, etc., will have no restrictions as long as they meet the Design Review Board's requirements of durability and quality of design. However, "natural" materials such as hardwood, hand worked metal, and etched glass are preferred.

All doors must be recessed (or sliding) so that they do not project beyond the face of the storefront when in an open position, impeding pedestrian traffic flow.

The varying character of the Village dictates certain differences in storefront treatment. Graphics on the store front itself must be pre-approved by the Design Review Board. Such graphics shall not contain the specific business name or it will be counted against the permitted aggregate sign area for the space. Such graphics must be themed in a manner consistent with the theme of the commercial business with colors consistent with the intent of these Guidelines.

Door and window openings shall provide great transparency while ornate metal details and bay windows will enhance the design of the storefront. Storefront window graphics must be themed in a manner consistent with the theme of the commercial business and with colors consistent with the intent of these Guidelines. Limited graphics are encouraged to allow for the customer in the village to view the window display.

#### 5.4. Eating/ Drinking Establishments ("Restaurant") Storefronts:

Restaurants must comply with the same storefront regulations as retail storefronts in regard to building materials, color schemes, illumination and lighting fixtures, doorways, etc.

All food and beverage retail units should have fully operable windows/ doors, which should open up completely onto the main pedestrian walkway. They should be innovative and reflect the unique character of the building's architecture. The intent is to limit the physical barriers between the diner and the pedestrian.

#### 5.5. Window Displays:

It is only fitting that imaginative store exteriors should be accompanied by creative window displays and interiors. Shop windows should portray the spirit and purpose of the place to which they relate. The same latitude exists in designing window displays as storefront designs. This enables the tenant to plan windows and to do the best job for the type of merchandise or service provided.

Frequent changes, seasonal at a minimum, of window displays are encouraged - presenting a new face to foot traffic on a regular basis. Window displays that do not



specifically incorporate business name identification will not be subject to Design Review Board approval. Inside, custom-designed fixtures are recommended over stock items as a way of projecting the store's uniqueness and, practically, giving merchandise or services the best possible display.

Use of video monitors to showcase goods is encouraged. Video monitors shall be considered by the Design Review Board on a case by case basis.

#### 5.6. Identification Signage:

Identification is vital to the success of any retail or commercial venture. Commercial identification signage shall be considered the primary means by which a commercial business seeks to be identified by pedestrians. Beaver Creek sign control has been created to eliminate rigid uniformity as well as the uncontrolled jumble of poorly designed and brightly glaring signs.

The goal at Beaver Creek is to have rich, colorful, and tastefully designed signage that will inform, stimulate, and identify each tenant. Blade signs provide identification and advertising in a pedestrian scale oriented to the pedestrian village. Organic forged metal brackets should reflect the language and vocabulary used throughout the building or reflect the activity of the operation within the storefront/restaurant. The graphic symbol which relies on images and reduces the use of words is encouraged. In many instances, the entire facade can be the sign. Conversely, small scale identification, placed at eye level, can be very effective.

The Design Review Board's evaluation of the proposed signage will be based on design excellence, timelessness and compatibility with the design image of the Village. The following regulations apply to all commercial identification signs in Beaver Creek:

##### *Review Authority:*

The Design Review Board's review authority for commercial space identification signage shall be defined as the Commercial Frontage Sign Zone. This zone shall include all areas which extend 3 feet inside a commercial space and 15 feet outside a commercial space. Commercial signage shall not be approved beyond the outside limit of the Commercial Frontage Zone unless unique circumstances exist. Such unique circumstances shall be defined at the sole discretion of the DRB.



Fig. 1: Signage reflecting forms from nature



Fig. 2: The use of symbols to convey the stores service and contrasting colors make it easy to read



Fig. 3: Colorful blade signs to identify each storefront



Fig. 4: The use of symbols to convey the store's service



Fig. 5: The use of symbols to convey the store's service



Fig. 6: Commercial Space color guidelines

#### *Commercial Identification Signs:*

**Commercial Identification Sign:** A surface or space as identified in these guidelines, whether continuous or not, that identifies a business name by means of letters, numbers, figures, or other symbols, devices, or representations. All signs must be reviewed and approved prior to installation (unless specified herein that no review is necessary).

**Signage Area:** Permitted signage area is reviewed based on the particular sign type and the total aggregate signage area allowed per business.

