
GOLD LINK

Town of Mt. Crested Butte, Colorado

Design Guidelines and Review Process

DESIGNWORKSHOP

Denver, Colorado

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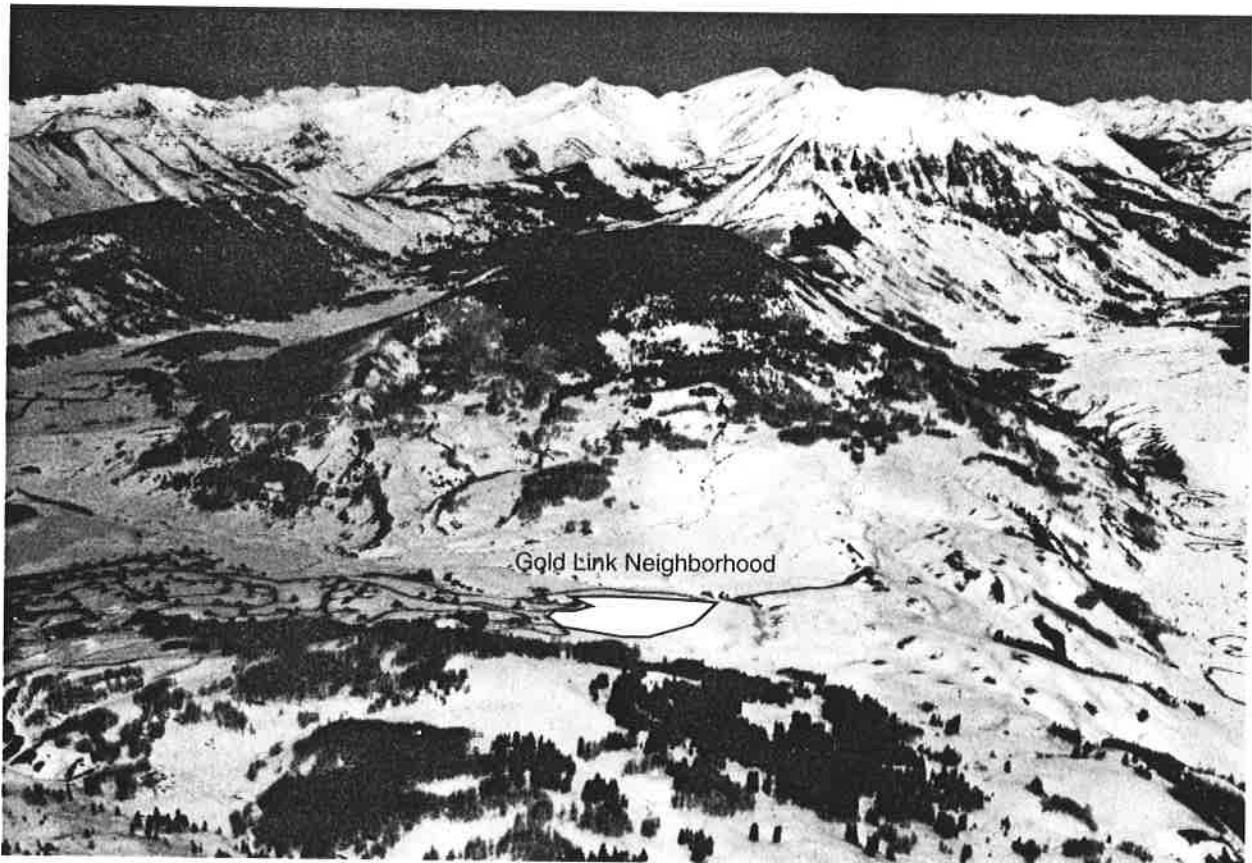
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I. Introduction

A. Intent

The Gold Link Neighborhood is located in an area of outstanding natural beauty and has been designed to maximize this amenity. Building envelopes have been identified for each lot to protect the natural terrain, views, privacy, vegetation, and relationship between adjacent sites. These Guidelines are prepared to provide guidance and direction to the owners and professionals involved with the design and construction of buildings and site improvements. This is not a "building code", but recommendations for good design that is compatible with the character of the Gold Link Neighborhood. The underlying goals of these Guidelines are to:

1. Protect and enhance the natural landscape.
2. Minimize the visual impact of the subdivision from other areas of the community.
3. Maximize the long range views from each homesite and minimize the visual impact of development from other homesites.



B. Relationship to Protective Covenants and Other Regulations

The Design Guidelines are supplemental to restrictions and processes established in the Declaration of Protective Covenants for the Gold Link Subdivision filed with the Town of Mt. Crested Butte. Owners of each lot are encouraged to review both documents together.

Compliance with the design review process is not a substitute for compliance with the Town of Mt. Crested Butte and the state of Colorado zoning and subdivision ordinances. Each Owner is responsible for obtaining all approvals, licenses and permits as may be required by the Town of Mt. Crested Butte, the state of Colorado and any Special District providing services to the lot prior to commencement of construction.

C. Authority of Design Review Board (DRB)

No single-family residence, building or improvement shall be commenced, constructed, erected or maintained upon any lot, nor shall any landscaping be done, nor shall any exterior addition, change or alteration be made, until the plans and specifications have been submitted to and approved in writing by the Town of Mt. Crested Butte and the Design Review Board in the manner set forth in these guidelines.

II. IMAGE STATEMENT

A. Existing Conditions

The Gold Link Neighborhood is located at the northern end of the Town of Mt. Crested Butte, immediately adjacent to skiing and permanent open space in the Gunnison National Forest.

The site is surrounded by panoramic, long-range views which are dominated by the presence of Mt. Crested Butte to the south and Paradise Mountain to the west. Characterized by rolling meadows, the site sits at the base of the foothills, which are embroidered with masses of Aspens and Coniferous forests. These hills transition to steep, heavily tree'd slopes and mountain peaks of the high country.

