

DISTRICT G - The Industrial District



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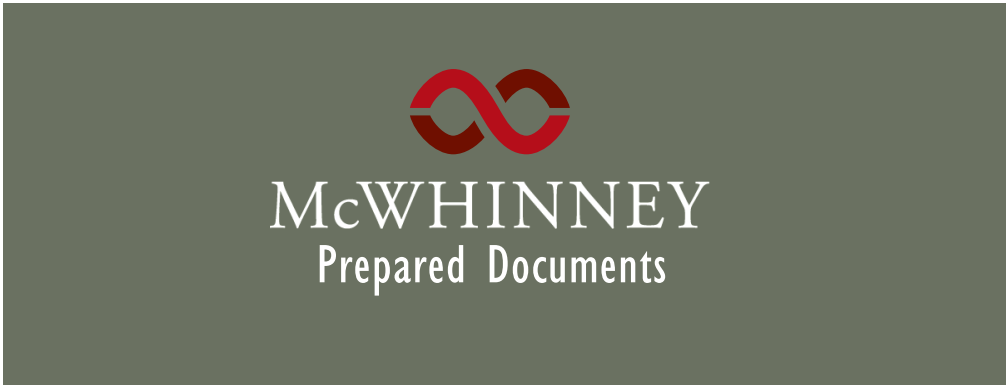
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DISTRICT A-The Gateway District



DISTRICT B-The Lake Front District



DISTRICT C-The High Plains Village District



DISTRICT D-The Northern District



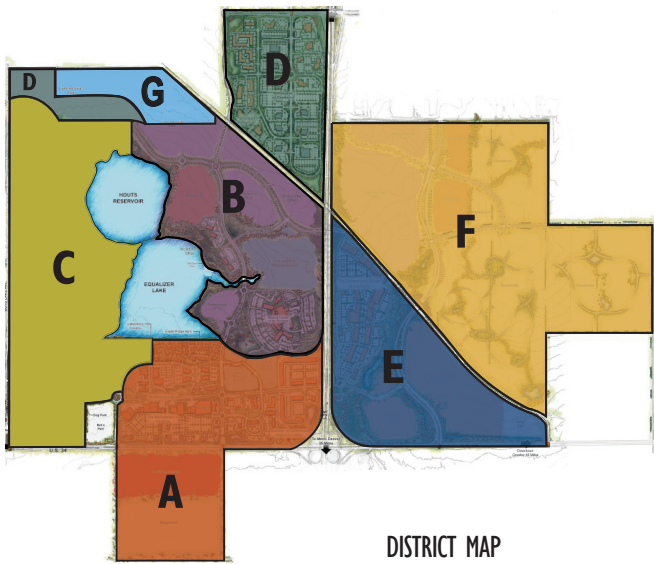
DISTRICT E-The East District



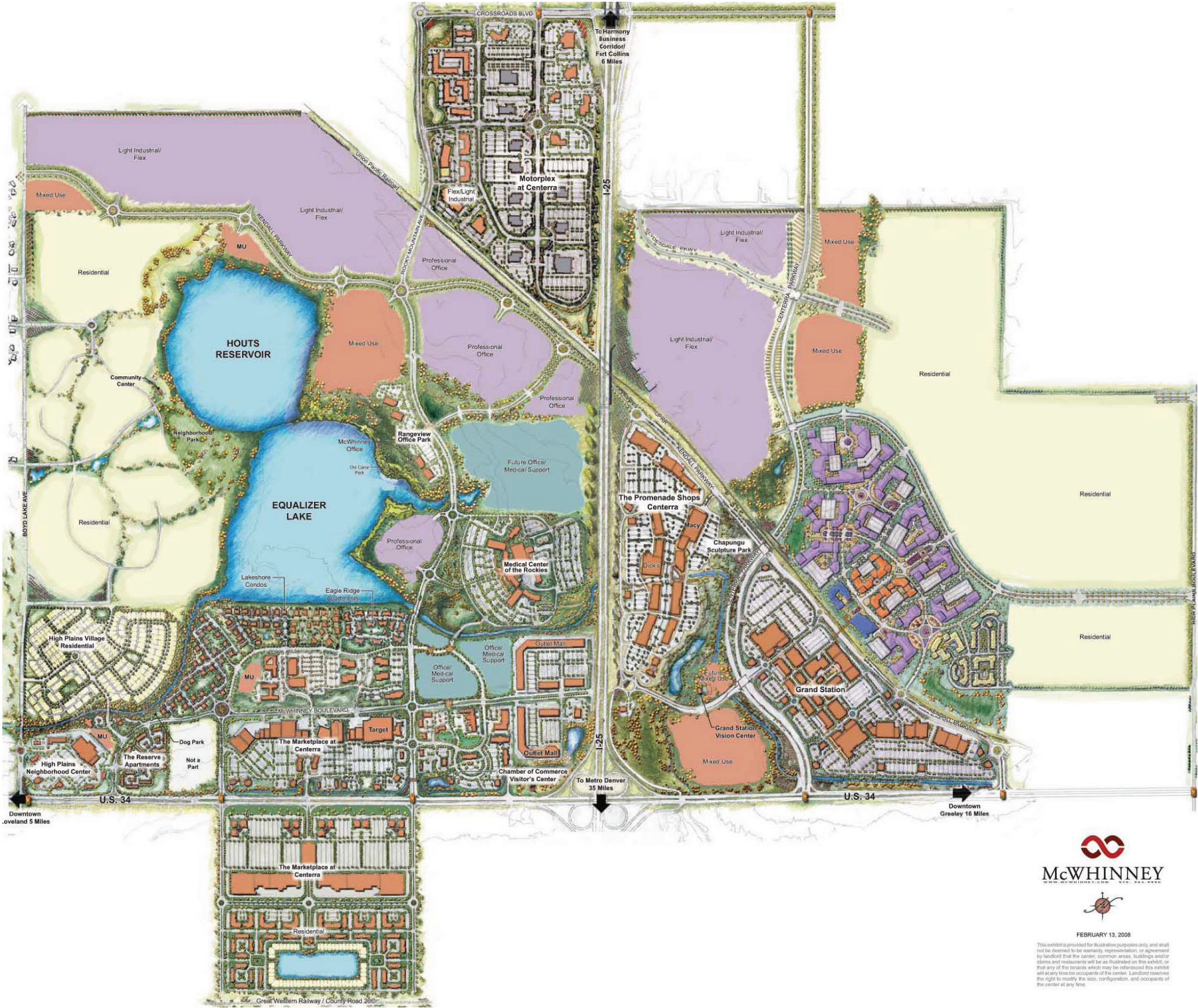
DISTRICT F-The Big Sky District



DISTRICT G-Industrial District



DISTRICT MAP



FEBRUARY 13, 2008
This exhibit is provided for illustrative purposes only and shall not be deemed to be a warranty, representation, or agreement by the center, common areas, buildings and/or streets and restaurants will be as illustrated on this exhibit, or that any of the benefits which may be referenced in this exhibit will at any time be occupied by the center. Landlord reserves the right to modify this site, configuration, and occupants of the center at any time.

Preface

A successful planned community depends on setting, view corridors, amenities, environmental sensitivity, and the economic market. A commitment to consistent qualities in the physical appearance of the site, architecture, and landscape is also critical to the success of any community. Achieving a healthy and vibrant image is a primary goal of these guidelines. They advocate a strong and consistent community design vision for Centerra, with architecture and landscaping that is reflective of the Community Values established by McWhinney. To that end, these Centerra Design Guidelines have been established to assist prospective developers, builders and designers in developing neighborhoods, buildings, places, and landscapes that are consistent with the Community Vision and Values.

Community Vision and Values

In an effort to set the standard for all developments in the Northern Colorado Front Range, the overall vision for Centerra starts with its Community Values. These Values provide the basis for each Guideline and Standard in this document:

- ❑ Establish a strong relationship with the City of Loveland, its heritage, and the region. Make Loveland’s pioneer and agricultural heritage evident in the built environment: in the landscaped public spaces, open spaces, water, lakes, architecture, and the overall marketing identity of Centerra. Be part of Loveland, but with a regional benefit and influence.
- ❑ Create an identity and a sense of place. Provide everything a regional community has; with a balance and mix of land uses. Create a unique and noticeable quality experience along I-25 and US 34, while unifying the east and west sides together. Be a gateway to Loveland, Northern Colorado and the Rockies.
- ❑ Promote ecological stewardship and environmentally responsive building. Establish a strong and lasting relationship with Centerra’s environmental assets. Reinforce Centerra’s environmental mission throughout the property. Promote environmental stewardship through education, development requirements, and design guidelines.
- ❑ Feature the Colorado experience and lifestyle. Be a small Colorado community with regional amenities. Celebrate the views to the mountain backdrop in the context of the lakes and prairie setting that define Centerra. Emphasize the active and healthy, yet relaxing lifestyle and culture that Colorado is known for.
- ❑ Stimulate economic and social vitality. Establish Centerra as the destination of choice to live, work and play in the Northern Colorado Region. Look, Act and Be the Number 1 Community

in Northern Colorado. Add value to Centerra and the Loveland Community through land use and development decisions.

Master Plan

The overall Vision and Master Plan for Centerra represents a unique opportunity to create an integrated pattern of land uses and development. Unlike conventional suburban development that emphasizes segregated, poorly linked and auto-reliant land uses, the Master Plan for Centerra provides for a mix of integrated land uses; strong connections for pedestrians and bicyclists, a range of housing opportunities in close proximity to jobs, shopping, and entertainment, and social gathering places.

Districts

Within Centerra, there are seven defined areas that have unique and distinct characteristics that contribute to the overall identity of Centerra. These individual districts celebrate their unique characteristics though architectural themes and elements that may be used in that District.

Open Space and Lakes

Centerra is blessed with among the finest open space and lake amenities of any community in Colorado. The presence of water, the mature landscape that relates to water, and the integration of the natural areas owned and managed by the High Plains Environmental Center, give Centerra its special character.

The open space and trail network will emanate from District Centers and connect throughout the community and its amenities. Major open space features will be visible from roadways and development parcels for all to enjoy. Visibility of the water and natural areas is a key element in the open space fabric.

Landscape

The Master Landscape Plan is the unifying element for all of Centerra. It builds upon the heritage of Loveland and the High Plains, with references to the agricultural and natural systems that were present here. In addition, the identity of Centerra as a unique place in Northern Colorado is evident at I-25, with landscape visually unifying the east and west sides of Centerra.

Purpose and Intent

These Centerra Design Guidelines provide prospective parcel developers and builders (and their consultants), with a clear statement of the design Principles, Guidelines, and Standards for development within Centerra. The description of Design Principles, coupled with specific Design Guidelines and Standards is intended to assist in the identification and implementation of a strong, consistent design direction and level of quality. Standards **[S]** are to be treated as techniques that are mandatory. Guidelines reinforce the intent of the Principles, but may be subject to interpretation by the designer as approved by the Design Review

Committee (DRC). In addition, a variety of photographs and graphic images have been assembled to assist parcel developers and builders (and their consultants), in the design of residential neighborhoods, commercial centers, offices, mixed-use places, and landscapes. After reviewing this document, parcel developers, builders (and their consultants), will have a clear and concise design direction and the knowledge necessary to produce creative and aesthetically pleasing Site Planning, Architecture, and Landscape concepts for each of the seven

Centerra Planning Districts:

- District A - The Gateway District
- District B - The Lake Front District
- District C - The High Plains Village Center District
- District D - The Northern District
- District E - The East District
- District F - The Big Sky District
- District G - The Industrial District

The intent of these guidelines is to encourage creative individual Site Planning, Architectural, and Landscaping statements, that when viewed as a whole, produce an equally outstanding community environment.

Who Uses These Guidelines

These design guidelines with the City of Loveland’s Ordinances and Codes are to be used by parcel developers and builders (and their consultants), in developing new industrial and manufacturing complexes within the Centerra Planned Community. As the “keepers” of the vision for Centerra, the Design Guidelines will also be used by the Centerra DRC relative to the review and approval of proposed development. The design review process encourages a high level of design quality and continuity within the overall community, while providing the flexibility needed to encourage creativity on the part of parcel developers and builders (and their consultants). All guidelines and standards are subject to the reasonable discretion of the DRC, which shall make final determinations in good faith.

How the Design Guidelines are Organized

The Centerra Design Guidelines document is divided into two major components that include District Design Guidelines, tailored to creating a unique image and environment for each of the seven Centerra Planning Districts; and General Design Guidelines that provide design criteria related to Sustainable Development, Landscaping, Lighting, and Signage. Specific components contained within each district section include the following:

District Design Guidelines

Each of the seven Centerra Planning Districts is further divided into five unique components that include:

1. District Image

The District Image component includes photographic images and text designed to describe the desired characteristics that compose each individual District. A summary of physical characteristics related to Site Planning, Architecture, Landscape Architecture, and Signage is provided in an effort to establish a tone or direction that is tailored to each individual District. The intent is to establish a unique character or image for each District, while harmonizing with the Centerra Planned Community as a whole.

