

Airport Gateway Business Center

**Architectural and Landscaping Design
Requirements for Building and Land
Improvements**

Town of Gypsum

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Planning Commission on September 3rd,
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**Design Requirements for
Building and Improvements**

Town of Gypsum

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Airport Gateway Business Center

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1.0 Introduction

1.1 Airport Gateway Business Center (AGBC)

AGBC is a master-planned development for light industrial and commercial facilities located in the eastern area of the Town of Gypsum. An integrated center for business, commercial, research, and industrial development, AGBC is designed to provide quality locations for commercial business, light industrial, high-technology facilities, and supporting services in a quality environment.

Please contact the Town of Gypsum Community Development Department for the most up-to-date Official Zoning Map, which shows the boundaries of AGBC.

1.2 Town of Gypsum Design Review Board (DRB) - Airport Gateway Design Review

Airport Gateway Design Review shall be completed by the Town of Gypsum Design Review Board, of which the members shall be appointed by the Town Council of the Town of Gypsum per the municipal code.

1.3 Design Requirement Purpose

To promote the quality of development planned for AGBC, the design requirements given in this document define criteria for implementing coordinated design, organizational unity, and overall visual identity for the area, while maintaining opportunities for individual needs and creativity for each project. Included are procedures and requirements for design submittal and review. The intent of these requirements is to establish a consistent design concept that produces a clear image and a sense of prestige, efficiency, and inherent value for AGBC and all projects within. The Architectural Guidelines are primarily and specifically intended for the commercial parcels, while the light industrial site requirements are intended to primarily address berming, fencing, signage, setbacks, and landscape screening at the site perimeter and around unsightly uses.

1.4 Related Controls

All development within Airport AGBC must comply with the codes and regulations of all governing bodies, including the Town of Gypsum, the State of Colorado, and the Federal Aviation Administration. These requirements are to be used in conjunction with the Town of Gypsum zoning and adopted International Building Codes as well as the plat map(s) of Airport Gateway, sign guidelines, Covenants, Conditions & Restrictions (CC&Rs), and any Special Use Restrictions for AGBC.

Together, they form the minimum standards for development in AGBC. To the extent the AGBC Design Requirements provide a more stringent development standard than any applicable city, county, state, or federal regulation, the AGBC Design Guidelines shall control. To the extent that any applicable city, county, state, or federal regulation is more stringent, it shall control. Height limitations shall fall to the AGBC Design Requirements, not the Gypsum Municipal Code.

2.0 Design Review and Submittal Guidelines

2.1 Design Review Procedure

A design review process has been established by the Town of Gypsum to ensure that all development within AGBC meets the requirements set forth in these guidelines. This review covers site planning, architecture, landscaping, exterior lighting, and exterior signage (in a separate document), as well as tenant improvements and renovations.

The design review procedure is divided into three steps:

1. DESIGN DEVELOPMENT REVIEW
2. CONSTRUCTION DOCUMENT REVIEW
3. COMPLIANCE VERIFICATION

Formal submittals for design review must be made to the Town of Gypsum, at each of the design review steps above. Official approval must be obtained in writing at each design review step.

Although informal phone inquiries and meetings are encouraged, all verbal comments and approvals are considered advisory and unofficial.

2.1.1 Design Review Submittal

Submissions for design review must be submitted to the Town of Gypsum online portal.

2.1.2 Design Review Schedule

Design Review Board meetings will be held on the first Wednesday of each month, and the Board can schedule additional meetings if necessary.

2.1.3 Design Review Board Meeting Review and Administrative Review

New building(s), building modification(s), and non-compliant sign(s) reviews shall be brought before the Design Review Board at a public meeting

Sign reviews, fences, temporary or permanent shade or weather protections, and/or landscaping associated with an outside storage conditional use permit, up to 3 minor building adjustments during Construction Document Review, and up to 3 minor landscape adjustments during Construction Document Review or post approval from Compliance Verification shall be determined by the Town of Gypsum Community Development Director or their designee.

Repair, maintenance, and replacement that matches existing landscaping or building materials exactly will not require a DRB application.

2.2 Submittal Guidelines

2.2.1 Pre-Application (Optional)

Prospective applicants shall have the option of a pre-application meeting with staff only and/or the Design Review Board. Pre-application meetings provide no approval or guarantee of approval. They are meant to clarify design criteria and requirements, brainstorm/problem-solve, and allow prospective applicants to assess the priorities of the Design Review Board. The prospective applicant will be required to provide hourly compensation for the architectural reviewer's time.

