

DISTRICT A - The Gateway District



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July 2026





Realberry

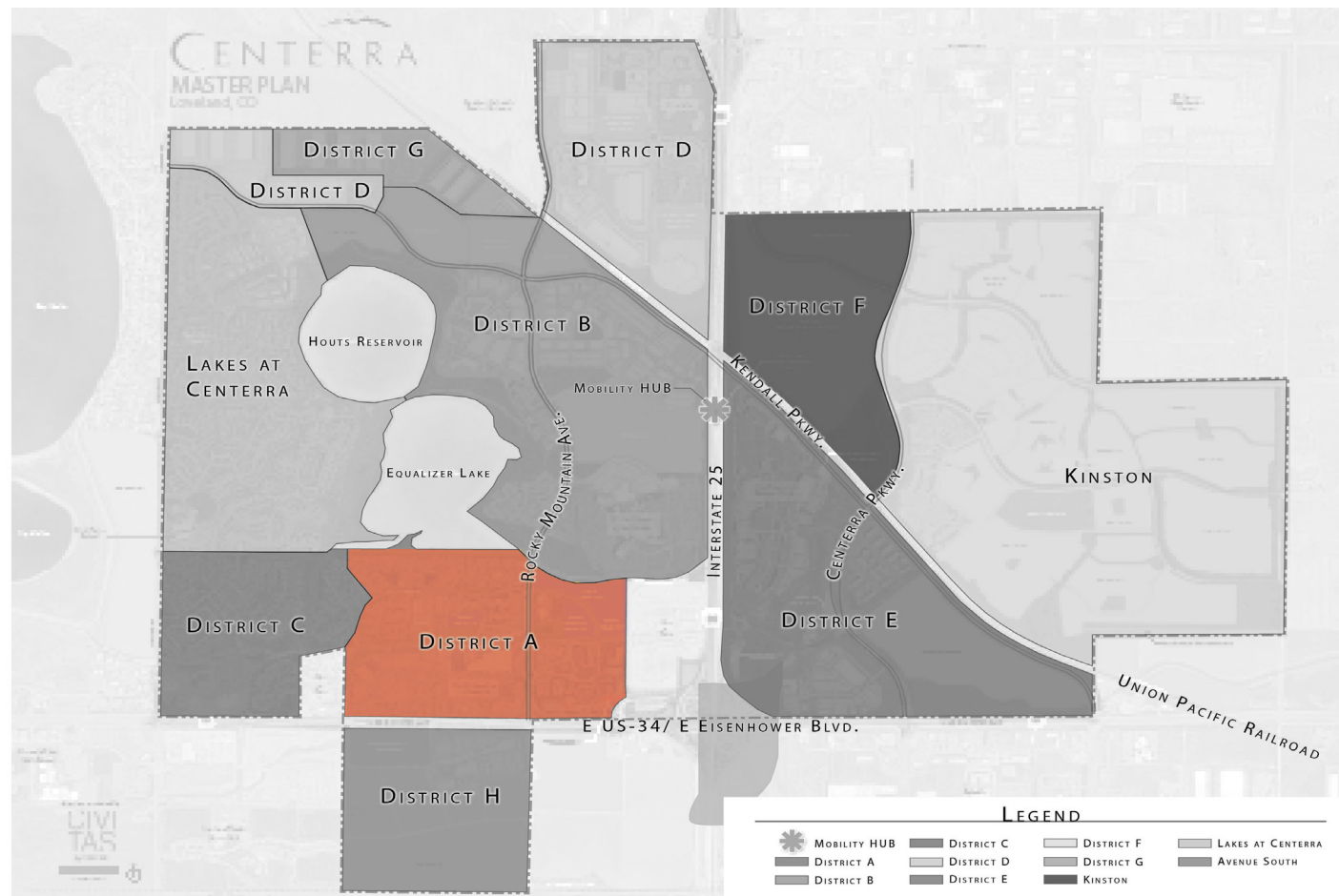
Prepared Documents

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DESIGN



District and Key Map



District Description

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

DISTRICT IMAGE



District Characteristics

1.0 SITE PLANNING

- 1.1 "Gatepost" pad buildings located adjacent to US 34 "announce" entrance into District A.
- 1.2 Existing Neighborhood Commercial center, incorporating In-Line Retail and Large Format uses, defines the US 34 streetscape.
- 1.3 Mixed Use Village Center characterized by hotel and restaurant uses.
- 1.4 Office/Medical support buildings define and enclose meaningful formal open space.
- 1.5 Pedestrian promenade links the Mixed Use Village Center and Office/Medical Support services to the Poudre Valley Health Systems complex.
- 1.6 Water Detention facilities anchor roadway intersections, creating an inviting "green" gateway.
- 1.7 Safety bollards shall be finished in a neutral color complementary to the building's base colors. Safety yellow is prohibited unless otherwise approved by the DRC.

2.0 ARCHITECTURE

MIXED USE COMMERCIAL, RETAIL, RESTAURANTS, ETC.

- 2.1 Architecture characterized by modern interpretations of traditional architectural expressions. Rocky Mountain timber lodge is preferred in this district.
- 2.2 Two and three-story hotel buildings create a higher-intensity node designed to punctuate District A.
- 2.3 Restaurant buildings characterized by typical building base, storefront windows, and distinguishable cap.

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

- 2.5 Tower elements positioned to terminate vistas or accentuate corners of buildings.

OFFICE / MEDICAL SUPPORT

- 2.6 One to three-story office, medical office, and clinic buildings oriented to frame formal open space.
- 2.7 Office/Medical Support buildings characterized by distinctive base, middle, and roof cap.
- 2.8 Office/Medical Support buildings commonly distinguished by pitched roof forms.
- 2.9 Office/Medical support buildings characterized by the use of traditional human-scaled building materials, such as brick and stone masonry, or other materials used by the Medical Center of the Rockies Hospital.
- 2.10 - Structural elements such as brackets and corbels should be included.

MULTI-FAMILY/SENIOR RESIDENTIAL

- 2.11 Multi-Family/Senior Residential buildings may be characterized by townhomes, condominiums, rowhouses, or stacked flat units.
- 2.12 Multi-Family/Senior Residential buildings reflect an indigenous image characterized by formal and informal building shapes.
- 2.13 Formal buildings are distinguished by articulated multi-story façades designed to frame formal open space.
- 2.14 Informal building shapes are portrayed by a combination of one, two, and three-story buildings that appear as a cluster of individual units, rather than one continuous building form.

- 2.15 Building materials are indigenous in orientation, and may include stone or brick masonry and dimensional timber brackets. Rocky Mountain timber lodge is preferred in this district.

3.0 LANDSCAPE ARCHITECTURE

- 3.1 Coordinate landscaping with off-site Landscape Master Plan to provide a seamless transition from on-site to off-site.
- 3.2 Emphasize the use of indigenous native plant materials.
- 3.3 Informal clusters of deciduous and evergreen trees planted in drifts frame the streetscape.
- 3.4 Building perimeter landscaping buffers screen and soften building architecture.
- 3.5 Rows of trees creatively break-up large expanses of pavement in parking fields.
- 3.6 See also the General Landscape Design Guidelines section.

4.0 SIGNAGE

- 4.1 Office/Medical Support signage is subdued, integrated with the architecture of the building.
- 4.2 The Mixed Use Village Center restaurant signage is characterized by an eclectic array of signage types, styles, materials, and illumination sources that add to the pedestrian experience.
- 4.3 See also the General Signage Design Guidelines section.

5.0 SERVICE AND ABOVE GRADE UTILITIES

- 5.1 Avoid placing service areas where they are visible from public view and adjacent buildings.
- 5.2 Locate loading docks, trash enclosures and service areas out of view from the public realm.
- 5.3 Locate all electrical transformers, gas meters and other utility cabinets away from public view. Paint all equipment to match adjacent building material color.

