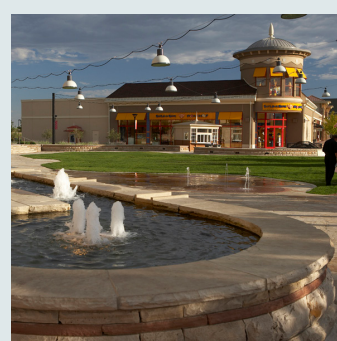


DISTRICT E - The East District



- E-3 · [Location Map and District Description](#)
- E-4 · [District Image](#)
- E-5 · [Site Planning - Lifestyle Center and Regional Retail](#)
- E-6 · [Site Planning - Mixed Use](#)
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July 2026





Realberry

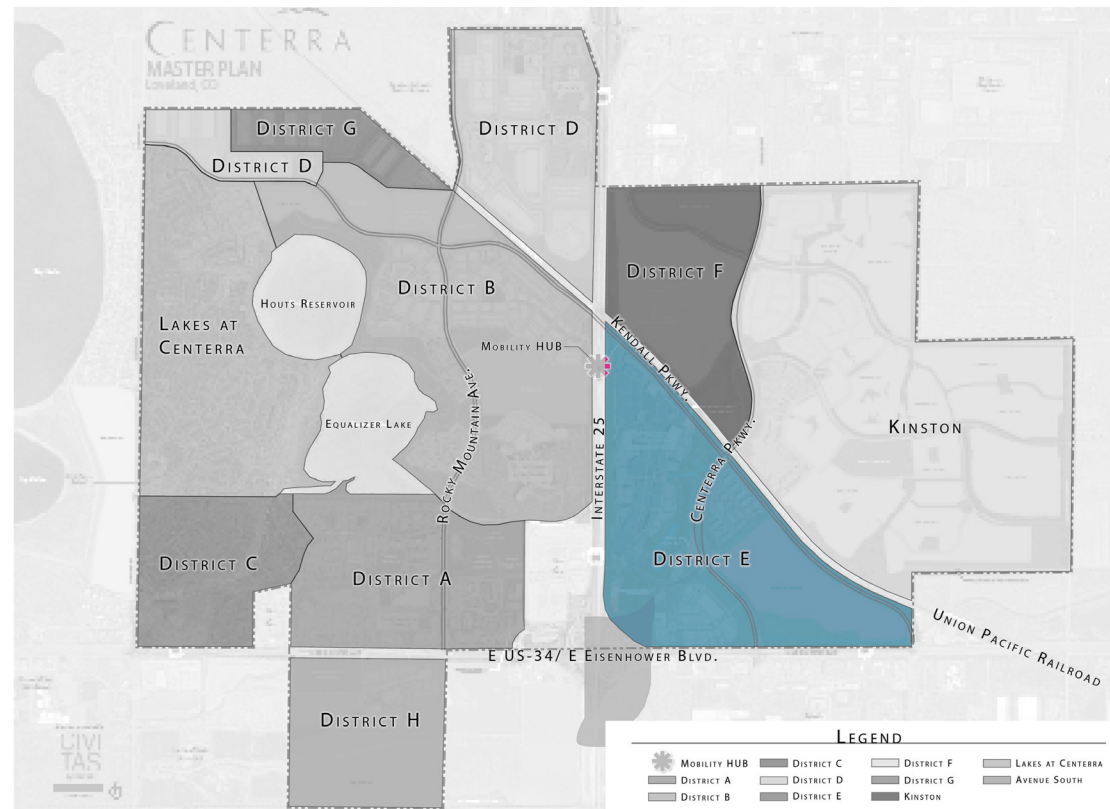
Prepared Documents

July 2026

Some images and content supplied by **dtj** DESIGN



District and Key Map



District Description

Located in the eastern portion of the Centerra, District E, The East District, will serve not only the commercial, business, and entertainment needs of the community, but also serve as an expression of higher intensity urban living, functioning as the cultural and entertainment center of Centerra. People will be attracted to The East District because of its unique mixture of stores, entertainment facilities, restaurants, lodging facilities, offices, and cultural activities. The Promenade Shops at Centerra, contains a variety of in-line retail storefronts, food and beverage options, and are anchored by larger retail establishments or department stores and a movie theater. Traversing The East District, a prominent natural drainage way and linear park provides relief from the built environment. A public sculpture garden is located in a unique natural setting composed of wetland features such as open water ponds and canals, complemented by cottonwood groves and rich natural landscape plantings. East of the Promenade Shops, a mixed-use area provides a one-stop-shop for the residents in the area, offering apartments, large format retail, temporary lodging, gas stations, and more. The undeveloped portions of District E is envisioned to include a full range of uses, including, office, retail/commercial, food and beverage, hospitality, entertainment, and residents.

DISTRICT IMAGE



District Characteristics

1.0 SITE PLANNING

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

- 2.1 Architecture characterized by traditional or contemporary contextual architectural expressions.
- 2.2 Two-to-four story buildings frame the streetscape creating a defined streetwall.
- 2.3 Ground floor retail storefronts oriented towards the pedestrian streetscape.
- 2.4 Upper-story floors commonly contain office or residential uses.
- 2.5 Awnings punctuate storefront facades, adding dimension and color.

- 2.6 Traditional building materials, such as brick and stone, used in a traditional or contemporary fashion.

LIFESTYLE CENTER AND REGIONAL RETAIL:

- 2.7 Architecture composed of traditional or contemporary contextual architectural expressions.
- 2.8 One and two-story building masses define and enclose a linear vehicular/pedestrian corridor.
- 2.9 Buildings define and enclose formal open space, such as forecourts and plazas.
- 2.10 Commercial storefronts are interspersed with larger-scaled anchor tenant structures.
- 2.11 Building bases composed of masonry, visually anchoring Lifestyle buildings to the ground plane.
- 2.12 Tower elements positioned to terminate vistas or accentuate building corners are encouraged.

LARGE FORMAT RETAIL:

- 2.13 Large building masses broken into scale-giving elements including entrance pavilions, tower elements, stone wainscots, cornice/parapet elements, pitched roof overhangs, and structural bays composed of articulated piers.
- 2.14 Articulated building entrances, such as gabled pavilions, are designed to “announce” entrance into Large Format buildings.
- 2.15 Glazed entrance pavilions designed to provide internal daylighting, while sheltering patrons from the elements.
- 2.16 Trellis and arcade elements provide a rich layering of components, designed to break-up large expanses of façade area.

HOTEL:

- 2.17 Hotel buildings are divided into individual structural bays that reveal the underlying structure of the building.
- 2.18 Hotel buildings commonly sit upon a discernible base, creating a pedestal that supports the building mass above.
- 2.19 Upper-story facades, divided by structural bays, create a consistent pattern of windows and balconies.
- 2.20 Buildings are capped by a discernible roof element, commonly consisting of gable and hip roof forms.
- 2.21 Gabled or hipped roof forms are sometimes supported by large brackets.
- 2.22 Awnings sometimes punctuate ground floor structural bays.
- 2.23 Building materials commonly consist of stone, stucco, and standing seam metal, punctuated by dimensional timber or metal framing elements.

3.0 LANDSCAPE ARCHITECTURE

- 3.1 Coordinate landscaping with the Landscape Master Plan to provide a seamless transition from on-site to off-site.
- 3.2 Native and agrarian-oriented plant materials enhance the existing drainage way and canal edge.
- 3.3 Formal soldier rows of trees frame and enclose common formal open space.
- 3.4 Use of landscaping to screen and soften building architecture.
- 3.5 Large landscape buffer lying contiguous to Interstate 25 “announces” entrance into the East District and all of Centerra.
- 3.6 Large medians and islands break-up large expanses of pavement in parking fields.

- 3.7 See also the General Landscape Design Guidelines.

4.0 SIGNAGE

- 4.1 Mixed Use and Lifestyle signage promotes a lively pedestrian-oriented environment, characterized by wall and projecting signs that complement traditional or contemporary architectural expressions.
- 4.2 Window and awning signs complement storefront architecture.
- 4.3 Signature wall and monument signs identify Large Format, Mixed Use Retail uses and Hotel establishments.
- 4.4 Office signage characterized by monument and wall signage.
- 4.5 See also the General Signage Design Guidelines.

5.0 SERVICE AND ABOVE GRADE UTILITIES

- 5.1 Refer to Section 6.8.1 of the Millenium General Development Plan for all service and utility locations and screening requirements.

Vignettes



Fig. 1 - Orient buildings to frame and enclose major circulation features such as intersections and roundabouts.



Fig. 2 - Orient building storefronts towards the public realm, designed to frame and define the "main street" pedestrian promenade.



Fig. 3 - Locate tower elements at "main street" intersections, designed to accentuate these higher intensity pedestrian gathering places.