#### **Permitted Aggregate Signage Area per Business:**

Façade Width	Permitted Aggregate Sign Area
Less than 15 feet	20 SF
15.1 to 25 feet	25 SF
25.1 to 35 feet	30 SF
Over 35 feet	Facade Width x 66% + 10SF

- **Sign area:** The size of the perimeter of the graphic elements such as lettering, symbols, diagrams, etc. which are applied or cut out. Sign area does not include support brackets, support posts or the use of rock, stone, wood, metal or other natural elements for aesthetic purposes. On a two-sided sign where the faces are parallel to each other and separated by less than one (1) foot, only one (1) face is counted in computing the sign's area.





Façade width shall be the linear measurement of the storefront containing a primary pedestrian entrance.

*Permitted Sign Area based on Sign Type:*

- Wall sign: Any sign painted on, incorporated in or affixed to a building wall or other similar structure, or any sign consisting of cut-out letters or devices affixed to such wall or window with or without a defined background.

Maximum Sign Area: one square foot for each two linear feet of frontage

- Window sign: A sign that is applied or attached to the exterior or interior of a window or located in such a manner in the interior of a building within three (3') feet of the window so that it can be seen from the exterior of the structure through a window.

Maximum Sign Area: one square foot for each two linear feet of frontage.

- Projecting / Arcade Sign: A sign which is mounted perpendicular to a building façade and projects directly over a covered pedestrian walkway or building entrance.

Maximum Sign Area: two square feet for each two linear feet of frontage.

- Awning or Canopy Sign: A Commercial Identification Sign applied or affixed to an awning or canopy.

Maximum Sign Area: nine (9) square feet

- Menu Boxes (Restaurants ONLY): each restaurant shall be allowed one (1) menu box per primary pedestrian entrance.

Maximum Menu Box Area: six (6) square feet per menu box.

*Permitted Sign Area based on Sign Type Cont.:*

Variable Message Boards (Restaurants ONLY): each restaurant shall be allowed one

(1) variable message board which is intended for the advertisement of unique menus or offerings at the restaurant establishments, which MUST be located completely within a defined patio space or private property. Variable Message Boards may not be permanently installed. Variable Message Boards must be constructed of high quality wood or metal frame or other material and color consistent with an applicant's store façade or related signage materials. A minimum of 75% of the sign face shall be 'dry erase' or chalk board for variable messages, which should be presented in colorful text and graphics with neat and legible handwriting. All variable message content must be directly associated with the applicable restaurant space. The remainder of the sign MUST include permanent, professionally designed



lettering, logos, and decorations that frame or accentuate the variable message. Sign area may also be wood with painted lettering and logos or silk screened metal.

Maximum Variable Message Board Size: six (6) square feet (total height shall not exceed three (3) feet above grade).

Restaurant Parasols: Businesses may erect parasols which display the particular business logo or name for the purpose of providing shade to tables or seating areas. Parasols must be made of durable new material with color compatible with the accent color palettes described in these Guidelines. No more than 30% of the area of a parasol may be covered by the business logo or lettering. Logos or names of outside businesses or sponsors on parasols are specifically prohibited. Businesses may erect sponsored parasols for a period not to exceed seven (7) consecutive days as a part of a special event.

Maximum Size / Number: Total number of parasols must be less than or equal to the total number of tables within a given patio area controlled by the business.

Parasols do not count against the maximum Permitted Aggregate Sign Area..

Number: Commercial businesses may use their permitted aggregate sign area on a combination of signs not to exceed one each of Window, Wall, and Projecting/Arcade and Awning signs. If a Commercial business has two separate primary entrances on different storefronts, the permitted aggregate sign area on each storefront side shall be determined independently.

Placement: Signs should not be positioned in a manner that obstructs or is obstructed by architectural details of the building or obstructs pedestrian flow. Each commercial frontage shall have a "sign zone" within which all signs will be regulated. The sign zone shall encompass an area which extends 3 feet inside the building to 15 feet outside the building. All signs within the sign zone shall comply with these guidelines and be reviewed and approved by the Design Review Board. Projecting signs over public walkways must provide a minimum of head clearance of 7'6". Projecting signs not over walkways may have a minimum ground clearance of 6' above grade unless this creates a safety hazard.

Miscellaneous Signage Regulations / Guidelines:

The use of handcrafted metal sign brackets is encouraged. In all cases, sign brackets and mountings must be approved by the Design Review Board.

No temporary signs may be attached outside or inside the building within ten feet of the storefront.