Vignettes



Fig. 1 - Anchor roadway corners and site entries with "gatepost" architectural elements. Use restaurant tower elements or articulated corner treatments to anchor the corner.



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



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



Fig. 4 - Use hotel buildings to frame and enclose meaningful open space. Notice how the buildings cradle the pool area.



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



Fig. 6 - Orient rear functional entries towards semi-private spaces such as courtyards and patios.

Conceptual Site Plan

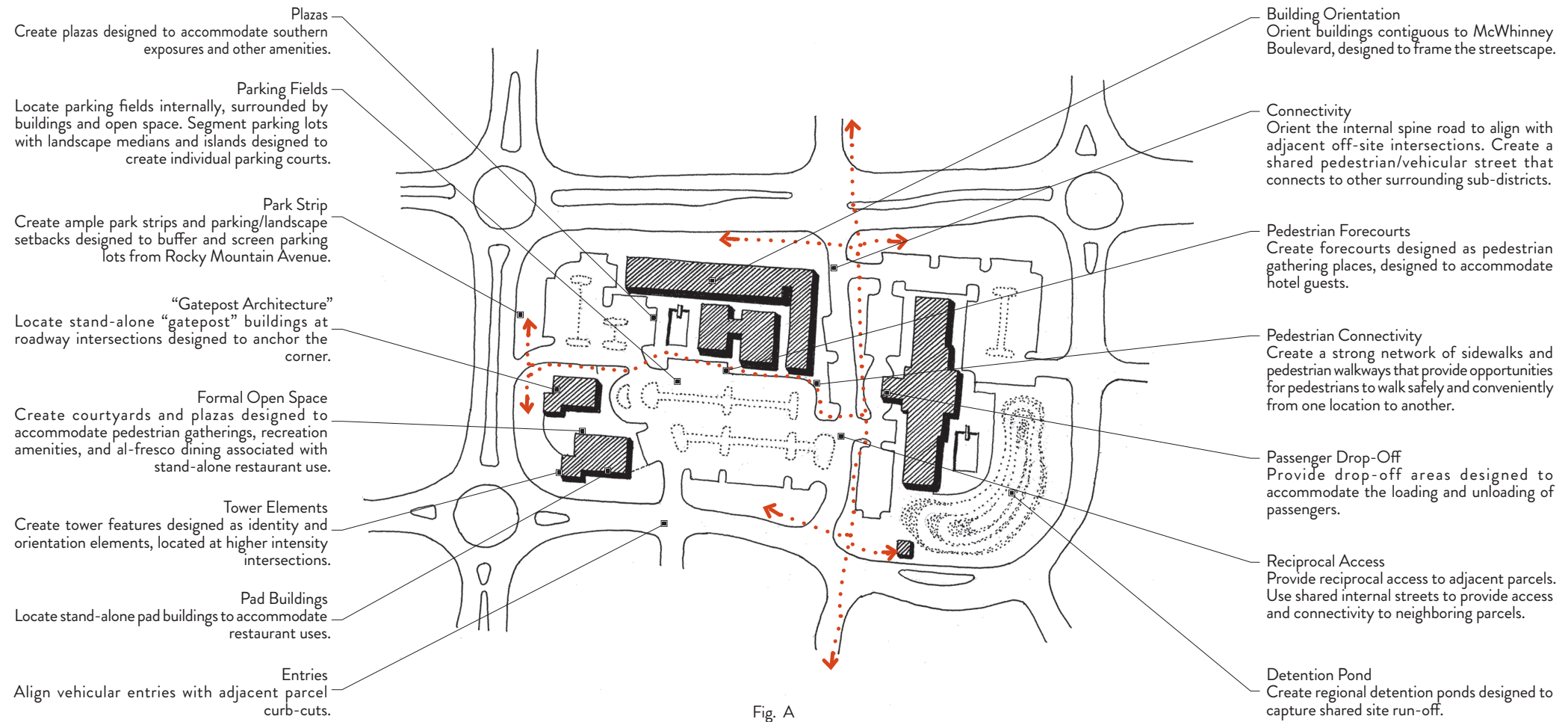


Fig. A

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

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

2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of buildings to frame and enclose formal open space areas creating pedestrian friendly forecourts, courtyards, and plazas (fig. 2, 5).
- 2.2 Avoid random accumulations of buildings characterized by leftover, awkward, and usable open space areas.
- 2.3 Orient formal open spaces to views of site amenities and activities such as architectural landmarks, fountains, and landscape features.
- 2.4 Orient formal open spaces to off-site amenities including views of the Rocky Mountains.
- 2.5 Orient patios and pool facilities towards the south, to gain maximum solar exposure (fig. 5, A).
- 2.6 Provide strong pedestrian connections between various uses within the district center.

~3.0 CIRCULATION AND PARKING~

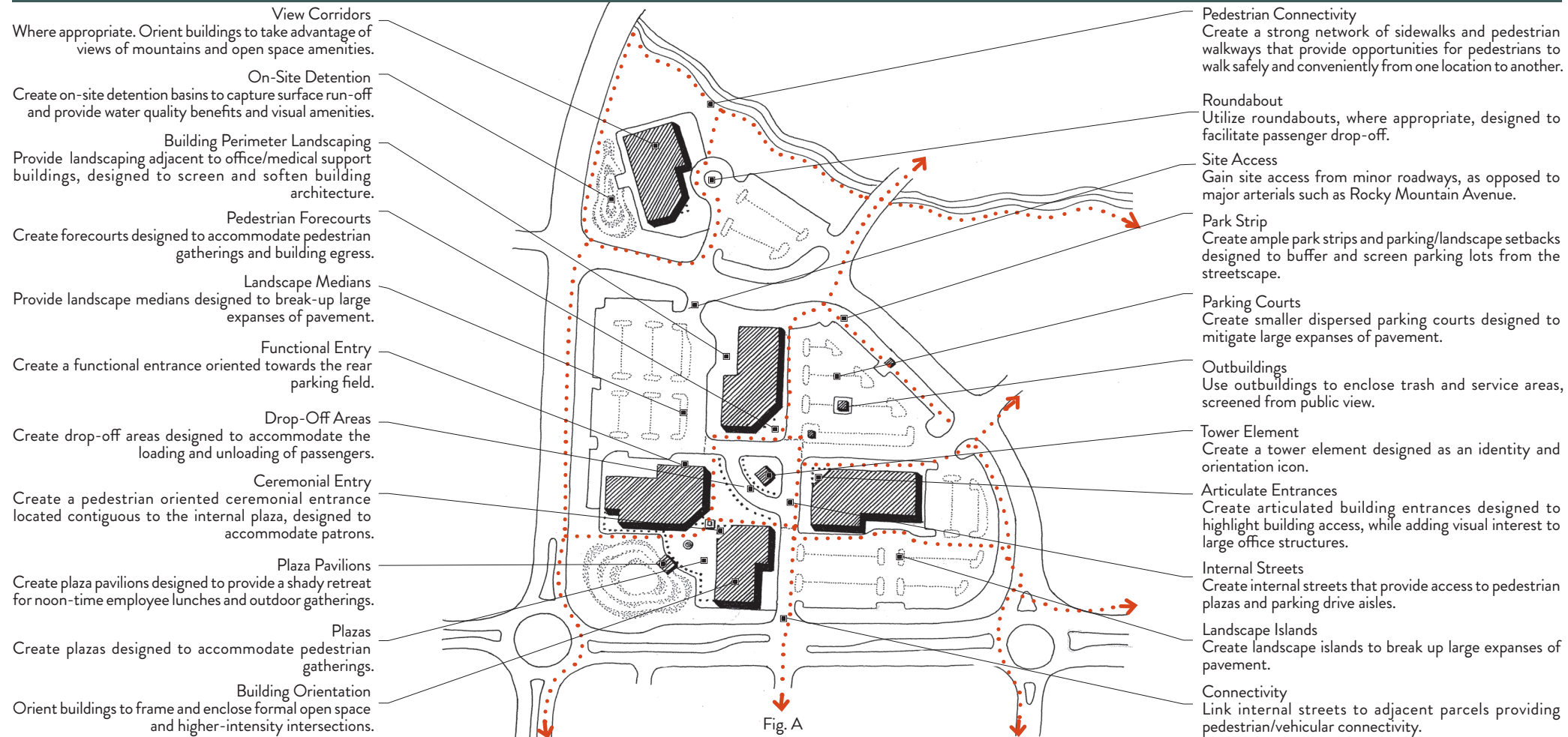
- 3.1 Provide limited vehicular entry points into individual parcels to confine vehicular and pedestrian conflicts (fig. A).
- 3.2 Provide north/south vehicular/pedestrian connectivity to adjacent parcels (fig. A).
- 3.3 Limit vehicular site access to mid-block street intersections to provide access into the site (fig. A).
- 3.4 S Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be required, designed to allow the passage of vehicles between adjacent parcels (fig. A).
- 3.5 Segment large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area (fig. A).
- 3.6 Use landscape medians to shade and screen parked vehicles, while physically breaking up large expanses of pavement (fig. A).
- 3.7 Provide landscaped islands designed to terminate the ends of parking aisles (fig. A).
- 3.8 Discourage high-speed driving. Use bulb-outs, roundabouts, and textured pavement treatments to slow vehicles.
- 3.9 Align parcel street access points opposite of adjacent parcel entries (fig. A).
- 3.10 Establish strong pedestrian linkages via sidewalks and trails to connect all uses together and to provide convenient and safe passage through parking fields.
- 3.11 S Screen loading docks, trash enclosures, and service areas from view. Do not locate in setback areas.

