



PROJECT STUDY AREA MAP & Primary Design Elements

GOALS & OBJECTIVES

- Improve “Sense of Place” on Main Street
- Emphasize the community feel of “Western & Rustic”
- Define Pedestrian and Traffic interface
- Increase sense of safety and visual aesthetics of Main Street
- Provide a safe and pleasant separation of pedestrians and vehicles
- Provide consistency in design elements that unify Main Street
- Provide greater sidewalk space for gathering and extending retail space
- Create outdoor gathering space to act as a community living room
- Unify downtown facades to emphasize the character and charm
- Utilize public investment in infrastructure and aesthetics to encourage private reinvestment on Main Street

LEGEND

- Primary Streetscape Study Area
- Optional: continue streetlights this block
- Facade Study Area
- Lilac Park and Plateau Creek Park Study Area
- Primary Intersection Treatment
- Secondary Intersection Treatment
- Gateway Marker



PROJECT STUDY AREA

COLLBRAN DOWNTOWN MASTER PLAN

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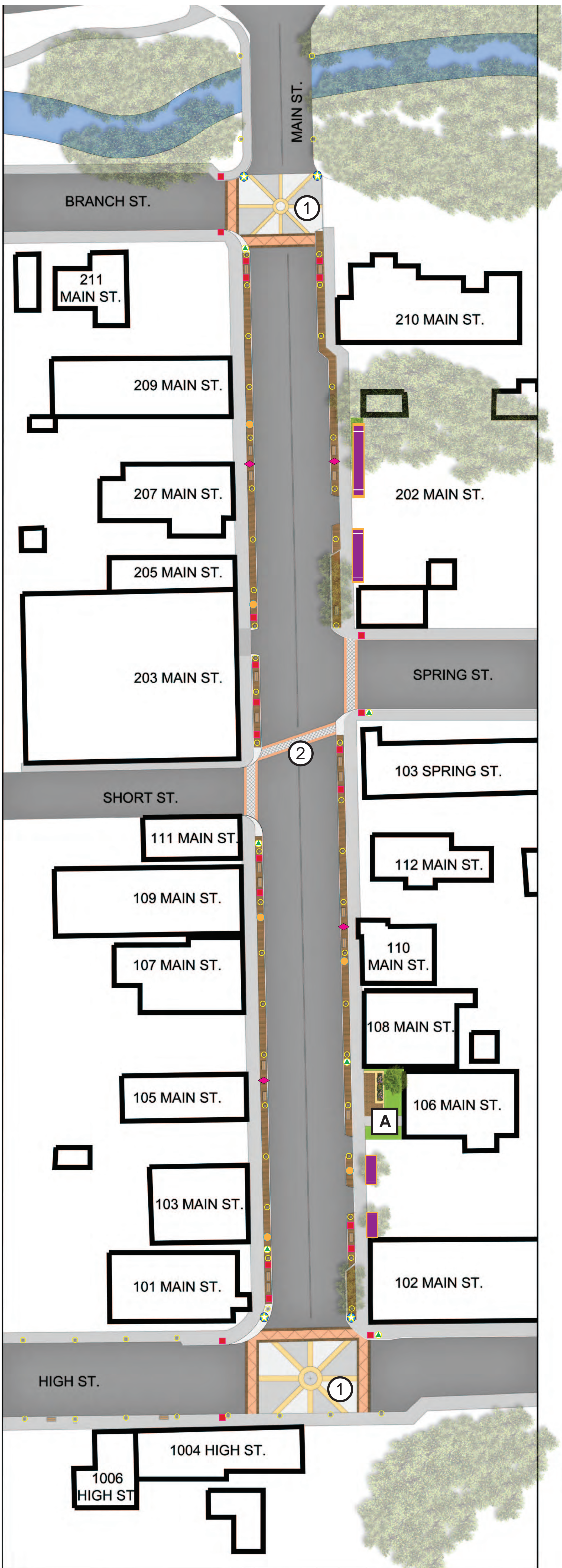


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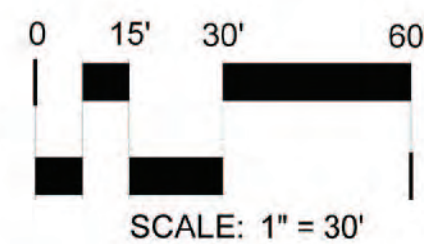


Proposed Recommendations

- Extend both sides 4 ft. to increase room for pedestrians. To tie into the western aesthetic, use a wood board stamp and brown color to create a concrete boardwalk.
- Create gateway intersections to let people know they have entered downtown Main St. Include gateway markers.
- Add crosswalks at Short St. and Spring St.
- Place movable wood planters at block ends and rustic log planters mid block.
- Place benches near planters. Over time, replace benches with locally handcrafted ones.
- Place trash and recycle bins at block ends and one mid block.
- Create artistic steel bike racks and place near high pedestrian areas.
- Define street edge where buildings are absent with low wall edge treatments.
- Evenly place solar street lamps along the sidewalk extension to define the street and create a sense of place.
- Create a pocket plaza in front of Grand Valley Bank that is open to both bank workers and the public. Include a pergola to extend building facade.

LEGEND

- A BANK POCKET PLAZA
- 1 PRIMARY INTERSECTION
- 2 SECONDARY INTERSECTION
- + GATEWAY MARKER
- WOOD PLANTER BOX
- ARTISTIC BIKE RACK
- ◆ RUSTIC LOG PLANTER
- ▲ TRASH & RECYCLE BIN
- ▬ EDGE TREATMENT
- SOLAR PEDESTRIAN LAMPS
- ▬ BENCH
- ▬ 4' SIDEWALK EXTENSION
- EXISTING TREES



STREETSCAPE PLAN

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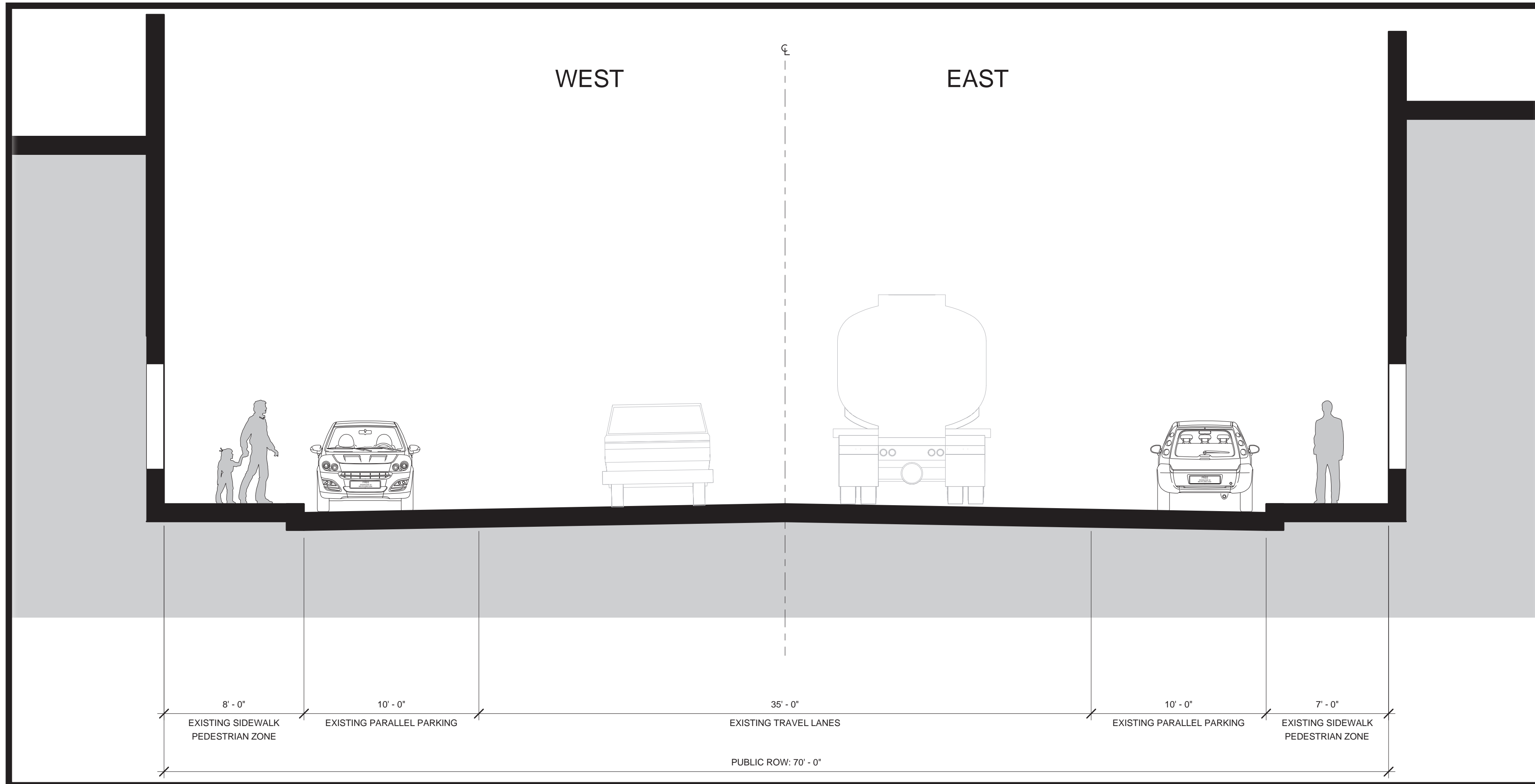
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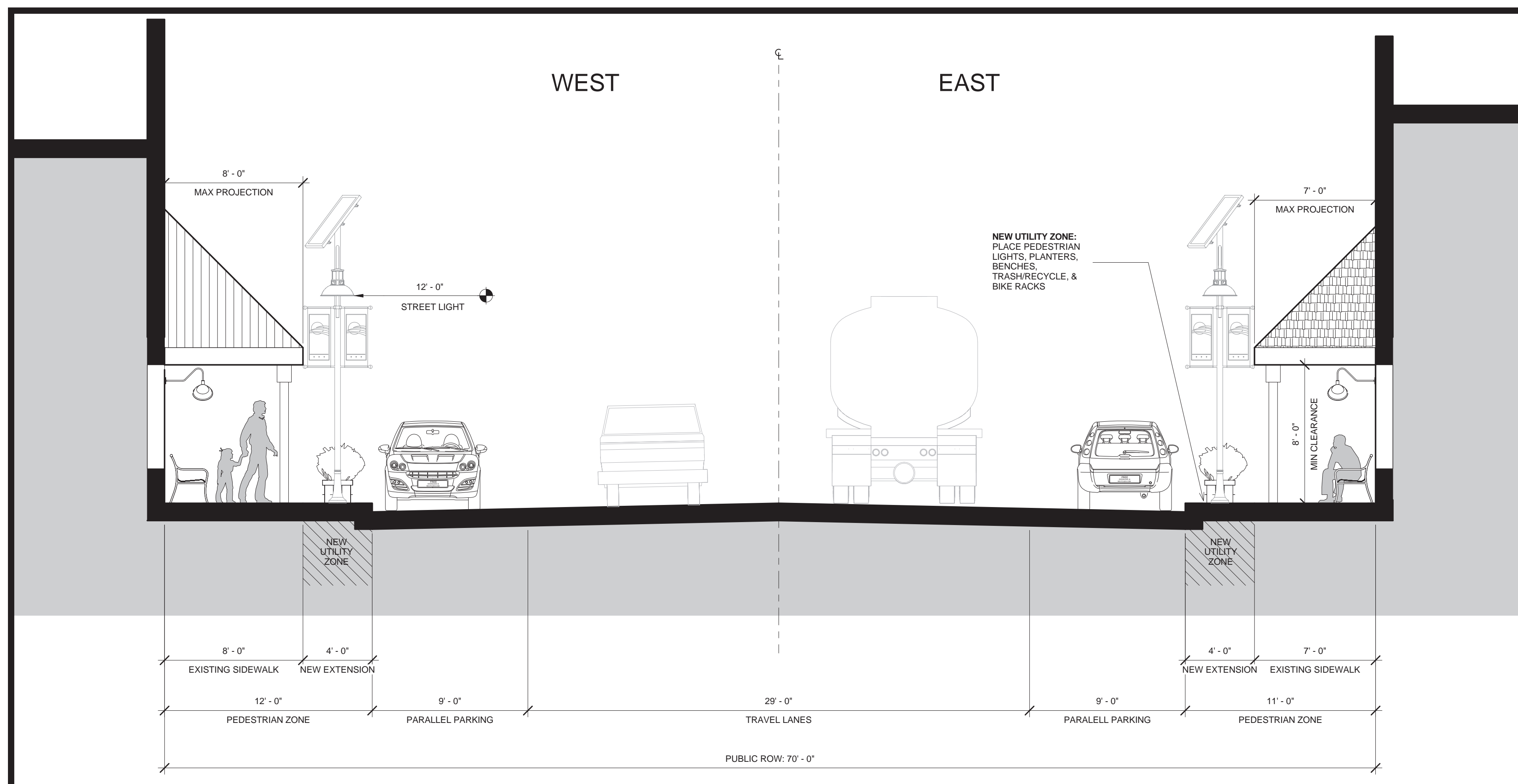