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

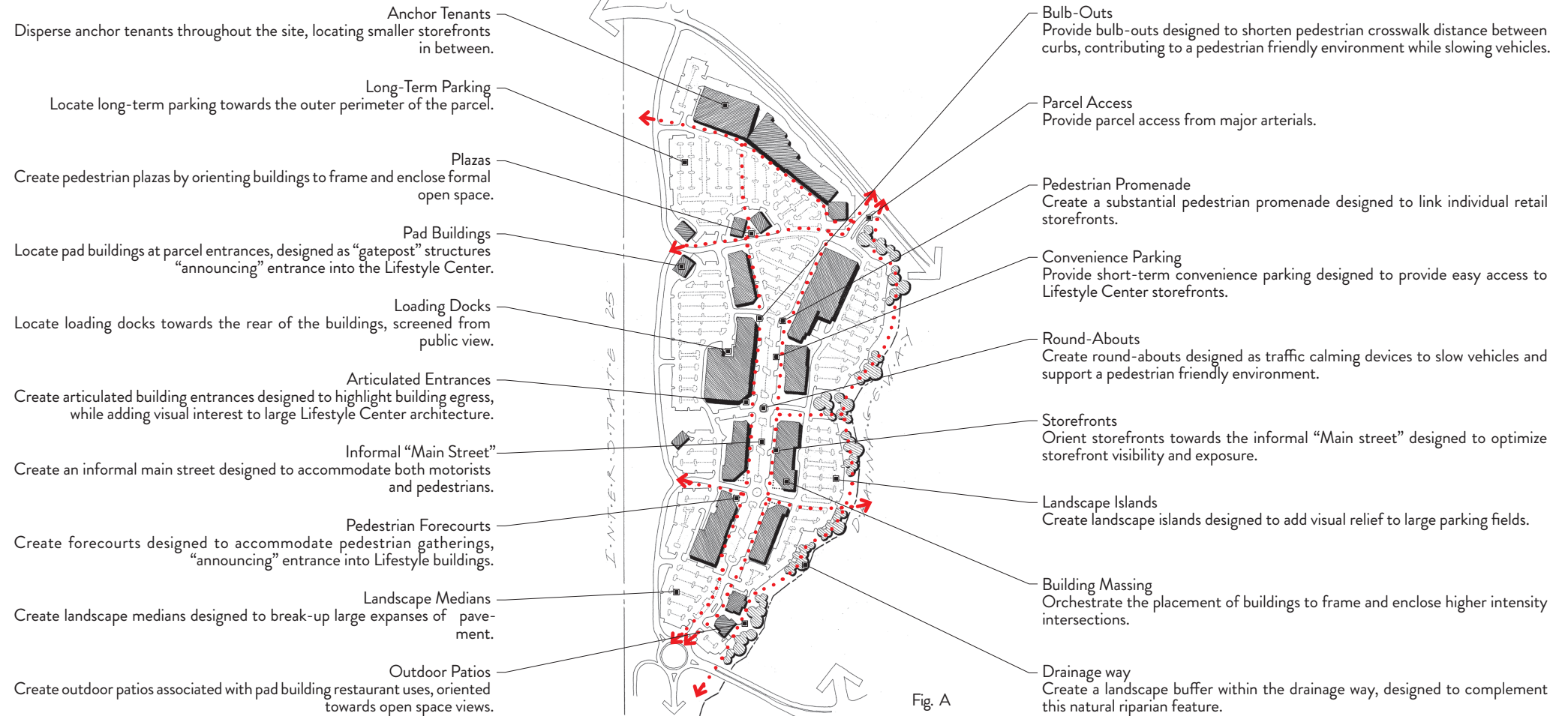


Fig. 5 - Locate subordinate retail businesses at intersections designed to soften Large Format architecture. Notice how the subordinate retail shop anchors the corner while integrating harmoniously with the large format commercial structure.



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

Conceptual Site Plan



Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

- 1.1 Locate buildings to create and frame an internal-oriented pedestrian/vehicular "Main Street" (fig. 1, 4, A).
- 1.2 Locate "anchor" tenant buildings as magnets, designed to attract pedestrians (fig. A).
- 1.3 Locate buildings to define and enclose plazas, forecourts, and courtyards that are of a sufficient size and scale (fig. 2, A).
- 1.4 Site buildings to frame and enclose "main street" intersections (fig. 1, A).
- 1.5 Orient in-line retail storefronts contiguous to the "main street" promenade (fig. A, 2).
- 1.6 Locate "gate post" pad buildings at site entrances and internal street intersections designed to anchor the corner (fig. 4, A).
- 1.7 Orient freestanding building storefronts towards the street or formal open space areas such as plazas, forecourts, and courtyards.
- 1.8 Locate tower elements and articulated entrances at higher intensity intersection locations (fig. 3).
- 1.9 Orient building entries so they are easily identifiable from the informal "main street" (fig. 5).
- 1.10 For specific building setbacks, please refer to the Millennium General Development Plan.

2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of buildings to frame and enclose formal open space areas creating pedestrian friendly courtyards, forecourts, and plazas (fig. 2, A).
- 2.2 Create a pedestrian promenade designed to link "main street" storefronts.
- 2.3 Avoid "shot-gunned" accumulations of buildings characterized by leftover, awkward, and usable formal open space areas.
- 2.4 Orient formal open spaces to views of site amenities and activities such as architectural landmarks, fountains, and landscape features.
- 2.5 Orient formal open spaces to off-site amenities including views of the Rocky Mountains.
- 2.6 Create outdoor patios in association with restaurant uses (fig. A, 2).
- 2.7 Connect formal open space areas to major activities. Link urban open space areas to the following:
 - Chapungu Park
 - Pedestrian promenades
 - Recreation trails
 - Patios

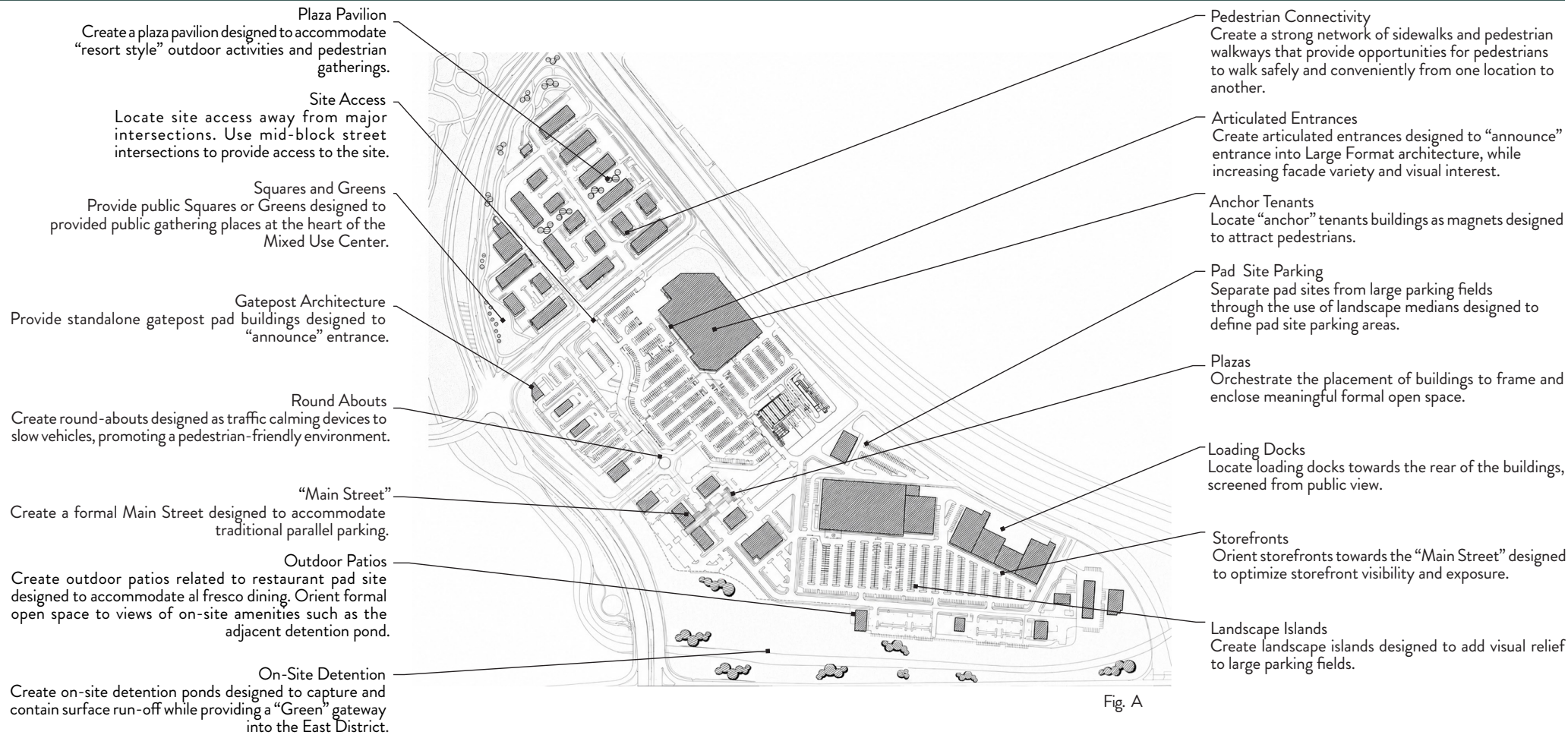
3.0 VEHICULAR CIRCULATION AND PARKING

- 3.1 Create a "main street" designed to accommodate both pedestrians and vehicles. Create an environment that contains traffic calming feature so that pedestrians can co-exist with automobiles (fig. 1, A).
- 3.2 Locate long-term parking towards the fringe of the parcel while providing short-term convenience parking adjacent to "main street" storefronts (fig. A).
- 3.3 Discourage high-speed driving along the pedestrian/vehicular "main street". Use roundabouts, bulb-outs, and textured pavement treatments to slow vehicles (fig. 1, A).
- 3.4 Segment large parking lots into smaller courts enclosed and framed by buildings and tree rows designed to minimize the perceived scale of the total parking area (fig. A).
- 3.5 Align parking medians perpendicular to building entries. This alignment minimizes obstacles to pedestrians and encourages walking to remote parking lots.
- 3.6 Use landscape medians to shade and screen parked vehicles, while physically breaking-up large expanses of pavement (fig. 6, A).
- 3.7 Provide landscaped islands designed to terminate the ends of parking aisles (fig. 6, A).
- 3.8 Border parking areas with concrete curbs and gutters, or other devices to collect and convey storm drainage. Avoid ribbon gutters that drain down the center of drive aisles.
- 3.9 Locate loading docks towards the rear of buildings, screened from public view.

Principles

1. Locate buildings to define and enclose an internal "Main Street".
2. Site buildings to create a streetwall defined by Lifestyle Center storefronts.
3. Site and orient buildings to concentrate and reinforce pedestrian activity along the promenade.
4. Site standalone satellite buildings at higher intensity parcel entrances and intersection locations.
5. Locate buildings to create and frame meaningful formal open space.
6. Create site access gateways designed to "announce" entrance into parcels or individual sites.
7. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large expanses of pavement.

Conceptual Site Plan



Vignettes



Fig. 1 - Orient Large Format entrances towards the public realm. Notice how the building entrance enhances the pedestrian promenade.



Fig. 2 - Create promenades designed to accommodate pedestrians. Notice how the ample promenade with accent landscaping creates a continuous pedestrian landing.



Fig. 3 - Orient loading docks towards the side or rear of Large Format buildings, screened from public view.



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



Fig. 5 - Orient buildings to frame and enclose formal open space, creating pedestrian oriented plazas, forecourts, and greens.



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

Principles

1. Integrate Mix Use projects with surrounding land uses, providing seamless connectivity.
2. Site buildings to create a streetwall.
3. Site buildings to create and define meaningful open space areas for socializing, entertaining, and leisure.
4. Site and orient buildings to concentrate and reinforce pedestrian activity along sidewalks.
5. Provide safe and efficient vehicular parking lots while minimizing the negative visual impacts commonly associated with large expanses of pavement.
6. Concentrate pedestrian movements along sidewalks. Invite pedestrians to stroll along sidewalks lined with storefronts.

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

- 1.1 Site buildings to frame and enclose formal open space such as plazas and greens (fig. 4, 5).
- 1.2 Place buildings adjacent to front property lines. Buildings shall be located to frame the streetscape
- 1.3 Avoid blank facades and “dead” or vacant spaces
- 1.4 Site buildings to concentrate continuous pedestrian activity along the street and formal open space areas (fig. 2, 5).
- 1.5 Orient building storefront openings towards the street or formal open space as opposed to rear parking areas (fig. 1).
- 1.6 S Orient services functions towards the rear of buildings.