The neighborhood is in a rolling meadow blanketed by tall grasses with a central drainage overflowing with native willows. Other less dominant drainages define spaces by casting subtle shadows on the terrain. A picturesque fence line marks the property boundary and is the only division separating the site and the adjacent open space.

It is the objective of the Design Guidelines to create a residential neighborhood that takes maximum advantage of and blends into the visual character of the site and surrounding environment.



existing view of property from Paradise Mountain

B. Gold Link Neighborhood

The Gold Link Neighborhood is designed as a cluster of single family homes surrounded by open space. Within the neighborhood, all drainages have been preserved including a spine of willows which bisects the property.

The design concept is to have the impact of the residences softened by planting indigenous trees in masses reflecting natural vegetation patterns. These patterns follow the existing drainages and meander throughout the neighborhood. The planting will also provide privacy between residences and frame long range views. Gold Link Drive has been carefully designed to follow existing topography and have minimum impact on the landscape character.



proposed view of neighborhood from Paradise Mountain

III. DESIGN GUIDELINES

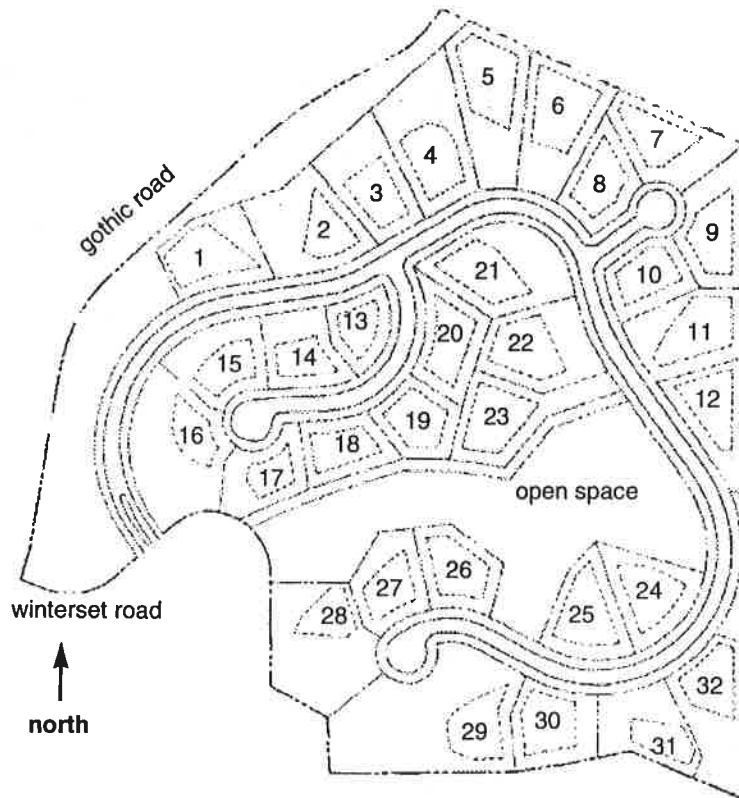
A. Site Development

1. Building Envelopes

Every structure built within the Gold Link Neighborhood must be built within the designated building envelope on each lot. These envelopes have been selected with consideration for:

- Town setback requirements
- Steep topography and topographic edges
- Utility easements
- Visual setbacks and corridors
- Existing vegetation
- Existing drainages
- Privacy from adjacent lots

In the event that two lots are combined, the building envelopes may be connected with approval by the DRB, provided the connection does not encroach on any of the above listed conditions.



Building Envelopes (cont'd)

With prior written approval from the DRB, minor encroachments outside of the envelope may be permitted for roof overhangs, balconies, service areas, porches, patios, or limited walkways. Building siting within this envelope shall be responsible to existing features of terrain, drainage patterns, vegetation, views and sun exposure.

2. Single Family Lot

Designates a lot that may be used for the construction of one Primary Dwelling Unit, one Accessory Housing Unit and Garage. A Single Family Lot may not be further subdivided or condominiumized.

3. Primary Dwelling Unit

Designates the main residence which may include accessory housing unit if applicable.

4. Accessory Housing Units

Designates a secondary Dwelling Unit, limited to a maximum of 800 square feet, that may be integrated into Primary Dwelling Unit or detached garage but not both.

5. Garage

Garages may be attached or detached and may contain accessory housing unit.

6. Grading

Grading improvements shall blend into the rolling natural topography. A smooth transition should be created where cut and fill slopes connect to the existing topography. Cut and fill should be feathered into the topography within the property boundary. Cut and fill banks are to be designed and revegetated to avoid erosion and should be limited to a maximum of 3:1 slope.



