# **DISTRICT A - The Gateway District**





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July 2009











July 2009















**District Description** 

District A is the seminal southern gateway within the community of Centerra. With strong visibility from both Interstate 25 and US 34, District A will function as a "gatepost", announcing entrance into Centerra, Loveland, and the Rocky Mountain National Park region. District A will contain a variety of land uses including Mixed Use Commercial, Office/ Medical Support, and Multi-Family/Senior Residential. Within District A, the Mixed Use Village Center will contain hotel and restaurant uses, designed to complement office-oriented uses. Office/Medical Support uses are situated adjacent to the Poudre Valley Health Systems complex, characterized by medical services buildings that frame and enclose formal open space, located in a garden office setting. It is envisioned that Multi-Family/Senior Family Residential uses, located contiguous to McWhinney Boulevard, will be characterized by a continuum of unit types and services oriented towards the senior market. Modern interpretations of traditional architectural expressions are to be used. In particular, compatibility with the existing context of masonry skin, gable roof forms, and timber brackets and trusses will be emphasized.

# LOCATION MAP AND DISTRICT DESCRIPTION

Design Guidelines

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## **DISTRICT IMAGE**



2.4 Indigenous and human-scaled building materials complement Mixed Use Village Center buildings.

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- Design Guidelines **ENTERRA**
- 2.14 Informal building shapes are portrayed by a combination of one, two, and three-story buildings that appear as a cluster of individual units, rather that one continuous building form.
- 4.3 See also the General Signage Design Guidelines section.



## **Conceptual Site Plan**

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## Vignettes



Fig. I-Anchor roadway corners and site entries with "gatepost" architectural elements. Use restaurant tower elements or articulated corner treatments to anchor the corner.

and enclose meaningful open space.

Notice how the buildings cradle

the pool area.



Fig. 2 - Create patios associated with stand-alone satellite restaurant uses, designed to accommodate al-fresco dining.



Fig. 3 - Create drop-off areas designed to facilitate the loading and unloading of passengers. Construct porte-cocheres to shelter patrons from the elements.

Fig. 6 - Orient rear functional entries

towards semi-private spaces such

as courtyards and patios.

exposures and other amenities. Parking Fields Locate parking fields internally, surrounded by buildings and open space. Segment parking lots with landscape medians and islands designed to create individual parking courts.

Create plazas designed to accommodate southern

Plazas -

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Park Strip — Create ample park strips and parking/landscape setbacks designed to buffer and screen parking lots from Rocky Mountain Avenue.

"Gatepost Architecture" Locate stand-alone "gatepost" buildings at roadway intersections designed to anchor the corner

Formal Open Space – Create courtyards and plazas designed to accommodate pedestrian gatherings, recreation amenities, and al-fresco dining associated with stand-alone restaurant use.

Tower Elements<sup>–</sup> Create tower features designed as identity and orientation elements, located at higher intensity intersections.

Pad Buildings Locate stand-alone pad buildings to accommodate restaurant uses.

Entries Align vehicular entries with adjacent parcel curb-cuts.

Fig. A

## Guidelines and Standards (S)

- 1.0 BUILDING SITING AND ORIENTATION
- Locate freestanding satellite pad buildings at roadway intersections designed to anchor the corner (fig. 1, A).
- 1.2 Orient freestanding building entries towards the street or urban open space areas such as forecourts, plazas, and courtyards (fig. 2, 3, 4, A).
- 1.3 Avoid locating parking lots between the street and satellite pad buildings (fig. A).
- 1.4 Orient building hotel lobbies and retail or restaurant entries so they are easily identifiable from parking lots (fig. 3, 4).
- 1.5 Create tower elements at roadway intersections, designed as identity elements and/or orientation features (fig. 1, A).
- 1.6 Create passenger drop-off areas designed to accommodate hotel passenger loading and unloading (fig. 1, 4, A).
- 1.7 Create stand-alone satellite pad sites that are smaller in size than the larger anchor hotel sites (fig. A).
- 1.8 For specific building setbacks, please refer to the Millennium General Development Plan.

#### **2.0 FORMAL OPEN SPACE**

2.1 Orchestrate the placement of buildings to frame and enclose formal open space areas creating pedestrian friendly forecourts, courtyards, and plazas (fig. 2, 5).

- 2.2 Avoid random accumulations of buildings characterized by leftover, awkward, and usable open space areas.
- 2.3 Orient formal open spaces to views of site amenities and activities such as architectural landmarks, fountains, and landscape features.
- 2.4 Orient formal open spaces to off-site amenities including views of the Rocky Mountains.
- 2.5 Orient patios and pool facilities towards the south, to gain maximum solar exposure (fig. 5, A).
- 2.6 Provide strong pedestrian connections between various uses within the district center.  $\sim$  3.0 CIRCULATION AND PARKING  $\sim$
- 3.1 Provide limited vehicular entry points into individual parcels to confine vehicular and pedestrian conflicts (fig. A).
- 3.2 Provide north/south vehicular/pedestrian connectivity to adjacent parcels (fig. A).
- 3.3 Limit vehicular site access to mid-block street intersections to provide access into the site (fig. A).
- 3.4 Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be required, designed to allow the passage of vehicles between adjacent parcels (fig. A).
- 3.5 Segment large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area (fig. A).
- 3.6 Use landscape medians to shade and screen parked vehicles, while physically breaking up large expanses of pavement (fig. A).

- 3.7 Provide landscaped islands designed to terminate the ends of parking aisles (fig. A).
- 3.8 Discourage high-speed driving. Use bulb-outs, round abouts, and textured pavement treatments to slow vehicles.
- 3.9 Align parcel street access points opposite of adjacent parcel entries (fig. A).
- 3.10 Establish strong pedestrian linkages via sidewalks and trails to connect all uses together and to provide convenient and safe passage through parking fields.
- 3.11 S Screen loading docks, trash enclosures, and service areas from view. Do not locate in setback areas.