2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of buildings to frame and enclose formal open space areas creating pedestrian friendly courtyards, plazas, squares and greens (fig. 5, A).
- 2.2 Avoid “shot-gunned” accumulations of buildings characterized by leftover, awkward, and usable open space areas.
- 2.3 Orient formal open spaces to off-site amenities including views of the Rocky Mountains.

3.0 VEHICULAR CIRCULATION AND PARKING

- 3.1 Discourage high-speed driving. Use bulb-outs, round-about, and textured pavement treatments to slow vehicles (fig. 6).
- 3.2 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, B).
- 3.3 Align parking medians perpendicular to building entries. This alignment minimizes obstacles to pedestrians and encourages walking to remote parking lots.
- 3.4 Do not “wall-off” commercial sites from surrounding Lifestyle and Mixed Use land uses.
- 3.5 Provide vehicular and pedestrian connectivity between the In-Line Retail and Large Format site and adjacent hotel and office land uses (fig. A).
- 3.6 Use on-site internal streets as direct extensions of adjacent public streets, providing convenient and direct vehicular and pedestrian access to the site.
- 3.7 Maintain a similar parking aisle direction between adjacent parking lots (fig. A, B).
- 3.8 Provide on-street parking composed of parallel or diagonal parking stalls, designed to accommodate residents.

4.0 DRIVE-THRU'S

- 4.1 Design satellite pad site drive-thru lanes to provide sufficient vehicle stacking behind the menu board to accommodate a minimum of six cars.

- 4.2 Do not intersect major pedestrian walkways with pad site drive-thru lanes.

- 4.3 Separate drive-thru lanes from site access points.
- 4.4 S Provide ample drive-thru aisle width based upon the following standards:

Drive-thru Aisle Width:
- Curved Sections: 12 feet
- Straight Sections: 11 feet

- 4.5 S Sensitive locate drive-thru circulation aisles. Drive-thru aisles shall be located a minimum of 20 feet from the property line.

5.0 PARKING FIELDS

- 5.1 Segment large parking lots into smaller courts enclosed and framed by tree rows designed to minimize the perceived scale of the total parking area.
- 5.2 Align parking landscape islands perpendicular to building entries. This alignment minimizes obstacles to pedestrians and encourages walking to remote parking lots (fig. A, B).
- 5.3 Use landscape medians to shade and screen parked vehicles, while physically breaking-up large expanses of pavement.
- 5.4 Provide landscaped islands designed to terminate the ends of parking aisles.
- 5.5 Grade parking areas to drain to their exterior edges. Avoid ribbon gutters that drain down the center of drive aisles.

Vignettes



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



Fig. 8 - Orient buildings to frame and enclose formal open space, creating pedestrian plazas.



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



Fig. 10 - Create drop-off areas designed to accommodate the loading and unloading of passengers. Use round-abouts and islands to separate internal streets from pedestrian drop-off areas.



Fig. 11 - 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. 12 - Orient pedestrian colonnades contiguous to building frontages, contained within the pedestrian promenade, designed to shade pedestrians while softening Large Format architecture.

Conceptual Site Plan

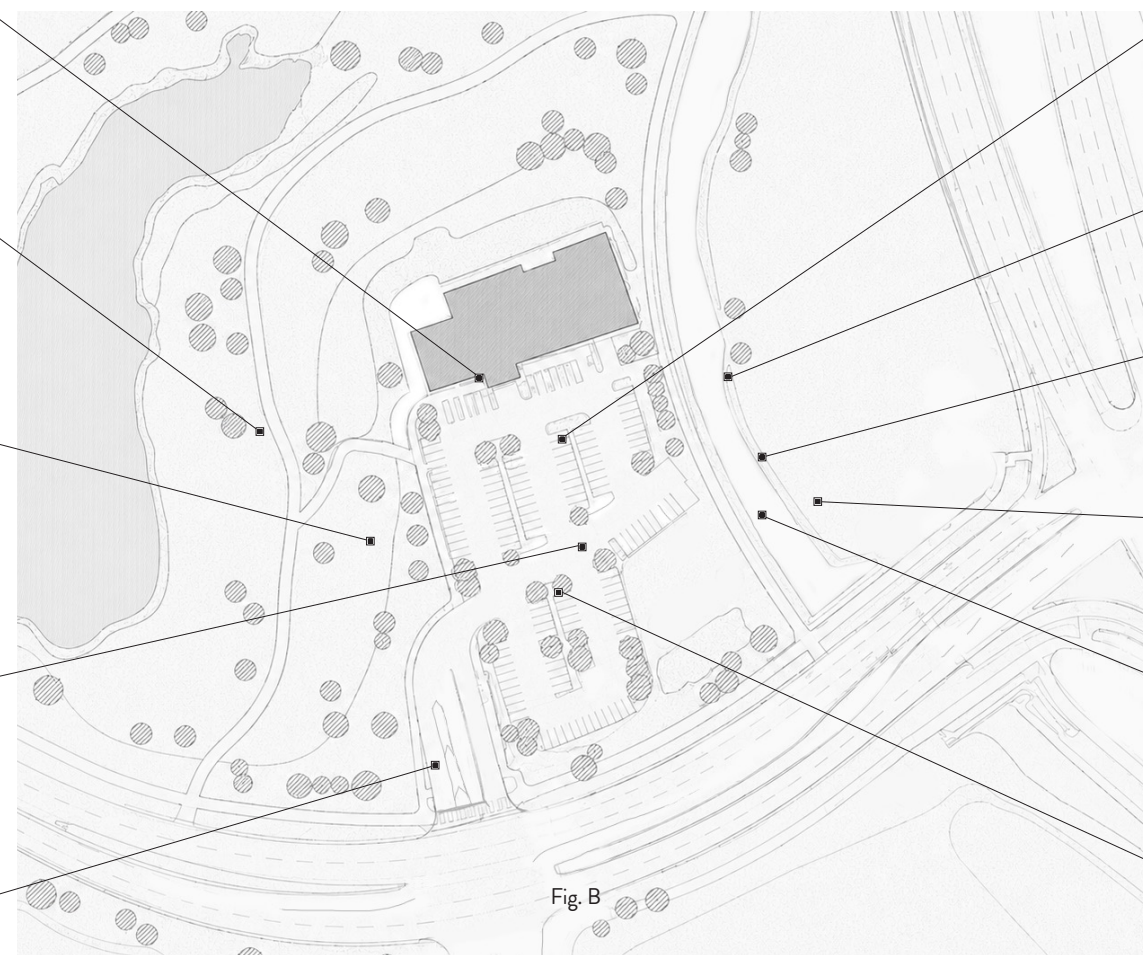
Loading Docks
Locate loading docks towards the rear of the site, screened from public view through the use of decorative walls and landscaping.

Drainage way
Create a landscape buffer within the drainage way, designed to complement this natural riparian feature.

Articulated Entries
Create articulated building entrances designed to highlight building egress while adding visual interest to large mixed use/retail architecture.

On-Site Detention
Create on-site detention ponds designed to capture and contain surface run-off.

Site Access
Provide mid-block site access, away from intersection conflicts.



Pedestrian Promenade
Create a pedestrian promenade designed to link individual retail storefronts while accommodating pedestrian movements.

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

Pad Buildings
Locate pad buildings adjacent to major roadways designed to optimize exposure.

Outdoor Patios
Create outdoor patios associated with pad building restaurant uses.

"Gatepost Architecture"
Provide "gatepost" architecture designed to anchor the corner, framing and enclosing the intersection.

Storefronts
Orient storefronts towards the street and pedestrian promenade, designed to optimize storefront visibility and exposure.

Guidelines and Standards (S)

6.0 PEDESTRIAN CIRCULATION

GENERAL:

- 6.1 Provide pedestrian links to buildings and formal open space.
 - 6.2 Delineate areas of intense pedestrian activity, such as forecourts, courtyards, and plazas with textured accent paving and special lighting.
 - 6.3 Delineate areas of pedestrian/bicycle interface with vehicles. Provide accent pavement and signage features that alert pedestrians, cyclists, and motorists to potential conflicts.
 - 6.4 Avoid circuitous and meaningless pedestrian walkways. Orient walkways to provide direct access to buildings and formal open space.
 - 6.5 Minimize the location of pedestrian walkways on the north sides of buildings where snow and ice build-up occurs.
 - 6.6 Mount utility covers such as manholes and grates flush with the pavement.
- #### STREET-ADJACENT PEDESTRIAN MOVEMENTS:
- 6.7 Create opportunities for pedestrian gathering places at street intersections using features such as recessed building entrances, corner cutouts, and arcades.
 - 6.8 Provide safe cross bulb-out enhancements at intersections to promote safe pedestrian circulation by shorting crosswalk length.

- 6.9 Create pedestrian pass-thru's between buildings to facilitate pedestrian circulation from rear off-street parking areas to the streetscape.
- 6.10 Line pass thru's with storefronts to encourage pedestrian movements.

7.0 SERVICE, DELIVERY, AND OUTDOOR EQUIPMENT STORAGE

GENERAL:

- 7.1 Avoid placing service areas where they are visible from adjacent buildings or streets.
- 7.2 **S** Locate loading docks, trash enclosures, service facilities, and outdoor storage areas out-of-view from adjacent roadways, pedestrian walkways, and formal open space amenities. Use solid masonry screen walls to obstruct the view of outdoor storage areas.
- 7.3 **S** Do not locate loading docks, trash enclosures, service facilities, and outdoor storage areas in setback areas.
- 7.4 **S** Locate loading docks, trash enclosures, service facilities, and outdoor storage areas a minimum of 20 feet from any public street ROW, screened from public view.
- 7.5 Provide separate parking areas and loading docks for delivery trucks and service vehicles located away from parking lots and pedestrian promenades (fig. A, B).
- 7.6 Create shared service areas. Align service areas with those of adjacent buildings so that service drives may be shared between parcels.

