



April 17th, 2024

To: Chairman Shockey and Planning Commissioners
From: Kim White, Community Development Director

RE: Item from the Code to Discuss: Boardwalk covering

Background:

At the April 3rd meeting, the planning commission directed staff to write up information about the boardwalk coverings and the current code.

Purpose:

At the April 3rd meeting, the commissioners discussed what the characteristics of GL are and what makes the downtown different from other downtowns. It was discussed that the boardwalk coverings over the boardwalks are one of the defining features. It is also much safer to have a contiguous boardwalk cover, rather than to duck snow cornices that are hanging over the boardwalk area. Also, having the drip edge not to land on the walking surface is a safety topic.

Municipal Code 12-7-4:

...Unless otherwise stated, all structures, including temporary facilities, within the town limits are subject to these standards and all applicable provisions of the Building Code, Zoning and Land Use Development Regulations (as adopted) of the Town of Grand Lake.

(C) Additional Design Standards for Commercial Structures

(2)(a)(2) Roofs and all other overhangs should be designed so that NO snow or rain is deposited or shed onto any public or private walking surfaces. Safety considerations for the pedestrian are paramount.

(3) Key Architectural Design Guideline Principals include:

(c) Covered walkways.

1. Covered walkways with boardwalk are a response to climate, providing protection from the weather and help articulate the mass and minimize the apparent bulk of a building. Covered walkways and arcades should be provided on all buildings frontages where pedestrian traffic is likely.

2. Column treatments for the covered walkways should be consistent per business, should be constructed of wood, and take design cues from existing canopy column treatments in the central business district consistent with those depicted in Figures 1 and 2 and acceptable to the Town.

3. All boardwalk conditions should be designed to Americans with Disabilities Act (ADA) standards and strive to address the needs of disabled individuals.

Commissioner Discussion:

Does this cover the topic sufficiently? Is there any language that needs to be changed, or any additional language required?