2nd – 5th Year

- Develop a parking plan for the downtown core area.
- Institute shared parking by multiple businesses.

7.4.8. Building Design and Function

Architectural review should be incorporated into the land development regulations and required for new or expanding businesses in the downtown area.

2nd – 5th Year

By imposing basic design controls, such as generally acceptable uniformity in signage, lighting, and window treatment, a high quality visual character can be preserved. Positive architectural elements should be considered in all new construction or restoration. Review of architecture should begin immediately starting and continue indefinitely.

- Buildings should demonstrate compatibility in materials and consistency in style throughout all exterior elevations. Building components such as windows, doors, arches and parapets should have proportions appropriate to the architecture of the structure.
- Additions: all additions should relate to the existing building in design, detail, colors, and material.
- Historical significance: Plans should show consideration for historical elements if any of the significance exist on the site. For buildings located in the Historical District, the site, structure, object or area that has character, interest or value as part of the development, heritage or cultural characteristics of the town.
- Relation to site: buildings should be designed to relate to the existing landforms and the contours of the site and present an integrated appearance.
- Neighborhood compatibility: buildings should have a harmonious relationship with the surrounding neighborhood. Significant factors in establishing this relationship are a sense of scale, roof lines, colors, and materials.

7.5   COMMUNITY RECOMMENDATIONS

The following results are from the Citizens Survey questionnaire.
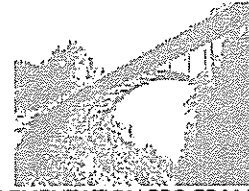
1. **Views/natural beauty** influenced the move to Red Cliff.

2. Development in Red Cliff **could use some growth.**

3. Over the last three to five years, the rate of commercial development in Red Cliff area has been **too slow.**

4. Over the last three to five years, the rate of residential development in Red Cliff has been **about right.**

5. In general, the availability of stores and commercial development in your area is **low and does not serve the shopping and job needs of residents.**

6. **Favor a balance between economic development and environmental protection/open space preservation.**

7. How do you feel about each type of future economic development in Red Cliff:

   SUPPORT
   1) Real estate development
   2) Elementary/secondary educational facilities
   3) Post-secondary educational facilities
   4) Museums and historical sites
   5) High tech information based industry
   6) Light manufacturing industry
   7) Retail goods and services needed by residents on a regular basis
   8) Custom workshop businesses (furniture making, etc,)
   9) Small home-based businesses (software development, etc.)

   OPPOSED
   1) Heavy industrial
   2) Resource extraction (mining and timber)

   POOR
   1) Developed outdoor recreation facilities
   2) Developed indoor recreation facilities
   3) Crime prevention
   4) The development review process
   5) Zoning and code enforcement
   6) Emergency medical services
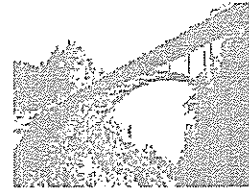
EXCELLENT.
Road and street maintenance

9. Over the last five years, living conditions in Red Cliff have generally improved, and/or stayed about the same.
   1) **Improved**   **Tie**
   2) **Remained the same**   **Tie**

10. The primary issue you think is the most important in Red Cliff's long-term planning effort is **land use {location of housing, shopping, industry, parks, schools, and places of worship)**

11. The primary way that future commercial (small-scale retail, office land services development should occur is to **continue to expand at major intersections, but with tighter controls on building design, signs, landscape planting, parking lot location, etc:**

12. Red Cliff **should** increase tree planting along the major and minor streets.

13. **Strongly agree** that Red Cliff should control the locations and characteristics of new growth and development.

14. **Parking** is the most important aspect of commercial retail and office development.

15. Red Cliff should **explore** alternative development trends for the future.

II   Walking Tour Visual Preference Survey

The following results from the questionnaire tabulate the highest score for each question.