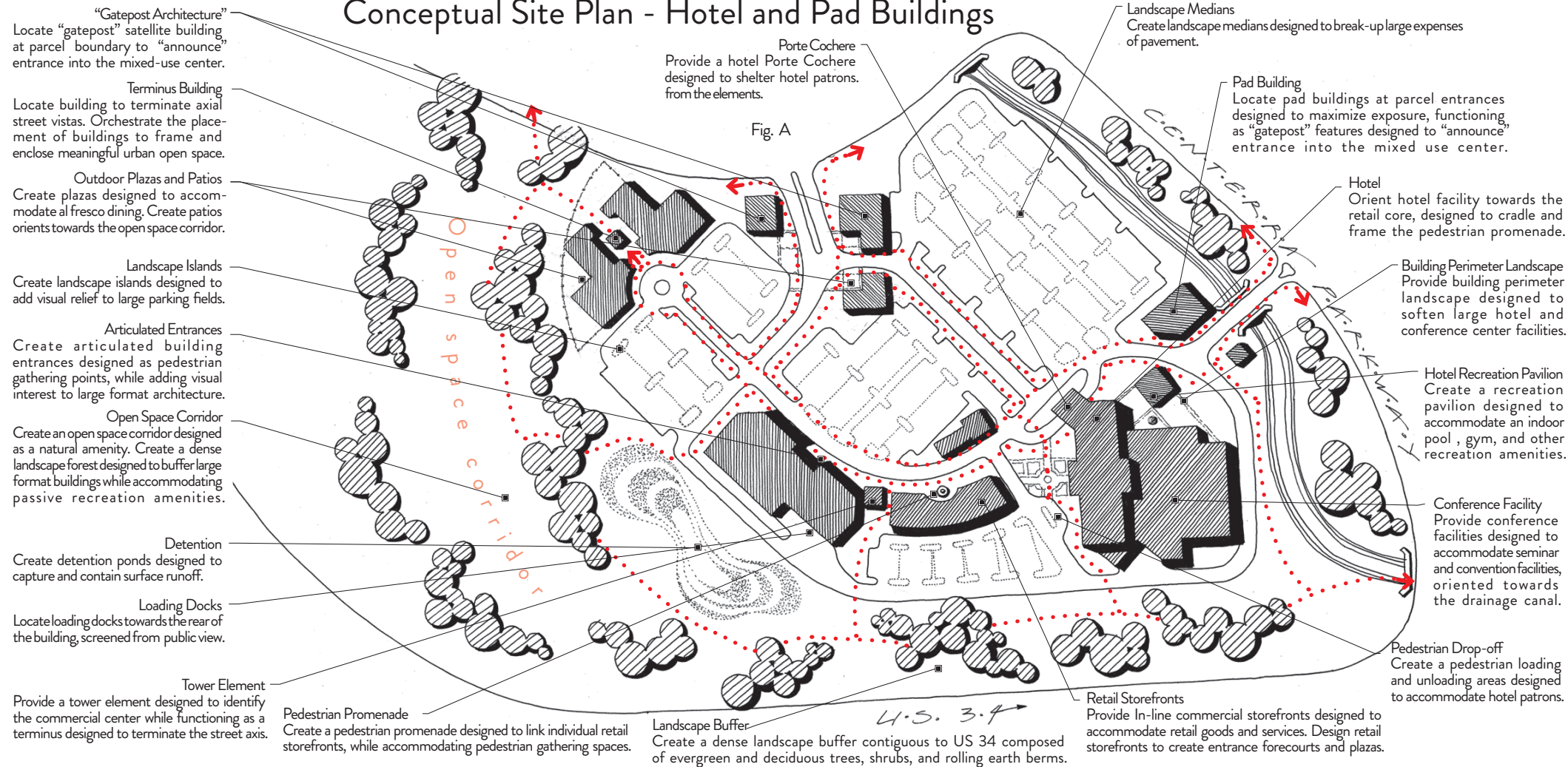
- 7.7 Screen pad site service facilities and trash enclosures from public view by solid decorative walls, reflective of the architectural style of the pad building.

UTILITY, MECHANICAL, AND TELECOMMUNICATION EQUIPMENT:

- 7.8 **S** Do not locate transformers adjacent to pedestrian sidewalks or within formal open space areas.
- 7.9 Screen utility transformers, telecommunications equipment, and switching boxes from public view.
- 7.10 Contain utility transformers, telecommunications equipment, and switching boxes within solid masonry walled enclosures or screened with dense landscaping.

SITE PLANNING - IN-LINE RETAIL, LARGE FORMAT RETAIL, AND HOTEL

Conceptual Site Plan - Hotel and Pad Buildings



Vignettes



Fig. 1 - Use buildings to frame and enclose meaningful, formal open space. Notice how these In-Line Retail buildings create a pedestrian forecourt.



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

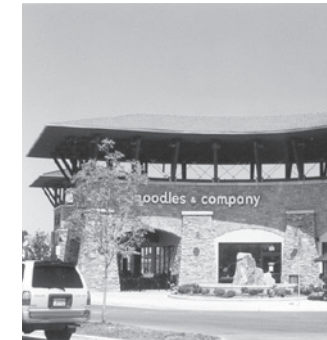


Fig. 3 - Orient In-Line Retail storefronts towards entrance forecourts. Notice how the In-Line Retail building cradles the outdoor pedestrian plaza.



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



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



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

Principles

1. Site In-Line Retail and Large Format buildings contiguous to the pedestrian promenade.
2. Site satellite pad buildings at parcel entry points and higher intensity corner locations.
3. Orchestrate the placement of the Hotel complex as a landmark icon, visible from Interstate 25 and US 34.
4. Locate buildings to create and frame meaningful formal open space.
5. Site satellite pad buildings and Large Format retail structures to break-up large expanses of pavement.
6. Design ample drive-thru facilities that contain stacked vehicles while sensitively accommodating pedestrian movements.
7. Sensitively site service, delivery, and outdoor equipment storage facilities to minimize their visual impact.

Guidelines and Standards (S)

1.0 BUILDING SITING AND ORIENTATION

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

2.0 FORMAL OPEN SPACE

- 2.1 Orchestrate the placement of In-Line Retail buildings to frame and enclose meaningful formal open space areas creating pedestrian friendly promenades, forecourts, courtyards, and plazas (fig. 1, 4, 7, 8).
- 2.2 Avoid “shot-gunned” accumulations of buildings characterized by leftover, awkward, and unusable open space areas.
- 2.3 Orient formal open spaces to views of on-site amenities and activities such as architectural landmarks, fountains, and landscape features.
- 2.4 Orient formal open space to views of off-site amenities such as views of the Rocky Mountains.
- 2.5 Link formal open space areas, such as forecourts, plazas and courtyards, to pedestrian promenades (fig. 1).
- 2.6 Orchestrate the placement of hotel complex buildings to frame and enclose formal open space areas creating pedestrian friendly courtyards and plazas (fig. 9, B).

3.0 SITE ACCESS

- 3.1 Limit the number of entry points into individual parcels to confine or limit vehicular and pedestrian conflicts (fig. A, B).
- 3.2 Use mid-block street intersections along minor internal roadways to provide access into the site.
- 3.3 Share entrance driveways with neighboring parcels. Reciprocal Access Agreements shall be required, designed to allow the passage of vehicles between adjacent parcels.
- 3.4 Design entrance points to align with on-site focal points such as roundabouts, building entrances, landmark towers, and formal open space features.
- 3.5 **S** Maintain a minimum separation of 200 feet between parcel entries, measured center line to center line or as otherwise required by the City of Loveland.
- 3.6 Use mid-block street intersections to provide access into the hotel complex site.
- 3.7 Design vehicular entrance points to align with on-site focal points such as landmark towers and formal open space features.

SITE PLANNING - IN-LINE RETAIL, LARGE FORMAT RETAIL, AND HOTEL

Vignettes



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



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



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



Fig. 10 - Orient pedestrian colonnades contiguous to building frontages, contained within the pedestrian promenade, designed to shade pedestrians while softening Large Format architecture.

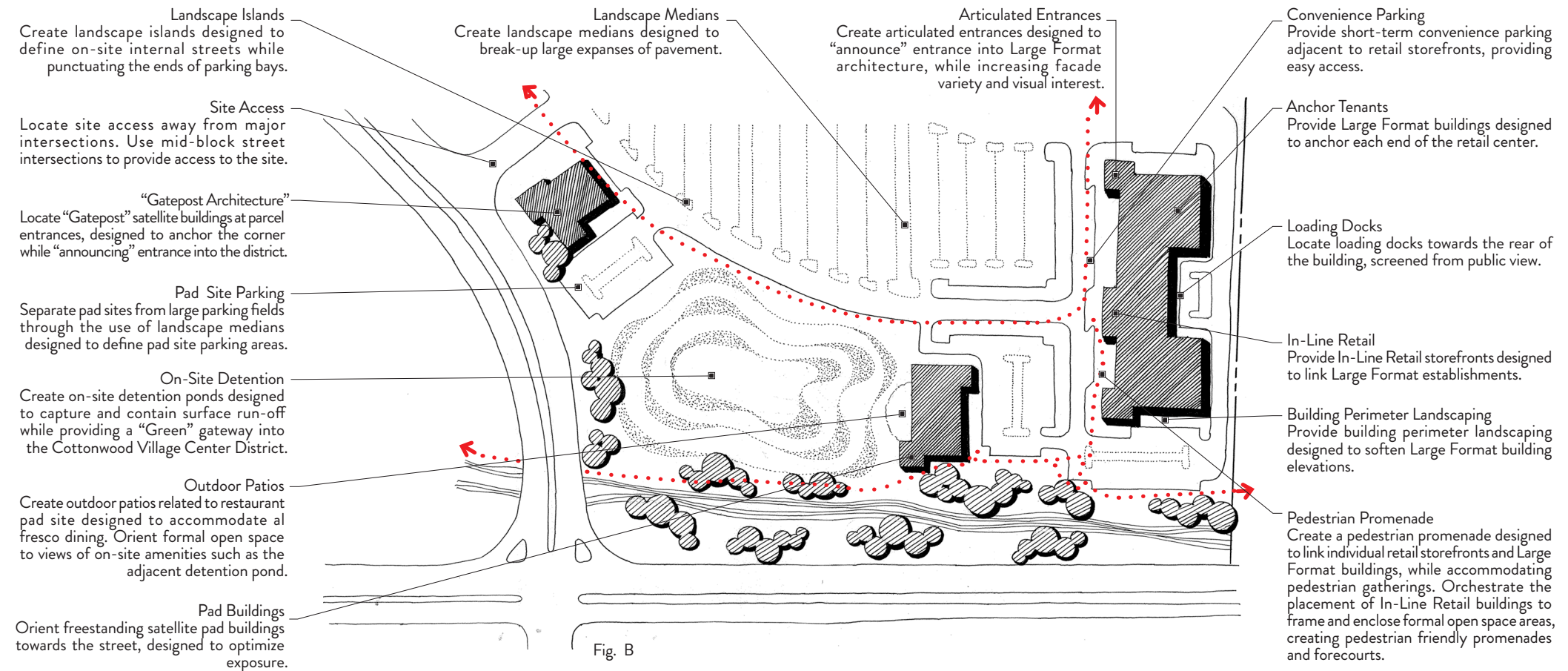


Fig. 11 - Orient loading docks towards the side or rear of Big Box buildings, screened from public view.



Fig. 12 - Orient outdoor plazas and patios with a southern exposure, designed to maximize solar gain.