## DISTRICT A - The Gateway District



Fig. 5 - Create patios and courtyards designed to accommodate outdoor pedestrian gatherings and recreational activities.

# SITE PLANNING - Mixed Use Village Center



### Principles

- 1. LOCATE PAD SATELLITE BUILDINGS AT ROADWAY INTERSECTIONS (ROCKY MOUNTAIN AVENUE) DESIGNED AS "GATEPOST" ARCHITECTURAL FEATURES "ANNOUNCING" ENTRANCE INTO THE DISTRICT.
  - 2. CREATE FORMAL OPEN SPACE AREAS DESIGNED TO ACCOMMODATE OUTDOOR SOCIALIZING, RECREATION, LEISURE, AND DINING.
  - 3. PROVIDE PEDESTRIAN AND VEHICULAR CONNECTIVITY BETWEEN ADJACENT PARCELS.
  - 4. PROVIDE VEHICULAR PARKING LOTS WHICH MINIMIZE THE NEGATIVE VISUAL IMPACTS COMMONLY ASSOCIATED WITH LARGE EXPANSES OF PAVEMENT.
  - 5. SITE BUILDINGS TO PROTECT AND ENHANCE VIEWS AND VIEW CORRIDORS.

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## SITE PLANNING - Office/Medical Support



Orient buildings to frame and enclose formal open space and higher-intensity intersections.

## Guidelines and Standards (S)

### **1.0 BUILDING SITING AND ORIENTATION**

- 1.1 Cluster buildings, creating higher-intensity nodes of concentrated activity (fig. A).
- 1.2 Organize building placements around a central pedestrian spine that links Office/Medical Support uses to the Poudre Valley Health complex (fig. A).
- 1.3 Orient building to views of mountains and open space amenities, where possible.
- 1.4 Orient ceremonial building entrances towards pedestrian plazas and forecourts (fig. 1, 2, A).
- 1.5 Locate new buildings so that they are compatible with the siting of existing, adjacent, structures, open spaces (e.g. plazas), and parking areas.
- 1.6 Locate compatible land use adjacent to each other. Avoid possible conflicts and take advantage of mutual benefits such as shared plazas, driveways, service aisles, and pedestrian drop-off areas (fig. A).

### 2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of buildings to enclose, frame, and define meaningful formal open space (fig. 1, A).
- 2.2 Orient urban open space to views of site amenities such as architectural landmarks, fountains and landscape features
- 2.3 Orchestrate the placement of buildings to enclose formal open space areas creating pedestrian friendly forecourts and plazas (fig. 1, 2, A).

- 2.4 Avoid random accumulations of buildings that create leftover, awkward, and unusable open space areas. Design urban open space based upon the following proportions:
  - Width to Length Ratio: The width of urban open space shall be a minimum one-third the length.

### 3.0 SITE ACCESS

- 3.1 S Avoid direct vehicular access from Rocky Mountain Avenue (fig. A).
- 3.2 Provide site access from internal collector streets (fig. A).

Fig.A

- 3.3 Use mid block access points and street intersections to provide site access (fig. A).
- 3.4 Avoid locating entrance driveways near public roadway intersections (fig. A).
- 3.5 Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be required, designed to allow passage of vehicles between adjacent parcels.
- 3.6 Design entrance points to align with on-site focal points such as landmark towers, urban open space, and views of mountains.

### **4 O CIRCUI ATION AND PARKING**

- 4.1 Segment large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area (fig. 5, 6, A).
- 4.2 Distribute parking lots evenly throughout the site into dispersed parking courts (fig. A).
- 4.3 Create pedestrian drop-off areas at plazas and building entries designed to accommodate

### Pedestrian Connectivity

Create a strong network of sidewalks and pedestrian walkways that provide opportunities for pedestrians to walk safely and conveniently from one location to

Utilize roundabouts, where appropriate, designed to facilitate passenger drop-off.

Gain site access from minor roadways, as opposed to major arterials such as Rocky Mountain Avenue.

Create ample park strips and parking/landscape setbacks designed to buffer and screen parking lots from the streetscape.

Parking Courts Create smaller dispersed parking courts designed to mitigate large expanses of pavement.

Outbuildings Use outbuildings to enclose trash and service areas, screened from public view.

Tower Element Create a tower element designed as an identity and

Articulate Entrances Create articulated building entrances designed to highlight building access, while adding visual interest to large office structures.

Create internal streets that provide access to pedestrian plazas and parking drive aisles.

Landscape Islands Create landscape islands to break up large expanses

Link internal streets to adjacent parcels providing pedestrian/vehicular connectivity.

Fig. I - Orient buildings to frame and enclose formal open space, creating pedestrian plazas.



Fig. 4 - Create drop-off areas designed to accommodate the loading and unloading of passengers. Use round-abouts and islands to separate internal streets from pedestrian drop-off areas.

### the loading and unloading of passengers (fig. 4).

4.4 S Establish strong pedestrian linkages via sidewalks and trails designed to connect all uses together and to provide convenient and safe passage through parking fields.

#### 5.0 SERVICE AND DELIVERY

- 5.1 Avoid placing service areas where they are visible from public view and adjacent huildings
- 5.2 S Locate loading docks, trash enclosures, and service areas out-of-view from adjacent roadways, entry drives, internal streets, pedestrian walkways, and formal open space
- 5.3 Provide separate parking areas for delivery trucks and service vehicles located away from employee parking lots and pedestrian walkways.
- 5.4 Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
- 5.5 S Do not locate loading docks, trash enclosures, and service areas in setback areas.

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## Vignettes





Fig. 2 - Orchestrate the placement of buildings to frame and enclose meaningful open space. Notice how the building frames the entrance forecourt.

Fig. 5 - Site buildings to create and

define formal open space. Notice

how the buildings frame the public

plaza and water feature



Fig. 3 - Orient functional building entries towards parking fields, designed to accommodate employ-665



Fig. 6 - Use landscape medians and islands to segment large parking fields into individual courts.