Principles

1. Locate pad satellite buildings at roadway intersections (Rocky Mountain Avenue) designed as "gatepost" architectural features "announcing" entrance into the District.
2. Create formal open space areas designed to accommodate outdoor socializing, recreation, leisure, and dining.
3. Provide pedestrian and vehicular connectivity between adjacent parcels.
4. Provide vehicular parking lots which minimize the negative visual impacts commonly associated with large expanses of pavement.
5. Site buildings to protect and enhance views and view corridors.

SITE PLANNING - OFFICE/MEDICAL SUPPORT

Conceptual Site Plan



Vignettes



Fig. 1 - Orient buildings to frame and enclose formal open space, creating pedestrian plazas.



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



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



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



Fig. 5 - Site buildings to create and define formal open space. Notice how the buildings frame the public plaza and water feature



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

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

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

2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of buildings to enclose, frame, and define meaningful formal open space (fig. 1, A).
- 2.2 Orient urban open space to views of site amenities such as architectural landmarks, fountains and landscape features.
- 2.3 Orchestrate the placement of buildings to enclose formal open space areas creating pedestrian friendly forecourts and plazas (fig. 1, 2, A).
- 2.4 Avoid random accumulations of buildings that create leftover, awkward, and unusable open space areas. Design urban open space based upon the following proportions:
 - Width to Length Ratio: The width of urban open space shall be a minimum one-third the length.

3.0 SITE ACCESS

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

4.0 CIRCULATION AND PARKING

- 4.1 Segment large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area (fig. 5, 6, A).
- 4.2 Distribute parking lots evenly throughout the site into dispersed parking courts (fig. A).
- 4.3 Create pedestrian drop-off areas at plazas and building entries designed to accommodate the loading and unloading of passengers (fig. 4).
- 4.4 **S** Establish strong pedestrian linkages via sidewalks and trails designed to connect all uses together and to provide convenient and safe passage through parking fields.

5.0 SERVICE AND DELIVERY

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

Principles

1. Site office buildings in clusters, creating higher intensity land use nodes designed to accommodate pedestrian movements.
2. Site office buildings to frame and enclose meaningful formal open space.
3. Create formal open space to preserve views of mountains and open space
4. Create courtyards and plazas that are incorporated as public amenities between building clusters.
5. Provide internal streets that lead motorists visually and functionally to building entries and pedestrian drop-off areas.
6. Sensitive site service and delivery facilities to minimize their visual impact.

Vignettes



Fig. 1 - Orchestrate the placement of buildings to create meaningful formal open space. Notice how the buildings frame and enclose the internal courtyard.



Fig. 2 - Orient porte cocheres towards building and site entries designed to accommodate to loading and unloading of passengers.



Fig. 3 - Create tower elements as orientation icons designed to identify the senior housing entrance.



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



Fig. 5 - Distinguish building entrances. Notice how the pitched gable ends, supported by stone piers and posts, "announces" entrance into the senior housing building.



Fig. 6 - Orient senior housing covered porches towards the public realm, encouraging outdoor socializing along the streetscape.

Conceptual Site Plan

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

Connectivity
Link internal streets to adjacent parcels designed to accommodate both pedestrian and vehicular movements.

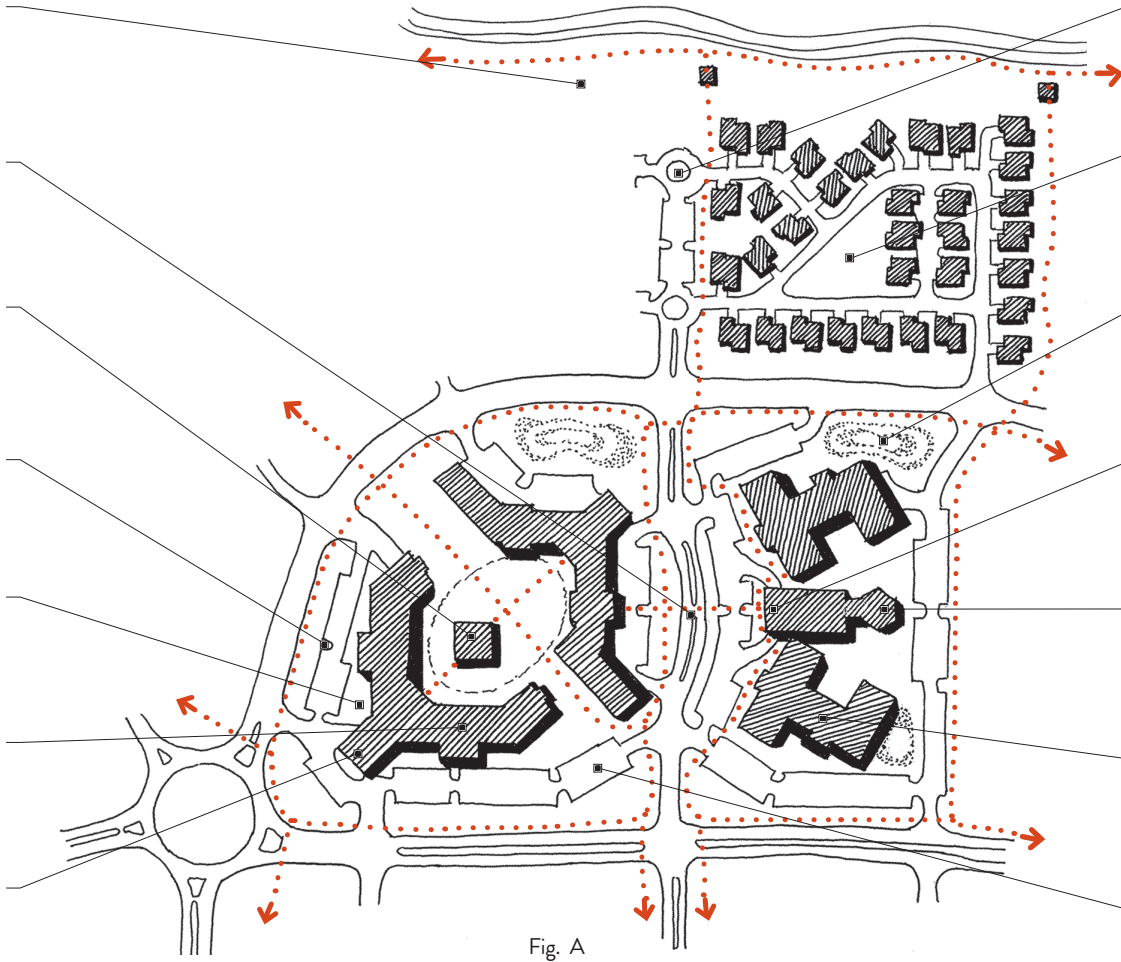
Plaza Pavilion
Create a plaza pavilion designed to accommodate "resort style" outdoor activities and pedestrian gatherings.