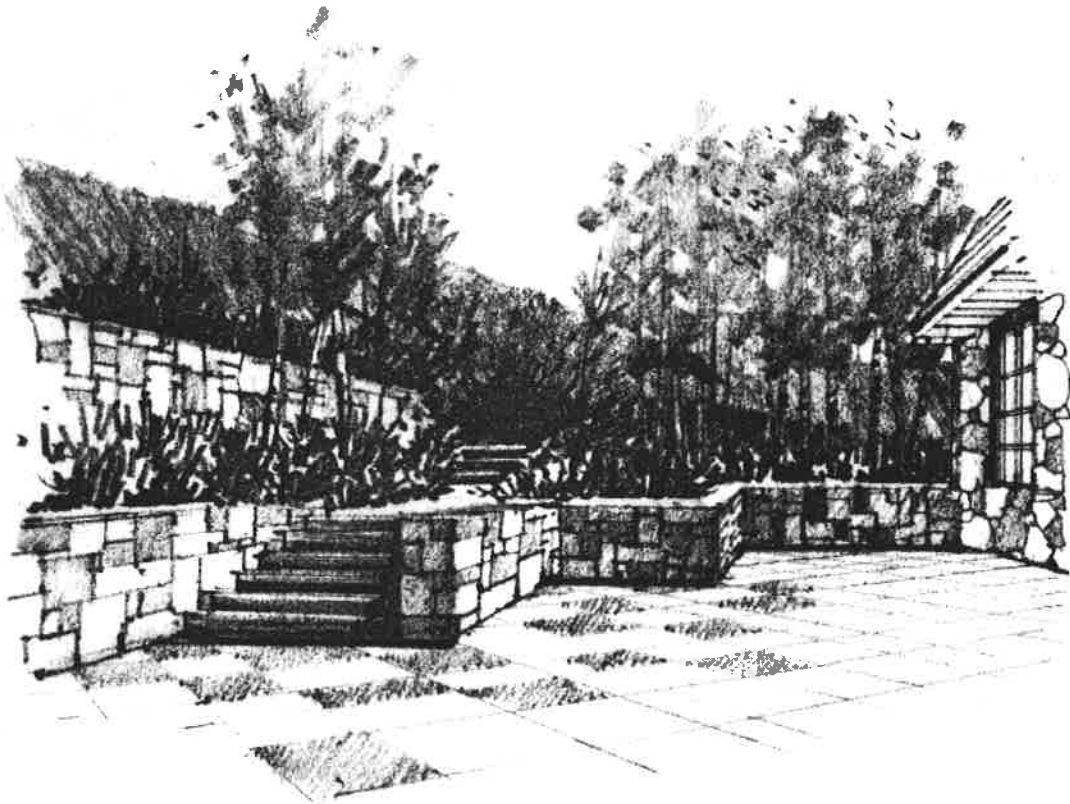
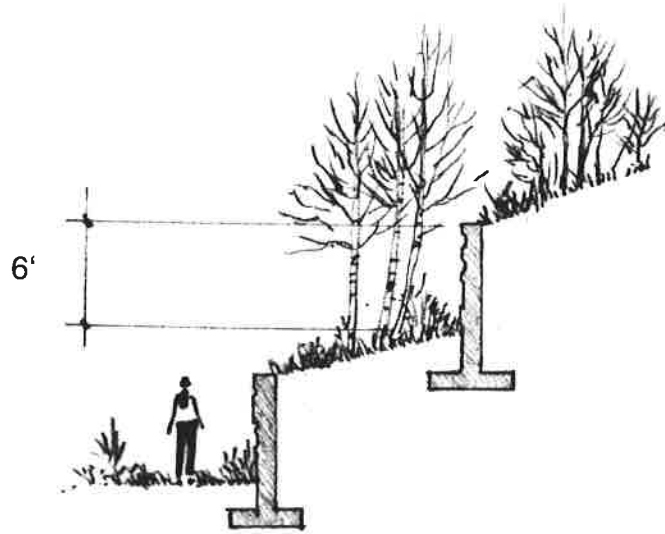
Traditional building platform



Preferred building platform

7. Retaining Walls

Retaining walls should be designed as an extension of buildings or relate to the building form. Retaining walls should not exceed 6' in height and should be surfaced with stone that is native to the area. Walls that are not retaining and are constructed without mortar (dry-laid) should not exceed 4' in height.





By extending the architecture into the landscape, retaining walls blend the building platform gracefully into the existing terrain as well as create beautiful outdoor spaces.

8. Construction Management

The homeowner shall make provisions to protect the areas of the site outside of the immediate construction area. This includes preventing damage to existing native grass areas and topography created by haul roads, earthwork and stacking materials.

9. Drainage

Drainage patterns within the lot may be modified to improve flow away from structures. Drainages should be directed towards existing natural drainages or drainageways designated on the Gold Link Neighborhood Drainage Plan. Storm drainage shall not connect into sanitary sewer system.

10. Utilities

All utility lines in the Gold Link Neighborhood will be installed underground. Connections from trunk lines to individual structures must also be underground. Sewage disposal systems must be installed pursuant to the regulations of the Mt. Crested Butte Water and Sanitation District. No individual septic tanks, leach field systems or wells are permitted. No exterior antennae or satellite TV disks will be permitted without approval by the DRB.

11. Driveways

Driveways should not exceed 12' in width. Driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the owner. Maximum driveway grades shall not exceed 5% for the first 20 feet from the roadway and shall not exceed 8% elsewhere without written approval from the DRB. Driveway and parking surfaces may be asphalt, concrete, unit pavers, or cobbles. Access points must be within the zones shown on the Gold Link Neighborhood Preliminary Submission. Variations must be approved by the DRB.

12. Parking

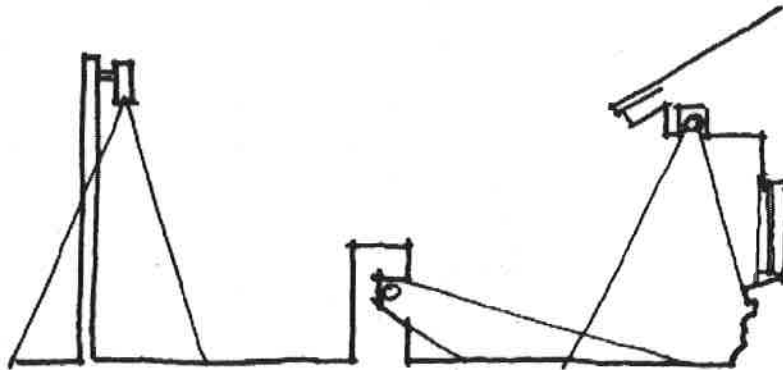
A minimum of two off-street parking spaces per lot are required. Parking should be screened from public view by planting, earth form, or fencing when it is feasible to do so. More spaces may be required by the DRB for larger residences.

13. Signs

All signs must have written approval from the Town of Mt. Crested Butte and the DRB. Residences must have street number signs attached to the house or at the driveway entry outside of the street right-of-way. If lighted, the light source must be concealed from views off the property. Address signs shall not exceed two square feet in total area.