Fig. 1: Gold leaf window signage



Fig. 2: Wall signage



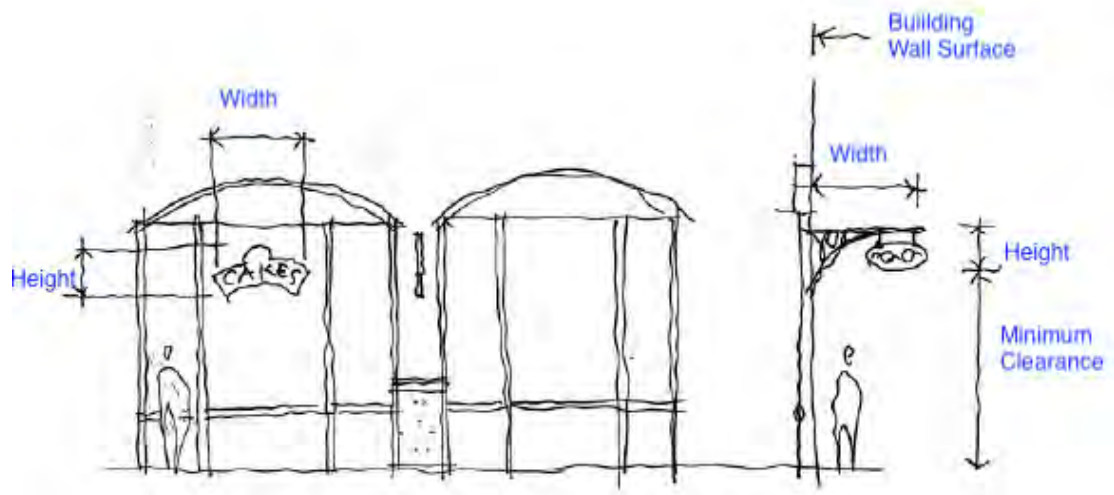
Fig. 3: Canopy signage and window signage



Fig. 4: Addition of canopies to a building

Miscellaneous Signage Regulations / Guidelines:

- Temporary tenant identification during construction of the store will be permitted with design approval.
- Special event and sale signs must be designed as a part of the overall window display.
- All signs, whether lighted or unlighted, should utilize a contrasting background for legibility. Lighted signs should be backlit or a concealed light source should light up the sign during the evening hours.
- The placement of business logos on patio furniture shall be included in Permitted Aggregate Sign Area.



Signage Sizing Diagram



Fig. 5: Canopies add color and shade protection to the building



Fig. 6: Commercial parasols add color to enhance restaurant patios



#### 5.7. Accent Color Guidelines - Commercial Space:

##### Commercial Space:

The intent of the Accent Color Guideline is to complement the Building Color Guidelines set forth in Section 1.6. The colors of the Commercial Spaces in Beaver Creek shall bring a unique vibrancy to each specific retail location. Storefronts, awnings, and signage should all relate to the store's services. The exterior and interior of each retail space should

use complementary colors. The colors should relate to the surrounding buildings, while drawing in customers with its unique color pattern.

Commercial Space Accent Color schemes shall utilize no greater than three (3) Accent colors to highlight architectural details, signage, and outdoor furniture.

Benjamin Moore Historical Colors listed in the following ranges shall be used as direction in the selection of building colors and accents. Color swatches are available in the Beaver Creek Resort Company's office for your reference during selection. All color choices shall be illustrated on the building elevations for the DRB to review and approve. The DRB may require a mock-up prior to any approvals.

Accent Colors: HC 61 to 72 (maroon to dark brown), 127 to 138 (green to blue), and 151 to 175 (blue to grey)

## 6. OUTDOOR SPACES

#### 6.1. Village Signage:

Reference the Beaver Creek Resort Sign Program on file in the office of the Beaver Creek Resort Company which references all way-finding signage in and around the village.

#### 6.2. Flags and Banners:

Flags and Banners may only be installed by the Beaver Creek Resort Company and business owners are prohibited to add their own.

#### 6.3. Paths and Walkways:

Paths and walkways provide the critical pedestrian connections of the Village. Every project must include the design of convenient pedestrian routes as part of an integrated master plan system for Beaver Creek. Walkways should include points of interest, activities, and design features along their routes. Fountains, benches, sculpture, bridges, and archways should become part of the pedestrian experience. Vertical changes should be accomplished through ramps, escalators, or stairs with 6





inch risers and 16 inch treads to accommodate ski boots. Surface materials should be rich and varied at focal points using cobbles and sandstone pavers. Connecting links of major routes may be surfaced with asphalt, concrete, or sandstone pavers. Major routes should be a minimum of six feet in width and lighted for evening use.