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EXISTING MAIN STREET SECTION LOOKING NORTH



MAIN STREET TYPICAL SECTION W/ IMPROVEMENTS LOOKING NORTH



Proposed Improvements:

- Widen sidewalks on both sides of street by 4 feet, improving pedestrian zone
- Install pedestrian scale streetlights on both sides of street
- Install awnings/canopies to enhance architecture and pedestrian zone
- With widened sidewalk, place benches, planters and bike racks in new extension
- Using color and pattern, define the street edge from the pedestrian zone
- Reducing the width of main street provides a better "Sense of place" and pedestrian scale

TYPICAL STREET SECTIONS

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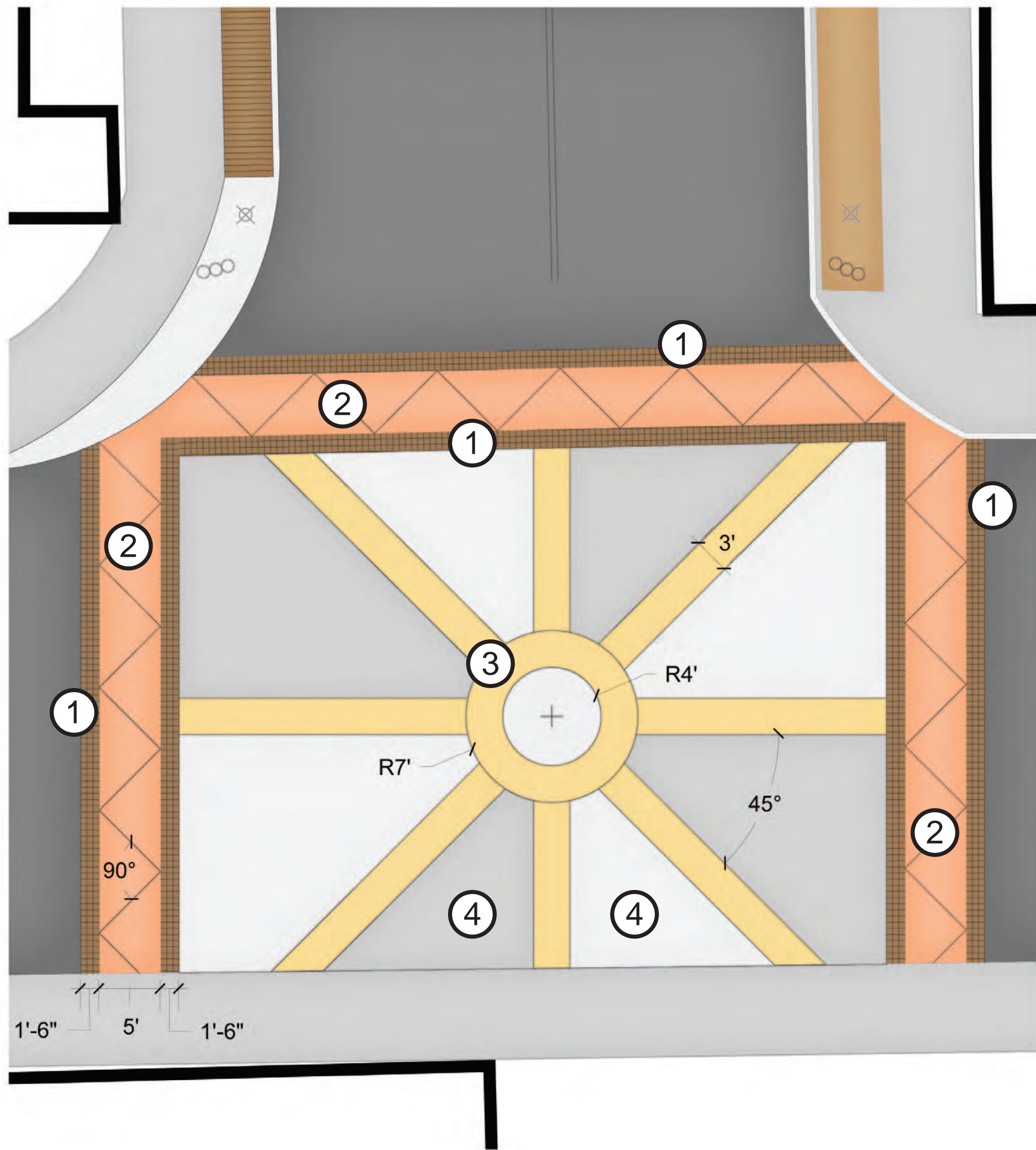
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Primary Intersection Treatment