Submissions for pre-application must contain at a minimum:

1. Schematic Design Level Drawings
2. Any additional documentation the applicant has prepared is welcome.

2.2.2 Step 1: Design Development Review

This review covers specific designs for site planning, architecture, landscaping, exterior lighting, exterior signage, tenant improvements, and renovations. For new developments at this stage, site planning is particularly important and should be well-developed.

One electronic set of design development drawings and a summary letter are to be submitted for review via the Town of Gypsum online portal.

Submissions for new or modified buildings must contain, but are not limited to, the following:

1. Site plans and related information, including parcel number, site area, building floor area, gross site area to gross floor area ratio (FAR), parking data, setback dimensions, an aerial map including subject property and surrounding uses, retaining walls, grading and drainage plans.
2. Architectural drawings that include architectural design elements, including but not limited to: floor plan(s), exterior elevations based on proposed and existing grade along with elevations of significant features indicated, section(s) with shading & shadowing, materials indicated and hatching for different materials, eaves, window trim(s), base trim(s) and any other relevant architectural feature.
3. Final floor plans
4. Sample board of materials, colors, and finishes to be delivered to the Town of Gypsum.
5. Landscaping design, including location, sizes, types of plant materials, and types of ground cover. A landscaping plan with grading and drainage plans combined on the same sheet.
6. Exterior lighting design, including location, pole heights, fixture type and color.
7. Exterior signage design, including location, dimensions, materials, colors, topography, and illumination.
8. 3D Drawings/ Renderings for new buildings, building modifications, or whenever required for adequate description of proposed designs. This is required for new buildings or building modifications.
9. Site Photos.
10. Any other pertinent information.

2.2.3 Step 2: Construction Document Review

This review covers all necessary construction documents. The purpose of this review is to ensure that the design approved in the design development review is carried into final construction documents, and that conditions placed on design development approval are resolved.

One electronic set must be submitted to the Town of Gypsum Building Department. It must contain, without limitation, the following:

1. Final site plans and related data, including grading, drainage, plumbing, and electrical, and locations of any above-grade infrastructure equipment (including backflow preventers, transformers, and irrigation controllers).
2. Final architectural plans, elevations, & sections
3. Final material, finish and color list, and sample board.

4. Final landscaping and irrigation plans.
5. Final exterior lighting plans, including fixture illustrations colors, and pole heights.
6. Final exterior signing plans, including locations and designs.
7. Pertinent details and specifications.
8. Construction schedule.
9. Any other relevant information.

All architectural, landscaping and engineering drawings and specifications are to be prepared and signed by a registered architect, landscape architect and/or professional engineer licensed to practice in Colorado unless waived by the Design Review Board.

2.2.4 Step 3: Compliance Verification

Construction will be monitored to verify compliance with design guidelines and approved construction documents. Compliance verification is required prior to the final certificate of occupancy by the Town of Gypsum.

Expiration of Approval. Approved applications expire after one year if work has not started. Resubmittal to Design Review Board will be required after expiration. Prior to expiration, the Community Development Director or their designee is authorized to grant in writing, one extension for no more than one year. The request for extension shall be a written statement communicating justifiable reasons for an extension.

2.2.5 Appeals

1. Appeals to challenge the denial of a structure may be made to the Town of Gypsum Planning and Zoning Commission in accordance with the provisions of Section 18.16 Administration and Enforcement of the Gypsum Municipal Code.
2. Before approving a request for a variance to the structure or to grant a structure previously denied, the Planning and Zoning Commission shall determine that:
 - a. There are special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, or other matters on adjacent lots or within the adjacent public right-of-way which would substantially restrict the effectiveness of the circumstances or conditions must be peculiar to the particular business or enterprise to which the applicant desires to draw attention and which do not apply generally to all businesses or enterprises.

- b. The variance or the structure, if authorized, will not weaken the general purpose of these guidelines.
- c. The variance or the structure, if authorized, will not alter the essential character of the Zone District in which the sign is located.
- d. The variance or the structure, if authorized, will not cause a material adverse effect on the neighborhood involved or on the Town.

2.2.6 Non-compliance

Construction or alteration of buildings, signs, and/or landscaping subject to these Design Requirements without approval by the Design Review Board or their designee shall incur a fine of \$1,000 – \$10,000 per day of violation.

3.0 Philosophy Overview

3.1 Context

3.1.1 Location

AGBC is located on the eastern edge of the Town of Gypsum, adjacent to the Eagle County Regional Airport, and fronting the south side of U.S. Highway 6.

3.1.2 Airport Gateway Business Center (AGBC) Design Criteria

AGBC is being developed to provide a full-service, integrated center for business and high technology industry along U.S. Highway 6 in Gypsum, Colorado, at the entrance to Eagle County Regional Airport.

