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Boyd Lake Avenue, US 34, and the Houts Reservoir/Equalizer Lake waterfront contain District C. District C is primarily characterized by the **High Plains Village** and **Lakes at Centerra** residential communities. These communities include detached and attached residential dwellings. The centerpiece of District C is the Neighborhood Park in the heart of the Lakes of Centerra community. It functions as a community focal point, designed to accomodate active and passive recreation pursuits. The Neighborhood Park will be anchored by both the proposed elementary school and the Lakes at Centerra Community Center which will include meeting rooms, swimming pool, and the High Plains Environmental Center. The High Plains Environmental Center manages approximately 275 acres of lakes, wetlands, and prairies with surrounding trails. Natural open space dominates the lakefront, characterized by active and passive recreation uses that include hiking, biking, and nature observation. A **Neighborhood Retail** center anchors the corner of U.S. 34 and Boyd Lake Avenue, characterized by neighborhood commercial businesses that may include a supermarket, associated retail storefronts, and satellite pad sites.

LOCATION MAP AND DISTRICT DESCRIPTION

Design Guidelines

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ENTERRA

DISTRICT IMAGE



1.0 SITE PLANNING

- 1.1 High intensity Village Center punctuates the Village Green.
- 1.2 Higher intensity multi-family residential uses frame and enclose the Village Green.
- 1.3 Lower intensity residential uses transition away from the Village Center.
- 1.4 An open space corridor, located adjacent to the Houts Reservoir/Equalizer Lake waterfront, provides active and passive recreation opportunities.
- 1.5 A variety of parks located within individual neighborhood enclaves, provide relief from the built environment.
- 1.6 Neighborhood Retail center dominates the US 34/Boyd Lake Road intersection, optimizing visual exposure.
- 1.7 Large anchor tenant dominates the Neighborhood Retail center, oriented towards ample surface parking lots.
- 1.8 Smaller pad satellite building sites, located at parcel intersections and entrances, "announce" entrance into the Neighborhood Retail site.
 - 2.0 ARCHITECTURE

NEIGHBORHOOD RETAIL

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- 2.1 Neighborhood Retail architectural style reflects a contextual Agrarian character.
- 2.2 Neighborhood Retail architecture characterized by large anchor tenant buildings with associated retail storefronts.
- 2.3 Satellite pad buildings function as "gateposts" announcing entrance into the Neighborhood

Retail center.

- 2.4 Neighborhood Retail architectural style is consistent throughout the entire Retail center, including pad sites.
- 2.5 Building materials are human-scaled, reflecting the architectural style of the Neighborhood Retail center.
- 2.6 Large anchor retail buildings are visually broken into scale-giving volumes using elements such as covered arcades and structural piers.
- 2.7 One-story elements function as transitional elements to larger two-story building volumes.
- 2.8 Neighborhood Retail buildings respond to Colorado's unique climatic conditions, characterized by pitched roofs, deep overhangs, and covered arcades sheltering patrons from the elements.

3.0 LANDSCAPE ARCHITECTURE

- 3.1 Emphasize the use of indigenous native plant materials.
- 3.2 Planting pattern reinforce the agrarian heritage of Centerra.
- 3.3 Informal clusters of deciduous and evergreen trees planted in drifts frame the streetscape.
- 3.4 Landscape buffers screen and soften building architecture.
- 3.5 Rows of trees break-up large expanses of pavement in parking fields.

District Characteristics

4.0 SIGNAGE

4.1 An eclectic array of signage types, styles, materials, and illumination sources add to the pedestrian experience, including the use of projecting signs.

5.0 SERVICE AND ABOVE GRADE ULTILTIES

- 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, aas meters and other utility cabinets away from public view. Paint all equipment to match adjacent building material color.





Conceptual Site Plan



Create tower elements designed as identity and orientation features

Guidelines and Standards (S)

Vignettes



Fig. I - Create ample pedestrian promenades contiguous to commercial storefronts designed to accommodate pedestrian movements and street furniture.



