

Design Guidelines

100 Block Commercial Zone



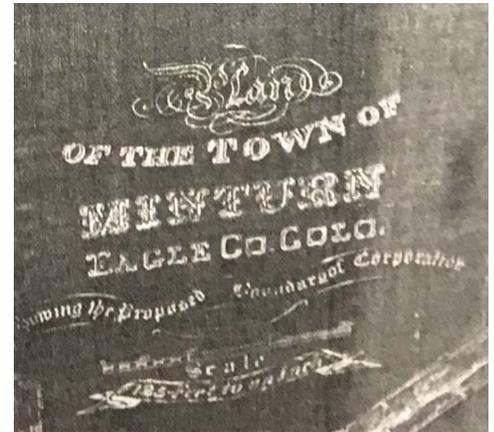
‘History meets Present’

- utilize historic cadence of original plat - 25’ wide lots
- reflect history of the “working class town” into the design
- combine history with present technology & architecture
- use environmentally sustainable building practices
- express historic industries of Minturn in the design:
mining - railroad - farming
- utilize historic building materials and new advanced materials - materials not allowed in the 100 block:
Aluminum Siding, Vinyl Siding , Cultured Stone
and EIFS – (exterior insulating finishing system)
- site plan review for structures located on lots 5,000 square feet, or larger in size, require submission of a 3-D (dimensional) model of proposed building at a minimum scale of 1/4” inch = 1’ foot

Cadence in Design:

- utilize the 25' wide historic lot cadence in designing the mass and scale of new buildings and facades

Original Plat of the 100 Block Commercial & Residential Area

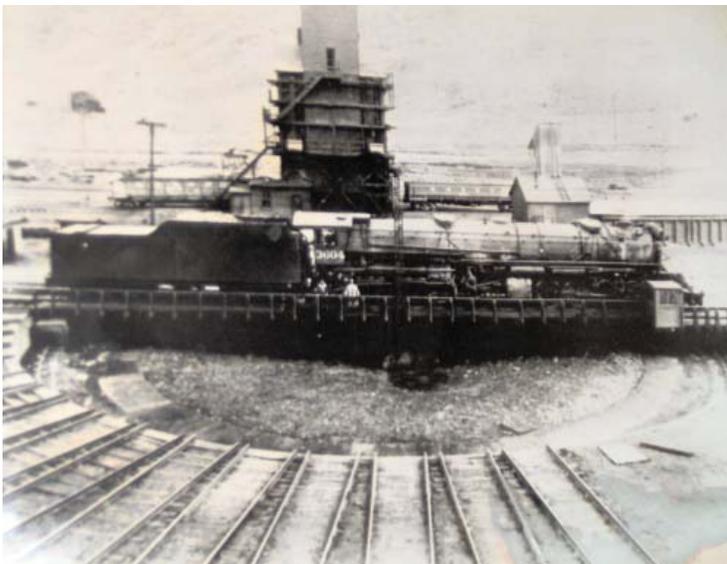


100 Block Design ‘History meets Present’



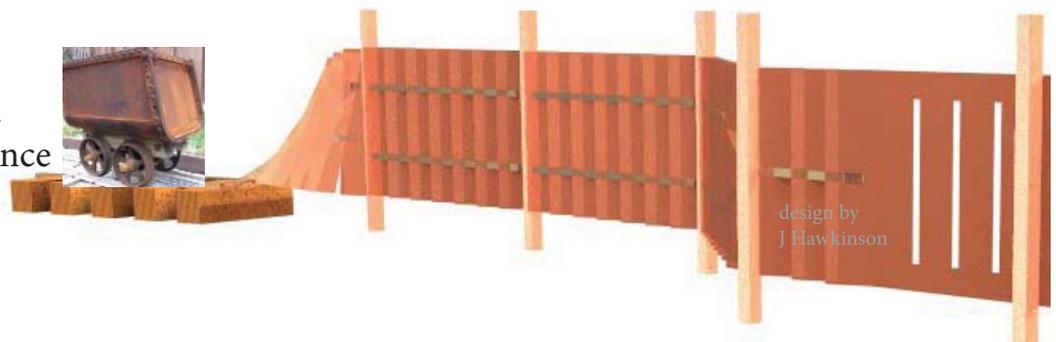
turn-table building in Minturn

The 100 Block design incorporates the historic turn-table & mining industry



public gathering space represents the pattern of the turn-table, materials represent railroad tracks

mining integrated with
steel art screen at entrance



Eclectic Design Is:

original - creative - varying with:

- materials
- designs
- roof lines
- colors
- store fronts
- building facades
- size - height
- corridors
- pathways
- history combined with new technology

*not standard, not uniform

*individual



Minturn 'Eclectic' Restrooms:

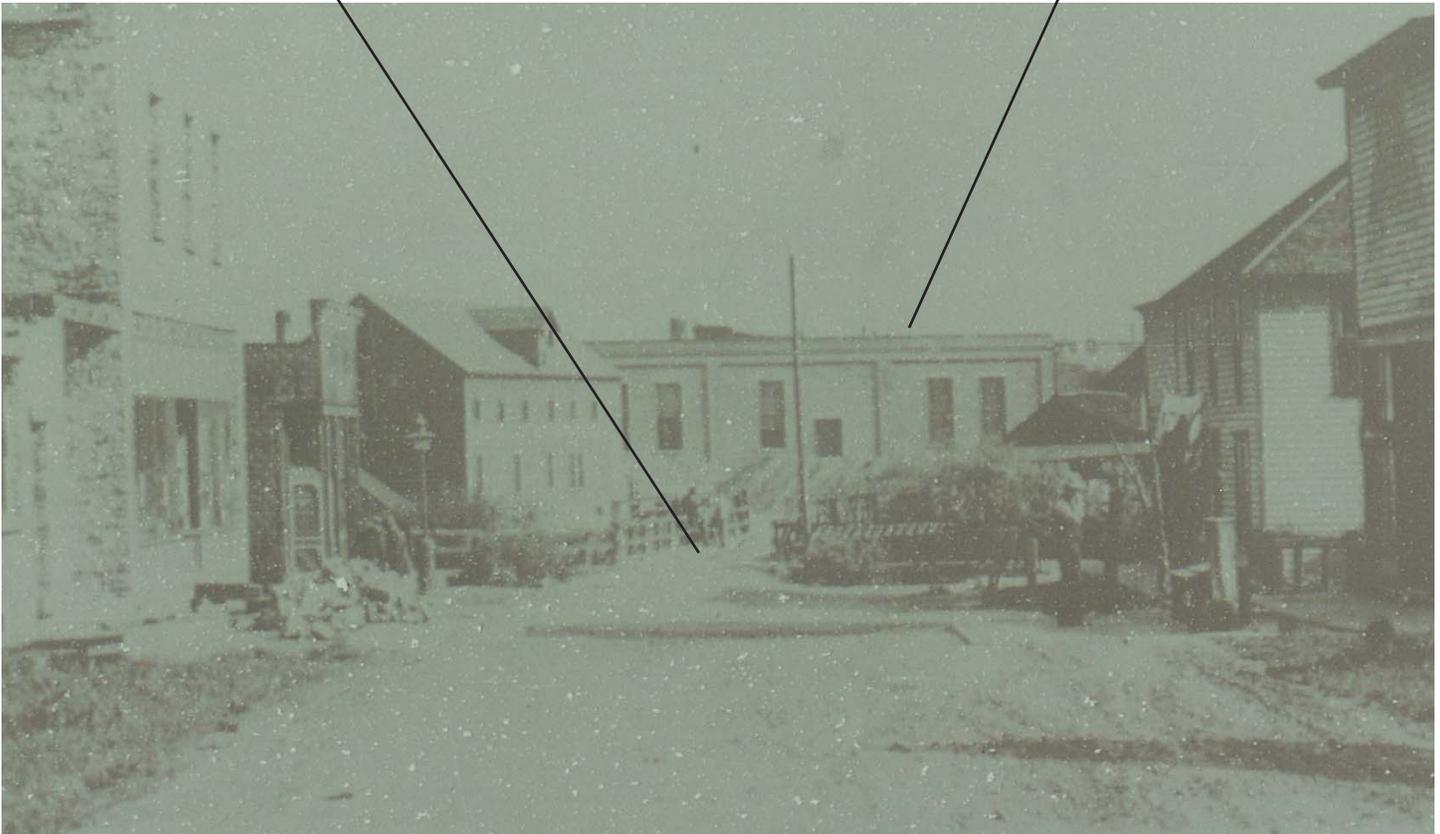
The Adit: the horizontal passageway into a mine meets parametric modeling



