DISTRICT B - The Lakefront District

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CENTERRA

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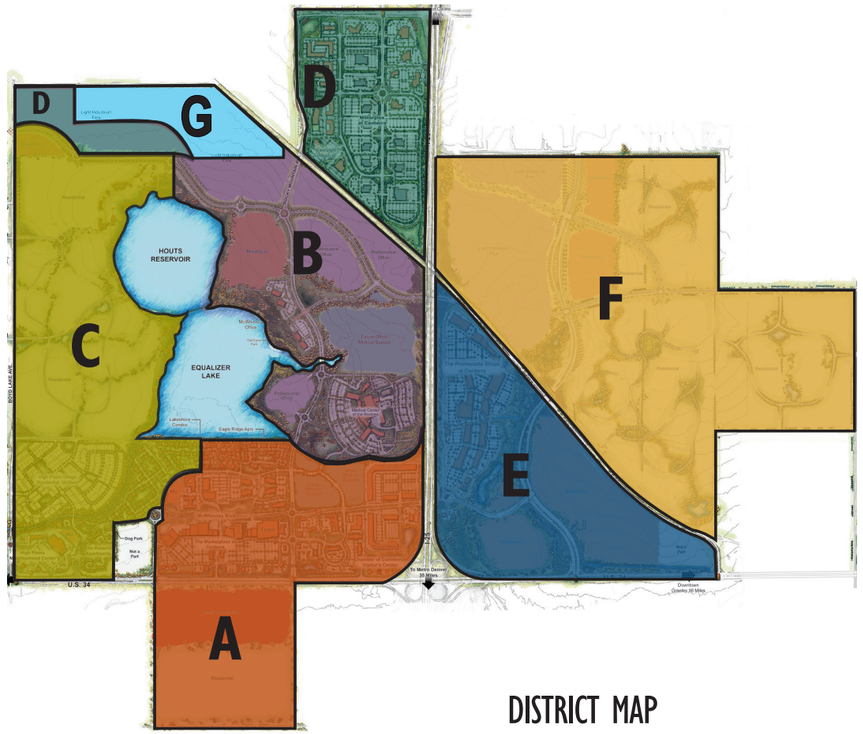
District and Key Map

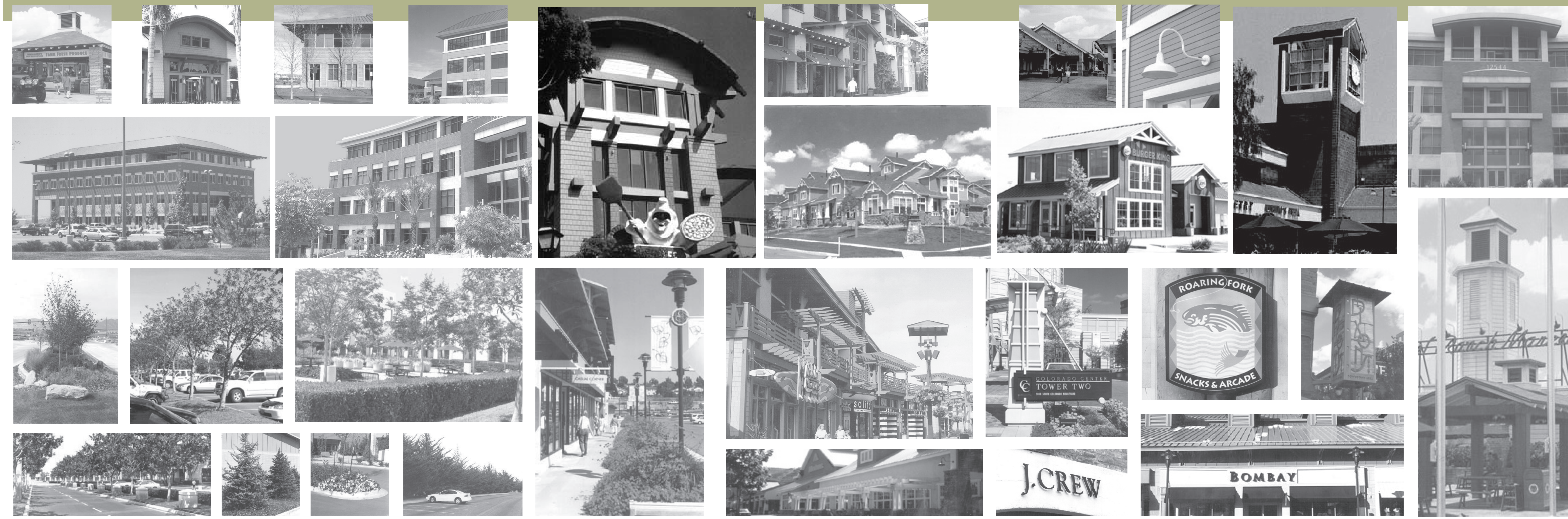


DISTRICT MAP

District Description

Taking advantage of frontage along Interstate 25 and the magnificent views to the West, District B is the primary corporate center for Centerra. A variety of distinct land use types characterize District B including Corporate Campus/Professional Office, Health Services associated with the Medical Center of the Rockies, and a lake oriented Mixed Use Village Center that may contain a wide variety of uses including commercial storefronts, offices, restaurants, an extended stay hotel, entertainment, and some Multi-Family housing. District B amenities include panoramic views, connectivity to other districts, active recreation areas, and trails. ***Corporate Campus/Professional Office*** *uses occurring in the northern portion of the District will have a "signature character" and include high-end corporate headquarters, offices, and research and development facilities designed to project an up-scale business park image. Designed to anchor the District with strong exposure to the I-25 freeway corridor, the Medical Center of the Rockies (located adjacent to Poudre Valley Health Systems) will become a key image setter, orientation icon, and identity feature. The* ***Mixed Use Village Center*** *will become the social, entertainment, and commercial hub of District B, characterized by commercial storefronts, offices, lodging facilities, and restaurants oriented towards a public realm. The public realm will be dominated by a promenade (oriented towards outstanding views of the lakes and mountains), catering to the needs of pedestrians, consisting of tree-lined sidewalks framed by storefronts and outdoor cafés punctuated by internal courtyards and plazas.* ***Multi-Family Residential*** *will be designed to promote a lively people-oriented environment that supports adjacent Corporate Campus/Professional Office uses.*

DISTRICT IMAGE



District Characteristics

1.0 SITE PLANNING

1.1 Corporate Campus/Professional Office buildings are oriented towards the lakefront designed to maximize views of this open space amenity and the mountains beyond.

1.2 Corporate Campus/Professional Office parking is oriented internal to the site, or along major roadways screened by dense landscape buffers.

1.3 Mixed Use Village Center buildings are oriented towards the lakefront.

1.4 Arrange multi-family attached residential buildings to take advantage of views and create common open space framed and enclosed by buildings.

2.0 ARCHITECTURE

CORPORATE CAMPUS/PROFESSIONAL OFFICE

2.1 Corporate Campus/Professional Office architecture will be characterized by stand-alone architecture indicative of corporate headquarters and large multi-tenant buildings.

2.2 Varied and interesting building facades on all four elevations is key to Corporate Campus/ Professional Office buildings.

2.3 Buildings will provide as much visual stimulus as possible, while projecting an upscale corporate image reflective of Colorado vernacular architecture.

2.4 Buildings will be composed of articulated or tiered building masses, with a distinctive base, middle, and top.

2.5 Preferred building materials such as brick, stone, textured precast concrete, and standing seam metal will be required, to link these buildings to the architectural heritage of the region and the qualities of a class "A" business park.

MIXED USE VILLAGE CENTER

2.6 A festive complex of commercial storefronts, offices, restaurants, and civic buildings are punctuated by landmark identity tower elements.

2.7 Reflective of a Western Lake-oriented image, Mixed Use Village Center buildings are often characterized by stable masonry bases, sturdy dimensional timber structural elements such as posts, beams, and brackets, and cladding materials consisting of shingle siding, board and batten, and clapboards.

2.8 Western buildings respond to Colorado's unique climate, characterized by deep roof overhangs designed to shed winter snow while providing ample summer shade.

MULIT-FAMILY RESIDENTIAL

2.9 Multi-Family Attached Residential buildings may include townhomes, condominiums, rowhouses, stacked flats, or live/work establishments.

2.10 Multi-Family buildings reflect a contemporary image characterized by formal and informal building shapes.

2.11 Formal buildings are distinguished by articulated multi-story façades or streetwalls designed to frame views of the water, mountains, the streetscape, and internal common open space.

2.12 Informal building shapes are portrayed by a combination of one and two-story buildings that appear as a cluster of individual units, rather than one continuous building form.

2.13 Building materials are characterized by stone wainscots and piers; clapboard, board and batten, and shingle siding; stucco cladding; dimensional timber brackets; and composition metal, or concrete tile roofing.

3.0 LANDSCAPE ARCHITECTURE

3.1 Coordinate landscaping with the Landscape Master Plan to provide a seamless transition from on-site to off-site.

3.2 Promote the use of indigenous native plant materials, especially adjacent to environmentally sensitive areas.

3.3 Planting pattern reinforces the agrarian heritage of Centerra through the use of orchard-style plantings and windrows.

3.4 Informal clusters of deciduous and evergreen trees planted in drifts frame the streetscape.

3.5 Landscape buffers screen and soften building architecture.

3.6 Rows of trees break-up large expanses of pavement in parking fields.

3.7 See also the General Landscape Design Guidelines section.

4.0 SIGNAGE

4.1 Corporate Campus/Professional Office signage shall be integrated with the architecture of the building.

4.2 Monument signs, when allowed by the DRC, shall be based upon the character of the Centerra standard monument signs.

4.3 The festive atmosphere of the Mixed Use Village Center is heightened by an eclectic array of signage types, styles, materials, and illumination sources that add to the pedestrian experience.