Landscape Islands
Create landscape islands to break up large expanses of pavement.

Building Perimeter Landscaping
Provide landscaping adjacent to senior housing buildings designed to soften building architecture.

Building Orientation
Orient Independent Senior buildings to frame and enclose meaningful open space, creating a "resort style" amenity.

Ceremonial Entry
Create a ceremonial entry oriented towards the Roadway round-about, designed to accommodate patrons.



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

Open Space
Create a "village green" designed to accommodate outdoor activities related to Independent Seniors.

Detention Basins
Create on-site detention basins to capture surface run-off.

Porte Cochere
Create porte cocheres designed to accommodate the loading and unloading of passengers.

Pavilions
Create activity pavilions oriented towards outdoor courtyards.

Building Orientation
Orient Assisted Living buildings to create and enclose meaningful formal open space such as plazas and courtyards.

Parking Fields
Create dispersed parking fields designed to mitigate large expanses of pavement.

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

- 1.1 Group buildings in clusters, separated from the roadway by landscaped setbacks in conformance with the Millennium GDP.
- 1.2 Orient Senior Residential/Multi-Family buildings towards streets, greens, and plazas, designed to define, enclose, and frame these open space elements, creating "outdoor rooms".
- 1.3 Orient vehicular project entries towards open space amenities or community buildings. Place prominent community buildings on axis with entry drives, terminating the prospect.
- 1.4 Orient Congregate Care buildings to frame and enclose meaningful common open space.
- 1.5 Design Congregate Care site entrances to align with building entrances and porte-cocheres.
- 1.6 Site Assisted Living buildings to create common outdoor areas.
- 1.7 Orient Senior Cottages towards the street designed to frame and enclose the streetscape while creating a more compact and intimate atmosphere.
- 1.8 Orchestrate the placement of Senior Cottages to frame and enclose formal open space features.

2.0 COMMON OPEN SPACE

- 2.1 Create useable common open space. Open space areas should be located contiguous to the units they serve.
- 2.2 Avoid small, thin, awkward, and undefined common open space areas.
 - The width of common open space areas shall not be less than one-third of their length.
- 2.3 Create a strong network of ADA compliant pedestrian sidewalks, with trails for connectivity to other parcels, and to establish on-site "loops".
- 2.4 Provide covered bus friendly porte cochere/drop-off areas at entries to all senior oriented structures.

3.0 PARKING LOT LOCATION AND CONFIGURATION

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

4.0 ON-SITE CIRCULATION AND DRIVE AISLES

- 4.1 Promote vehicular connectivity and reciprocal access between Congregate Care, Assisted Living, and Senior Cottages.
- 4.2 Connect on-site circulation aisles to adjacent projects.
- 4.3 Create an internal "theme street" designed to accommodate vehicular and pedestrian circulation to adjacent off-site projects and amenities.
- 4.4 Avoid long, continuous drive aisle configurations. Instead #, provide a series of short drive aisle configurations that provide access to smaller parking pods or courts.
- 4.5 **S** Design drive aisles based upon the following requirements:
 - Break up continuous drive aisle configurations and associated parking stalls. There shall be no more than 15 uninterrupted parking stalls whether in garages, carports, or open parking lots.
 - Each cluster of 15 parking stalls shall be separated from additional clusters by a landscape island not less than nine feet wide.

Principles

1. Integrate Senior Residential/Multi-Family projects with surrounding land uses, providing seamless connectivity.
2. Orchestrate and balance the placement of buildings and parking lots with open space areas.
3. Orchestrate the placement of Congregate Care, Assisted Living, and Senior Cottages to frame and enclose meaningful common open space.
4. Site multi-family buildings to create and define meaningful open space areas for socializing, entertaining, and leisure.
5. Avoid parking lot and drive aisle configurations that dominate the site, isolating Senior Residential/Multi-Family projects from the surrounding district.
6. Create a strong network of sidewalks and pedestrian walkways designed to connect formal on-site open spaces with off-site amenities.

Prototypical Elevation



Fig. A

Window Openings
Recessed window openings express mass. Mullions divide the window opening into individual appearing panes.

- Trellis element creates a shady retreat for pedestrians while functioning to soften hotel architecture.

Building Base
Brick masonry base anchors the hotel to the ground plane, creating a pedestal for the building to rest upon.

Vignettes



Fig. 1 - Create porte cocheres designed to shelter patrons from the elements, accommodating the loading and unloading of passengers.



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



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



Fig. 4 - Create balanced window compositions. Notice the symmetrical window arrangement that harmonizes with the gable end façade.



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



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

Guidelines and Standards (S)

Principles

1.0 BUILDING BASE

- 1.1 Use smaller-scale building masses such as hotel lobbies, restaurants, porte cocheres, gift shops, and out buildings as “stair steps” to larger building volumes (fig. 1, 6, A).
- 1.2 Rest the building on a ground floor base or pedestal designed to visually anchor the building to the ground plane (fig. A).
- 1.3 Articulate ground floor building facades, providing entrance pavilions to distinguish building entries and special occupancy areas, such as indoor pools (fig. 1).

2.0 UPPER STORY FAÇADES

- 2.1 Divide upper story facades into a series of structural bays composed of columns/piers and spandrels that define window openings (fig. 4).
- 2.2 Design upper story facades that are composed of solid flat surfaces with punched window openings placed in a regular pattern (fig. 2, 3, 4).
- 2.3 Create vertically oriented window openings. For horizontal window openings, use mullions to divide the opening into a series of vertically oriented windows (fig. 3, 4, 6).
- 2.4 Use lintels and sills to define window openings (fig. A).
- 2.5 Use mullions to divide windows into individual panes (fig. A).
- 2.6 Design deck balustrades (functional or non-functional) that are decorative, reflecting the architectural style of the hotel (fig. 3, A).

3.0 BUILDING CAP

- 3.1 Terminate the top of the building with a distinctive roof cap (fig. 1, 2, A).
- 3.2 Support pitched roof eave overhangs with corbels or brackets.
- 3.3 Sheath sloped roofs with a roofing material that is durable (such as standing seam metal or concrete tile) complementary to the architectural style of the building.
- 3.4 Discourage radical roof pitches that create overly prominent or out-of-character burlings.