Architecture, landscaping, lighting, and signage are coordinated throughout AGBC to create a sense of place and prestige for AGBC and all individual development within. Architecture is coordinated through common design criteria for character, massing, facades, fenestration, materials, and colors.

3.2 Concept

3.2.1 General Parameter

AGBC is organized between the U.S. Highway 6 on the north, the hills on the south, and the Eagle County Regional Airport on the west.

The extension of Cooley Mesa Road bisects the Gateway business/commercial center, and its intersection with U.S. Highway 6 is the primary point of access and identity for AGBC.

Access to individual parcels is provided by secondary streets that are roughly parallel to U.S. Highway 6.

3.2.2 General Design Criteria

As a prime location for retail, services, light industrial, research and development, and regional distribution facilities, AGBC is to have an overall, coordinated design character that emphasizes a clean, straightforward, quality image. This image is to be expressed in all elements of development, including site planning, architecture, landscaping, lighting, and signage, in coordination with the overall design concept for AGBC, with the allowance for more Architectural freedom in the light industrial zone.

Special attention is to be given to developing a quality image on primary frontages along Highway 6 and Cooley Mesa Road.

Landscaping, building setbacks, lighting, signage, and utilities are to be closely coordinated along roadways within AGBC.

Design criteria for site planning, architecture, landscaping, lighting, and signage are given in further detail in the following sections.

4.0 Site Planning

4.1 Objectives

The following requirements present parameters for site coverage, building occupancy, building height, setbacks, building location, site access, service areas, grading, drainage, utilities, and walls.

4.2 Site Coverage

Site Coverage on individual parcels is limited by the following:

4.2.1 Maximum lot coverage, may not exceed the following:

- Commercial Professional – 60%
- Light Industrial - 65%

4.2.2 At least 20 percent of each site must be devoted to landscaping unless otherwise approved by the Town of Gypsum.

4.3 Building Heights

Building heights are limited to the following (unless otherwise approved by the Town of Gypsum):

- 4.3.1** Maximum building perimeter height is generally limited to 45 feet above finished grade, while parapets, mechanical screens, and mechanical equipment are limited to 50 feet above finished grade. Height is measured at midline (between peak and eave) if it is a pitched-roof project or top of the roof or parapet for flat roof projects.
- 4.3.2** In special cases, height exceptions over the previously mentioned limits of 45 feet for building perimeter and 50 feet for mechanical equipment and screening may be available, upon grant of a variance by the Town of Gypsum Planning and Zoning Commission.
- 4.3.3** The height of all improvements on any site must comply with all governmental requirements, including those of the Town of Gypsum, and the Federal Aviation Administration.

4.4 Setbacks

Setback areas provide visual space, landscaping zones, pedestrian circulation space, and buffers between roads, buildings, parking areas, and adjacent sites. The following setbacks are required:

- 4.4.1** A minimum building setback of 40 feet is required from the property line along all public streets.
- 4.4.2** Along Cooley Mesa Road, the 40-foot building setback includes a minimum landscaping zone of 25 feet measured from the property line.
- 4.4.3** Along Earhart and McGregor between Highway 6 and Lindbergh, and along Lindbergh between Cooley Mesa and McGregor, the 40-foot building setback includes a minimum landscaping zone of 20 feet measured from the property line.
- 4.4.4** Along all remaining secondary collector roads (of Lindbergh and McGregor not included in 4.4.2 and 4.4.2), the 40-foot building setback includes a minimum landscaping zone of 10 feet measured from the property line.

- 4.4.5 Along all side and rear interior parcel lines, a minimum building setback of 10 feet is required on each side of the property line.

4.5 Building Location

Building placement should address the following:

The U.S. Highway 6 frontage building setback includes a minimum landscaping zone of 5 feet measured from the open space boundary. If parking or access drives are located between the U.S. Highway 6 frontage landscape zone and any building facing the U.S. Highway 6, a 15 foot minimum landscaping area is also required next to the U.S. Highway 6 side of the building.

A 5-foot minimum planting strip is required between all side or rear property lines and any parking areas or access drives.

- 4.5.1 Buildings should be arranged to provide convenient access to entrances and efficient on-site circulation for vehicles and pedestrians.

- 4.5.2 The orientation of multiple buildings on a single site must be clearly coordinated.

- 4.5.3 Building placement is subject to approval by the DRB.

4.6 Temporary and Shade/Weather Protection Structures

- 4.6.1 Temporary and permanent shade/weather protection structures are allowed but must be used for outdoor seating and uniform in design.

