DISTRICT E - The East District





- E-3 · Location Map and District Description
- E-4 · District Image
- E-5 · Site Planning Lifestyle Center and Regional Retail
- E-6 · Site Planning Mixed Use and Town Center
- E-8 · Site Planning In-Line Retail, Large Format Retail, and Hotel
- E-10 · Architecture Mixed Use and Town Center
- E-12 · Architecture Lifestyle Center and Regional Retail
- E-14 · Architecture Hotel
- E-15 · Architecture Large Format Retail
- E-16 · Architecture In-Line Retail
- E-18 · Landscape
- E-19 · Street Furniture
- E-20 · Prototypical Public/Private Interface Cross Sections

July 2009













July 2009















District Description

Located in the eastern portion of the Centerra, District E, The East District, will serve not only the commercial, business, and entertainment needs of the community, but also serve as an expression of higher intensity urban living, functioning as the cultural and psychological center of Centerra. People will be attracted to The East District because of its unique mixture of stores, entertainment facilities, restaurants, lodging facilities, offices, and cultural activities. Specifically, it is envisioned that the pedestrian-oriented Mixed Use Center will dominate the District, characterized as a higher-intensity urban oriented environment containing a lively mix of uses. Complementing The East District, The Promenade Shops at Centerra, contains a variety of in-line retail storefronts, anchored by larger retail establishments or department stores. Traversing The East District, a prominent natural drainage way and linear park will provide relief from the built environment. A public sculpture garden is located in a unique natural setting composed of wetland features such as open water ponds and canals, complemented by cottonwood groves and rich natural landscape plantings. Added to the diversity of land uses contained within the District, a Mixed Use Retail Center, lying contiguous to U.S. 34, will be characterized by Large Format and In-Line Retail establishments. Lastly, a Hotel and Conference Center complex may punctuate District E, becoming an iconic structure, designed to "announce" entrance into Centerra. With exceptional visibility from Interstate 25 and US 34, The East District will become the premier southern gateway into the community of Centerra.

LOCATION MAP AND DISTRICT DESCRIPTION

Design Guidelines

ENTERRA

Page F-3

DISTRICT IMAGE



1.0 SITE PLANNING

- 1.1 High-visibility development, such as Mixed Use, Lifestyle, Large Format Retail, and Hotel land uses are located adjacent to major circulation features including Interstate 25 and US 34, maximizing vehicular exposure.
- 1.2 Higher intensity Mixed Use Town Center buildings located contiguous to the roadway, frame and enclosed the streetscape creating a defined streetwall.
- 1.3 Mixed Use Town Center buildings frame the streetscape, containing a lively pedestrian-oriented public walk.
- 1.4 Mixed Use Town Center buildings frame and enclosed meaningful formal open space features such as forecourts. plazas, squares and greens.
- 1.5 Lifestyle buildings are located in a linear fashion, creating a dynamic internalized "main street" and associated pedestrian promenade
- 1.6 Large Format, In-Line Retail, and Pad sites oriented towards US 34, maximize motorist visibility.
- 1.7 Natural drainage way and canal system dominates the site, becoming the armature or central focal point for the built environment.
- MIXED USE CENTER:

Page F-4

- 2.1 S Detailed guidelines and Standards for the Mixed Use Center are included in Section 16 of the Millennium General Development Plan. These Guidelines will be enforced in combination with the GDP Standards.
- 2.2 Architecture characterized by traditional or contemporary contextual architectural expressions.
- 2.3 Two-to-four story buildings frame the streetscape creating a defined streetwall.
- 2.4 Ground floor retail storefronts oriented towards the pedestrian streetscape.

- of façade area. 2.5 Buildinas commonly divided into individual structural bays composed of piers, spandrels, and recessed storefront windows. HOTEL/CONFERENCE CENTER: 3.6 Large medians and islands break-up large expanses of pavement in parking fields. 2.6 Upper-story floors commonly contain office or residential uses. 2.19 Large multi-story structures with a distinctive base, middle, and cap. 3.7- See also the General Landscape Design Guidelines. 2.20 Hotel buildings are divided into individual structural bays that reveal the underlying structure of the building. 2.7 Awnings punctuate storefront facades, adding dimension and color. 4.0 SIGNAGE 2.21 Hotel buildings commonly sit upon a discernible base, creating a pedestal that supports the building mass above. 2.8 Traditional building materials, such as brick and stone, used in a traditional or contemporary fashion. 4.1 Mixed Use and Lifestyle signage promotes a lively pedestrian-oriented environment, characterized by LIFESTYLE CENTER AND REGIONAL RETAIL: 2.22 Upper-story facades, divided by structural bays, create a consistent pattern of windows and balconies. wall and projecting signs that complement traditional or contemporary architectural expressions. 2.9 Architecture composed of traditional or contemporary contextual architectural expressions. 2.23 Buildings are capped by a discernible roof element, commonly consisting of gable and hip roof forms. 4.2 Window and awning signs complement storefront architecture. 2.10 One and two-story building masses define and enclose a linear vehicular/pedestrian corridor. 2.24 Gabled or hipped roof forms are sometimes supported by large brackets. 4.3 Signature wall and monument signs identify Large Format, Mixed Use Retail uses and Hotel establishments. 2.11 Buildings define and enclose formal open space, such as forecourts and plazas. 2.25 Hotel and out buildings frame and contain meaningful formal open space. 4.4 Office signage characterized by monument and wall signage. 2.12 Commercial storefronts are interspersed with larger-scaled anchor tenant structures. 2.26 Awnings sometimes punctuate ground floor structural bays. 4.5 See also the General Signage Design Guidelines. 2.13 Building bases composed of masonry, visually anchoring Lifestyle buildings to the ground plane. 2.27 Building materials commonly consist of stone, stucco, and standing seam metal, punctuated by dimensiona 5.0 SERVICE AND ABOVE GRADE UTILITIES 2.14 Tower elements positioned to terminate vistas or accentuate building corners are encouraged. timber or metal framing elements. 2.0 ARCHITECTURE LARGE FORMAT RETAIL: 5.1 Avoid placing service areas where they are visible from public view and adjacent buildings. **3.0 LANDSCAPE ARCHITECTURE** 2.15 Large building masses broken into scale-giving elements including entrance pavilions, tower elements 5.2 Locate loading docks, trash enclosures and service areas out of view from the public realm. 3.1 Coordinate landscaping with the Landscape Master Plan to provide a seamless transition from on-site to stone wainscots, cornice/parapet elements, pitched roof overhangs, and structural bays composed of 5.3 Locate all electrical transformers, gas meters and other utility cabinets away from public view. Paint all off-site articulated piers. equipment to match adjacent building material color. 3.2 Native and agrarian-oriented plant materials enhance the existing drainage way and canal edge. 2.16 Articulated building entrances, such as gabled pavilions, are designed to "announce" entrance into Larae Format buildinas. 3.3 Formal soldier rows of trees frame and enclose common formal open space. 2.17 Glazed entrance pavilions designed to provide internal daylighting, while sheltering patrons from the elements. 3.4 Use of landscaping to screen and soften building architecture. 2.18 Trellis and arcade elements provide a rich layering of components, designed to break-up large expanses 3.5 Large landscape buffer lying contiguous to Interstate 25 "announces" entrance into the East District

and all of Centerra.





- 2.3 Avoid "shot-gunned" accumulations of buildings characterized by leftover, awkward, and usable formal open space areas.
- 2.4 Orient formal open spaces to views of site amenities and activities such as architectural landmarks, fountains, and landscape features.
- 2.5 Orient formal open spaces to off-site amenities including views of the Rocky Mountains.
- 2.6 Create outdoor patios in association with restaurant uses, along the drainage way (fig. A, 2).
- 2.7 Connect formal open space areas to major activities. Link urban open space areas to the following:
 - Open space drainages
- Pedestrian promenades - Recreation trails

- Patios

- 3.1 Create a "main street" designed to accommodate both pedestrians and vehicles. Create an environment that contains traffic calmina feature so that pedestrians can co-exist with automobiles (fig. 1, A).
- 3.2 Locate long-term parking towards the fringe of the parcel while providing short-term convenience parking adjacent to "main street" storefronts (fig. A).
- 3.3 Discourage high-speed driving along the pedestrian/vehicular "main street". Use roundabouts, bulb-outs, and textured pavement treatments to slow vehicles (fig. 1, A).
- 3.4 Segment large parking lots into smaller courts enclosed and framed by buildings and tree

Vignettes



Fig. I - Orient buildings to frame and enclose major circulation features such as intersections and round-abouts.



Fig.4 - Orient buildings towards the public streetscape, creating spatially defined intersection nodes.

Street" (fig. 1, 4, A).

sufficient size and scale (fig. 2, A).

designed to anchor the corner (fig. 4, A).

such as plazas, forecourts, and courtyards.



Fig. 2 - Orient building storefronts

towards the public realm, designed

to frame and define the "main

Fig. 5 - Locate subordinate retail businesses at intersections designed to soften Large Format architecture. Notice how the subordinate retail shop anchors the corner while integrating harmoniously with the large Big Box commercial structure.