2. Site Planning

The Site Planning component contains Principles, Guidelines, and Standards primarily related to the proper orchestration of buildings, open space, and circulation/parking elements related to commercial, mixed use, residential, and office developments. Each Site Planning component is accompanied by a Conceptual Site Plan with call-outs that visually depicts the desired image and physical layout for each specific land use type that occurs within each District. In addition, each Conceptual Site Plan illustrates a pedestrian circulation network designed to promote connectivity between adjacent developments. Included are a variety of photographic vignettes that depict specific desired site planning conditions.

3. Architecture

The Architecture component is concerned with the design, image, and function of various building types that include commercial, residential, mixed use, and office, to name a few. The Architecture component includes Prototypical Elevations with call-outs that successfully deconstruct each building type into a series of architectural elements and characteristics. Included are design Principles, Guidelines, and Standards tailored to addressing specific design issues such as Building Massing, Roof Form, Building Facades, and Materials. In addition, various photographic Vignettes have been included, designed to highlight architectural characteristics related to each building type.

4. Landscape Architecture

The Landscape component contains design Principles, Guidelines, and Standards tailored to addressing issues primarily related to on-site landscapes. This component is designed to provide landscape guidance related to: Building Landscaping (Landscapes designed to soften building architecture); Parking Lot Landscaping (Landscapes designed to soften and screen large expanse of pavement); and Open Space Landscaping (Landscapes designed to frame and enclose formal open space).

In addition, the Landscape component contains a Conceptual Street Furniture Palette designed to add character and identity to special pedestrian-oriented District land uses, especially those in the District Center for each District. Included are various photographic images with associated call-outs designed to encourage landscapes that



complement their immediate setting while contributing to the overall Centerra landscape image.

5. Prototypical Public/Private Interface Cross Sections
Prototypical cross sections have been provided, designed to highlight the interface area located between the public street ROW and private developer parcel. Cross section information includes the size of Park Strips, Sidewalks, Utility Easements, Building/Parking Setbacks, and Height limitations.

General Design Guidelines

1. Sustainable Development Design Guidelines
Contained within the Sustainable Development Design Guidelines are certain principles and standards that must be met as a minimum, as well as recommendations for resources and techniques for achieving a high level of environmental sensitivity for all projects. For example, it is highly recommended that all developments use the LEED Green Building System to document the level of sustainability for the project and achieve a minimum of 26 points.

2. Natural Area
Within Centerra, many areas of open space have been dedicated to serve as sustainable landscape for recreational enjoyment and as habitat for plants and wildlife. To make this open space the best habitat it can be, habitat goals have been established that will provide a larger opportunity for wildlife and plant habitat. The Natural Area and Detention/Water Quality Pond and Drainage Corridor Design Guidelines have been developed to aid design teams and installation contractors in creating sustainable ecosystems to provide all of the desired landscape values - sense of place; landscape functions; as well as habitat for the conservation of plants and animals.

Design Review Committee Review Process and Procedures

All proposed development in Centerra must be reviewed by the Centerra Design Review Committee (DRC) to determine compliance with applicable Covenants, General Development Plan, and Design Guidelines. DRC approval is required prior to the City of Loveland review. Refer to the Centerra/Millennium Design Review Committee Procedures and Information publication available from McWhinney for more detailed information and specific submittal requirements. The Project Review Flow Chart (fig. A) summarizes the process by which all projects proceed in this Design Review.

Conflicts with Other Regulations

All development within Centerra is subject to the Performance Standards of these Guidelines.

In addition to these Centerra Design Guidelines, developers and builders (and their consultants) at Centerra are expected to meet all the criteria established by other documents (annexation agreements, other development plans, etc). The City of Loveland’s zoning code and site development performance standards and guidelines also apply. Prospective developers should consult with McWhinney representatives to verify the applicability of any other agreements. These documents should be reviewed specifically for each development. All development within Centerra shall comply with the codes and regulations of all Local, State, and Federal bodies and agencies as applicable. All development shall also comply with the Declaration of Covenants, Conditions, and Restrictions (CC&R’s) adopted for Centerra. The Centerra Design Guidelines document may be more restrictive than, but does not supersede or modify any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.

Waivers

The Master Developer (McWhinney) or DRC shall have the right, from time to time, to waive, at its sole discretion, any provisions of this Design Guidelines document as may be applied to any specific site, architecture, or landscape plan. No such waiver shall be construed or held to be a waiver of any provisions of this Centerra Design Guidelines document, or of the same provisions as to any other party.

Amendments and Supplements

This Centerra Design Guidelines document may, from time to time, be amended or supplemented by the Master Developer (McWhinney) at its sole discretion. Any such amendments shall be applicable to all development plans that are subsequently submitted for review and approval to the Master Developer and DRC.

Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the DRC. Any approval pursuant to these Centerra Design Guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party shall have no liability as a result of such approval.

Non- Liability of the Committee

Neither the DRC nor its respective members, secretary, successors, assigns, agents, representatives, or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval,

Project Review Flow Chart			
Phase	Timing	Action	Submittal Items
1. Orientation Conference Informal meeting with staff and selected DRC members Participants: Applicant, Architect, Landscape Architect, Civil Engineer, DRC Staff and selected DRC members	Meeting takes place as soon as applicant signs LOI to purchase or lease property in Centerra or Van de Water	Applicant Submits to DRC Staff: Applicant Receives:	- Nothing Required - Protective Covenants and Design Criteria - Vision Presentation (Centerra Projects) - Site Analysis/Design Context Plan - DRC Procedures and forms Applicant receives - Centerra Construction Waste Recycling Program Requirements
2. Pre-Application and Preliminary Sketch Concept Conference Informal meeting with staff and selected DRC members Participants: Applicant, Architect, Landscape Architect, Civil Engineer, DRC Staff and selected DRC members	Meeting takes place as required by applicant. Applicant may request additional informal meetings as needed prior to formal DRC submittal	Applicant Submits to DRC Staff: Following meeting Applicant schedules with City: Conceptual Review Team Meeting (CRT)	- DRC Submittal Cover Sheet - Contact List - Complete Site Data Form - Vicinity Map - Site Survey / Existing Conditions - Preliminary Site Plan - Preliminary Floor Plans - Preliminary Building Elevations
3. Schematic Design DRC Meeting and Formal Presentation Participants: Applicant, Architect, Landscape Architect, Civil Engineer, Lighting Consultant, Sign/Graphics Consultant, DRC Staff and Consultants, DRC members Approval valid for one year		Applicant Submits to DRC Staff:	- DRC Submittal Cover Sheet - Contact List - Site Data Form - Schematic Design Review Checklist - Response Letter Addressing Comments From Prior Review - Vicinity Map - Site Plan - Grading and Drainage Plan - Building Floor Plans - Building Elevations - Landscape Plan (optional) - LEED Checklist
4. Design Development DRC Meeting and Formal Presentation Participants: Applicant, Architect, Landscape Architect, Civil Engineer, DRC Staff and Consultants, DRC members Approval valid for one year		Applicant submits to DRC Staff: Following approval, Applicant should make first submittal to City of Loveland Development Review f or Building Permit	- DRC Submittal Cover Sheet - Contact List - Site Data Form - Design Development Review Checklist - Response Letter - Vicinity Map - Site Plan - Grading and Drainage Plan - Utility Plans - Building Floor Plans - Roof Plan - Building Elevations - Exterior Materials/Color Samples (Preliminary Approval Only) - Landscape Plan - Lighting Plan with Photometrics and Cut Sheets for all Light Fixtures - Site Signage - Site Furnishings - Color Rendering of All Elevations of Building and Site Plan - LEED Checklist
5a. Construction Document Informal DRC Staff Meeting (Applicant Does Not Attend) Approval valid for one year (May be extended at time of approval by DRC for phased projects) Informal DRC Staff Meeting with Project Manager or Contractor	Applicant informs DRC Staff when Mock-up panel is ready for review. DRC Staff will schedule on-site review.	Applicant submits to DRC Staff: Applicant receives:	- DRC Submittal Cover Sheet - Contact List - Site Data Form - Construction Document Review Checklist - Response Letter - Architectural Plans - Civil Engineering Plans - Landscape Plans - Exterior Building and Site Lighting Plans - Exterior Building and Site Signage Plans - Site Logistics Plan - Waste Diversion Plan or Waste Not Recycling Enrollment Form - GIS Submittal Requirements
5b. Materials Mock-up Panel Review		Applicant submits to DRC Staff:	- Materials/Colors Mock-up Panel of Exterior Elevation — Includes Examples of Roof, Parapet, Soffit, Wall Finishes, Fenestration, etc.
6. Certificate of Compliance DRC Conducts Site Compliance Inspection of Project		Applicant submits to DRC Staff: Applicant receives:	- As-built drawings as submitted to the City - Waste Diversion Reports - Electronic files to update GIS document - DRC Certificate of Compliance (if approved) which is a requirement for the city to issue a Certificate of Occupancy.

fig.A Project Review Flow Chart

or to any applicant by reason of mistake in judgement, negligence or non-feasance arising out of any action of the DRC with respect to any submission, or to otherwise following these Guidelines and Procedures. The role of the DRC is directed towards review and approval of site planning, appearances, architectural vocabulary and aesthetics. The DRC assumes no responsibility with regard to design or construction, including, without limitation the civil, structural, mechanical or electrical design, methods of construction, or technical suitability of materials.

Accuracy of Information

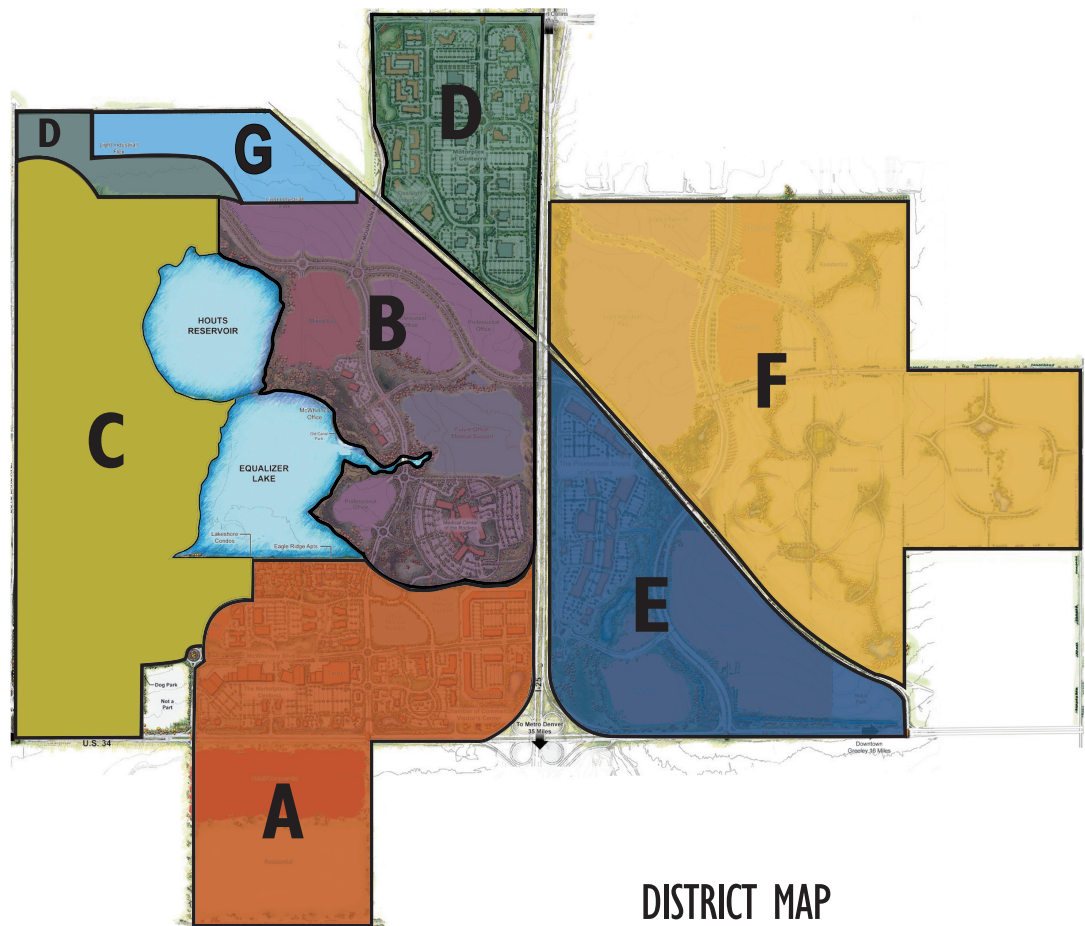
Any person submitting plans to the DRC shall be responsible for verification and accuracy of all components of each submission, including, without limitation, all site dimensions, grades, elevations, utility locations, and other pertinent features of the site or plans.

Applicant’s Representation

The Applicant represents by the act of entering into the review process with the DRC that all representatives of Applicant, including, but not limited to, Applicant’s architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware by the Applicant of all applicable requirements of the DRC and shall abide by these Procedures, the Guidelines, and the Covenants.