Paving material for patios and decks adjacent to the Village pedestrian street shall be similar to, and compatible with, the pedestrian street paving material in both color and size.



Fig. 1: Soft indirect lighting



Fig. 2: Banners





Fig. 3: Flags



Fig. 4: Brick pathway



Fig. 5: Outdoor furniture and fire pit



Fig. 6: Outdoor furniture, landscape walls, and paving materials

#### 6.4. Walls and Fences:

Within the Village, adjacent to the plaza and mall, site walls and fences shall conform to the colors, textures, and forms of adjacent buildings and be constructed of the following materials.

Stone walls shall have deep reveals between stones and minimum exposure of the mortar. Volcanic stone and unit masonry are not acceptable as exposed exterior material. Stone walls shall be laid in a random pattern with a maximum height of 18".

Plaster or synthetic stucco must be applied to a subsurface strong enough to prevent punctures or flex cracking. Plaster shall have a soft undulating appearance similar to adobe, avoiding sharp edges. Wall height is a maximum of 18".

Concrete, tinted tan or light brown, and textured or board-formed. This material will be allowed only if it is designed in a manner which relates to adjacent buildings and surrounding landscape improvements. Wall height is a maximum of 18".

Reasonable portable ornamental iron fences should be used within the Village to separate patios or liquor serving spaces and allow ongoing maintenance of the stone paving. The use of wood fences in the Village is discouraged.

The intent of the maximum height of 18" for opaque wall surfaces is to ensure a maximum amount of visibility is maintained throughout the Village.



#### 6.5. Outdoor Furniture:

Outdoor furniture design and color palettes shall be compatible with the style of the building and with the rest of the Village, enhancing its European elegance and forms from nature. Benches, tables and chairs shall be durable, and made out of weather-resistant materials (e.g., wrought iron, aluminum, steel, weatherproof fabrics); plastic, vinyl, and reflective furniture is not permitted.

Benches and other free-standing outdoor furniture should reflect the nature and architecture of the area. Outdoor furniture pieces shall rely on cushions for color. Framework shall be rich materials and dark in color. Materials used shall be durable and weatherproof. Seating areas should be placed within view of the action, but out of the way of the flow of pedestrian walkway to allow space for people walking by. Benches should be placed together with other street amenities such as bus shelters, kiosks, waste receptacles, activity zones (e.g., ice rink).

All Outdoor Planters, Railings and Furniture for Commercial Spaces must be approved by the DRB prior to installation.

All proposed Commercial Business Fire Pits must be pre-approved by the DRB.

#### 6.6. Planters, Landscaping and Vegetation:

The objectives of the planted landscape are to use natural materials to enhance and beautify the Village experience of the sure user and to create a gradual transition from the Village order to the peripheral natural landscape. For the user, planting can frame views, shade portions of outdoor seating and eating areas, and enhance the human scale of the Village for pedestrians. Vegetation will also be used to feature lawn in appropriate places for passive recreational use and in larger areas where suitable for occasional cultural

and social events. The planted landscape should also reflect the natural grandeur of the mountain landscape surrounding the Village and blend with it appropriately.

New permanent planting should use plants that are indigenous to the Rocky Mountain alpine and sub-alpine zones and should be located to extend existing canopy edges or planted in natural-looking groups. Ornamental plants are recommended only for locations directly adjacent to building masses or in courtyards. Planter pots and hanging baskets are more flexible than fixed planter beds and can be clustered to create an accent, or moved to provide space for special events, cleaning, or during winter periods. Seasonal planting

is encouraged with the use of bright colors in the summer. Permanently fixed planters will not be allowed in front of storefronts and restaurants. Planters used exclusively for barricade/ railing use is prohibited.





Please reference the landscape species list set forth in the Single Family guidelines that is on file in the BCRC office as may be amended from time to time.

#### 6.7. Art Work:

The cultural vitality of the area should be expressed through artwork within the Village buildings, streets, and promenades. Sculpture, fountains, ironwork, and wood carving should become integral to the design of buildings and public spaces. It can also be used to help establish a unique design character for the area. Artwork must conform to a reasonable level of quality in fabrication and construction, especially with regard to surface finish.

Artwork and sculpture for public places should be designed to minimize maintenance, resist vandalism, and be structurally sound.



