

DISTRICT C - The High Plains Village District



C-3 · [Location Map and District Description](#)

C-4 · [District Image](#)

C-5 · [Site Planning - Neighborhood Retail](#)

C-6 · [Architecture - Neighborhood Retail](#)

C-8 · [Landscape](#)

C-9 · [Street Furniture](#)

July 2026

CENTERRA



Realberry

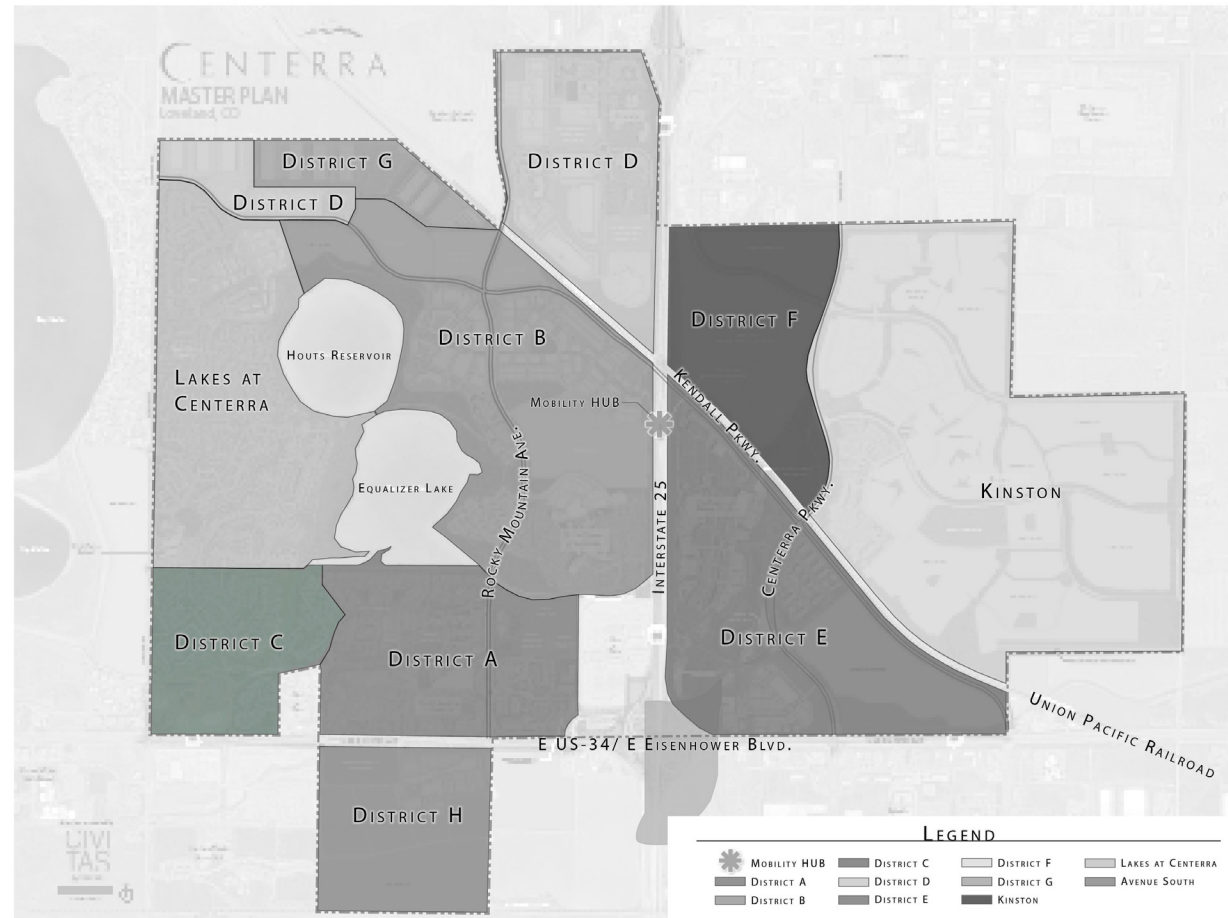
Prepared Documents

July 2026

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DESIGN



District and Key Map



Boyd Lake Avenue, US 34, Lost Creek Drive and McWhinney Blvd contain District C. District C is primarily characterized by the **High Plains Village** residential community. This community includes detached and attached residential dwellings. A **Mixed Use** center anchors the corner of U.S. 34 and Boyd Lake Avenue, characterized by local service commercial (bank, convenience store, and higher density residential for active adults and seniors). Running through District C is the Loveland Greeley Canal and Centerra Trail where residents from the High Plains Village and the assisted living/memory care facilities can take stroll through their neighborhoods or connect to the larger trail system.