Fig. 4 - Create architecturally sig-nificant architectural expressions at corner pad sites. Notice how the stand alone restaurant anchors the corner

anchor the corner (fig. 4, A).

unusable open space areas.

SITE ACCESS



Fig. 2 - Orchestrate the placement

of commercial buildings to frame

and enclose formal open space

Fig. 5 - Create areas for sheltered shopping cart storage, oriented towards the pedestrian promenade

1.0 BUILDING SITING AND ORIENTATION

1.2 Locate buildings to create and frame plazas, courtyards, and other formal open spaces

1.3 Orient freestanding satellite pad site building storefronts towards the street or formal

that are of a sufficient size and scale, to be usable gathering places (fig. 1, 2, A).

1.4 Do not locate parking lots between the street and satellite building (fig. A).

1.5 Orient building entries so they are easily identifiable from parking lots (fig. A).

1.6 For specific building setback, please refer to the Millennium General Development Plan.

2.0 FORMAL OPEN SPACE

open space areas such as plazas and courtyards (fig. 4, A).

1.1 Locate architecturally significant buildings at street intersections designed to



Fig. 3 - Use landscape medians and

islands to break-up large expanses

of pavement within commercial

Fig. 6 - Use bulb-outs at internal street intersections to discourage high speed driving while accommodating pedestrian movements. Bulbouts shorten the distance between corners, creating a safe pedestrian environment



- (fig. A) or as otherwise required by the City of Loveland 3.3 Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be
- required, designed to allow the passage of vehicles between adjacent parcels.
- 3.4 Design entrance points to align with on-site focal points such as landmark towers and urban oper space

CIRCULATION

- 3.5 Do not 'wall-off' commercial sites from the surrounding neighborhood.
- 3.6 Provide pedestrian and vehicular connectivity between the site and adjacent neighborhood (fig A).
- 2.1 Avoid random accumulations of buildings characterized by leftover, awkward, and 3.7 Provide strong pedestrian connections between various uses within the Neighborhood Retail Cente
- 2.2 Orient open spaces to views of site amenities and activities such as architectural 🗄 3.8 Establish strong pedestrian linkages via sidewalks and trails to connect all uses together and to provide convenient and safe passage through parking fields (fig. A).
 - 3.9 Use on-site internal streets and drive aisles as direct extensions of adjacent public streets, providing convenient and direct vehicular and pedestrian access to the site.
 - 3.10 Maintain a similar parking aisle direction between adjacent parking lots (Fig. A).

PARKING

3.11 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. 3, A).

- 3.12 Align parking medians perpendicular to building entries. This alignment minimize obstacles to pedestrians and encourages walking to remote parking lots (fig. A).
- 3.13 Use landscape medians to shade and screen parked vehicles, while physically breakin up large expanses of pavement (Fig. A).
- 3.14 Provide landscaped islands designed to terminate the ends of parking aisles (fig. A).
- 3.15 Discourage high-speed driving. Use bulb-outs, roundabouts, and textured pavement treatments to slow vehicles (fig. 6).

DRIVE-THRU'S

- 3.16 Design drive-thru lanes to provide sufficient vehicle stacking behind the menu boa to accommodate a minimum of six cars.
- 3.17 Avoid intersecting major pedestrian walkways with drive-thru lanes (fig. A). Provid defined textural accent paving at conflicts
- 3.18 Separate drive-thru lanes from site access points (fig. A).
- 3.19 Provide ample drive-thru aisle width based upon the following guidelines: Drive-thru Aisle Width:
- Curved Sections: 12 feet
- Straight Sections: 11 feet
- 3.20 Sensitively locate drive-thru circulation aisles. Drive-thru aisles shall be located minimum of 20 feet from the property line.

DISTRICT C - The High Plains Village District

landmarks, fountains, natural landforms, and landscape features.

2.3 Orient open spaces to off-site amenities including views of the Rocky Mountains.

3.0 CIRCULATION AND PARKING

3.1 Coordinate entry points into individual parcels to reduce vehicular and pedestrian

areas. Site landmark tower strucparking fields. tures as focal points, designed to identify the Commercial Center.