4.7 Site Access

- 4.7.1 Vehicular access points to individual sites are limited to minimize disruption of traffic flow and landscaped medians setback zones.
- 4.7.2 Sites will generally be limited to one access point per street frontage, unless shared access driveways are shared by adjacent parcels. All other access points are subject to approval by the Town of Gypsum, as well as the DRB. Shared access points with cross-access easements are encouraged to minimize curb cuts and street disruptions.

4.8 Vehicular Circulation

- 4.8.1 On-site vehicular circulation should be clear and direct.

4.8.2 Dead-end parking aisles should be avoided.

4.9 Parking

Parking must conform to all Town of Gypsum requirements

4.9.1 Sufficient on-site parking must be provided to accommodate all vehicles associated with the use of each site. **No on-street parking is permitted**

4.9.2 Designed spaces must be provided in convenient locations for handicapped parking, as required by the State of Colorado, the Town of Gypsum, and/or the AGBC.

4.9.3 Compact parking is limited to 10% of the following maximum share of total parking stalls. If compact spaces are approved, designated areas shall be clearly marked by above-grade signage for small or compact cars only.

4.9.4 Parking is not permitted to encroach into any required landscaping setback areas.

4.9.5 Parking areas are to be landscaped to provide a shade canopy and pleasant appearance. Planters must be large enough to avoid crowding of plant material and damage by vehicles.

4.9.6 Any parking beneath buildings or in parking structures must be screened by architectural design or landscaping.

4.10 Pedestrian Circulation

4.10.1 Safe, clear pedestrian circulation must be provided between buildings, parking areas, and entries on all sites.

4.10.2 Parked vehicles shall not overhang sidewalks.

4.11 Service Areas

4.10.1 Service, storage, maintenance, loading and refuse collection areas are to be located out of view of public roadways and buildings on adjacent sites, or screened by dense landscaping and/or architectural barriers.

4.10.2 Service areas may not extend into required setback zones.

- 4.10.3** Service areas should be located so that service vehicles have clear and convenient access and do not disrupt vehicular and pedestrian circulation. No loading or unloading is permitted from public streets.

4.12 Grading and Drainage

- 4.12.1** Grading and drainage shall be designed so that surface drainage and soil erosion do not flow off-site. Unless properly retained or detained prior to reaching the storm drainage system.
- 4.12.2** On-site grading shall be designed to accommodate and be compatible with streetscape grades.

4.13 Utilities

- 4.13.1** Utilities systems, including water, electricity, gas, phone, cable, sewer, and storm drains, are to be installed underground. Necessary above-ground equipment (such as backflow preventers, transformers, and irrigation controllers) must be located away from the street frontage landscaping zone.
- 4.13.2** Utility systems associated with Electric Vehicle charging that cannot be located away from the street frontage landscaping zone must be screened from views external to the site. This can be achieved with landscaping or a simple approved enclosure.

4.14 Walls and Fences

- 4.14.1** Walls, when used, must be designed as an integral part of the overall architectural or landscaping design concept.
- 4.14.2** No walls are permitted within street-side landscaping setback areas. Any wall between the streetside landscaping area and a building front is limited to a maximum height of 3'-0".
- 4.14.3** No side or rear wall may exceed 8'-0" unless approved by the Town of Gypsum. Refuse enclosure walls must be 6'-0" high.
- 4.14.4** All walls must be built of materials and finishes that are compatible with adjacent buildings on commercial sites.
- 4.14.5** All fencing must be approved during the plan review process.

5.0 Architecture

5.1 Objectives

Architectural design should express the character of a high-quality business center in a manner that is both progressive and enduring. Individual creativity and identity are encouraged, but care must be taken to maintain design integrity and compatibility among all projects to establish a clear, unified image throughout AGBC, especially on commercial and retail sites.

The following guidelines present parameters for architectural character, building form and massing, facades, fenestration, structure, entries, materials, colors, details, service areas, and mechanical equipment.

5.2 Architectural Character

Architectural character should portray a high-technology image in a manner that is both progressive and timeless.

Appropriate Characteristics

- Modern characteristics that highlight the unique mountain town and surrounding natural environment found in Gypsum, Colorado.
- Contextual Sensitivity.
- Relationship between architecture and place.

Inappropriate Characteristics

- Trendy, residential styles.

5.3 Building Form and Massing

Building design should employ clean, simple, geometric forms and coordinated massing that produce overall unity, scale, and interest.