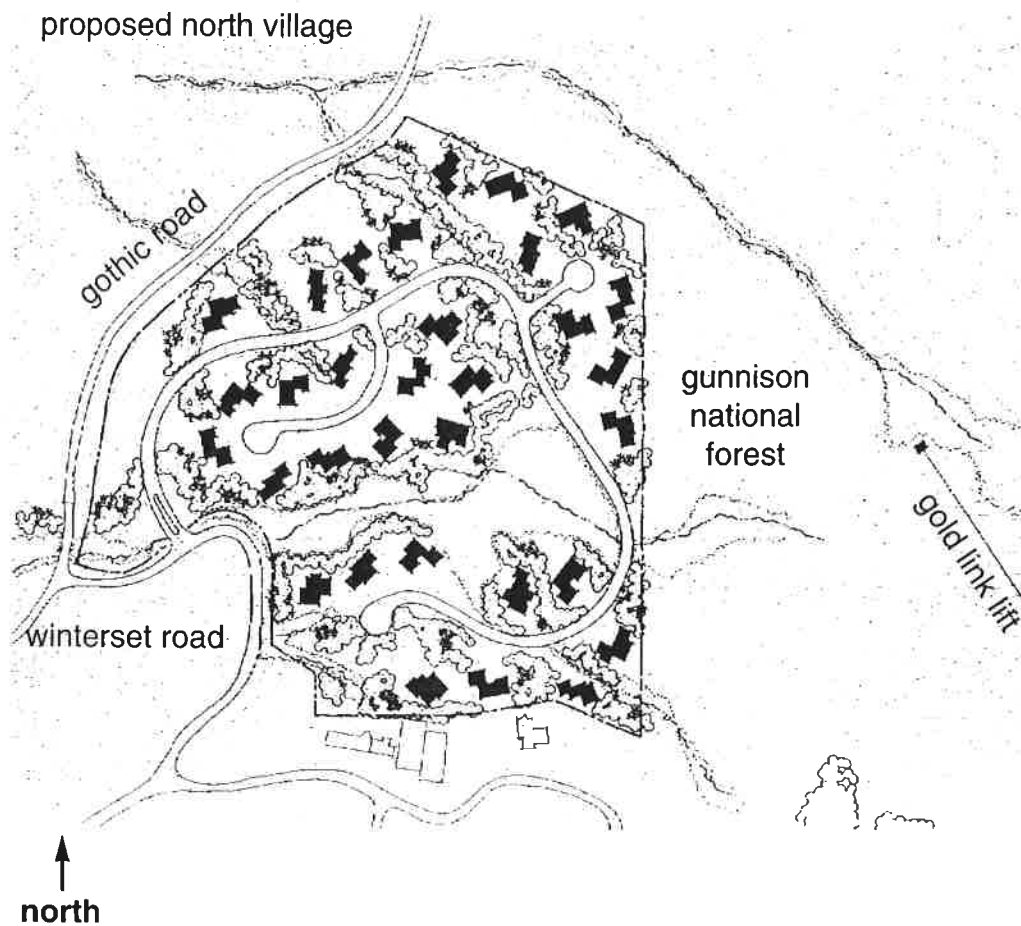
14. Exterior Lighting

Outdoor lighting may be used to light outdoor use areas, patios, decks, and entry ways. Indirect lighting shall be used and exterior lighting shall not be installed where it's direct source is visible from off the property. Exterior lighting shall be incandescent light except for colored lighting used for Christmas decoration. It is recommended that a professional lighting designer be consulted.



B. Landscape Architecture

One objective for the Gold Link Neighborhood is to establish an overall landscape pattern that blends new structures into the existing natural landscape. The setting consists of rolling topography covered with natural grasses and drainages defined by riparian vegetation. Since the site is treeless, and highly visible, the transition from buildings to the natural surroundings is critical. A second objective is to extend the residential living areas into functional and beautiful outdoor spaces. To accomplish these objectives, two types of landscape treatment are recommended.



landscape master plan

1. Transitional Landscape Areas

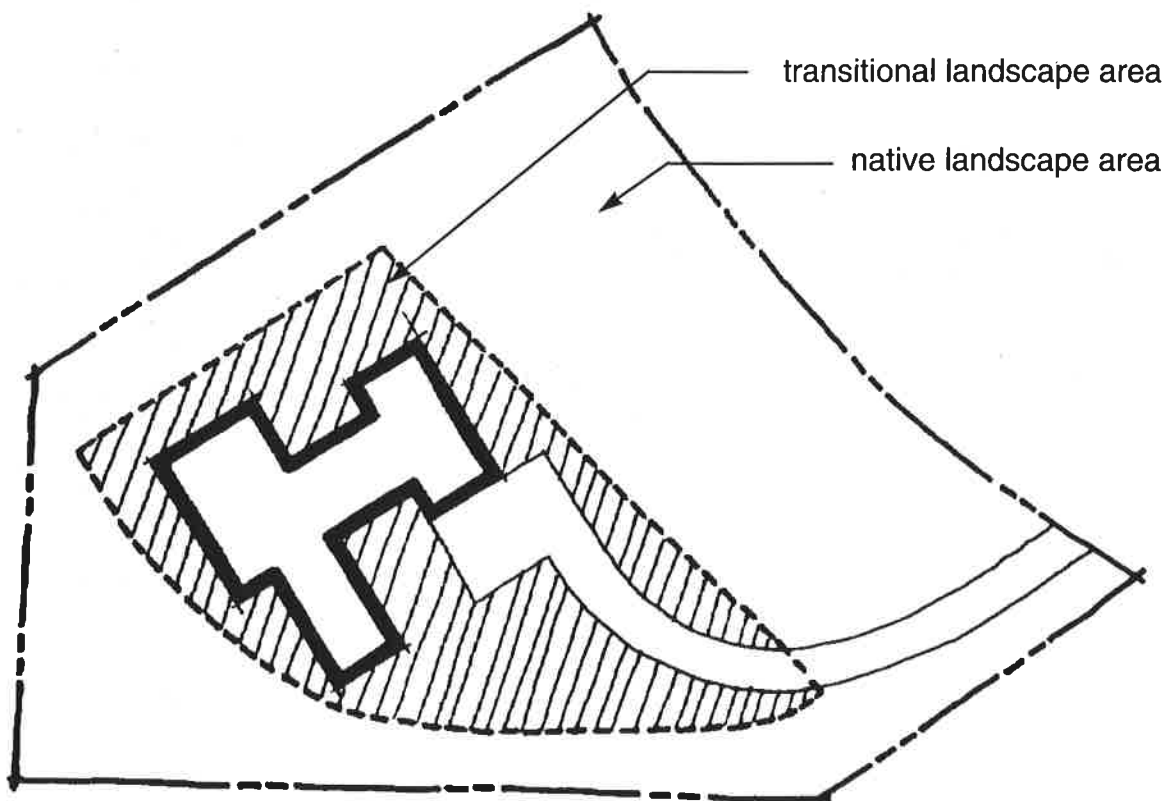
Transitional landscape areas include outdoor living or use areas that are adjacent to or near the house. These areas are to be located within the building envelope.

