

DESIGN STANDARDS SERVICES

DURANGO, COLORADO



A new infill project caused concern among residents about its appropriateness in the neighborhood.



An established residential neighborhood.

"The fundamental questions in all of this remain the same: Can we preserve what we value about Durango's neighborhoods? Who gets to decide what that means? What say do the people who live in these neighborhoods have? And, must we adopt a one-size-fits-all approach to planning or can we recognize that each of Durango's neighborhoods has its own unique blend of attributes and concerns?"

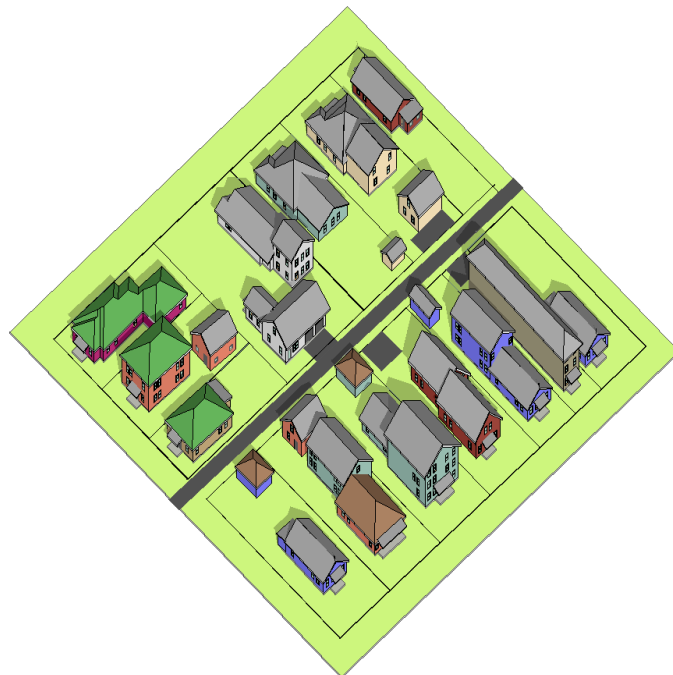
Editorial Quote from the Durango Herald 8/22/05

Residential Infill Design Standards

The City of Durango adopted design standards for infill development within five established core area neighborhoods. The intention of the design standards is to establish a clear set of design expectations that will result in buildings that are compatible within the context of the neighborhood.

The project generated active public participation. In a series of workshops, participants defined and commented on issues and assets related to current building trends; visual models that illustrate the existing and potential regulations as well as traditional building patterns; and citywide neighborhood surveys. The guidelines have an alternative track that allows one to demonstrate how the basic expectations of standards may be met in different ways. Zoning districts were redrawn based on neighborhood character.

The design standards will help property owners make well-informed decisions that will preserve the integrity of traditional neighborhoods, enhance livability, and strengthen the overall design cohesiveness of the neighborhoods. The system was put into place in January 2006.



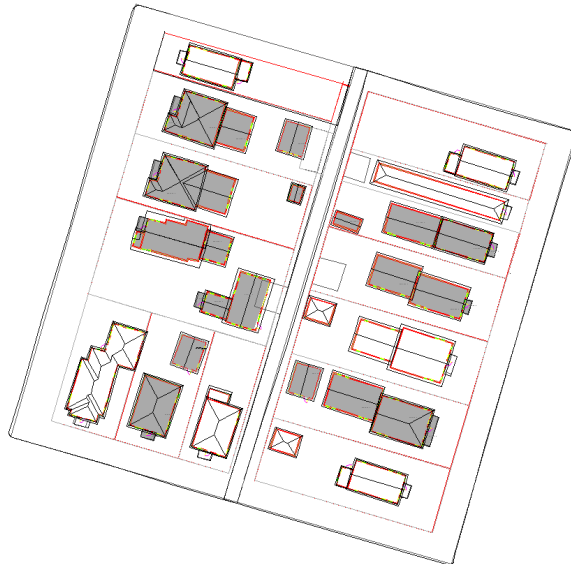
Modeling scenarios were developed for several established neighborhoods. This image shows potential infill that could occur under certain FAR (floor area ratio), lot coverage, height and setback standards.



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DURANGO, COLORADO



SERVICES:

- » Visual analysis with neighborhood modeling
- » Neighborhood survey
- » Design guidelines for residential buildings
- » Design standards for residential neighborhoods (city code amendment)

CLIENT:

Greg Hoch
 Director of Planning
 City of Durango

DATE:

2006



Lot Size & name	A - 50 x 140	B - 50 x 140	C - 75 x 140	D - 50 x 100	E - 50 x 140	F - 50 x 140	F - 35 x 140
Lot size	7,000	7,000	10,500	5,000	7,000	7,000	4900 sf
Building coverage	34%	29%	29%	34%	34%	34%	42%
Building Square footage							
Primary	2094 sf	1875 sf	2147 sf	2354 sf	3248 sf	3225 sf	2748 sf
Secondary	936 sf	125 sf	1838 sf	936 sf	936 sf		206 sf
Total	3030 sf	2000 sf	3656 sf	3290 sf	4184 sf	3225 sf	2954 sf
Floor Area Ratio primary	0.33	0.26	0.20	0.47	0.46	0.46	0.56
Floor Area Ratio secondary	0.13	0.02	0.18	0.18	0.13		0.04
Floor Area Ratio Total	0.43	0.28	0.38	0.65	0.59	0.46	0.60
Setbacks							
Front yard	20'	20'	20'	10'	20'	25'	14'
Side yard	9', 7'	9', 7'	2', 44'	8', 12'	10', 10'	10', 11'	6', 6'
Rear yard primary	57'	57'	46'	46'	33'	40'	40'
Rear yard secondary	14'	6'	10'	10'	5'	0'	4'
Building Height primary	26'	22'	18'	30'	27'	27'	28'

The information above was also presented with the modeling scenario on the previous page, which includes a neighborhood plan, street perspective and statistics.



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