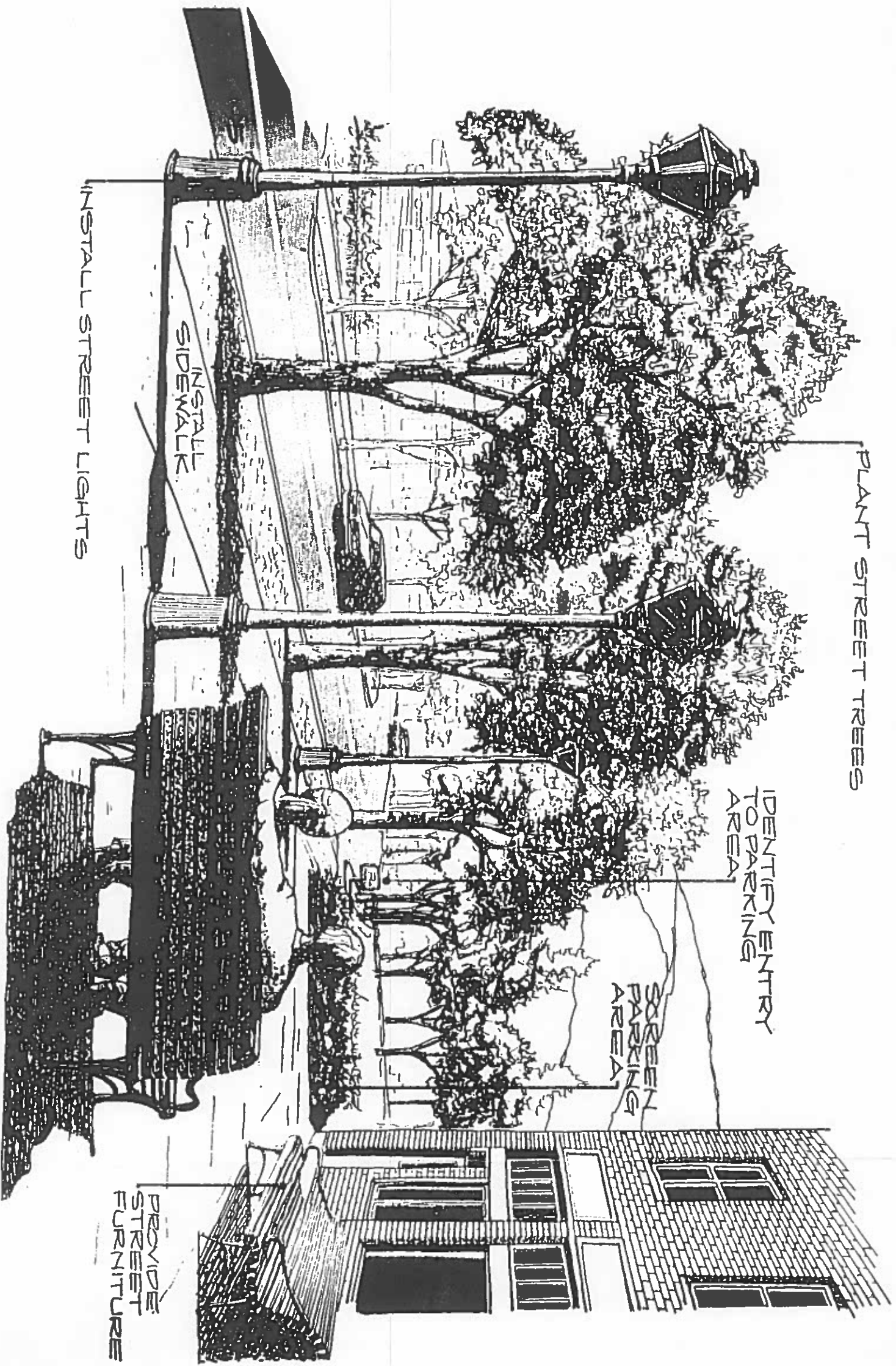


DESIGN GUIDELINE 2

STREETSCAPE CONCEPT - HIGHWAY 105



PLANT STREET TREES

IDENTIFY ENTRY TO PARKING AREA

STREET PARKING AREA

INSTALL SIDEWALK

INSTALL STREET LIGHTS

PROVIDE STREET FURNITURE