Downtown 100 Block on Highway 24 looking NE across river - 1914

bridge

railroad turn-table building



100 block looking SE across bridge - Minturn 1890

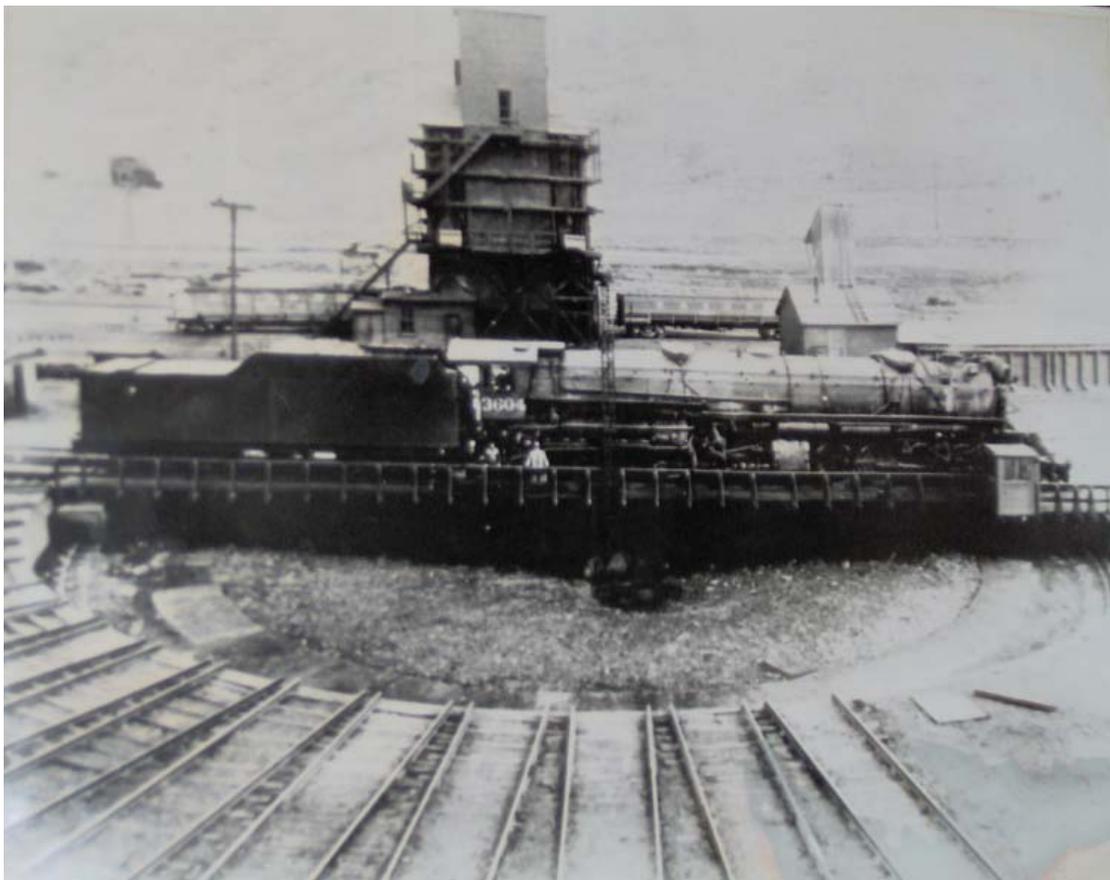


site of future turn-table for railroad

History meets Present Day

The Minturn Railroad Turn-Table:

‘utilize in design, materials and patterns of built environment’



History meets Present Day

Gilman Zinc Mine: materials, patterns, industry -

‘express in present day architecture’



History meets Present Day

Gilman Zinc Mine: materials, patterns, industry -
express in present day architecture



Mass & Scale:

- smaller houses - single story - multiple building
industrial - pedestrian scale - working class town
- by the river and roads - structures are shorter
- similar to the mine - structures grow taller next to the mountains