4.0 BUILDING MATERIALS

- 4.1 Use building materials that are familiar in their dimensions and can be repeated in understandable modules or units (human scale).
- 4.2 Use materials such as brick or stone that help people interpret the size of the hotel building (fig. 5, A).
- 4.3 Combine dimensional building materials such as brick or stone in modules that can be visually measured.
- 4.4 **S** Avoid large, featureless building surfaces such as large all glass curtain walls and metal spandrel panels.
- 4.5 Use heavier, visually solid building materials for the ground floor base, transitioning to lighter cladding above (fig. 5, A).
- 4.6 **S** The following building materials shall be permitted: All material transitions shall occur at inside corners.

Ground Floor (Building Base)

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced)
- Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
- Metal (structural metal only, such as I-beam spandrels, subject to DRC review and approval)

Upper Story Facades (Building Middle)

- Glass, Lightly Tinted (Allowing 80 percent light transmission)
- Glass, Transparent
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework)
- Siding, Clapboards (cementitious)
- Siding, Drop (cementitious)
- Siding, Lap (cementitious)
- Siding, Shingles (cementitious)
- Stucco, Smooth Exterior Plaster

Roofs (Building Cap)

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

1. Segment buildings into three major components: the ground floor Base that anchors the building to the ground; the upper-story Middle that provides transparency; and the roof Cap that terminates the top of the building.
2. Orchestrate façade openings to create repetitive building rhythms.
3. Use building materials that are aesthetic, durable, and require low maintenance.
4. Use building materials that are human-scaled. Perceiving the scale of a building is important to a pedestrian's ability to relate to it comfortably.

Vignettes



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



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



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



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

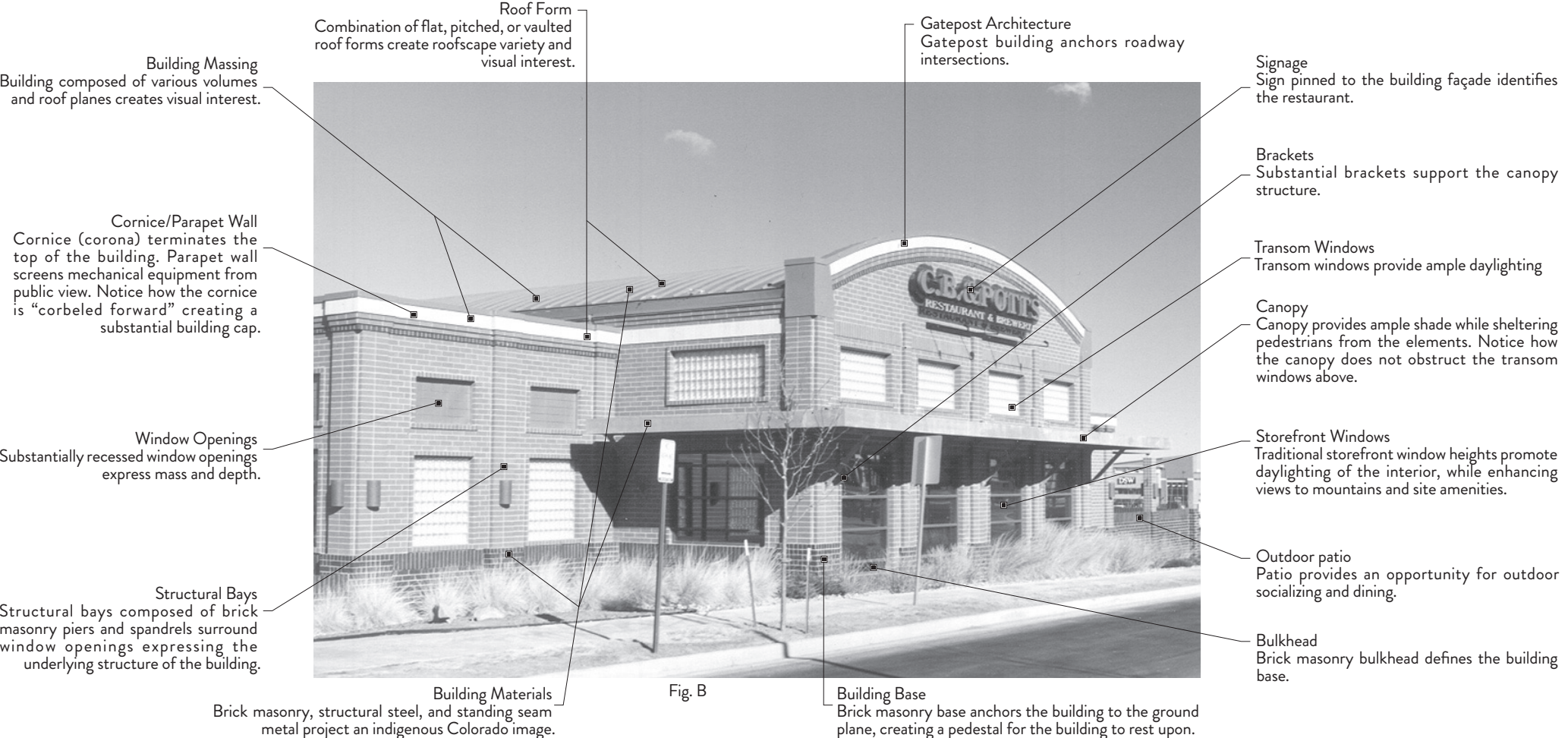


Fig. 11 - Design awnings that conform to individual structural bays. Notice the traditional shed awnings with drop valance that defines each individual structural bay.



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

Prototypical Elevation



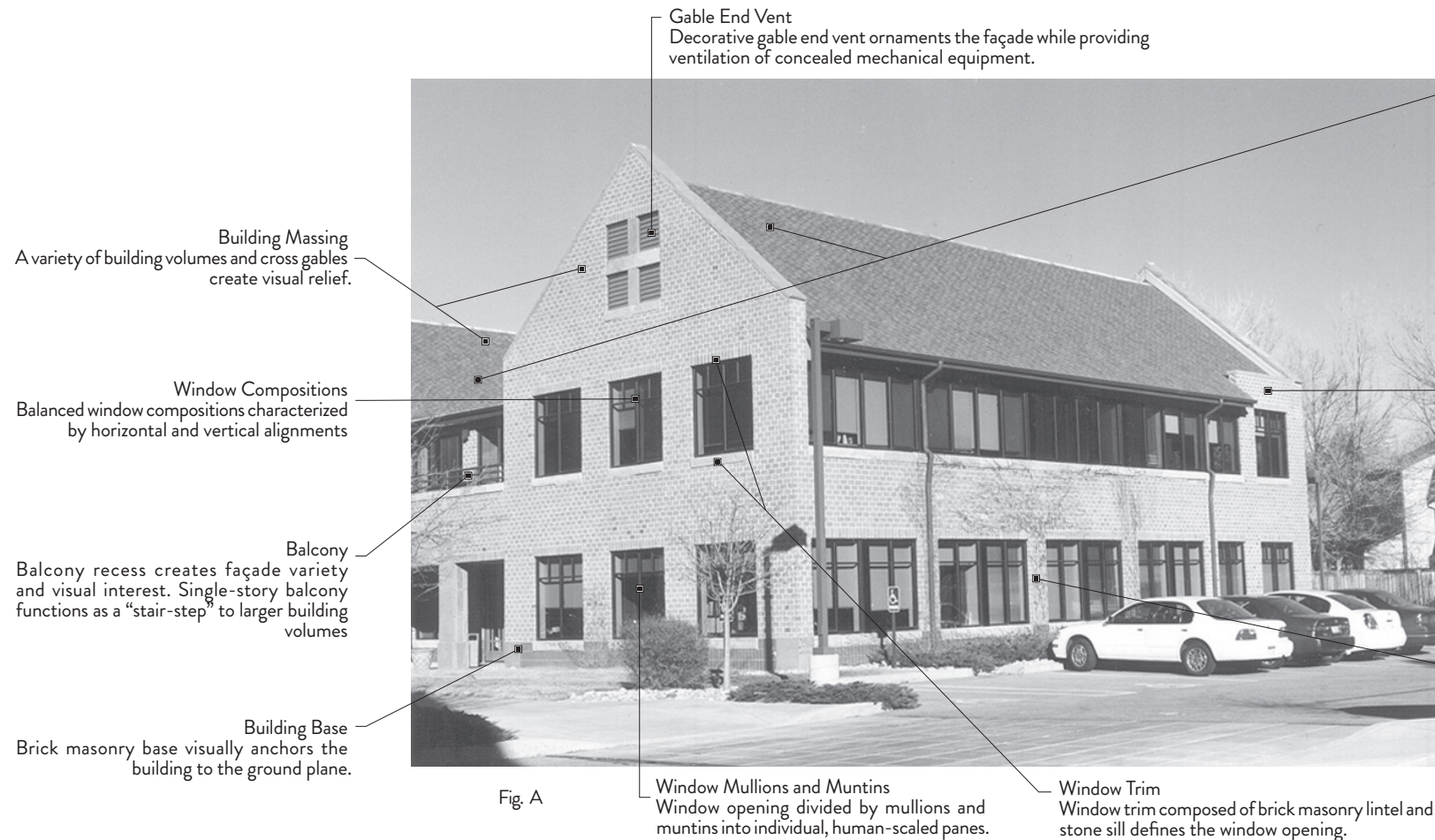
Guidelines and Standards (S)