## Principles

- SITE OFFICE BUILDINGS IN CLUSTERS, CREATING HIGHER INTENSITY LAND USE NODES DESIGNED TO ACCOMMODATE PEDESTRIAN MOVEMENTS.
- 2. SITE OFFICE BUILDINGS TO FRAME AND ENCLOSE MEANINGFUL FORMAL OPEN SPACE.
- 3. CREATE FORMAL OPEN SPACE TO PRESERVE VIEWS OF MOUNTAINS AND OPEN SPACE
- 4. CREATE COURTYARDS AND PLAZAS THAT ARE INCORPORATED AS PUBLIC AMENITIES BETWEEN BUILDING CLUSTERS.
- **5.** PROVIDE INTERNAL STREETS THAT LEAD MOTORISTS VISUALLY AND FUNCTIONALLY TO BUILDING ENTRIES AND PEDESTRIAN DROP-OFF AREAS.
- 6. SENSITIVELY SITE SERVICE AND DELIVERY FACILITIES TO MINIMIZE THEIR VISUAL IMPACT.



## **Conceptual Site Plan**



## Guidelines and Standards (S)

- The width of common open space areas shall not be less than one-third of their length.
- 1.1 Group buildings in clusters, separated from the roadway by landscaped setbacks in 🗄 2.3 Create a strong network of ADA compliant pedestrian sidewalks, with trails for connectivity to other parcels, and to establish on-site "loops".
  - 2.4 Provide covered bus friendly porte cochere/drop-off areas at entries to all senior oriented structures.

### 3.0 PARKING LOT LOCATION AND CONFIGURATION

- 3.1 Locate parking lots in a series of dispersed parking pods or courtyards accessed by individual drive aisles.
- 3.2 Group Senior Residential/Multi-Family buildings to create areas of internally oriented parking courts.
- 3.3 Locate parking lots either internally, shielded from the roadway, or externally, buffered by landscaping.

### 4.0 ON-SITE CIRCULATION AND DRIVE AISLES

- 4.1 Promote vehicular connectivity and reciprocal access between Congregate Care, Assisted Living, and Senior Cottages.
- 4.2 Connect on-site circulation aisles to adjacent projects.
- 4.3 Create an internal "theme street" designed to accommodate vehicular and pedestrian circulation to adjacent off-site projects and amenities.
- 4.4 Avoid long, continuous drive aisle configurations. Instead #, provide a series of short drive aisle configurations that provide access to smaller parking pods or courts.

- 4.5 **S** Design drive aisles based upon the following requirements:
- Break up continuous drive aisle configurations and associated parking stalls. There shall be no more than 15 uninterrupted parking stalls whether in garages, carports, or open parking lots.
- Each cluster of 15 parking stalls shall be separated from additional clusters by a landscape island not less than nine feet wide.

## Vignettes



Fig. I - Orchestrate the placement of buildings to create meaningful formal open space. Notice how the buildings frame and enclose the internal courtvard.



Fig.4 - Orient window walls, arcades, and balconies towards patios and courtyards designed to promote outdoor socializing.

conformance with the Millennium GDP.

rooms".

prospect.

cocheres.

features

to the units they serve.



es. Notice how the pitched gable ends, supported by stone piers and posts, "announces" entrance into the senior housing building.

**1.0 BUILDING SITING AND ORIENTATION** 

1.2 Orient Senior Residential/Multi-Family buildings towards streets, greens, and plazas,

1.3 Orient vehicular project entries towards open space amenities or community buildings.

1.4 Orient Congregate Care buildings to frame and enclose meaningful common open space.

1.5 Design Congregate Care site entrances to align with building entrances and porte-

1.7 Orient Senior Cottages towards the street designed to frame and enclose the streetscape

1.8 Orchestrate the placement of Senior Cottages to frame and enclose formal open space

2.0 COMMON OPEN SPACE

2.1 Create useable common open space. Open space areas should be located contiguous

designed to define, enclose, and frame these open space elements, creating "outdoor

Place prominent community buildings on axis with entry drives, terminating the



covered porches towards the public realm, encouraging outdoor socializing along the streetscape.

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2.2 Avoid small, thin, awkward, and undefined common open space areas.

1.6 Site Assisted Living buildings to create common outdoor areas.

while creating a more compact and intimate atmosphere.

Fig. 2 - Orient porte cocheres Fig. 3 - Create tower elements as towards building and site entries orientation icons designed to idendesigned to accommodate to loadtify the senior housing entrance. ing and unloading of passengers.



Fig. 6 - Orient senior housing

# SITE PLANNING - Senior Residential/Multi-Family

### Principles

- 1. INTEGRATE SENIOR RESIDENTIAL/MULTI-FAMILY PROJECTS WITH SURROUNDING LAND USES, PROVIDING SEAMLESS CONNECTIVITY.
- 2. ORCHESTRATE AND BALANCE THE PLACEMENT OF BUILDINGS AND PARKING LOTS WITH OPEN SPACE AREAS.
- 3. ORCHESTRATE THE PLACEMENT OF CONGREGATE CARE, ASSISTED LIVING, AND SENIOR COTTAGES TO FRAME AND ENCLOSE MEANINGFUL COMMON OPEN SPACE.
- 4. SITE MULTI-FAMILY BUILDINGS TO CREATE AND DEFINE MEANINGFUL OPEN SPACE AREAS FOR SOCIALIZING, ENTERTAINING, AND LEISURE.
- 5. Avoid parking lot and drive aisle configurations that DOMINATE THE SITE, ISOLATING SENIOR RESIDENTIAL/MULTI-FAMILY PROJECTS FROM THE SURROUNDING DISTRICT.
- 6. CREATE A STRONG NETWORK OF SIDEWALKS AND PEDESTRIAN WALKWAYS DESIGNED TO CONNECT FORMAL ON-SITE OPEN SPACES WITH OFF-SITE AMENITIES.