1.0 BUILDING SITING AND ORIENTATION

1.1 Locate buildings to create and frame an internal-oriented pedestrian/vehicular "Main

1.2 Locate "anchor" tenant buildings as magnets, designed to attract pedestrians (fig. A).

1.4 Site buildings to frame and enclose "main street" intersections (fig. 1, A).

1.3 Locate buildings to define and enclose plazas, forecourts, and courtyards that are of a

1.5 Orient in-line retail storefronts contiguous to the "main street" promenade (fig. A, 2).

1.6 Locate "gate post" pad buildings at site entrances and internal street intersections

1.7 Orient freestanding building storefronts towards the street or formal open space areas

1.8 Locate tower elements and articulated entrances at higher intensity intersection locations (fig. 3).

1.9 Orient building entries so they are easily identifiable from the informal "main street" (fig. 5).

1.10 For specific building setbacks, please refer to the Millennium General Development Plan.

2.0 FORMAL OPEN SPACE

2.1 Orchestrate the placement of buildings to frame and enclose formal open space areas

creating pedestrian friendly courtyards, forecourts, and plazas (fig. 2, Å).

2.2 Create a pedestrian promenade designed to link "main street" storefronts.



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

DISTRICT E - The East District

street" pedestrian promenade.

pedestrian gathering places.

SITE PLANNING - Lifestyle Center and Regional Retail

SITE PLANNING - Mixed Use and SITCE wir PLOEthNeNG - Mixed Use and Town Center



- 1. LOCATE BUILDINGS TO DEFINE AND ENCLOSE THE STREETSCAPE.
- 2. SITE BUILDINGS TO CREATE A STREETWALL DEFINED BY MIXED **USE STOREFRONTS.**
- 3. LOCATE BUILDINGS TO DEFINE AND ENCLOSE FORMAL PLAZAS, FORECOURTS AND VILLAGE GREENS.
- 4. SITE AND ORIENT BUILDINGS TO CONCENTRATE AND REINFORCE PEDESTRIAN ACTIVITY ALONG SIDEWALKS.
- 5. PROVIDE SAFE AND EFFICIENT VEHICULAR PARKING LOTS WHILE MINIMIZING THE NEGATIVE VISUAL IMPACTS COMMONLY ASSOCIATED WITH LARGE EXPANSES OF PAVEMENT.
- 6. CONCENTRATE PEDESTRIAN MOVEMENTS ALONG SIDEWALKS. INVITE PEDESTRIANS TO STROLL ALONG SIDEWALKS LINED WITH STORFFRONTS
- 7. PARKING STRUCTURES, EITHER FREESTANDING OR ATTACHED. SHALL HARMONIZE WITH THE ARCHITECTURAL STYLE OF THE BUILDINGS THEY SERVE.

1.0 BUILDING SITING AND ORIENTATION

- 1.1 Site buildings adjacent to sidewalks (build-to-lines) designed to frame the street (fig. 1, 4)
- 1.2 Site buildings to frame and enclose formal open space such as plazas and greens (fig. 2).
- 1.3 Place buildings adjacent to front property lines. Buildings shall be located to frame the streetscape based upon the following minimum guidelines:
 - Percentage of buildings to be located at the build-to-line: Eighty percent
 - Percentage of building that may be placed within ten feet of the build-to-line: Twenty percent
- 1.4 Create continuous building facades along the street and public urban open space. Avoid blank facades and "dead" or vacant spaces within the streetwall.
- 1.5 Site buildings to concentrate continuous pedestrian activity along the street and formal open space areas (fig. 3, 5).
- 1.6 Locate higher-intensity building masses at corners characterized by larger building volumes and tower elements (fig. 1).
- 1.7 "Saddle" lower-intensity building masses between corners, commonly characterized by smaller in-line tenant spaces.
- 1.8 Orient building storefront openings towards the street or formal open space as opposed to rear parking areas (fig. 5).
- 1.9 Avoid spatial gaps in the streetwall created by sidewalk-adjacent parking lots.
- 1.10 **S** Orient services functions towards the rear of buildings.

Guidelines and Standards (S)

3.3 Segment large parking lots into smaller courts enclosed by buildings and framed by tree 1.11 Avoid locating off-street parking lots between the public street and building frontage. Off street parking lots should be located internally, to the sides or rear of buildings (fig. A). rows designed to minimize the perceived scale of the total parking area (fig. A).

2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of buildings to frame and enclose formal open space areas creating pedestrian friendly courtyards, plazas, squares and greens (fig. 2, Å).
- 2.2 Avoid "shot-gunned" accumulations of buildings characterized by leftover, awkward, and usable open space areas.
- 2.3 Orient formal open spaces to views of site amenities and activities such as architectural landmarks, fountains, and landscape features.
- 2.4 Orient formal open spaces to off-site amenities including views of the Rocky Mountains.
- 2.5 Visually or physically link formal open space. Courtyards and plazas should be partially visible from the street or linked to the street by a clear circulation element such as a pedestrian promenade, paseo, or building pass thru.
- 2.6 Define urban open space with pedestrian amenities. The edges of courtyards, plazas, and areens should contain retail storefronts, restaurants, and/or offices. Blank walls and dead spaces without pedestrian interest shall be minimized.

3.0 VEHICULAR CIRCULATION AND PARKING

- 3.1 Discourage high-speed driving. Use bulb-outs and textured pavement treatments to slow vehicles (fra. 6).
- 3.2 Avoid ribbon gutters that drain down the center of drive aisles. Instead, design internal parking lots to drain to their edges.



Vignettes







Fig. 2 - Orient buildings to frame and enclose formal open space, creating pedestrian oriented plazas, forecourts, and greens.



Fig. 3 - Create an ample pedestrian promenade designed to accommodate pedestrians, street furniture, and outdoor dining.







Fig. 6 - Discourage high-speed driving through the use of bulb-outs that shorten pedestrian crossings at intersections.

- 3.4 Alian parking medians perpendicular to building entries. This glianment minimizes obstacles to pedestrians and encourages walking to remote parking lots.
- 3.5 Plan for future structured parking needs. Where additional building space may be developed in later phases, plan for future parking needs at the project's onset.
- 3.6 Provide short-term on-street parking composed of parallel or diagonal parking stalls, designed to accommodate patrons.
- PARKING STRUCTURES:
- 3.7 Orient and design parking structure facades to be attractive and interesting at pedestrian levels (street level).
- 3.8 Locate and integrate storefronts at the ground floor level and office uses on the second floor of parking structures to provide visual relief and enhance the pedestrian experience.
- 3.9 Use screening to ensure that vehicle headlights are not visible from ground level.
- 3.10 Create convenient, weather-protected pedestrian connections, such as atriums, between parking structures and buildings.
- 3.11 Clearly identify entries to parking structures through the use of appropriate signage and site design.



Conceptual Site Plan



Fig. 7 - Provide short-term parking opportunities characterized by traditional diagonal or parallel on-street parking stalls. Notice also the bulb-out that encourages safe pedestrian street crossing.



Fig.8 - Integrate storefront façades into parking structures, oriented towards the public realm. Notice how the storefront enhances the pedestrian experience.



Fig. 9 - Provide urban-oriented sidewalks to promote pedestrian socialization and commerce (window shopping). Notice also the lush landscape planters and rich pavement treatments that define the pedestrian realm.



Fig. 10 - Create opportunities for pedestrian gathering places at street intersections. Notice the corner cut-off recessed entrance and ample sidewalk, designed to accommodate pedestrians.



Fig. 11 - Create pedestrian pass thru's designed to convey pedestrians from rear parking courts to the streetscape.



Fig. 12 - Use solid masonry enclosures to screen trash dumpsters from public view. Notice also the durable metal gates.



Guidelines and Standards (S)

4.0 PEDESTRIAN CIRCULATION

GENERAL:

- 4.1 Provide pedestrian links to buildings and formal open space.
- 4.2 Delineate areas of intense pedestrian activity, such as forecourts, courtyards, and plazas with textured accent paving and special lighting.
- 4.3 Delineate areas of pedestrian/bicycle interface with vehicles. Provide accent pavement and signage features that alert pedestrians, cyclists, and motorists to potential conflicts.
- direct access to buildings and formal open space.
- 4.5 Minimize the location of pedestrian walkways on the north sides of buildings where snow and ice build-up occurs.
- 4.6 Mount utility covers such as manholes and grates flush with the pavement.
- STREET-ADJACENT PEDESTRIAN MOVEMENTS:
- 4.7 Provide urban-oriented sidewalks. Sidewalks shall be required between the street and storefronts to promote pedestrian socialization and commerce (window shopping).
- 4.8 Create opportunities for pedestrian gathering places at street intersections using features such as recessed building entrances, corner cutouts, and arcades.
- 4.9 Provide safe cross bulb-out enhancements at intersections to promote safe pedestrian circulation by shorting crosswalk length.
- 4.10 Create pedestrian pass-thru's between buildings to facilitate pedestrian circulation

- from rear off-street parking areas to the streetscape.
- 4.11 Line pass thru's with storefronts to encourage pedestrian movements.