Principles

1.0 BUILDING MASSING AND FORM 1.1 Design retail and restaurant buildings that are scaled to the human (human scale). Reduce buildings into a series of scale-giving elements, ornamentations, textures, and building materials that respect the scale of the building (fig. B). 2.0 BUILDING BASE 2.1 Rest the building on a ground floor storefront base or pedestal designed to visually anchor the building to the ground plane (fig. 8, 10, B). 2.2 Incorporate foundation landscape planting along at least 50 percent of the restaurant building perimeter. 3.0 BUILDING STOREFRONT 3.1 Divide buildings into a series of structural bays composed of columns/piers and spandrels. 3.2 Use traditional commercial storefront heights to allow natural light to penetrate interiors. Ground floor storefronts shall be designed, based upon the following standards: - Minimum Storefront Height: 10 feet - Minimum Storefront Transparency: 75 percent (void) 4.0 ROOF CAP 4.1 Terminate the top of the building with a distinctive roof cap. Design roof caps using the following techniques: Flat Roofs - Terminate the top of flat roofs with a distinctive cornice and parapet wall (fig. 8, 9, B).	- Distinguish the cornice from the building façade. Corbel-forward the cornice element from the front plane of the building façade to articulate the cornice (fig. 8, 9, B). - Top roof parapet walls with a distinctive cap or coping (fig. 8, 9, B). Pitched and Vaulted Roofs - Sheath roofs with a roofing material that is complementary to the architectural style of the building. - For pitched roofs, support roof eave overhangs with corbels or brackets. - For pitched roofs, create substantial, significant, and decorative fascia board and ornamental rafter tails. 4.2 Conceal rooftop mechanical equipment. 5.0 BULKHEADS 5.1 Where glazing to the floor is not used, anchor storefronts with bulkheads, based upon the following guidelines: - Minimum Height: 18 inches - Maximum Height: 36 inches 6.0 AWNINGS AND CANOPIES 6.1 Design awnings and canopies to complement the architectural framework of the building. Awnings shall express the shape and proportion of window openings and conform to individual structural bays (fig. 9, 11). 6.2 Do not obstruct transom windows with awnings or canopies. When transom windows occur, awnings and canopies shall be located between the top of the storefront window and bottom of the transom to allow light penetration (fig. 8, 12, B). 6.3 S Prohibit internally illuminated awnings. Awning shall not be backlighted.	7.0 PERMITTED BUILDING MATERIALS 7.1 S The following building materials shall be permitted: All material transitions shall occur at inside corners. Façades - Glass, Lightly Tinted (Allowing 90 percent light transmission) - Glass, Transparent - Masonry, Brick (i.e., Face Brick, FBX, Narrow Gage Roman) - Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced) - Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate) - Metal (structural metal only, such as I-beam spandrels, subject to DRC review and approval) - Siding, Clapboards (cementitious) - Siding, Shingles (cementitious) - Tile (Bulkheads or accent decor only. Use traditional semi-gloss glazed transparent 4 x 4" square Dal tile with deep colors such as Cobalt Blue, Vermilion, Timberline Green, Sunflower, Grape, Black) - Stucco (EIFS allowed on upper portions of facade only) - Timber dimensional (wood) - Stucco, Exterior Plaster Roofs (Building Cap) - Metal, Corten Steel - Metal, Standing Seam - Rolled metal or rubber membrane roofing (flat roof sections, only. Screened from public view by a parapet and associated cornice). - Tile, Concrete
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1. Use building masses to anchor high intensity intersections.
2. Segment buildings into three major components: the ground floor Base that anchors the building to the ground; the restaurant Storefront Façade, that provides transparency; and the Cap that terminates the top of the building.
3. Orchestrate building structural bays to create repetitive building rhythms.
4. Use refined urban-oriented building materials that are human-scaled.
5. Provide "four-sided" architecture for all buildings with multiple exposures to public view.

Prototypical Elevation



Vignettes



Fig. 1 - Create a distinguishable building base, middle, and cap. Notice how the base creates a pedestal for the building to rest upon, while belly bands distinguish individual floors.



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



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



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



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



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

Guidelines and Standards (S)

- 1.0 BUILDING MASSING**
- 1.1 Create a distinctive ground floor building base distinguishable from the building's upper stories (Fig. 1, A).
 - 1.2 Rest the building on a discernible base, designed as a pedestal or plinth supporting the visual weight of the building (Fig. 4).
 - 1.3 Create a perceivable building middle as a transitional façade that links the base and roof cap (Fig. 1).
 - 1.4 **S** Distinguish the ground floor base from upper story facades. Increase ground floor height, based upon the following requirements: - Minimum Ground Floor Height: 12 Feet.
- 2.0 ROOF FORM**
- 2.1 Crown the building with a distinguishable roof cap designed to terminate the top of the building (Fig. 1, 3, 6, A).
 - 2.2 Create roof forms that respond to Colorado's unique climate. Use pitched roof forms such as gables or hips, or large flat roof overhangs to shed winter snow, provide summer shade, and shelter pedestrians from the elements (Fig. 2, 3, A).
 - 2.3 Use a consistent roof form to create building continuity. New buildings should use the same roof form and materials as used on existing adjacent buildings within District A (Fig. 2).
 - 2.4 **S** Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be contained within the pitched roof structure, completely screened within a penthouse, or screened by a roof parapet that harmonizes with the architectural style of the building (Fig. 1, A).
- 3.0 BUILDING SCALE**
- 3.1 Express and distinguish both horizontal floor lines and vertical structural piers (Fig. 1, 4, 6, A).