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# **ARCHITECTURE - Hotel**



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## Vignettes





Fig. 2 - Create roofscape variety and visual interest by varying roof plane height. Notice also how the cross gable provides additional roof articulation



Fig.3 - Use building masses to frame and enclose formal open space. Notice how the buildings define the outdoor patio area.



Fig. 5 - Use transitional elements to distinguish individual materials. Notice how the belly band coping functions as a transitional element between the brick masonry base and stucco upper façade.



Fig.6 - Use trellis elements to soften building architecture, while shading pedestrian gathering places.

## Principles

- 1. SEGMENT BUILDINGS INTO THREE MAJOR COMPONENTS: THE GROUND FLOOR BASE THAT ANCHORS THE BUILDING TO THE GROUND; THE UPPER-STORY MIDDLE THAT PROVIDES TRANSPARENCY; AND THE ROOF CAP THAT TERMINATES THE TOP OF THE BUILDING.
- 2. ORCHESTRATE FAÇADE OPENINGS TO CREATE REPETITIVE BUILDING RHYTHMS.
- 3. Use building materials that are aesthetic, durable, and **REQUIRE LOW MAINTENANCE.**
- 4. Use building materials that are human-scaled. PERCEIVING THE SCALE OF A BUILDING IS IMPORTANT TO A PEDESTRIAN'S ABILITY TO RELATE TO IT COMFORTABLY.



## Vignettes



Fig.7 - Use tower elements to anchor building corners. Provide tower elements at high intensity intersections as identity icons.

Fig. 8 - Create a distinguishable base, middle, and cap. Notice how the building rests on a masonry pedestal and is topped by a substantial cornice element that terminates the top of the building.



Fig. 9 - Create structural bays that display the underlying struc-ture of the building. Notice also the storefront bulkhead, awning, transom, and storefront display window which are enclosed by the structural bay.





Fig. 10 - Rest the building on a base or bulkhead designed to anchor the restaurant to the ground plane. Notice the pedestal that supports the building.

Fig. 11 - Design awnings that con-form to individual structural bays. Notice the traditional shed awnings with drop valance that defines each individual structural bay.



Fig. 12 - Use transom windows to provide ample interior daylighting.



Building composed of various volumes

and roof planes creates visual interest.

**Building Massing** 

Cornice/Parapet Wall Cornice (corona) terminates the top of the building. Parapet wall screens mechanical equipment from public view. Notice how the cornice is "corbeled forward" creating a substantial building cap.

Window Openings Substantially recessed window open ings express mass and depth.

Structural Bays Structural bays composed of brick masonry piers and spandrels surround window openings expressing the underlying structure of the building.

Combination of flat, pitched, or vaulted roof forms create roofscape variety and visual interest.

Roof Form

**Building Materials** Brick masonry, structural steel, and standing seam metal project an indigenous Colorado image.

## **Building Base** to rest upon.

## Guidelines and Standards (S)

- Distinguish the cornice from the building façade. Corbel-forward the cornice element from 🗄 6.3 🗵 Prohibit internally illuminated awnings. Awning shall not be backlighted. the front plane of the building facade to articulate the cornice (fig. 8, 9, B). - Top roof parapet walls with a distinctive cap or coping (fig. 8, 9, B).

- Pitched and Vaulted Roofs
- Sheath roofs with a roofing material that is complementary to the architectural style of the buildina.
- For pitched roofs, support roof eave overhangs with corbels or brackets.

- For pitched roofs, create substantial, significant, and decorative fascia board and ornamental rafter tails.

4.2 Conceal rooftop mechanical equipment.

#### 5.0 BULKHEADS

- 5.1 Where glazing to the floor is not used, anchor storefronts with bulkheads, based upon the following guidelines:
  - Minimum Height: 18 inches
  - Maximum Height: 36 inches

### **6.0 AWNINGS AND CANOPIES**

6.1 Design awnings and canopies to complement the architectural framework of the building. Awnings shall express the shape and proportion of window openings and conform to individual structural bays (fia. 9, 11).

6.2 Do not obstruct transom windows with awnings or canopies. When transom windows occur, awnings and canopies shall be located between the top of the storefront window and bottom of the transom to allow light penetration (fig. 8, 12, B).

### 7.0 PERMITTED BUILDING MATERIALS

7.1 S The following building materials shall be permitted: All material transitions shall occur at inside corners.

#### Façades

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass. Transparent
- Masonry, Brick (i.e., Face Brick, FBX, Narrow Gage Roman)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced)
- Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
- Metal (structural metal only, such as I-beam spandrels, subject to DRC review and approval)
- Sidina, Clapboards (cementitious)
- Siding, Shingles (cementitious)
- Tile (Bulkheads or accent decor only. Use traditional semi-gloss glazed transparent 4 x 4" square Dal tile with deep colors such as Cobalt Blue, Vermilion, Timberline Green, Sunflower, Grape, Black)
- Stucco (EIFS allowed on upper portions of facade only)
- Timber dimesional (wood)
- Stucco, Exterior Plaster
- Roofs (Building Cap)
- Metal, Corten Steel
- Metal, Standing Seam
- Rolled metal or rubber membrane roofing (flat roof sections, only. Screened from public view by a parapet and associated cornice).
- Tile. Concrete

### 1.0 BUILDING MASSING AND FORM

1.1 Design retail and restaurant buildings that are scaled to the human (human scale). Reduce buildings into a series of scale-giving elements, ornamentations, textures, and building materials that respect the scale of the building (fig. B).

### **2.0 BUILDING BASE**

- 2.1 Rest the building on a ground floor storefront base or pedestal designed to visually anchor the building to the ground plane (fig. 8, 10, B).
- 2.2 Incorporate foundation landscape planting along at least 50 percent of the restaurant building perimeter.