Fig. 1: Trash receptacle, bike rack and a bench are grouped together in a high-traffic pedestrian transit area



Fig. 2: Seasonal flowers enhance the village



Fig. 3: Durable artwork

## 7. LIGHTING

### 7.1. Lighting Overall:

The goal of these guidelines is to outline the requirements for lighting within the common and commercial areas of the Village that help transform Beaver Creek Resort into a premier nighttime experience and destination.

During the day, the sun illuminates the architecture and the surrounding natural environment. At night, the artificial lighting must be in a manner that features the unique storefronts and architecture, highlights the built environment, informs wayfinding and encourages people to dwell within the Village Core and further explore the activities, shops, restaurants and galleries.

Light sources with a high efficacy are encouraged. All non-decorative lighting sources are to be 3000K warm white LED with 90+ CRI (color rendering index). All decorative lighting sources (i.e. candelabra lamps) within decorative fixtures such as lanterns are to be 2700K warm white LED with 80+ CRI.

Light sources should be concealed unless used as decorative features

Lighting shall not be installed where its direct source is visible from neighboring properties, or where it produces excessive glare to pedestrian or vehicular traffic.

Paths and walkways are to include light focused down to the pathway surface in addition to light poles or other lighting accents at key pathway corners, changes in elevations, or landings with increased illumination on storefronts and facades.

All fixtures should be constructed of sturdy materials that are sustainable, vandal resistant and impact resistant.





Lighting elements may not include flashing, chasing, pulsing, rotating, moving, or any variation of intensity and/or color unless under the provisions of section 7.4.

All lighting-elements must be reviewed and approved by the DRB. The Design Review Board's evaluation of the proposed lighting will be based on design excellence, timelessness, and compatibility with the design image of the Village.

## 7.2. Signage Lighting and Identification Signage

Signage lighting should uniformly illuminate the signage in a manner that increases visibility and renders graphic colors accurately. The entire sign, or lettering within the sign, should be smoothly illuminated without hotspots or shadows.

All wires, conduits, lighting channels and transformers must be concealed. All light sources must be concealed with minimum glare to pedestrian or auto areas.

Signage lighting and lighting sources from building to building are to be as standardized as possible, allowing for the fewest number of lighting fixture styles, and/or lighting sources required to properly illuminate the variety of blade signs existing in the resort currently.

Signage is to be illuminated in a manner that contains the lighting to the sign itself to avoid light trespass on nearby facades, the pedestrian path or create visual discomfort.

## 7.3. Core Commercial Village

Recognizing the importance of commercial vibrancy and the role of lighting to support the evening guest experience, the Beaver Creek Resort Company may install certain lighting elements within the Core Commercial Village as defined in Exhibit B, which are not allowed elsewhere or for individual commercial or residential lighting.

Uplighting is permitted in the Core Commercial Village as long as it is completely captured within a canopy and/or broad overhang and does not trespass up into the night sky.

Landscape lighting is allowed in landscape beds and along entrances to lodge buildings within the Core Commercial Village.

The Beaver Creek Resort Company may install colored, color-changing, and variable intensity lighting within common spaces and landscape beds within the Core Commercial Village. It is anticipated that this type of lighting may be used for special, seasonal and corporate events/activations, water features, or specialty art pieces such as the Wonder Art elements.



7.4. Seasonal Outdoor/Holiday Lighting:

Seasonal outdoor/holiday lighting is governed by Beaver Creek Resort Company regulations



## 8. BEAVER CREEK DESIGN GUIDELINES & REGULATIONS

Each application reviewed by the DRB pursuant to these Beaver Creek Village Design Guidelines shall be examined for compliance with each of the foregoing and following provisions:

	<u>YES</u>	<u>NO</u>
Is the project consistent with the Beaver Creek Theme? Have all appropriate regulations been adhered to?	_____	_____
Have the required building setbacks been adhered to?	_____	_____
Do the voids between buildings provide interesting pedestrian scale places and pathways?	_____	_____
Are major roof forms limited to gable, clipped gable and hip roofs? Are major roof slopes not less than 6:12 and not greater than 12:12?	_____	_____
Are pedestrian and vehicular areas below roofs protected from shedding snow and dripping water?	_____	_____
Has a cold roof assembly been provided?	_____	_____
Is the roof material a flat profile unglazed tile in a weathered surface?	_____	_____
Are the exterior wall materials: cedar, redwood, plaster, or stone approved by the Design Review Board?	_____	_____
Do plaster and stone exterior walls express mass rather than veneer? Is the plaster finish specified correctly?	_____	_____
Are windows located in a random pattern rather than in a symmetrical, repetitious, or formal pattern?	_____	_____



Are all window casings natural, stained, painted, or aluminum clad wood?