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



Guidelines and Standards (S)

4.0 VEHICULAR CIRCULATION

- 4.1 Do not 'wall-off' commercial sites from surrounding Lifestyle and Mixed Use land uses.
- 4.2 Provide vehicular and pedestrian connectivity between the In-Line Retail and Large Format site and adjacent hotel and office land uses (fig. A).
- 4.3 Use on-site internal streets as direct extensions of adjacent public streets, providing convenient and direct vehicular and pedestrian access to the site.
- 4.4 Maintain a similar parking aisle direction between adjacent parking lots (fig. A, B).
- 4.5 Discourage high-speed driving. Use bulb-outs, roundabouts, and textured pavement treatments to slow vehicles.
- 4.6 Provide convenient loading and unloading zones for hotel uses. Create separate passenger drop-off areas designed to accommodate the loading and unloading of passengers (fig. 8, 11, B).

5.0 DRIVE-THRU'S

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

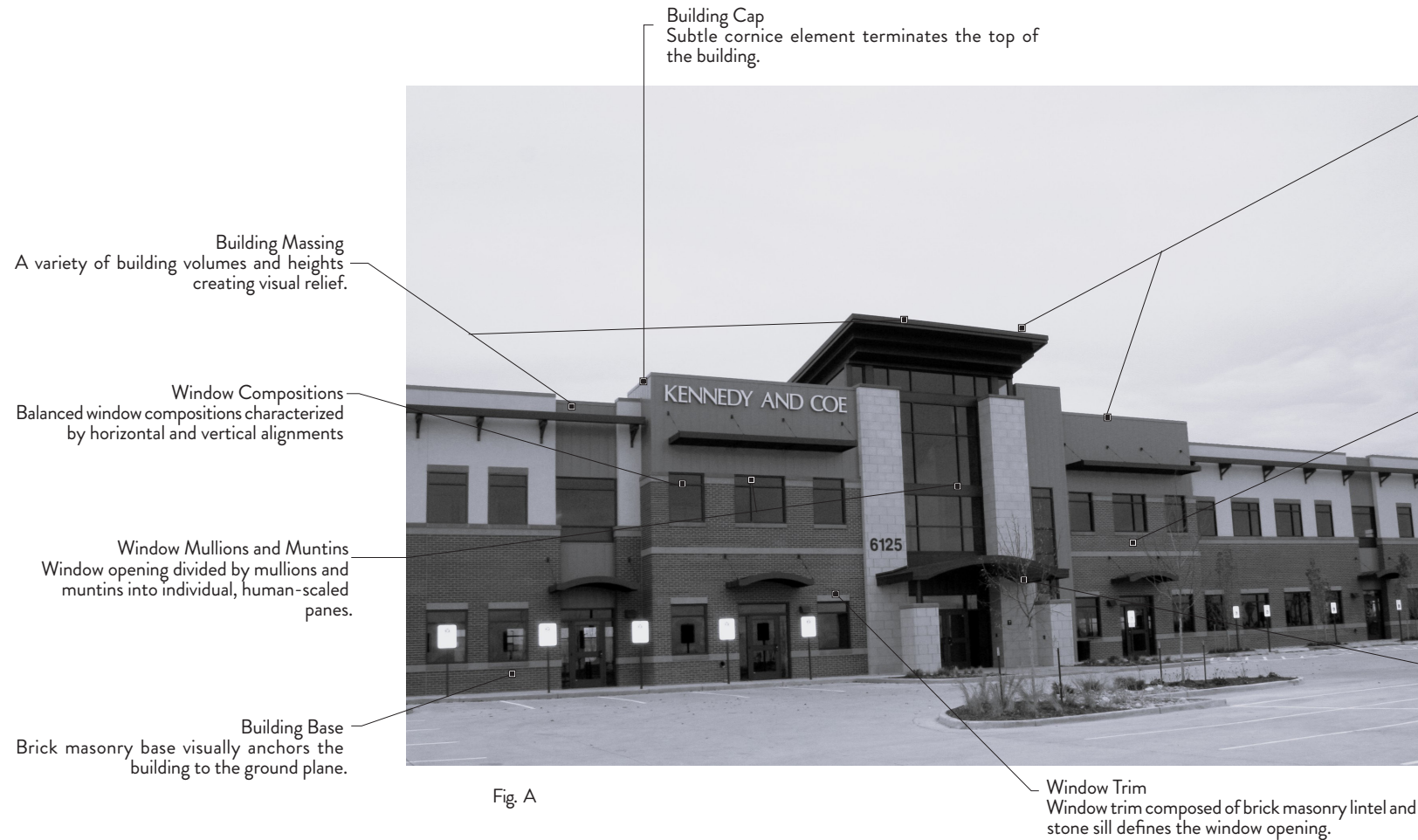
6.0 PARKING FIELDS

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

7.0 SERVICE, DELIVERY, AND OUTDOOR STORAGE AREAS

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

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 consistent 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.

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.

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 E (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).

Guidelines and Standards (S)

- 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

Vignettes



Fig. 7 - Discourage large "institutional" appearing structures. Provide 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 native building forms to complement developments. Notice how these Agrarian-oriented building forms house recreation amenities and administrative offices.



Fig. 9 - Provide differing heights to break-up the mass. Notice also the use of native 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 consistent roof forms to promote roofscape continuity.



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

Prototypical Elevation

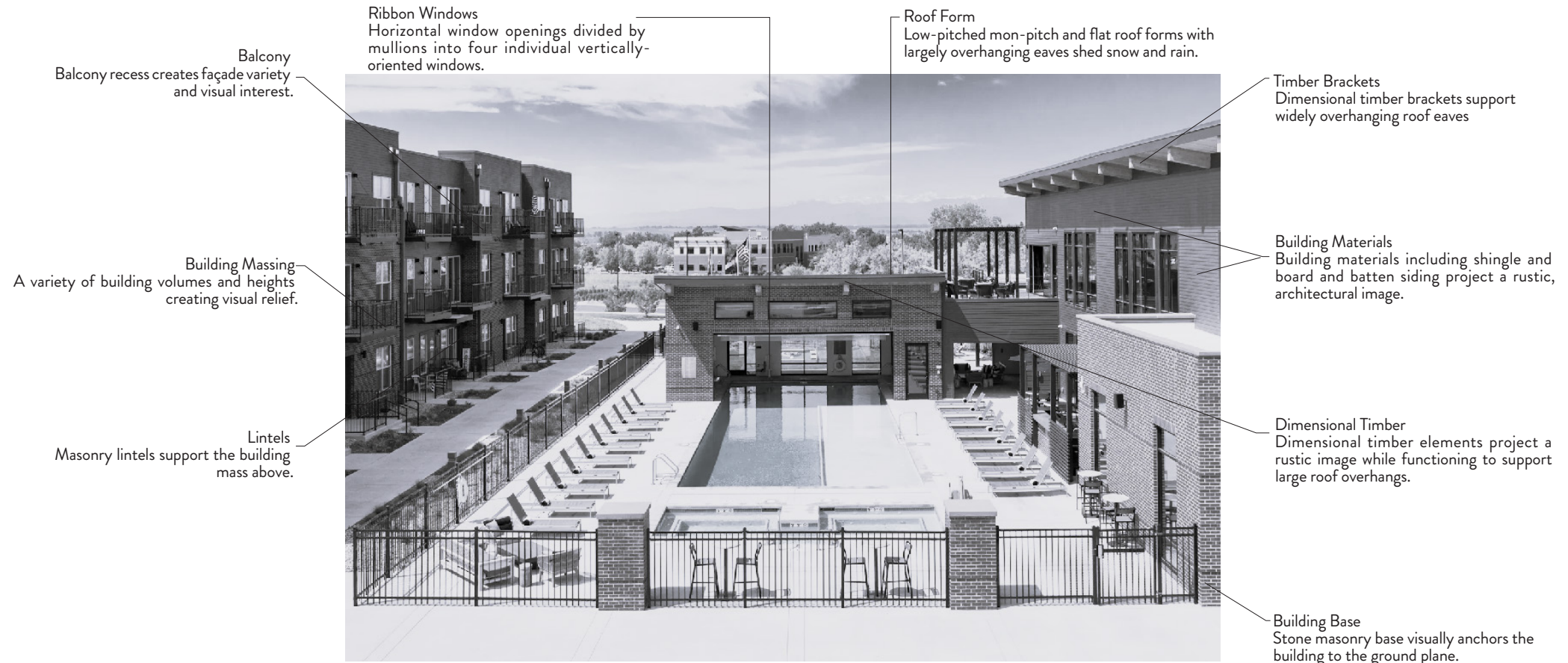


Fig. A

Guidelines and Standards (S)

Principles

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 forms that complement the architectural style of the building.
- 2.2 Use consistent roof types 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).

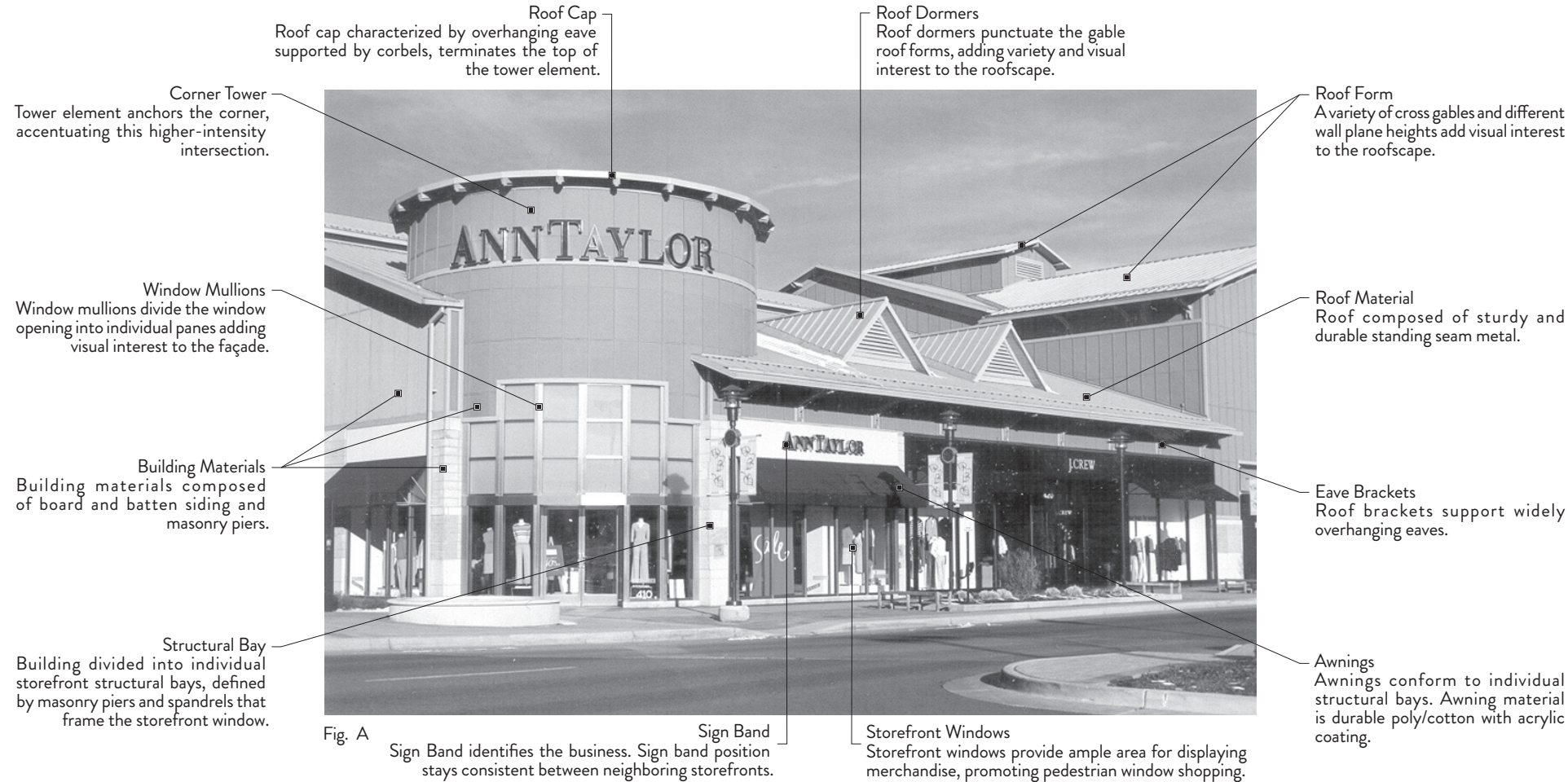
Flat Roofs

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

1. Craft building and roof forms that harmonize with their setting and surroundings, complementing the architectural style of the 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.