Appropriate Treatment

- Straightforward geometry
- Unified composition
- Expression of floor levels and structure.
- Solid parapets. Flat roofs should incorporate solid parapets.
- Buildings should generally orient their primary facades towards public streets or main internal drives to create an engaging streetscape

- Large, singular building masses are not permissible
- Building massing should be articulated to reduce the perception of large structures and present smaller-scale elements and forms

5.4 Structure

Structure should be expressed clearly and consistently where appropriate. Expression of structure should be used to enhance and bring attention to key areas of the building, such as entry points.

Appropriate Treatment

- Visible vertical support.
- Visible structural base.
- Functional, straightforward columns
- Columns integrated into the facade.
- Appropriate structural scale.

5.5 Facades

Facades should reflect a coordinated design concept, including expression of building function, structure, and scale.

Appropriate Treatment

- Straightforward, functional design.
- Expression of structure and/or form where appropriate and significant.
- Unity and scale reinforced through an integrated grid module where appropriate.
- Surface delineation through the expression/use of reveals, mullions, recesses, and structure.

5.6 Entrances

Entrances should be clearly defined and inviting.

Appropriate Treatment

- Articulation and color for identity and interest.
- Light, open, inviting aspect.
- Entry space sequence.
- Recessed protected doorway.
- Integration with overall building form.

- Coordinated landscaping.

Inappropriate Treatment

- Exaggerated forms and color.
- Dark, confined appearance.
- Abrupt entry space.
- Flush doorways.

5.7 Fenestration

Fenestration should be defined by function and structure, and should be consistent in form, pattern, and color determined by Town of Gypsum zoning. **The following are specific regulations:**

Appropriate Treatment

- Functional glass use and patterns.
- Glazing delineation by mullions and structure.
- Balance of wall and glazed surfaces.
- Tinted or lightly reflecting glazing.

Inappropriate Treatment

- Arbitrary, decorative glass patterns.
- Uninterrupted horizontal glazing.
- Sloping glass.
- Highly reflective glass.

Glazing Colors

Preferred: Silver, blue, green, blue-green ranges.

Prohibited: Gold, copper ranges.

Other: **Requires specific approval from the DRB.**

Reflectivity

The maximum allowable outdoor reflectance is 35 percent.

5.8 Design Details

Detailing should be clean, clear, and straightforward.

Details should reinforce overall design unity, interest, and scale.

Appropriate Treatment

- Coordinated mullions and details.
- Expression and alignment of structural connections.
- Finishes commensurate with building materials
- Coordinated entry spaces and landscaping.

5.9 Roofs

Roof lines should be horizontal or turn-metal sloping roofs on commercial sites. Greater flexibility will be allowed in light industrial sites subject to approval.

Appropriate Treatment

- Visible vertical support.
- Horizontal planes and parapets.
- Varied parapet height
- Roofing materials hidden from off-site view on flat roofs
- A mixture of materials is required on Commercial Professional sites
- A mixture of materials is required along the frontages facing right-of-way on Light Industrial sites

Inappropriate Treatment

- Mansard roof forms.
- Tile roofing.
- Corrugated Aluminum

5.10 Mechanical Equipment

All exterior mechanical equipment, including HVAC, electrical equipment, storage tanks, electric vehicle charging stations, and satellite dishes, must be screened from on-site ground level view.

Appropriate Treatment

- Rooftop equipment should be hidden from off-site view as much as possible by building parapet or mechanical screen.
- Mechanical screen fully integrated into architectural design.
- Ground equipment hidden by screen walls or landscaping.
- Mechanical screening to be a minimum of 10' from the perimeter of the building.

- Screen walls of same or similar material as adjacent building walls.
- Electric vehicle charging stations can be screened with landscaping or surrounded by an enclosure.

Inappropriate Treatment

- Rooftop equipment extending above parapet or screen.
- Rooftop screen too close to building parapet.
- Screen material contrasting with adjacent building materials.

5.11 Materials

Exterior building materials should be smooth, clean, and efficient, with an appearance that is contemporary and technical on Commercial Sites.

Appropriate Materials

- Smooth, pre-cast, or tilt-up concrete.
- Smooth metal panel systems.
- Tinted or lightly reflective glass.
- Ribbed or rough concrete.
- Stucco.
- Brick or stone.
- Wood beams and siding.

Inappropriate Materials (COMMERCIAL SITES)

- Corrugated metal

Other Material

All other materials, including EIFS, concrete masonry, wall tile, glass fiber reinforced concrete, and new technology materials needs close review and approval by the Town Design Review Board. The board will evaluate alternatives based on compatibility, quality, durability, and design intent.