### **3.0 BUILDING STOREFRONT**

- 3.1 Divide buildings into a series of structural bays composed of columns/piers and spandrels.
- 3.2 Use traditional commercial storefront heights to allow natural light to penetrate interiors. Ground floor storefronts shall be designed, based upon the following standards: - Minimum Storefront Height: 10 feet - Minimum Storefront Transparency: 75 percent (void)

### 4.0 ROOF CAP

4.1 Terminate the top of the building with a distinctive roof cap. Design roof caps using the following techniques:

### Flat Roofs

- Terminate the top of flat roofs with a distinctive cornice and parapet wall (fig. 8, 9, B).

## **DISTRICT A - The Gateway District**

**Prototypical Elevation** 

# **ARCHITECTURE - Restaurant and Retail**



Brick masonry base anchors the building to the Fig. B ground plane, creating a pedestal for the building

### Principles

- . USE BUILDING MASSES TO ANCHOR HIGH INTENSITY INTERSECTIONS.
- 2. SEGMENT BUILDINGS INTO THREE MAJOR COMPONENTS: THE GROUND FLOOR BASE THAT ANCHORS THE BUILDING TO THE GROUND; THE RESTAURANT STOREFRONT FAÇADE, THAT PROVIDES TRANSPARENCY; AND THE CAP THAT TERMINATES THE TOP OF THE BUILDING.
- 3. ORCHESTRATE BUILDING STRUCTURAL BAYS TO CREATE **REPETITIVE BUILDING RHYTHMS.**
- 4. Use refined urban-oriented building materials that ARE HUMAN-SCALED.
- 5. PROVIDE "FOUR-SIDED" ARCHITECTURE FOR ALL BUILDINGS WITH MULTIPLE EXPOSURES TO PUBLIC VIEW.

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## **ARCHITECTURE - Office/Medical Support**



### **3.0 BUILDING SCALE**

3.1 Express and distinguish both horizontal floor lines and vertical structural piers (Fig. 1, 4, 6, A).

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- 3.2 Use smaller structural bays to break-up larger building masses designed to reduce perceived scale (Fig. 1, 4, 6, A)
  - **Design Guidelines ENTERRA**

3.3 Use human-scaled building materials that are familiar in their dimensions and can be 🗄 5.3 🗴 Avoid highly reflective surfaces that generate glare such as mirrored and reflective glass.

#### **5.0 BUILDING MATERIALS**

- 5.1 Employ durable building materials at the building base (Fig. 4).
- 5.2 Use material texture, color, control joints, and patterns of materials to add visual interest to building surfaces (Fig. 3, 4, 5, 6, Å).

A variety of consistently pitched gable roof forms create roofscape variety. Pitched roof forms conceal mechanical equipment. Roof composed of architectural grade dimensional composition shingles.

Building composed of simple human scale materials including

Fig. 4 - Use Structural bays composed of brick masonry piers and spandrels that expresses the underlying structure of the building. Notice also the symmetrical window compositions that create facade rhythm.

Notice how the base creates a

pedestal for the building to rest upon, while belly bands distinguish

individual floors.

- used in combination with building structural bays that can provide a sense of scale and rhythm. 5.5 S The following building materials shall be permitted: All material transitions shall
  - Concrete, Poured-in-place (sandblasted or textured)
  - Concrete (Pre-cast), With texture and/or light colored aggregate
  - Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry Faced)

  - Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
  - Metal (structural metal such as I-beams, and metal siding such as Corten or corrugated), subject to
  - Glass, Lightly tinted (Allowing 80 percent light transmission, minimum)
  - Tile, Concrete
  - Rolled metal or rubber membrane roofing (flat roof sections only, screened by a parapet wall and associated cornice).
  - Shingles, Textured Composition

## Vignettes





Fig. 2 - Use consistently pitched roof forms to add continuity to the entire office complex.



Fig. 3 - Crown office buildings with a distinctive roof cap. Notice the widely overhanging eave which terminates the top of the building.





Fig. 5 - Create arcades and balconies as single-story transitional elements to larger upper-story building volumes.



Fig. 6 - Use belly bands and cornice elements to distinguish individual floor lines and rooftops. Notice how the distinct cornice (corona) terminates the top of the building.

### Principles

- CREATE BUILDINGS COMPOSED OF A DISCERNIBLE BASE, MIDDLE, AND CAP.
- 2. CREATE ARTICULATED BUILDING FACADES THAT HELP PEDESTRIANS ESTABLISH A SENSE OF SCALE BY EXPRESSING BUILDING MASS AND INDIVIDUAL FLOORS.
- 3. CREATE REPETITIVE BUILDING RHYTHMS DESIGNED TO ARTICULATE BUILDING FAÇADES INTO INDIVIDUAL UNITS, REDUCING THE PERCEIVED SCALE OF THE BUILDING.
- 4. USE DURABLE BUILDING MATERIALS MANUFACTURED IN UNITS MEASURABLE IN HUMAN PROPORTIONS.

## **Vignettes**



Fig. 7 - Discourage large "institutional" appearing Senior Residential structures. Provide Senior Residential structures that are "broken" into smaller scale elements. Notice the one-story building forms that function as transitional elements to two-story masses.



Fig. 8 - Use indigenous building forms to complement Senior Residential developments. Notice how these agrarian-oriented building forms house senior-oriented recreation amenities and administrative offices.



Fig. 9 - Provide tower elements as orientation icons and landmarks. Notice also the use of indigenous building materials including stone, board and batten, and shingle siding.



Fig. 10 - Provide balconies and covered porches that create opportunities for outdoor socializing and leisure.

Fig. 11 - Use consistently pitched roof forms to promote roofscape continuity. Notice how the gable roof forms and large roof overhangs create roofscape visual interest.