- 3.2 Use smaller structural bays to break-up larger building masses designed to reduce perceived scale (Fig. 1, 4, 6, A).
 - 3.3 Use human-scaled building materials that are familiar in their dimensions and can be repeated in understood modules.
 - 3.4 Express facade components in ways that emphasize repetitive recessed window openings (Fig. 4, 6).
- 4.0 BUILDING FAÇADES**
- 4.1 Reflect the quality and integrity of the underlying structure of the façade in a clear and consistent manner through the use of structural bays (Fig. 1, 4, 6, A).
 - 4.2 Discourage weak or token expressions of structure or an inconsistent statement of structure.
 - 4.3 **S** Segment the building into a series of structural bays composed of a column/pier, recessed window, and spandrel designed to visually segment an otherwise massive façade into a series of individual units. Design structural bays, based upon the following requirements:
 - Minimum Window Recess: Four inches deep
 - Solid to Void Ratio: 40 percent solid, 60 percent void
 - 4.4 **S** Discourage unarticulated architecture. Boxy and monotonous facades that lack a sense of scale shall not be permitted.
 - 4.5 Avoid flush building surfaces. Large, continuous all glass curtain walls dropped straight into the ground plane without transition shall not be permitted.
- 5.0 BUILDING MATERIALS**
- 5.1 Employ durable building materials at the building base (Fig. 4).
 - 5.2 Use material texture, color, control joints, and patterns of materials to add visual interest to building surfaces (Fig. 3, 4, 5, 6, A).

- 5.3 **S** Avoid highly reflective surfaces that generate glare such as mirrored and reflective glass.
- 5.4 Avoid large, featureless building surfaces. Large all glass curtain wall are typically unacceptable unless used in combination with building structural bays that can provide a sense of scale and rhythm.
- 5.5 **S** The following building materials shall be permitted: All material transitions shall occur at inside corners.
 - Building Base and Facades**
 - Concrete, Poured-in-place (sandblasted or textured)
 - Concrete (Pre-cast), With texture and/or light colored aggregate
 - Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry Faced)
 - Masonry, Brick (i.e., Face Brick, FBX, Narrow Gage Roman)
 - Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
 - Metal (structural metal such as I-beams, and metal siding such as Corten or corrugated), subject to DRC review and approval
 - Stucco (upper stories only)
 - Windows**
 - Glass, Transparent
 - Glass, Lightly tinted (Allowing 80 percent light transmission, minimum)
 - Roofs**
 - Metal, Standing Seam
 - Metal, Corten Steel
 - Tile, Concrete
 - Rolled metal or rubber membrane roofing (flat roof sections only, screened by a parapet wall and associated cornice).
 - Shingles, Textured Composition

Principles

1. Create buildings composed of a discernible Base, Middle, and Cap.
2. Create articulated building facades that help pedestrians establish a sense of scale by expressing building mass and individual floors.
3. Create repetitive building rhythms designed to articulate building façades into individual units, reducing the perceived scale of the building.
4. Use durable building materials manufactured in units measurable in human proportions.

Vignettes



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



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



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



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

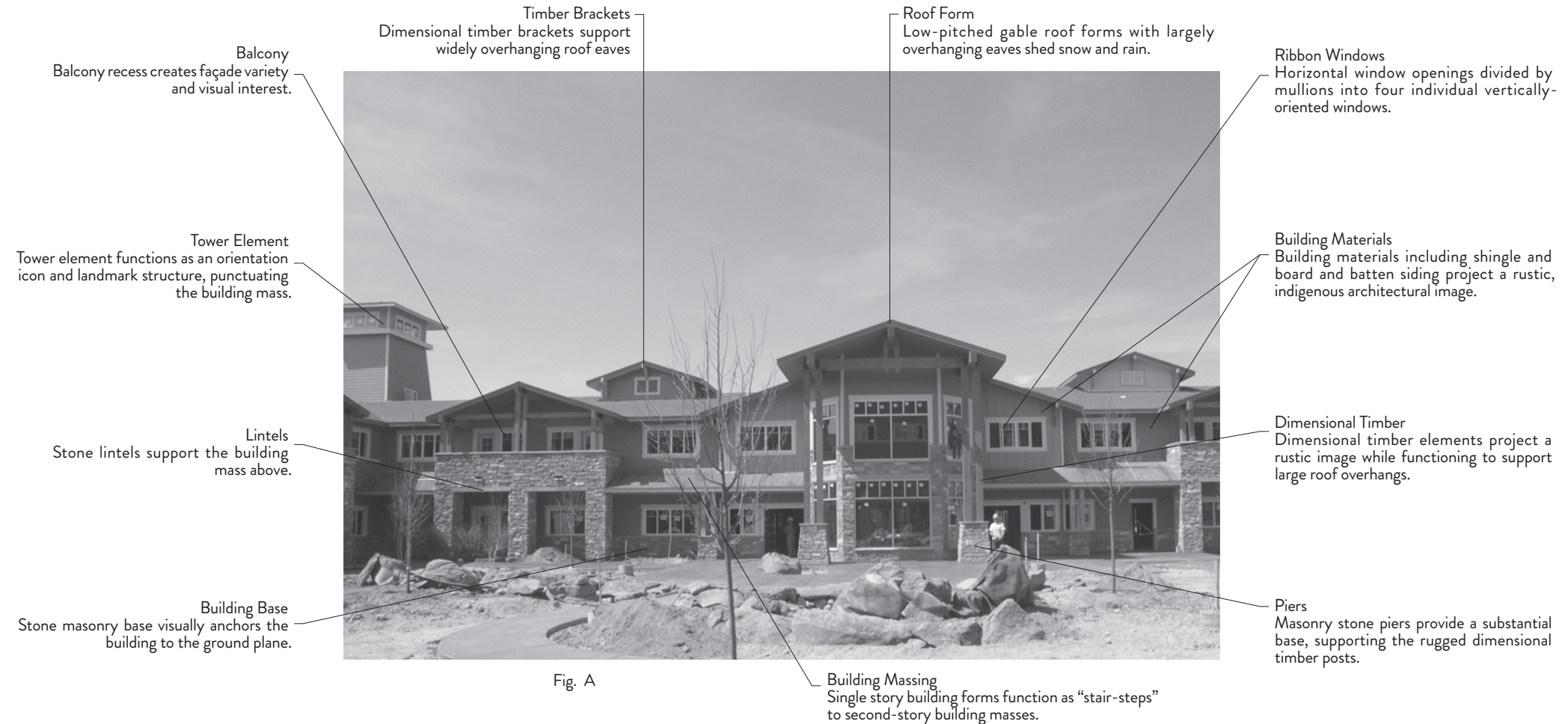


Fig. 11 - Use consistently pitched roof forms to promote roofscape continuity. Notice how the gable roof forms and large roof overhangs create roofscape visual interest.



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

Prototypical Elevation



Guidelines and Standards (S)

1.0 BUILDING MASSING

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

2.0 ROOF FORM

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

3.0 RECESSED ENTRIES AND COVERED PORCHES

- 3.1 Create human-scaled recessed entries and covered porches for buildings that provide direct access to individual units.
- 3.2 Orient recessed unit entries and covered porches to be visible and accessible from internal streets and walkways.
- 3.3 Create single-story covered porches that function as transitional elements to larger-scaled building masses.

4.0 FAÇADE ARTICULATION

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

5.0 WALL MATERIALS

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

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

6.0 ROOF MATERIALS

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

Pitched Roofs

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

Flat Roofs

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

Principles

1. Craft building and roof forms that harmonize with their setting and surroundings, complementing the architectural style of the Senior Residential/Multi-Family structure, and correspond to formal and informal building shapes.
2. Produce building forms with a desirable base (foundation), middle (building facades), and cap (roof).
3. Create recessed entries or covered porches as transitional elements between the public and private realms, designed to complement the architectural style of the building.
4. Design balconies, patio balustrades, staircases, and stoops that reflect the architectural style of the building.
5. Design buildings to avoid long expanses of blank walls and windowless elevations. Use building elements such as structural bays, projections, and recesses to section Senior Residential/Multi-Family buildings masses and partition long expanses of blank wall.
6. Design accessory structures, garages, and carports to complement and harmonize with Senior Residential/Multi-Family buildings.

On-Site Landscaping

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

Foundation Plantings
Large shrub masses screen building
foundations.

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

Annuals
Annual plantings provide color, transi-
tioning to larger shrub masses.