DISTRICT IMAGE



District Characteristics

1.0 SITE PLANNING

- 1.1 Higher intensity multi-family residential uses included in the Mixed Use Center
- 1.2 Lower intensity residential uses transition away from the Mixed Use Center.
- 1.3 An open space corridor, located adjacent to the Houts Reservoir/Equalizer Lake waterfront, provides active and passive recreation opportunities.
- 1.4 A variety of parks located within individual neighborhood enclaves, provide relief from the built environment.
- 1.5 Mixed Use Center dominates the US 34/Boyd Lake Road intersection, optimizing visual exposure.
- 1.6 Smaller pad satellite building sites, located at parcel intersections and entrances, "announce" entrance into the Mixed Use Center site.
- 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 CENTER

- 2.1 Mixed Use Center architectural style reflects a contextual Agrarian character.
- 2.2 Mixed Use Center architecture characterized by large buildings.
- 2.3 Satellite pad buildings function as "gateposts" announcing entrance into the Mixed Use Center.
- 2.4 Mixed Use Center architectural style is consistent throughout the entire center, including pad sites.
- 2.5 Building materials are human-scaled, reflecting the architectural style of the Mixed Use Center.
- 2.6 Large buildings are visually broken into scale-giving volumes using elements such as covered arcades and structural piers.
- 2.7 One-story elements function as transitional elements to larger multi-building volumes.
- 2.8 Mixed Use Center buildings respond to Colorado's unique climatic conditions, characterized by pitched roofs, deep overhangs, and covered arcades sheltering patrons from the elements.

3.0 LANDSCAPE ARCHITECTURE

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

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



Fig. 2 - Orchestrate the placement of commercial buildings to frame and enclose formal open space areas. Site landmark tower structures as focal points, designed to identify the Commercial Center.



Fig. 3 - Use landscape medians and islands to break-up large expanses of pavement within commercial parking fields.