Proposed Recommendations

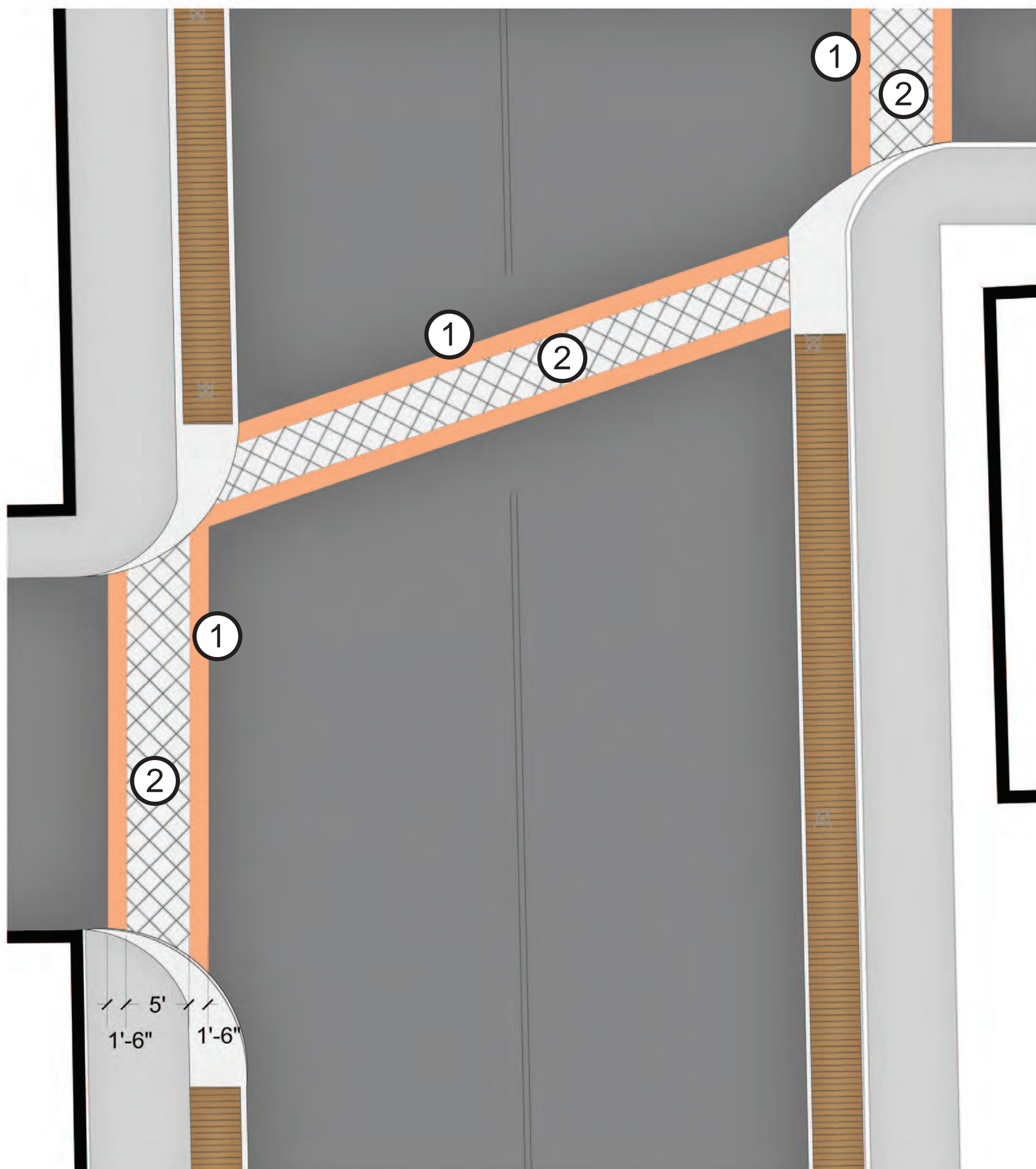
- Create gateway intersections at Orchard & High St., High & Main St., and Main & Branch St. that lets people know they are entering town and downtown.
- Use colored concrete to create 8' wide crosswalks. 18" wide bands colored brown with wood end stamp. 5' wide middle colored rustic orange with a zigzag scoring pattern.
- Complete the intersection with a Collbran wagon wheel design. Use concrete for durability. Color the wagon wheel concrete light brown. Use gray concrete between the spokes, alternating between smooth and brush finish.

LEGEND

- ① 18" CONCRETE BAND STAMPED & COLORED BROWN
- ② 5' CONCRETE CROSSWALK COLORED ORANGE WITH ZIGZAG SCORING PATTERN
- ③ COLLBRAN WAGON WHEEL CONCRETE COLORED LIGHT BROWN
- ④ GRAY CONCRETE ALTERNATING BRUSH AND SMOOTH FINISH



Secondary Intersection Treatment

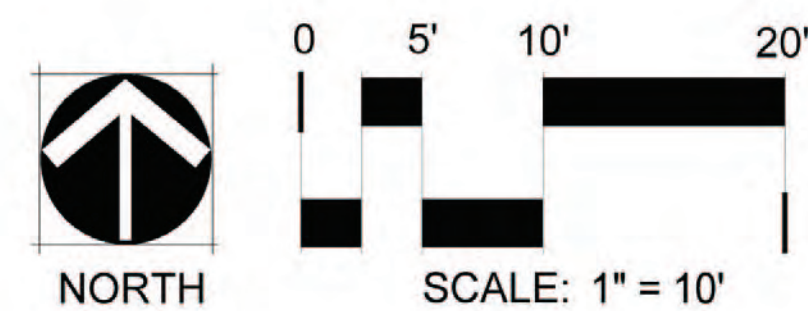


Proposed Recommendations

- Create secondary intersections at Elm & High St., and Main, Short & Spring St.. that reminds vehicles of the presence of pedestrians.
- Use a more simplified crosswalk treatment.
- 5' wide gray concrete middle with a crisscross scoring pattern. Option: alternate brush and smooth finish to create a checker board pattern.
- 18" band color concrete band. Use the same rustic orange color as the primary intersection for consistency.

LEGEND

- ① 18" CONCRETE BAND COLORED RUSTIC ORANGE
- ② 5' CONCRETE GRAY CROSSWALK WITH 2' X 2' CRISSCROSS SCORING PATTERN



INTERSECTIONS

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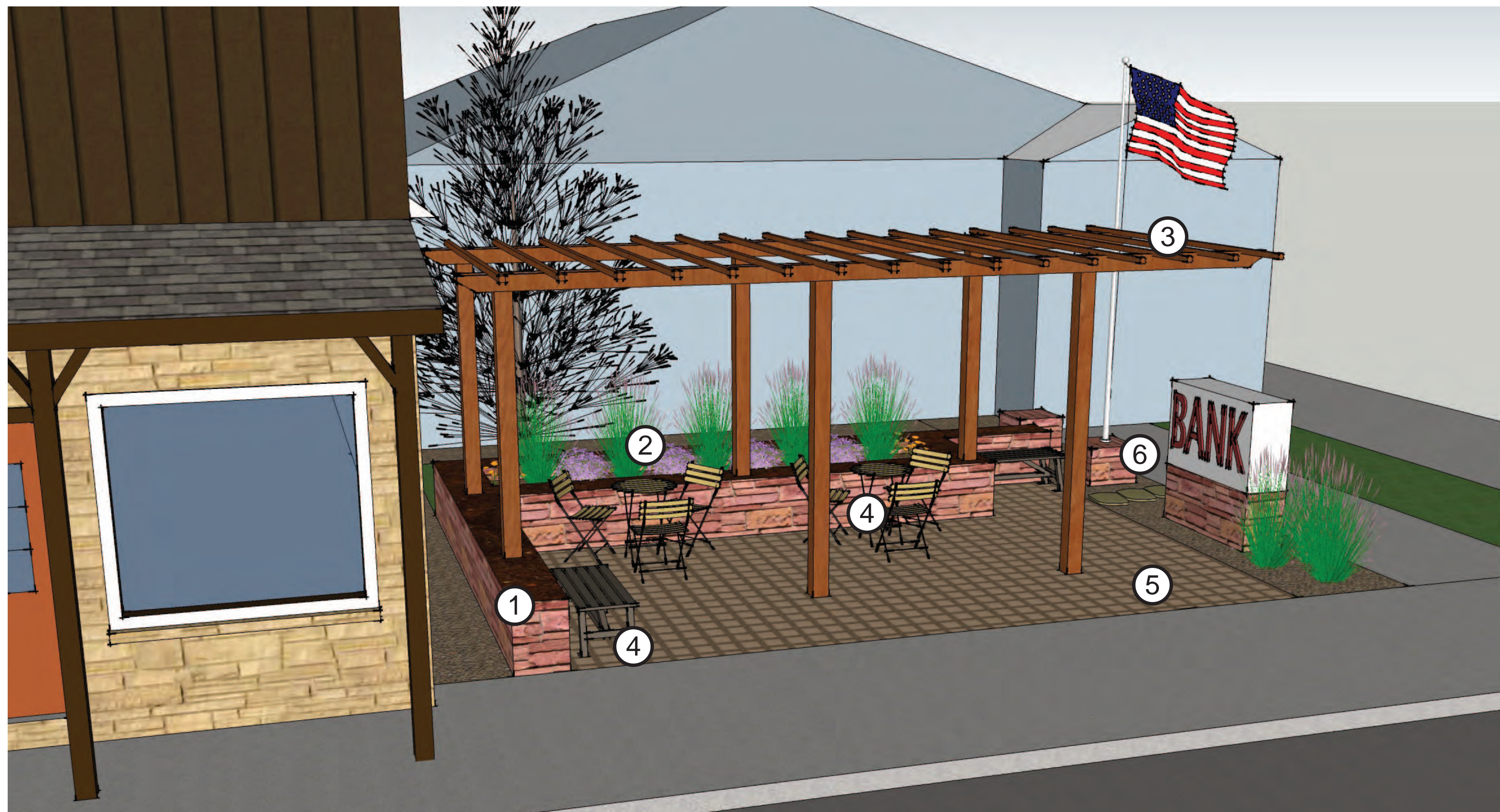


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Proposed Recommendations

Create a pocket plaza in front of the Grand Valley Bank on Main St. for both bank employees and the general public.

- Edge plaza with a 2' high and 1.5' wide wall using either narrow red and orange flagstone or brick (to match the coloring of the bank's exterior)
- On the backside of the plaza, add a raised planter to create a break between the plaza and the bank and provide some privacy.
- Add a wood pergola to extend the building face along Main St.
- Include several benches and bistro tables & chairs.
- The ground can be either buff flagstone pavers or board stamped and colored concrete (same as the street extension).