5.12 Exterior Colors

Exterior building colors are to be selected that maintain compatibility with the rest of AGBC, while allowing for variety of color among projects. Exterior building colors are to be selected that maintain compatibility with the rest of Airport Gateway Center, while allowing for variety of color among projects. Light

natural finishes and light hearthstones shall be used on all exterior surfaces directly facing street or U.S., Highway 6 frontages. Other colors may be applied in progressively deeper shades to recessed or internal facing wall surfaces, or stone and brick may be applied.

Appropriate Treatment

- Concrete or stone may have light, natural finish
- Painted wall surfaces directly facing the street or U.S. Highway 6 frontages must be off-white or light warm gray.
- Other colors permitted only on recessed or interior-facing wall surfaces, or on special features, reveals, or mullions.
- Service door and mechanical screen colors are to be the same as the adjacent wall colors.

Inappropriate Treatment

- Dark natural finishes.
- Arbitrary patterns, strips.
- Garish use of color.

6.0 Landscaping

6.1 Objectives

Landscaping is an important element contributing to the identity and unity of AGBC. As such, all landscaping for AGBC is designed to:

- Promote a pleasant, distinctive, high-quality environment,
- Augment internal cohesion and continuity within AGBC.
- Enhance the structured urban design concept of AGBC.

Thus, the landscaping design concept is focused toward:

- Providing a clean, contemporary visual appearance.
- Coordinating the landscaping treatment along streets and highway frontage to give building sites an integrated appearance and to tie the elevation difference and lots together.
- Coordinating streetscapes within AGBC to unify its general appearance.
- Coordinating on-site landscaping design continuity among individual development sites within AGBC.

6.2 General Landscaping Design

The following requirements present parameters for general landscape design, streetscapes, and on-site landscaping. These parameters are to be addressed throughout AGBC:

- 6.2.1** All landscaping zones and areas not covered by structures or paving must be planted with trees, shrubs and/or groundcovers in a fully integrated landscaping design.
- 6.2.2** To provide a unified appearance, on-site plant materials are limited to those given in the plant selection list in Section 6.7. Plant selection should be fully coordinated, not arbitrary.
- 6.2.3** Landscaped areas should be of sufficient size to create an environment. Small, isolated planters are not adequate.
- 6.2.4** Trees are required along street frontages according to the criteria for streetscapes in Section 6.4.
- 6.2.5** Landscaping berms along street frontages may not exceed 2'-6" in height (at Commercial) or 4'-0" (at light industrial). Maximum slopes may not exceed 3:1 for areas covered with turf and 2:1 for areas covered with groundcover. Streetscape berms may be omitted along retail project street frontages. Landscaping berms on Commercial lots may vary from 1'-0" to 2'-6" in an undulating fashion and shall maintain an average 2'-0" height. Landscaping berms on light industrial lots may vary from 1'-6" to 4'-0" in an undulating fashion and shall maintain an average height of 3'-0". Berms and landscaping should screen parking areas.
- 6.2.6** Landscaping berms may occur along U.S. Highway 6 frontages where building pad levels range from 3 feet below to 3 feet above the edge of the U.S. Highway 6. Berm will vary in height between 4' and 5' above the greater of Highway 6 or the adjacent parcel pad elevations. Berm and U.S. Highway 6 edge slopes may not exceed 2:1.
- 6.2.7** All trees are to be minimum size of 24-inch box or the equivalent (2" diameter) 6' tall for evergreens and 8' tall for all others when installed. Later phases of development must provide trees in sizes comparable to existing trees, or the nearest size commercially available.

- 6.2.8** Comprehensive planting is required along all site and building perimeters, as given in the on-site landscape requirements in Section 6.4.
- 6.2.9** Any portion of a property being reserved for future development must be fully landscaped along any street frontage with street trees, screening shrubs and necessary groundcover during the initial phase of project development.
- 6.2.10** All landscape areas are to be provided with a complete, automatic irrigation system. This system must conform to all requirements of the Town of Gypsum. It must be designed to minimize irrigation run-off onto streets or adjacent properties. All landscaping is to be maintained and replaced if vegetation dies. Landscaping can be replaced with different species approved by DRB, or during a DRB approved site is redesigned.

6.3 Streetscapes

Landscaping along public streets is designed to provide a unified appearance along street frontages, to reinforce the street hierarchy, and to establish identities of place, particularly at intersections and entrances to Airport Gateway Business Center. To meet these objectives, on-site landscaping along street frontages and next to intersections must address the following parameters:

6.3.1 U.S. Highway 6 Frontages

The 30-foot landscaping zone and berm along the ultimate U.S. Highway 6 right-of-way cannot be altered by individual lot owners.