4.4 Mixed Use Village Center signage shall reflect a rustic Western lake-oriented image.

4.5 See also the General Signage Design Guidelines section.

5.0 SERVICE AND ABOVE GRADE UTILITIES

5.1 Avoid placing service areas where they are visible from public view and adjacent buildings.

5.2 Locate loading docks, trash enclosures and service areas out of view from the public realm.

5.3 Locate all electrical transformers, gas meters and other utility cabinets away from public view. Paint all equipment to match adjacent building material color.

Vignettes

Fig. 1 - Use office buildings to frame and enclose meaningful open space. Notice how the buildings define the pedestrian plaza which contains tree bosques, benches, planters, and seating.

Fig. 2 - Create functional building entries. Notice how the functional building entrance, oriented towards the rear parking field, accommodates employees.

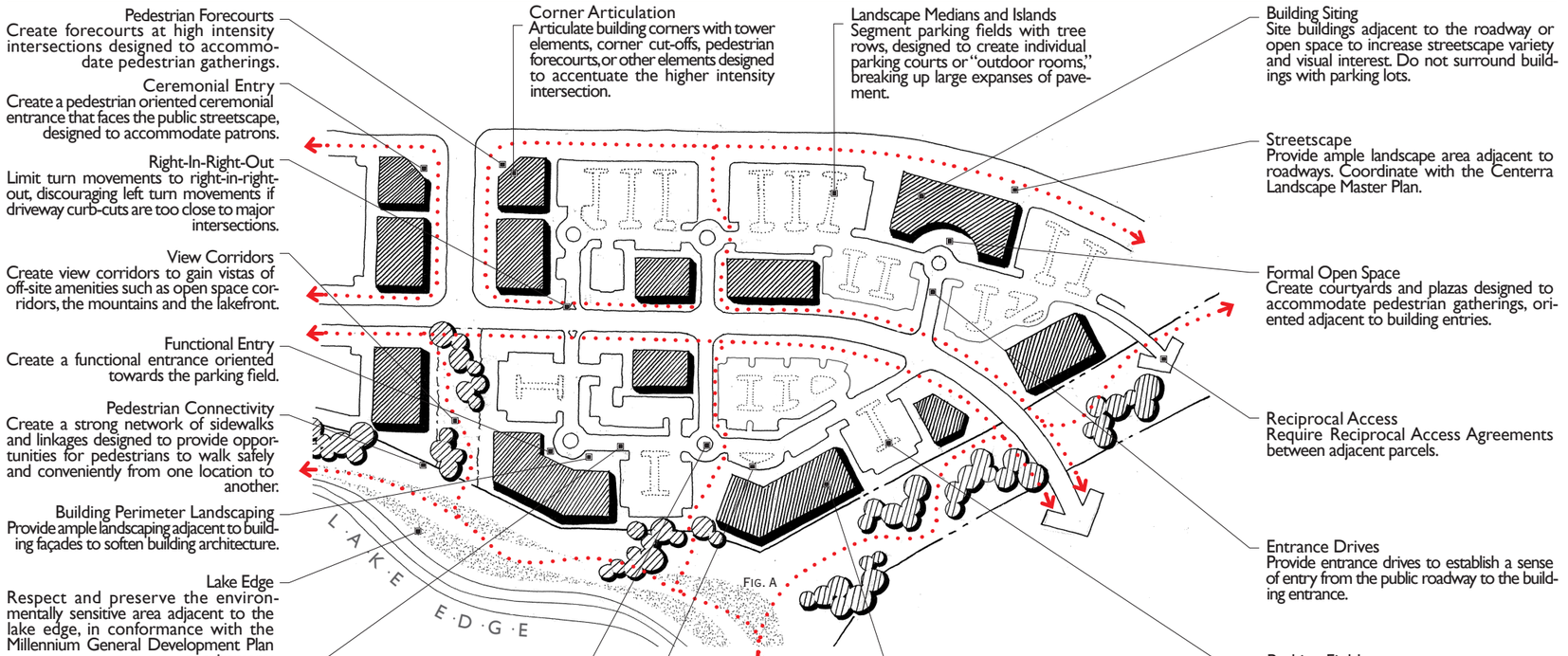
Fig. 3 - Create ceremonial entries that address the public realm.

Fig. 4 - Orient parking fields towards the rear of the site, using buildings to shield and buffer views from the streetscape and lakefront or other open space.

Fig. 5 - Create courtyards and plazas designed to accommodate pedestrian gatherings. Notice how the building frames and encloses the public plaza.

Fig. 6 - Locate service drives to the side or rear of office buildings, away from parking fields and pedestrian gathering areas. Use decorative walls to screen the loading area.

Conceptual Site Plan



Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

1.1 Orient buildings towards adjacent open space amenities to gain views of off-site features such as the lakefront, mountains, and open space amenities (fig. A).

1.2 Cluster buildings at intersections designed to create higher-intensity nodes of concentrated activity (fig. A).

1.3 Orient ceremonial building entries towards the public streetscape, designed to accommodate patrons (fig. 3).

1.4 Orient functional building entries towards parking fields, designed to accommodate employees (fig. 2, 4).

1.5 Articulate building corners with tower elements, corner cut-offs, pedestrian forecourts, or other elements designed to accentuate the corner (fig. A).

1.6 Locate new buildings so that they are compatible with the siting of existing, adjacent structures, urban open spaces (e.g., courtyards, plazas, natural areas), and parking areas.

1.7 Locate compatible land uses adjacent to each other. Avoid possible conflicts and take advantage of mutual benefits such as shared driveways, service aisles, and pedestrian drop-off areas (fig. A).

1.8 Do not surround building with parking lots (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, 5, A).

2.2 Orchestrate the placement of buildings to enclose formal open space areas creating pedestrian friendly forecourts, courtyards, and plazas (fig. 1, 5, A).

2.3 Orient formal open space to views of site amenities such as mountains, lakes, open space, architectural landmarks, fountains, and landscape features (fig. A).

2.4 Avoid random accumulations of buildings that create leftover, awkward, and unusable urban open space areas.

2.5 Orient pedestrian forecourts towards the public realm, designed to accommodate pedestrian gatherings (fig. A).

3.0 CIRCULATION

3.1 Provide a hierarchy of on-site circulation features that include:

- Entrance Drives — Entrance Drives are located at parcel peripheries, providing site access and directing users to building drop-off areas (fig. A).
- Internal Streets — Internal Streets traverse development parcels and are commonly shared by several individual building sites within a parcel (fig. A).
- Drive Aisles — Drive Aisles are located within parking lots and are designed to link internal streets with individual parking stalls (fig. A).
- Service Drives — Service Drives are located to the side or rear of office buildings and provide access to building service doors, dock-high doors, loading zones, and waste pick-up areas within sites or parcels (fig. 6).
- Drop-Off Areas — Drop-Off Areas are typically located at building entrances at the end of entrance drives, designed to accommodate the loading and unloading of passengers (fig. A).

3.2 S Establish strong pedestrian linkages via a network of sidewalks and trails in order to connect all sites to each other.

3.3 S Require Reciprocal Access Agreements to allow vehicular access between adjacent parcels.

3.4 Use round-abouts where appropriate, designed to accommodate continuous vehicular movements (fig. A).

4.0 SERVICE AND DELIVERY

4.1 Avoid placing service areas where they are visible from adjacent buildings, visitor areas, building entrances, and key public spaces.

4.2 S Locate loading docks, trash enclosures, and service areas out-of-view from adjacent roadways, entry drives, internal streets, pedestrian walkways, and open space (Fig. 6).

4.3 Provide separate parking areas for delivery trucks and service vehicles located away from employee parking lots and pedestrian walkways.

4.4 Align service areas with those of adjacent buildings so that service drives may be shared.

4.5 Locate accessory structures behind buildings. Accessory structures shall not be placed between the roadway and front building elevations.

4.6 S Do not locate loading docks, trash enclosures, and service areas in setback areas.

5.0 COMMUNICATION DEVICES, TRANSFORMERS, AND GAS METERS

5.1 Locate all electrical transformers, gas meters, and other utility cabinets away from pedestrian routes and urban open space areas, such as courtyards and plazas.

5.2 Locate transmission and receiving telecommunication equipment on roofs, or if possible at ground level, behind office structures, screened from public view.

Principles

1. SITE OFFICE BUILDINGS TOWARD OFF-SITE VIEWS OF AMENITIES SUCH AS OPEN SPACE CORRIDORS, THE LAKEFRONT, AND MOUNTAINS.
2. SITE OFFICE BUILDINGS TO FRAME AND REINFORCE ROADWAY INTERSECTIONS AND ENTRYWAYS.
3. SITE OFFICE BUILDINGS TO FRAME AND ENCLOSE MEANINGFUL FORMAL OPEN SPACE.
4. CREATE PEDESTRIAN PROMENADES, COURTYARDS, AND PLAZAS THAT HELP LINK 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.