District and Key Map



District Description

Located within the northwestern portion of Centerra, District G, the Industrial District, provides an opportunity to establish an employment center that is compatible with the neighboring airport and includes a variety of uses oriented towards light industrial, light manufacturing, flex-office, research and development, commercial, office-showroom, and warehouse/distribution pursuits in a Master-Planned context. These uses will act as a transition from the airport property on the north to the office and mixed use dominated areas of Centerra to the south.

DISTRICT IMAGE



District Characteristics

1.0 SITE PLANNING

- 1.1 Loading docks located internal to the site, screened from public view.
- 1.2 Individual site developers shall incorporate Master Developer/Metro District established context, streetscape, landscape, and connectivity etc. in individual site design.
- 1.3 Allow vehicular passage between individual parcels. Reciprocal Access Agreements are desired, designed to allow the passage of vehicles and pedestrians between adjacent parcels.

2.0 ARCHITECTURE

- FLEX OFFICE AND RESEARCH AND DEVELOPMENT:**
- 2.1 Contemporary architecture characterized by durable building materials and modern fenestration.
 - 2.2 Stand-alone architecture often times containing start-up or incubator uses.
 - 2.3 Smaller-scaled structural bays composed of piers, spandrels, and window area oriented towards the public realm.
- LIGHT AND HIGH BAY INDUSTRIAL:**
- 2.4 Contemporary architectural expressions characterized by durable building materials.
 - 2.5 Large building masses divided by structural bays into a series of individual components.
 - 2.6 Easily identifiable building entrances with optimum transparency.

- 2.7 Dock-high doors screened from public view through effective site planning, and the use of landscaping, berming, and screen walls.
- 2.8 Durable building materials including concrete, masonry, glass, stucco, and standing seam metal.

3.0 LANDSCAPE ARCHITECTURE

- 3.1 Use of landscaping to screen and soften building architecture.
- 3.2 Landscape medians and islands break-up large expanses of pavement in parking fields.

4.0 SIGNAGE

- 4.1 Signage characterized by monument and wall signage, reflecting a contemporary architectural image.



Vignettes



Fig. 1 - Orient building entries towards the streetscape. Notice how the entrance pavilion functions as an identifiable icon, visible from the public realm of the streetscape.



Fig. 2 - Create and define pedestrian gathering areas. Notice how the building frames the outdoor seating area.



Fig. 3 - Orient distinct building entrances towards the public realm. Notice how the articulated and easily-identifiable building recess "announces" entrance.



Fig. 4 - Use dense parkstrip landscaping to buffer large industrial buildings. Notice how the street tree clusters and ample earth berm screens the building from public view.

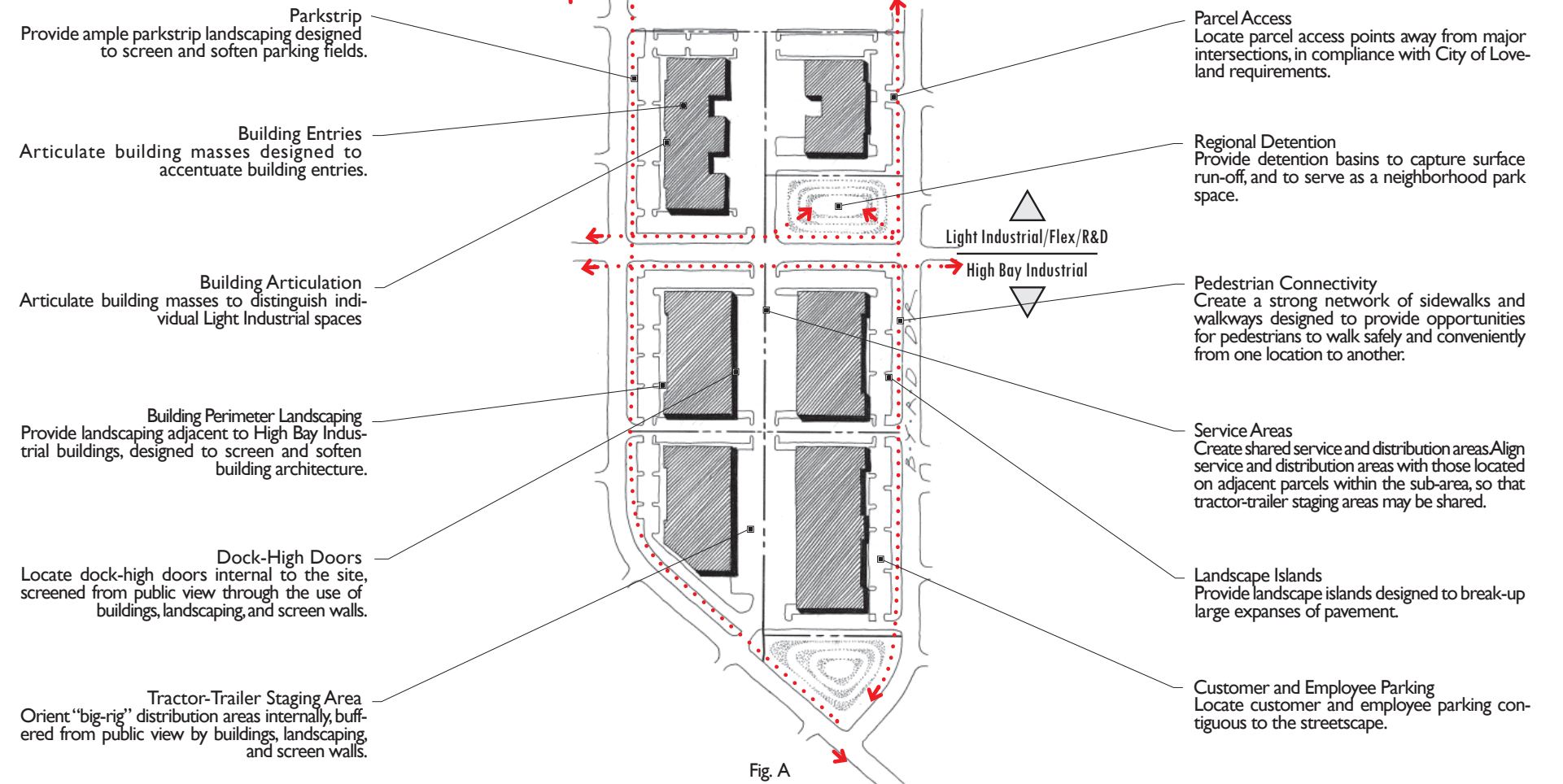


Fig. 5 - Screen service areas. Notice how the screen wall, coupled with landscaping, buffers the loading dock.



Fig. 6 - Create pedestrian promenades designed to link individual businesses.

Conceptual Site Plan - Light/High Bay Industrial/Flex/R&D



Guidelines and Standards (S)

SITE PLANNING

5.0 BUILDING SITING AND ORIENTATION

- 5.1 Locate office portions of Light Industrial and High Bay Industrial buildings contiguous to roadways, designed to frame the streetscape (fig. 1 9).
- 5.2 Locate Light and High Bay Industrial buildings to accommodate convenient on-site parking adjacent to buildings (fig. A).
- 5.3 Locate Light Industrial buildings to accommodate both street-oriented patron parking and rear-oriented employee parking (fig. A).
- 5.4 Locate High Bay Industrial buildings towards the roadway designed to screen rear-oriented warehouse and distribution facilities (fig. A).
- 5.5 Take advantage of mutual benefits such as shared driveways, and service aisles (fig. A).
- 5.6 Locate building entries so they are easily identifiable from site access points (fig. 1, 3).
- 5.7 Articulate buildings to accommodate ceremonial building entries (fig. 1, 3).

6.0 ACCESS AND DRIVEWAYS

- 6.1 Limit parcel access points along arterial roadways to enhance traffic flow and minimize the disruption of landscaping and medians (fig. A).
- 6.2 Align secondary internal street driveway access points with access to properties

across the street, whenever possible (fig. A).

7.0 DISTRIBUTION, SERVICE, DELIVERY, AND STORAGE AREAS

- 7.1 Avoid placing distribution, service, delivery, and storage areas where they are visible from public streets (fig. A).
- 7.2 Restrict the location of distribution, service, delivery, and storage facilities to defined areas to the rear or side of buildings (fig. A).
- 7.3 [S] Locate accessory structures behind building.
- 7.4 Locate distribution, service, delivery, and storage areas out-of-view from adjacent roadways, entry drives, internal streets, pedestrian walkways, and formal open space (fig. 5, A).
- 7.5 Provide separate parking areas for "big-rig" distribution vehicles, delivery trucks, and service vehicles located away from street-oriented employee parking lots and pedestrian walkways (fig. A).
- 7.6 Create shared service areas. Align service areas with those on adjacent parcels so that service drives may be shared (fig. A).
- 7.7 [S] Do not locate service, delivery, and storage areas in setback areas.
- 7.8 Use building placements and decorative architectural screen walls, coupled with landscaping, to screen distribution, service, delivery, and storage areas from public view (fig. A).
- 7.9 [S] Service, delivery, and storage areas shall be constructed and maintained according to the following requirements:

- No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored on-site, except inside a closed building or behind decorative screen walls to prevent visibility from public view (public row, open space trails, neighboring properties or dissimilar use).
- Distribution, service, delivery, and storage areas (including dock-high doors) shall be screened (fig. 5).
- Screen walls shall harmonize with the architectural style of the adjacent building, constructed of similar complimentary materials and finishes (fig. 5).

8.0 COMMUNICATION DEVICES

- 8.1 Locate transmission and receiving telecommunication equipment (i.e., satellite dishes) at ground level, behind Light and High Bay Industrial structures, screened from public view.

ARCHITECTURE

9.0 BUILDING MASSING

- 9.1 Create a simple ground floor building base of heavier, larger or darker building materials designed to visually anchor the building to the ground plane (fig. 10, B).
- 9.2 Crown the building with a distinguishable cap, designed to visually terminate the top of the building (fig. 7, 12, B).

- 9.3 [S] Distinguish the ground floor base from upper story facades. Increase ground floor height, based upon the following requirements:
 - Minimum Ground Floor Height: 16 Feet.
- 9.4 [S] Where adjacent to the public right-of-way, facades in excess of one hundred feet (100') in length must incorporate architectural features and/or treatments to diminish apparent building mass. The following techniques may be utilized for the purpose of reducing the apparent massing and scale of buildings.
 - Variations in building material, color and texture.
 - Variations in parapet height.
 - Variations in wall articulation.
 - Use of belt courses or horizontal trim bands of contrasting color and/or texture.
 - Use windows, trellises, arcades, columns, pilasters, canopies, porticos, awnings, brackets or other architectural features as approved by the Centerra DRC.
- 9.5 - Primary building entrances, for the use of customers and visitors, shall be easily identified through the use of architectural features and design. Where possible, primary entrances, those utilized by customers and visitors, shall be located where clearly identifiable from primary driveways. The following techniques may be used to enhance building entrances:
 - The use of canopies, porticos, arcades, arches, overhangs, at the entrance location.

Vignettes



Fig. 7 - Distinguish the building entry. Notice how the entrance tower pavilion punctuates the roofscape, functioning as an identity icon while clearly identifying the building entry.



Fig. 8 - Layer building planes to increase façade variety and visual interest, creating a layered effect that adds rich shadow patterns.



Fig. 9 - Use building recesses to add visual interest to façades. Notice how the distinctive, deeply set building recess, coupled with a trellis element, creates rich shadow patterns, enhancing façade variety.



Fig. 10 - Use building projections to increase façade variety and visual interest. Notice how the building projections coupled with the cornice elements create ample façade articulation.