5.0 SERVICE, DELIVERY, AND OUTDOOR EQUIPMENT STORAGE

GENERAL:

- 5.1 Avoid placing service areas where they are visible from adjacent buildings or streets.
- 5.2 Locate loading docks, trash enclosures, and service areas behind buildings accessed from alleys or internal parking courts.
- 4.4 Avoid circuitous and meaningless pedestrian walkways. Orient walkways to provide 5.3 Provide separate parking areas for delivery trucks and service vehicles located behind buildinas
 - 5.4 🗴 Do not locate loading docks, trash enclosures, and service areas in setback areas.
 - 5.5 Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared.
 - 5.6 Locate accessory structures behind buildings.
 - UTILITY, MECHANICAL, AND TELECOMMUNICATION EQUIPTMENT:
 - 5.7 **S** Do not locate transformers adjacent to pedestrian sidewalks or within formal open space areas.
 - 5.8 Screen utility transformers, telecommunications equipment, and switching boxes from public view
 - 5.9 Contain utility transformers, telecommunications equipment, and switching boxes within solid masonry walled enclosures or screened with dense landscaping.

DISTRICT E - The East District

SITE PLANNING - Mixed Use and Town Center

Design Guidelines

Page F-7

ENTERRA

SITE PLANNING - In-Line Retail, Large Format Retail, and Hotel



Terminus Building Locate building to terminate axia street vistas. Orchestrate the placement of buildings to frame and enclose meaningful urban open space.

Outdoor Plazas and Patios Create plazas designed to accommodate al fresco dining.

Create patios orients towards the open space corridor. Landscape Islands

Create landscape islands designed to add visual relief to large parking fields.

Articulated Entrances Create articulated building entrances designed as pedestrian gathering points, while adding visual interest to large format architecture.

Open Space Corridor Create an open space corridor designed as a natural amenity. Create a dense landscape forest designed to buffer large format buildings while accommodating passive recreation amenities.

Detention

Create detention ponds designed to capture and contain surface runoff.

Loading Docks Locate loading docks towards the rear of the building, screened from public view.

Tower Flement

Provide a tower element designed to identify the commercial center while functioning as a terminus designed to terminate the street axis.

Principles

- 1. SITE IN-LINE RETAIL AND LARGE FORMAT BUILDINGS CONTIGUOUS TO THE PEDESTRIAN PROMENADE.
- 2. SITE SATELLITE PAD BUILDINGS AT PARCEL ENTRY POINTS AND HIGHER INTENSITY CORNER LOCATIONS.
- 3. ORCHESTRATE THE PLACEMENT OF THE HOTEL COMPLEX AS A LANDMARK ICON, VISIBLE FROM INTERSTATE 25 AND US 34.
- 4. LOCATE BUILDINGS TO CREATE AND FRAME MEANINGFUL FORMAL OPEN SPACE.
- 5. SITE SATELLITE PAD BUILDINGS AND LARGE FORMAT RETAIL STRUCTURES TO BREAK-UP LARGE EXPANSES OF PAVEMENT.
- 6. DESIGN AMPLE DRIVE-THRU FACILITIES THAT CONTAIN STACKED VEHICLES WHILE SENSITIVELY ACCOMMODATING PEDESTRIAN MOVEMENTS.
- 7. SENSITIVELY SITE SERVICE, DELIVERY, AND OUTDOOR EQUIPMENT STORAGE FACILITIES TO MINIMIZE THEIR VISUAL IMPACT.



Fig. I - Use buildings to frame and enclose meaningful, formal open space. Notice how these In-Line Retail buildings create a pedestrian forecourt



Fig. 4 - Create outdoor patios associated with pad buildings, providing opportunities for pedestrian gatherings, and outdoor dining.

of evergreen and deciduous trees, shrubs, and rolling earth berms.

storefronts to create entrance forecourts and plazas.

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

- designed to anchor the corner (fig. A).
- 1.2 Locate In-Line Retail buildings to create and frame pedestrian promenades creating meaningful formal open space (fig. 1, 3, 5, A).
- 1.3 Orient freestanding satellite pad building storefronts towards the street or formal open space areas such as outdoor patios (fig. 4, A).
- 1.4 Avoid locating parking lots between the street and satellite pad buildings.
- 1.5 Separate pad sites from large parking fields with drive aisles and landscape medians designed to define pad site parking areas (fig. A).
- 1.6 Orient building entries so they are easily identifiable from parking lots and pedestrian areas (fig. 7).
- 1.7 Locate satellite and Big Box Retail buildings to create dispersed parking fields (fig. A, B).
- 1.8 Orient Large Format building entrances towards pedestrian promenades and entrance forecourts (fig. 9, 7).
- 1.9 Orient the hotel complex at the crossroads of Interstate 25 and US 34, designed to anchor this highly visible gateway into Centerra (fig. B).
- 1.10 Site hotel complex buildings to create and frame plazas, courtyards, and other formal open spaces that are of a sufficient size and scale (fig. 9, B).
- 1.11 Orient hotel buildings, plazas, and patios towards the natural drainage way.
- 1.12 Orient hotel complex buildings to frame and spatially define intersections and round-abouts.

2.0 FORMAL OPEN SPACE

- 1.1 Locate "gatepost" satellite pad buildings at parcel entries and internal street intersections 🗄 2.1 Orchestrate the placement of In-Line Retail buildings to frame and enclose meaningful formal open space areas creating pedestrian friendly promenades, forecourts, courtyards, and plazas 🗄 3.5 🗵 Maintain a minimum separation of 200 feet between parcel entries, measured (fig. 1, 4, 7, 8). center line to center line or as otherwise required by the City of Loveland.
 - 3.6 Use mid-block street intersections to provide access into the hotel complex site. 2.2 Avoid "shot-gunned" accumulations of buildings characterized by leftover, awkward, and unusable open space areas.
 - 2.3 Orient formal open spaces to views of on-site amenities and activities such as architectural landmarks, fountains, and landscape features.
 - 2.4 Orient formal open space to views of off-site amenities such as views of the Rocky 4.1 Do not 'wall-off' commercial sites from surrounding Lifestyle and Mixed Use land uses.
 - 2.5 Link formal open space areas, such as forecourts, plazas and courtyards, to pedestrian promenades (fig. 1).
 - 2.6 Orchestrate the placement of hotel complex buildings to frame and enclose formal open space areas creating pedestrian friendly courtyards and plazas (fig. 9, B).

3.0 SITE ACCESS

- 3.1 Limit the number of entry points into individual parcels to confine or limit vehicular and pedestrian conflicts (fig. Å, B).
- 3.2 Use mid-block street intersections along minor internal roadways to provide access into the site.
- 3.3 Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be required, designed to allow the passage of vehicles between adjacent parcels.

Vignettes







Fig.2 - Orient pad buildings towards the public streetscape to optimize exposure, anchoring the corner.



Fig. 3 - Orient In-Line Retail storefronts towards entrance forecourts. Notice how the In-Line Retail building cradles the outdoor pedestrian plaza

Fig. 5 - Use single-story hotel pavilions to frame and enclose formal open space, creating pedestrian oriented plazas and forecourts.



Fig. 6 - Provide convenient pedestrian drop-off facilities. Locate porte cocheres to provide easy access to hotel/lobby entrances.

- 3.4 Design entrance points to align with on-site focal points such as round-abouts, building entrances, landmark towers, and formal open space features.
- 3.7 Design vehicular entrance points to align with on-site focal points such as landmark towers and formal open space features.

4.0 VEHICULAR CIRCULATION

- 4.2 Provide vehicular and pedestrian connectivity between the In-Line Retail and Large Format site and adjacent hotel and office land uses (fig. A)
- 4.3 Use on-site internal streets as direct extensions of adjacent public streets, providing convenient and direct vehicular and pedestrian access to the site.
- 4.4 Maintain a similar parking aisle direction between adjacent parking lots (fig. A, B).
- 4.5 Discourage high-speed driving. Use bulb-outs, round-abouts, and textured pavement treatments to slow vehicles.
- 4.6 Provide convenient loading and unloading zones for hotel uses. Create separate passenger dropoff areas designed to accommodate the loading and unloading of passengers (fig. 8, 11, B).



SITE PLANNING - In-Line Retail, Large Format Retail, and Hotel

Vignettes



Fig. 7 - Orient Large Format entrances towards the public realm. Notice how the building entrance enhances the pedestrian promenade.

Fig. 10 - Orient pedestrian col-

onnades contiguous to building

frontages, contained within the

pedestrian promenade, designed to

shade pedestrians while softening

Large Format architecture.



Fig. 8 - Use building masses to frame and enclose pedestrian forecourts. Notice how the two tower structures define and enclose the trellised pedestrian areas.

Fig. 11 - Orient loading docks

towards the side or rear of Big

Box buildings, screened from public



Fig. 9 - Create promenades designed to accommodate pedestrians. Notice how the ample promenade with accent landscaping creates a continuous pedestrian



PA. Fig. 12 - Orient outdoor plazas and



patios with a southern'exposure, designed to maximize solar gain.