SITE PLANNING - Mixed Use Village Center

Conceptual Site Plan

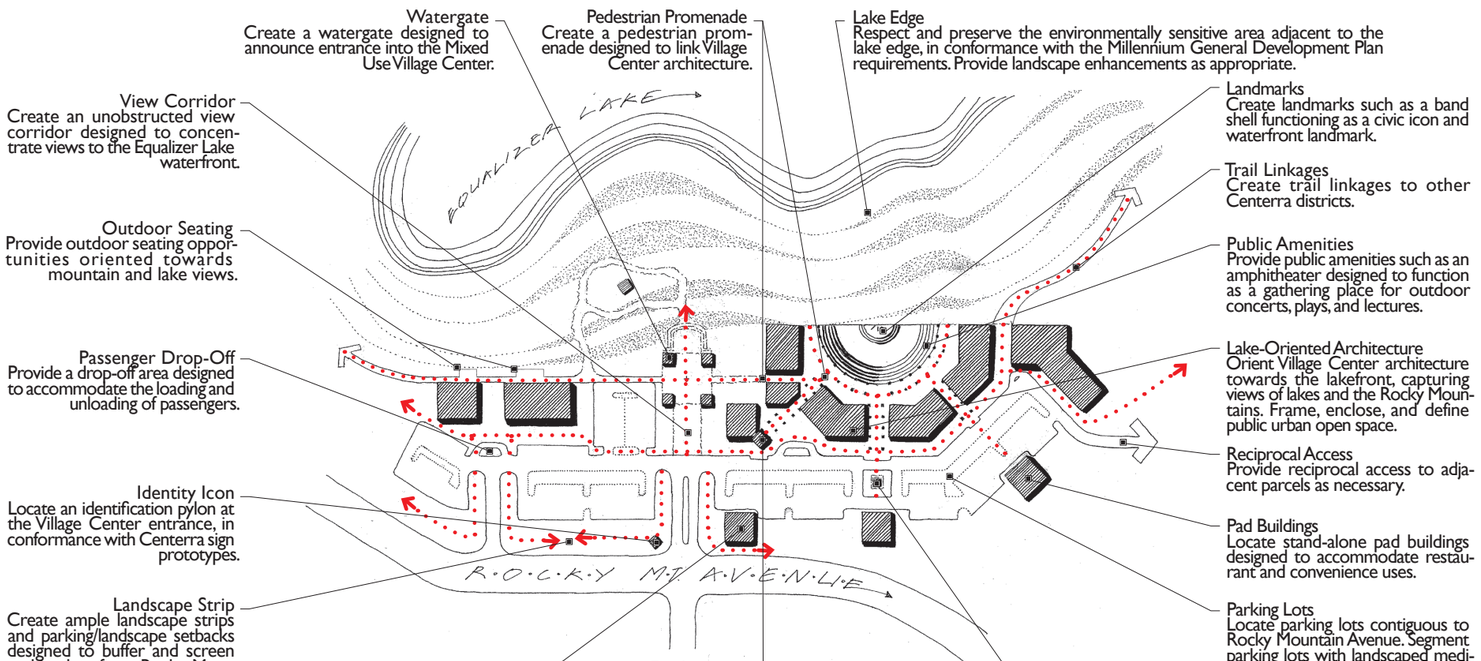


Fig. A

Watergate
Create a watergate designed to announce entrance into the Mixed Use Village Center.

Pedestrian Promenade
Create a pedestrian promenade designed to link Village Center architecture.

Lake Edge
Respect and preserve the environmentally sensitive area adjacent to the lake edge, in conformance with the Millennium General Development Plan requirements. Provide landscape enhancements as appropriate.

View Corridor
Create an unobstructed view corridor designed to concentrate views to the Equalizer Lake waterfront.

Outdoor Seating
Provide outdoor seating opportunities oriented towards mountain and lake views.

Passenger Drop-Off
Provide a drop-off area designed to accommodate the loading and unloading of passengers.

Identity Icon
Locate an identification pylon at the Village Center entrance, in conformance with Centerra sign prototypes.

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

Landmarks
Create landmarks such as a band shell functioning as a civic icon and waterfront landmark.

Trail Linkages
Create trail linkages to other Centerra districts.

Public Amenities
Provide public amenities such as an amphitheater designed to function as a gathering place for outdoor concerts, plays, and lectures.

Lake-Oriented Architecture
Orient Village Center architecture towards the lakefront, capturing views of lakes and the Rocky Mountains. Frame, enclose, and define public urban open space.

Reciprocal Access
Provide reciprocal access to adjacent parcels as necessary.

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

Parking Lots
Locate parking lots contiguous to Rocky Mountain Avenue. Segment parking lots with landscaped medians and islands designed to create individual parking courts.

Locate stand-alone "gatepost" buildings at street intersections designed to anchor the corner.

Create a tower feature designed as an identity and orientation feature.

Use plaza features to break-up parking areas, creating pedestrian gathering places.

Vignettes

Fig. 1 - Site storefront buildings along a view oriented pedestrian promenade to frame and define the pedestrian experience.

Fig. 2 - Use a tower element as a landmark orientation feature that functions as an icon, identifying the village center.

Fig. 3 - Orient building storefronts towards the water, designed to maximize views of Equalizer Lake and the mountains.

Fig. 4 - Use buildings to create a pedestrian promenade designed to link Village Center architecture. Building orientations and placement lead and guide pedestrians along the promenade.

Fig. 5 - Orient the village center around a public gathering space designed for the staging of civic events.

Fig. 6 - Use buildings to frame and enclose meaningful formal open space. Orient building storefronts towards the open space to enhance the pedestrian experience, providing opportunities for outdoor shopping.

Principles

1. Create a concentration of mixed uses designed to establish an intimate village-like atmosphere designed to support the other uses in the District.
2. Site buildings to define and protect the shoreline, creating a clustered lake-oriented village incorporating views of the water and mountains.
3. Create a promenade defined by commercial storefronts, restaurants, and offices, designed to concentrate pedestrian activity away from environmentally sensitive areas.
4. Site and orient buildings to create defined and meaningful formal open space.
5. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large expanses of pavement.

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

1.1 Site buildings adjacent to the promenade, designed to frame, define, and protect the environmentally sensitive area (fig. A, 1, 3).

1.2 Site buildings to gain views of off-site amenities such as the Rocky Mountains and lakes.

1.3 Site buildings to concentrate pedestrian activity along the promenade (fig. A, 1, 3).

1.4 Organize buildings around a system of sheltered walkways, plazas, and pedestrian promenades (fig. A, 1, 3, 4).

1.5 Incorporate a tower element as a landmark and orientation feature (fig. 2).

1.6 Orient building storefront openings towards the pedestrian promenade as opposed to parking areas.

1.7 Orchestrate the placement of buildings to screen parking from formal open space areas (fig. A).

1.8 Create stand-alone "gatepost" architectural buildings designed to "announce" entrance into the Village Center (fig. A).

1.9 Visually link stand-alone pad buildings to the Village Center (fig. A).

1.10 (S) Respect, preserve, and protect the environmentally sensitive lake edge property.

2.0 FORMAL OPEN SPACE

2.1 Orient formal open spaces to off-site amenities including views to Equalizer Lake and the Rocky Mountains (fig. A).

2.2 Orchestrate the placement of buildings to frame and enclose formal open space creating pedestrian-friendly courtyards and plazas (fig. A, 6).

2.3 Define formal open space with pedestrian amenities. The edges of courtyards and plazas should contain retail storefronts, restaurants, and/or offices. Blank walls and dead spaces lacking pedestrian interest shall be minimized (fig. 1, 3, 4).

2.4 Avoid random accumulations of buildings characterized by leftover, awkward, and unusable formal open space areas.

2.5 Orient formal open space to views of site amenities and activities such as a band shell, architectural landmarks, fountains, the lake, and mountains (fig. 5, A).

2.6 Connect formal open space. Use the following features as open space linkages:
- Pedestrian Promenades
- Building pass-thru's
- Paseos
- Courtyards and plazas
- Sidewalks

2.7 Organize buildings around a central public gathering place suitable for seasonal programming of events (fig. 5, A).

2.8 Focus the Village Center on a major public amenity designed for public gathering and event staging with views to the water and mountains (fig. 5, A).

2.9 Create a watergate feature designed as a public plaza amenity, linking the Village Center to the lakefront (fig. A).

3.0 PEDESTRIAN MOVEMENT

3.1 Provide pedestrian links to building entrances and urban open space (fig. A).

3.2 Provide trails designed to link the Village Center to other Centerra districts (fig. A).

3.3 Delineate areas of intense pedestrian activity, such as the lakefront promenade, courtyards and plazas, with textured accent paving and specialty lighting.

3.4 Delineate areas of pedestrian/bicycle interface. Provide accent pavement and signage features that alert pedestrians, cyclists, and motorists to potential conflicts.

3.5 Provide adequate pedestrian promenade width. Design the promenade based upon the following guidelines:

- Promenade Width: 25 feet (minimum)

4.0 VEHICULAR CIRCULATION AND PARKING

4.1 Use bulb-outs and textured pavement treatments to slow vehicles, creating a pedestrian friendly environment.

4.2 Segment large parking fields into smaller courts framed by buildings and defined by tree rows, designed to minimize the perceived scale of the total parking area (fig. A).

4.3 Use landscape medians and islands to shade and screen parked vehicles, while physically breaking-up large expanses of pavement.

4.4 Create passenger drop-off areas adjacent to pedestrian walkways, designed to accommodate the loading and unloading of passengers (fig. A).

4.5 Provide clear and convenient connections to adjacent parcels and uses.

Vignettes

Fig. 7 - Orient buildings towards the street or lakefront edge.

Fig. 8 - Orient project entries towards community buildings. Notice how the community building terminates the entrance axis.

Fig. 9 - Orient covered entries and porches towards the public realm providing ample space for outdoor socializing and entertaining.

Fig. 10 - Use buildings to create and define common open space. Notice how the buildings frame and enclose the common area, creating meaningful common open space in close proximity to units.