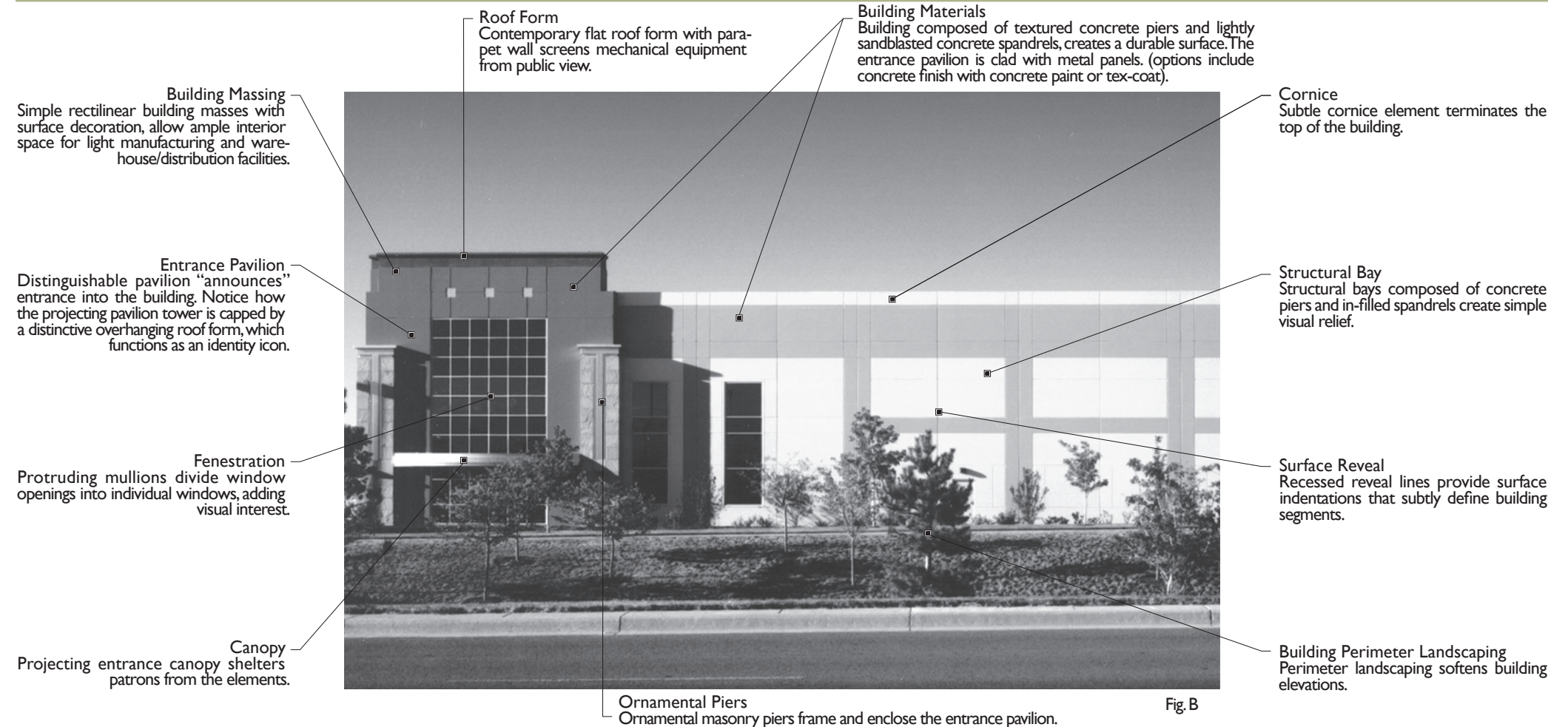


Fig. 11 - Segment building facades into a series of individual structural bays composed of piers, spandrels, and window openings.



Fig. 12 - Create a distinctive cap, designed to terminate the top of the building. Notice how the distinct protruding cornice element creates a distinguishable building cap.

Prototypical Elevation



Guidelines and Standards (S)

- The use of architectural details that are integrated into the building structure and design, such as tile work and moldings, recesses and/or projections, raised corniced parapets, articulated roof forms, outdoor patios, and display windows at the entrance location.
- The use of integral planters or wing walls that incorporate landscaped areas and/or places for sitting at the entrance location.

10.0 ROOF FORM

- 10.1 Use distinguishable roof forms. Use the following roof forms to create a identifiable roof cap:
 - Hip
 - Vault (fig. 7)
 - Flat roof with a distinctive cornice (fig. 12 and B)
 - Flat roof with a large protruding roof overhang (fig. 7)
- 10.2 Where visible from the public right-of-way, the roofline should be designed as to denote building elements and functions such as pedestrian, customer and visitor entrances.
- 10.3 Variations in the roofline shall be utilized to reduce the apparent massing and scale of buildings and continuous rooflines.
- 10.4 Metal roofs shall have a matte finish to reduce glare.

- 10.5 Where adjacent to the public right-of-way, rooflines in excess of one hundred feet (100') in length shall incorporate architectural features and/or treatments to diminish apparent building mass and continuous rooflines. The following techniques may be utilized for the purpose of reducing the apparent massing and scale of buildings:
 - Variations in roof planes and the use of sloped roofs.
 - Use of belt courses or horizontal trim bands of contrasting color and/or materials at the roofline.
 - Use of canopies, eaves, cornices, caps, parapets, or other architectural features as approved by the Community Development department.

- Variations in roof planes and the use of sloped roofs.
- Use of belt courses or horizontal trim bands of contrasting color and/or materials at the roofline.
- Use of canopies, eaves, cornices, caps, parapets, or other architectural features as approved by the Community Development department.

- 10.6 Sloped Roof colors shall be muted or otherwise be compatible with the dominant building color.

- 10.7 [S] Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be contained within the pitched roof structure, completely screened within a penthouse, or screened by a roof parapet that harmonizes with the architectural style of the building (fig. 12, B). Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened from public view including surrounding public right-of-ways, surrounding public or Common Open Space and neighboring properties or they must be an integral part of the building design. Parapets or other architectural screening solutions shall be used. Screen material shall be of the same or compatible material texture

and color to the building architecture or metal panels painted to match. Screening shall be equal to or taller than the element being screened unless specifically approved by the Centerra DRC and administratively by the City of Loveland. Integrated roof forms and mechanical screens are required.

11.0 BUILDING FAÇADES - FRONT AND SIDES

- 11.1 Express and distinguish both horizontal floor lines and vertical structural piers (fig. 10, B).
- 11.2 Visually segment the building into a series of structural bays composed of a column/ pier and spandrel designed to visually segment an otherwise massive façade into a series of individual units. May use scoring patterns (fig. 10, 12, B).
- 11.3 [S] Discourage unarticulated architecture. Boxy and monotonous facades that lack a sense of scale shall not be permitted on sides subject to public view.
- 11.4 [S] Avoid flush building surfaces. Continuous all glass curtain walls dropped straight into the ground plane without transition shall not be permitted.

12.0 BUILDING FAÇADES - REAR LOADING DOCKS

- 12.1 [S] Continue same materials and colors from front and side elevations.
- 12.2 [S] Organize overhead doors and loading docks in simple clean and consistent lines (fig. 1).
- 12.3 [S] Use consistent color band across doors to minimize visual clutter of numerous

openings. (fig. 2).

- 12.4 Massing breaks, recesses and projections are not required but use of color and scoring patterns are strongly encouraged to reduce the impact of the large single plane wall.
- 12.5 [S] Screen walls must be used to minimize views of the loading docks and overhead doors from public view. Screen walls shall be architectural extensions of the main building (fig. 3, 4, 5).

13.0 BUILDING MATERIALS

- 13.1 [S] Use texture and application of color to add visual interest to an otherwise ordinary building surface.
- 13.2 The use of subdued colors typical of the muted native grasses, wood, rocks and soil of the high Colorado plains and Centerra's natural setting are to be used as primary building colors. The use of warm and darker tones, with low reflectivity is recommended. Colors or accents considered by the Centerra DRC to be bold, brash, intense, fluorescent, black or metallic shall not be used, unless approved in writing by the DRC for specific and limited purpose.
 - Accent and trim colors shall complement and enhance the effect of the primary building color.
 - Use of bright colors (including bright white) that may streak, fade or generate glare is discouraged.



Vignettes



Fig. 1 - Overhead Doors and Loading Docks



Fig. 2 - Color Band



Fig. 3 - Screenwall



Fig. 4 - Screenwall



Fig. 5 - Screenwall

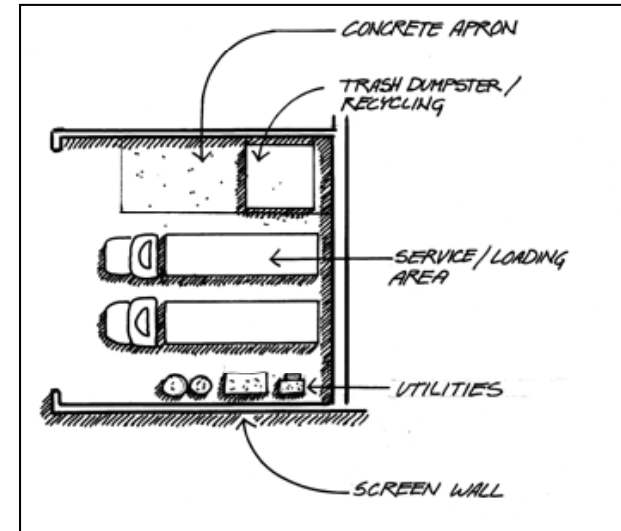


Fig. 6



Fig. 7 - Trash Enclosure



Fig. 8 - Trash Enclosure

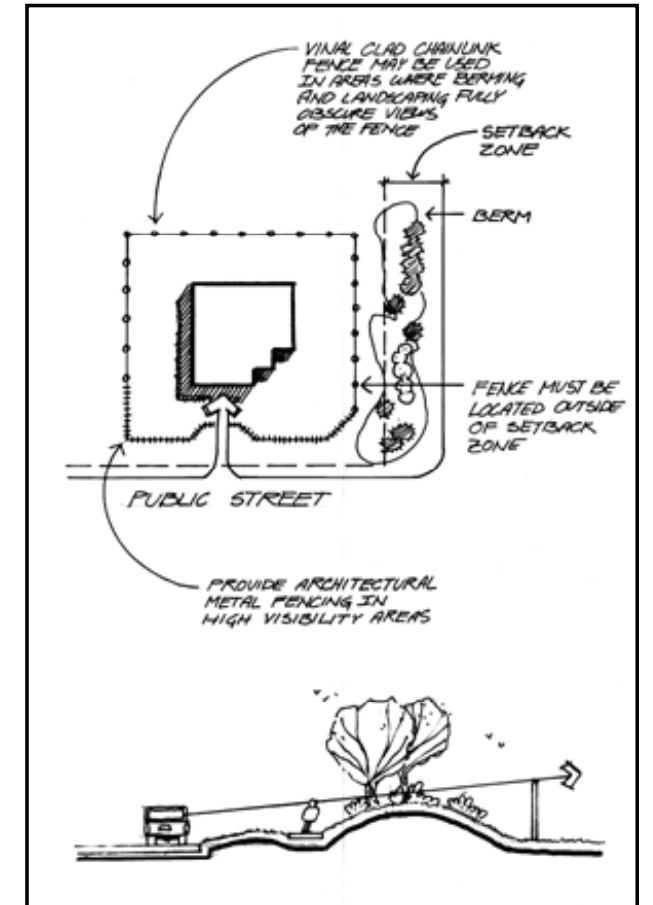


Fig. 9

Guidelines and Standards (S)

- A bright or primary color used for accent elements such as door and window frames, and architectural details is encouraged.

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

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

13.5 S The following building materials shall be permitted:

Building Base and Façades:

- Concrete, poured-in-place, pre-cast, and tilt-up (sandblasted or textured)
- Concrete, with light colored aggregate
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework)
- Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
- Concrete Masonry Block (i.e. Textured and/or ground face with integral color)
- Metal (such as I-beams, Corten steel, or corrugated metal, subject to DRC review and approval)

Windows:

- Glass, Transparent
- Glass, Lightly tinted (Allowing 80 percent light transmission)

Roofs:

- Metal, Standing Seam
- Metal, Corten Steel

- Rolled metal or rubber membrane roofing (flat roof sections, only). Screened by a parapet wall and associated cornice (corona).

14.0 TRASH DUMPSTERS AND OTHER EQUIPMENT ENCLOSURES

SERVICE AREAS:

14.1 S Loading docks, generators, trash containers, mechanical equipment, service areas and similar shall be screened or located out of view from adjacent streets, dissimilar land uses, pedestrian pathways, and Open Space corridors and are not permitted within setback areas (fig. 6).

14.2 S Trash enclosures must be fully screened from public view using a masonry wall, tilt-up concrete, or similar and gate using colors to match the Primary Structure. Gate shall be constructed of solid metal panels and finished to match the Primary Structure (fig. 7, 8).

14.3 S Screening for loading docks, service areas, trash enclosures, etc. shall be a minimum height of six feet (6'), or as tall as the object which is being screened if taller than six feet (6') (fig. 3, 4, 5).

14.4 S Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless out of view, screen these areas architecturally and/or with landscaping. Materials, supplies, trucks, or equipment being stored on site must be concealed inside a closed building or behind a visual screen approved by the City of Loveland and the Centerra DRC (fig. 6).

14.5 S Clearly identify all service entrances to discourage the use of main entrances for deliveries.

14.6 S Where possible, trash containers should be located within the building service area.

15.0 FENCING

SECURITY FENCES/WALLS:

15.1 S Materials must be compatible with other architectural and landscape elements.

15.2 S Where security fencing is used in highly visible areas (access points, focal areas, adjacent to Public Roads, Open Space Trails, etc.) the use of architectural metal fencing (wrought iron or similar) is required. The fence must be selected to provide a high degree of visual quality, low maintenance, security, and to present a consistent image.

15.3 S Chain link fences may be used for security only if significant berming and landscaping can fully screen views of the fence from public view (public R.O.W., Open Space Trails, Neighboring dissimilar uses) at initial installation of the plantings (See Fig. 9). Where chain link fences are used, they shall be vinyl clad (or similar) in a black or dark to medium gray in color. Chain link fencing with integral slats or fabric is not permitted.

15.4 S Unless approved otherwise, security fences shall be a maximum of six (6) feet tall.

15.5 S Fences adjacent to public streets must be setback a minimum of fifteen (15) feet, or the minimum required bufferyard widths from the right-of-way unless approved otherwise by the Centerra DRC and the City of Loveland.

15.6 S Wooden fences are prohibited.

15.7 S Architectural metal fences in areas visible to the public should be buffered with landscaping. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. Fence buffer designs shall be such that a minimum of 30% of the fence is obscured from vision within 3 years after planting. Fencing does not count as a parking lot screening element.