DESIGN GUIDELINE 4

PERSPECTIVE

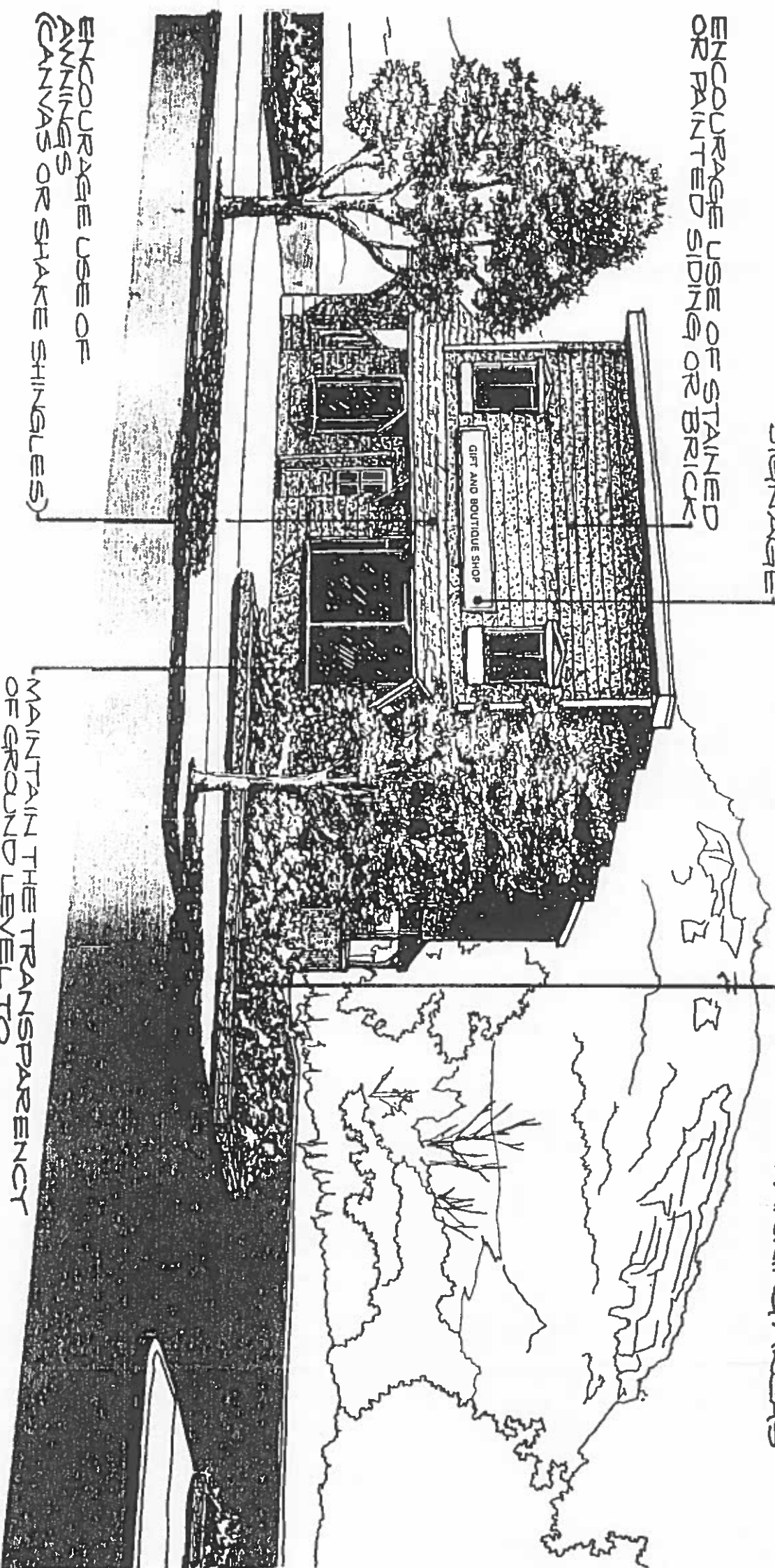
ALLOW ONLY COMPATIBLE
SIGNAGE

ENCOURAGE USE OF STAINED
OR PAINTED SIDING OR BRICK

PLANTERS WITH SHRUBBERY
SCREEN PARKING AREAS

ENCOURAGE USE OF
CANVAS
(CANVAS OR SHAKE SHINGLES)