1. **Gateways and Entries**: Entrances into town should create a sense of arrival. This is accomplished by formal elements of signage, landscaping, lighting, architectural elements and view corridors. Standing at the main entrance into town, does the entrance create a sense of arrival?
   Strongly Disagree Tie
   Strongly Agree   Tie

2. **Streets**: Streets are the most important public space of town. To strengthen the town's main street attractiveness as a public market, a clear visual sense of
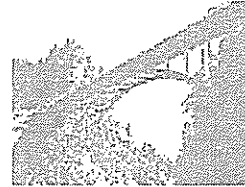
continuity gives a town a distinctive identity. In most commercial areas the sidewalk extends completely to the curb, street lighting, regulatory signs and landscaping such as street trees are planted along the avenue. Walking along Eagle Street do you like/**dislike** this street?
Strongly Agree

3.   **Roadway Design:**

The community felt that not having traffic signals was an important element of rural character. **Strongly Agree**

Would you like to see parking designed differently than what it is now?
Strongly Agree

Would you like to have crosswalks delineated across Eagle Street?
Somewhat Agree

Would you like delineated intersections along Eagle Street?
Strongly Disagree

4.   **Architecture:** The buildings that frame the downtown's streets and public spaces influence the visual character by relating positively to the street. Buildings create a sense of visual continuity through similarities in building height, scale, massing, overall organization of the façade, and the use of materials, colors, and roof shapes. Does the mix of architectural styles, setbacks, heights and materials of the buildings along Eagle Street create a strong sense of contributing to the town's physical appearance?
Somewhat Disagree

5.   **Provide examples of locally owned businesses that are appropriate for this community.**
   a. Provide examples of the size and scale of these businesses, i.e.: number of stories, width and depth of the buildings, building materials, architectural character of the building, color and material of the primary structure, relationship to the surrounding community/streets, pedestrian flows, parking, etc.
   * Any, if downtown conforms to standards
   * Liquor store – size and scale and style of building, although it needs painting / spiffing up.
   * Exterior siding 6 inch or 4 inch old look. It's lookin' good.
   * No more than two stories, small cottage type industries.
   * Convenience store and fuel station
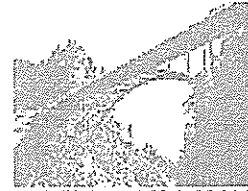
- Liquor store is appropriate architecturally although could use some cosmetic improvement. P.O. does not fit with Red Cliff's architecture.
- No more than two stories, no wider than a normal lot – antique, souvenirs, curio, bakery, 2nd coffee shop, convenience store, café, restaurant/tavern.
- Convenient store, gas station, restaurants.
- Art Studios, cabinet shops, convenience store, architectural style. Old mining town look. Parking is a concern. Sidewalk improvement needed.
- Not enough parking and sidewalks
- The new Mango's will be perfect.
- Dining, small shops, bars, art. 2-3 stories, traditional fronts, theater

b. What about replicating the architecture of businesses that may contribute to a style consistent with what a mining community is?
- Replicating will turn the town into Disneyland! (Look at Riverwalk in Edwards). Instead, look to the past for inspiration and reinterpret for the way we build today.
- Historical
- If you mean a few stores which what? Probably. Supply the needs of rural folks who come into town for gas, basic food items, and at least one restaurant, (family appropriate) one restaurant / bar (for adults.
- Like it use to look in the 20's.
- Consistent architecture that maintains turn of the century buildings.
- Insofar as possible, it would be most desirable to maintain a consistent style of architecture that reflects turn of the century decades (1890-1910)
- Stick with the old mining look, Silverton, Ouray, Telluride.
- We are exotic and artsy.

6. **Do you feel the business portion of Eagle Street is representative of the small town character of Red Cliff.**

Provide examples of how you see the "central downtown" area as.
- Basalt, CO, Telluride, CO, Pearl Street - Boulder, CO
- Tight two story buildings, no setbacks or (reetridions?) other than architectural style.
- At least one gas station, one convenience store, one restaurant or restaurant lodge combination, a Laundromat and tourist / gift shop.
- New buildings are attractive but too close together. There is no landscaping allowance.
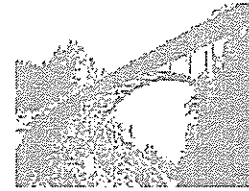
- Johns liquor store and Mango's?
- Red Cliff's "downtown" should have continuity of style, should the pedestrian friendly be inviting. Lack of parking is an issue that needs to be addressed by the town and those who wish to develop commercial ventures.
- Presently, there are no businesses except Johnny's and Mango's under construction. These are both representative of the town's character.
- History and reminder changes and changing
- Small shops and business, a few bars and restaurants
- Current ideas are great – we should have a day restaurant, night restaurant, gas station, convenience store and gift shop and other ingenious specialty stores.
- Yes, start in area between Shrine Road to Monument Street.