Fig. 12 - Create common meeting rooms designed to accommodate senior activities

Balcony Balcony recess creates façade variety and visual interest

**Tower Element** Tower element functions as an orientation icon and landmark structure, punctuating the building mass.

Lintels Stone lintels support the building mass above

**Building Base** Stone masonry base visually anchors the building to the ground plane.

**Timber Brackets** widely overhanging roof eaves

**Prototypical Elevation** 



Fig. A

### Building Massing Single story building forms function as "stair-steps" to second-story building masses.

### 1.0 BUILDING MASSING

- 1.1 Differentiate the building base, individual floors, and the roof.
- 1.2 Create building masses that appear as a duster of individual homes, rather than on single building.
- 1.3 Segment buildings into a series of smaller, controllable sizes discouraging long barrack-like structures.
- 1.4 Use a combination of one, two, and three-story building forms to convey a sense of human scale, massing towards the center.
- 1.5 Use single-story building elements as transitional elements to large-scaled upper-story building masses.
- 1.6 Create articulated building forms. Use pop-outs, building projections, and changes in wall plane to break-down large building masses into a collection of individual massing elements.

### 2.0 ROOF FORM

- 2.1 Create roof pitches and forms that complement the architectural style of the building.
- 2.2 Use consistent roof pitches and forms throughout the entire attached residential complex.
- 2.3 Create both horizontal and vertical roof articulations. A variety of roof breaks (roofs that turn a corner or change elevation) shall be provided.
- 2.4 Complement main body roof forms with smaller roof planes or elements. Minor roof elements such as gable ends and dormers should be proportional to the spaces they cover and to the overall roof size and form.

### **3.0 RECESSED ENTRIES AND COVERED PORCHES**

3.1 Create human-scaled recessed entries and covered porches for buildings that provide direct access to individual units.

3.2 Orient recessed unit entries and covered porches to be visible and accessible from internal streets and walkways.

Guidelines and Standards (S)

**3.3** Create single-story covered porches that function as transitional elements to larger-scaled building masses.

### **4.0 FACADE ARTICULATION**

- 4.1 Articulate walls by using one-story building forms, such as a covered porch, as a transitional element to second-story building masses.
- 4.2 Use additive and subordinate elements, such as single-story sheds, trellis structures, and building projections to break-up building facades.
- 4.3 Create building recesses, such as covered patios, balconies, and stairwells, to add visual depth and variety.
- 4.4 Create building projections, such as cantilevered window bays, that do not appear to float.
- 4.5 Support cantilevered building projections with brackets or corbels designed to secure the projection to the wall plane

### **5.0 WALL MATERIALS**

- **S** The following exterior wall materials shall be permitted: - Board and Batten (wood or cementitious)
- Brick (Narrow Gage Roman, Facebrick, FBX)
- Clapboards (wood or cementitious)

### - Masonry, Stone (natural)

- Masonry, Stone (cultured)

- Masonry, Stucco (exterior plaster)
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood, or cementitious)
- Siding, Tongue and Grove (wood or cementitious)

### 6.0 ROOF MATERIALS

6.1 🗴 The following roof materials shall be permitted: All material transitions shall occur at inside corners.

#### Pitched Roofs

- Composition Roofing (Architectural grade dimensional fiberglass mat shingles, straight cut or color-framed mitered corners, with weathering grade asphalt and ceramic granules, heavy weight, Class A fire and wind rated) with a minimum 40-year warranty.
- Concrete Shakes (Raked to mimic a natural wood shake).
- Concrete Tile, Flat (Smooth-surface modern slate).
- Metal, Corten
- Metal, Corrugated (Used with discretion, subject to review and approval by the DRC). - Metal, Standing Seam (Seams shall be spaced a maximum of 18 inches).
- Slate (real or cultured).

### Flat Roofs

- Rolled asphalt/paper
- Rolled asphalt/crushed rock
- Rolled metal
- Rubber membrane

# ARCHITECTURE - Senior Residential/Multi-Family

### Principles . CRAFT BUILDING AND ROOF FORMS THAT HARMONIZE WITH THEIR SETTING AND SURROUNDINGS, COMPLEMENTING THE ARCHITECTURAL STYLE OF THE SENIOR RESIDENTIAL/MULTI-FAMILY STRUCTURE, AND CORRESPOND TO FORMAL AND INFORMAL BUILDING SHAPES. 2. PRODUCE BUILDING FORMS WITH A DESIRABLE BASE (FOUNDATION), MIDDLE (BUILDING FACADES), AND CAP (ROOF). 3. CREATE RECESSED ENTRIES OR COVERED PORCHES AS TRANSITIONAL ELEMENTS BETWEEN THE PUBLIC AND PRIVATE REALMS, DESIGNED TO COMPLEMENT THE ARCHITECTURAL STYLE OF THE BUILDING. 4. DESIGN BALCONIES, PATIO BALUSTRADES, STAIRCASES, AND STOOPS THAT REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING 5. DESIGN BUILDINGS TO AVOID LONG EXPANSES OF BLANK WALLS AND WINDOWLESS ELEVATIONS. USE BUILDING ELEMENTS SUCH AS STRUCTURAL BAYS, PROJECTIONS, AND RECESSES TO SECTION SENIOR RESIDENTIAL/MULTI-FAMILY BUILDINGS MASSES AND PARTITION LONG EXPANSES OF BLANK WALL. 6. DESIGN ACCESSORY STRUCTURES, GARAGES, AND CARPORTS TO COMPLEMENT AND HARMONIZE WITH SENIOR RESIDENTIAL/MULTI-FAMILY BUILDINGS. Page Design Guidelines **ENTERRA**

## LANDSCAPE

## **On-Site Landscaping**

Plant perimeter trees to soften building façades, creating visual interest.

Foundation Plantings Large shrub masses screen building foundations

Perennials Perennial plants add variety and visual interest to the planting bed. Rich layers add dimension and depth.

Annuals Annual plantings provide color, transitioning to larger shrub masses.



Fig. A



### Trees

Formal soldier rows of trees frame and define the pedestrian plaza.

Plant Containers Decorative plant containers add color and visual interest to the pedestrian plaza.