SITE PLANNING - Neighborhood Retail



| es | 1. SITE SATELLITE PAD BUILDINGS AT HIGHER INTENSITY |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | INTERSECTION LOCATIONS. |
| y- | 2. Locate buildings to create and frame meaningful formal open space. |
| nt | PROVIDE VEHICULAR AND PEDESTRIAN CONNECTIVITY FROM COMMERCIAL SITES TO SURROUNDING RESIDENTIAL NEIGHBORHOODS. |
| rd | 4. DESIGN AMPLE DRIVE-THRU FACILITIES THAT CONTAIN STACKED |
| le | MOVEMENTS. |
| | 5. PROVIDE SAFE AND EFFICIENT VEHICULAR PARKING LOTS WHILE MINIMIZING THE NEGATIVE VISUAL IMPACTS COMMONLY ASSOCIATED WITH LARGE EXPANSES OF PAVEMENT. |
| | |
| a | |
| | |

ENTERRA

Page

Design Guidelines

ARCHITECTURE - Neighborhood Retail



Vignettes





Fig. 2 - Use dormers to animate large supermarket roof forms. Notice also how the shopping cart storage is screened by a decorative screen wall/planter.



Fig. 5 - Use tower elements as landmark features. Notice how the tower element punctuates the roofscape, creating a clearly identifiable orientation icon.



Fig.3 - Create building transparency for all tenants. Notice how the glazed roof dormers and storefront façade optimizes interior daylighting.



Fig.6 - Use building forms and materials consistently throughout the entire shopping center. Notice the consistent use of pitched roof forms, standing seam metal, clapboards, and stone that link together large format buildings and individual storefronts.

- Design building entrances to contrast with the surrounding wall plane
- Project building entrances from the wall plane through the use of continuous covered arcades (fig. A)
- Recess entrances into building facades creating a sheltered vestibule (fig. 11, 12)
- Define building entrances with a awning or canopy (fig. 11)

4.0 ROOF FORM

GENERAL

- 4.1 Create roof forms that contribute to the unified appearance of each commercial center (fig. 6, 8)
- 4.2 Design roof forms to correspond to building functions. Use roof forms to identify and accentuate building entrances (fig. A).
- 4.3 Screen all rooftop mechanical equipment from public view (fig. 7, A, B).

PITCHED ROOFS

- 4.4 Use a consistent roof pitch for all buildings within the commercial center, designed to knittogether or unite the entire complex (fig. 6, 8).
- 4.5 **S** Avoid continuous roof planes. Sloping roof planes exceeding 60 linear feet shall incorporate one of the following elements:
 - A cross gable
 - A cross hip
 - A vertical roof plane break
 - Roof Dormers

Vignettes

Prototypical Elevation



Fig.7 - Integrate ancillary business storefronts into larger supermarket buildings. Notice how the ancillary café storefronts anchor the supermarket corner.

located between structural piers.



Fig. 8 - Vary roof height to create roofscape variety for ancillary retail storefronts. Notice how the "sawtooth" roof ridge and varying roof planes add visual interest. Nótice also how the decreasing pitch of the roof creates a human-scaled storefront.



Fig. 9 - Design standalone satellite buildings to reflect the architectural character of the entire shopping center. Notice the use of rustic materials such as board and batten siding and gable-end trusses that create a rustic architectural image.



Fig. 10 - Design awnings to conform Fig. 11 - Create consistently placed sign to individual structural bays. Notice bands, designed to identify businesses. how the awnings are segmented, Provide a consistent sign band location between the top of the storefront and bottom of the roof eave line or cornice element





Window Muntins -Horizontal transom window openings divided by muntins into individual window panes.

Fig. B

Guidelines and Standards (S)

Window Mullions Large horizontal storefront window divided by mullions into a series of vertically-oriented windows.

Recessed Entry Recessed entry provides ample room for outward doo'r swings.