Fig. 11 - Create usable common open space areas. Notice how the tree and shrub plantings frame and define the village green.

Fig. 12 - Locate parking lots in dispersed parking areas, defining and segmenting the parking lot into individual courts.

Conceptual Site Plan

Reciprocal Access
Require Reciprocal Access Agreements between adjacent parcels, as necessary.

Building Siting
Site buildings towards off-site amenities such as open space corridors and views of the lake and Rocky Mountains.

Landscape Medians and Islands
Provide landscape medians and islands to break up large expanses of pavement.

Lake Edge
Respect and preserve the environmentally sensitive area adjacent to the lake edge, in conformance with the Millennium General Development Plan requirements. Provide landscape enhancements as appropriate.

Trail Linkage
Create a trail to link multi-family housing to other Centerra districts.

Village Green
Provide a centralized open space feature designed to accommodate active and passive recreation activities.

Common Open Space
Create common open space areas designed to accommodate outdoor activities.

Pedestrian Connectivity
Create a strong network of sidewalks and trails that provide opportunities for residents to walk within the community, providing connections to regional trails.

Building Orientation
Orient buildings to frame and enclose meaningful common open space.

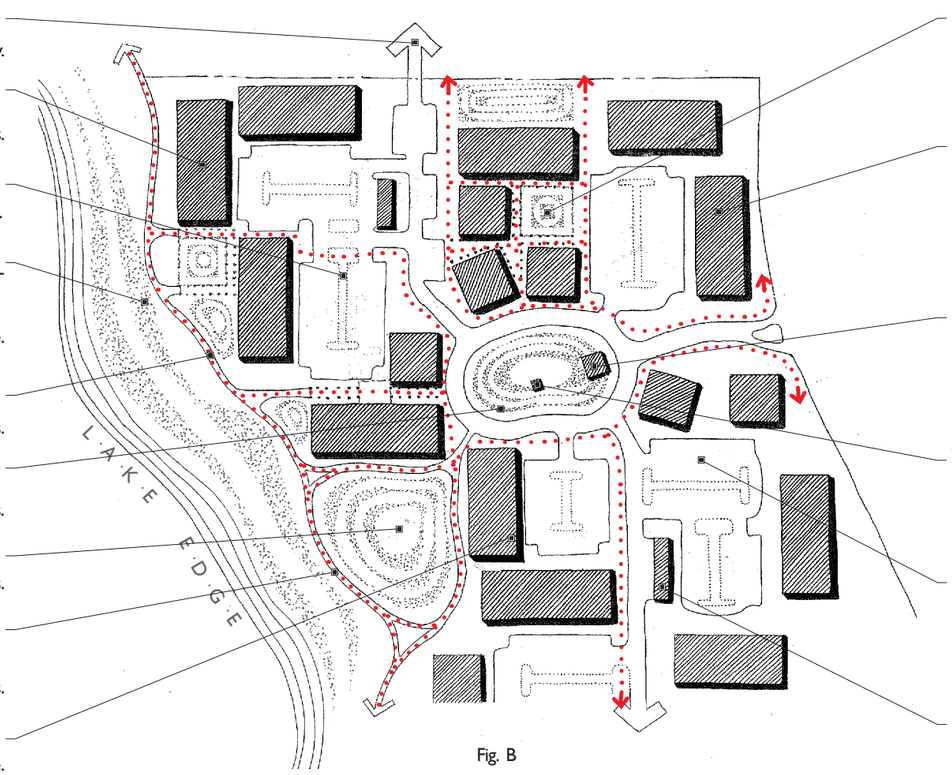


Fig. B

Common Open Space
Use buildings to create and enclose meaningful common open space. Provide a variety of dispersed squares or courtyards designed to soften the built environment.

Building Siting
Site buildings adjacent to roadways and open space, designed to promote streetscape/lakefront continuity. Orient buildings to screen parking courts from the streetscape.

Community Buildings
Orient project entries towards community buildings such as a recreation center, designed as focal points.

Tower Elements
Provide tower elements as orientation icons, increasing community identity.

Parking Courts
Disperse parking areas into individual parking courts. Do not encircle sites with "race track" parking/aisle configurations.

Garages
Locate garages internally within the site, screened from public view by dwelling units or dense landscaping.

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

1.1 Site buildings towards views of off-site amenities such as the Rocky Mountains, open space corridors, and the lake.

1.2 Group buildings in informal clusters, separated from the roadway by deep landscape setbacks, or create a formal streetwall by orienting buildings to frame and enclose the streetscape at high intensity intersections.

1.3 Orient multi-family buildings towards streets, greens, and plazas, designed to define, enclose, and frame these open space elements, creating streetwalls and "outdoor rooms" (fig. 10, B).

1.4 Orient vehicular project entries towards open space amenities or community buildings. Place prominent community buildings along entry drives as a focal point (fig. 8, B).

1.5 Locate buildings in small clusters with associated parking courts (fig. B).

1.6 Orient buildings to screen parking courts from the streetscape (fig. B).

1.7 Site buildings adjacent to roadways and open space, designed to promote streetscape/lakefront continuity.

1.8 Create tower elements as orientation icons, designed as focal points (fig. B).

1.9 S Locate garages internally within the site, screened from public view by dwelling units or dense landscaping (fig. B).

1.10 Provide recessed entries or covered porches as transitional elements between the public and private realms (fig. 9, 10).

2.0 COMMON OPEN SPACE

2.1 Create usable common open space located contiguous to the units they serve (fig. 10, 11, B).

2.2 Create common open space areas designed to accommodate active and passive recreation amenities (fig. 11, B).

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

2.4 The width of common open space areas shall not be less than one-third their length.

3.0 CIRCULATION AND PARKING

3.1 Avoid "race track" drive aisle configurations that encircle and dominate the site.

3.2 Avoid long, continuous drive aisle configurations. Instead, provide a series of short drive aisle configurations that provide access to individual parking courts (fig. B).

3.3 Design drive aisles, based upon the following recommendations:

- Break-up continuous drive aisle configurations and associated parking stalls. There should be no more than 15 uninterrupted parking stalls, whether in garages, carports, or open parking lots.
- Each cluster of 15 parking stalls should be separated from additional clusters by a landscape island/peninsula, not less than six feet wide.

3.4 Locate parking lots in a series of dispersed parking courts accessed by individual drive aisles (fig. B).

3.5 Group multi-family buildings to create areas of internally oriented parking courts (fig. B).

3.6 Locate parking lots either internally, shielded from the roadway, or externally, buffered by landscaping.

3.7 Promote connectivity and reciprocal access between adjacent parcels. Connect on-site circulation aisles to adjacent projects (fig. B).

3.8 Separate parking courts from each other by buildings or landscape buffers.

3.9 Design parking courts, based upon the following recommendations:

- Maximum Suggested Size: Two double-loaded parking aisles (bays) adjacent to each other
- Maximum Suggested Length: 15 Stalls
- Separation: Parking courts should be separated from each other by dwelling units or by a landscape median not less than nine feet wide.

3.10 S Establish strong pedestrian linkages via a network of sidewalks and trails in order to connect all sites to each other.

Principles

1. INTEGRATE MULTI-FAMILY PROJECTS WITH SURROUNDING LAND USES, PROVIDING SEAMLESS CONNECTIVITY.
2. AVOID "RACE TRACK" PARKING LOT AND DRIVE AISLE CONFIGURATIONS THAT ENCIRCLE THE PERIMETER OF THE SITE, ISOLATING THE MULTI-FAMILY PROJECT FROM THE SURROUNDING DISTRICT.
3. ORCHESTRATE AND BALANCE THE PLACEMENT OF BUILDINGS AND PARKING LOTS WITH COMMON OPEN SPACE AREAS.
4. SITE MULTI-FAMILY BUILDINGS TO CREATE AND DEFINE MEANINGFUL COMMON OPEN SPACE AREAS FOR SOCIALIZING, ENTERTAINING, AND LEISURE.
5. DISCOURAGE ON-SITE PARKING LOTS AND GARAGES THAT DOMINATE THE STREETSCAPE.

ARCHITECTURE - Corporate Campus/Professional and Medical Office

Prototypical Elevation

Recessed Window
Recessed window opening expresses the depth and mass of the building.

Fenestration
Mullions divide the horizontal window opening into a series of individual vertically-oriented windows.

Roof Cap
Ample cornice element/eave overhang terminates the top of the building, creating a distinctive roof cap.

Balcony
Balcony provides space for outdoor socializing.

Building Massing
Tiered building step-back reduces apparent building mass. Notice how the upper-stories appear lighter, with less bulk, than the building base.

Building Base
Ample base visually anchors the building to the ground plane.

Building Materials
Individual brick masonry units promote human scale while creating visual interest.

Structural Bay
Strong structural bay consists of brick masonry piers and spandrels, expresses the inherent underlying structure of the building.

Entrance
Vertically oriented feature, identifies the building entrance.

Stone veneer panels add texture and relief.

Piers
Structural piers visually transfer the building load to the ground plane.

Foundation Plantings
Rich building perimeter landscaping softens the building architecture.

Subdued down wall-wash lighting complements the building architecture and minimizes nuisance glare and illuminating the sky. Wall pack flood lighting shall not be permitted.

Fig.A

Vignettes

Fig. 1 - Step-back upper floors to soften overall building mass. Notice how the building is divided by piers and spandrels into individual structural bays with recessed windows.

Fig. 2 - Use changes in wall planes to add variety to facades. Notice also how material changes add visual interest.