a. **What elements of this downtown area are important? (i.e.: sidewalk, wide sidewalk, buildings up to the sidewalk, several services in close proximity, the design of the buildings, street furniture, etc.)**
   - Landscaping, parking
   - Sidewalk and turn of the century lighting at low level
   - All of the above; parking, trees, public gatherings / info areas.
   - Sidewalk and low lighting consistent with period architecture
   - Historical, not big, sidewalks, trees
   - An overall theme should be adopted for design of downtown, wide sidewalks, more trees, street furniture is nice.
   - Sidewalks – with some buildings close, some setback and a community parking lot with no overnight parking.
   - Design of the buildings, parking, sidewalks

b. **What works well in this area? What needs to be changed?**
   - Parking
   - The new buildings are nice, more landscaping is appropriate, old cars need to go away.
   - Needs to be more business and less housing.
   - Currently this area is a vehicle thoroughfare. Additional goals need to be planned for implementation (some are currently in the works).
   - There needs to be more business! And less residential building in the business district.
   - Sidewalks need to be fixed with gutters
   - More trees, some street furniture
   - Public parking and sidewalks. We need some of each.
   - The Natural setting works. Support services needs to be changed.

c. **Would you like public/gathering spaces part of the main street?**
- Yes
- If part of a restaurant, also preserve the park / playground.
- Small area where locals and visitors can gather for information about the town.
- A small square or park on Eagle Street would be nice.
- Parks and recreation

d. **Is the architecture and style of the newer single family homes representative of a small town character?**
- No-(term?) Victorian or log cabin
- Some are – (as remodeled) older homes, not changing size and scale) some are grossly out of scale to rest of neighborhood!
- Maybe not but they are nice
- On almost all new construction, I believe the homes look like they should be on acreage in the woods or Eagle Vail homes.
- With one exception – the log home on Monument street.
- In some cases, yes. In others, no
- Yes, I feel that it can make the area look more organized
- So far
- Yes
- Not any of the "stack-a-shacks"
- Some yes, but there are some bad examples.

e. **Residential quality**
- Red Cliff needs families with children in order to build long-term community relationships where people work together to improve / maintain quality of life. For that a pre-school and school is needed.
- Mediocre
- Varies widely
- Parking issues. Landscaping needs to be addressed in planning process. Eliminate dirt / gravel roads
- Varies widely from attractive homes to dumps. The town should do what it can to get the dumps spruced up.
- Important
- I think the quality of life in this town is <u>outstanding</u>.
- There is a need to inspect some of the falling buildings for required tear-downs.
- Good
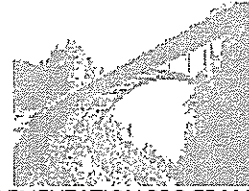
f. <u>**Shopping and services to support residential**</u>

- Can't compete with Wal-Mart and the big box stores now nearby for long-term (stack-up of) supplies, but basic food items, household items and gas are needed; also Laundromat and car wash.
- Yes
- None
- None existent
- Convenience store and gas station
- Important
- Convenience store would be nice. Another eatery would be good also, some small shops and galleries.
- See #6
- None

7. **Do you feel that it's important to "keep it as it is." The following recommendations have been suggested as important ingredients to "keep it as it is". Do you agree or disagree?**

Special events such as Red Cliff Days
Strongly Agree
Market
Strongly Agree
Cultural attractions such as Comanche Crossing Historical Museum
Strongly Agree
Restaurants
Strongly Agree
Close-in housing
Strongly Agree
Long term importance for the region and the town
Strongly Agree
Decisions beyond narrow interests and short term time frame
Strongly Agree
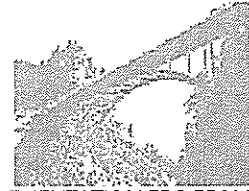A civic attitude
Strongly Agree
Enduring designs and materials
Strongly Agree
Unique features
Strongly Agree

8. <u>**Do you feel that "knowing people", "friendliness", "relaxation" and a "friendly atmosphere" were all important elements of Red Cliff.**</u>