The above criteria do not apply to temporary construction fencing.



Fig. 1



Fig. 2



Fig. 5



Fig. 6 - Pedestrian Lighting



Fig. 8



Fig. 9



Fig. 3



Fig. 4



Fig. 7



Fig. 10



Fig. 11

Guidelines and Standards (S)

16.0 OUTDOOR FURNITURE

- 16.1 Use outdoor chairs, tables, trash receptacles, recycling receptacles, ash urns, etc. to accommodate employee lunchtime and break activities (fig. 1 - 4).
- 16.2 Use plant containers within forecourts, plazas, and along pedestrian promenades to add animation and color (fig. 8 - 11).
- 16.3 **S** Coordinate the style, design and color of all outdoor furniture and site lighting elements to compliment each other and the building architecture (fig. 1 - 11).



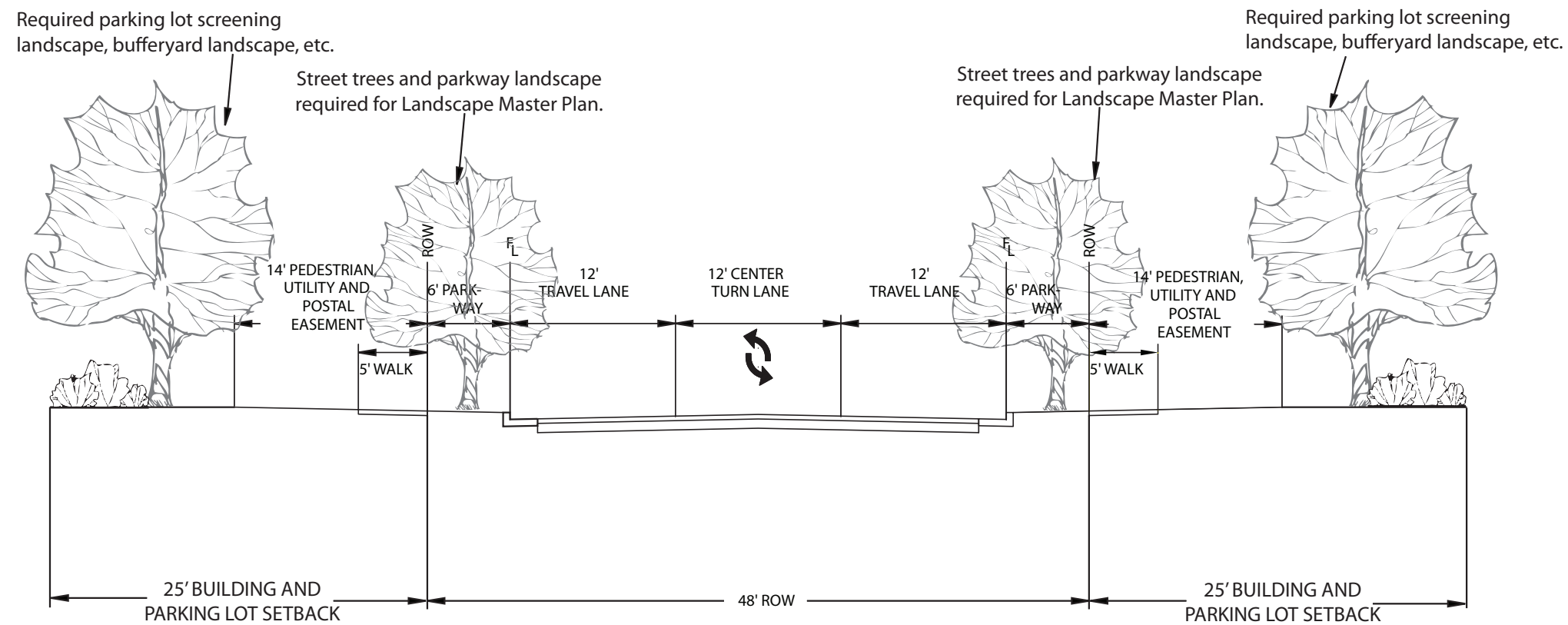


Fig. A - 2-Lane Local Road

Guidelines and Standards (S)

17.0 2-LANE LOCAL ROAD

- 17.1 S Coordinate streetscape landscaping with the overall Centerra Landscape Master Plan for off-site roadways, edge conditions, and common areas.
- 17.2 S 25' building and parking lot setback (fig. A) from street R.O.W.
- 17.3 Design the Public/Private Interface based upon the following guidelines: (Refer to the City of Loveland Street Standards for additional criteria) (fig. A).
- Parkway: 6' wide minimum. Parkway width may vary larger if sidewalk meanders.
 - Sidewalks: 5' wide minimum. Sidewalk may meander between the parkway and utility easement.
 - Walls: Walls shall be placed outside of the landscape buffer yard.
 - Landscaping: See Landscape Master Plan.
 - Parkway Landscaping Responsibility: Landscaping shall be the responsibility of the adjacent property owner.
 - Curb and Gutter: Vertical curb and gutter.

18.0 LANDSCAPING

- 18.1 S Landscaping shall comply with the City of Loveland's Site Performance Standards and Guidelines except as further restricted in these Guidelines.
- 18.2 S All landscaped areas shall have an underground automatic controlled irrigation system.
- 18.3 Maximize the use of xeric/low water use plants and drip irrigation.

19.0 LIGHTING

- 19.1 S All lighting shall comply with City of Loveland's Site Performance Standards and Guidelines except as further restricted in these Guidelines.
- 19.2 S High Pressure Sodium lights are prohibited.
- 19.3 S Maximum Pole Height for site lighting fixtures is 30'.

20.0 Signage Design Guidelines

20.1 Purpose

These sign guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform residents and visitors of the various amenities, services, and products within the Centerra Planned Community. Unity of freestanding signs is achieved by the repetition of design elements including buff sandstone columns and bases that are consistently battered, arched-top sign faces, in some cases lettering style, and illumination source, and a limited palette of sign face colors. Building mounted wall signs are also strictly regulated in terms of size and appearance.

20.2 Applicability

This Sign Guidelines Section applies to all signs within the Centerra Planned Community, unless covered by a separate Planned Sign Program that is established as a part of a specific project. All significant projects are encouraged to develop a Planned Sign Program. Planned Sign Programs in concert with The Centerra Planned Sign Program which controls community and temporary signs, supersede the City of Loveland Sign Code, and shall be enforced by both the Centerra Design Review Committee (DRC) and City of Loveland. The definitions as contained within the City of Loveland Sign Code, Chapter 18.50 of the Loveland Municipal Code, are considered a part of these General Signage Design Guidelines and are not repeated within this document. Proof of sign permit from the City of Loveland and a letter indicating approval by the Centerra DRC shall be required before installation of any sign.

20.3 Regulations Applicable to All Signs

20.3.1 Site Distance Triangle

- 20.3.1.1 Only pole or ground mounted signs are permitted within sight triangles. All signs located within the sight distance triangle, as defined by the City of Loveland, shall either be of pole construction or ground mounted.
- 20.3.1.2 Limit pole diameter to twelve (12) inches, maximum.
- 20.3.1.3 Locate pole signs a minimum of seven (7) feet

above finished grade (as measured to the bottom of the sign).

- 20.3.1.4 Limit ground mounted signs to a maximum height of 24 inches above finished grade.

20.3.2 Off-Premise Signs

- 20.3.2.1 Prohibit off-premise signs, except for Project Identity Signs (e.g., Centerra, business parks, town centers, etc.). These are the exclusive responsibility of the Master Developer.

20.4 Prohibited Signs

- 20.4.1 Prohibit the following signs, except as specifically approved by the DRC:
 - Animated, Changeable Copy, Exposed Light Bulb, Flashing Signs or, Exposed LED Signs
 - Roof Signs
 - Portable Signs, including signed vehicles
 - Hand-lettered Signs
 - Paper or Cardboard Signs (attached to or temporarily placed within windows of buildings and/or affixed to the exterior or interior of doors, handbills, and hand-held signs
 - Signs in the Public Right-of-Way (R.O.W.)
 - Internally illuminated awnings
 - No “Sale” or “Special Announcement” signs
 - Inflatable features
 - Cabinet Signs (Internally illuminated plastic face) with the exception of convenience stores as described in this section
 - Signs on benches, trash receptacles, vending machines or other site furniture
 - Neon or flexible LED signs, except as allowed by Section 20
 - Signs held by people, animals, or people in costume
 - Plastic Signs (formed plastic or injection molded)

- Other Signs as identified in the Master or Community Association Covenants
- Signs on Umbrellas
- Search Lights

20.5 Construction, Installation, and Maintenance Requirements

- 20.5.1 Prohibit exposed conduit, raceways, ballast boxes, or transformers.
- 20.5.2 Prohibit labels on exposed surfaces, except those required by ordinances. Where necessary, labels shall be placed in inconspicuous locations.
- 20.5.3 Insure that all metal surfaces are uniform and free from dents, warps, and other defects. Painted surfaces shall be free of particles, drips, and runs. Use only durable paints specifically intended for outdoor use.
- 20.5.4 Flush mount exposed screws, rivets, or other fastening devices and finish so as to be unnoticeable.
- 20.5.5 Limit individual letter depth. Depth of individual dimensional letters shall not exceed one-quarter of the letter height to a maximum of 6 inches deep. No letter is required to be less than four inches deep if internally illuminated. Text that has capital and lower-case letters shall use the capital letter height to determine the maximum depth of all letters.
- 20.5.6 All sign applicants shall provide assurance that the sign will be adequately maintained. All signs will be kept neatly finished and repaired, including all fasteners and supports. A Centerra Master Association or City of Loveland representative may inspect and have authority to order painting, repair, alterations or removal of a sign that constitutes a hazard to safety, health, or public welfare by reason of inadequate maintenance, dilapidation, or obsolescence.
- 20.5.7 Any sign which is associated with a business that is

no longer being conducted, shall have the sign face altered so that the message is no longer visible to the public within 45 days of the cessation of such business.

- 20.5.8 The substrate for a sign which has been removed shall be repaired to eliminate any evidence that sign (patches, paint, etc.) was previously in this location.

20.6 Sign Area Measurement

- 20.6.1 Provide proper sign area measurement. Specific sign areas for Centerra Development Identity Signs are defined in the Centerra Planned Sign Program. All other sign areas on freestanding and building-mounted wall signs shall be measured per the City of Loveland Sign Code.
- 20.6.2 Measure individual letter and logo signs that are mounted on a landscape wall by the outline of the letters and logo, as if it were a building-mounted wall sign.
- 20.6.3 The sign area (face) shall be measured by including within a single continuous rectilinear perimeter of not more than eight straight lines which enclose the extreme limits of writing, representation, lines, emblems, or figures contained within all modules together with any air space, materials, or colors forming an integral part of background of the display or materials used to differentiate such sign from the structure against which the sign is placed. Architectural features, structural supports, and landscape elements shall not be included within the sign area.

20.7 Total Allowable Sign Area

- 20.7.1 Design sign area, based upon the following standards:
 - 20.7.1.1 One (1) sign per building face, a maximum of two (2) signs per building frontage.
 - 20.7.1.2 Total allowable sign area shall be equal to 2.0 square feet per linear foot of building frontage for the first 200 linear feet. An additional 1.0



square foot of sign area may be provided for each additional linear foot of building frontage. (Figure 20a).

20.7.1.3 Up to two sides of a building may be counted as frontage.

20.7.1.4 In multi-tenant projects, each business is entitled to one wall sign per building entrance.

20.7.1.5 All signs, including Project Directional, Freestanding Menu Boards, Freestanding Identity Signs, and Building Mounted Signs shall be counted as part of the total allowable sign area.

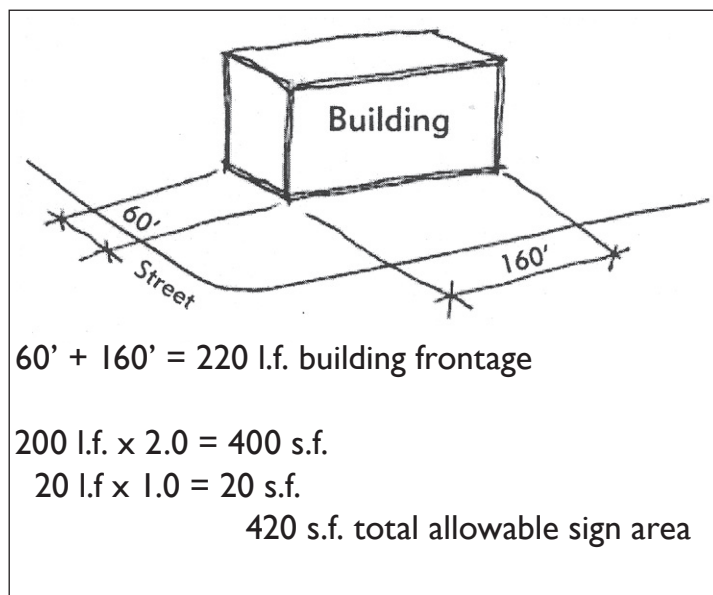


fig. 20a Total Allowable Sign Area

20.7.1.6 A Project Identity Sign shall count as one of the two maximum Freestanding Identity Signs for the premise on which it is located, but shall not count towards the total allowable sign area for that premise.