LEGEND

- ① 2' HIGH SEAT WALL EITHER RED FLAGSTONE OR BRICK
- ② RAISED PLANTER
- ③ WOOD PERGOLA
- ④ PLAZA FURNITURE
- ⑤ GROUND COVER EITHER BUFF FLAGSTONE OR BOARDWALK CONCRETE TREATMENT
- ⑥ 18" FLAGSTONE PAVERS TO CONNECT PLAZA TO BANK ENTRANCE

BANK PLAZA

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Item (A) : Street Lamps

Material: Metal

Color: Neutral colors

Location: Periodically along sidewalks



Item (B) : Planters

Material: Wood or brick/stone

Color: Muted brights and natural colors or materials

Location: Periodically along sidewalks



Item (C) : Benches

Material: Wood and/or metal

Color: Natural colors or materials

Location: Periodically along sidewalks



Item (D) : Bike Racks

Material: Metal and/or Wood

Color: Neutrals

Location: Periodically along sidewalks



Item (E) : Trash Receptacles

Material: Wood and/or metal

Color: Neutrals or muted brights

Location: Periodically along sidewalks



STREETSCAPE KIT-OF-PARTS: ELEMENTS

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Stamped Concrete

Material: Concrete
Color: Natural colors
Location: Sidewalk extensions



Colored Concrete

Material: Concrete
Color: Muted and natural colors
Location: Crosswalks and park shared street



Scored Concrete

Material: Concrete
Color: Muted and natural colors
Location: Park shared street



Stone

Material: Stone
Color: Natural colors
Location: Bank plaza/pocket park



Crusher Fines

Material: Finely crushed rock
Color: Natural colors
Location: Park paths



Boulders and Rough Stone

Material: Stone
Color: Natural colors
Location: Park terrace/creek access



STREETSCAPE & PARK MATERIALS

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Looking southeast from Short St & Main St



Looking northwest from Spring St & Main St



Gateway feature at Main St & High St

MAIN STREET PERSPECTIVES

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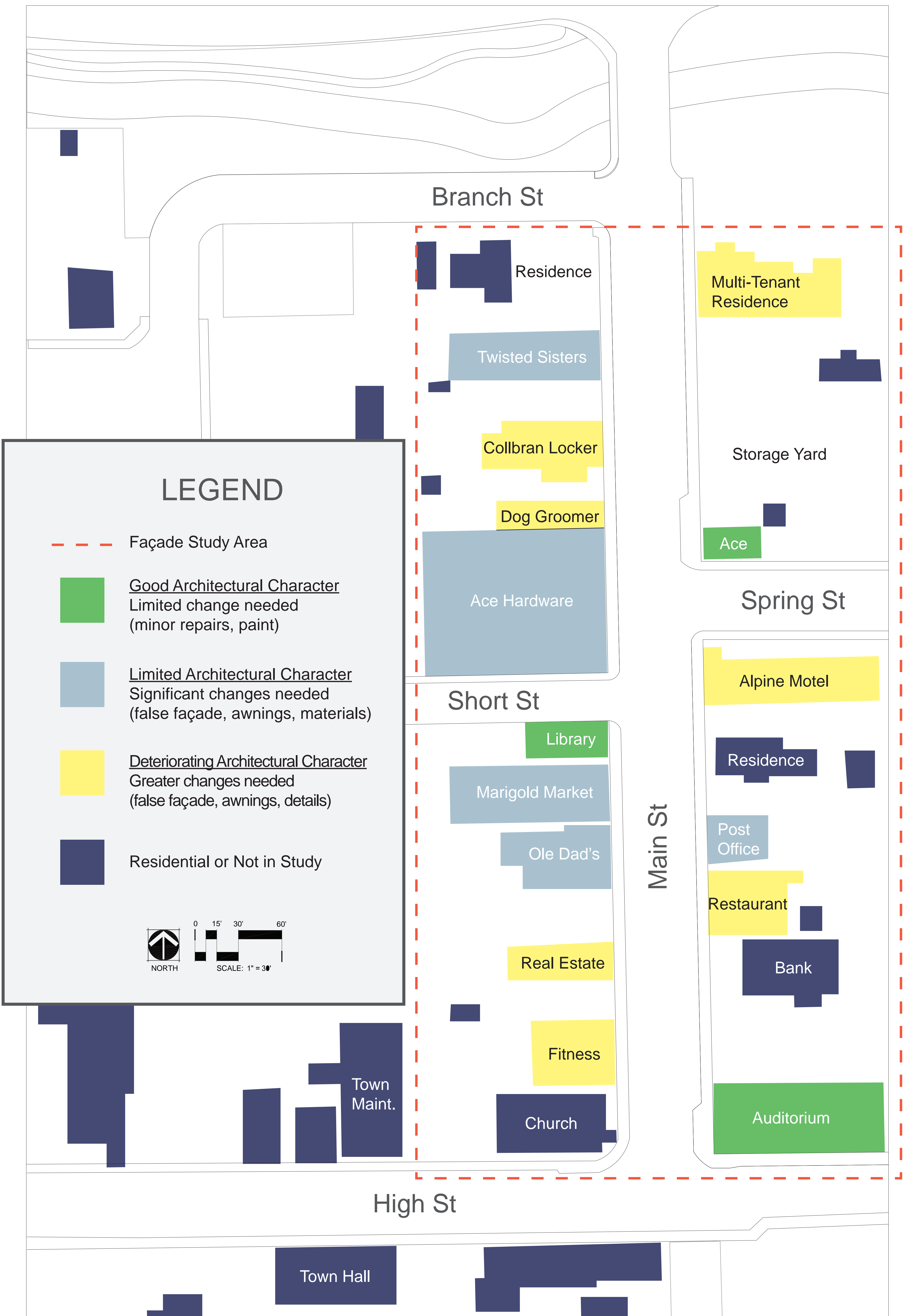
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FAÇADE INVENTORY MAP

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Existing Façade



Improved Façade

Multi-Tenant Residence: 210 Main St



Remove stonework on façade

Keep recently remodeled existing awning and columns

Existing Façade



Improved Façade

Ace Yard & Appliance Store: 202 Main St

FAÇADE IMPROVEMENT CONCEPTS

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Remove existing diagonal siding



Existing Façade

Improved Façade

Alpine Motel: 103 Spring St



Keep/upgrade existing brick



Existing Façade

Improved Façade

Post Office: 110 Main St

FAÇADE IMPROVEMENT CONCEPTS

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Existing Façade

Restaurant & Bar: 108 Main St



Improved Façade



Existing Façade

Town Auditorium: 102 Main St



Improved Façade

FAÇADE IMPROVEMENT CONCEPTS

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Existing Façade

Restore existing façade materials



Improved Façade

24-7 Fitness & Tanning: 103 Main St



Existing Façade

Add false front and cornice
Add structural awning and supporting columns



Improved Façade

United Country Real Estate: 105 Main St

FAÇADE IMPROVEMENT CONCEPTS

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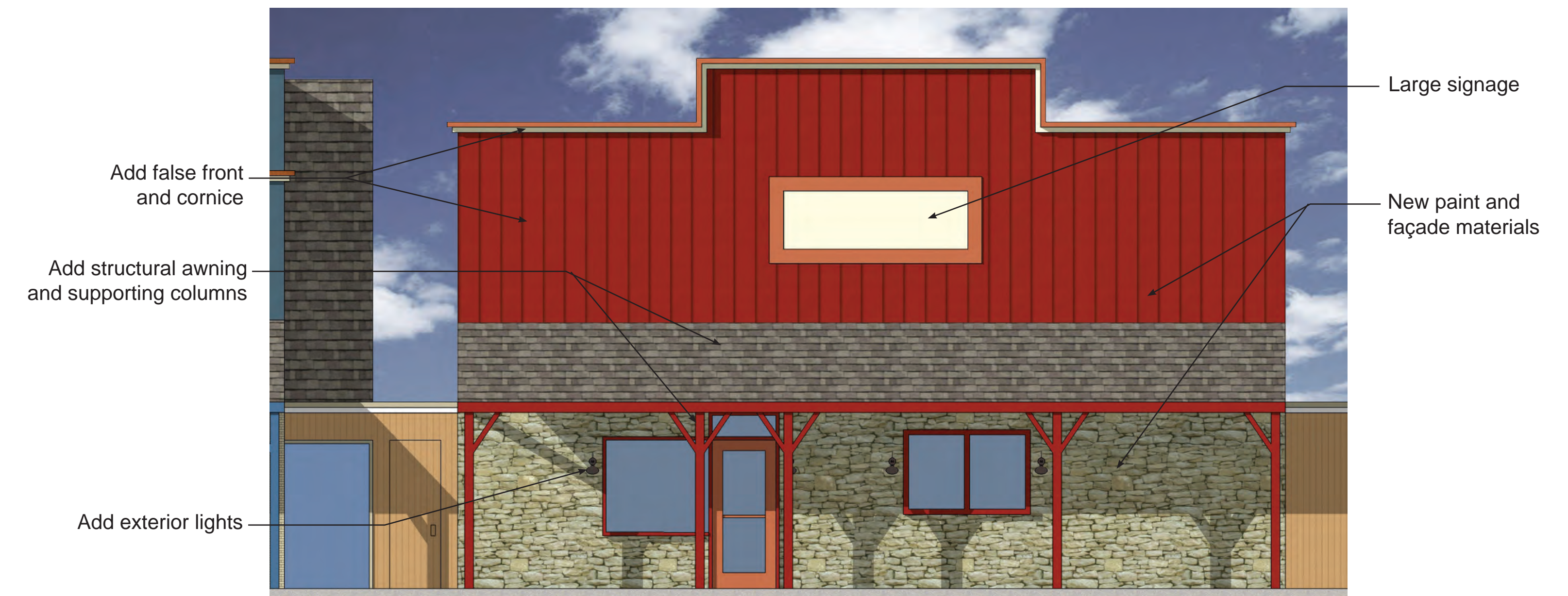
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Existing Façade