\_\_\_\_\_

Are windows used in combinations to avoid large uninterrupted glass areas of more than 20 square feet unless in retail storefront locations?

\_\_\_\_\_

Do fences or walls (free-standing or retaining walls) conform with the materials, colors, textures, and forms of adjacent buildings?

\_\_\_\_\_

Are foundation walls covered with earth, wood, plaster, or stone, or not left exposed for more than 8" in a vertical direction?

\_\_\_\_\_

Does the finish grading of the site blend into the natural landscape which borders it?

\_\_\_\_\_

Are the service and trash removal area(s) for the project protected from public view with walls, fences, or berms?

\_\_\_\_\_

Are these walls or fences constructed of building materials compatible with the materials and forms of the building?

\_\_\_\_\_

Is the access to the service and trash removal area(s) such that it does not conflict with pedestrian circulation?

\_\_\_\_\_

Is the paving material for patios and decks adjacent to the pedestrian street similar to, and compatible with, the pedestrian street material in both color and size?

\_\_\_\_\_

Do tree, shrub, vine, and ground cover types conform to the specified list? Is landscaping harmonious with natural surroundings?

\_\_\_\_\_

Are the numbers of fireplaces within the allocation permitted by the Design Review Board?

\_\_\_\_\_



Does each fireplace have a flue temperature sensor device and an indicator light?

\_\_\_\_\_

Are chimneys and flues located so as not to cause fumigation of ground level areas or adjacent buildings during down-wind conditions?

\_\_\_\_\_

Are all outdoor utility tanks, metering devices, transformers and other similar devices concealed from the view of public spaces and neighboring properties?

\_\_\_\_\_

Are all utilities underground?

\_\_\_\_\_

Are all newly graded non-paved areas re-vegetated so that they blend in naturally with existing native vegetation?

\_\_\_\_\_

Does landscaping blend with landscaping of adjacent properties?

\_\_\_\_\_

Is exterior lighting installed such that there is no glare to either neighboring properties or pedestrian or vehicular traffic?

\_\_\_\_\_

Has an Erosion Control and Re-vegetation Plan been prepared to deal with water runoff, slope stabilization, and re-vegetation measures?

\_\_\_\_\_

Is the retail space storefront consistent with Beaver Creek Theme? Are window openings in proportion with the scale of the building?

\_\_\_\_\_

Are storefront doors recessed so that they do not project beyond the face of the storefront when in an open position?

\_\_\_\_\_

Are exterior furnishings and artwork used?

\_\_\_\_\_

Are bay windows, glass and aluminum roofs, canvas awnings, or other imaginative devices used in the storefront design?

\_\_\_\_\_

Are tenant identification signs interesting, colorful, and tastefully designed?

\_\_\_\_\_





Do signs, whether lighted or unlighted, utilize the contrasting background?

\_\_\_\_\_

Do signs comply with the Design Regulations?

\_\_\_\_\_

Is lighting provided in the window display area?

\_\_\_\_\_

Does the lighting comply with the requirements?

\_\_\_\_\_

Have passive or active solar systems been applied to the project design?

\_\_\_\_\_

Have the use of solar techniques been implemented within the context of Beaver Creek Design Theme?

\_\_\_\_\_



## 9. DESIGN REVIEW AND DEVELOPMENT PROCESS

This section provides a “roadmap” that will guide an owner through the review and approval process of the Design Review Board (hereinafter referred to as “DRB”). This process must be followed for any of the following:

- The construction of a new building
- The renovation, expansion, or refinishing of the exterior of an existing structure
- Major landscape changes to a site
- Commercial Storefronts, signage, furniture, fixtures, improvements
- Lighting improvements

The Owner must also meet the submittal and approval requirements of Eagle County in order to obtain a Building Permit. Precise submittal requirements may be obtained from the Eagle County Building Department.

### 9.1. Pre-Planning Meeting

Responsibility

Timing

DRB Staff

Upon request

Provide the owner, architect, or builder with introductory information which will establish the overall regulations for the particular site or area involved.

This meeting will address:

- Property boundaries
- Easements and utilities
- Setbacks
- Architectural theme and special design considerations
- Building program and design rationale

### 9.2. Sketch Plan Review

Responsibility

Timing



Owner

Submit to the DRB one 24" x 36" and seven 11" x 17" copies of the Final Plan that reflect the design of the proposed building, landscape, or signage proposal (it is strongly recommended that building and landscape plans be prepared by licensed consultants).