Irrigated lawns and special amenities should be limited to transitional landscape areas and it is recommended that they are located immediately adjacent to house.

Native plant materials are recommended because of the extreme conditions found in the sub-alpine zones of the Central Rocky Mountains. A recommended plant list for this area is located in the appendix.

2. Native Landscape Areas

The area outside of the building envelope is to be landscaped naturally and is limited to native grasses, Aspen, and Conifer trees as accents. Native plantings are to be designed to reflect natural vegetation patterns, frame views and create privacy between houses. A recommended plant list for this area is located in the appendix.



3. Soils Test and Topographic Survey

Every building must have a subsurface soils investigation and foundation recommendation prepared by a professional engineer licensed in the State of Colorado prior to foundation design. A topographic survey indicating site contours at not more than two foot intervals, adjacent road elevations, existing improvements, existing vegetation, and any drainages, shall be prepared by a licensed engineer. These surveys and soil reports must be submitted to the DRB prior to the request for Schematic Design Approval.

4. Landscape Deposit

Prior to issuance of Construction Document Approval, the owner shall provide a Landscape Deposit in escrow with the Gold Link Neighborhood Association. The amount placed in escrow shall equal the sum necessary to complete all site, revegetation and landscape work. This work shall include, but is not limited to grading and drainage, irrigation system, exterior walkways, tree, shrub and ground cover planting, sodding, seeding, mulching and paving.

The Landscape Deposit shall be refunded in its entirety after final inspection and it is found that site, revegetation and landscape work has been completed as per the approved plans.

Portions of the deposit may be released for work that has been completed. Scheduled values of the work completed and the work remaining must be submitted to the DRB for approval prior to the release of any portion of the deposit by the Gold Link Neighborhood Association.

5. Minimum Landscaping Requirements

One of the objectives of the Landscape Master Plan is to minimize the visual impact of structures on the open landscape. To accomplish this, each residence will be required to have a minimum number of trees to help them blend into the wooded landscape proposed in the master plan. This wooded landscape will resemble the natural vegetation patterns in the area being mostly Aspen with accents of coniferous trees. The minimum number of trees per site will be 15 - (3" caliper) Aspen Trees and 3 - (14' height) coniferous trees. This number may be increased due to the size, location and visibility of structure(s) proposed on the site and will be determined by the DRB during the Schematic Design Approval. The trees should be planted in groups of at least 3 in any one location.

6. Landscaping Completion Schedule

If, during the period from July 1 through September 1 of any year, an Owner receives a temporary certificate of occupancy for any portion of any improvement constructed on the Site, then an owner shall complete construction of the approved landscaping on or before October 15 of the same year. If, during the period from September 2 through June 30 of any two consecutive calendar years, an Owner receives a temporary certificate of occupancy for any portion of any improvement constructed on the Site, then the owner shall complete construction of the approved landscaping on or before August 31 of that year.

7. Notice

If an owner fails to complete the landscaping for a project within the time frame set forth in item 5 pursuant to the landscape plan approved by the DRB, then the DRB shall give such owner written notice of the deficiencies. The owner will have 10 days to respond and then the DRB will have the right to use the escrow money to fulfill the landscape improvements on the approved plan.

C. Architecture

1. Objective

a. Image

The image in the Gold Link Neighborhood will reflect traditional mountain architecture using native stone and wood as the dominant building materials. Buildings are to be distinctive and have individual character with continuity in materials, roof form and color to collectively appear as a cohesive residential neighborhood. Architecture is to be timeless and not trendy or faddish.

b. Climate

Buildings are to be designed to be safe, functional and enduring to the unique and sometimes severe high mountain climate.



2. Design Standards

a. Building Size

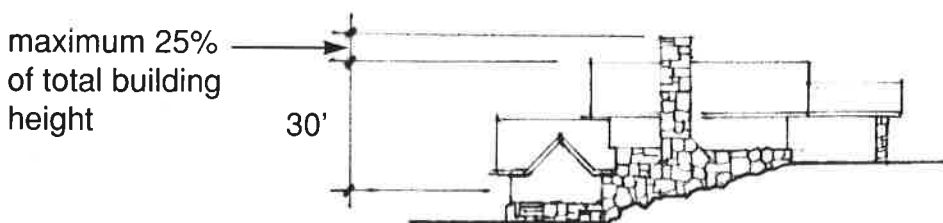
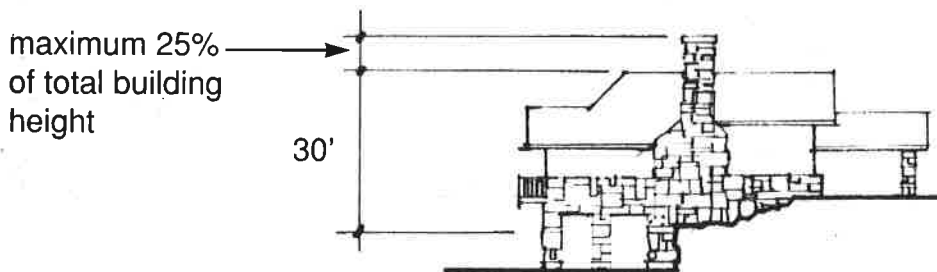
The Primary Dwelling Unit shall be a minimum of 2,400 s.f. excluding basement, garage and any accessory housing units. Maximum building footprint equals 25% of individual lots total area.