Improved Façade

Ole Dad's Liquor: 107 Main St



Existing Façade

Improved Façade

Marigold Market: 109 Main St

FAÇADE IMPROVEMENT CONCEPTS

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Existing Façade

Improved Façade

Ace Hardware & Lumber Yard: 203 Main St



Existing Façade

Improved Façade

Fluff 'n' Stuff: 205 Main St

FAÇADE IMPROVEMENT CONCEPTS

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Existing Façade

Collbran Locker: 207 Main St



Improved Façade



Existing Façade

Twisted Sisters Grub Box: 209 Main St



Improved Façade

FAÇADE IMPROVEMENT CONCEPTS

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Item (A) : Façade Treatment Material

Material: Stone/brick or wooden siding

Color: Natural colors

Location: Full or partial building facades



Item (B) : Paint and Color

Material: Various

Color: Muted brights (below) and natural colors

Location: Partial building façades

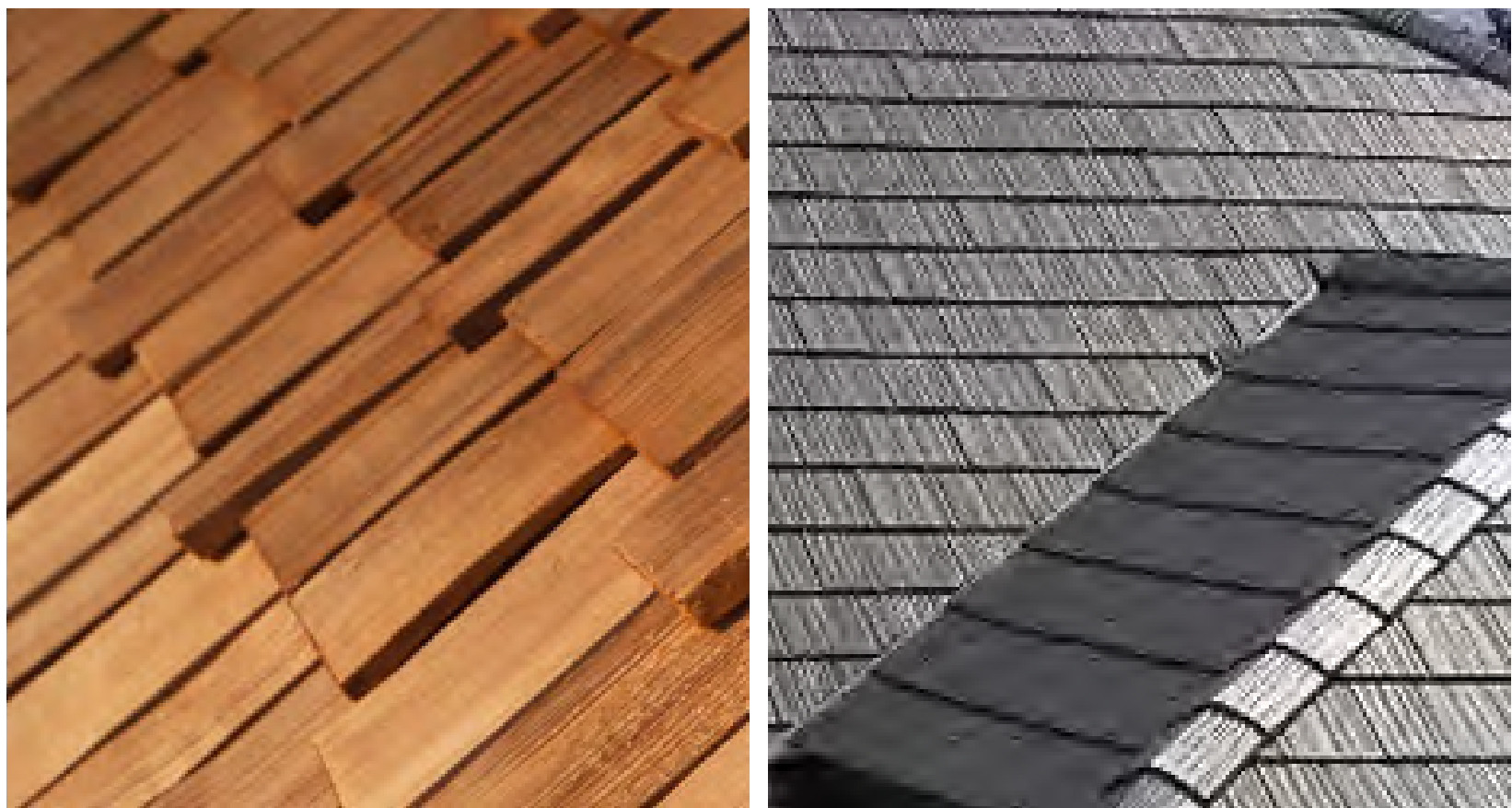


Item (C) : Shingle Material

Material: Wood or metal

Color: Stained or natural

Location: Top of structured awnings

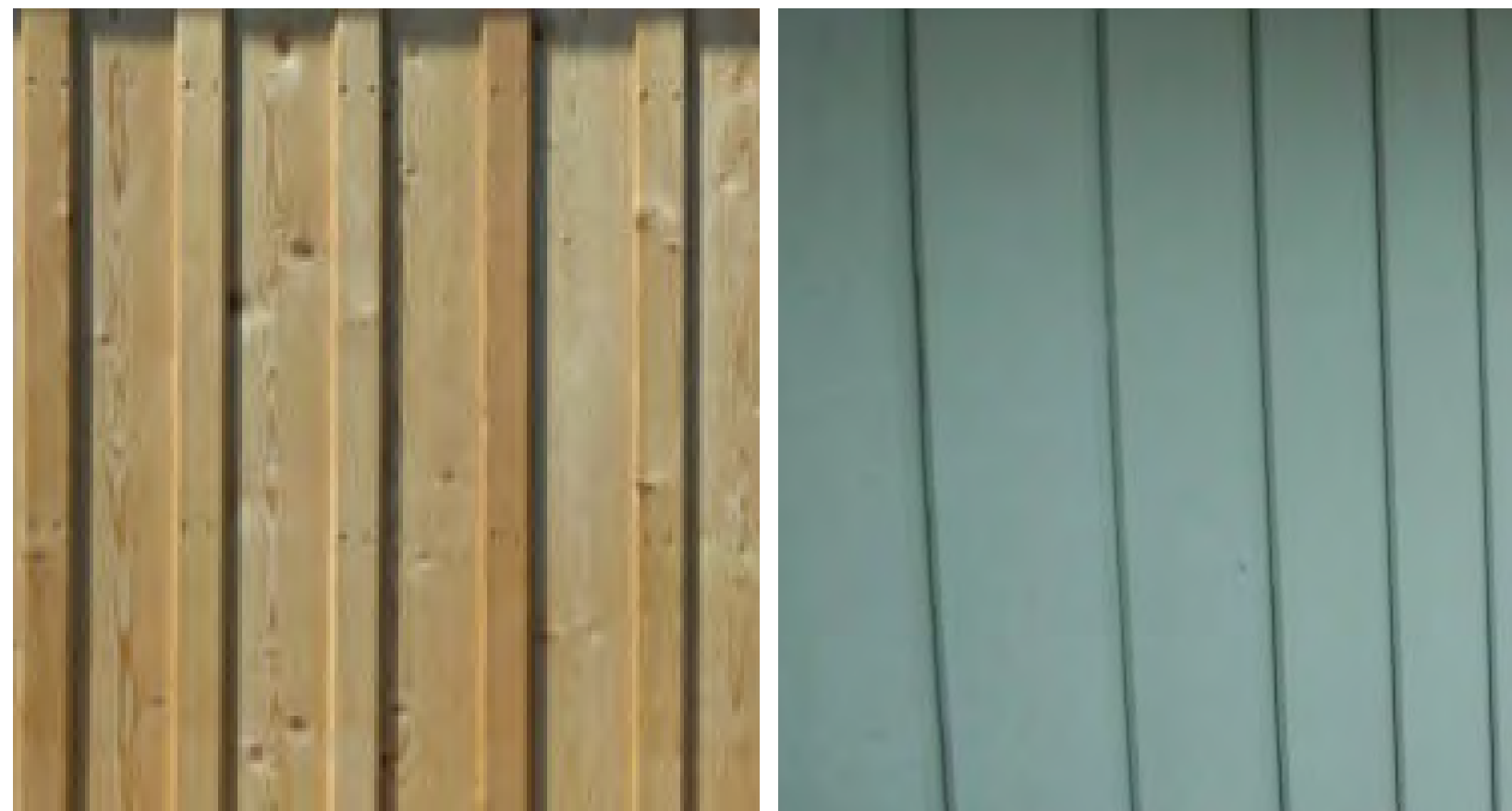


Item (D) : Infill

Material: Board and batten (wood or vinyl)

Color: Natural or muted colors

Location: Between building façades



FAÇADE KIT-OF-PARTS: MATERIALS

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Item (A): Canopies and Awnings