At least three (3) weeks before the next scheduled meeting of the DRB

- Site plan, floor plans, elevations, roof design, exterior materials, character of the proposed structure, and landscape plans to include existing vegetation, temporary re-vegetation specifications for reseeding and mulching, and initial drainage and erosion control measures.
- Scale Minimum of 1"=20 'for site and landscape plans is required; 1/16", 1/8", or 1/4" = 1'-0" are optional for floor and elevation plans.
- Submit document verifying that the building height is in accordance with the Supplemental Declarations pertaining to this lot.
- Square footage breakdown for commercial, service, recreation, and residential area.
- Completed Sketch Plan Review application forms provided by the DRB.

Responsibility

Timing

DRB reviews Sketch Plan and notifies owner in writing of its findings.

DRB

Within 7 days of DRB decision

### 9.3. Final Plan Review

Responsibility

Timing

Owner

Submit to the DRB one 24" x 36" and seven 11" x 17" copies of the Final Plan that reflect the design of the proposed building, landscape, or signage proposal (it is strongly recommended that building and landscape plans be prepared by licensed consultants).

At least three (3) weeks before the next scheduled meeting of the DRB



In addition to completed Final Plan Review application forms provided by the DRB, a final plan must include the following information:

#### Site Plan

- (Presented at 1" = 20', 1" = 16', 1" = 10', or 1" = 8') Indicate proposed building "footprint", roof drip line, property boundaries and easements, utility locations, existing vegetation, existing and proposed 1' contours, areas of cut and fill, drainage, proposed roads, driveways, sidewalks, decks, and any other proposed improvements. Indicate scale and north direction.

#### Footing and Foundation Plan

- (Presented at 1/8" or 1/4" = 1'-0")

#### Floor Plans

- (Presented at 1/8" or 1/4" = 1'-0") Include all room dimensions, door and window locations and sizes, and location of mechanical and electrical systems Square footage breakdown for commercial, service, recreation, and residential area.

#### Elevations

- Indicate the exterior appearance of all views labeled in accordance with the Site Plan; height of all roof ridges, height of all chimneys as compared with the
- nearest ridge of the roof; natural and finished grade for elevations of all views. Describe all exterior materials, colors, and finishes (walls, roofs, trim, chimneys, windows, doors, etc). The elevation drawings should indicate shadow patterns and material textures.

#### Roof Plan

- (Presented at 1/8" or 1/4" = 1'-0") Indicate all roof pitches, heights above grade, and roof materials.

#### Building Sections

- (Presented at 1/8" or 1/4" = 1'-0") Indicate building walls, floors, interior relationships, finished exterior grade and any other information to clearly describe the interior/exterior relationships of the building.

#### Perspective Sketches

- Provide a ground level perspective sketch(s) of the building from a location(s) representing a primary public exposure to the building. This sketch should indicate exterior shadow patterns, materials, textures, and trim details.



#### Model

- (Presented at 1/16", 1/8", or 1/4" =1'-0") Indicate three-dimensional building massing, form, openings, and relationship to the surrounding site

#### Details

- Provide design details to sufficiently represent the visual expression of the building, exposed connections, and material interfaces.

#### Exterior Finish Samples

- Provide a sample of exterior finishes showing color and texture of plaster, type of rock, and color and pattern of wood.

#### Diagrams

- Indicate areas of snow shedding and water removal, and anticipated chimney smoke dispersal

#### Landscape Plan

- (Presented at 1"=20", 1"=16', or 1"=8') Indicate final landscape improvements to include:
- Proposed grading plan with spot elevations at 1' contours for drainage control and rim and invert elevations for all drains and culverts
- Planting plan with proposed plant materials
- All plant materials by common and botanical names and size
- For seeded areas, rates and method of application per 1,000 square foot increments, mulch type, rate and stabilization technique and fertilizer type and time of application are required for review:-

#### Landscape Plan, Cont.

- Locate rock outcroppings, decks or patios, service yards, driveways, other freestanding structures, etc.
- Locate and detail all outdoor lights and signs

#### Specifications:

Provide written specifications and color boards where necessary for the following items:

- Exterior wall materials and colors
- Windows and exterior doors with colors
- Exterior trim materials and colors
- Fireplace
- Exterior lighting fixtures