b. Building Height

Building height as defined in the Town zoning code is the vertical distance between the average grade of a structure and the highest point of the structure.

The maximum height of a building in the Single Family Residential District shall be 30'. Cupolas, chimneys, flag poles and similar architectural features not useable as habitable floor area may extend above the height limit a distance of not more than 25% of the height limit. Structures or portions of structures with sloping roofs may exceed the height limit in accord with the following schedule. These exceptions authorize exceeding building height only for the portion of structure that this section applies.

<u>Slope</u>	<u>Maximum Height</u>
5:12	33'
6:12	34'
7:12	35'



c. Building Materials

Residential building materials may include stucco, native stone, wood siding, heavy timbers, logs, and glue laminated beams.

While multiple materials can create interest in a building, too many materials can create a garish appearance which allows the building to compete with and visually overpower their surroundings. It is desirable to limit buildings within each lot to 2 materials, excluding the roof. At a maximum, no more than three materials will be allowed.

No plywood or composition paneling will be allowed on any exterior walls, chimneys or soffits.

Wood shall be treated with semi-transparent stain or preservative oil to maintain natural characteristics of the material.

Windows and shutters must be constructed of wood with the option of metal, or vinyl coated cladding. If shutters are used, they should be operable.



d. Entrances

Where possible, main entries should be located for maximum solar exposure. Door openings should be protected from wind and overhanging or drifting snow. Entry way spaces create a strong sense of arrival and are encouraged.



e. Storage Areas

Such things as trash containers, utility tanks, patio furniture, boats, motorcycles, trailers, campers and maintenance and recreational equipment shall be stored in fully enclosed structures. These areas shall be screened from the views off the property. Walls enclosing these areas should be designed as an extension of buildings or related to building form.

f. Garage Doors

Garage doors must be constructed of wood with the option of metal or vinyl cladding. Garage doors should not face street unless access is not possible due to configuration of building envelope or steep grades.

g. Colors

Exterior wall colors should be natural warm earth colors. Primary, bright or dramatic colors may be used as accent and then only sparingly. Roof tones should be darker than wall colors.

3. Use of Stone

Stone is to be used as one of the primary elements that unifies the Gold Link Neighborhood. To accomplish this, all residences are required to include stone as one of the primary building materials. Stone can be used in any one or combination of building foundation, exterior walls, fireplaces or retaining walls.

Stone surfaces should account for a minimum of 30% of external wall surfaces, including windows and doors but excluding retaining walls.

The stone used in the Gold Link Neighborhood should be native lichen rock, river wash boulders, or grey Arkansas stone. Stone treatment can vary but must be approved by the DRB.

Use of Stone (cont'd)

No exposed concrete foundations will be allowed. Stone foundations are recommended. Stone provides a solid visual base for the building, accommodates steps in building foundations on sloping sites and provides the opportunity to extend the architecture into the landscape through the use of retaining walls. Stone foundations also protect wall areas that are subject to extreme weathering and staining due to snow accumulation or sprinklers.

Where stone is used for building walls, the stone should be used in large, simple forms to create entire building surfaces, i.e., an end wall or first story wall. Where stone is used in combination with other materials, the wall plane should change with materials and the second material should not overlap the stone.

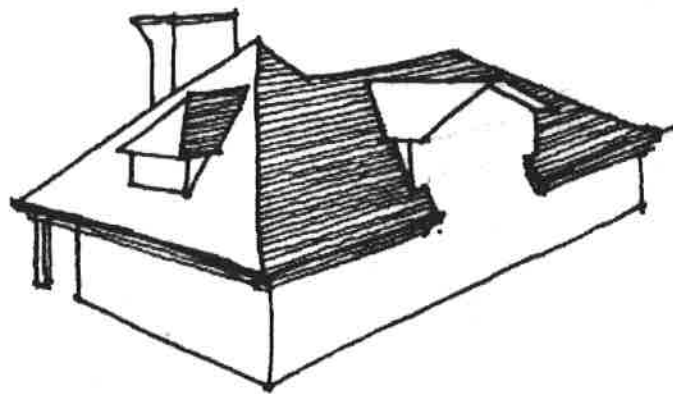
Stone used for fireplaces should make-up the entire fireplace with no wood cladding or additional materials.

All retaining walls should be stone faced.

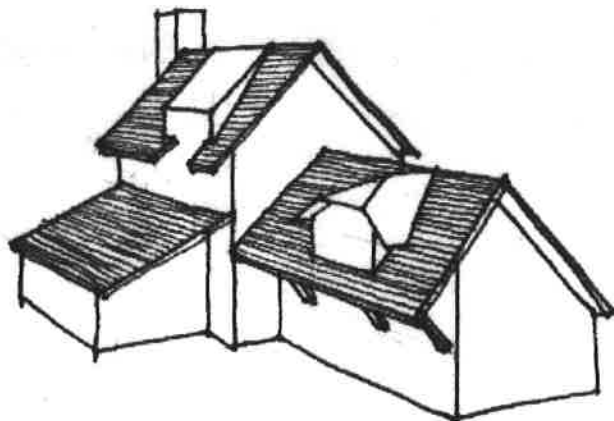
4. Roof Shape and Slope

The exposed nature of the Gold Link site and the extensive elevation changes which exist between homes sites creates a situation where roof structures will be a highly visible and dominant element of the architecture. Roof form is a significant element in creating the image and visual continuity within the neighborhood. To accomplish this, gable and hip roofs are to be used on all buildings in the Gold Link Neighborhood. All roofs shall have a pitch of between 5:12 and 7:12.