Tables and Seating Tables and seating accommodate employee noon-time lunches. Umbrella shades' employees and patrons from the elements.

Benches Decorative and durable benches provide seating opportunities for employees.

Hedges Hedges enclose the plaza, creating a defined pedestrian gathering space while providing a rich layering of plant materials.

Hardscape Combination of sandblasted concrete and brick unit pavers provide groundscape variety and visual interest.

Fig. 4 - Use landscaping to frame and enclose formal open space. Notice the consistent tree rows and hedge that define and enclose the outdoor plaza.

plaza users.

## Guidelines and Standards (S)

- 1.0 GENERAL
- 1.1 Overall requirements for landscaping are outlined in the General Landscape Design Guidelines Section. Included is a Recommended Plant List tailored to the desired landscape image for District A - The Gateway District.
- 1.2 As a major unifying element, the Master Developer shall provide the design of all streetscape and common area landscape to provide structure and consistency to the district. Individual property owners/developers will be responsible for the installation and maintenance of the landscape.
- 1.3 S Refer to the Millennium GDP and City of Loveland Site Planning Performance Standards and Guidelines for detailed bufferyard performance standards.
- 1.4 Coordinate on-site landscape design with the overall Landscape Master Plan for off-site streets and common areas. Provide a "seamless" transition to off-site landscape treatments.
- 1.5 Use landscaping to soften parcel perimeters edges. Avoid harsh lines at property edges, such as abrupt changes in mulch type or plant materials placed in an obvious line.
- 1.6 Use landscaping to soften Right-of-way edges. Provide a gradual transition of trees, shrubs, and ground covers designed to harmonize with off-site landscaping.
- 1.7 Soften building facades visible from public areas or high use areas with trees, shrubs, and ground covers (fig. A).
- 1.8 Locate plant materials to shelter buildings and formal open spaces from winter winds, allow solar exposure in the winter, and provide summer shade (fig. 4, B).
- 1.9 Create landscape medians and islands to break-up large expanses of pavement (fig. 6, 7, 8).

- 1.10 Use plant containers and raised planters at building entrances and within plazas areas to add annual color (fig. 2, B).
- 1.11 Use tree grates and guards to accommodate formal tree plantings within plazas.
- 1.12 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings (fig. 1, 4, 10, B).
- 1.13 Use landscaped trellis elements to frame and enclose formal open space amenities (fig. 3)
- 1.14 Use a consistent palette of street furniture elements, including pedestrian lighting, tree grates, tree guards, trench drains, seating, trash receptacles, and bicycle racks designed to unify Mixed Use Village Center and Office/Medical Support parcels.
- 1.15 S Group plants with similar water requirements together.

### 2.0 MIXED USE VILLAGE CENTER

- 2.1 Create formal soldier rows of trees to accent internal streets designed to provide connectivity between adjacent parcels.
- 2.2 Create formal tree plantings to frame and enclose formal open space features such as plazas and forecourts (fig. 4, B).
- 2.3 Use covered trellis elements and umbrellas to shade outdoor patios (fig. 3).
- 2.4 Arrange plant materials to harmonize with the architectural style of Mixed Use Village Center establishments, accenting pedestrian promenades, softening facades, and framing public amenities.
- 2.5 Use ornamental accent landscaping at site entrances designed to "announce" arrival,

### coordinated with the overall Landscape Master Plan.

### **3.0 OFFICE/MEDICAL SUPPORT**

- 3.1 Create formal soldier rows of trees to define internal pedestrian linkages.
- 3.2 Create formal tree plantings to frame and enclose formal open space such as pedestrian forecourts and plazas (fig. 1, 4, B).
- 3.3 Use trees to frame view corridors providing vistas of off-site amenities such as mountain views, open space, and irrigation channels.
- 3.4 Arrange plant materials to harmonize with the architectural style of the Office/Medical Support facilities, accenting building entries, framing windows, and providing a setting for the height and mass of Office/Medical Support buildings.
- 3.5 Use perimeter landscaping to soften Office/Medical Support architecture (fig. 5, 11, B).
- 3.6 Use landscaping to visually and physically link the Office/Medical site to the adjacent Poudre Valley Health Systems complex and Mixed Use Village Center.

**ENTERRA** Design Guidelines

## Vignettes







Fig. 2 - Use plant containers to add color and visual interest to pedestrian plazas.



Fig. 3 - Use umbrellas to shade outdoor seating areas.





Fig. 5 - Use landscaping to soften building architecture. Notice how the dense planting of evergreen trees buffer the building from the streetscape.



Fig. 6 - Use landscape medians to segment parking fields into a series of individual parking courts. Notice the tree rows that create a defined "outdoor room"

## Principles

- 1. CREATE FORMAL LANDSCAPE PATTERNS TO COMPLEMENT FORMAL OPEN SPACES.
- 2. CREATE INFORMAL LANDSCAPE PATTERNS TO COMPLEMENT DRAINAGE FEATURES.
- 3. PROMOTE THE USE OF ON-SITE LANDSCAPING THAT PROVIDES SHADE, FRAMES VIEWS, IS VISUALLY INTERESTING IN WINTER, AND SOFTENS BUILDING ARCHITECTURE.
- 4. CREATE LANDSCAPES THAT PROMOTE AND ENHANCE THE PEDESTRIAN EXPERIENCE.
- 5. CREATE LANDSCAPES THAT REDUCE THE PERCEIVED SCALE OF LARGE PARKING FIELDS.
- 6. Use a consistent palette of street furniture elements TO UNIFY THE GATEWAY DISTRICT.





## Vignettes



Fig. 7 - Use parking lot landscape islands to break-up large expanses of pavement. Notice the canopystyle trees that provide ample shade.



Fig. 8 - Use tree rows to segment large parking fields into outdoor rooms. Notice how the windrow style plantings break-up large expanses of pavement.