20.8 Sign Area Penalty

20.8.1 Reduce total allowable sign area by 15 percent for any of the following conditions that are present on the property:

20.8.1.1 Cabintet-style logos used in addition to indi-

vidual letters. Logo cabinets shall not occupy more than 20 percent of the total message area.

20.8.1.2 Color and font of building-mounted letters and logos is not uniform.

20.9 Freestanding Signs - Regulations

20.9.1 Style

20.9.1.1 Provide a solid base for all freestanding signs. Signs shall be designed to be in character with the sign designs illustrated in this Document and elsewhere at Centerra. Pole signs shall not be permitted.

20.9.2 Number of Signs

20.9.2.1 One (1) Freestanding Identity Monument or Sign per street frontage, maximum of two (2) signs per premise.

20.9.2.2 Project Identity Monument or Signs count as one (1) Freestanding Identity Sign for the premise on which it is located, but do not count towards the total allowable sign area for that premise.

20.9.3 Setbacks

20.9.3.1 Freestanding Identity Signs shall be setback a minimum of eight feet from the public roadway curb face or edge of pavement. Signs shall not be placed within the ROW.

20.9.4 Changeable Copy and Electronic Messages

20.9.4.1 Signs with changeable copy or electronic messages shall not be permitted, except for those displaying time and temperature, or price associated with fuel.

20.9.5 Separation Between Signs

20.9.5.1 Provide a minimum separation of 75 feet between any two freestanding identity signs.

20.10 Freestanding Identity Signs

20.10.1 Freestanding Private Development Identity Monuments and Signs for Non-Residential Projects

20.10.1.1 Business, Office and Industrial Park Monument Signs are designed to identify a single tenant, or project name as opposed to multiple tenants (Fig. 20b).

20.10.1.2 All Business and Industrial Park Signs shall be uniform in size and comply with the design depicted in fig 20b below, unless otherwise approved by the DRC.

20.10.1.3 All Business, Office, and Industrial Park Monument Signs shall be composed of the following elements: dark patina bronze or light bronze sign panel; cut sandstone columns; and halo illuminated typography and logos. Custom light fixture is optional. Contact the DRC staff for specifications of finishes allowed by this requirement.

20.10.1.4 Letters on Business, Office, and Industrial Park Monument Signs shall be uniformly colored with the option of color variations in the back-lighting that will be visible only at night.

20.10.1.5 Each parcel is allowed one (1) Tenant Sign, unless otherwise approved by the DRC.

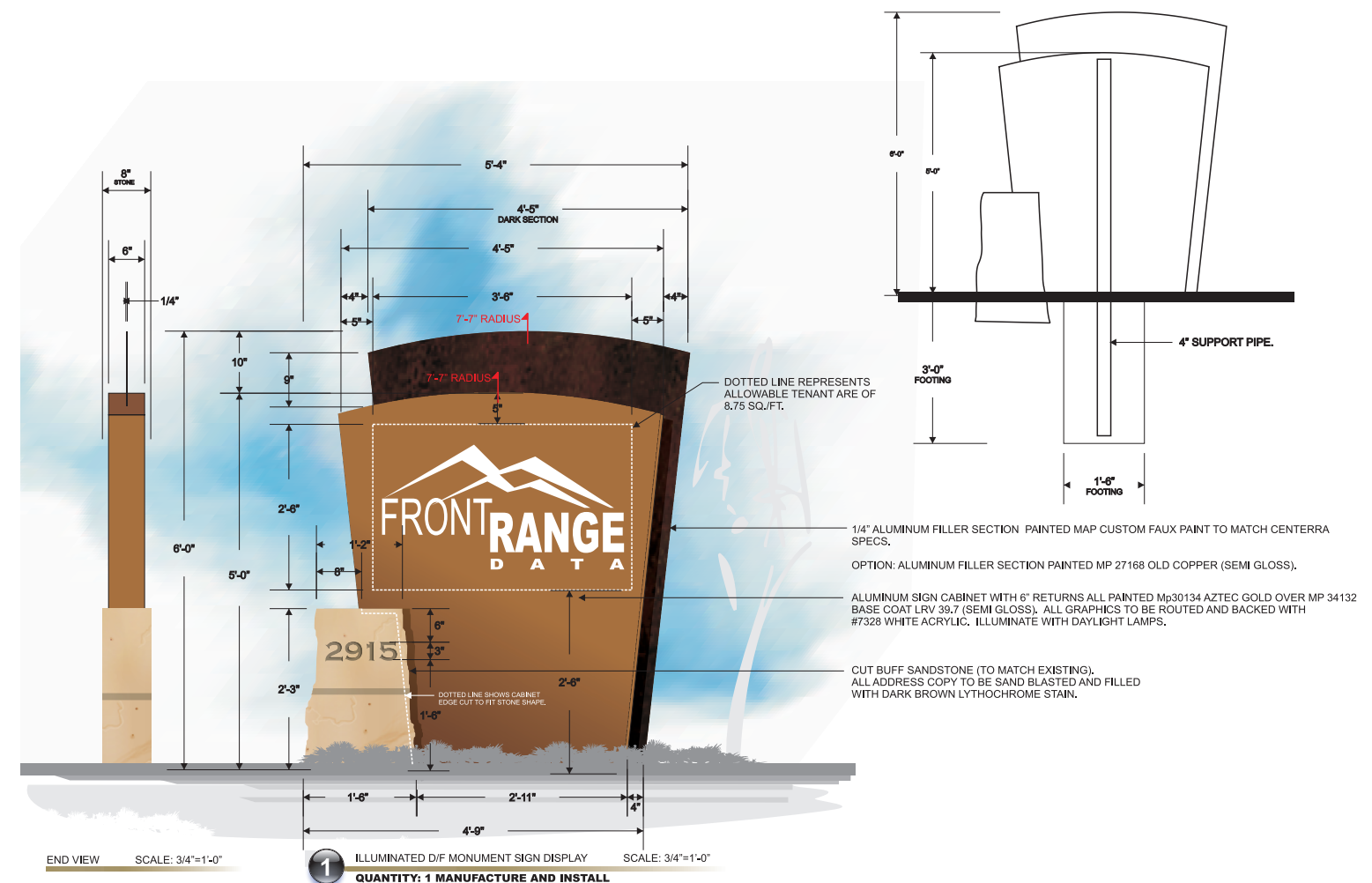


fig. 20b Business Park / Industrial Park Tenant Sign



fig. 20d Business Park / Industrial Park Tenant Sign



fig. 20d Pedestrian Directional Signs

20.11 Freestanding Directional Signs

20.11.1 Project Directional Signs

Project Pedestrian Directional Signs

- 20.11.1.1 Project Pedestrian Directional Signs are intended to inform pedestrians about destinations within a project, designed to complement the overall signage theme of that project (Figure 20e).
- 20.11.1.2 Project Pedestrian Directional Signs shall be reviewed on a case-by-case basis and shall be included in the total allowable sign area.

Project Vehicular Directional Signs

- 20.11.1.3 Project Vehicular Directional Sign shall not exceed eight square feet in size and are included in the total allowable sign area.
- 20.11.1.4 Other signs that provide direction to destinations within a project are also allowed, and will be reviewed and approved by the DRC on a case-by-case basis.
- 20.11.1.5 Vehicular Project Directional Signs shall harmonize with the overall signage design theme created for that project (figure 20e).

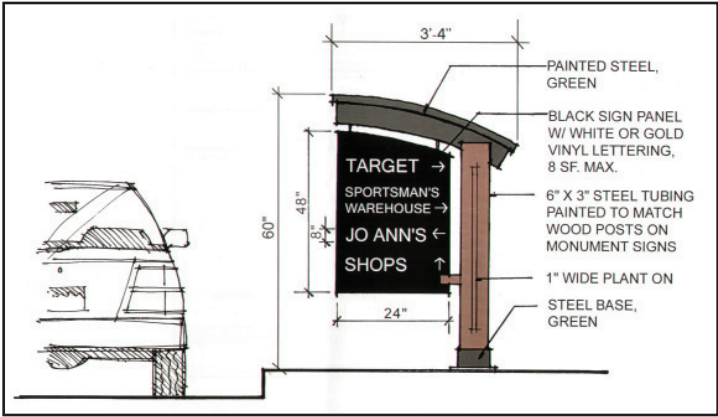


fig. 20e Vehicular Directional Sign

20.12 Building-Mounted Identity Signs

20.12.1 Size

- 20.12.1.1 Maximum sign area for all combined building-mounted signs shall be 15 percent of the wall surface on which they are mounted.
- 20.12.1.2 Maximum size of an individual sign shall not exceed 150 square feet per signable wall for each business, except as prohibited by size restrictions noted below, or as approved as part of a specific Planned Sign Program.

20.12.2 Materials - Option 1 - Individual Channel Letters, Internally Illuminated

- 20.12.2.1 Unless otherwise approved by the DRC, individual channel letters and logo marks shall be formed of bronze-colored, welded aluminum including returns (.036 minimum on sides and .080 minimum on backs) with no exposed mounting hardware.
- 20.12.2.2 Letter and logo faces shall be a minimum one-eighth inch thick acrylic (non-yellowing material).
- 20.12.2.3 Color on Building Mounted Identity Signs shall be uniform, unless specifically reviewed and approved by the DRC.
- 20.12.2.4 Letters shall be internally illuminated.

- 20.12.2.5 The symbol for registered trademarks may not be included on signs.
- 20.12.3 Materials - Option 2 - Including Halo Lit Letters
 - 20.12.3.1 Individual metal letters and logo marks shall be dark, light, or patina-colored with concealed halo illumination.
- 20.12.4 Materials - Option 3 - Push-Through Cabinets
 - 20.12.4.1 Individual letters shall be a uniform color, cutout from an opaque fascia panel and backlit.
- 20.12.5 Materials - Option 4-Flat-Cut Out (F.C.O.), Externally Illuminated
 - 20.12.5.1 Flat-Cut Out (F.C.O.) letters and/or logo mark. F.C.O. letters shall have a minimum depth of 1" and pegged off the surface of the building a minimum of 3/4". Directly illuminate with decorative fixtures, fully shielded from glare and protected from shining light into the sky.
- 20.13 Multi-Story Buildings
 - 20.13.1 Only one (1) Primary Identification Sign that names the building or major tenant shall be permitted, located between the highest floor and top of the building parapet or in a location appropriate to the building architecture and as approved by the DRC.
 - 20.13.2 Signs shall be limited to a single line of copy with the name of the building or major tenant and/or logo mark.
 - 20.13.3 Products or service descriptions shall not be permitted.
 - 20.13.4 The height of the area on which the sign appears shall not be less than twice the height of the sign (fig. 20f).
 - 20.13.5 Primary Identification Sign area shall not exceed five percent of the building elevation on which it is located.

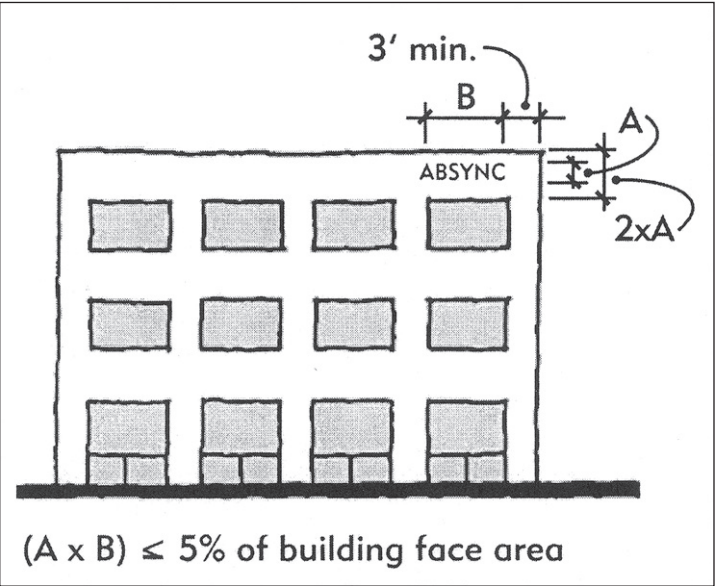


fig. 20f - Primary Identification Sign at Building Parapet

Building Height (Stories)	Maximum Letter Height	Maximum Symbol Height
1	1' - 6"	2' - 0"
2	2' - 0"	2' - 6"
3	2' - 6"	3' - 0"
4	3' - 0"	3' - 6"
5	3' - 6"	4' - 0"

- 20.13.6 A minimum distance of three feet shall be maintained between the end of the sign and building corner (fig. 20f).
- 20.13.7 Determine maximum letter/symbol height and maximum sign area, based upon the formula in fig. 20f.

20.14 Single Story Buildings

- 20.14.1 For buildings with multiple occupants, provide a sign containment area (sign band) between eight and 26 feet above the finished floor as an integral part of the building architecture.