All buildings within a lot shall have the same roof type and slope.



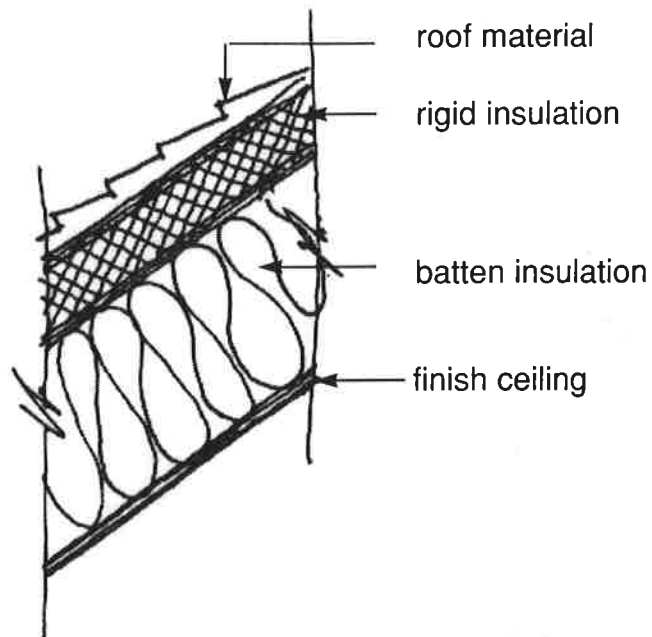
Hip Roof



Gable Roof

5. Roof Construction

Super insulated roof construction (greater than R-55) should be provided for insulation, to keep snow on the roof and to avoid ice build-up. Snow loads are high in Mt. Crested Butte and roof structures must be stamped by a structural engineer licensed in Colorado.



6. Roof Material

Roof Materials are to be fire resistant wood shingles or inorganic shingles, i.e., slate, concrete or formed composite that are similar in size, texture and thickness with wood shake shingles. Metal roofs are not allowed.

7. Roof Appurtenances

Dormers can be used to add interest and maximize upper floor space. They can be of a shed, gable or hip form. Swooped dormers are not permitted. Dormers can be placed at the roof eave or within the field of the roof.

Rooftop equipment should be screened or incorporated into attic space.

TV antenna will not be permitted on roof ridges.

Skylights can be placed flush against the roof or up to three feet above the roof's surface. Skylights higher than three feet should be avoided.

Chimneys made of wood or of exposed metal pipe are not permitted. Flat cap and spark arrestor are recommended.

Solar Collectors shall lie flat on the roof surface. Roof design should include the best pitch within the permitted range to achieve appropriate solar exposure. Roof top collectors which are raised and supported at an angle different than the roof plan will not be permitted.

8. Windows

Windows located in stucco and stone finished walls shall be recessed so that exterior face of glass is set back a minimum of six inches from the outside face of the stucco or stone. Window patterns and reveals should be carefully studied to create interest and variety.

9. Snow Storage

Each DRB application requires a snow management plan which delineates any snow shedding areas with adequate space for snow accumulation.

IV. DESIGN REVIEW PROCESS

A. Review Procedure

Design Review and approval by the DRB is required prior to beginning construction of any proposed improvements located within the Gold Link Neighborhood. There are two steps in the approval process. The first is a recommended Pre-Application Conference. The second step is the actual Design Review as required in Article 4, Section 4.5 of the Gold Link Subdivision Protective Covenants. Step two provides the owner/applicant with final approval, disapproval, or approval with conditions to proceed with construction of the project. Once design approval has been granted, a final and complete set of construction documents must be submitted prior to beginning construction. Construction documents and actual construction must be consistent with the approved plans.

At times, there will be requests for minor modifications or additions to existing buildings or site improvements which will not warrant the full review process. The information and process required to review minor modifications will be determined by the DRB based on the magnitude, potential visibility and impact of the improvement. The DRB shall determine what constitutes minor improvements on a case by case basis. It is important to check with the town for building permit requirements prior to making any improvements.

1. Pre-Application Conference

Prior to submitting design plans to the DRB for Design Review, it is strongly recommended that the owner/applicant participate in a Pre-Application Conference with the DRB to informally review the project before substantial commitments of time and money are made for design. The following issues and others can be reviewed at the Pre-Application Conference. The applicant is invited to present any preliminary plans and concepts but is not required to do so.

- a. The planning process and criteria used to create the Gold Link Neighborhood and building envelopes.
- b. The design objectives and criteria for the specific lot and for the project in general.
- c. The characteristics of the lot and the surrounding area.
- d. The significant natural features of the lot to be preserved.
- e. Significant architectural site development and site conditions of surrounding properties.
- f. Technical questions about building conditions in the Town of Mt. Crested Butte and code applications.

The DRB shall not be finally committed or bound by any preliminary or informal approval or disapproval until complete architectural and site development plans, specifications, materials, and colors are submitted and approved or disapproved in accordance with the procedures set forth herein.

2. Design Review

The Design Review includes evaluation of the complete design of buildings and site improvements as required in Article 4, Section 4.5 of the Gold Link Subdivision Protective Covenants. This review will ultimately result in final approval, disapproval, or approval with conditions to proceed with construction. This decision will be made in writing within 10 days after the date of the review. Additional reviews will be required if the design is not approved or if changes are made after Design Review approval.