4.6 S Terminate the top of pitched-roofed commercial buildings with a distinctive cap. Design roof caps using the following techniques:

- Support pitched roof eave overhangs with corbels or brackets.
- Sheath sloped roofs with a roofing material that is complementary to the architectural style of the building.

- Discourage radical roof pitches that create overly prominent or out-of-character buildings.

FLAT ROOFS

- 4.7 S Terminate the top of flat-roofed commercial buildings with a distinctive cap. Design roof caps using the following techniques:
 - Terminate the top of flat roofs with a distinctive cornice and parapet wall.

- Distinguish the cornice from the building façade. Corbel-forward from the front plane of the building façade to articulate the cornice.

- Top roof parapet walls with a distinctive cap or coping

5.0 BUILDING MATERIALS

5.1 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)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced) - Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
- Metal (such as I-beam spandrels, Corten steel, or corrugated metal, subject to DRC review and approval)
- Tile (Bulkheads or decorative accents 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)
- Siding, Shingles (wood or cementitious)
- Siding, Clapboards (wood or cementitious)
- Stucco, (side and rear elevations, EIPS on upper portions of facades only) - Timber, Dimensional (wood)

Roofs:

- Standing Seam Metal
- Flat Tile (modern slate or concrete)
- Rolled metal or rubber membrane roofing (flat roof sections, only. Screened from public view by a parapet and associated cornice).

Wood:

- Wood may be used as a minor architectural element to support roof eave overhangs (corbels and brackets).

DISTRICT C - The High Plains Village District

ARCHITECTURE - Neighborhood Retail





LANDSCAPE

On-Site Landscaping

Pedestrian Lighting Decorative light fixture defines the pedestrian promenade unifying the entire shopping center.

Banners Ornamental banners and logo identify the shopping center.

Raised Planters Raised Planters containing annual color define the utility zone, creating a soft psychological and physical landscape buffer between the parking lot and pedestrian promenade.

Trash Receptacle Decorative trash receptacle design is consistent with bench furniture seating

Hardscape

Pedestrian promenade composed of sand blasted and tinted concrete creates a decorative groundplane.

Seating Decorative wooden bench provides seating opportunities for pedestrians Fig. A



Tables, Chairs, and Umbrellas Durable metal tables and chairs provide seating opportunities for patrons. Umbrellas provide ample shade.

Pedestrian Lighting Ornamental pedestrian lighting adds a festive character to the shopping center.

Trees Trees frame formal open spaces, soft-ening building architecture.

Raised Planters Raised planters composed of decorative brick masonry reflects the architectural style of the shopping center.

Trash Receptacles Decorative trash receptacles complement and harmonize with other street furniture elements.

Hardscape Pedestrian promenade composed of textured concrete with brick masonry highlights decorate the ground plane.



Fig. I - Use trellis elements and raised planters to soften anchor tenant architecture. Use climbing vines to integrate with the trellis structure.



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.

Principles

- 1. USE TRADITIONAL AND CONTEMPORARY LANDSCAPE PATTERNS TO REINFORCE AND COMPLEMENT FORMAL AND INFORMAL DEVELOPMENT PATTERNS.
- 2. RELATE FORMAL AND INFORMAL LANDSCAPE PATTERNS TO LAND USE INTENSITY, CIRCULATION CONFIGURATIONS, AND NATURAL FEATURES.
- 3. PROMOTE THE USE OF ON-SITE LANDSCAPING THAT PROVIDES SHADE, FRAMES VIEWS, AND SOFTENS BUILDING ARCHITECTURE.
- 4. CREATE LANDSCAPES THAT REINFORCE THE SPATIAL RELATIONSHIPS OF FORMAL OPEN SPACE FEATURES.
- 5. CREATE LANDSCAPE PATTERNS THAT BREAK-UP LARGE EXPANSES OF PAVEMENT.
- 6. Use a consistent palette of street furniture elements TO UNIFY THE NEIGHBORHOOD RETAIL CENTER.

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 High Plains Village 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 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 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).