- 20.14.2 Signs shall be limited to a single line of copy with the business name and/or logo mark, only, unless specifically reviewed and approved by the DRC.
- 20.14.3 Products or service descriptions shall not be permitted.
- 20.14.4 The height of the area on which the sign appears shall not be less than twice the height of the sign.
- 20.14.5 One (1) main or front entrance sign shall be allowed for each individual tenant.
- 20.14.6 The allowable signage for each tenant shall be prorated based upon its proportionate share of the primary building frontage or as directed by the building owner representative, and reviewed and approved by the DRC. Unless otherwise modified by an approved Planned Sign Program, tenants may not exceed a maximum sign area of 150sf, subject to the locations of the calculation in 20.6 and 20.7. For example a single in-line tenant with 30' of store front may not exceed 60sf of sign area (30'x2.0)
- 20.14.7 Total sign area for the premise (including free-standing signs) shall be determined by Total Allowable Sign Area requirements (See section 20.7 for additional info).
- 20.14.8 Tenants with two distinct entrances on different facades shall be permitted a maximum of two signs (one (1) per entrance), subject to DRC review and approval.
- 20.14.9 Signs shall not be located any closer than 24 feet on-center, unless otherwise reviewed and approved by the DRC.

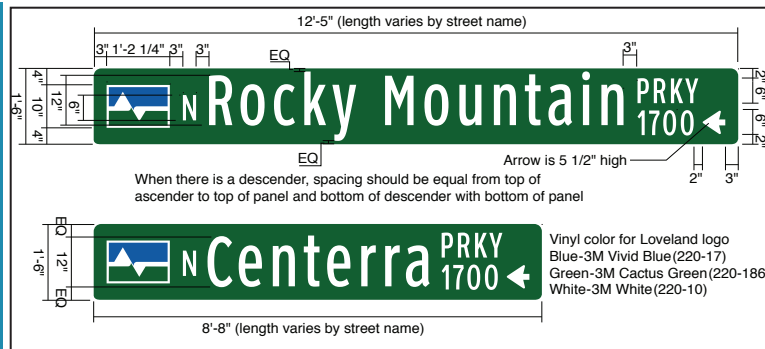


fig. 20g Signalized Intersection Signs

Control Devices (MUTCD) signs that can fit within the design theme established for Centerra. These regulatory signs may be placed in the right-of-way subject to City of Loveland approval (fig. 20g).

20.15.1 Regulatory and Street Signs

Specialty themed Regulatory Signs oriented towards motorists shall be used throughout Centerra. Regulatory Signs include standard MUTCD signs such as speed limit signs, stop signs, etc. that can fit within the design theme established for Centerra. These regulatory signs may be placed in the right-of-way subject to City of Loveland approval. Sign post and mounting details are outlined in section 18.4 and Figure 20a. Regulatory signs must be mounted 7'-0" from the ground to the bottom of the sign to meet ADA guidelines. Work done in the right-of-way guidelines are in section 20.15a.

20.15.2 Street Name and Roundabout Signs

Font for Signalized Intersection Signs, Street Name Signs and Roundabout Signs are upper and lower case Clearview Highway IV. Spacing between letters can not be modified, the font has specific spacing for readability.

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Clearview Highway Sample Text

20.15.3 Signalized Intersection Signs

Street name signs placed on mast arms at signalized intersections shall use 18" plates with 12" letters, Clearview Highway IV upper and lower case. Length of plates will vary to

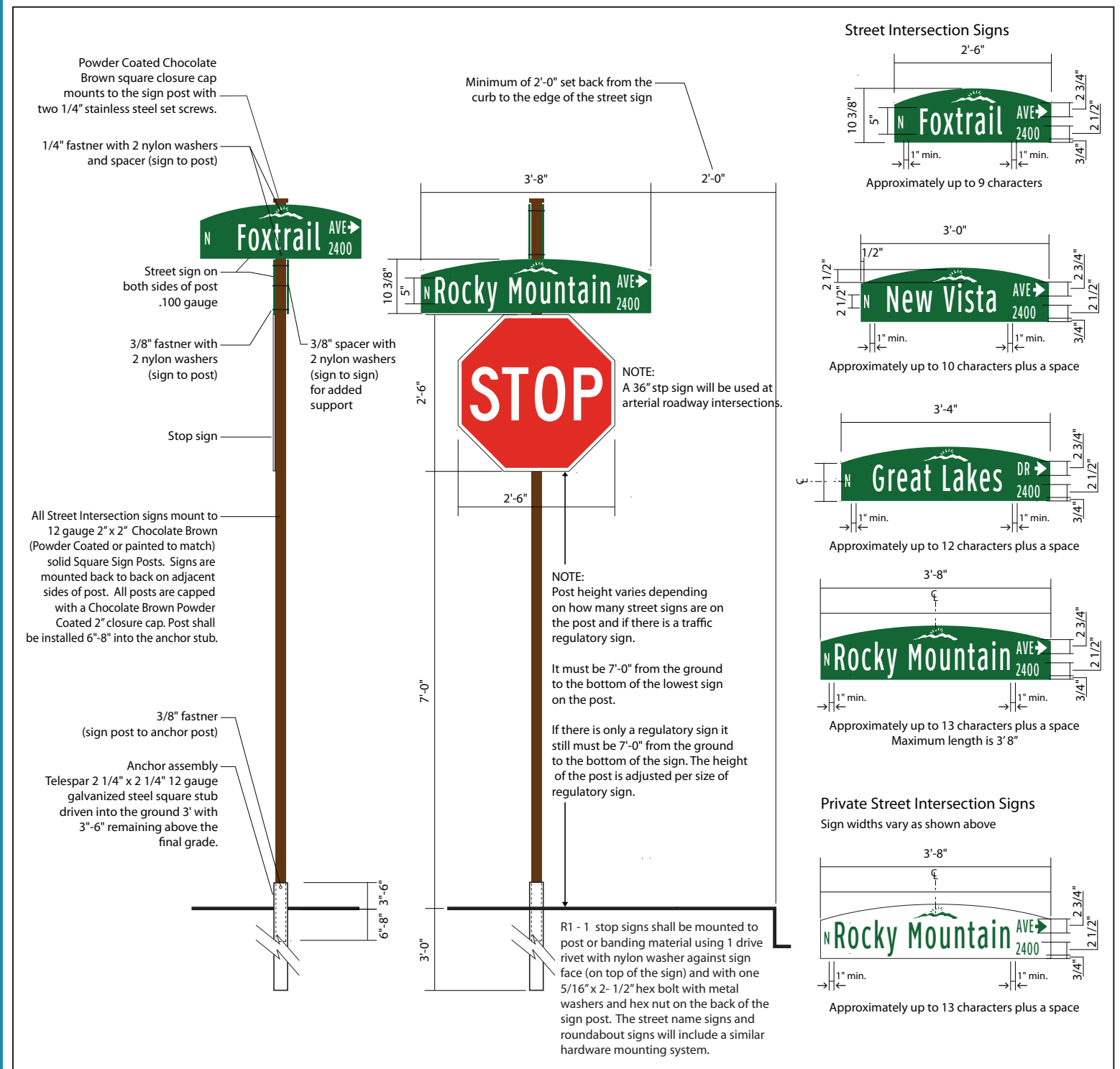
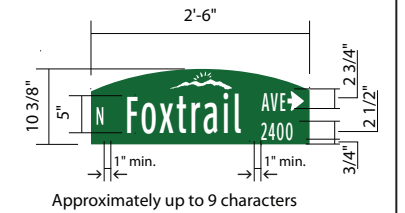
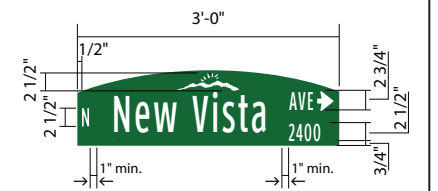


fig. 20h Street Intersection Signs

Street Intersection Signs



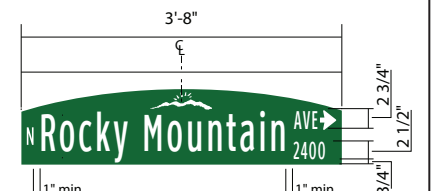
Approximately up to 9 characters



Approximately up to 10 characters plus a space



Approximately up to 12 characters plus a space

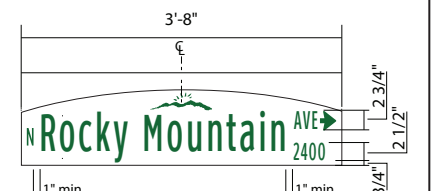


Approximately up to 13 characters plus a space

Maximum length is 3' 8"

Private Street Intersection Signs

Sign widths vary as shown above



Approximately up to 13 characters plus a space



fit street names. Aluminum sign blank shall be .100 or .125 thickness with 3/4" radius corners. For signs with lengths up to 48" use .100, over 48" use .125. All sign letters and numbers are to be white diamond grade vinyl on green diamond grade sheeting per Federal Highway Administration (FHWA). The colors shall not fade when exposed to an accelerated test of ultraviolet light equivalent to 5 years of outdoor exposure. No silk-screened signs are permitted. All signs shall include block numbers plus arrow pointing toward higher block number. Arrows shall meet MUTCD standards. Signs are mounted to existing fiberglass and steel streetlight poles with 3/4" stainless steel banding. The street name signs are reinforced with aluminum extrusions attached directly to the sign with 3M VHB double-sided tape. The extrusions are riveted to the sign to ensure a strong, permanent installation. Universal channel clamps slide into the extrusions and are banded to the mast arm with Stainless Steel Banding and Stainless Steel Ear-Lokt Buckles using a Band-it tool. Mounting Band-it should match pole color. (Sign layouts - Fig. 20h)

20.15.4 Street Intersection Signs

Street name signs at minor intersections shall use curved plates with 5" letters, Clearview Highway 1W upper and lower case. The plates are 7 1/4" on the right and left edges and curve up in the center to 10 3/8". There are 4 size options of plates to fit the variation of street name lengths. Typical installation shall include 4 street name signs, 2 for each direction. For signs with lengths of 18"-30" use .080 gauge aluminum; for signs 36"-44" use .100 gauge aluminum. All sign letters and numbers are to be white diamond grade vinyl on green diamond grade sheeting per FHWA. The colors shall not fade when exposed to an accelerated test of ultraviolet light equivalent to 5 years of outdoor exposure. No silk-screened signs are permitted. All signs shall include block numbers plus arrow pointing toward higher block number. Arrows shall meet MUTCD standards. All street name signs shall be retrorreflective (fig. 20g).

Private street signs have the same specifications as the street intersection signs outlined above except that all sign letters and numbers are to be green diamond grade vinyl on white diamond grade sheeting per FHWA (fig. 20g).

20.15.5 Street Intersection Sign Posts and Mounting

All Street Intersection signs mount to 12 gauge 2" x 2"

Chocolate Brown (Powder Coated or painted to match) solid Square Sign Posts. Signs are mounted back to back on adjacent sides of post. All posts are capped with a Chocolate Brown Powder Coated 2" closure cap.

When possible regulatory signs should mount to existing light poles to reduce the number of poles at street intersections. Regulatory signs attach to existing light poles with 3/4" stainless steel banding. Use aluminum sign bracing on the back of sign blank as needed for structural support and wind loads. Band-it should match existing light pole color, for example use a brown Band-it for bronze light poles and stainless steel Band-it for light grey light poles.

20.15.6 Directional Roundabout Signs

Roundabout signs shall use a minimum size of 6' x 4' aluminum sign blank, .125 thickness with 3/4" radius corners. Use aluminum sign bracing on the back of sign blank as needed for structural support and wind loads. All sign letters and roundabout symbols are to be white diamond grade vinyl on green diamond grade sheeting per FHWA. Symbol for Hospital to follow Official Signs Guidelines. The colors shall not fade when exposed to an accelerated test of ultraviolet light equivalent to 5 years of outdoor exposure. No silk-screened signs are permitted. All directional roundabout signs shall be retrorreflective (fig. 20h).

20.15.7 Roundabout Street Signs

Street name signs at roundabout intersections shall use curved plates with 6" letters, Clearview Highway 1W upper and lower case. The plates are 10 1/8" on the right and left edges by 5'-0" wide and curve up in the center to 1'-1 3/4". Sign blanks are .125 gauge aluminum with double post mounting. All sign letters, numbers and arrows are to be white diamond grade vinyl on green diamond grade sheeting per FHWA. The colors shall not fade when exposed to an accelerated test of ultraviolet light equivalent to 5 years of outdoor exposure. No silk-screened signs are permitted. All signs shall include block numbers plus arrow pointing toward higher block number. Arrows shall meet MUTCD standards. The Centerra logo is centered at the top of the sign. All roundabout street signs shall be retrorreflective (fig. 20j).