Material: Wood/metal or fabric

Color: Muted brights and natural colors

Location: Above storefront windows/doors



Item (B): False Fronts

Material: Wood or brick/stone

Color: Muted brights and natural colors

Location: Building façades



Item (C): Detailed Cornices & Parapets

Material: Wood or brick/stone

Color: Muted brights or natural colors

Location: Top of false fronts or parapets



Item (D): Exterior Lighting

Material: Metal

Color: Neutrals

Location: On building façades under awnings

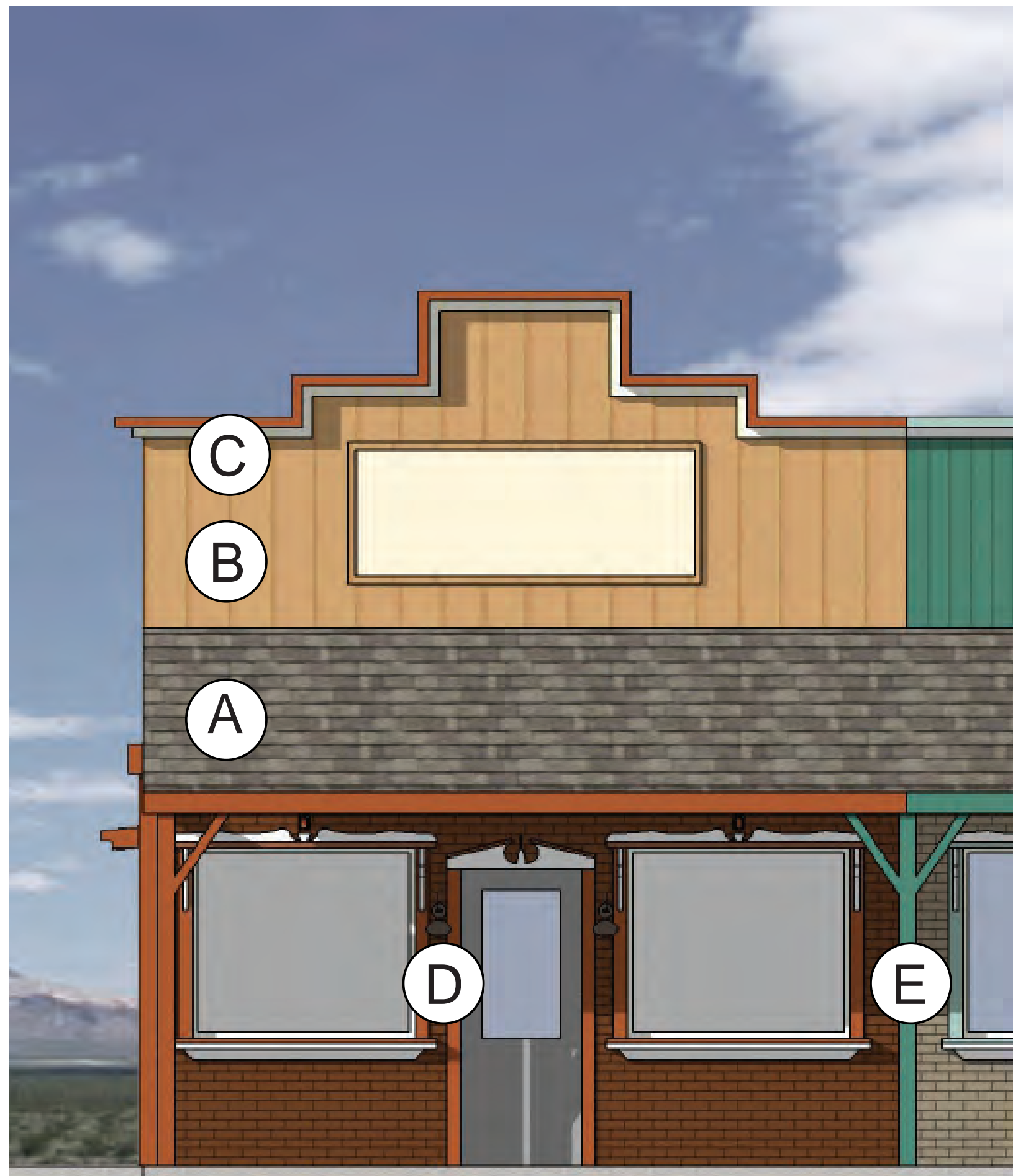


Item (E): Accessories

Material: Wood or metal

Color: Neutrals (flags/flowers add splashes of color)

Location: On building façades or lamp posts



FAÇADE KIT-OF-PARTS: ELEMENTS

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Proposed Recommendations

- Connect Lilac Park and Plateau Creek with a shared street (see enlargement for more detail).
- Connect the South and North sides of Plateau Creek with a bridge landing at the trail and a boulder path revealed at low flow.
- Create access to the creek with a stone terrace and steps.
- Band Stage in the SE corner of Lilac Park, allows larger gatherings to flow over shared street for special events.
- Rustic play features including an area with a cargo net, log beams and boulders. Another area has a 3 ft. mound with boulders.
- Branch St. and Elm St. end in turn-arounds yet remain connected with the shared street.
- Add restrooms and picnic pavilions. Also increase the number of benches and picnic tables.

LEGEND

-  RUSTIC PLAY FEATURES
-  LARGE BOULDERS
-  STONE TERRACE CREEK ACCESS
-  PICNIC PAVILION
-  BENCH
-  CRUSHER FINES PATH
-  BAND STAGE
-  PICNIC TABLE
-  BRIDGE
-  RESTROOM

SHARED STREET LILAC PARK

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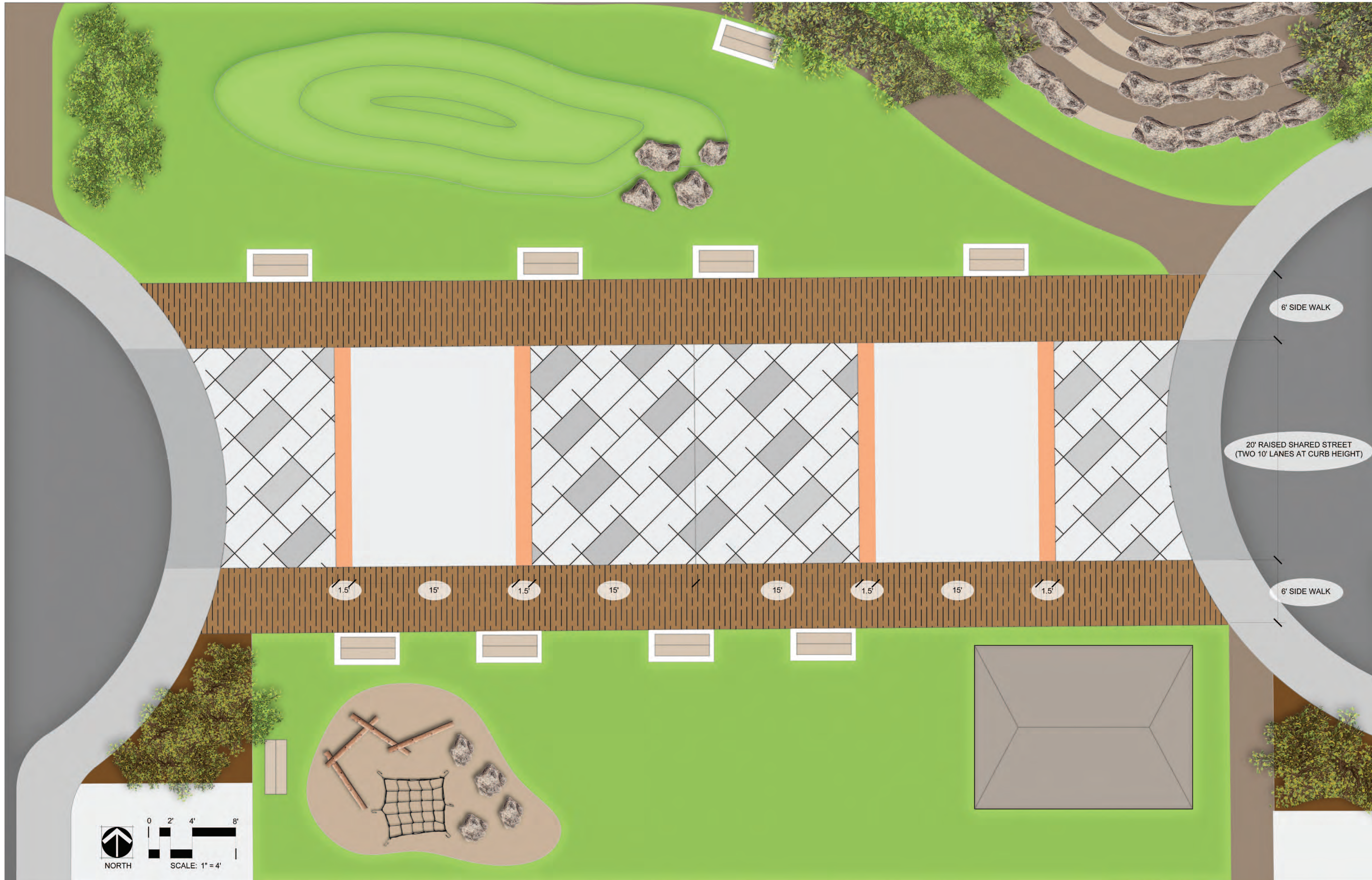


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Proposed Recommendations

- Raise shared street 6" to curb height encourages traffic to proceed slowly.
- Patterned and colored concrete creates a sense of place for the park.
- Stamp and color the sidewalks on each side the same brown board walk treatment as the Main St. streetscape.
- The shared street connects Lilac Park with Plateau Creek and creates one continuous park.
- It can be closed off to vehicle traffic for larger special events.