Outdoor Patios Create outdoor patios related to restaurant pad site designed to accommodate al fresco dining. Orient formal open space to views of on-site amenities such as the adjacent detention pond

```
Pad Buildings
Orient freestanding satellite pad buildings
towards the street, designed to optimize
exposure.
```



Fig. B

Guidelines and Standards (S)

5.0 DRIVE-THRU'S

- 5.1 Design satellite padsite drive-thru lanes to provide sufficient vehicle stacking behind the menu board to accommodate a minimum of six cars.
- 5.2 Do not intersect major pedestrian walkways with padsite drive-thru lanes.
- 5.3 Separate drive-thru lanes from site access points.
- 5.4 **S** Provide ample drive-thru aisle width based upon the following standards:
 - Drive-thru Aisle Width: - Curved Sections: 12 feet
 - Straight Sections: 11 feet
- minimum of 20 feet from the property line.

6.0 PARKING FIELDS

- 6.1 Seament large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area.
- 6.2 Align parking landscape islands perpendicular to building entries. This alignment minimize obstacles to pedestrians and encourages walking to remote parking lots (fig. A, B).
- 6.3 Use landscape medians to shade and screen parked vehicles, while physically breakingup large expanses of pavement.
- 6.4 Provide landscaped islands designed to terminate the ends of parking aisles.
- 6.5 Grade parking areas to drain to their exterior edges. Avoid ribbon gutters that drain

down the center of drive aisles.

7.0 SERVICE, DELIVERY, AND OUTDOOR STORAGE AREAS

- 7.1 Avoid placing service, delivery, and outdoor storage areas where they are visible from adiacent buildinas or public view.
- 7.2 Locate loading docks, trash enclosures, service facilities, and outdoor storage areas outof-view from adjacent roadways, pedestrian walkways, and formal open space amenities. Use solid masonry screen walls to obstruct the view of outdoor storage areas.
- 7.3 **S** Do not locate loading docks, trash enclosures, service facilities, and outdoor storage areas in setback areas.
- 5.5 S Sensitively locate drive-thru circulation aisles. Drive-thru aisles shall be located a 7.4 S Locate loading docks, trash enclosures, service facilities, and outdoor storage areas a minimum of 20 feet from any public street ROW, screened from public view.
 - 7.5 Provide separate parking areas and loading docks for delivery trucks and service vehicles located away from parking lots and pedestrian promenades (fig. A, B).
 - 7.6 Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared between parcels.
 - 7.7 Screen pad site service facilities and trash enclosures from public view by solid decorative walls, reflective of the architectural style of the pad building.

DISTRICT E - The East District

Conceptual Site Plan - In-Line Retail, Large Format Retail, and Pad Buildings



ARCHITECTURE - Mixed Use and Town Center

Prototypical Elevation



Blockscape Recesses Block recesses are used sparingly, creating pockets that can accommo date staircases, building entrances, and access to an internal-oriented parking structure

Corner Tower Tower elements anchor the corner, accentuating higher intensity pedestrian crossings. The tower element resolves two converging wall planes.

Window Alignment Windows align horizontally between individual buildings, creating streetscape continuity

Storefront Continuity Storefront height is consistent between individual buildings, creating streetscape continuity and rhythm.

Fig. A



Building Base Storefront base visually anchors the building to the ground plane, creating a pedestal for the building to rest upon. Base composed of stone veneer projects an indigenous architectural image.

Storefront Windows Storefront windows provide ample area for display-ing merchandise, promoting pedestrian window shodding

Building Cap Subtle cornice element terminates the top of the building.

Upper Story Window Openings Horizontal window opening divided by struc-tural columns into three vertically-oriented windows

Street Trees Formal soldier rows of street trees create a columnar effect, that complement the traditional blockscape.

Structural Bays Repetitive structural bays composed of brick masonry piers and spandrels create façade rhythm between individual storefronts. Strong and substantial spandrels, composed of structural steel, support the upper story façade.

Transom Windows Transom windows provide ample interior daylighting.

Awnings Shed-style awnings conform to individual struc-tural bays, while allowing daylight to penetrate the transom window above.

Fig.4 - Reinforce the underlying struc-ture of the building. Notice how the brick masonry piers and spandrels divide the building into individual storefront bays and upper-story façade openings.

Principles

- 1. USE BUILDING MASSES TO CREATE A STREETWALL THAT DEFINES, FRAMES, AND ENCLOSES THE STREET SPACE INTENDED TO CONCENTRATE AND REINFORCE PEDESTRIAN ACTIVITY.
- 2. SEGMENT BUILDINGS INTO THREE MAJOR COMPONENTS: THE GROUND FLOOR BASE THAT ANCHORS THE BUILDING TO THE GROUND; THE UPPER STORY FACADE, THAT PROVIDES TRANSPARENCY; AND THE CAP THAT TERMINATES THE TOP OF THE BUILDING.
- 3. Use tower elements at corners designed to frame and ENCLOSE INTERSECTIONS.
- 4. ORCHESTRATE BUILDING STRUCTURAL BAYS TO CREATE REPETITIVE BUILDING RHYTHMS.
- 5. Use refined urban-oriented building materials that ARE HUMAN-SCALED.

1.0 BUILDING MASSING AND FORM

- 1.1 Divide large buildings into a series of individual storefronts, commonly occupying single or multiple structural bays of similar design and proportion (fig. 4, A).
- 1.2 Differentiate individual buildings along the streetwall by slight variations in building height, groupings and rhythm of window openings, and different coloration (fig. 1, A).
- 1.3 Design buildings that are scaled to the human (human scale). Reduce buildings into a series of scale-giving elements, ornamentations, textures, and building materials that respect the scale of the building.
- 1.4 Rest the building on a ground floor storefront base or pedestal designed to visually anchor the building to the ground plane (fig. 7, 11, A).
- 1.5 Emphasize horizontal building features such as sign bands, storefront windows, roof eaves, and upper-story windows that provide architectural continuity between neighboring buildings while defining individual floors (fig. 1, 7, A).
- 1.6 Terminate the top of the building with a distinctive pitched or flat roof cap (fig. 8, 9).
- 1.7 Avoid large, monumental, undifferentiated, and scaleless building masses.
- 1.8 Segment the blockscape into a series of individual buildings that visually break the streetwall into a series of storefronts (fig. 1, A).

- Recommended Storefront Module Width: 30-40 feet wide

2.0 TOWERS AND BUILDING CORNERS

2.1 Extend towers above the streetwall designed as community focal points and landmarks (fig. 6, A).

2.2 Punctuate the skyline with corner towers. Tower elements provide a proper termination of converging street walls, accentuating the corner (fig. 6, Å).

Guidelines and Standards (S)

- 2.3 Mediate the termination of two converging wall planes with an articulated building element, such as a rounded building mass designed to "turn the corner", forty-five degree corner cut-off, or square corner indentation (fig. 2).
- 2.4 Use articulated corner elements to transition repetitive building components from one façade to the other (fig. 6).
- 2.5 Design building corners based upon the following guidelines:
 - Articulated Building Elements: One on each corner at a street or civic intersection

3.0 GROUND FLOOR STOREFRONT BASE

- 3.1 Divide ground floor storefront buildings into a series of structural bays composed of columns/piers and spandrels (fig. 4).
- 3.2 Design storefronts that are distinctly different than upper story facades, characterized by a greater amount of store window openings (fig. A).
- 3.3 Use commercial storefront heights to allow natural light to penetrate interiors. Ground floor storefront heights shall be designed, based upon the following guidelines: - Minimum Storefront Height: 10 feet
- 3.4 Design storefront entries to safely accommodate outward door swings (fig. B).
- 3.5 Design storefronts that are balanced, with symmetrical proportions and a central doorway (fig. A).
- 3.6 Design storefronts that are distinctly different than upper story facades, characterized by

Page E-10

Vignettes





separated by building recesses.





Fig.3 - Orchestrate the placement of buildings to frame and define formal open space, creating outdoor plazas.





Fig. 5 - Integrate parking structures into the fabric of the building. Notice how the structured parking garage mimics traditional streetadiacent storefronts.



Fig. 6 - Use tower elements to anchor building corners. Create tower elements that mediate two converging street walls.

HILLING

a areater amount of transparency (fig. A, B)

- 3.7 Create ample storefront openings (fig. A, B).
- 3.8 Storefront openings (display windows, doors, transoms) shall occupy 50 percent of the total around floor storefront base area.

4.0 UPPER STORY FACADES

- 4.1 Design upper story facades that are composed or solid flat surfaces with punched window openings placed in a regular pattern (fig. 7, A, B).
- 4.2 Create upper story window shapes that reflect traditional or contemporary architectural styles. Use vertically-oriented windows for traditional facades.
- 4.3 Emphasize horizontal building features such as continuous cornice elements, repetitive window openings, and sign bands that provide architectural continuity between neighboring buildings.

5.0 ROOF CAP

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

Flat Roofs:

- Terminate the top of flat roofs with a distinctive cornice and parapet wall (fig. 8).
- Distinguish the cornice from the building facade. Corbel-foward from the front plane of the building facade to articulate the cornice (fig. 8).
- Top roof parapet walls with a distinctive cap or coping (fig. 8).
- Align cornice lines with neighboring buildings to avoid clashes in style and materials (fig. 1).