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



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



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

Conceptual Site Plan

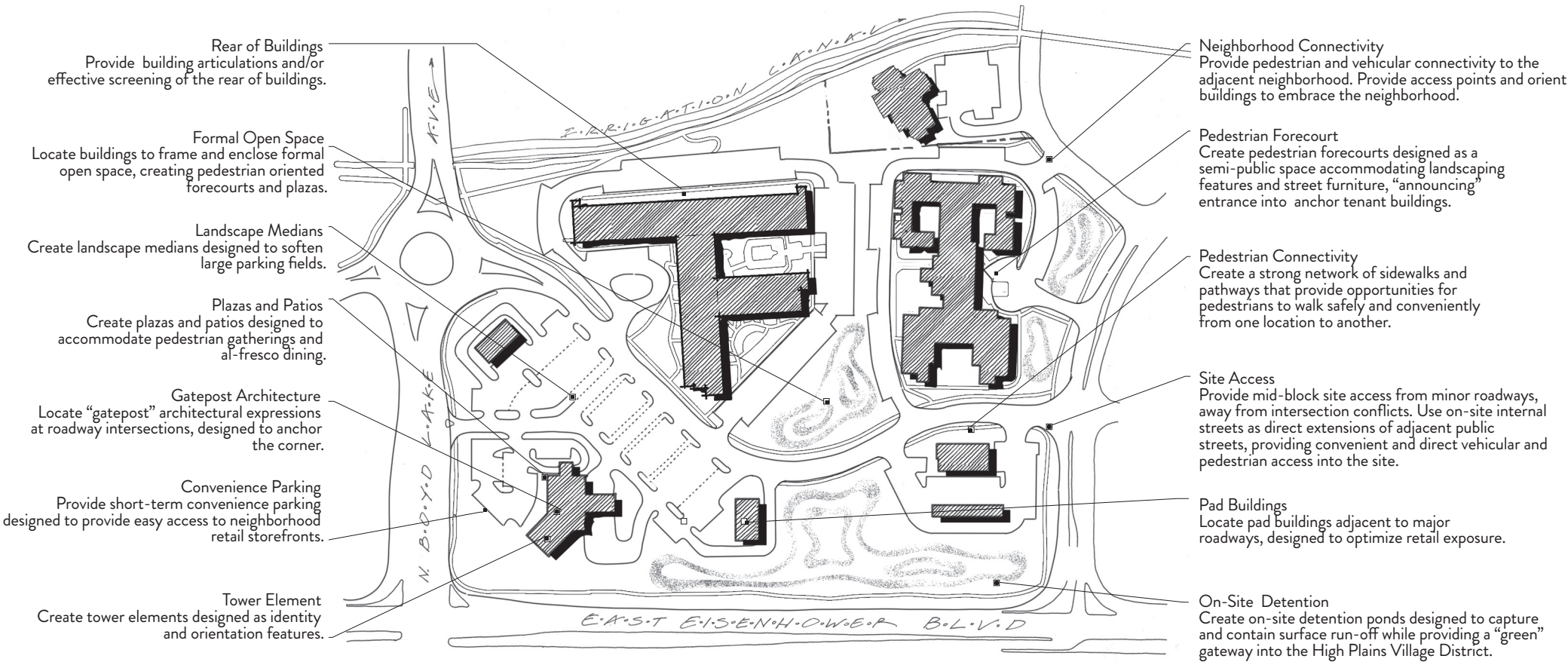


Fig. A

Guidelines and Standards (S)

Principles

1.0 BUILDING SITING AND ORIENTATION	3.0 CIRCULATION AND PARKING	PARKING
1.1 Locate architecturally significant buildings at street intersections designed to anchor the corner (fig. 4, A). 1.2 Locate buildings to create and frame plazas, courtyards, and other formal open spaces that are of a sufficient size and scale, to be usable gathering places (fig. 1, 2, A). 1.3 Orient freestanding satellite pad site building storefronts towards the street or formal open space areas such as plazas and courtyards (fig. 4, A). 1.4 Do not locate parking lots between the street and satellite building (fig. A). 1.5 Orient building entries so they are easily identifiable from parking lots (fig. A). 1.6 For specific building setback, please refer to the Millennium General Development Plan.	SITE ACCESS 3.1 Coordinate entry points into individual parcels to reduce vehicular and pedestrian conflicts (fig. A). 3.2 Do not locate entrance driveways near roadway intersections. Entrance driveways should be located a minimum of 200 feet (measured center line to center line) from roadway intersections (fig. A) or as otherwise approved by the City of Loveland. 3.3 Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be required, designed to allow the passage of vehicles between adjacent parcels. 3.4 Design entrance points to align with on-site focal points such as landmark towers and urban open space. CIRCULATION 3.5 Do not 'wall-off' commercial sites from the surrounding neighborhood. 3.6 Provide pedestrian and vehicular connectivity between the site and adjacent neighborhood (fig. A). 3.7 Provide strong pedestrian connections between various uses within the Mixed Use Center. 3.8 Establish strong pedestrian linkages via sidewalks and trails to connect all uses together and to provide convenient and safe passage through parking fields (fig. A). 3.9 Use on-site internal streets and drive aisles as direct extensions of adjacent public streets, providing convenient and direct vehicular and pedestrian access to the site. 3.10 Maintain a similar parking aisle direction between adjacent parking lots (Fig. A).	3.11 Segment large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area (fig. 3, A). 3.12 Align parking medians perpendicular to building entries. This alignment minimizes obstacles to pedestrians and encourages walking to remote parking lots (fig. A). 3.13 Use landscape medians to shade and screen parked vehicles, while physically breaking-up large expanses of pavement (Fig. A). 3.14 Provide landscaped islands designed to terminate the ends of parking aisles (fig. A). 3.15 Discourage high-speed driving. Use bulb-outs, roundabouts, and textured pavement treatments to slow vehicles (fig. 6). DRIVE-THRU'S 3.16 Design drive-thru lanes to provide sufficient vehicle stacking behind the menu board to accommodate a minimum of six cars. 3.17 Avoid intersecting major pedestrian walkways with drive-thru lanes (fig. A). Provide defined textural accent paving at conflicts 3.18 Separate drive-thru lanes from site access points (fig. A). 3.19 Provide ample drive-thru aisle width based upon the following guidelines: Drive-thru Aisle Width: - Curved Sections: 12 feet - Straight Sections: 11 feet 3.20 Sensitive locate drive-thru circulation aisles. Drive-thru aisles shall be located a minimum of 20 feet from the property line.

1. Site satellite pad buildings at higher intensity intersection locations.
2. Locate buildings to create and frame meaningful formal open space.
3. Provide vehicular and pedestrian connectivity from commercial sites to surrounding residential neighborhoods.
4. Design ample drive-thru facilities that contain stacked vehicles while sensitively accommodating pedestrian movements.
5. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large expanses of pavement.