Fig. 3 - Segment office buildings into a series of individual structural bays composed of piers and spandrels. Notice also how the top of the building is terminated by a substantially overhanging hipped roof form.

Fig. 4 - Create a ground floor building base distinguishable from the building's upper stories. Notice the quarry-faced stone base that visually anchors the building to the ground plane.

Fig. 5 - Segment the building into a series of structural bays. Notice how the brick masonry piers, spandrels, and recessed window openings express the underlying structure of the building.

Fig. 6 - Accentuate building entrances and corners. Notice how the building entrance is accentuate through the use of a vertically oriented tower element.

Principles

1. Provide building scale by creating building profiles that decrease in mass as the building rises.
2. Create buildings composed of a discernible Base, Middle, and Cap.
3. Create articulated building facades that help pedestrians establish a sense of scale by expressing building structure and individual floors.
4. Promote façade articulation by segmenting building walls into a series of individual structural bays.
5. Use durable building materials manufactured in units measurable in human proportions.

Guidelines and Standards (S)

1.0 BUILDING MASSING

1.1 Promote tiered "wedding cake" building profiles that are wider at the bottom than the top (fig. 1, A).

1.2 Create a distinctive ground floor building base distinguishable from a building's upper stories (fig. 4,7).

1.3 Rest the building on a discernible base, designed as a pedestal or plinth supporting the weight of the building (fig. 1, 3, 4, 5, 7).

1.4 Create a perceivable building middle as a transitional façade that links the base and roof cap (fig. 3, 4).

1.5 Rest the building on a pedestal or plinth that is wider and larger than the building's upper stories (fig. 1, 3, A).

1.6 Provide a strong ground-floor building form designed to anchor the building to the ground plane (fig. 1, 3, 4, A).

1.7 S Distinguish the ground floor base from upper story facades. Increase ground floor height, based upon the following standards:
- Minimum Ground Floor Height: 15 Feet

1.8 Express and distinguish both horizontal floor lines and vertical structural piers (fig. 3, 5, A).

1.9 Use smaller structural bays to break-up larger building masses designed to reduce perceived scale (fig. 1, 3, 5, A).

2.0 BUILDING SCALE

2.1 Use human-scaled building materials that are familiar in their dimensions and can be repeated in understood modules.

2.2 Crown the building with a distinguishable cap, designed to terminate the top of the building (fig. 3, 7, A).

2.3 Express facade components in ways that emphasize repetitive recessed window openings (fig. 1, 3, 4, 7, A).

3.0 BUILDING BASE

3.1 Use the following techniques to create a distinguishable ground floor building base:
- Use belt courses and cornice elements signaling a change between the building base and upper floors (fig. 3).
- Vary building materials and color between the building base and upper floors (fig. 4).
- Provide commercial storefronts at the ground level to promote pedestrian activity (fig. 5).

3.2 Use the following architectural elements to define and organize space at the ground floor building base:
- Create repetitive structural bay rhythms composed of vertical piers and horizontal spandrels (fig. 1, 3, 5, A).
- Use awnings and canopies to accentuate structural bays (fig. 11).
- Use recessed arcades to accommodate and shelter pedestrians (fig. 5, 8).
- Create projecting trellis elements to soften ground floor façades.

3.3 Employ durable building materials at the building base. The building base is exposed to considerable wear and tear, thus the material used is commonly more durable than upper floors. Use masonry or textured concrete materials to create a durable building base.

4.0 UPPER STORY FAÇADES

4.1 Express the horizontal position of each floor in the upper-story façade design of a building using the following techniques:
- Change in material (fig. 4)
- Reveal or recess (fig. A)
- Masonry belt courses (fig. 4)
- Repetitive bands of individual recessed window openings (fig. A, B)
- Window awnings (fig. 11)
- Continuous cornice element (fig. A)

4.2 Reflect the quality and integrity of the underlying structure of the upper story façade in a clear and consistent manner through the use of structural bay rhythms (fig. 1, 3, A)

4.3 S Segment the building into a series of structural bays composed of a column/pier, recessed window, and spandrel designed to visually segment an otherwise massive upper story façade into a series of individual units. Design structural bays, based upon the following standards:
- Minimum Window Recess: Two inches deep
- Solid to Void Ratio: Not less than: 60 percent solid; no more than: 40 percent void

4.4 S Boxy and monotonous facades that lack a sense of scale shall not be permitted.

4.5 Discourage weak or token expressions of structure or an inconsistent statement of structure.

Vignettes

Fig. 7 - Create a distinctive base, middle, and cap. Notice how the masonry base anchors the building to the ground plane and the widely overhanging pitched roof caps the building.

Fig. 8 - Use arcades to shelter patrons from the elements. Notice also how the single-story arcade transitions upwards to the second-story building mass.

Fig. 9 - Create roof forms that respond to Colorado's unique climate. Notice how the pitched roof forms and large roof overhang provide shade and ample protection from the elements.

Fig. 10 - Use roof forms that reflect indigenous Colorado vernacular styles. Notice how the standing seam metal roof and dimensional timber brackets project a contextual Colorado image.

Fig. 11 - Dress window openings. Use window elements such as shade structures and muntins to ornament window openings.

Fig. 12 - Use single story arcades and trellis features as transitional elements to larger upper story building volumes. Notice how the covered arcade provides a sheltered pedestrian gathering space.

Prototypical Elevation

Fig. B

Guidelines and Standards (S)

4.6 S Avoid flush building surfaces. Continuous all glass curtain walls dropped straight into the ground plane without transition shall not be permitted unless specifically approved by the DRC.

5.0 FENESTRATION

5.1 Provide human-scaled window openings. Dress window openings using the following techniques:

- Use three-dimensional mullions to create individual window openings (fig. 1, 7, 11, A).
- Use lintels above windows to support the building mass above (fig. B).
- Define the base of the window with a sill.
- Use transparent windows that "reveal" indoor working environments and activities.
- Use shade structures to articulate window openings (fig. 10, 11).

6.0 BUILDING CAP

6.1 Crown the building with a distinguishable cap designed to terminate the top of the building. Design roof forms, based upon the following guidelines:

- Roof Shapes: Hip, gable, vault, flat roof with protruding cornice, or flat roof with large overhanging eaves.

6.2 Create roof forms that respond to Colorado's unique climate. Use pitched roof forms or large flat roof overhangs to shed winter snow, provide summer shade, and shelter pedestrians from the elements (fig. 3, 7, 9, 10, B).

6.3 Use a consistent roof form to create building continuity. New buildings should use the same roof form and materials as used on existing adjacent buildings.

6.4 S Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be contained within the pitched roof structure, completely screened within a penthouse, or screened by a roof parapet that harmonizes with the architectural style of the building.

6.5 Promote roofscape diversity. Use the following techniques to add variety to the roofscape:

- Use a combination of hip and gable roof forms.
- Terminate the top of flat roof forms with a distinguishable cornice (fig. A).
- Create large eave overhangs forming a distinguishable roof cap (fig. 3, 7, 9, 10, B).
- Use brackets and corbels to support roof overhangs (fig. 7, 10).

7.0 BUILDING MATERIALS

7.1 Employ durable building materials at the building base.

7.2 Use material texture, color, control joints, and patterns of materials to add visual interest to building surfaces.

7.3 Avoid highly reflective surfaces that generate glare such as mirrored glass.

7.4 Avoid large, featureless building surfaces. Large all glass curtain wall are typically unacceptable unless used in combination with building structural bays that can provide a sense of scale and rhythm.

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

Building Base and Upper Story Façades:
- Concrete, poured-in-place or pre-cast (sandblasted or textured)
- Concrete with light colored aggregate
- 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, Sandstone, Slate)
- Metal (such as I-beams, Corten steel or corrugated metal, subject to DRC review and approval)

Windows:
- Glass, Transparent
- Glass, Lightly tinted glass (Allowing 80 percent light transmission, minimum)

Roofs:
- Metal, Standing Seam
- Metal, Corten Steel
- Tile, Flat (concrete)
- Rolled Metal or Rubber Membrane (flat roof sections only, screened from public view by a parapet wall and associated cornice).

ARCHITECTURE - Mixed Use Village Center

Prototypical Elevation

Building Cap
Large projecting pitched roof overhang terminates the top of the building.

Tower
Tower structure functions as a community landmark or focal point.

Trellis Elements
Trellis elements shade exterior balconies, while reflecting the architectural style of the building.

Mixed Use
Office over retail creates a dynamic mixed use environment.

Balcony
Balcony provides space for outdoor socializing.

Building Materials
Indigenous building materials such as dimensional timber posts, beams, brackets, and shingles, project a Western Lake-Oriented image.

Transom Window
Transom window provides ample daylighting.

Signage
Festive signage creates a lively retail shopping environment.

Window Muntins
Muntins divide storefront windows into individual panes.

Lighting
Decorative indirect lighting fixtures complement the architectural style of the building.

Building Orientation
Buildings are oriented towards the lakefront pedestrian promenade, creating a festive retail environment.

Building Mass
Building mass is oriented towards the public pedestrian promenade and lake views.

Flower baskets provide color to the pedestrian promenade.

Window Mullions
Horizontal window opening divided by mullions into three vertically-oriented windows.

Structural Bay
Storefront divided by structural bays composed of columns, spandrels, and storefront windows.

Fig. A

Vignettes

Fig. 1 - Create tower elements as orientation features, monumental symbols, and landmarks designed to identify the Western Lake-Oriented image. Notice how the use of exposed beam ends, shingles, brackets, and large roof overhangs reflect a rustic, yet refined, western image.

Fig. 2 - Accentuate building entrances. Use architectural features such as gable ends and transom windows to define building entrances.