ARCHITECTURE - LIFESTYLE CENTER AND REGIONAL RETAIL

Prototypical Elevation - Lifestyle Center



Vignettes



Fig. 1 - Use buildings to frame and define circulation features, such as this round-about. Notice how the curved building mimics the curved round-about feature.



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



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



Fig. 4 - Use buildings to frame and enclose formal open space features such as plazas and forecourts.

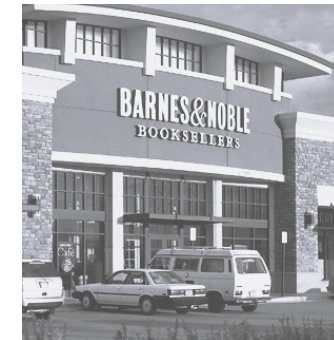


Fig. 5 - Accentuate building entrances. Use larger building masses and storefront windows to distinguish building entries.



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

Principles

1. Segment buildings into three major components: the ground floor Base that anchors the building to the ground, the Middle, that provides transparency, and the Cap that terminates the top of the building.
2. Use building masses to define, frame, and enclose the internal vehicular/pedestrian “main street” space, designed to concentrate and reinforce pedestrian activity.
3. Assure storefront transparency to optimize merchandise display and pedestrian interaction.
4. Use awning styles and materials that reflect the architectural style of the building.
5. Use awnings to accentuate and define the structure of the building.
6. Use building materials that are human-scaled. Perceiving the scale of a building is important to a pedestrian’s ability to relate to it comfortably.

Guidelines and Standards (S)

1.0 BUILDING MASSING

- 1.1 Locate higher-intensity building masses at internal street intersections and corners. Transition buildings height outward and down to adjacent buildings (fig. A).
- 1.2 Punctuate large building masses with towers designed as landmark icons (fig. 2, 3, A).
- 1.3 **S** Reduce building mass. Use the following techniques to diminish the size and scale of Lifestyle Center and Regional Retail commercial buildings:
 - Variation of roof form and height (fig. A)
 - Variation of building color and texture (fig. B)
 - Expression of window and column/pier rhythms (fig. 4, 8, A)
 - Expression of building structural bays (fig. 4, 8, 9, 10, A, B)

2.0 TOWERS AND ARTICULATED BUILDING CORNERS

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

3.0 STOREFRONT BASE

- 3.1 Rest the building on a ground floor storefront base or pedestal designed to visually anchor the building to the ground (fig. 9, 10).
- 3.2 Locate the ground floor storefront base contiguous to the pedestrian promenade designed to ensure the visibility of display windows, creating a more pedestrian environment (fig. 1, 3, 4, 5, 6, 9, 10, 11, A).
- 3.3 Create café zones and forecourts designed to support pedestrian activities within the vehicular/pedestrian “main street” (fig. 4).

4.0 STOREFRONT FAÇADES

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

Vignettes



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



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



Fig. 9 - Segment storefronts into a series of individual structural bays. Use piers, spandrels, and bulkhead elements to define individual storefront openings.



Fig. 10 - Rest Lifestyle Center buildings on a ground floor storefront composed of display windows, transoms, recessed entrances, and sign bands.

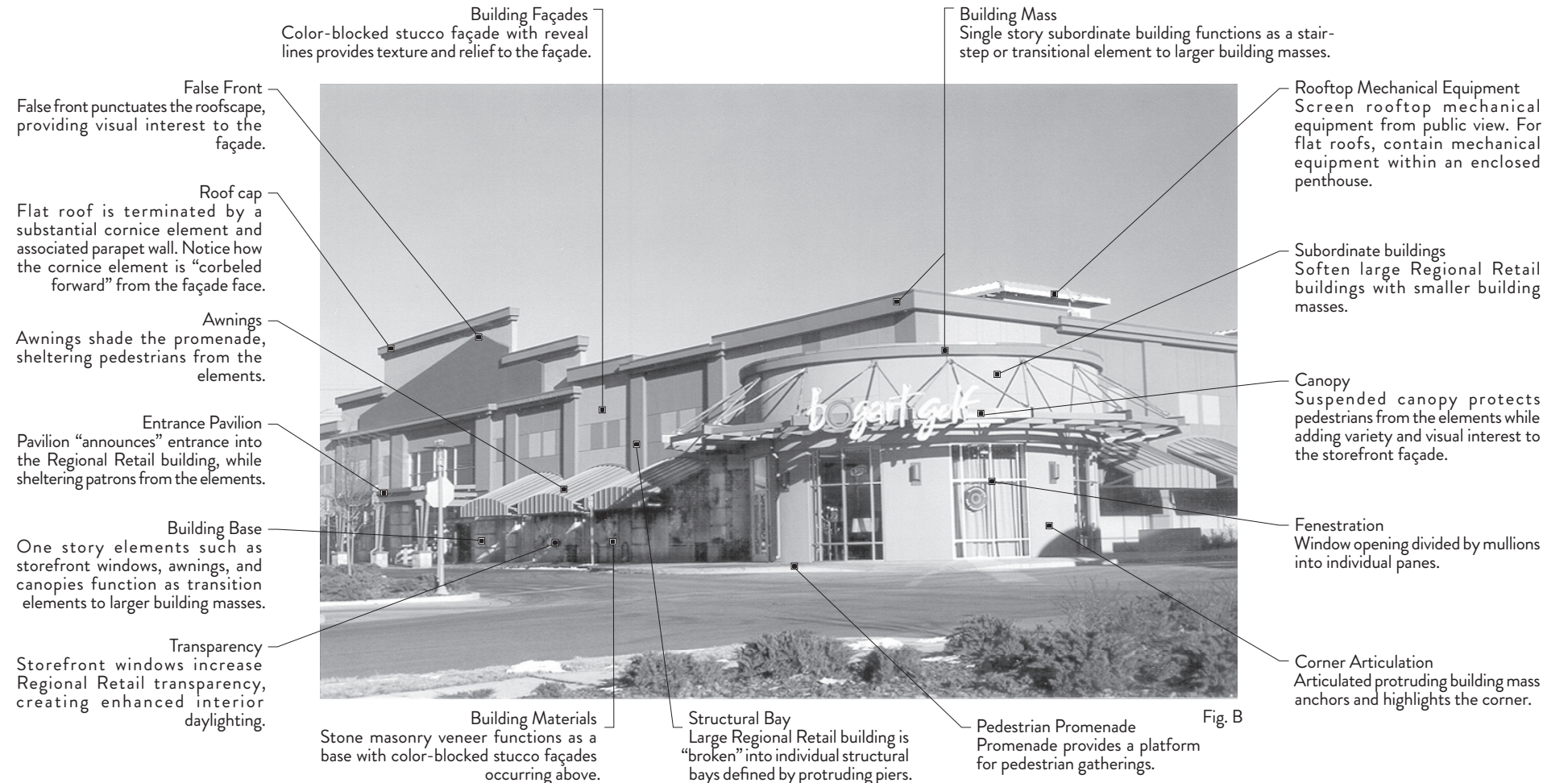


Fig. 11 - Terminate the top of flat roof buildings with a discernible roof cap. Use ample cornice elements and parapet walls to top the building.



Fig. 12 - Support pitched roof overhangs with a substantial bracket or corbel.

Conceptual Site Plan - Regional Retail



Guidelines and Standards (S)

5.0 ROOF CAP

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

Flat Roofs

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

Pitched Roofs

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

6.0 AWNINGS

- 6.1 Design awnings to complement the architectural framework of the building. Awnings should express the shape and proportion of window openings (fig. 8).
- 6.2 **S** Create awnings that reflect the architectural style of the building on which they are located.
- Square shed-style awnings shall accommodate square structural bays (fig. 8).
 - Rounded awnings shall accommodate arched structural bays.
- 6.3 Do not use continuous awnings. Awnings shall be segmented, conforming to structural bays (fig. 8).
- 6.4 Do not obstruct transom windows with awnings. When transom windows occur, awnings should be located between the top of the storefront window and bottom of the transom to allow light penetration.
- 6.5 Permanently attach awnings to building façades.
- 6.6 **S** Construct awnings of durable material. Permitted awning materials include:
- Cotton/poly with acrylic coating (Sunbrella)
 - Metal, Sheet
- 6.7 Discourage "circus" awnings. Awnings shall not be internally illuminated or backlit.