MAINTAIN THE TRANSPARENCY
OF GROUND LEVEL TO
ATTRACT SHOPPERS



DESIGN GUIDELINE 5

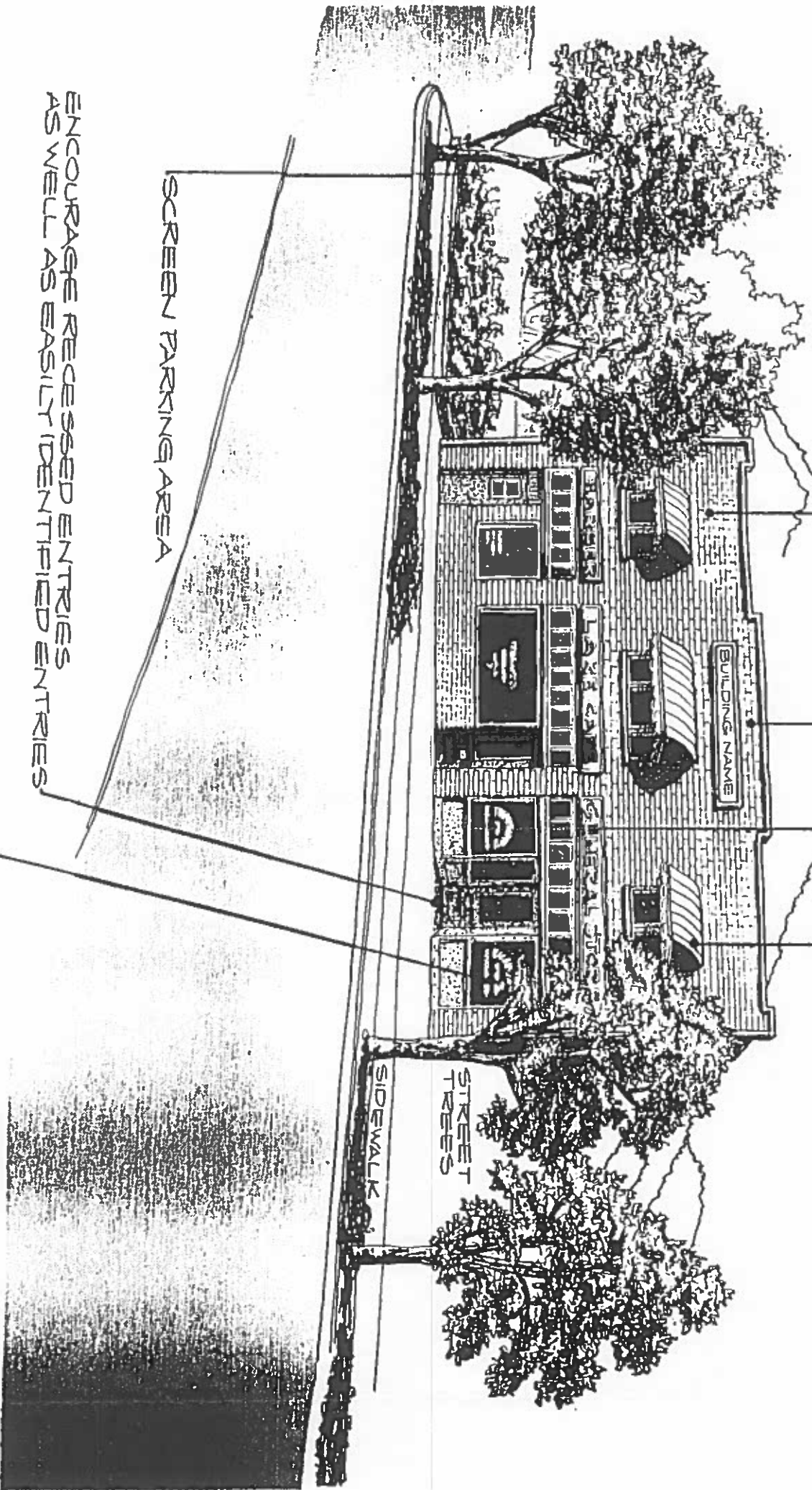
PERSPECTIVE

ENCOURAGE USE OF BRICK OR WOOD SIDING ON NEW BUILDINGS

ENCOURAGE USE OF 2ND FLOOR AS OFFICE OR RESIDENTIAL