Fig. 3 - Use rustic building forms and materials. Notice the ashler-laid stone piers and exposed dimensional timber rafter tails that project a Western Lake-Oriented image.

Fig. 4 - Divide storefronts into individual structural bays. Notice how the dimensional timber posts frame storefront windows and transoms.

Fig. 5 - Use structural elements such as posts, beams, and brackets that reinforce the Western Lake-Oriented image. Notice how each storefront is defined by individual bays.

Fig. 6 - Express building structure. Notice how the shingle-clad piers define individual structural bays.

Principles

1. Create a lively, festive, and human-scaled mixed-use environment reflective of the Western Lake-Oriented Architectural vernacular.
2. Design buildings in which the shape or mass of the building starts low at the edges and mass towards the center.
3. Create a tower as an orientation feature, monumental symbol, and landmark.
4. Create traditional retail storefronts designed to optimize interior daylighting while encouraging window shopping and patronage.
5. Use traditional, rustic, human-scaled building materials. Perceiving the scale of a building is important to a pedestrian's ability to relate to it comfortably.

Guidelines and Standards (S)

1.0 BUILDING MASSING AND ROOF FORM

1.1 Design the Western as an organic collection of individual buildings that create an ensemble of one, two, and three-story structures (fig. 5, A, B).

1.2 Use single-story building elements, such as storefronts, arcades, and colonnades, as transitional elements to second-story building volumes (fig. B).

1.3 Rest the building on a desirable base or pedestal, such as a bulkhead (fig. 9).

1.4 Create buildings with both horizontal and vertical roof articulations. A variety of roof planes or breaks (roofs that turn a corner or change elevation) should be provided to complement the Western Waterfront architectural image (fig. 8).

1.5 Crown the top of the building with a distinctive roof cap. Design roof caps using the following techniques:
- Gable roof forms (fig. 8, 9, 11, 12, B)
- Hipped roof forms (fig. 7)
- Shed roof forms
- Vault roof forms (fig. 1, 4)

1.6 Design buildings that are human scaled. Reduce buildings into a series of scale-giving elements, ornamentations, textures, and building materials that respect the scale of the human body (fig. All).

1.7 Avoid large monumental, undifferentiated, and scaleless building masses.

1.8 Support eave overhangs with corbels or brackets (fig. 1, A, B).

1.9 Sheath sloped roofs with a material that is complementary to the architectural style of the building.

1.10 Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion not exceeding more than 30 feet in width. Neutral Bays shall not exceed 15 feet in width (fig. 4, 9, 10, A, B).

2.0 TOWERS

2.1 Design a freestanding tower with a distinctive base, middle, and cap (fig. 1).

2.2 Extend towers above building masses designed as community focal points and landmarks (fig. 1).

2.3 Position towers to terminate 'prospects', or vistas designed to signal to pedestrians that a destination has been reached.

3.0 STOREFRONTS

3.1 Divide large storefront openings with structural bays to create visual rhythms (fig. B).

3.2 Segment storefronts through the use of vertically repeating columns, piers, and posts (fig. A, B).

3.3 Provide traditional storefront transparency (solid and void), based upon the following guidelines:
- Minimum Storefront Transparency: 70 Percent Void, 30 Percent Solid

3.4 Where glazing to the floor is not used, provide storefront bulkheads based upon the following guidelines:
- Minimum Height: 18 inches
- Maximum Height: 36 inches

4.0 ARCADES AND COLONNADES

4.1 Design continuous arcades and colonnades that frame and define the lakefront. Arcades shall not be small segmented pieces, but shall travel the entire length of the building (fig. 7).

4.2 Spatially define the exterior face of the arcade or colonnade by a series of columns oriented towards the lake.

4.3 Spatially define the interior of the arcade or colonnade with the storefront façade (fig. 7).

5.0 AWNINGS AND CANOPIES

5.1 Design awnings to complement the architectural framework of the building. Awnings shall express the shape and proportion of storefront window openings (fig. 9).

5.2 Do not use continuous awnings. Awnings shall be segmented, conforming to structural bays (fig. 9).

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

5.4 Provide traditional awning valances. Awning valances shall not exceed a maximum height of one foot (fig. B).

5.5 S Construct awnings and canopies of durable materials. Awnings and canopies shall be composed of the following permitted materials:
- Cotton/poly with acrylic coating (Sunbrella)
- Metal, Corrugated

Vignettes

Fig. 7 - Create enclosed arcades designed to shelter patrons from the elements. Orient storefront display windows contiguous to the arcade to encourage window shopping.

Fig. 8 - Create continuous colonnades designed to shade patrons, while softening building architecture, creating a "layered" effect.

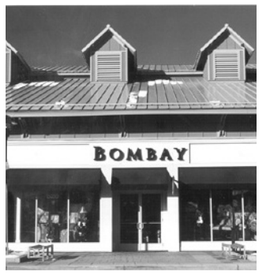


Fig. 9 - Create storefronts with a base (bulkhead), middle (storefront windows and sign band), and cap (roof element). Notice also how the awnings correspond to individual structural bays.

Fig. 10 - Provide ample interior daylighting. Use storefront display windows with transoms to naturally light store interiors while enhancing window shopping.

Fig. 11 - Create storefronts that reflect the Western Lake-Oriented image. Notice how the pitched roof forms, eave brackets, large roof overhang, roof dormers, and board and batten siding reflect indigenous Colorado architectural styles.

Fig. 12 - Create pad site buildings that reflect the architectural style and character of the entire Mixed Use Village Center. Use building forms, materials, and colors in a consistent fashion.

Prototypical Elevation

Upper Stories
Upper story volumes commonly contain office uses.

Roof Form
A variety of gable roof forms with different orientations provide roofscape variety and visual interest.

Rafter Tails
Exposed rafter tails support widely overhanging eaves, creating a rustic image.

Transom Windows
Transom windows promote ample daylighting, allowing light to penetrate storefront interiors

Awnings
Traditional fabric awning with drop valance conforms to each structural bay. Awnings provide protection from the elements while allowing daylight to penetrate transom windows above.

Mullions
Window openings divided by mullions into a series of vertically-oriented storefront windows.

Storefront Windows
Large storefront windows provide ample daylighting while allowing patrons to window shop.

Plant Containers
Plant containers with annual color provide a colorful addition to the pedestrian promenade.

Building Massing
One story building forms, such as the storefront promenade and entrance pavilion, function as transitional elements to larger second-story building masses.

Brackets
Substantial brackets support the widely overhanging gable roof form.

Building Materials
Rustic building materials such as shingle cladding and dimensional timber beams project a Western Lake-Oriented image.

Entrance Pavilion
Entrance pavilion punctuates the ground floor façade, "announcing" entrance into the building.

Pedestrian Promenade
Wide promenade accommodates great volumes of pedestrians.

Building Base
Masonry building base visually anchors the building to the ground plane.

Structural Bay
Storefront structural bay, composed of shingle-clad piers and spandrels, frame and define individual storefront windows.

Fig. B

Guidelines and Standards (S)

- Metal, Sheet
- Glass

5.6 S Prohibit internally illuminated fabric and plastic awnings. Awnings shall not be backlighted.

6.0 BUILDING MATERIALS

6.1 Use building materials that are familiar in their dimensions and can be repeated in understandable modules or units (human scale).

6.2 Use materials such as brick and stone that help people interpret the size of a building.

6.3 Combine building materials in modules that can be visually measured.

6.4 Avoid large, featureless building surfaces such as large all glass curtain walls and metal spandrel panels.

6.5 Use texture and application of color to add visual interest to an otherwise ordinary building surface.

6.6 Avoid excessive variety of façade materials.

6.7 Select building materials that will age with grace. Avoid building materials that may streak, fade, stain, mildew, attract dirt, or generate glare.

6.8 Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials.

6.9 Incorporate indigenous building materials that reflect the Western architectural vernacular.

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

Building Base and Façades:
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry Faced)
- Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
- Metal, Corrugated
- Metal (structural metal only, such as I-beams)
- Siding, Board and Batten (cementitious)
- Siding, Clapboard (cementitious)
- Siding, Drop (cementitious)
- Siding, Lap (cementitious)
- Siding, Shingles (cementitious)
- Siding, Tongue and Grove (cementitious)

Roofs:
- Metal, Corten Steel
- Metal, Corrugated
- Metal, Standing Seam
- Tile, concrete

Windows:
- Glass, lightly tinted glass (Allowing 90 percent light transmission, minimum)
- Glass, Transparent

Brackets, Corbels, Beams, and Posts:
- Dimensional Timber
- Structural metal (painted)

ARCHITECTURE - Multi-Family

Prototypical Elevation

Fig. A

Ornamentation
Decorative elements such as beam and gable end ornamentations add visual interest.

Roof Form
Consistently pitched gable roof forms create roofscape continuity.

Building Trim
Building trim, such as corner boards, frieze boards, and window surrounds provide rich detailing and visual relief.

Piers and Columns
Stone piers supporting ample wood box column.

Wainscot Cap
Stone wainscot cap functions as a transitional element, signaling a change in materials.

Building Base
Stone base anchors the building to the ground plane.

Secondary Roof Elements
Roof dormer animates the roofscape.

Windows
Horizontal window opening divided by mullions into three vertically oriented double-hung windows.

Roof Overhang
Ample roof overhangs provide rich shadow lines while responding to Colorado's unique climatic conditions.

Façade Materials
Shingles provide rich façade texture. Stone base functions as an extension of the ground plane.

Building Projections
Full-length building projection extends to the ground plane, providing relief to the façade.