ARCHITECTURE - MIXED USE CENTER PAD BUILDINGS

Prototypical Elevation



Fig. A

Vignettes



Fig. 1 - Use pitched roof forms. Notice how the variation of roof forms and dormers add visual interest to the roofscape.



Fig. 2 - Use dormers to animate roof forms.



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



Fig. 4 - Use awnings or arcades to articulate facades conforming to individual structural bays.



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



Fig. 6 - Use building forms and materials consistently throughout the Mixed Use Center. Notice the consistent use of pitched roof forms, standing seam metal, clapboards, and stone.

Principles

1. Create building masses and roof forms that reflect the agrarian architectural style of the entire Mixed Use Center.
2. Increase building mass at areas of higher intensity and pedestrian concentration.
3. Design human-scaled building masses.
4. Incorporate architectural features that create visual interest at the pedestrian scale.
5. Create easily identifiable human-scaled building entrances.
6. Use building materials that are human-scaled. Perceiving the scale of a building is important to a pedestrian's ability to relate to it comfortably.
7. Provide "four-sided" architecture for all buildings with multiple exposures to public view.

Guidelines and Standards (S)

1.0 BUILDING MASSING

- 1.1 Locate higher intensity "gatepost" satellite building masses at corners designed to 'announce' the Mixed Use Center (fig. 5).
- 1.2 Punctuate building masses with varying height and depth, such as towers designed as landmark icons (fig. 5).
- 1.3 Incorporate sloping roof forms appropriate to the agrarian character of the district.

2.0 FACADE ARTICULATION

STOREFRONT ELEVATIONS

- 2.1 Create pedestrian interest at storefront elevations. Use the following elements to provide storefront elevation variety and visual interest:
 - Arcades and colonnades (fig. A)
 - Awnings (fig. 4, 9, 10)
 - Bulkheads (fig. 10, 11)
 - Canopies
 - Storefront display windows (fig. 2, 3, 10, 11, A)
 - Transom windows (fig. 11)
- 2.2 Provide storefront elevation transparency based upon the following guideline:
 - A minimum of 50 percent of the total front façade ground floor storefront area shall be open, composed of windows, transoms, and doors.
- 2.3 Create visual rhythms with structural bays that divide storefronts into a series of repetitive components. Segment facades through the application of vertically

repeating columns/piers and horizontally oriented spandrels (fig. 9, 10, 11, A).

SIDE AND REAR ELEVATIONS

- 2.4 Promote four-sided architecture. Use similar storefront elements on side and rear building elevations that are visible from public view.
- 2.5 Incorporate architectural elements designed to articulate building facades. Use the following techniques to provide side and rear façade variety and visual interest:
 - Colonnades: Projecting from the building
 - Building Offsets: Changes in wall plane
 - Color Change: Changes in building color
 - Material Change: Changes in building material
 - Projections: Protruding from the building
 - Reveals: Recessed into the building
- 2.6 Express structural bays through changes in wall plane. Side and rear facades shall express structural bays by projecting columns/piers a minimum of 12 inches from the building face.

3.0 BUILDING ENTRANCES

- 3.1 Locate building entrances to be clearly identifiable. Use the following techniques to distinguish building entrances:
 - Design building entrances to contrast with the surrounding wall plane
 - Project building entrances from the wall plane through the use of continuous covered arcades (fig. A)
 - Recess entrances into building facades creating a sheltered vestibule (fig. 10, 11)
 - Define building entrances with a awning or canopy (fig. 10)

Vignettes



Fig. 7 - Vary roof height to create roofscape variety for ancillary storefronts. Notice how the “saw-tooth” roof ridge and varying roof planes add visual interest. Notice also how the decreasing pitch of the roof creates a human-scaled storefront.



Fig. 8 - Design standalone satellite buildings to reflect the architectural character of the entire shopping center. Notice the use of agrarian materials such as board and batten siding and gable-end trusses that create a agrarian architectural image.



Fig. 9 - Design awnings to conform to individual structural bays. Notice how the awnings are segmented, located between structural piers.

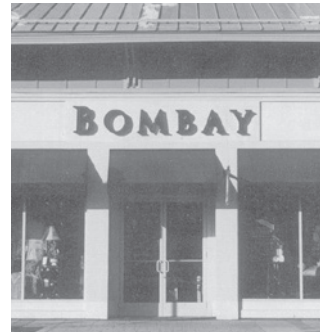


Fig. 10 - Create consistently placed sign bands, designed to identify businesses. Provide a consistent sign band location between the top of the storefront and bottom of the roof eave line or cornice element.