Historic Plat of 100 Block

Historically - Highway 24 came straight into Town over bridge

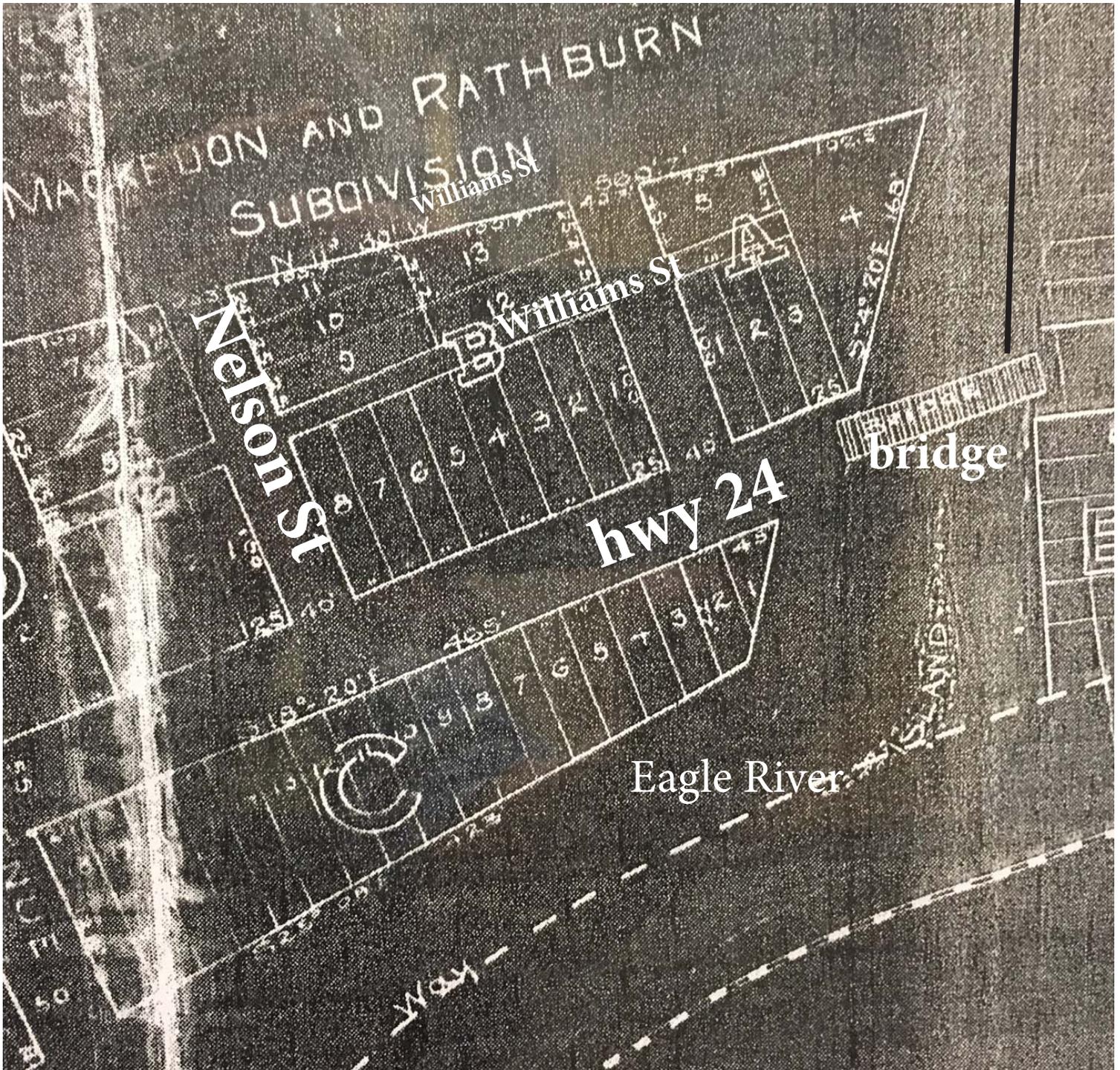
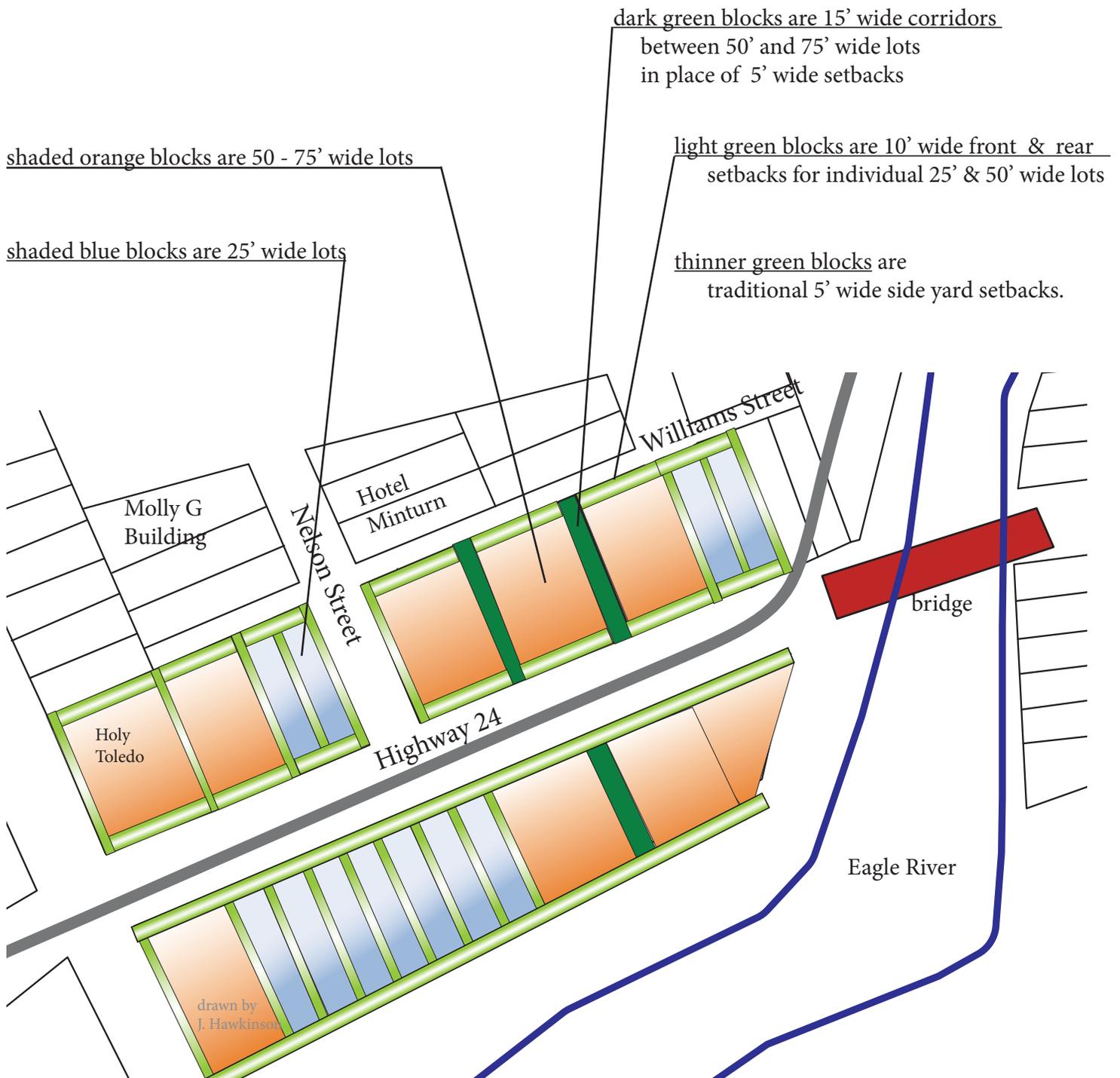