Prototypical Elevation

Vignettes



Fig. 7 - Use repetitive window rhythms to distinguish upper story facades. Notice how the building's structural bays define individual recessed window openings.



Fig.8 - For flat roofs, terminate the top of buildings with a discernible roof cap. Notice how the substantial protruding cornice element terminates the top of the building.

Fig. 9 - Support pitched roof over-hangs with brackets or corbels. Notice how the ample dimensional timber brackets support the widely overhanging eave.

Lintels and Sills Brick masonry lintels and sills define window openings while terminating top and bottom.

Building Materials A combination of building materials including

brick masonry, stone veneer, metal cladding, and

stucco create visual interest.

Balustrade Contemporary steel balustrade complements building architécture. Steel elements are used sparingly, complementing the dominant brick masonry storefront.

Transom Windows Transom windows increase interior daylighting.

blockscape continuity and the build-to line. 1

Fig. B

Recessed Entry Recessed entry accommodates outward door swings while sheltering patrons from

Storefront Windows solid, 55 percent void).

Guidelines and Standards (S)

Windows

- Glass, lightly tinted glass (Allowing 90 percent light transmission, minimum) - Glass, Transparent
- Brackets, Corbels, Beams, and Posts - Dimensional Wood Timber or Metal
- 8.4 Use building materials that are familiar in their dimensions and can be repeated in
 - understandable modules or units (human scale).
- 8.5 Use materials such as brick and stone that help interpret the size of the building.
- 8.6 Combine building materials in modules that can be visually measured.
- 8.7 S Avoid large, featureless building surfaces such as large all glass curtain walls and metal spandrel panels.
- 8.8 Select building materials that will age with grace.
- 8.9 Avoid building materials that may streak, fade, stain, mildew, attract dirt, or generate glare.
- 8.10 Use durable, urban-oriented building materials. Wood shall only be used as an accent material for minor architectural elements, such as corbels and brackets.
- 8.11 Use texture and application of color to add visual interest to an otherwise ordinary building surface
- 8.12 Pay close attention to wall surfaces. An otherwise ordinary building surface can be made interesting and expressive by the careful articulation of wall surfaces, textures, and application of color.



Fig. 10 - Design storefront awnings to conform to individual structural bays. Continuous awnings shall be avoided



Fig. 11 - Provide a distinguishable base or bulkhead designed to anchor the building to the ground plane. Notice how the building base functions as a pedestal, visually supporting the building mass above.



Fig. 12 - Create easily identifiable building entrances. Récess building entries to accommodate outward door swings.

Pitched Roofs:

- Support pitched roof eave overhangs with corbels or brackets (fig. 9).
- Sheath sloped roofs with a roofing material that is complementary to the architectural style of the building
- Avoid radical roof pitches that create overly prominent or out-of-character buildings.

6.0 BULKHEADS

- 6.1 Where glazing is not used, anchor storefronts with bulkheads, based upon the following auidelines:
 - Minimum Height: 18 inches - Maximum Height: 36 inches

7.0 AWNINGS

- 7.1 Design awnings to complement the architectural framework of the building. Awnings shall express the shape and proportion of window openings (fig. 10).
- 7.2 Do not use continuous awnings. Awnings shall be segmented, conforming to structural bays (fig. 10, A).
- 7.3 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. (fig. A)
- 7.4 S Prohibit internally illuminated awnings. Awning shall not be backlighted.
- 7.5 Construct awnings of durable material. Permitted awning materials include: - Cotton/poly with acrylic coating (Sunbrella) - Metal, Sheet

8.1 Design buildings that use heavy, visually solid, foundation materials that transition upwards

to lighter wall cladding and roof materials (fig. 11). 8.2 Use indigenous building materials in a contemporary fashion that promotes a modern interpretation of Colorado vernacular architecture (fig. 5).

8.0 BUILDING MATERIALS

8.3 **S** The following building materials shall be permitted:

Storefront Base and Upper Story Façades

- Masonry, Brick (i.e., Facebrick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry Faced)
- Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
- Metal, Wall Panels

- colors such as Cobalt Blue, Vermilion, Timberline Green, Sunflower, Grape, Black)

- Metal, Corten Steel

- view by a parapet and associated cornice.
- Tile. Concrete

DISTRICT E - The East District

- Metal, Corten Steel
- Metal, Corrugated
- Metal, Structural (such as I-beams)
- Stucco, Exterior Plaster (upper-story facades, only)
- Tile (Bulkheads only. Use traditional semi-gloss glazed transparent 4"x 4" square Dal tile with deep

Roofs

- Metal, Corrugated

- Metal, Standing Seam

- Rolled metal or rubber membrane roofing (flat roof sections, only). Screened from public

ARCHITECTURE - Mixed Use and Town Center



Storefront windows provide ample interior daylighting while displaying the interior of the building (45 percent



ENTERRA

F-11

Design Guidelines



- 2. Use building masses to define, frame, and enclose the internal VEHICULAR/PEDESTRIAN "MAIN STREET" SPACE, DESIGNED TO CONCENTRATE AND REINFORCE PEDESTRIAN ACTIVITY.
- 3. Assure storefront transparency to optimize merchandise DISPLAY AND PEDESTRIAN INTERACTION
- 4. USE AWNING STYLES AND MATERIALS THAT REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
- 5. Use awnings to accentuate and define the structure of the BUILDING
- 6. Use building materials that are human-scaled. Perceiving the SCALE OF A BUILDING IS IMPORTANT TO A PEDESTRIAN'S ABILITY TO RELATE TO IT COMFORTABLY

- 1.3 S Reduce building mass. Use the following techniques to diminish the size and scale of Lifestyle Center and Regional Retail commercial buildings: - Variation of roof form and height (fig. A) - Variation of building color and texture (fig. B)
 - Expression of window and column/pier rhythms (fig. 4, 8, A)
 - Expression of building structural bays (fig. 4, 8, 9, 10, A, B)

2.0 TOWERS AND ARTICULATED BUILDING CORNERS

- 2.1 Extend towers above the building, designed as focal points and landmarks (fig. 2, 3, A).
- 2.2 Mediate the termination of two converging wall planes with an articulate building corner such as a cylindrical building mass designed to "turn the corner" (fig. A, B).
- 2.3 Punctuate the skyline with corner towers. Engaged tower elements provide a proper termination of the front and side facade, accentuating the corner (fig. 3, A).

3.0 STOREFRONT BASE

- 3.1 Rest the building on a ground floor storefront base or pedestal designed to visually anchor the building to the ground (fig. 9, 10).
- 3.2 Locate the ground floor storefront base contiguous to the pedestrian promenade designed to ensure the visibility of display windows, creating a more pedestrian environment

4.0 STOREFRONT FACADES

- 4.1 Articulate facades to reduce the massive scale of large Regional Retail buildings (fig. B).
- 4.2 Divide storefront buildings into a series of structural bays composed of columns/piers and spandrels (fig. 4, 9, A, B).
- 4.3 Side and rear facades shall express structural bays by projecting columns/piers a minimum of 12 inches from the building face (fig. 4, B).
- 4.4 Incorporate architectural elements designed to articulate large commercial building facades. Use the following techniques to provide side and rear façade variety and visual interest:
 - Arcades and Trellis Elements: Projecting from the building
 - Building Offsets: Changes in wall plane both vertically and horizontally (fig. 2)
 - Projections: Protruding from the building (fig. 2, B) - Reveals: Recessed into the building with awnings
 - Color Chanae: Chanaes in building color
 - Material Change: Changes in building material (fig. 2, 3, A, B)
 - Display Windows: Faux or real with awninas
- 4.5 Promote four-sided architecture. Use similar storefront elements on side and rear building elevations that are visible from public view (fig. 4, 8, B).

Vignettes





Fig. 2 - Use tower elements to punctuate building masses, adding variety and visual interest to the streetscape.



Fig. 3 - Use tower elements to visually anchor building corners, distinguishing higher-intensity intersections.





storefront windows to distinguish building entries.



Fig. 6 - Create ample interior daylighting by providing ample storefront window height. Notice how the storefront windows allow window shopping opportunities while allowing ample daylighting.

5.0 ROOF CAP

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

Flat Roofs

- Terminate the top of flat roofs with a distinctive cornice and parapet wall (fig. 7, 11, B).
- Distinguish the cornice from the building facade. Corbel-forward from the front
- plane of the building facade to articulate the cornice (fig. 11, B).
- Top roof parapet walls with a distinctive cap or coping (fig. 11, B).

Pitched Roofs

- Support pitched roof eave overhangs with corbels or brackets (fig. 12).
- Sheath sloped roofs with a roofing material that is complementary to the architectural style of the building.
- Avoid radical roof pitches that create overly prominent or out-of-character buildings.

6.0 AWNINGS

- 6.1 Design awnings to complement the architectural framework of the building. Awnings should express the shape and proportion of window openings (fig. 8).
- 6.2 S Create awnings that reflect the architectural style of the building on which they are located.
 - Square shed-style awnings shall accommodate square structural bays (fig. 8). Rounded awnings shall accommodate arched structural bays.