ALLOW ONLY COMPATIBLE SIGNAGE

ENCOURAGE USE OF AWNINGS









SCREENED PARKING AREA

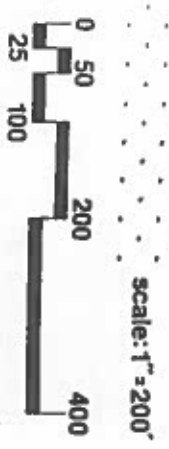
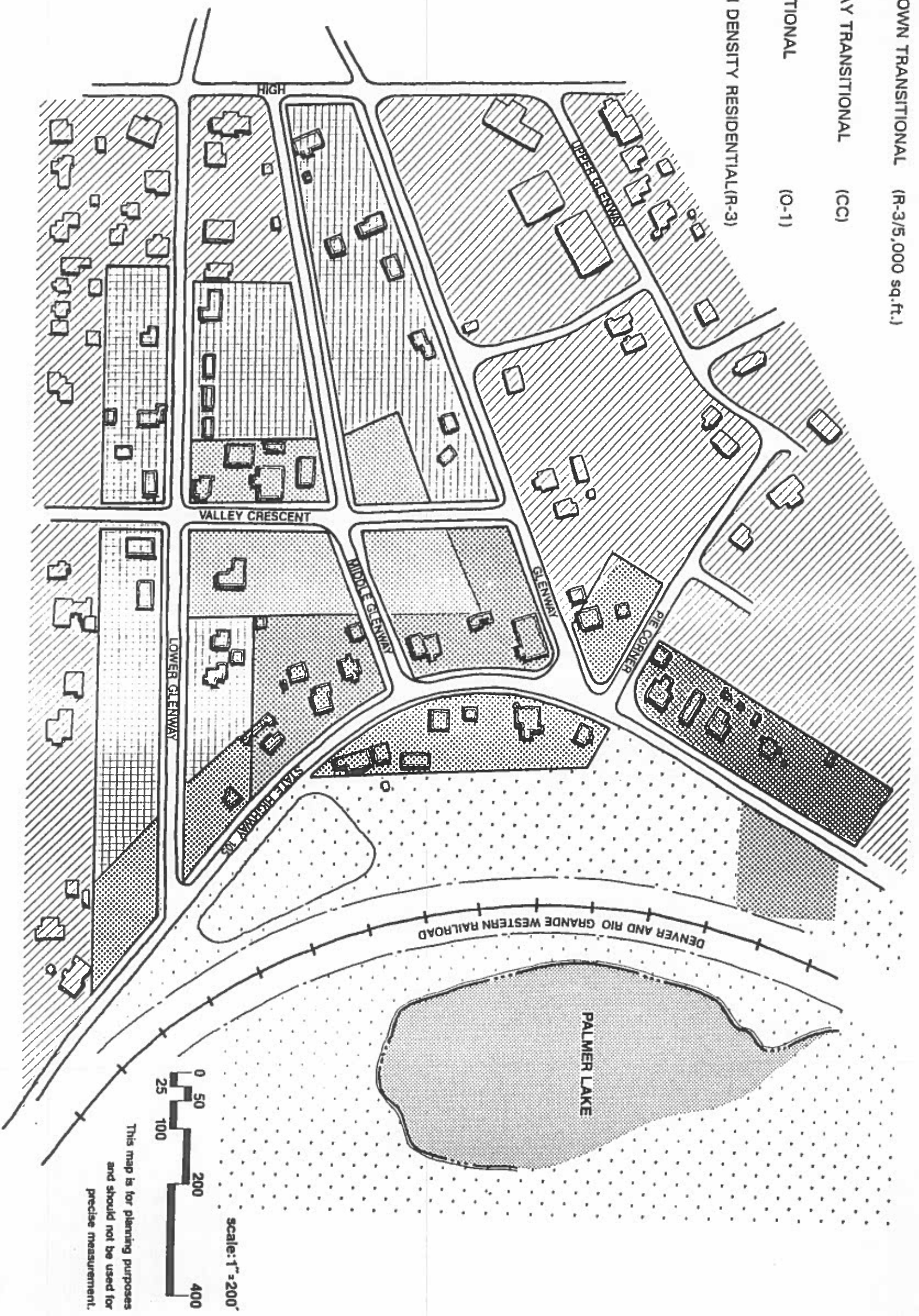
ENCOURAGE RECESSED ENTRIES AS WELL AS EASILY IDENTIFIED ENTRIES