Diagram Example of:

100 Block Commercial Zones: Setbacks & Mass & Scale

Design to encourage:

- 15' wide corridors are encouraged for walkways to create a pedestrian friendly commercial 100 block
- corridors can be utilized for tables, landscaping - trees & flower pots, and market space
- encourage street fronts on buildings between William Street and Highway 24
- landscape for beautification - storm water management - shade
- 10' front & rear setbacks for landscaping, patios, flowers, trees, seating, snow storage
- reflect the historic & present cadence of original plat of downtown Minturn



APPENDIX B

MINTURN DESIGN STANDARDS AND GUIDELINES

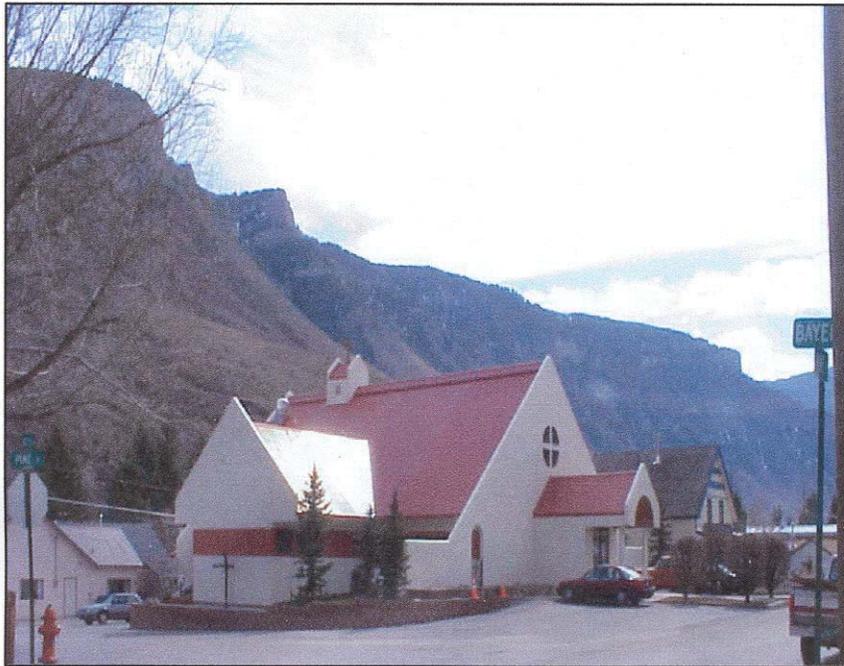


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I. INTRODUCTION

A. PURPOSE

The Town of Minturn is located in a narrow river valley at an altitude of 7800 feet. Historically identified as a mining and railroad community, the Minturn of today is distinguished by its businesses and small town appeal, as well as the residential neighborhoods with a high percentage of permanent population. The purpose of these design standards and guidelines is to establish certain criteria for new development that will occur within the Town, new development that will enhance the existing character and scale of this old mining and railroad community. The Town seeks to promote variety and visual interest that is compatible with the rural town atmosphere and to encourage structures that respect the environment and character.