7.0 BUILDING MATERIALS

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

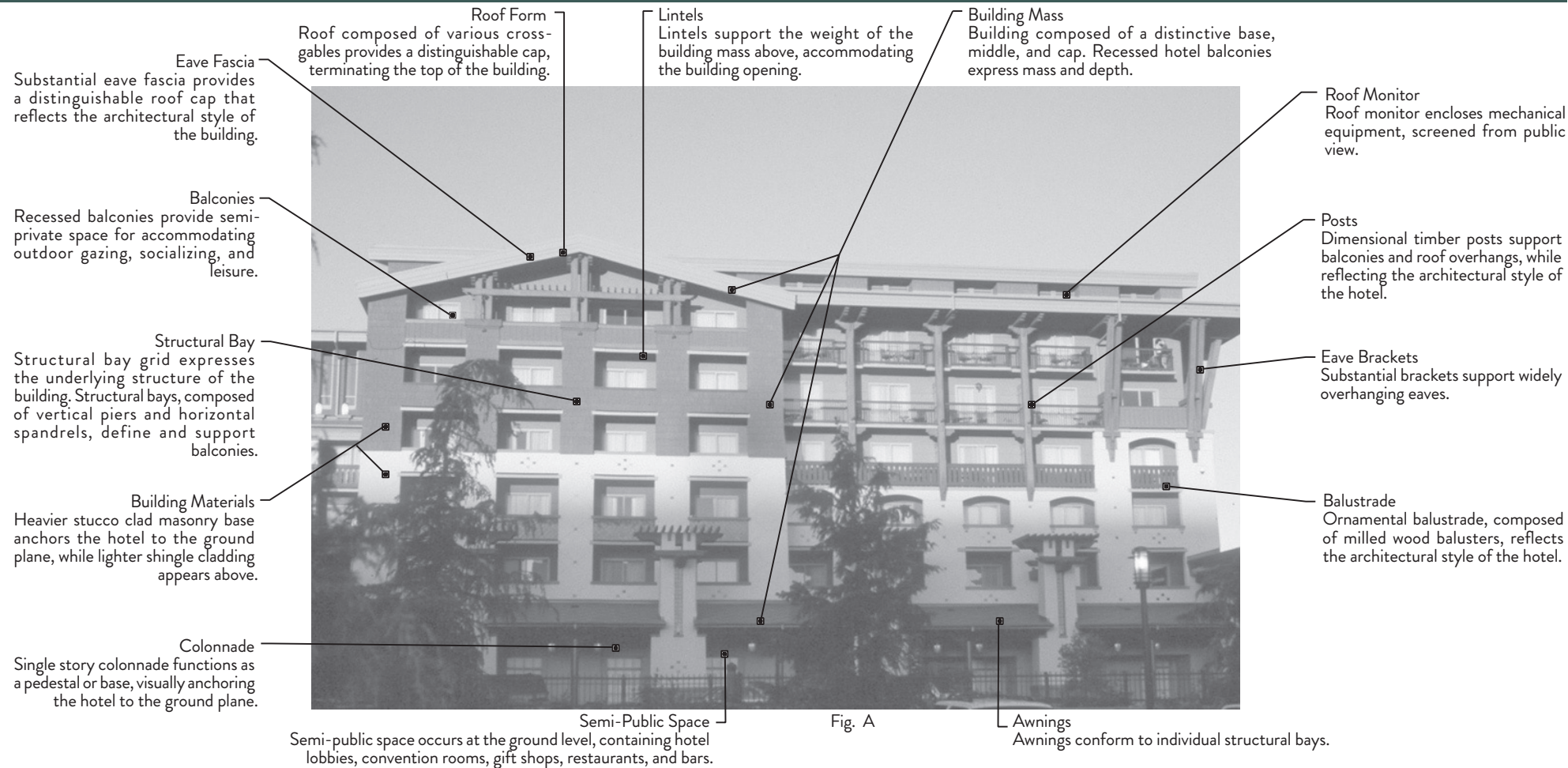
Building Base and Upper Story Façades

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework)
- Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
- Metal, Corrugated
- Metal, Corten
- Metal, Structural (such as I-beam spandrels), subject to DRC review and approval
- Tile, In-Line Retail Storefront (Bulkheads or decorative accents only. Use traditional semi-gloss glazed transparent 4"x 4" square Dal tile with deep colors such as Cobalt Blue, Vermilion, Timberline Green, Sunflower, Grape, Black)
- Stucco (upper stories only)
- Wood, Dimensional Timber (use for minor structural elements such as corbels and brackets)

Roofs

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

Prototypical Elevation



Vignettes



Fig. 1 - Distinguish hotel building entrances. Notice how the richly detailed pitched gable end, composed of beams and brackets, “announces” entrance into the hotel.



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



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



Fig. 4 - Use single-story porte-cocheres as transitional “stair-steps” to larger building masses.



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



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

Principles

1. Segment hotel buildings into three major components: the ground floor Base that visually 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. Use structural elements to break-up large building masses into a series of individual components.
3. Orchestrate façade openings to create repetitive building rhythms.
4. Use building materials that are aesthetic, durable, and require low maintenance.
5. Use building materials that are human-scaled. Perceiving the scale of a building is important to a pedestrian’s ability to relate to it comfortably.

Guidelines and Standards (S)

1.0 BUILDING BASE

- 1.1 Rest the hotel on a ground floor base or pedestal designed to visually anchor the building to the ground plane (fig. 6, A).
- 1.2 Use smaller-scale building masses such as hotel restaurants, porte cocheres, colonnades, gift shops, and out buildings as “stair steps” to larger multi-story building volumes (fig. 1, 3, 4, A).
- 1.3 Integrate porte-cocheres into the fabric of the hotel. Porte-cochere roof forms shall be connected to the main body of the hotel building and shall not be designed as a “tacked-on” afterthought.
- 1.4 Use traditional building base heights to allow natural light to penetrate interiors.
- 1.5 Ground floor storefront heights shall range between 12 and 16 feet (fig. A).

2.0 BUILDING MIDDLE

- 2.1 Divide upper story facades into a series of structural bays composed of columns/piers and spandrels (fig. 1, 5, 6, A).
- 2.2 Design upper story facades that are composed of solid flat surfaces with punched window or balcony openings placed in a regular pattern (fig. 1, 6, A).
- 2.3 Recess windows into the building façade, designed to express building mass. Windows shall be recessed into the façade a minimum of four inches.

3.0 BUILDING CAP

- 3.1 Terminate the top of the building with a distinctive roof cap (fig. 1, 2, 6).
- 3.2 Support pitched roof eave overhangs with corbels or brackets (fig. 2, A).
- 3.3 Sheath sloped roofs with a roofing material that is complementary to the architectural style of the building.
- 3.4 Discourage radical roof pitches that create overly prominent or out-of-character buildings.

4.0 BUILDING MATERIALS

- 4.1 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)
 - Stucco, Smooth
- Upper Story Facades (Building Middle)**
- Glass, Lightly Tinted (Allowing 80 percent light transmission)
 - Glass, Transparent
 - Masonry, Brick (i.e., Face Brick, FBX)
 - Siding, Clapboard
 - Siding, Shingles
 - Siding, Metal (Corten steel or corrugated metal)
 - Stucco, Smooth
- 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

Vignettes



Fig. 7 - Punctuate Large Format buildings with tower elements, adding variety and visual interest to the façade, while anchoring the corner.



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



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



Fig. 10 - Accentuate Large Format architecture with structural piers, adding visual relief to the Large Format façade.

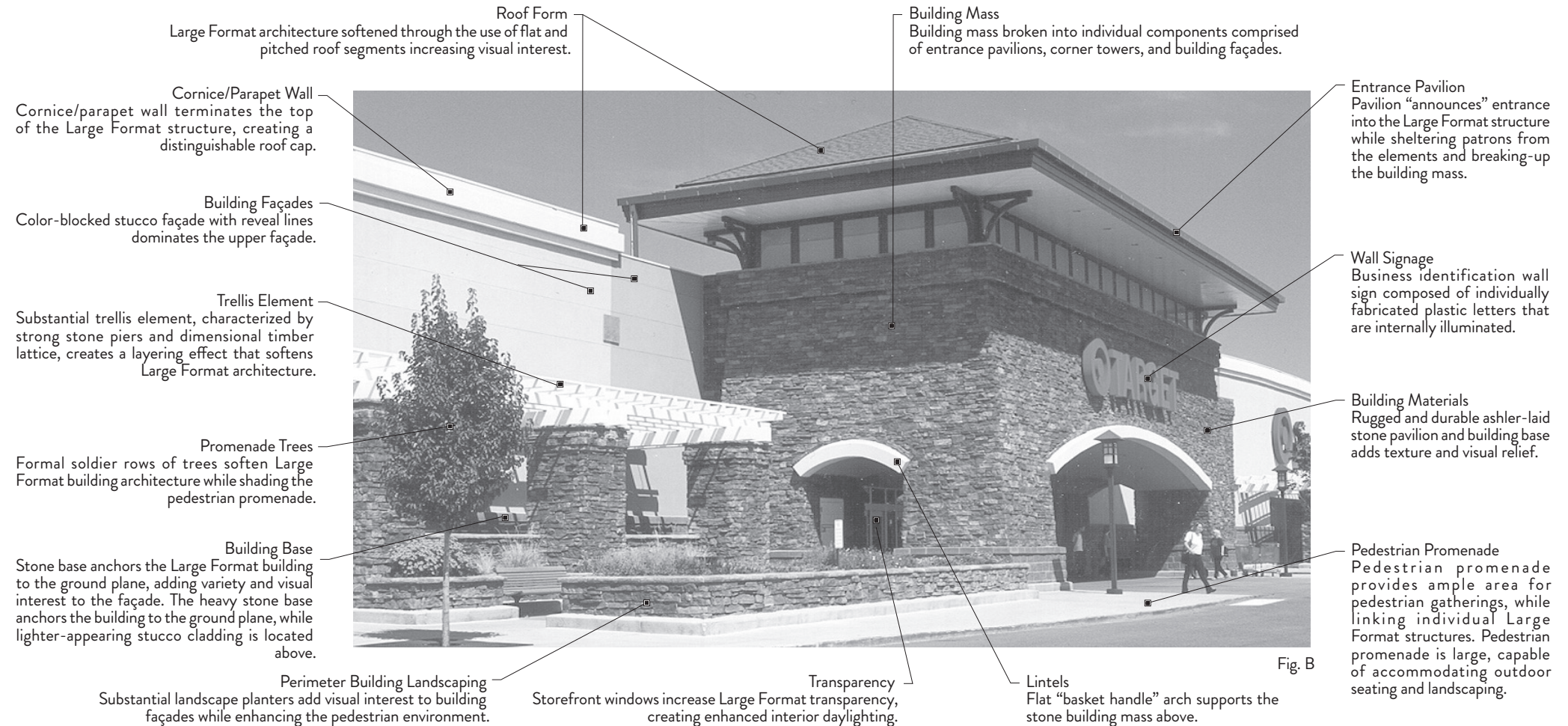


Fig. 11 - Use building materials to add texture and visual interest. Notice how the rugged stone base visually anchors the Large Format building to the ground plane, with lighter stucco walls occurring above.



Fig. 12 - Define Large Format building entrances. Notice the entrance pavilion composed of substantial stone piers, dimensional timber brackets, and a dominant roof cap that "announces" entrance into the structure.