A. Issues

1. The proposed building and site uses are within the building envelope.
2. The architecture is sited and designed to blend into the landscape and follow the profile of the site.
3. The transition between the building and the surrounding landscape has been designed to accomplish the intent and specifics of the Guidelines.
4. The roofs, massing, colors, tones, building materials, landscape materials and other site and architectural improvements are consistent with what is recommended in the Guidelines.

B. Requirements

1. Site plan showing all improvements at a scale of at least 1" = 20' including building locations, building envelope boundaries, location and design of outdoor use areas, driveways and parking areas.
2. Grading plan at a scale of at least 1" = 20' including existing and proposed contours (2' intervals), limits of site disturbance and drainageways.
3. Architectural floor plans at a scale of at least 1/8".
4. Footing and foundation plan at a scale of at least 1/8".
5. Building elevations at a scale of at least 1/8".

6. Building sections at a scale of at least 1/8" scale showing how buildings and site improvements fit the site and the proposed building height and mass.
7. Perspective sketches or a model of the proposed project.
8. Design details and specifications.
9. Landscape plan at a scale of at least 1" = 20'.
10. Erosion control and revegetation plan showing the means and time schedule for erosion control and revegetation during and after construction.
11. Color specifications, color boards and material samples.
12. A snow management plan which delineates snow shedding areas with adequate space for snow stacking.
13. A geo-technical investigation and report is recommended, which identifies the appropriate engineering systems for the use in design and construction of all site improvements.

Design Review approval by the Declarant or any successor owner of the Crested Butte Ski Area, the Town of Mt. Crested Butte Planning Commission, and any Special District providing service is also required. It is recommended that these reviews take place after DRB approval.

3. Construction Documents

A. Issues

Based on Design Review approval by the DRB, Declarant or any successor owner of the Crested Butte Ski Area, the Town of Mt. Crested Butte, and any Special District providing services, the applicant may proceed with construction provided that the construction documents strictly conform to all provisions of Design Review approval. The owner/applicant shall submit construction documents to the DRB for the following determination:

3. Construction Documents - Issues (continued)

1. The construction documents are consistent with plans approved by the DRB.
2. Construction procedures minimize off-site construction impacts

B. Requirements

The owner/applicant shall submit one set of final and complete construction documents to the DRB 10 days prior to the commencement of construction. The DRB will review construction drawings for conformance with the Design Review approval. The DRB has the right to overturn the Design Review approval if the construction documents or actual construction is not consistent with the plans approved by the DRB. The DRB will periodically review the construction progress.

4. Records

The DRB shall appoint a secretary, who may or may not be a member of the DRB, to keep a record of all DRB meetings and actions. An official copy of such records shall be filed with the records of the DRB.

5. Amendment to Design Guidelines

These Guidelines may be amended at any time by the majority vote of the members of the DRB.

6. Variance

The DRB may request such additional documentation from the applicant as it deems necessary to process a variance application. It shall be the duty of the applicant for development approval to request a variance from the DRB if such is necessary as a result of the applicant's development proposal. If an application is submitted to the DRB that does not request a variance and varies from the Design Guidelines or the protective covenants, the DRB shall deny such an application. If a variance is properly requested, it shall be processed in conjunction with the processing of the entire design review application.

V. APPENDIX

A. Recommended Plant List

Native Landscape Area

Evergreen Trees

Pinus contorta	Lodgepole Pine
Picea engelmannii	Engelmann Spruce
Pseudotsuga menziesii	Douglas Fir

Deciduous Trees

Populus tremuloides	Quaking Aspen
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Shrubs

Salix spp	Native Willow
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Grasses

Native grasses

Transitional Landscape Area

Evergreen Trees

Picea engelmannii	Engelmann Spruce
Picea pungens	Colorado Blue Spruce
Pinus contorta	Lodgepole Pine
Pseudotsuga menziesii	Douglas Fir

Deciduous Trees

Acer glabrum	Rocky Mountain Maple
Populus tremuloides	Quaking Aspen
Populus angustifolia	Narrow Leaf Cottonwood
Malus 'Hopa'	Hopa Crabapple
Malus 'Radiant'	Radiant Crabapple
Malus 'Spring Snow'	Spring Snow Crabapple
Sorbus aucuparia	European Mountain Ash
Sorbus scopulorum	Native Mountain Ash

Shrubs

Alnus tenuifolia	Mountain Alder
Amelanchier alnifolia	Serviceberry
Cercocarpus montanus	Mountain Mahogany
Chrysothamnus nauseosus	Rabbitbrush
Cornus stolonifera	Redtwig Dogwood

Recommended Plant List (cont'd)

Jamesia americana	Waxflower
Juniperus communis	Common Juniper
Juniperus sabina	
'Buffalo'	Buffalo Juniper
Juniperus sabina	
'Tamarisafolia'	Tam Juniper
Lonicera involucrata	Twinberry Honeysuckle
Lonicera korolkawii	
'Zabelli'	Zabel's Honeysuckle
Potentilla fruticosa	Potentilla
Prunus besseyi	Western Sand Cherry
Prunus virginiana	Chokecherry
Quercus gambeli	Gambel Oak
Rhus glabra cis-montana	Rocky Mountain Sumac
Rhus trilobata	Three-Leaf Sumac
Ribes aureum	Yellow Flowering Currant
Ribes cereum	Squaw Currant
Ribes alpina	Alpine Currant
Ribes inerme	Gooseberry
Rosa woodsii	Wood's Rose
Rosa rubrafolia	Red-leafed Shrub Rose
Rosa rugosa	Shrub Rose
Rubus idaeus	Wild Red Raspberry
Sambucus pubens	Native Red-berried Elder
Salix 'Bebbiana'	Bebb's Willow
Salix purpurea nana	Dwarf Arctiv Willow
Symphoricarpos albus	Snowberry
Symphoricarpos oreophilus	Mountain Snowberry
Syringa vulgaris	Lilac
Yucca glauca	Yucca