6.3.2 Cooley Mesa Road

The 30-foot on-site landscaping zone along the parkway frontage is to be bermed and planted with the street trees (Spring Snow Flowering Crab, unless otherwise approved by the DRB) in one row, thirty (30) feet on center. Berming and shrubs shall be used to screen the parking areas. A minimum height is 3'-6" is required.

6.3.3 Secondary Entrance Roads and Collectors

(McGregor, Earhart, and Lindbergh between McGregor and Cooley Mesa)

The 20-foot on-site landscaping zone along the street frontage is to be bermed and planted with the street tree (Flowing Crab) in one row, thirty (30) feet on center. Berming and shrubs shall be used to screen the parking areas.

6.3.4 Remaining Secondary Street Frontage (Light Industrial Zones)

(Lindbergh between McGregor and Earhart)

- a. On these streets, there are no raised medians and no median.
- b. The 10-foot on-site landscaping zone along the street frontage is to be bermed with landscaping to match Collector streets.

6.3.5 Retail Parcels

A continuous row of shrubs is to be planted along the rear of the landscaping zone to screen parking areas. The shrubs are to be maintained at a height of approximately 3'-6" above the higher of the street curb or pad elevation.

The groundcovers to be a low, hardy, evergreen species acceptable to the Airport Gateway DRB and the Town of Gypsum.

At cul-de-sac locations, the streetscape is to curve continuously around the end of the cul-de-sac, with openings only at parcel entry drives.

Along retail parcels and arterial frontages, the landscaping berm may be reduced to enhance retail visibility. The street frontage berms and shrubs shall be used to screen the parking areas. This relief does not apply at locations where there are loading areas, warehouse walls or storage yards.

6.4 Other On-Site Landscaping

On-Site landscaping is to be coordinated in a manner that enhances overall continuity of development in Airport Gateway Business Center, while providing for the individual identity and needs of each project within. Design must address the following criteria.

- 6.4.1** Plant materials for on-site landscaping are to be selected from Plant Selection List in Section 6.7.
- 6.4.2** Flexibility in the choice of plant materials is limited along street frontages and site perimeters to enhance landscaping coordination along common frontages, but increases toward the site interior to accommodate individual design.
- 6.4.3** Parking area trees are to be provided at minimum ratio of 1 tree per 6 parking stalls. Tree planters in parking areas should have a minimum dimension of five (5) feet. Tree planter's fingers must be provided in parking areas to mitigate large uninterrupted areas of paving. Parking area trees in Light Industrial areas are to be provided at a minimum ratio of one (1) tree per ten (10) parking stalls.
- 6.4.4** Comprehensive planting, including trees, is required along all building and site perimeters.

A minimum landscape zone of fifteen (15) feet is required along building perimeters facing a roadway frontage, unless approved by Airport Gateway DRB.

A minimum landscape zone of ten (10) feet is required along all other building perimeters except in loading areas.

A minimum landscape zone of five (5) feet is required along all internal property lines. If fencing is used along the property lines, the 5' landscaping boundary may be waived.

Trees along building and site perimeters are required at a minimum average spacing of 1 tree per 30 linear feet of perimeter.

There is a strong preference for landscaping to be placed at the front of the lot and along road frontages. This is especially true for lots with frontages along Highway 6, Lindbergh Drive, McGregor Drive, and Cooley Mesa Road.

6.4.5 Lawns

Lawns throughout the Commercial area along Cooley Mesa Road and McGregor Road shall be sod or artificial turf. The specific lots to which this applies shall be LOTS 1 through 43 and Lots 74 through 84, inclusive.

Drought-tolerant xeriscaping lawns or combinations of xeriscaping and sod may be submitted to the DRB for approval.

6.5 On-Site Plant Selection List

Drought-tolerant landscaping plans, trees, shrubs, and plants are encouraged. Drought-tolerant alternatives to the approved species may be submitted to the DRB for approval.

6.5.1 Trees

Evergreens

Bristlecone Pine
Pinion Pine

Engelmann Spruce

Shade Trees

Drought-tolerant, native shade trees to be submitted to DRB for approval

Ornamental Trees

Dolgo Flowing Crab
Spring Snow Flowering

Canada Red Cherry
Hopa Flowering Crab

Secondary List

Evergreens

Austrian Pine
Ponderosa Pine

Shade Trees

Ash
Linden
Willow

Birch
Norway Maple

Ornamental Trees

Mountain Ash

6.5.2 Shrubs

Juniper Spreaders

Arcadia
Armstrong
Bar Harbor
Blue Chip
Broad moor
Buffalo

Hughes
Pfitzer Blue
Pfitzer Green
Sea Green
Tam
Wilton Carpet

Large Ornamental Shrub

Amur Maple	Russian Peashrub
Native Chokeberry	Privet
River Birch	Canada Red Cherry
Buffaloberry	Serviceberry
Lilac	Gambel Oak