B. GOALS AND OBJECTIVES

In order to preserve and enhance the built environment, and to further the character of the community, Minturn has adopted design standards and guidelines for development. The Minturn Community Plan contains the community's vision for the future, a future that is grounded in the character of the past. This character is based on a respect for both the history and environment of the region, a respect that is evident in the existing architectural styles and layout of the Town. The preservation and enhancement of landforms, vegetation, and wildlife habitat are consistent with these objectives.

These standards and guidelines are to be used as a supplement to the Town of Minturn Zoning Code. Review of compliance with these design standards and guidelines will occur for all new development, as well as major restoration and/or renovation of existing structures or developments within the Town boundaries.

C. APPLICATION

These standards and guidelines apply to all development within the boundaries of the Town of Minturn, with the exception of the Meadow Mountain Character Area and other federally owned property. The exception of these lands occurs due to the status of Federal Land, however the Town encourages development within these areas to apply the spirit and principle of these standards and guidelines.

The Minturn Design Standards and Guidelines are divided into two sections. Section II contains General Design Standards that will be applicable to the entire Town, and Section III contains guidelines and standards for individual Character Areas. Section II defines minimum design standards and guidelines that will promote a complementary and cohesive appearance to the entire Town.



Section III pertains to specific Character Areas (as delineated and defined in Chapter 16, Article II of the Town of Minturn Zoning Code). The intent of this section is to promote and enhance the individuality of neighborhoods by applying additional standards relevant to the building scale, building mass and architectural styles that exist in these areas.

The standards and guidelines are meant to provide minimum criteria for design of structures. The Town encourages the application of new and innovative interpretation of building styles so as to maintain and strengthen both the unity and diversity of the built environment and the economic vitality of the Town of Minturn.

II. GENERAL DESIGN STANDARDS

The following standards and guidelines are written to establish a framework for the design and construction of all improvements within the Town of Minturn. All property owners have the right to have a design prepared for the building or modification of their choice,

however all improvements shall be designed within the parameters established by these standards and guidelines. All applications for improvements shall comply with the minimum review criteria for development within the Town boundaries. Consistent application of these standards and guidelines will promote and enhance the overall economic and visual image of the Town. Compatibility and visual harmony between the existing



environment, both natural and built, and new development will help maintain property values and assure that future construction will complement, rather than overpower, the historic character of the Town.

A. DESIGN REVIEW BOARD

The Design Review Board (DRB) is established by the Town Council and consists of seven (7) members. The Town Council delegates its powers and duties to administer these standards and guidelines to the DRB.

Membership

Members of the Planning Commission shall serve ex officio as members of the DRB. The terms of the membership shall be identical to their terms on Planning Commission, and removal from one board shall constitute removal from the other. Members of the DRB

serve at the pleasure of the Town Council, and DRB members shall hold no other municipal office except as provided above. Members may be removed by the Town Council for inefficiency, neglect of duty, failure to attend meetings or malfeasance in office. A notification of removal shall state the reasons for such removal.

Organization and Operation

The DRB shall elect a chairman and vice-chairman from its members and fill such other offices as it may determine. Such officers shall not necessarily be the same officers as the Planning Commission. The term of chairman and vice-chairman shall be one (1) year with eligibility for reelection. The chairman, or in his absence, the vice-chairman, shall preside over the DRB meetings. The DRB shall meet at the call of the chairman and it shall meet as often as it is necessary to carry out the tasks of the Board. Not more than thirty (30) days should pass between the time a complete application is made and the DRB takes action upon that application. Rules for transaction of business, including the requirement of fees, shall be adopted by the DRB and a record shall be kept of deliberations, findings and decisions. This record shall be kept in the office of the Town Clerk. A majority of the members of the Board shall constitute a quorum for the transaction of business.

The Town staff will review the application to determine compliance with the submittal of required information. Minor design review applications may be reviewed and approved by the Town staff. Denials issued by the Town staff may be appealed to the DRB.

Board Procedure

The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. Table the application. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.
2. Conceptual/Preliminary approval. The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted,

or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. Disapproval of application. If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.
4. Approval of application. If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.
5. If a motion for approval, for conceptual approval or to table an application results in a tie vote, the motion will fail.

B. SUBMITTAL INFORMATION

The request for design review requires the submittal of the following information:

- An application form (available at the Town of Minturn offices);
- An Improvement Location Certificate or Survey (ILC or ILS), as appropriate;
- A scaled site plan showing the subject property and the proposed layout of the development. This site plan shall include the development within the context of existing conditions including, but not limited to, topography, delineation of water bodies, adjacent development, sidewalks, utility locations and easements of record;
- Elevations of the proposed structure(s), as may be required;
- Architecture details, including window and door detail;
- A landscape plan, including snow storage areas, as may be required;
- A parking plan; and
- A three-dimensional mass model, to scale, for multi-family and/or commercial development may be required; a three-dimensional architectural model including adjacent structures may be requested.