- Signage

#### Erosion Control and Re-vegetation Plan:

Indicate the means and time schedule by which the prevention of erosion and stream sedimentation will be addressed during and after construction, including any of the following that are appropriate for the site in question:

- Tree and vegetation protection
- Placement and type of perimeter fillers
- Water control methods
- Vehicular access points
- Spoil storage and stabilization measures
- Siltation control devices
- Landscaping methods
- Seed and fertilizer types, application rates and methods
- Mulch type, rate of application, and stabilization methods
- Type and location of any permanent or temporary irrigation to be used

	Responsibility	Timing
Notify applicant and Beaver Creek Resort Company of the DRB decision. Notification will also be posted in a conspicuous place at Beaver Creek. The decision will become final if no action is taken by the Beaver Creek Resort Company Board of Directors and no appeal is filed by applicant within 20 days of DRB decision.	DRB	Within 7 days of the decision



## 10. DESIGN REVIEW BOARD APPEAL PROCESS

	Responsibility	Timing
Submit an appeal to the DRB in writing.	Applicant	Within 20 days following DRB decision.
Review applicant's appeal and render a decision.	DRB	Next regularly scheduled meeting.
Transmit decision to applicant and to Beaver Creek Resort Company Board of Directors. Notification will also be posted in a conspicuous place at Beaver Creek	DRB	Within 7 days of the decision regarding appeal request.

## 11. BEAVER CREEK RESORT COMPANY APPEAL PROCESS

	Responsibility	Timing
Submit a formal written appeal to the Beaver Creek Resort Company Board of Directors.	Applicant	Within 7 days following the date of notice of DRB appeal decision.
BCRC review applicant's appeal consistent with applicable governing documents.	BCRC	Within 30 days from the date of filing the appeal.
Submit approved Final Plan to Eagle County Building Department.	Owner	When Final Plan has been approved by DRB or on appeal by Beaver Creek Resort Company.



Obtain a building permit from Eagle County by meeting all of its requirements. Precise submittal requirements can be obtained from the Eagle County Building Department upon presentation to Eagle County of a photo copy of the warranty deed and a set of plans stamped and approved by the DRB.	Owner	Open
--	-------	------

#### PRE-CONSTRUCTION/INSPECTION:

	Responsibility	Timing
Complete all conditions of final plan approval.	Arch. /Owner	Open
Complete all applicable preconstruction requirements as detailed in Section 4.02 of the Beaver Creek Resort Company Construction Activity and Compliance Deposit Regulation.	Arch. /Owner	Open
Request site inspection/preconstruction meeting	Owner/ Contractor	Upon completion of #2
Conduct site inspection/precon to ensure compliance with approved plans, construction management plan and all applicable regulations.	DRB Staff/ Contractor	As scheduled
Issue site inspection/precon approval	DRB Staff	Upon completion of precon
Request inspections and obtain approvals as required by Eagle County.	Owner/ Contractor	As appropriate



Request final inspection of landscaping and/ or building.	Owner/ Contractor	As quickly as possible
Inspect project	DRB Staff	As scheduled
Issue Certificate of Compliance from which owner can request a Certificate of Occupancy from Eagle County.	DRB Staff	Following successful inspection



## 12. DESIGN REVIEW PROCESS FOR COMMERCIAL FACILITIES & STORE FRONT SIGNAGE APPROVAL

### Design Review Process Commercial Facilities, Storefront Signage Approval

Obtain an application form from the DRB, complete it, and return it with the appropriate fee amount to the Design Review Board staff.

The application for a sign, graphics, or storefront approval must contain the following information.

- Name, address, telephone number of the applicant and date of application
- Numerical location of building structure upon its lot, block and filing designation, and street address upon which the sign is to be located
- The title under which the application is being-made
- Position of the sign on the building in plain view (drawn to scale) and elevation views (drawn to scale)
- Two sets of scale drawings of the plans and specifications, including:
  - the style of lettering, lighting, type of fabrication material
  - the method of attachment to the building or to the ground
- A color sketch of the sign and building, as well as any contiguous streets or buildings, showing how the signs would appear in relation to one another
- Name of person or persons constructing and erecting the sign
- A copy of structural calculations showing that the sign support is designed for dead load and wind pressures, if required by the Design Review Board
- Lineal feet of frontage

Before construction or installation, written verification stating that the design IS approved must be obtained from the Design Review Board,



# *Beaver Creek Village Design Philosophy and Designation of the Village*





Exhibit B  
Beaver Creek  
*Core Commercial Village*