Building Massing
Single-Story building volumes function as transitional elements to two-story building masses.

Vignettes

Fig. 1 - Articulate building masses. Notice how the single-story covered porch functions as a transitional element to larger two-story building masses. Notice also the rich use of materials such as stone and shingles.

Fig. 2 - Create building masses as a cluster of individual components. Notice how the mix of one and two-story building volumes, varied roof planes, and vertically-oriented windows add variety and visual interest to the streetscape.

Fig. 3 - Provide recessed entries and covered porches. Notice how the covered porch provides a platform for outdoor socializing.

Fig. 4 - Articulate walls by using one-story building forms as transitional elements to second-story building masses. Notice also the use of rustic shingle and board and batten siding that projects a Western Lakefront image.

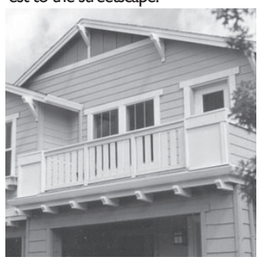


Fig. 5 - Integrate elevated decks into the fabric of the building. Notice how the deck is nestled into the facade between two wall planes. Notice also how the balustrade is ornamental, reflecting the architectural style of the building.

Fig. 6 - Create four-sided multi-family architecture. Notice how the bay windows, second story balconies, and clapboard siding reflect the architectural style of the building.

Principles

1. Craft building and roof forms that harmonize with their setting and surroundings, complementing the architectural style of the multi-family structure, corresponding 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, 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 projections and recesses to section multi-family buildings masses and partition long expanses of blank wall.
6. Design accessory structures, garages, and carports to complement and harmonize with multi-family buildings.

Guidelines and Standards (S)

1.0 BUILDING MASSING

1.1 Differentiate the building base, individual floors, and the roof.

1.2 Create building masses that appear as a cluster of individual homes, rather than a 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. Two and three-story buildings should step-down in height at the edges.

1.5 Use smaller-scaled building elements such as covered porches 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 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) should 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 roadways, internal streets, walkways, and common open space areas.

3.3 S Design recessed entries that provide individual unit access, based upon the following minimum standards:
- Area: 20 square feet
- Depth: Four Feet
- Height above grade: 18 inches (preferred)

3.4 S Design covered porches, based upon the following minimum standards:
- Area: 60 square feet
- Depth: Six feet
- Height above grade: 18 inches (preferred)

4.0 DECKS

4.1 Integrate elevated decks into the fabric of the building. Decks should not appear as "tacked-on" afterthoughts.

4.2 Create covered deck roofs of similar roof cladding and complementary roof pitches, designed to harmonize with the main building.

4.3 S Paint or stain all deck elements such as balustrades, railings, columns, and staircases to match the main building. Deck elements shall not be left to weather naturally.

4.4 S Design decks and storage closets, based upon the following minimum standards:
- Deck Area: 40 square feet
- Storage Closet Volume: 200 cubic feet

5.0 FAÇADE ARTICULATION

5.1 Articulate walls by using one-story building forms, such as a covered porch, as a transitional element to second-story building masses.

5.2 Use additive elements, such as single-story sheds, trellis structures, and chimney stacks to break-up building facades.

5.3 Create building recesses, such as covered patios, balconies, and stairwells, to add visual depth and variety.

5.4 Create building projections, such as cantilevered window bays, that do not appear to float. Support cantilevered building projections with brackets, corbels, or substantial trimbands, designed to secure the projection to the wall plane.

6.0 WINDOWS

6.1 Divide large horizontal window openings by mullions into a group or series of vertically-oriented windows.

6.2 Use muntins to divide windows into individual vertical or square-oriented window panes. Muntins should be either simulated muntins or real three-dimensional muntins.

6.3 Use headers or lintels above window openings designed to visually support the weight of the building mass above.

Vignettes

Fig. 7 - Use building projections to add variety and visual relief to building façades. Notice how the bay window projection and second-story deck integrates and harmonizes with the building mass.

Fig. 8 - Provide window shutters that appear visually functional, capable of visually covering window openings.

Fig. 9 - Divide horizontal window openings into groups of vertically-oriented windows. Notice how the mullion divides the horizontal opening into two vertically-oriented double-hung windows.

Fig.10 - Create carports with pitched roof forms reflective of the architectural style of the multi-family complex. Notice how the gable-on-hip roof form and stone piers add character to the carport structure.

Fig.11 - When the site slopes, extend building materials to the ground plane. Notice how the stone and shingle siding wrap the corner, creating a convincing material transition.

Fig. 12 - Use decorative elements that reflect the architectural style of the building. Notice how the gooseneck lamp reinforces the Western Waterfront image.

Prototypical Elevation

Fig. B

Guidelines and Standards (S)

6.4 Use projecting bottom sills to define the base of the window.

6.5 Provide visually functional window shutters capable of fully covering window openings.

6.6 Locate windows generally centered on the building mass, aligned both horizontally and vertically.

6.7 S Design windows based upon the following standards:
- Window Proportions: Window height shall be greater than or equal to window width
- Trim Width: Four inches (minimum)
- Recess Depth: Three-inches (for masonry or stucco wall openings)
- When shutters are provided, they shall appear capable of covering the window opening.

7.0 ACCESSORY STRUCTURES

7.1 Create architecturally compatible accessory structures. Accessory structures such as sales/lease offices, recreation buildings, clubhouses, carports, garages, and laundry buildings shall be designed to harmonize with the form, material, color, and details of multi-family dwellings.

7.2 S Enclose trash bins within a decorative masonry enclosure equipped with solid metal gates.

7.3 Design attached enclosed garages as an integral part of the architecture of the multi-family building.

7.4 S Use similar forms, materials, colors, and details on detached garage structures and carports, designed to harmonize with multi-family architecture.

7.5 S Discourage flat-roofed carports. Carports shall be composed of similar hipped or gabled roof forms, designed to complement multi-family architecture.

7.6 S The use of prefabricated carports shall not be permitted.

7.7 S Discourage walled compounds. Carports shall not be incorporated into exterior perimeter project walls adjacent to roadways.

8.0 BUILDING MATERIALS

8.1 S The following building materials shall be permitted:

Walls:
- Masonry, Brick (Narrow Gage Roman, Facebrick, FBX)
- Masonry, Stone
- Siding, Clapboards (wood or cementitious)
- Siding, Board and Batten
- Siding, Drop (wood or cementitious)
- Siding, Lap (wood or cementitious)
- Siding, Shingle (cedar, redwood, or cementitious)
- Siding, Tongue and Grove (wood or cementitious)
- Stone (natural or cultured)
- Stucco (exterior plaster)

Pitched Roofs:
- Composition Roofing
- Concrete Shakes (Raked to mimic a natural wood shake).
- Concrete Tile, Flat (Smooth-surface modern slate).
- 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

9.0 MATERIAL TRANSITION

9.1 S Change wall materials only at a change in wall plane on an inside corner.

9.2 S On sloping sites, extend building materials to the ground plane. Do not design unconvincing "floating" masonry foundation walls that appear awkward and unbalanced, lacking conviction.

LANDSCAPE

On-Site Landscaping

Tree Rows
Formal soldier row of trees frame and define the pedestrian promenade, creating continuity.

Pedestrian Lighting
Consistent decorative light fixtures provide continuity along the pedestrian promenade. Stone base anchors the pedestrian-scaled light fixtures to the ground plane.

Raised Planters
Raised planters containing flowering annuals add color and animation to the pedestrian promenade.

Outdoor Seating
Seating provides opportunities for outdoor leisure and people-watching. The consistent design adds continuity to the promenade.

Fig. A

Fig. B

Tree Rows
Formal soldier rows of trees frame and define the pedestrian plaza. Canopy style trees provide ample summer shade, while allowing leafless sun penetration in the winter.

Plant Containers
Decorative plant containers, containing flowering annuals, add color and visual interest to the pedestrian plaza.

Outdoor Seating
Seating provides opportunities for people to eat out-of-doors. Umbrella provides shade from the sun.

Trash Receptacles
Trash receptacles accommodate refuse, creating a clean plaza environment.

Hedge Rows
Hedges define and enclose the formal office plaza area.

Vignettes

Fig. 1 - Hang planters from pedestrian oriented light fixtures, designed to add color and continuity to the pedestrian promenade.

Fig. 2 - Use decorative light fixtures that reflect the character and image of the specific project.

Fig. 3 - Use planters within the mixed use village center to soften the pedestrian promenade. Notice how the flowering plants add life and animation to the sidewalk.

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.

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 indigenous landscapes that are sensitive to the Houts Reservoir/Equalizer Lake waterfront.
2. Create formal landscape patterns to complement urban-oriented spaces.
3. Create informal landscape patterns to complement natural amenities.
4. Create landscapes that complement and harmonize with the architectural style of Corporate Campus/Professional Office, Mixed Use Village Center, and Multi-Family buildings.
5. Blend the public off-site streetscape with on-site landscape statements.
6. Create landscapes that promote and enhance the pedestrian experience.
7. Create landscapes that reduce the perceived scale of parking fields.

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 B - The Lakefront 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 Refer to the Millennium GDP and City of Loveland Site Planning Performance Standards and Guidelines for detailed bufferyard performance standards.

1.4 Coordinate all 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 areas.

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 (S) Use native and drought tolerant plant materials adjacent to the Houts Reservoir/Equalizer Lake waterfront, designed to blend with indigenous plant species.

1.8 Soften building facades visible from public areas or high use areas with trees, shrubs, and ground covers (fig. 5).

1.9 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).