Guidelines and Standards (S)

1.10 S Group plants with similar water requirements together.

2.0 NEIGHBORHOOD RETAIL

- 2.1 Create formal soldier rows of trees to accent linear pedestrian promenades.
- 2.2 Create formal tree plantings to frame and enclose formal open space features such as pedestrian plazas (fig. 4).
- 2.3 Use plant containers and raised planters at building entrances, along pedestrian promenades, within plazas to add annual color (fig. 3, A, B).
- 2.4 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.
- 2.5 Create landscape medians and islands to break-up large expanses of pavement (fig. 6, 7, 8, 9,).
- 2.6 Arrange plant materials to harmonize with the architectural style of the Neighborhood Retail center, accenting building entries, framing windows, and providing a setting for the height and mass of Neighborhood Retail buildings (fig. B).
- 2.7 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings (fig. 4).
- 2.8 Use a consistent palette of street furniture elements, such as pedestrian lights, seating, tree grates, tree guards, trench drains, trash receptacles, and bicycle racks designed to unify the entire Neighborhood Retail center.
- 2.9 Use landscaping to soften large Neighborhood Retail buildings, reducing the perceived scale of these large commercial buildings (fig. 5).

Vignettes



Fig. 2 - Use plant containers to add color and animation to pedestrian promenades.



Fig. 3 - Use planters within in-line retail and large format centers to soften pedestrian promenades. Notice how the large tree planter and market umbrellas add life and animation to the sidewalk.



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"

2.10 Divide parking fields with windrow-style median plantings designed to create and define "outdoor rooms" (fig. 8).

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 olants.



Fig. 10 - Use outdoor benches and tables to accommodate employee lunchtime activities (WabashValley PP212(P)).



Fig. 11 - Use raised planters at site entrances designed to "announce" entrance into the Neighborhood Retail shopping center. Notice the colorful annuals and rustic ashler-laid stone wall that adds character and visual interest.



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

Trench Drain Urban Accessories - RC



Seating Wabash Valley - UP425(R)



Pedestrian Lighting Noral - Ultimo IV



Guidelines and Standards (S)



Seating Du Mor, Inc. - Bench 110



Tree Grate Urban Accessories - Title-24





Bike Rack Timber Form - 2175-8 Super Cyclops



3.0 STREET FURNITURE

- 3.1 Use decorative pedestrian oriented light poles. Light poles shall have a discernible base, shaft, and capital that supports the luminary.
- 3.2 Provide decorative street furniture. Street furniture shall be provided, based upon the following guidelines:

Pedestrian Lighting:

- Location: Plazas and pedestrian walkways
- Style: Architectural Årea Lighting
- Type: Universe Collection
- Style: Noral
- Type: Ultimo IV
- Color: Dark Green
- Height: 10-12 feet (maximum)
 Maximum Illumination: 4,800 Lumens

Seating:

- Wabash Valley UP425(R)
- Du Mor Inc. Éench 110
- Wabash Valley CA102(R) w/ CA-300(R)

Trash Receptacles:

- Wabash Valley - F400(R)

Tree Grates:

- Urban Accessories - Title-24

Tree Guards:

- Du Mor Inc. - Tree Guard 108

Trench Drains: - Urban Accessories - RC

Bike Racks:

- Timber Form - 2175-8 Super Cyclops

STREET FURNITURE

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





Seating Wabash Valley - CA102(R) w/ CA300(R)





Tree Guard Du Mor;Inc-Tree guard 108



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Seating
Wabash Valley - CA300(R)
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ENTERRA

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Design Guidelines

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 Parking and Landscape Setback ROW

2-Lane Major Collector



Principles

- 1. DESIGN THE PUBLIC/PRIVATE INTERFACE TO FACILITATE PEDESTRIAN AND BICYCLE MOVEMENTS.
- 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.

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 Millennium 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. Sidewalk's: 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 Millennium General Development Plan and the City of Loveland Street Standards for additional criteria)

Guidelines and Standards (S)

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'

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4-Lane Arterial

- 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