Fig.9 - Use landscape islands at the ends of parking aisles to define the parking field. Notice how the ground plane includes flowering plants.



Seating Du Mor, Inc. - Bench 118

Pedestrian Lighting WE-EF Lighting - AOP500



Pedestrian Lighting WE-EF Lighting - ASP504



Trench Drain Urban Accessories - Wave

## Guidelines and Standards (S)



Seating BRP Enterprises - MC103-72-MF



Tree Grate Urban Accessories - Chinook





Bike Rack BRP Enterprises - WA2-11-SM-SF

Trash Receptacle Du Mor, Inc. - Receptacle 84



Fig. 10 - Use outdoor benches and tables to accommodate employee lunchtime activities (Du Mor Table 62-861-6 and Bench 92-60.

- Style: WE-EF Lighting - Height: 12 feet (maximum)

- Color: TBD Seating:

Trash Receptacles:

Tree Grates:

Tree Guards:

shaft, and capital that supports the luminary.

Pedestrian Lighting: - Location: Plazas and pedestrian walkways

- Maximum Illumination: 4,800 Lumens

- Benches: Du Mor Inc - Bench 118 - BRP Enterprises - MC103-72-MF - Landscape forms - Scarborough - Landscape forms - Plainwell

- Du Mor İnc. Receptacle 84

- Urban Accessories - Chinook

- Wabash Valley - TG1



Fig. 11 - Use ample building perimeter landscaping composed of a rich layering of plant materials, including trees, shrubs, and ground covers.

**4.0 STREET FURNITURE** 



Fig. 12 - Provide round "hockey puck' luminaries within parking lots, designed to direct light downward (Kim Lighting CC/CCS Series).



Bike Racks: 4.2 Provide decorative, street furniture. Street furniture shall be provided, based upon the following Guidelines:

## 4.1 Use decorative pedestrian oriented light poles. Light poles shall have a discernible base,

- BRP Enterprises - WA2-11-SM-SF

DISTRICT A - The Gateway District

## In-Line and Big Box Retail - Conceptual Street Furniture Palette







Seating Landscape forms - Scarborough - Backed Bench, Horizontal Strap Seat







Tree Guard Wabash Valley - TG1



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Seating
Landscape forms- Plainwell Bench
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ENTERRA

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## 2-Lane Major Collector Height Limit varies per land use 15 Utility Easement Bike Lane Side-walk Park Strip Travel Lane Parking Lane Varies per land use (Varies) Building Setback Roadway Varies per land use ROW Parking and Landscape Setback



## Guidelines and Standards (S)

### 1.0 GENERAL

- 1.1 S Coordinate streetscape landscaping with the overall Landscape Master Plan for off-site roadways, edge conditions, and common areas.
- 1.2 S For additional setback and height stands, refer and verify with the Millennium GDP.

### 2.0 2-LANE MAJOR COLLECTOR

2.1 Design the Public/Private Interface based upon the following guidelines:

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(Refer to the Millenium General Development Plan and the City of Loveland Street Standards for additional criteria)

Bike Lanes: Two lanes, 5' wide, adjacent to parking or turn lane. On-Street Parking: Two lanes, 7' wide, except within 200' of intersections Parkstrip: 6' wide minimum. Parkstrip width varies as it meanders. Sidewalks: 6' wide minimum. Sidewalk meanders between the parkstrip and utility easement. Walls: Walls shall be placed outside of the landscape buffer yard. Landscaping: See Landscape Master Plan. Landscaping Responsibility: Landscaping shall be the responsibility of the adjacent property owner HOA. Curb and Gutter: Vertical curb and gutter. Building Setback: -Mixed Use Village Center: 0' -Light Commercial: 25' -Heavy Commercial: 25' -Multi-family: 30'

-Townhomes: 14' -Senior Housina: 30' Parking and Landscape Setback: -Light Commercial: 25' -Heavy Commercial: 25'

### 3.0 4-LANE ARTERIAL

- 3.1 Design Public/Private Interface based upon the following guidelines:
- (Refer to the Millenium General Development Plan and the City of Loveland Street Standards for additional criteria) Bike Lanes: Two lanes, 5' wide. On-Street Parking: None Parkstrip: 10' wide minimum. Parkstrip width varies as it meanders. Sidewalks: 6' wide minimum. Sidewalk meanders between the parkstrip and utility easement. Walls: Walls shall be placed outside of the landscape buffer yard. Landscaping: See Landscape Master Plan. Landscaping Responsibility: Landscaping shall be the responsibility of the adjacent property owner HOA. Curb and Gutter: Vertical curb and gutter Building Setbacks: -Mixed Use Village Center: 15' -Light and Heavy Commercial: 40' -Multi-family/Townhomes: 40' -Senior Housing: 40' Parking and Landscape Setback: 40'

3.2 Regulate building height, based upon the following maximum guidelines:

Light and Heavy Commercial: 55 feet Office: 85 feet Hospitals: 90 feet Hotel: 120 feet Industrial/Civic/Public: 90 feet Light and Heavy Industrial: 45 feet Multi-Family Residential: 40 feet Single-Family Attached Residential: 40 feet

Design Guidelines ENTERRA

**4-Lane Arterial** 

## **Principles**

- 1. DESIGN THE PUBLIC/PRIVATE INTERFACE TO FACILITATE PEDESTRIAN AND BICYCLE MOVEMENTS.
- 2. ENCOURAGE PEDESTRIAN MOVEMENTS BY CREATING PEDESTRIAN-FRIENDLY DETACHED SIDEWALKS.
- 3. CREATE A PEDESTRIAN-FRIENDLY ENVIRONMENT BY PROVIDING LANDSCAPED PARKSTRIPS THAT CORRESPOND TO THE SIZE AND CAPACITY OF ADJACENT STREETS.
- 4. CREATE AN INFORMAL STREETSCAPE IMAGE BY ORCHESTRATING DRIFTS OF DECIDUOUS AND EVERGREEN TREES.