Fig. A



Fig. B

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

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

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

Benches
Decorative and durable benches provide
seating opportunities for employees.

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

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

Vignettes



Fig. 1 - Provide outdoor dining opportunities for office employees and customers. Provide tables, seating, and umbrellas to accommodate plaza users.



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



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



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



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



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

Guidelines and Standards (S)

1.0 GENERAL

- 1.1 Overall requirements for landscaping are outlined in the General Landscape Design Guidelines Section. Included is a Recommended Plant List tailored to the desired landscape image for District A - The Gateway District.
- 1.2 As a major unifying element, the Master Developer shall provide the design of all streetscape and common area landscape to provide structure and consistency to the district. Individual property owners/developers will be responsible for the installation and maintenance of the landscape.
- 1.3 **S** Refer to the Millennium GDP and City of Loveland Site Planning Performance Standards and Guidelines for detailed bufferyard performance standards.
- 1.4 Coordinate on-site landscape design with the overall Landscape Master Plan for off-site streets and common areas. Provide a "seamless" transition to off-site landscape treatments.
- 1.5 Use landscaping to soften parcel 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 ground covers (fig. A).
- 1.8 Locate plant materials to shelter buildings and formal open spaces from winter winds, allow solar exposure in the winter, and provide summer shade (fig. 4, B).

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

- 1.10 Use plant containers and raised planters at building entrances and within plazas areas to add annual color (fig. 2, B).

- 1.11 Use tree grates and guards to accommodate formal tree plantings within plazas.

- 1.12 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings (fig. 1, 4, 10, B).

- 1.13 Use landscaped trellis elements to frame and enclose formal open space amenities (fig. 3).

- 1.14 Use a consistent palette of street furniture elements, including pedestrian lighting, tree grates, tree guards, trench drains, seating, trash receptacles, and bicycle racks designed to unify Mixed Use Village Center and Office/Medical Support parcels.

- 1.15 **S** Group plants with similar water requirements together.

2.0 MIXED USE VILLAGE CENTER

- 2.1 Create formal soldier rows of trees to accent internal streets designed to provide connectivity between adjacent parcels.

- 2.2 Create formal tree plantings to frame and enclose formal open space features such as plazas and forecourts (fig. 4, B).

- 2.3 Use covered trellis elements and umbrellas to shade outdoor patios (fig. 3).

- 2.4 Arrange plant materials to harmonize with the architectural style of Mixed Use Village Center establishments, accenting pedestrian promenades, softening facades, and framing public amenities.

- 2.5 Use ornamental accent landscaping at site entrances designed to "announce" arrival, coordinated with the overall Landscape Master Plan.

3.0 OFFICE/MEDICAL SUPPORT

- 3.1 Create formal soldier rows of trees to define internal pedestrian linkages.

- 3.2 Create formal tree plantings to frame and enclose formal open space such as pedestrian forecourts and plazas (fig. 1, 4, B).

- 3.3 Use trees to frame view corridors providing vistas of off-site amenities such as mountain views, open space, and irrigation channels.

- 3.4 Arrange plant materials to harmonize with the architectural style of the Office/Medical Support facilities, accenting building entries, framing windows, and providing a setting for the height and mass of Office/Medical Support buildings.

- 3.5 Use perimeter landscaping to soften Office/Medical Support architecture (fig. 5, 11, B).

- 3.6 Use landscaping to visually and physically link the Office/Medical site to the adjacent Poudre Valley Health Systems complex and Mixed Use Village Center.

Principles

1. Create formal landscape patterns to complement formal open spaces.
2. Create informal landscape patterns to complement drainage features.
3. Promote the use of on-site landscaping that provides shade, frames views, is visually interesting in winter, and softens building architecture.
4. Create landscapes that promote and enhance the pedestrian experience.
5. Create landscapes that reduce the perceived scale of large parking fields.
6. Use a consistent palette of street furniture elements to unify the Gateway District.

Vignettes



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



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



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



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



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



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

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



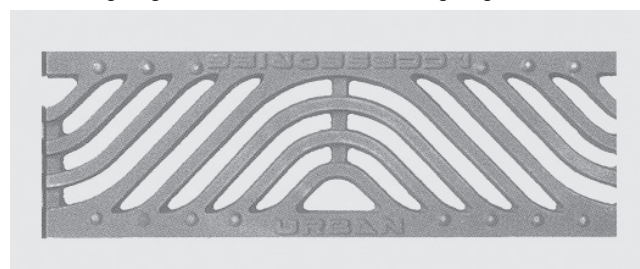
Seating
Du Mor, Inc. - Bench 118



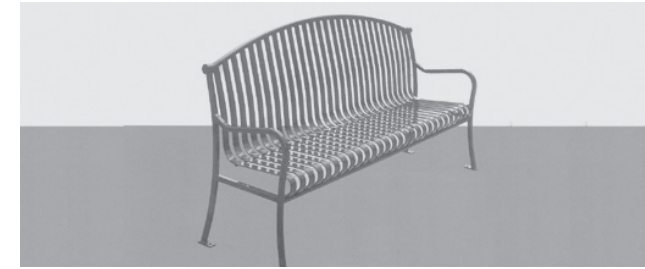
Pedestrian Lighting
WE-EF Lighting - AOP500



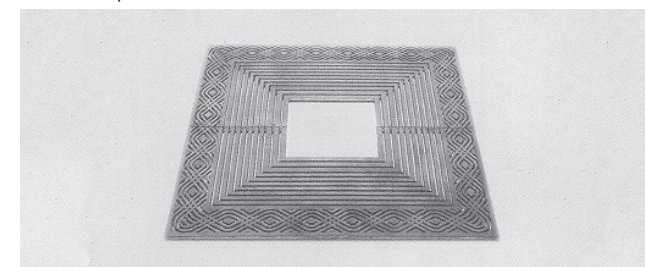
Pedestrian Lighting
WE-EF Lighting - ASP504



Trench Drain
Urban Accessories - Wave



Seating
BRP Enterprises - MC103-72-MF



Tree Grate
Urban Accessories - Chinook



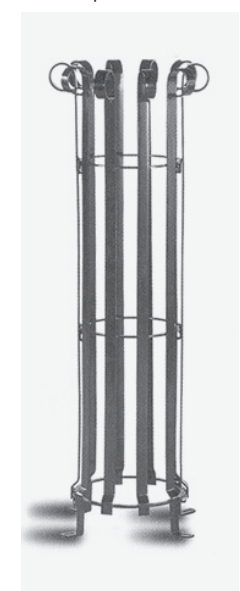
Bike Rack
BRP Enterprises - WA2-11-SM-SF



Trash Receptacle
Du Mor, Inc. - Receptacle 84



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



Tree Guard
Wabash Valley - TG1



Seating
Landscape forms - Plainwell Bench

Guidelines and Standards (S)

4.0 STREET FURNITURE

- 4.1 Use decorative pedestrian oriented light poles. Light poles shall have a discernible base, shaft, and capital that supports the luminary.
- 4.2 Provide decorative, street furniture. Street furniture shall be provided, based upon the following Guidelines, or similar as approved by the Design Review Committee. Project related site furniture shall blend with the architectural style of the building.

Pedestrian Lighting:

- Location: Plazas and pedestrian walkways
- Style: WE-EF Lighting
- Height: 12 feet (maximum)
- Maximum Illumination: 4,800 Lumens
- Color: TBD

Seating:

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

Trash Receptacles:

- Du Mor Inc. Receptacle 84

Tree Grates:

- Urban Accessories - Chinook

Tree Guards:

- Wabash Valley - TG1

Trench Drains:

- Urban Accessories - Wave

Bike Racks:

- BRP Enterprises - WA2-11-SM-SF