Use of the Rec. Center/educational programs
Strongly Agree

Third Tuesday Of The Month Lunch
Strongly Agree

Places for youth
Don't Know

Family oriented activities
Strongly Agree

Compatible land uses
Strongly Agree

No conflicts in access, circulation and parking
Strongly Agree

Residential retail market and services
Strongly Agree

Strong code enforcement
Somewhat Agree Tie
Strongly Agree   Tie

9.   **Should the historical character of Red Cliff be respected and preserved as a unique community asset?**

Preservation, restoration or reuse of historic buildings and places
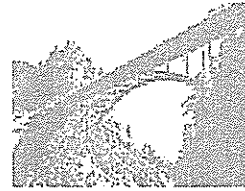**Strongly Agree**
Respect for existing scale, style and character by new development
Strongly Agree
Design guidelines
Strongly Agree
Adding or restoring landmarks to the Downtown
Strongly Agree

10. **Should downtown Red Cliff project an image and be a symbol for a bedroom community, a tourist and recreation community or a community anticipating economic and diverse growth.**

prospective employers
Somewhat Agree Tie

Strongly Agree   Tie

promotion and marketing
Strongly Agree

visitor attraction and retention
Strongly Agree

Broad based retail
Somewhat Agree

Personal, professional and business services
Somewhat Agree

Visitor related services
Strongly Agree

Office employment
Somewhat Agree

New business location
Somewhat Agree

New residential development
Somewhat Agree Tie
Strongly Agree   Tie

11.   Should Red Cliff capitalize on its open natural setting by providing for public places?

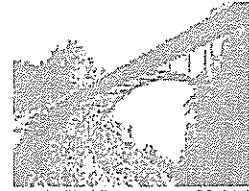Parks and open spaces
Strongly Agree

Views and view corridors
Strongly Agree

Climate and sun exposure
Strongly Agree

12.   Should Red Cliff provide pedestrian amenities in the downtown that invite activities?

Landscaping along the sidewalks

Strongly Agree

Design of public improvements such as new sidewalks
Strongly Agree

13. **Historical, Renovation, and Reuse**: The downtown's older buildings add interest and identity. Historical architectural patterns, alignments, window size and shape identify the relationships of historical buildings and the spaces they occupy. Wherever possible, examples of the downtown's traditional commercial and residential architecture should be preserved, renovated, and where appropriate, reused. New development should be designed to complement the existing architecture and reinforce its features. Buildings along Eagle Street and the streets intersecting with Eagle Street are a mix of historical turn of the century, 1930's 1950's, 1960's and 2000. Do these add to the character of the downtown and Eagle Street as the main street.

     Somewhat Agree Tie
     Strongly Agree   Tie

14. Lighting: Lighting systems should be placed in a uniform pattern or theme with consistent use of luminaries, lamp types, posts, and mounting techniques. Consider daytime appearance of poles. The fixtures should blend with the visual context of the street and architecture of the buildings. Avoid light pollution and glare. Light fixture styles reinforce the community wide theme. Does the present lighting along Eagle Street and the downtown in general provide a unified and coordinated appearance and present a positive sense of orientation and identity to motorists and pedestrians?
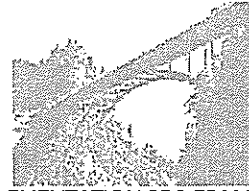
Strongly Agree

15. Signage: The design of street signs, directional, parking and service access area signs should be coordinated throughout the community. Community image signs with letter styles that are simple and easy to read should be designed to lead the user from arterial and collector roadways to main street, parking and residential streets. Are the signs along Eagle Street and the downtown legible and well proportioned for clear understanding and communication?

     Strongly Agree

Are the sign shapes simple and straightforward to communicate well?

Strongly Disagree Tie

Strongly Agree   Tie

Do the signs on commercial buildings fit within existing features of the building's façade.

Somewhat Agree

Do the signs detract from or hide architectural details of the buildings?

Somewhat Agree

16.   Public Spaces: The downtown's most important public spaces are its streets. Because of their visibility, streets can potentially reinforce a positive, unified image. Downtown's public spaces provide an opportunity for social interaction and create focus for places to gather. Amenities such as seating, plant materials and shade trees should be convenient to the users and located where they can protect and make use of mature existing trees and other natural features. Do the public spaces in the downtown offer amenities to the people who use the downtown?

       Strongly Agree