DISTRICT E - The East District

6.3 Do not use continuous awnings. Awnings shall be segmented, conforming to structural bays (fig. 8).



Conceptual Site Plan - Regional Retail



Fig. 7 - Design pad buildings, such as this fast food establishment, to reflect the architectural style of the entire Lifestyle Center. Notice also how the childrens play structures are located internally within the building.

LUCKY BRAND

Fig. 10 - Rest Lifestyle Center build-

ings on a ground floor storefront

composed of display windows, tran-

soms, recessed entrances, and sign

bands



Vignettes

Fig. 8 - Design awnings to conform to individual structural bays. Notice how the separate awnings reinforce the shape of each bay.



series of individual structural bays. Use piers, spandrels, and bulkhead elements to define individual storefront openings.



Fig. 11 - Terminate the top of flat roof buildings with a discernible roof cap. Use ample cornice elements and Fig. 12 - Support pitched roof overhangs with a substantial bracket or corbel



tion elements to larger building masses. Transparency Storefront windows increase

False Front

False front punctuates the roofscape, providing visual interest to the

Regional Retail transparency, creat-ing enhanced interior daylighting.



facade

Building Materials Stone masonry veneer functions as a base with color-blocked stucco façades occurring above.

Guidelines and Standards (S)

Building Façades Color-blocked stucco façade with reveal lines provides texture and relief to the

Structural Bay - Large Regional Retail building is "broken" into individual struc-tural bays defined by protruding piers.

6.4 Do not obstruct transom windows with awnings. When transom windows occur, awnings should be located between the top of the storefront window and bottom of the transom to allow light penetration.

parapet walls to top the building.

- 6.5 Permanently attach awnings to building facades.
- 6.6 S Construct awnings of durable material. Permitted awning materials include: - Cotton/poly with acrylic coating (Sunbrella) - Metal, Sheet
- 6.7 Discourage "circus" awnings. Awnings shall not be internally illuminated or backlighted.

7.0 BUILDING MATERIALS

- 7.1 S The following building materials shall be permitted: All material transitions shall occur at inside corners.
- Building Base and Upper Story 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)
- Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
- Metal, Corrugated
- Metal, Corten
- Metal, Structural (such as I-beam spandrels), subject to DRC review and approval - Tile, In-Line Retail Storefront (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)

- Stucco (upper stories only)
- Wood, Dimensional Timber (use for minor structural elements such as corbels and brackets)
- Roofs
- Metal, Standing Seam
- Metal, Corten
- Rolled metal or rubber membrane roofing (flat roof sections, only. Screened from public view by a parapet and associated cornice).
- Tile, Concrete



Building Mass Single story subordinate building functions as a stair-step or transitional element to larger building masses.





ARCHITECTURE - Hotel



Design Guidelines ENTERRA

Vignettes





Fig. 2 - Crown hotel buildings with a discernible cap designed to termi-nate the top of the building. Notice how the widely overhanging eave is supported by ample brackets.



Fig. 3 - Create single-story restaurant pavilions as transitional elements to larger-scaled building masses.



Fig. 5 - Express the underlying structure of the hotel through the use of substantial piers. Notice how the battered pier reflects the architectural style of the hotel.



Fig. 6 - Divide middle stories into a series of structural bays composed of piers and spandrels that surround recessed window openings and balconies.

Roofs (Building Cap)

- Metal, Corten Steel
- Metal, Standina Seam
- Rolled metal or rubber membrane roofing (Flat roof sections, only. Screened from public view by a parapet and associated cornice)
- Tile, Concrete





Vignettes



ings with tower elements, adding vawhile anchoring the corner.

Fig. 10 - Accentuate Large Format

architecture with structural piers,

adding visual relief to the Big Box

facade



Fig. 7 - Punctuate Large Format build- Fig. 8 - Use trellis elements to soften Large Format architecture. Notice riety and visual interest to the façade, how the substantial stone pier and dimensional timber trellis structure adds facade variety and visual interest. Notice also that cart storage is screened from public view.

Fig. 11 - Use building materials to add

texture and visual interest. Notice

how the rugged stone base visually

anchors the Large Format building to

the ground plane, with lighter stucco



Fig. 9 - Terminate the top of Large Format buildings with a roof cap, such as a substantial cornice element that provides a building terminuous while creating rich shadow lines. Notice also the ample stone pier and building base.

Fig. 12 - Define Large Format build-

ing entrances. Notice the entrance

pavilion composed of substantial stone

piers. dimensional timber brackets. and

a dominant roof cap that "announces"

entrance into the structure.

Roof Form Large Format architecture softened through the use of flat and pitched roof segments increasing visual interest.

Cornice/Parapet Wall Cornice/parapet wall terminates the top of the Large Format structure, creating a distinguish-'able roof cap.

Building Façades Color-blocked stucco façade with reveal lines dominates the upper façade.

Trellis Element Substantial trellis element, characterized by strong stone piers and dimensional timber lattice, creates a layering_effect that softens Large Format architecture.

Promenade Trees Formal soldier rows of trees soften Large Format building architecture while shading the pedestrian promenade.

Building Base Stone base anchors the Large Format building to the ground plane, adding variety and visual interest to the façade. The heavy stone base anchors the building to the ground plane, while lighter-appearing stucco cladding is located above.

> Perimeter Building Landscaping Substantial landscape planters add visual interest to building façades while enhancing the pedestrian environment

Transparency Storefront windows increase Large Format transparency, creating enhanced interior daylighting.

1.0 BUILDING MASSING

walls occurring above.

- 1.1 Use additive elements such as entrance pavilions to break-up Large Format architecture (fig. 12, B).
- 1.2 Use tower elements to accentuate building corners (fig. 7, 11).
- 1.3 Punctuate large building masses with tower elements designed as landmark icons (fig. 7, 11, B).
- 1.4 Use covered arcades and trellis elements as single-story transitional elements to larger scaled building masses (fig. 8, B).
- 1.5 Shelter patrons from the elements at big box entrances (fig. 12, B).

2.0 ROOF FORM

- 2.1 Crown Large Format buildings with a discernible roof cap (fig. 7, B).
- 2.2 Terminate the top of Large Format flat roofs with a substantial roof parapet/cornice (corona) element (fig. 9, B).
- 2.3 🗴 Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be completely screened within a penthouse or hidden behind a roof parapet.

3.0 FACADE ARTICULATION AND TRANSPARENCY

3.1 S Articulate Larae Format facades. No facade shall exceed 50 linear feet without a facade articulation. Facade articulation techniques include the following:

- Structural piers (fig. 9, 10)
- Building corners with material changes (fig. 7)
- Raised planters with landscaping adjacent to building facades (fig. B)

- Faux window openings and awnings
- Storefront windows
- Wall plane projection or recess (fig. 7)
- Colonnades and trellis elements (fig. 8, 11, B)

3.2 Design Large Format facades based upon the following guidelines:

Minimum Percentage of Front Storefront Façade Window Area: 25 Percent • Minimum Percentage of Facades that contain a Trellis Element or Colonnade: 50 Percent

Guidelines and Standards (S)

4.0 ACCESSORY STRUCTURES

- 4.1 Design Large Format accessory structures to reflect the architectural style of the entire shopping center
- 4.2 Design service station canopies with pitched roofs and substantial piers designed to reflect the architectural style of the primary Large Format building.

5.0 BUILDING MATERIALS

- 5.1 Use consistent building materials and colors on Large Format architecture, reflecting the design of the shopping center as a whole.
- 5.2 **S** The following building materials shall be permitted: All material transitions shall occur at inside corners.

Building Base:

- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
- Masonry, Stone (i.e., Ashler-laid)

Upper Façade:

- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Split face or smooth face concrete block integrally colored
- Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate) - Masonry, Stone (i.e., Ashler-laid)
- Stucco or EIFS. Smooth

Windows:

- Glass, Transparent
- Glass, Lightly tinted (Allowing 90 percent light transmission)

Roofs:

- Standing Seam Metal (pitched roof sections, only)
- Corten Steel (pitched roof sections, only)
- Rolled metal or rubber membrane roofing (Flat roof sections, only. Screened by a parapet wall and associated cornice.)
- Tile, Concrete

Prototypical Elevation

ARCHITECTURE - Large Format Retail

Building Mass Building mass broken into individual components comprised of entrance pavilions, corner towers, and building façades.



Entrance Pavilion Pavilion "announces" entrance into the Large Format struc-ture while sheltering patrons from the elements and breaking-up the building mass.

Wall Signage Business identification wall sign composed of individually fabricated plastic letters that are internally illuminated.

Building Materials Rugged and durable ashler-laid stone pavilion and building base adds texture and visual relief

Pedestrian Promenade Pedestrian promenade pro-vides ample area for pedestrian gatherings, while linking indi-vidual Large Format structures. Pedestrian promenade is large, capable of accommodating out-door seating and landscaping.

Page

F-15

Flat "basket handle" arch supports the stone building mass above.