C. REVIEW CRITERIA

1. SITE DESIGN

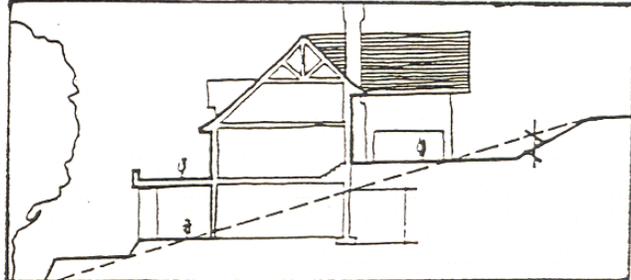
Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

- a. Natural Features
 - (1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

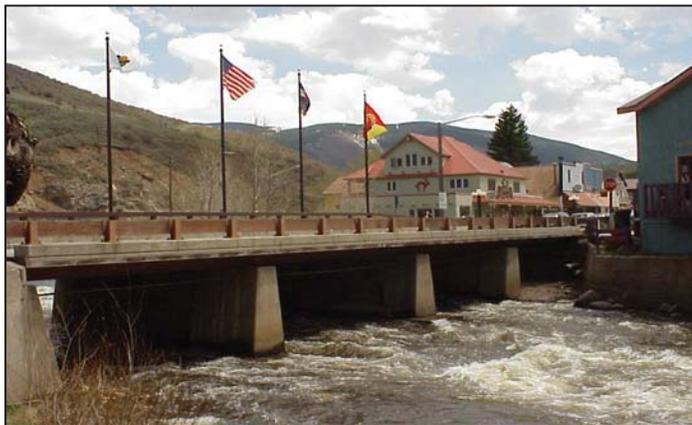
A building site that slopes at greater than 10% is urged to consider “stepping” the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.



(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks,



the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages “turning your back” on the Eagle River, one of Minturn’s greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of siting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does

not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substantial shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in determining their location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

c. Massing and Scale

A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.

Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.



Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.



The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.



Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited. Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials, however the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design



Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape

improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Sections 16-17-14, 16-17-15 and 16-17-16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14, 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

III. CHARACTER AREAS

1. GROUSE CREEK CHARACTER AREA

Grouse Creek is located at the north end of Highway 24 and has traditionally served as an automobile-oriented commercial center. This area serves as the gateway to the Town proper, and as such is encouraged to provide a wide range of commercial services for visitors and residents. The ease of auto access makes this area convenient for provision of retail, office and services for local and regional commercial uses.

Two commercial developments and a landscaping/garden center currently occupy the Grouse Creek Character Area. The commercial buildings are typical strip center-style commercial areas with buildings located around the perimeter of parking areas. The existing style is utilitarian in nature and lacking in architectural variety.

These additional design standards and guidelines will focus on requirements for pedestrian connections and encouragement for redevelopment of the existing buildings.

- New building shall incorporate elements of the existing area to create a unified and cohesive area.
- Pedestrian connections to adjacent areas will be considered. These shall include walkways and/or plazas.
- Encourage the incorporation of the Eagle River to the use. Existing development "turns its back" on this amenity which could enhance the sense of place and character that is currently lacking in Grouse Creek.
- The use of awnings, porticos and entry features are encouraged. The linking of pedestrian elements and streetscape/landscape features shall be required. These features could be utilized to unify the area and create an ambiance of time and place.
- Historic styles are discouraged in this area as it would appear to be copied, but it is encouraged that new developments incorporate those elements that make a place more human. Massing, scale, details and a greater separation or screening of the parking areas would reinforce these principles.

- Parking and loading areas shall be screened from Highway 24, the Eagle River and adjacent properties. A central loading area is encouraged to serve all of the commercial units in the development.
- The provision of sidewalks within the development is encouraged, as it would provide additional separation from the automobile.
- Fencing is encouraged as a screening element. Materials shall be consistent with those used in the structure, including the use of wood, masonry or split face block. Chain-link fences may be permitted for very limited use and solely for security purposes. If approved, chain-link fences may not exceed six (6) feet in height. All other types of fencing may not exceed eight (8) feet in height. The horizontal length of fencing may be limited due to aesthetic and safety reasons.

2. OLD TOWN CHARACTER AREA

Old Town has long been considered the downtown area of Minturn and the visual gateway of Town. This is due to the location of existing retail and restaurant business in this area. A unique character has evolved with many differing architectural styles for the commercial storefronts and the converted residential buildings currently used for retail activity.

The use of local materials and style is common in towns that have evolved over many years and could be defined as an organic growth process where additions and remodels occur as a town grows.



Though the structures in Old Town may not look identical, there are common features that are consistent. It is the consistency of these elements that shall be the basis of additional requirements for Old Town.