LEGEND

- RUSTIC PLAY FEATURES
- LARGE BOULDERS
- STONE TERRACE CREEK ACCESS
- PICNIC PAVILION
- BENCH
- CRUSHER FINES PATH

SHARED STREET ENLARGEMENT

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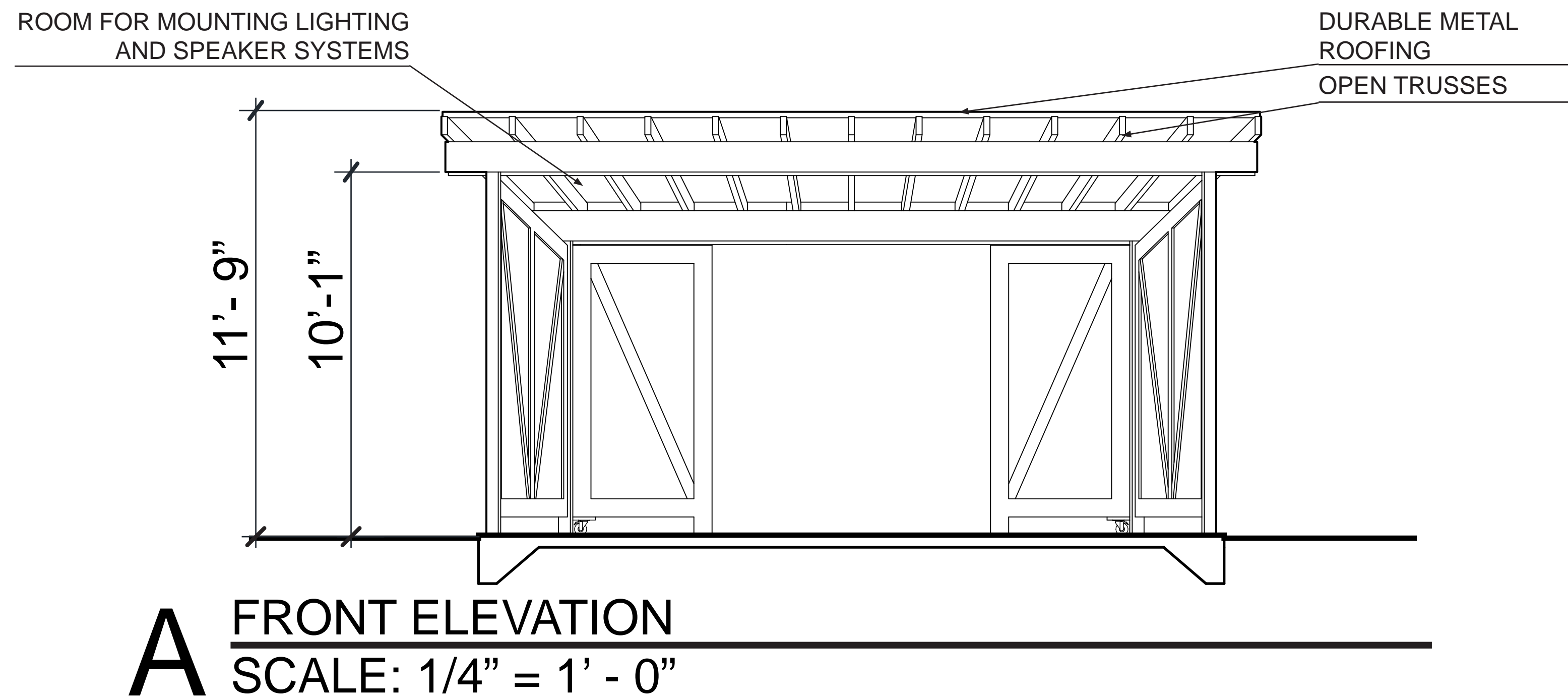
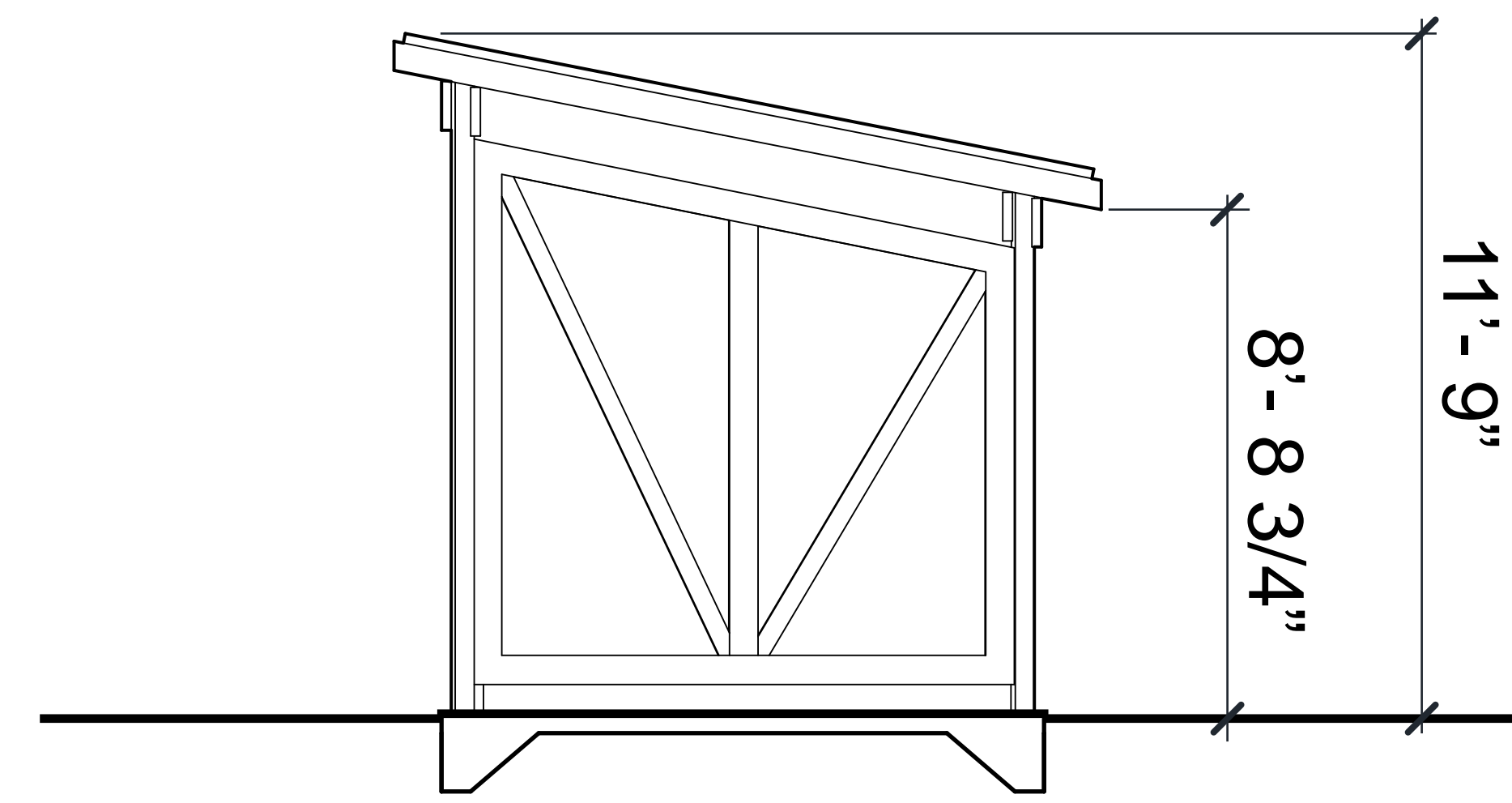
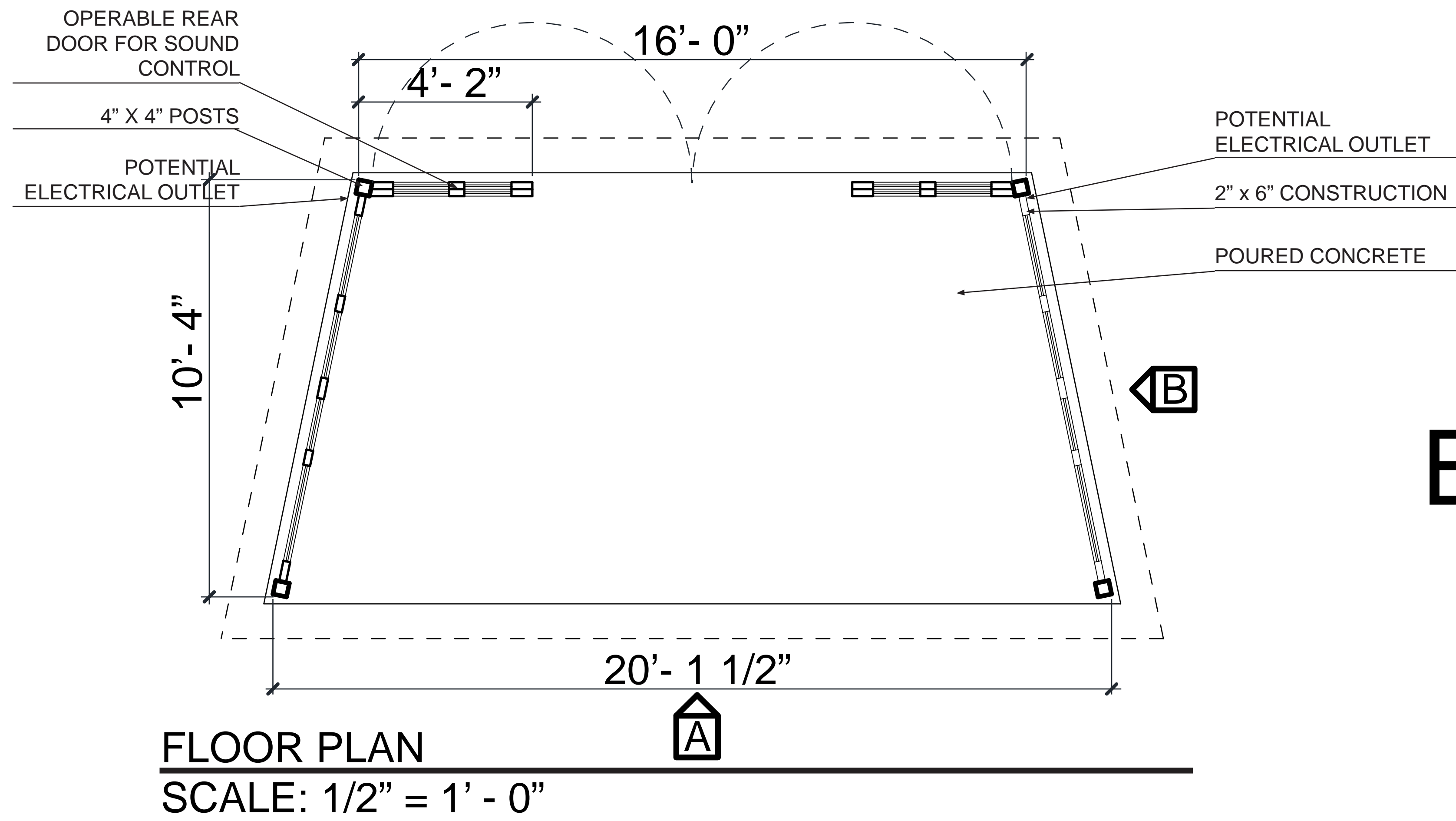
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PARK BAND STAND