ENCOURAGE USE OF PEDESTRIAN ORIENTED WINDOW SIGNS THAT ARE COMPATIBLE WITH USE AND BUILDING

Map 9: DOWNTOWN VICINITY

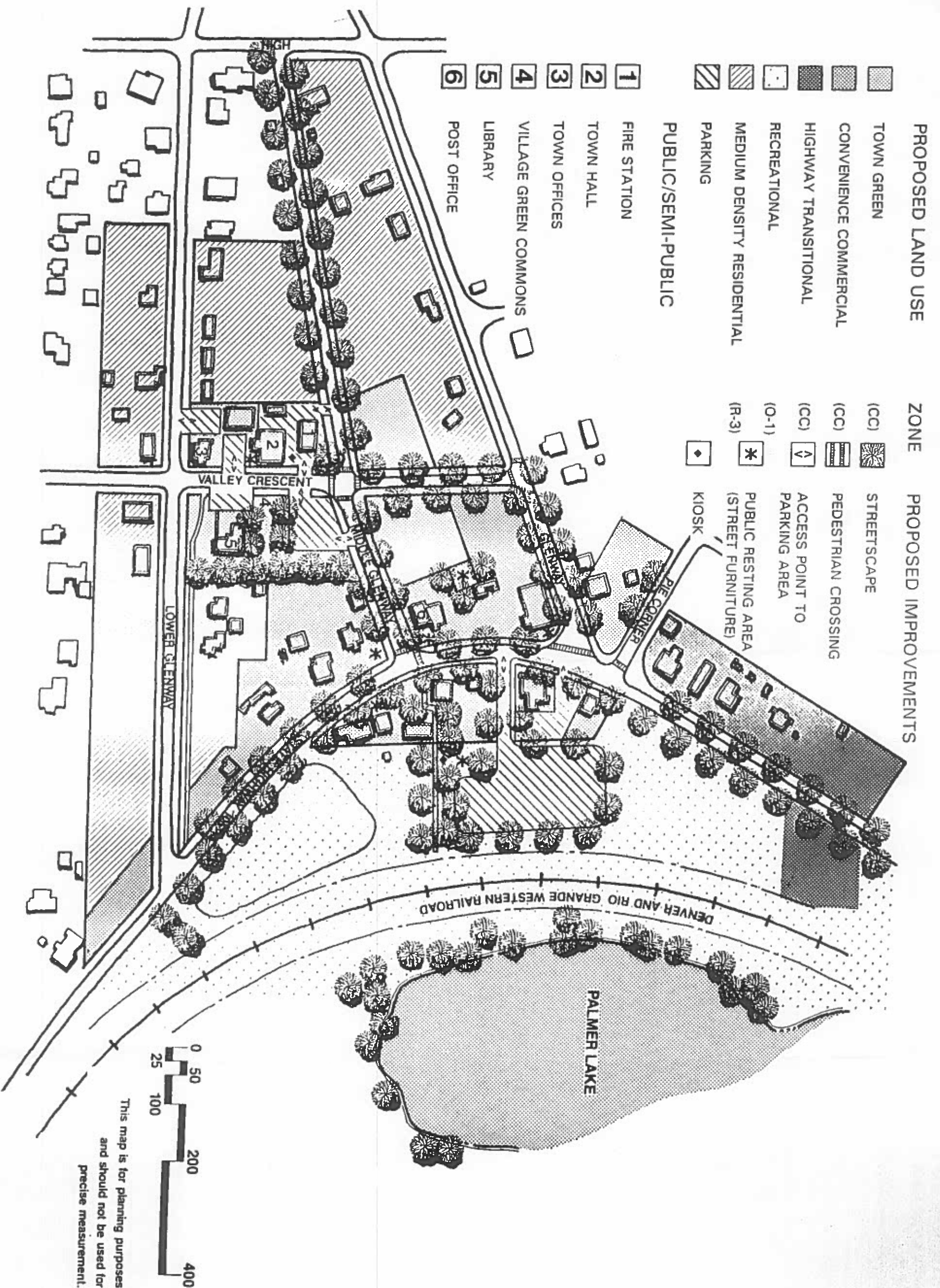
PALMER LAKE COMPREHENSIVE PLAN-Town of Palmer Lake, El Paso County, Colorado

| LAND USE | ZONE |
|---|--|
|  | TOWN GREEN (CC) |
|  | DOWNTOWN CORE (CC) |
|  | DOWNTOWN TRANSITIONAL (R-3/5,000 sq.ft.) |
|  | HIGHWAY TRANSITIONAL (CC) |
|  | RECREATIONAL (O-1) |
|  | MEDIUM DENSITY RESIDENTIAL(R-3) |



This map is for planning purposes and should not be used for precise measurement.

Map 10: Downtown Design Plan



- | PROPOSED LAND USE | ZONE | PROPOSED IMPROVEMENTS |
|-------------------|-------|--|
| | (CC) | STREETSCAPE |
| | (CC) | PEDESTRIAN CROSSING |
| | (CC) | ACCESS POINT TO PARKING AREA |
| | (O-1) | PUBLIC RESTING AREA (STREET FURNITURE) |
| | (R-3) | KIOSK |
| | | |

- 1 FIRE STATION
- 2 TOWN HALL
- 3 TOWN OFFICES
- 4 VILLAGE GREEN COMMONS
- 5 LIBRARY
- 6 POST OFFICE



This map is for planning purposes and should not be used for precise measurement.