Old Town Commercial Zone

The intent of this area is to create a pedestrian-friendly area where residents and visitors are invited to walk and window shop. Traditional commercial strip centers are discouraged in Old Town due to their automobile orientation; however, modified commercial centers with multiple uses are encouraged. The following elements shall be considered in the design and planning of new or renovated commercial storefront structures:

- Provision of large display windows that are complementary and consistent with adjacent structures.
- New buildings shall draw on interpretations of existing storefront structures. The scale of the new buildings shall be consistent with adjacent buildings. Height shall be consistent as viewed from the street; additional height may be approved if it steps back from the facade to reduce the perceived scale of the new development.
- Elements of human scale shall be incorporated into the structures. These elements may include the use of decorative courses for articulation of vertical

elements, such as the floor level and floor height, utilization of window boxes, awnings and streetscape, which are also important yet simple elements to define human scale. The size and proportion of the interior uses may also be used to create a consistent exterior human scale and allows for breaking up the horizontal facade by utilizing windows and doorways for definition.

- Material and architectural details shall provide visual interest and enhance the pedestrian elements.
- A pedestrian zone shall be identified and defined.
- Except for Main Street, parking shall be located at the side or to the rear of the structures.

Mixed Use Zone

The Old Town area transitions from the above defined commercial structures to the mixed use zone that has been an organic growth of the commercial use to what was a residential area in the past. These commercial uses are contained in structures that have been converted from pre-existing residential units. The character of the original structures is still evident and thus provides an excellent transition for commercial uses that occur adjacent to current residential area.

The following elements shall be considered in the design and planning of converted residential buildings:

- Residential structures that have been converted to businesses shall maintain their original "residential" character
- Existing setbacks, with yards, shall be maintained where possible.
- The use and maintenance of small windows is encouraged
- Porches, walkways and fencing shall be maintained to reinforce the residential quality of the area.

3. SOUTH TOWN CHARACTER AREA

This area is characterized by larger lots than those found in other areas of the Town. Existing commercial areas are auto-oriented (and should remain so); however, the mixed use character discourages the allowance of high-impact commercial uses. Limited retail businesses are appropriate, along with low-impact service-oriented activities.

Parking along the front of Highway 24 is discouraged; however, if location is approved, the parking shall be broken-up into smaller areas, well-landscaped or screened from the highway and adjacent structures.

The incorporation of unifying elements would further define and characterize this area. These elements could include common color and material of structures, awnings, common fencing and pedestrian interconnections.

BIBLIOGRAPHY

Town of Breckenridge Historic Guidelines Department of Community Development 1984

Town of Eagle Commercial and Industrial Design Standards 1996

Town of Crested Butte Design Guidelines 1995

EXHIBIT B

RECOMMENDED PLANT MATERIAL LIST

The Colorado State University Extension office publishes many pamphlets that are readily available to the general public. These pamphlets include information on xeriscape, Colorado gardening, ornamental grasses, ground covers, flower gardens and wildflower gardens, to name a few. Slope, soil characteristics, sunlight needs and irrigation are important characteristics that should be considered in the planning of your landscaping. Please contact the CSU Extension office at (970) 328-8878 for further information.

The following is a list of recommended plant materials that require little to no summer irrigation. The materials marked with an asterisk (*) are classified as medium in irrigation needs, requiring a thorough soaking every 3-4 days.

DECIDUOUS TREES

Box Elder	Green Ash*
Shubert Chokecherry	European Mountain Ash*
Siberian Elm	

EVERGREEN

Rocky Mountain Juniper	Subalpine Fir*
Bristlecone Pine	Colorado Spruce*
Lodgepole Pine	

SHRUBS

American Elder	Mountain Mahogany
Boulder Raspberry	Mountain Mockorange
Bridalwreath Spirea	Mountain Spirea
Bristlecone Pine	Mugo Pine
Canada Buffaloberry	Rabbitbrush
Common Juniper	Savin Juniper
Common Lilac	Serviceberry
Currant & Gooseberry	
Shrubby Cinquefoil	
European Cranberrybush	Siberian Peashrub
Froebel Spirea	
Tamarix Juniper	
Japanese Barberry	Wormwood Sage

GROUND COVER

Creeping Junipers – "Wilton"
Creeping Junipers – "Andorra"

Creeping Junipers – "Bar Harbor"

PERENNIALS

The following list includes common varieties of flowers used in the valley; however, this list does not consider irrigation needs.

Alpine Rockcress
Bearded Iris
Bleeding Heart
Columbine
Common Flax
Creeping Penstemon
Forget-me-not
Foxglove
Glacier Poppies
Hardy Delphinium

Heliotrope
Johnny Jumpup
Narcissus
Peony
Perennial Phlox
Pussytoes
Shasta Daisy
Siberian Iris
Snow-in-Summer
Woolly Yarrow