20.15.8 Roundabout Sign Posts and Mounting

All Roundabout signs mount to 2 - 12 gauge 2" x 2" Chocolate Brown (Powder Coated or painted to match) solid Square

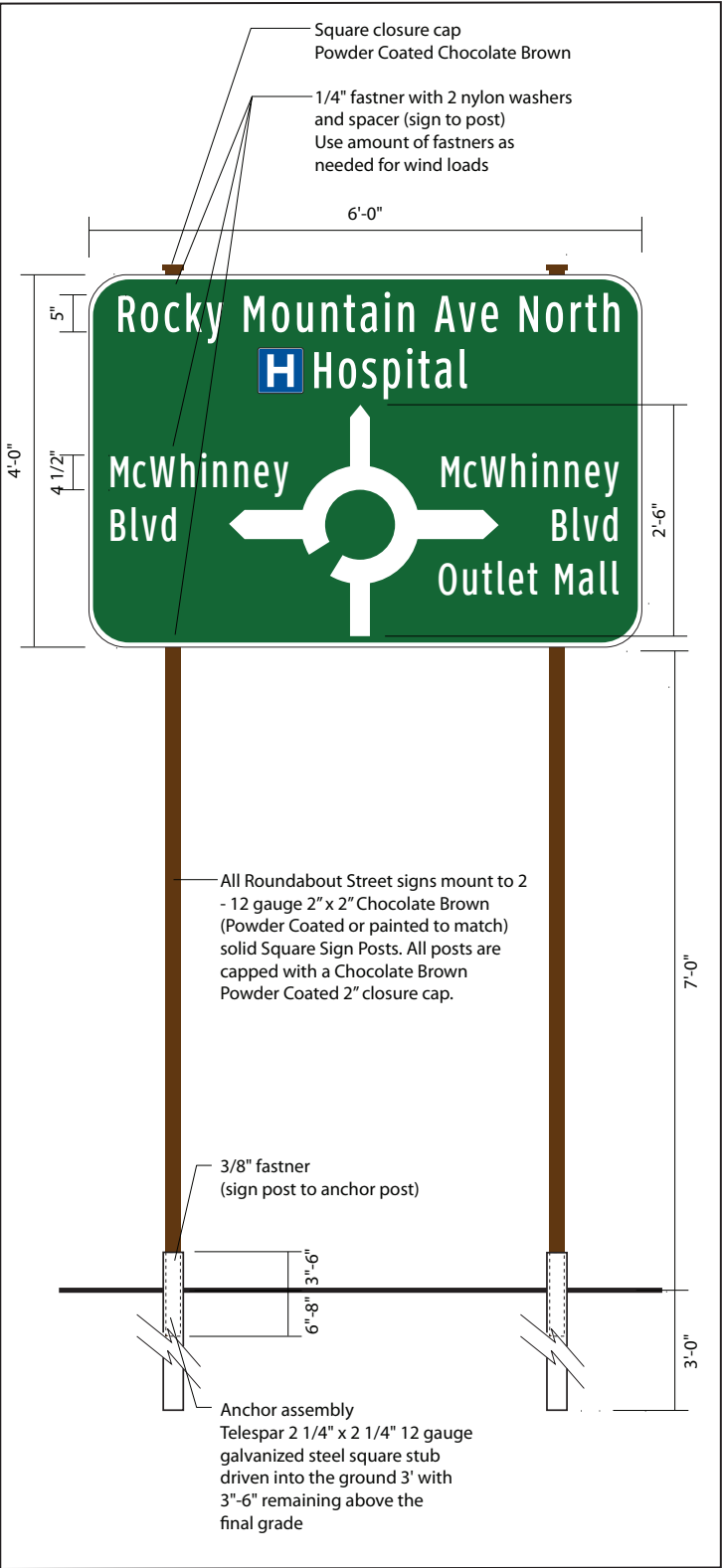


fig. 20i Roundabout Directional Signs

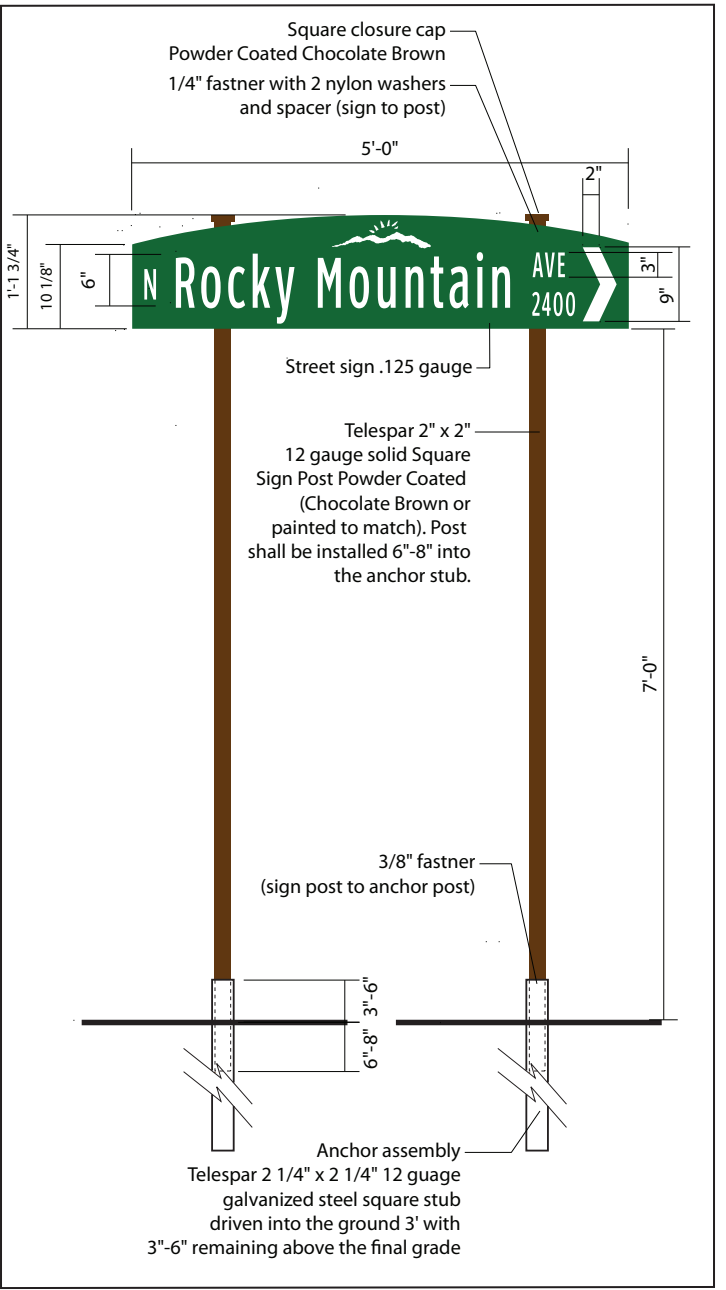


fig. 20j Roundabout Directional Signs

Sign Posts. All posts are capped with a Chocolate Brown Powder Coated 2" closure cap.

20.15.9 Work in the Right of Way Guidelines

Section 12.16.040 of the City of Loveland municipal code states that "No person shall undertake or permit to be

undertaken any construction, excavation, or work in the rights-of-way without first obtaining a permit from the City as set forth in this chapter.” Section 12.16.250 of the code also states that “If any person violates or causes the violation of any of the provisions of this chapter, they shall be guilty of a separate offense for each and every day or portion thereof during which a violation is committed, continues, or is permitted, and upon conviction of any such violation, such person shall be punished as provided in Section 1.12.010 of this code for each such violation. (Ord. 5232 § 2, 2007).” Section 1.12.010 of the code states that this fine shall not exceed \$1,000 or imprisonment for a term not exceeding one year.

The City of Loveland Public Works Department will require the following language be added to the construction document plans prior to final approval:

“Prior to the commencement of any construction activity that will affect any existing street signs or traffic control devices within the public right-of-way (ROW), the contractor shall contact the City Traffic Division at 970-962-2535 to coordinate the removal, relocation, and/or proper storing of the existing sign(s) or traffic control device(s) and obtain a ROW work permit from the City Traffic Division to do such work. However, if the contractor moves any existing street sign(s) or traffic control device(s) within the public ROW without first obtaining a ROW work permit from the City Traffic Division, then the contractor will be charged for the labor, materials, and equipment to reinstall the sign(s) or traffic control device(s) as deemed necessary by the City. The contractor will also be charged to replace any existing street signs or traffic control devices that were damaged or blemished during any construction activity as deemed necessary by the City. The contractor may also be subject to additional fines as per the Loveland Municipal Code. Additionally, any work within the Colorado Department of Transportation (CDOT) ROW will also need to obtain a ROW work permit from CDOT.

Section 12.16.040 of the municipal code states that “No person shall undertake or permit to be undertaken any construction, excavation, or work in the rights-of-way without first obtaining a permit from the city as set forth in this chapter.”

20.16 Banners

20.16.1 Banners may be permitted, subject to DRC review and approval, on an individual case-by-case basis, based upon the following requirements:

- 20.16.1.1 Retail uses may be allowed one (1) banner per building, not-to-exceed seven calendar days announcing grand opening of that particular location.
- 20.16.1.2 Office, Light Industrial, and Commercial uses shall be permitted a one (1) day Special Event Banner announcing open house/grand openings.
- 20.16.1.3 Additional restrictions or exceptions may be contained in the Covenants for special developments.

20.17 Window Signs

20.17.1 Window Signs shall be permitted, based upon the following requirements:

- 20.17.1.1 Painted Window Signs shall not be permitted.
- 20.17.1.2 Each business shall be allowed one (1) neon “OPEN” sign. No other neon window signs shall be permitted.
- 20.17.1.3 Signs, decals, or decorations shall not be installed in doorways, windows, or other areas visible from public view, except as allowed in retail stores as regulated by the Centerra Commercial Owners Association (CCOA).
- 20.17.1.4 Real Estate Window Signs intended to identify leasable or retail office space shall be permitted.
- 20.17.1.5 Real Estate Window Sign message text shall be Swiss 721 or Arial, or as otherwise approved by the DRC.
- 20.17.1.6 Centerra Logo Background shall be machine cut 3M vinyl Deep Mahogany Brown.

20.17.1.7 Real Estate Window Sign message text shall be machine cut 3M vinyl Brown or Black.

20.17.1.8 The Real Estate Window Sign message panel shall be composed of 4 millimeter thick Cream or Ivory Coloplast or like material.

20.18 Temporary Signs

20.18.1 Temporary Signs - General

- 20.18.1.1 Temporary Real Estate Project Signs shall be designed in accordance with the Centerra Planned Sign Program.
- 20.18.1.2 Temporary Project Information (construction and real estate) Signs shall be permitted in non-residential areas only.
- 20.18.1.3 Temporary Project Information (construction and real estate) Signs shall be used where land or leaseable space is available and to identify project and future development prior to and during construction. These signs shall be placed in a location on the property and of a design reviewed and approved by the DRC.
- 20.18.1.4 Color of message text for Temporary Signs may vary and may have individual graphics as approved by the DRC.
- 20.18.1.5 The sign fabricator shall provide the required subgrade foundation to ensure that the sign will withstand wind loads.

20.19 Building Entry Information Signs

20.19.1 Building Entry Window Signs - General

- 20.19.1.1 Each business shall be permitted to post information including building or occupant names, hours of operation, emergency information, delivery hours, and other required notices, adjacent to the main exterior entrance on a wall or glass side-light adjacent to the entrance door.

20.19.2 Building Entry Window Signs

- 20.19.2.1 Building Entry Window Signs are allowed only on glass side-lights adjacent to entrance door
- 20.19.2.2 Glass side-light letters shall be die-cut vinyl, silk-screened, or gold/silver leaf.
- 20.19.2.3 Maximum letter height shall be one-inch for basic information.
- 20.19.2.4 Maximum letter height for building names or occupants may be three-inches.
- 20.19.2.5 Logo marks shall be a maximum height of three (3”) inches.
- 20.19.2.6 All type shall fit within a maximum two-foot-by-two-foot area.
- 20.19.2.7 Type style shall be consistent with other building signs.

20.19.3 Building Entry Wall Mounted Signs

- 20.19.3.1 Wall mounted signs shall be applied to a panel that is compatible with surrounding wall treatments.
- 20.19.3.2 Panel area shall not exceed four square feet.
- 20.19.3.3 Decals, credit card information, or hand painted signs shall not be permitted unless reviewed and approved by the DRC.

20.19.4 Building Entry Service Entrance Signs

- 20.19.4.1 Buildings that provide service entrances shall be permitted an additional sign on or adjacent to each delivery door.
- 20.19.4.2 Information area shall not exceed two (2) square feet and may include tenant name and suite number.



20.19.4.3 Sign design shall be consistent with all exterior doors of the building and approved by the DRC.

20.20 Flags and Pennants

20.20.1 Flags and Pennants - General

20.20.1.1 Flagpoles are not permitted, except when associated with a public facility, or as specifically approved by the DRC.

20.20.1.2 Flags that project a maximum of four feet from the building face, shall be permitted on retail, entertainment, service, or commercial buildings only when associated with an approved special district sign program.

20.20.1.3 All flag and pennant faces shall count as part of the Total Allowable Sign Area (See Total Allowable Sign Area, 20.7).

20.20.1.4 Flags may not exceed a dimension of 4' x 6'.

20.20.1.5 Flag illumination is only allowed by luminaires that illuminate the flag from above.