Fig. 11 - Create human-scaled storefronts composed of a distinguishable base, middle, and cap. Notice how the bulkhead anchors the storefront to the ground plane, while the storefront and transom windows provide transparency. The protruding cornice caps the storefront

Prototypical Elevation

Building Materials
Building composed of rustic building materials including board and batten and standing seam metal.

Structural Bay
Structural bay composed of piers and spandrels define and contain the storefront window.

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



Fig. B

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

Recessed Entry
Recessed entry provides ample room for outward door swings.

Sign Band
Sign band provides ample space for clear business identification.

Transom Windows
Transom windows allow ample interior daylighting.

Storefront Window
Large storefront window provides ample area for window displays.

Guidelines and Standards (S)

4.0 ROOF FORM

GENERAL

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

PITCHED ROOFS

- 4.4 Use a similar roof pitch for all buildings within the Mixed Use Center, designed to knit-together or unite the entire complex (fig. 6, 7).
- 4.5 **S** Avoid continuous roof planes. Sloping roof planes exceeding 60 linear feet shall incorporate one of the following elements:
 - A cross gable
 - A cross hip
 - A vertical roof plane break
 - Roof Dormers

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

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

FLAT ROOFS

- 4.7 **S** Terminate the top of flat-roofed buildings with a distinctive cap. Design roof caps using the following techniques:

- Terminate the top of flat roofs with a distinctive cornice and parapet wall.
- Distinguish the cornice from the building façade. Corbel-forward from the front plane of the building façade to articulate the cornice.
- Top roof parapet walls with a distinctive cap or coping.

5.0 BUILDING MATERIALS

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

Façades:

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced)
- Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
- Metal (such as I-beam spandrels, Corten steel, or corrugated metal, subject to DRC review and approval)
- Tile (Bulkheads or decorative accents only. Use traditional semi-gloss glazed transparent 4 x 4" square Dal tile with deep colors such as Cobalt Blue, Vermilion, Timberline Green, Sunflower, Grape, Black)
- Siding, Shingles (wood or cementitious)
- Siding, Clapboards (wood or cementitious)
- Stucco, (side and rear elevations, EIPS on upper portions of facades only)
- Timber, Dimensional (wood)

Roofs:

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

Wood:

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

On-Site Landscaping

Pedestrian Lighting
Decorative light fixture defines the pedestrian promenade unifying the entire Mixed Use Center.

Banners
Ornamental banners and logo identify the Mixed Use Center.

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

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

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

Seating
Decorative wooden bench provides seating opportunities for pedestrians.



Fig. A



Fig. B

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

Pedestrian Lighting
Ornamental pedestrian lighting adds a festive character to the Mixed Use Center.

Trees
Trees frame formal open spaces, softening building architecture.

Raised Planters
Raised planters composed of decorative brick masonry reflects the architectural style of the Mixed Use Center.

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

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

Vignettes



Fig. 1 - Use trellis elements and raised planters to soften anchor tenant architecture. Use climbing vines to integrate with the trellis structure.



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



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



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



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



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

Principles

1. Use traditional and contemporary landscape patterns to reinforce and complement formal and informal development patterns.
2. Relate formal and informal landscape patterns to land use intensity, circulation configurations, and natural features.
3. Promote the use of on-site landscaping that provides shade, frames views, and softens building architecture.
4. Create landscapes that reinforce the spatial relationships of formal open space features.
5. Create landscape patterns that break-up large expanses of pavement.
6. Use a consistent palette of street furniture elements to unify the Mixed Use Center.

Guidelines and Standards (S)

1.0 GENERAL

- 1.1 Overall requirements for landscaping are outlined in the General Landscape Design Guidelines Section. Included is a Recommended Plant List tailored to the desired landscape image for District B - The High Plains Village District.
- 1.2 As a major unifying element, the Master Developer shall provide the design of all streetscape and common area landscape to provide structure and consistency to the district. Individual property owners/developers will be responsible for the installation and maintenance of the landscape.
- 1.3 Refer to the Millennium GDP and City of Loveland Site Planning Performance Standards and Guidelines for detailed bufferyard performance standards.
- 1.4 Coordinate on-site landscape design with the overall Landscape Master Plan for off-site streets and common areas. Provide a "seamless" transition to off-site landscape areas.