1.10 Create landscape medians and islands to break-up large expanses of pavement (fig. 6, 7, 8, 9,).

1.11 Use plant containers and raised planters at building entrances, along pedestrian promenades, and within plazas to add annual color (fig. 3).

1.12 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings (fig. 4, B).

1.13 (S) Group plants with similar water requirements together.

2.0 CORPORATE CAMPUS/PROFESSIONAL OFFICE

2.1 Create formal soldier rows of trees to define internal streets and pedestrian promenades.

2.2 Use formal tree plantings to frame and enclose formal open space such as pedestrian forecourts and plazas (fig. 3, 4, B).

2.3 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.

2.4 Use trees to create view corridors providing vistas of of-site amenities such as open space areas, the mountains, and lakefront.

2.5 Use perimeter landscaping to soften Corporate Campus/Professional Office architecture (fig. 5).

3.0 MIXED USE VILLAGE CENTER

3.1 Create formal soldier rows of trees to accent linear pedestrian promenades (fig. A).

3.2 Create formal tree plantings to frame and enclose formal open space features such as pedestrian promenades, plazas, and civic amenities (fig. B).

3.3 Use trees to create view corridors designed to frame views of the mountains and lakefront.

3.4 Arrange plant materials to harmonize with the architectural style of the Mixed Use Village Center, accenting building entries, framing windows, and providing a setting for the height and mass of Village Center buildings.

3.5 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plaza areas.

3.6 Hang planters from pedestrian-oriented light fixtures, designed to add color and continuity to pedestrian promenades (fig. 1).

3.7 Use covered trellis elements to shade pad site outdoor patios associated with restaurant uses.

3.8 Use landscaped colonnades to enclose public amenities.

3.9 Arrange plant materials to harmonize with the architectural style of Mixed Use Village Center establishments, accenting pedestrian promenades, softening facades, and framing public amenities (fig. A, B).

3.10 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 the Mixed Use Village Center.

4.0 MULTI-FAMILY

4.1 Blend on-site multi-family landscaping with informal suburban-oriented off-site streetscape plantings crafting a soft transition between the public and private realms.

Vignettes

Fig. 7 - Use parking lot landscape islands to break-up large expanses of pavement. Notice the canopy-style 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 colorful flowering plants.

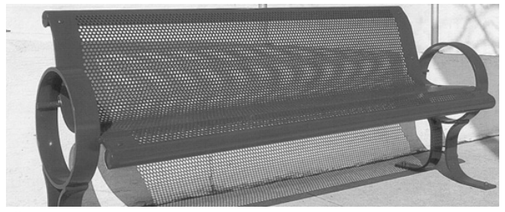
Fig. 10 - Use outdoor benches and tables to accommodate employee lunchtime activities (DuMor Steel Table 20 and Chairs 20).

Fig. 11 - Use plant containers within plazas and along pedestrian promenades, designed to add animation and color.

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

Mixed Use Village Center - Conceptual Street Furniture Palette

Seating
Landscape Forms - Plainwell Bench

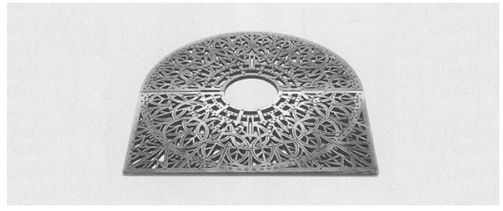


Seating
Du Mor, Inc. - Bench 59

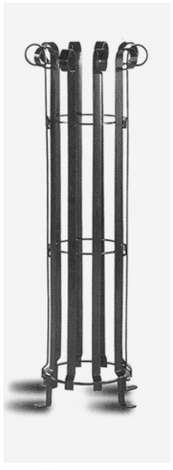
Seating
Wabash Valley - Classic Series A6650

Pedestrian Lighting
Sternberg Vintage Lighting - ALP 500

Pedestrian Lighting
Noral - Primo IV



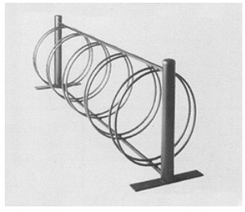
Tree Grate
Urban Accessories - OT Combo



Tree Gurad
Wabash Valley - TG1

Seating (Corporate Campus/Professional Office)
Chase Park - Three Seat

Trench Drain
Urban Accessories - OT



Bike Rack
Urban Accessories - Model D

Trash Receptacle
Du Mor, Inc. - Receptacle 89

Guidelines and Standards (S)

4.2 Use formal tree plantings to frame and enclose common open space areas, creating a more urban-oriented landscape image.

4.3 Use trees to frame internal parking courts creating enclosed "outdoor rooms".

4.4 Arrange trees to frame views of adjacent off-site mountains, open spaces, and the lakefront.

5.0 STREET FURNITURE

5.1 Use decorative pedestrian oriented light poles. Light poles shall have a discernible base, shaft, and capital that supports the luminary.

5.2 Provide decorative street furniture. Street furniture shall be provided, based upon the following guidelines:

Pedestrian Lighting:
- Location: Plazas and pedestrian walkways
- Style: Sternberg Vintage Lighting
- Type: ALP 500
- Style: Noral
- Type: Primo IV
- Color: TBD
- Height: 10-12 feet (maximum)
- Maximum Illumination: 4,800 Lumens

Seating:
- Landscape forms - Plainwell Bench
- Du Mor Inc. - Bench 59
- Wabash Valley - Classic Series A6650
- Chase Park - Three Seat (Corporate Campus/Professional Office)

Trash Receptacles:
- DuMor Inc. Receptacle 89

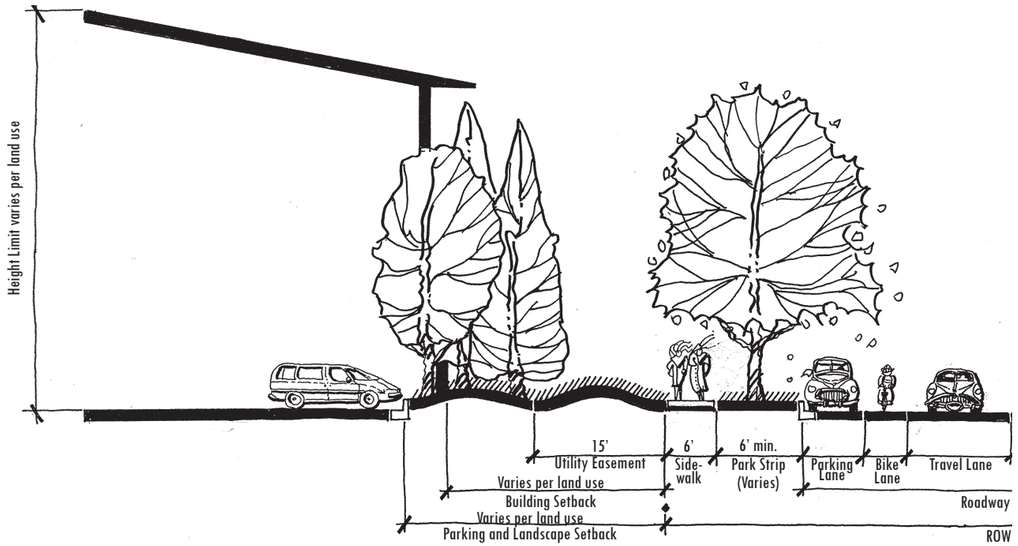
Tree Grates:
- Urban Accessories - OT Combo

Tree Guards:
- Wabash Valley - TG1

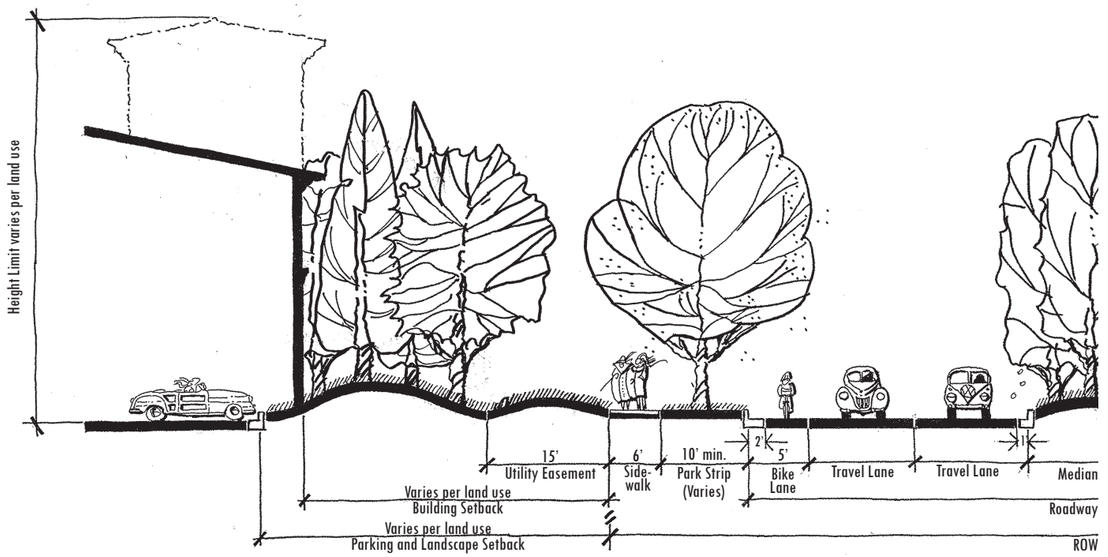
Trench Drains:
- Urban Accessories - OT

Bike Racks:
- Urban Accessories - Model D

2-Lane Major Collector



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.

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 standards, 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:

(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 Housing: 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