Principles

- 1. REDUCE THE MASS AND BULK OF LARGE FORMAT RETAIL ESTABLISHMENTS.
- 2. TERMINATE THE TOP OF LARGE FORMAT ARCHITECTURE WITH A DISTINGUISHABLE ROOF CAP.
- 3. ARTICULATE LARGE FORMAT BUILDING ELEVATIONS TO INCREASE FAÇADE VARIETY AND VISUAL INTEREST.
- 4. SHELTER PATRONS FROM THE ELEMENTS AT LARGE FORMAT ENTRANCES.
- 5. CREATE LARGE FORMAT BUILDINGS AND ACCESSORY STRUCTURES THAT REFLECT THE ARCHITECTURAL STYLE OF THE SHOPPING CENTER.

ENTERRA

Design Guidelines

ARCHITECTURE - In-Line Retail

Prototypical Elevation Roof Fascia Substantial roof fascia composed of an Roof Form Hip roof forms create facade variety and visual interest, while reflecting the architectural style of the building. ample eave overhang creates visual stability. **Building Massing** Corner Towers Tower elements punctuate building Single-story colonnade creates a "stair step" to larger building corners, providing accent and masses visual interest. Fig. I - Punctuate building façades Signage Individual cut internally illumi-nated plastic letters identify the with tower elements. Extend tower elements above the flat roof plane, accentuating the roofscape. business Building Materials -Refined building materials includ-ing stone veneer, structural metal, and stone masonry project a polished yet indigenous architec-tural image. Ornamental Lighting Pedestrian lighting complements the architectural style of the building. Structural Piers Ample structural piers anchor the colonnade to the ground plane. Pedestrian Promenade Promenade provides ample outdoor gathering space for Fig. 4 - Use refined materials that reflect an agrarian image. Notice how the use of ashler-laid stone Dedestrians Fig. A Colonnade Building Transparency Store front windows allow indoor Pedestrian colonnade shelters patrons from the elements while functioning as a single-story transitional element to larger building masses. reflects a refined yet vernacular visibility and daylighting. image. **Principles** Guidelines and Standards (S) 1.0 BUILDING MASSING 2.4 S Avoid continuous roof planes. Sloping roof planes exceeding 60 linear feet shall 1. CREATE BUILDING MASSES AND ROOF FORMS THAT REFLECT THE 1.1 Locate higher-intensity "agtepost" satellite building masses at corners designed to incorporate one of the following elements: ARCHITECTURAL STYLE OF THE IN-LINE RETAIL CENTER. "announce" entrance into the retail center (fig. 12). - A cross gable (fig. 8) - A cross hip 1.2 Locate higher-intensity building masses towards the center of the building complex. 2. INCREASE BUILDING MASS AT AREAS OF HIGHER INTENSITY AND - A vertical plane break (fig. 8) Transition buildings height outward and down to adjacent developments (fig. 4, A, B). PEDESTRIAN CONCENTRATION. - Flat roof segment (fig. Å, B) 1.3 Punctuate large building masses with towers designed as landmark icons (fig. 1, 12, A). 2.5 Terminate the top of pitched-roofed retail buildings with a distinctive cap. Design roof 3. ARTICULATE FACADES TO REDUCE THE MASSIVE SCALE 1.4 Seament buildings with a distinguishable base, middle, and cap (fig. 3, B). caps using the following techniques: AND IMPERSONAL APPEARANCE OF LARGE IN-LINE RETAIL - Provide ample roof overhangs accompanied by substantial eave fascias 1.5 S Reduce building mass. Use the following techniques to diminish the size and scale BUILDINGS. - Support pitched roof eave overhangs with corbels or brackets of In-Line Retail buildings: - Sheath sloped roofs with a roofing material that is complementary to the architectural - Variation of roof form and height (fig. 8, A) 4. DESIGN HUMAN-SCALED BUILDING MASSES. INCORPORATE style of the building - Variation of building color and texture (fig. A, B) ARCHITECTURAL FEATURES THAT CREATE VISUAL INTEREST AT Discourage radical roof pitches that create overly prominent or out-of-character buildings - Expression of building storefront structural bays characterized by columns/piers and THE PEDESTRIAN SCALE. 2.6 Enclose rooftop mechanical equipment completely within the interior of the pitched roof

5. Use building materials that are human-scaled. PERCEIVING THE SCALE OF A BUILDING IS IMPORTANT TO A PEDESTRIAN'S ABILITY TO RELATE TO IT COMFORTABLY.

spandrels (fig. 11)

2.0 ROOF FORM

GENERAL:

- 2.1 Create roof forms that contribute to the unified appearance of each commercial center.
- 2.2 Design roof forms to correspond to building functions. Use roof forms to identify and accentuate building entrances and staircases (fig. 1, 4, A).

PITCHED ROOFS:

- 2.3 Use a consistent roof pitch for all buildings within the retail center, designed to knittogether or unite the entire complex.
- FLAT ROOFS: 2.7 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 (fig. 9, A). - Distinguish the cornice from the building facade. Corbel-forward from the front plane of the building facade to articulate the cornice.
 - Top roof parapet walls with a distinctive cap or coping (fig. 9, A).

structure (fig. 8)

2.8 Screen rooftop mechanical equipment with a parapet wall from public view (fig. A).



Vignettes





Fig. 2 - Soften building façades with trellis elements. Notice how the trellis, characterized by masonry piers and dimensional timber lattice, creates a shady and sheltered pedestrian promenade.



Fig. 3 - Use tower elements and awnings to define and accentuate In-Line Retail building entrances. Notice how the tower element signals an end to the façade.





Fig. 5 - Use awnings that conform to individual structural bays while allowing light to penetrate transom windows



Fig. 6 - Anchor In-Line Retail store fronts to the ground plane. Notice how the stone veneer bulkhead provides a substantial base or pedestal for the building to rest upon.

3.0 STOREFRONT ELEVATIONS

- 3.1 Create pedestrian interest at storefront elevations. Use the following elements to provide storefront elevation variety and visual interest:
 - Arcades, Colonnades, and Trellis Elements (fig. 1, 2, 4, A)

 - Awnings (fig. 5) Bulkheads (fig. 6)
 - Canopies
 - Storefront display windows (fig. 3, A, B)
 - Transom window's (fig. 5)
- 3.2 Create visual rhythms with structural bays that divide storefronts into a series of repetitive components. Storefronts should be segmented through the application of vertically repeating columns, piers, posts, and horizontal spandrels (fig. 4, A).

4.0 SIDE AND REAR ELEVATIONS

- 4.1 Promote four-sided architecture. Use similar storefront elements on side and rear building elevations that are visible from public view (fig. 1, 2).
- 4.2 Incorporate architectural elements designed to articulate large commercial building facades. Use the following techniques to provide side and rear facade variety and visual interest:
 - Colonnades: Projecting from the building (fig. A, B)
 - Building Offsets: Changes in wall plane (fig. A, B)
 - Color Change: Changes in building color
 - Material Change: Changes in building material (fig. A, B)



Vignettes



Fig. 7 - Use Secondary roof elements such as dormers to animate the roofscape, adding visual interest to the roofscape.

Fig. 10 - Reduce building mass by

creating a variety of building shapes,

and varied roof forms that add

visual impact.

KOARTS FRAME



define structural bays. Notice how the shed-style awnings conform to each structural bay, sheltering



Piers Battered piers composed of ashler-laid stone create repetitive structural bays

Guidelines and Standards (S)

noodles

Pedestrian Plaza Plaza creates a platform for outdoor dining and socializing, while accommodating pedestrian gatherings

- Projections: Protruding from the building (fig. 1, 4, 12, A, B) - Reveals: Recessed into the building (fig. B)

4.3 S Express structural piers. Side and rear facades shall express structural piers by 3 projecting columns/piers a minimum of 12 inches from the building face.

5.0 BUILDING MATERIALS

- 5.1 Use building materials that are familiar in their dimensions and can be repeated in understandable modules or units (human scale).
- 5.2 Use materials such as brick and stone that help people interpret the size of a building.
- 5.3 Combine building materials in modules that can be visually measured.
- 5.4 S Avoid large, featureless building surfaces such as large all glass curtain walls and metal spandrel panels
- 5.5 Use heavier materials such as brick and stone at the building base, designed to visually anchor the building to the ground plane.
- 5.6 S The following building materials shall be permitted:

Storefronts:

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent
- Masonry, Brick (i.e., Face Brick, FBX)

DISTRICT E - The East District

- Masonry, Split face concrete block
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced)
- Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)

- Metal (structural metal such as I-beam spandrels and corrugated, subject to DRC review and approval)
- Tile (Bulkheads and 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)

Side and Rear Façades:

- Concrete, sandblasted or textured (subject to DRC approval)
- Concrete, with light colored aggregate (subject to DRC approval)
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Split face concrete block
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced)
- Masonry, Stone Veneer (i.e., Brownstone, Ğranite, Sandstone, Ślate)
- Metal, Corrugated
- Metal , Corten
- Metal (structural metal such as I-beam spandrels and corrugated, subject to DRC approval) - Stucco, Smooth

Roofs:

- Metal, Standing Seam
- Flat Tile (modern slate)
- 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 structural element (posts, beams, corbels, and brackets)

Prototypical Elevation

Building Materials Rustic yet refined building materials including ashler-laid stone and dimensional timber add variety and visual inferest

Roof Form of the building.