- 1.5 Use landscaping to soften parcel 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 Use native and drought tolerant plant materials adjacent to the Houts Reservoir/Equalizer Lake waterfront, designed to blend with indigenous plant species.
- 1.8 Soften building facades visible from public areas or high use areas with trees, shrubs, and ground covers (fig. 5).
- 1.9 Locate plant materials to shelter buildings and formal open spaces from winter winds, allow solar exposure in the winter, and provide summer shade (fig. 4).
- 1.10 **S** Group plants with similar water requirements together.

2.0 NEIGHBORHOOD RETAIL

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

Vignettes



Fig. 7 - Use parking lot landscape islands to break-up large expanses of pavement. Notice the 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 (Wabash Valley PP212(P)).

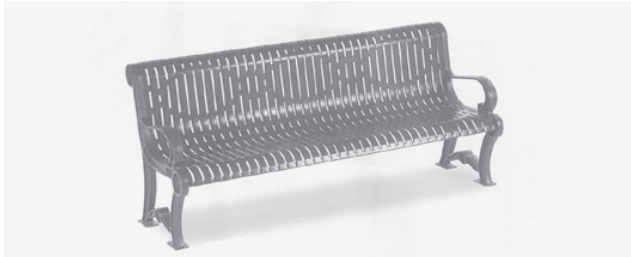


Fig. 11 - Use raised planters at site entrances designed to “announce” entrance into the Neighborhood Retail shopping center. Notice the colorful annuals and rustic ashler-laid stone wall that adds character and visual interest.



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

Mixed Use Center - Conceptual Street Furniture Palette



Seating
Wabash Valley - UP425(R)



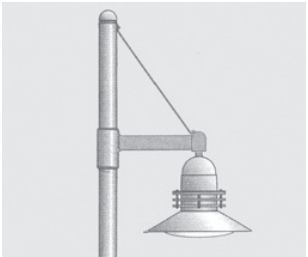
Seating
Du Mor, Inc. - Bench 110



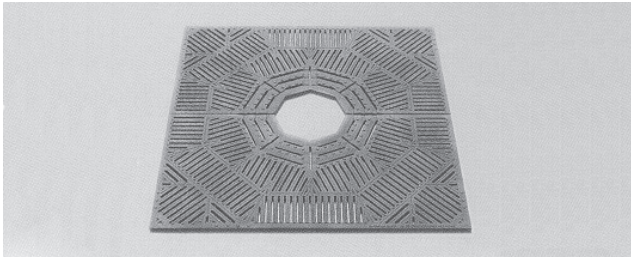
Seating
Wabash Valley - CA102(R) w/ CA300(R)



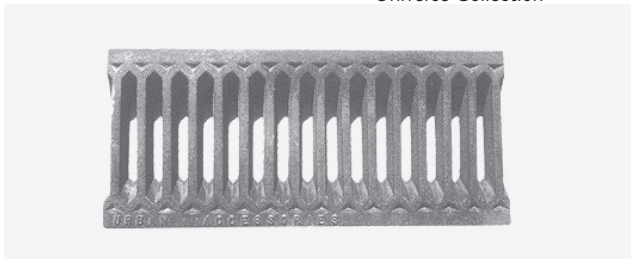
Pedestrian Lighting
Noral - Ultimo IV



Pedestrian Lighting
Arch. Area Lighting -
Universe Collection



Tree Grate
Urban Accessories - Title-24



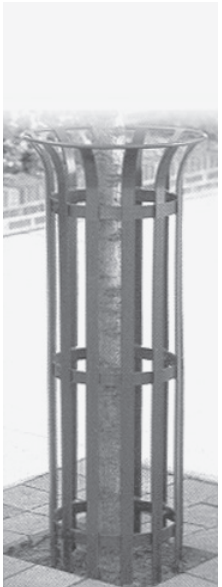
Trench Drain
Urban Accessories - RC



Bike Rack
Timber Form - 2175-8 Super Cyclops



Trash Receptacle
Wabash Valley - FR400(R)



Tree Guard
Du Mor, Inc. - Tree guard108



Seating
Wabash Valley - CA300(R)

Guidelines and Standards (S)

3.0 STREET FURNITURE

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

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

- Seating:
- Wabash Valley - UP425(R)
 - Du Mor Inc. - Bench 110
 - Wabash Valley - CA102(R) w/ CA-300(R)
- Trash Receptacles:
- Wabash Valley - F400(R)
- Tree Grates:
- Urban Accessories - Title-24
- Tree Guards:
- Du Mor Inc. - Tree Guard 108
- Trench Drains:
- Urban Accessories - RC
- Bike Racks:
- Timber Form - 2175-8 Super Cyclops