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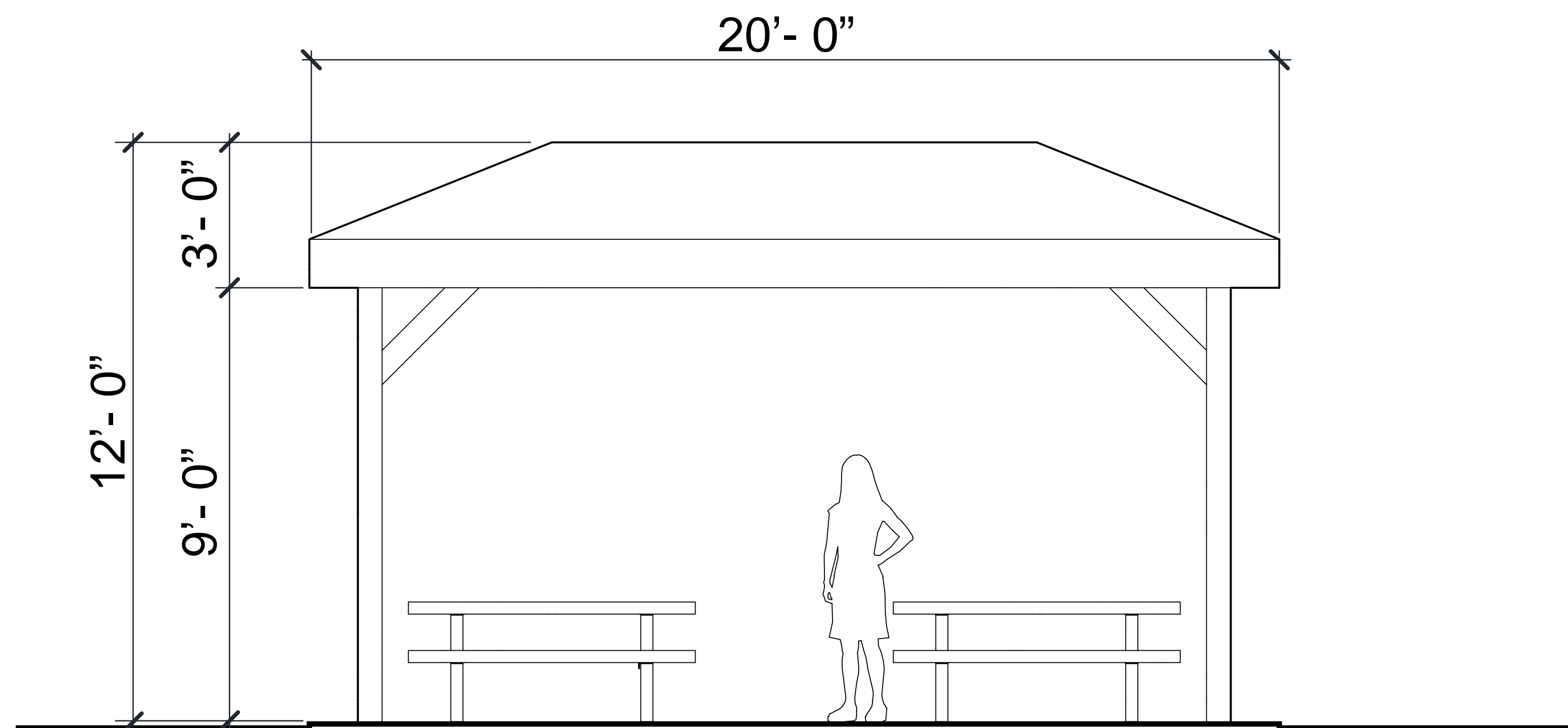
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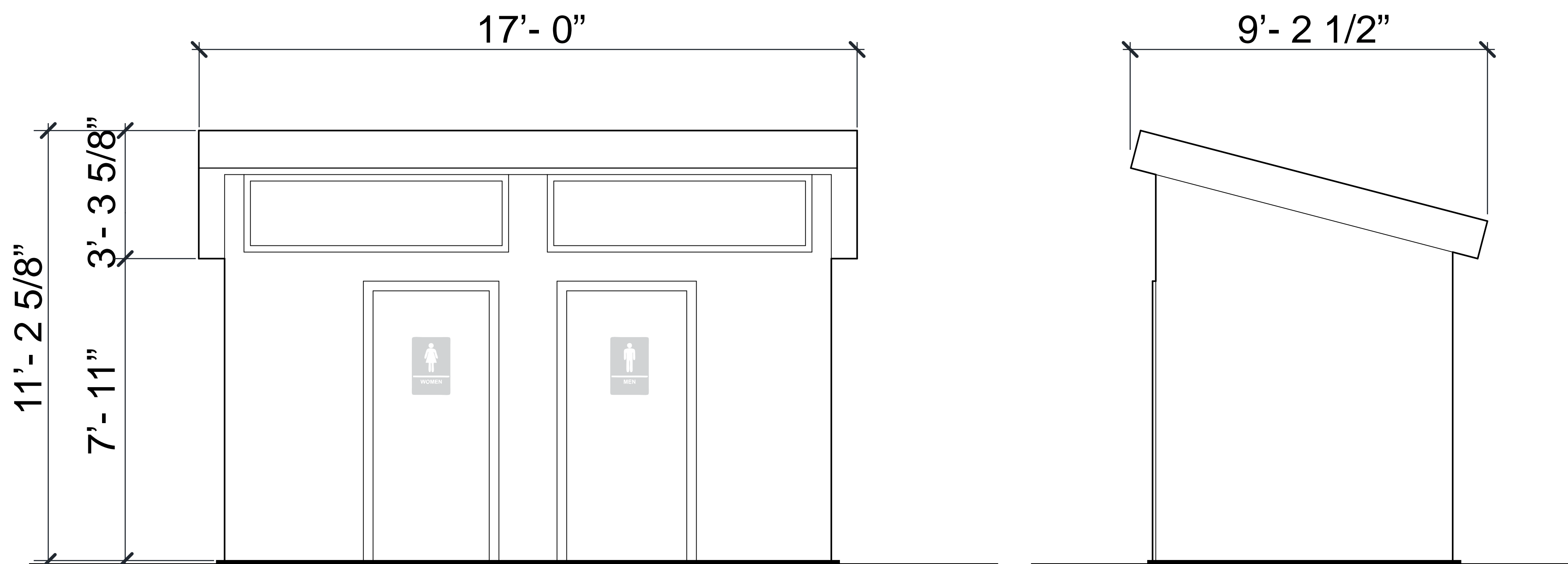
PICNIC SHELTER ELEVATION
SCALE: 1/2" = 1' - 0"



PERSPECTIVE ONE



PERSPECTIVE TWO



RESTROOMS ELEVATIONS
SCALE: 1/2" = 1' - 0"



PERSPECTIVE THREE

PARK BAND STAND

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Wood Bridge

Material: Wood or Steele

Color: Natural

Location: End of Elm St.



Stone Terrace Creek Access

Material: Cut stone

Color: Natural

Location: East side of park on south bank



Landscape Boulders

Material: Large boulders

Color: Buff or Gray

Location: Play area & around the mound



Rustic Play Feature

Material: Wood beams, boulders & rope

Color: Natural

Location: NW corner of Lilac Park



Benches

Material: Wood or Synthetic

Color: Natural

Location: Creek path and shared street plaza



Picnic Table

Material: Wood with or without metal frame

Color: Natural

Location: Pavilions and south edge of Lilac Park



LILAC PARK KIT-OF-PARTS

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