Wall Signage Individually cut, internally illuminated letters identify the business.







Fig. 11 - Segment retail storefronts

into a series of structural bays

composed of piers, spandrels, and

bulkheads that define storefront

windows and transoms.



architecture that is reflective of the

shopping center as a whole.

Transparency Store front windows provide interior daylighting while displaying merchandise.

ARCHITECTURE - In-Line Retail

Large sweeping hipped roof form creates a substantial roof cap, terminating the top





On-Site Landscaping

Street Trees Formal soldier row of street trees frame and enclose the streetscape.

Planter Boxes Rail planter contains annual flowers adding color to the streetscape, while defining the cafe zone.

Tree Grates Substantial cast iron tree grates prevent root compaction while adding a decorative element to the streetscape.

Page E-18





Pedestrian Lighting

Consistent decorative pedestrian oriented light fixtures create streetscape continuity and ornamentation.

Canopy Style Street Trees Street trees allow visual penetration to merchant signage while providing a shady pedestrian environment.

Raised Planters Raised planters contain colorful annual plant materials.

Street Furniture Durable metal bench provides seating opportunities. The bench, located in the utility zone, allows uncluttered pedestrian movement.

Enhanced Pavement Enhanced pavement treatments composed of brick unit pavers defines the utility zone.



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

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

Principles

- 1. CREATE A COHESIVE LANDSCAPE/STREETSCAPE DESIGN THAT UNIFIES DISTRICT E.
- 2. CREATE FORMAL, URBAN ORIENTED LANDSCAPE STATEMENTS DESIGNED TO REINFORCE THE HIGHER-INTENSITY NATURE OF THE MIXED USE VILLAGE CENTER.
- 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 EAST DISTRICT.

1.0 GENERAL

- 1.1 Overall requirements for landscaping are outlined in the General Landscape Design Guidelines. Included is a Recommended Plant List tailored to the desired landscape image for District E - The East District.
- 1.2 As a major unifying element, the Master Developer will 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 roadway edge conditions and common areas. Provide a "seamless" transition to off-site landscape treatments.
- 1.5 Use landscaping to soften parcel perimeter edges. Avoid harsh lines at property edges such as abrupt changes in mulch type or plant materials placed in an obvious line.
- 1.6 Use landscaping to soften Right-of-Way edges. Provide a gradual transition of trees, shrubs, and ground covers designed to harmonize with off-site landscaping.
- 1.7 Soften building facades visible from public areas or high use areas with trees, shrubs, and around covers (fig. 5).
- 1.8 Locate plant materials to shelter buildings and formal open spaces from winter winds, allow solar exposure in the winter, and provide summer shade (fig. 4).
- 1.9 Use ornamental accent landscaping at site entrances designed to "announce" entrance.

Guidelines and Standards (S)

- 1.10 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings (fig. 4).
- 1.11 Create landscape medians and islands to break-up large expanses of pavement (fig. 5, 7, 8, 9).
- 1.12 S Create formal tree plantings to frame and enclose formal open space features such as pedestrian sidewalks, plazas and forecourts (fig. 3, 4, Å, B).
- .13 Use plant containers and raised planters along street-adjacent sidewalks and within plaza areas designed to add annual color (fig. 3, A, B).
- 1.14 Group plants with similar water requirements together.

2.0 MIXED USE TOWN CENTER

- 2.1 Create formal street tree patterns to frame and enclose the streetscape (fig. A, B).
- 2.2 Create uniformly spaced soldier rows of deciduous canopy-style street trees designed to shade street-adjacent sidewalks while enclosing the street (fig. A, B).
- 2.3 Create formal landscape patterns designed to frame and enclose the Village Green.
- 2.4 Use tree grates and guards to accommodate formal tree plantings along street-adjacent sidewalks and within plaza areas (fig. A, B).
- 2.5 Hang planters from pedestrian-oriented streetlights, designed to add color and continuity to the streetscape (fig. 2).
- 2.6 Create formal landscape statements at Mixed Use Town Center site entrances.
- 2.7 Use a consistent palette of street furniture elements, including pedestrian lighting, tree grates, tree guards, trench drains, seating, trash receptacles, and bicycle racks designed

Vignettes

Fig. 2 - Use consistent soldier rows of trees to frame and define the streetscape. Notice the formal planting pattern that promotes streetscape continuity while projecting an urban stréetscape



Fig. 3 - Use planters to soften the pedestrian promenade. Notice how the colorful annuals 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".

to unify the Mixed Use Town Center.

3.0 LIFESTYLE CENTER AND REGIONAL RETAIL

- 3.1 Create formal soldier rows of trees to accent the informal pedestrian/vehicular "Main Street" (fig. 3).
- 3.2 Use plant containers and raised planters along the "Main Street" pedestrian promenade, at building entrances, within plaza areas, and pad site patios designed to add annual color (fig. 3).
- 3.3 Use tree arates and avards to accommodate formal tree plantinas along the "Main Street" pedestrian promenade and within plaza areas (fig. A).
- 3.4 Arrange plant materials to harmonize with the architectural style of Lifestyle Center and Regional Retail establishments, accenting pedestrian promenades, softening facades, and screening loading and service areas.
- 3.5 Use landscaping to soften large Lifestyle Center and Regional Retail buildings, reducing the perceived scale of these large commercial buildings (fig. 5).
- 3.6 Divide parking fields with windrow-style median plantings designed to create and define "outdoor rooms" (fig. 8).
- 3.7 Create a substantial landscape buffer adjacent to the Interstate 25 corridor, designed to soften Lifestyle Center and Regional Retail architecture while maintaining building identity and visibility.
- 3.8 Use landscaping to enhance the natural drainage way that traverses the Lifestyle Center and Regional Retail site.

4.0 HOTEL/CONFERENCE CENTER

4.1 Create formal soldier rows of trees to accent passenger drop-off areas.

Vignettes



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

Fig. 10 - Provide a consistent palette

of street furniture elements designed to unify the Mixed UseVillage Center. Notice the hanging planters

that add color and animation to the

streetscape.



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. I I - Use formal planting patterns to define the Mixed Use Village

Center, Village Green. Notice how the formal patterns project an



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

Fig. 12 - Provide round "hockey

puck" luminaries within parking lots, designed to direct light downward (Kim Lighting CC/CCS Series).



Seating Landscapeforms - Plainwell Bench





Pedestrian Lighting WE-EF Lighting - BSP504



Trench Drain Urban Accessories - OT Series

Guidelines and Standards (S)

Trench Drains:

Bike Racks:

- Urban Accessories - OT Series

- BRP Enterprises - HU-08-MF



Seating BRP Enterprises - MC103-72-MF



Tree Grate Urban Accessories - OT Series





Bike Rack BRP Enterprises - HU-08-MF

Trash Receptacle Landscapeforms - Scarborough



urban image.

- 4.3 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.
- 4.4 Use plant containers and raised planters at building entrances and within plazas to add annual color (fig. 1).
- 4.5 Arrange plant materials to harmonize with the architectural style of the Hotel/Conference accenting building entrances, softening facades, and screening nuisances.

5.0 IN-LINE AND LARGE FORMAT RETAIL

- 5.1 Create formal soldier rows of trees to accent linear pedestrian promenades (fig. 3).
- 5.2 Use plant containers and raised planters at building entrances, along pedestrian promenades, and within plazas to add annual color (fig. 3).
- 5.3 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.
- 5.4 Arrange plant materials to harmonize with the architectural style of In-Line and Big Box Retail establishments, accenting pedestrian promenades, softening facades, and screening nuisances (fig. 3, 5).
- 5.5 Use landscaping to soften In-Line and Big Box architecture, reducing the perceived scale of these large commercial buildings (fig. 5).
- 5.6 Divide parking fields with windrow-style median plantings designed to create and define "outdoor rooms".

DISTRICT E - The East District

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

6.0 STREET FURNITURE

Pedestrian Lighting Hadco Lighting - CF1

- 6.2 Provide decorative street furniture. Street furniture shall be provided, based upon the following guidelines:
 - **Pedestrian Lighting:**
 - Location: Plazas and pedestrian walkways
 - Style:
 - Hadco Lighting CF1 WE-EF Lighting - BSP504
 - Color: TBD

 - Height: 10-12 feet (maximum) Maximum Illumination: 4,800 Lumens
 - Seating:
 - Landscape forms Plainwell Bench
 - BRP Enterprises MC103-72-MF
 - Landscape forms Scarborough Backed Bench, Woven Seat
- Trash Receptacles:
- Landscapeforms Scarborough
- Tree Grates:
- Urban Accessories OT Series
- Tree Guards:
- Wabash Valley TG1



STREET FURNITURE

Mixed Use Village Center - Street Furniture





Seating Landscapeforms - Scarborough - Backed Bench, Woven Seat







Tree Guard Wabash Valley - TG1



Seating Landscapeforms - Plainwell Bench

ENTERRA

Page E-19

Design Guidelines

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



Principles

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

1.0 GENERAL

- 1.1 🗴 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: O' - Light Commercial: 25'

- Heavy Commercial: 25'

Guidelines and Standards (S)

- 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)

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

Page E-20

4-Lane Arterial

- 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