Small and Medium Shrubs

Barberry	Potentilla
Chokeberry	Purple leaf Sand cherry
Cotoneaster	Nanking Cherry
Currant	Sagebrush
Dogwood	Spirea
Mountain Mahogany	Shrub Rose

7.0 Lighting

7.1 Objectives

Exterior lighting will be provided to enhance the safety and security of motorists, pedestrians and cyclists throughout AGBC. Lighting is intended to create a nighttime character that reinforces the images of AGBC as a quality business location.

As with landscaping and signage, lighting is also an important element contributing to the identity and unity of AGBC. To reinforce the identity and unity, all exterior lighting is to be generally consistent in height, spacing, color and type of fixture throughout the area and throughout Airport Gateway Business Center.

Lighting must meet all requirements of the Town of Gypsum.

7.2 Street Lighting

Street lighting is being coordinated throughout AGBC.

7.3 General On-Site Lighting Parameters

To ensure consistency throughout AGBC, on-site lighting must conform to the overall lighting parameters for AGBC, including the following:

- 7.3.1** On-site lighting includes lighting for parking areas, vehicular and pedestrian circulation, building exteriors, service areas, landscaping, security, and special effects

7.3.2 All exterior on-site lighting must be shielded, down-directional, and confined within site boundaries. No direct rays or glare are permitted to shine onto public streets or adjacent lots.

7.3.3 Lighting fixtures are to be of clean, contemporary design.

7.3.4 The location and design of all lighting must be approved by the DRB

7.4 Vehicular Circulation and Parking Area Lighting

7.4.1 All vehicular circulation and parking lot lighting shall have zero cutoff fixtures.

Pole height shall be as follows:

- Vehicular Circulation 25' Maximum
- Parking Area 20' Maximum

7.4.2 Pole footings in traffic areas shall be above grade. They may be round or square.

7.4.3 Both luminaries and poles are to be anodized bronze.

7.4.4 All luminaries shall be less than 3000K, or as approved by DRB.

7.5 Pedestrian Circulation Lighting

Pedestrian walkways and building entries will be illuminated to provide walkway lighting, must have zero cut-off fixtures mounted at a uniform height for pedestrian orientation and to clearly identify a secure route between parking areas and points of entry to the building. No more than eight (8) feet above the walkway. Building entries may be lit with soffit, bollard, step, or comparable lighting. Pedestrian lighting shall be a subdued warm light of 3000K or less.

7.6 Architectural Lighting

Architectural lighting effects are encouraged to promote nighttime identity and character.

7.6.1 All exterior architectural lighting shall utilize hidden lighting sources. Acceptable lighting includes wall washing, overhead down lighting, and interior lighting that spills outside.

7.6.2 Entry areas should be lit so as to provide an inviting glow from the interior.

7.6.3 All building exteriors facing U.S. Highway 6, if illuminated, must be illuminated according to the following criteria:

- Fixtures are to be direct burial quartz lamps, or as approved by DRB.
- Lighting levels shall vary to accent the structure, texture, relief, and/or the color of the building. Lighting levels may not be flat or uniform.
- Any on-building tenant sign illumination must be coordinated in color and intensity with the building exterior illumination.

7.7 Service Area Lighting

Service area and security lighting must be visible only within the limits of the service area.

7.7.1 Wall-mounted, security-type, service area lighting fixtures may be used only in screened service areas and only if direct light and glare is kept within these areas. In all other areas, wall-mounted service lighting must consist of cut-off type fixtures.

7.7.2 Service area security lighting may not be substituted for pedestrian, architectural or parking area lighting.

7.7.3 Freestanding fixtures shall be painted the same as parking area fixtures. Any wall-mounted fixtures should be compatible with the wall.

7.8 Accent Lighting

Unique lighting may be used to feature architectural elements, landscaping, entries and pedestrian areas, provided it is compatible with all other lighting. Accent lighting used in landscaping and pedestrian areas shall employ light sources such as Metal Halide, Quartz or Mercury lamps in order to accurately render plants, and lawns

7.9 Planned Sign Program

All exterior signage, including monument or building-mounted tenant identification signs, directional signs, address numerals, informational or regulatory signs and temporary marketing signs must be located and designed according to the specific criteria given under separate guidelines of the **AGBC Sign Regulations**.

8.0 Fees

All fees are to be set by the architectural review contract established between an architectural reviewer and the Town Council.