Prototypical Elevation



Guidelines and Standards (S)

1.0 BUILDING MASSING

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

2.0 ROOF FORM

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

3.0 FAÇADE ARTICULATION AND TRANSPARENCY

- 3.1 **S** Articulate Large Format façades. No façade shall exceed 50 linear feet without a façade articulation. Façade articulation techniques include the following:
 - Structural piers (fig. 9, 10)
 - Building corners with material changes (fig. 7)
 - Raised planters with landscaping adjacent to building façades (fig. B)
 - Faux window openings and awnings
 - Storefront windows
 - Wall plane projection or recess (fig. 7)
 - Colonnades and trellis elements (fig. 8, 11, B)
- 3.2 Design Large Format facades based upon the following guidelines:
 - Minimum Percentage of Front Storefront Façade Window Area: 25 Percent
 - Minimum Percentage of Facades that contain a Trellis Element or Colonnade: 50 Percent

4.0 ACCESSORY STRUCTURES

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

5.0 BUILDING MATERIALS

- 5.1 Use consistent building materials and colors on Large Format architecture, reflecting the design of the shopping center as a whole.
- 5.2 **S** The following building materials shall be permitted: All material transitions shall occur at inside corners.
 - Building Base:**
 - Masonry, Brick (i.e., Face Brick, FBX)
 - Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
 - Masonry, Stone (i.e., Ashler-laid)
 - Upper Façade:**
 - Masonry, Brick (i.e., Face Brick, FBX)
 - Masonry, Split face or smooth face concrete block integrally colored
 - Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
 - Masonry, Stone (i.e., Ashler-laid)
 - Stucco or EIFS, Smooth
 - Windows:**
 - Glass, Transparent
 - Glass, Lightly tinted (Allowing 90 percent light transmission)
 - Roofs:**
 - Standing Seam Metal (pitched roof sections, only)
 - Corten Steel (pitched roof sections, only)
 - Rolled metal or rubber membrane roofing (Flat roof sections, only. Screened by a parapet wall and associated cornice.)
 - Tile, Concrete

Principles

1. Reduce the mass and bulk of Large Format retail establishments.
2. Terminate the top of Large Format architecture with a distinguishable roof cap.
3. Articulate Large Format building elevations to increase façade variety and visual interest.
4. Shelter patrons from the elements at Large Format entrances.
5. Create Large Format buildings and accessory structures that reflect the architectural style of the shopping center.

Prototypical Elevation



Fig. A

Vignettes



Fig. 1 - Punctuate building façades with tower elements. Extend tower elements above the flat roof plane, accentuating the roofscape.



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



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



Fig. 4 - Use refined materials that reflect an agrarian image. Notice how the use of ashler-laid stone reflects a refined yet vernacular image.



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



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

Principles

1. Create building masses and roof forms that reflect the architectural style of the In-Line Retail center.
2. Increase building mass at areas of higher intensity and pedestrian concentration.
3. Articulate facades to reduce the massive scale and impersonal appearance of large In-Line Retail buildings.
4. Design human-scaled building masses. Incorporate architectural features that create visual interest at the pedestrian scale.
5. Use building materials that are human-scaled. Perceiving the scale of a building is important to a pedestrian's ability to relate to it comfortably.

Guidelines and Standards (S)

1.0 BUILDING MASSING

- 1.1 Locate higher-intensity "gatepost" satellite building masses at corners designed to "announce" entrance into the retail center (fig. 12).
- 1.2 Locate higher-intensity building masses towards the center of the building complex. Transition buildings height outward and down to adjacent developments (fig. 4, A, B).
- 1.3 Punctuate large building masses with towers designed as landmark icons (fig. 1, 12, A).
- 1.4 Segment buildings with a distinguishable base, middle, and cap (fig. 3, B).
- 1.5 **S** Reduce building mass. Use the following techniques to diminish the size and scale of In-Line Retail buildings:
 - Variation of roof form and height (fig. 8, A)
 - Variation of building color and texture (fig. A, B)
 - Expression of building storefront structural bays characterized by columns/piers and spandrels (fig. 11)

2.0 ROOF FORM

- GENERAL:**
- 2.1 Create roof forms that contribute to the unified appearance of each commercial center.
 - 2.2 Design roof forms to correspond to building functions. Use roof forms to identify and accentuate building entrances and staircases (fig. 1, 4, A).
- PITCHED ROOFS:**
- 2.3 Use a consistent roof pitch for all buildings within the retail center, designed to knit-together or unite the entire complex.
 - 2.4 **S** Avoid continuous roof planes. Sloping roof planes exceeding 60 linear feet shall incorporate one of the following elements:
 - A cross gable (fig. 8)
 - A cross hip
 - A vertical plane break (fig. 8)
 - Flat roof segment (fig. A, B)
 - 2.5 Terminate the top of pitched-roofed retail buildings with a distinctive cap. Design roof caps using the following techniques:
 - Provide ample roof overhangs accompanied by substantial eave fascias
 - 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
 - 2.6 Enclose rooftop mechanical equipment completely within the interior of the pitched roof structure (fig. 8).

FLAT ROOFS:

- 2.7 **S** Terminate the top of flat-roofed commercial buildings with a distinctive cap. Design roof caps using the following techniques:
 - Terminate the top of flat roofs with a distinctive cornice and parapet wall (fig. 9, A).
 - Distinguish the cornice from the building 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 (fig. 9, A).
- 2.8 **S** Screen rooftop mechanical equipment with a parapet wall from public view (fig. A).

3.0 STOREFRONT ELEVATIONS

- 3.1 Create pedestrian interest at storefront elevations. Use the following elements to provide storefront elevation variety and visual interest:
 - Arcades, Colonnades, and Trellis Elements (fig. 1, 2, 4, A)
 - Awnings (fig. 5)
 - Bulkheads (fig. 6)
 - Canopies
 - Storefront display windows (fig. 3, A, B)
 - Transom windows (fig. 5)
- 3.2 Create visual rhythms with structural bays that divide storefronts into a series of repetitive components. Storefronts should be segmented through the application of vertically repeating columns, piers, posts, and horizontal spandrels (fig. 4, A).

Vignettes



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



Fig. 8 - Use individual awnings to define structural bays. Notice how the shed-style awnings conform to each structural bay, sheltering patrons from the elements.



Fig. 9 - Terminate the top of flat roof structures with a distinguishable roof cap.



Fig. 10 - Reduce building mass by creating a variety of building shapes, and varied roof forms that add visual impact.

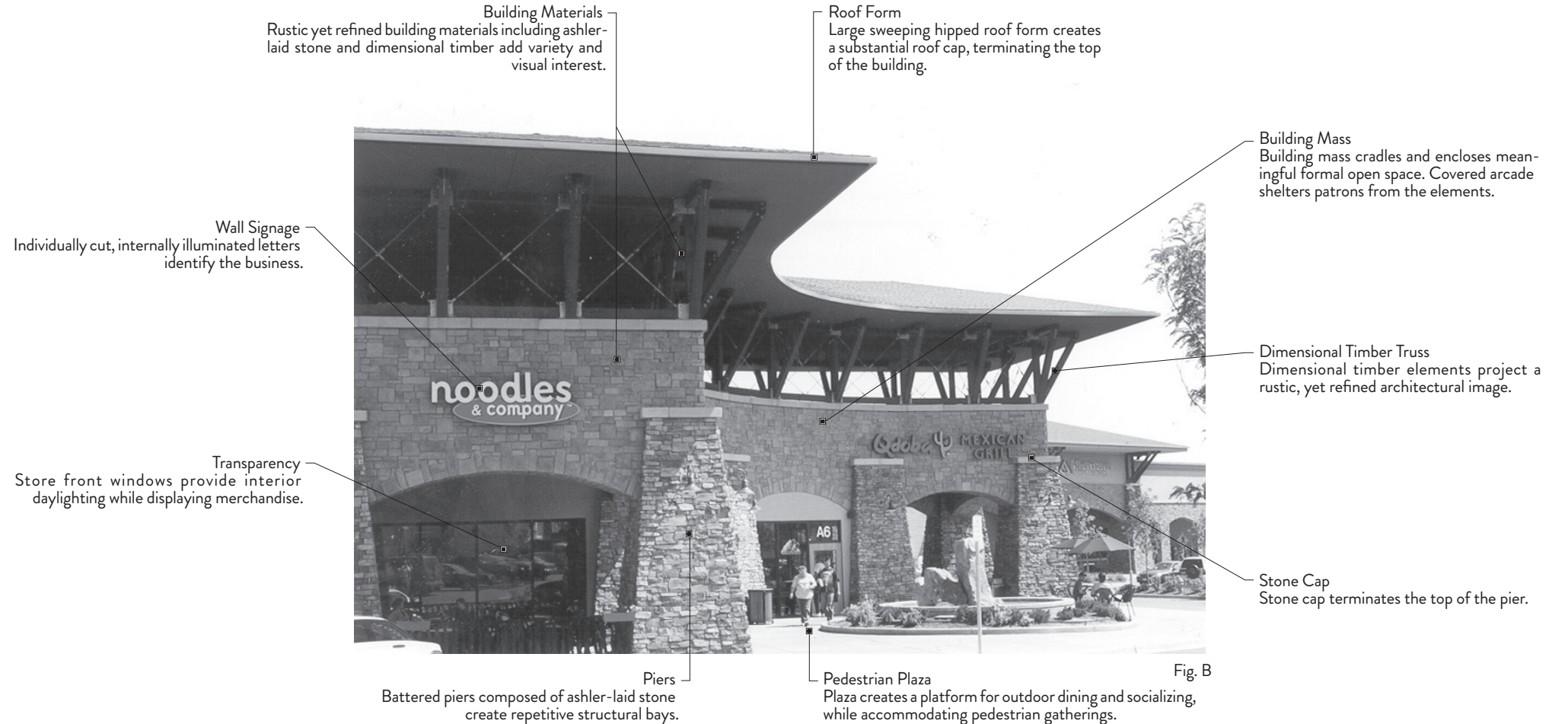


Fig. 11 - Segment retail storefronts into a series of structural bays composed of piers, spandrels, and bulkheads that define storefront windows and transoms.



Fig. 12 - Create satellite pad building architecture that is reflective of the shopping center as a whole.

Prototypical Elevation



Guidelines and Standards (S)

4.0 SIDE AND REAR ELEVATIONS

- 4.1 Promote four-sided architecture. Use similar storefront elements on side and rear building elevations that are visible from public view (fig. 1, 2).
- 4.2 Incorporate architectural elements designed to articulate large commercial building facades. Use the following techniques to provide side and rear façade variety and visual interest:
- Colonnades: Projecting from the building (fig. A, B)
 - Building Offsets: Changes in wall plane (fig. A, B)
 - Color Change: Changes in building color
 - Material Change: Changes in building material (fig. A, B)
 - Projections: Protruding from the building (fig. 1, 4, 12, A, B)
 - Reveals: Recessed into the building (fig. B)
- 4.3 **S** Express structural piers. Side and rear facades shall express structural piers by projecting columns/piers a minimum of 12 inches from the building face.

5.0 BUILDING MATERIALS

- 5.1 Use building materials that are familiar in their dimensions and can be repeated in understandable modules or units (human scale).
- 5.2 Use materials such as brick and stone that help people interpret the size of a building.
- 5.3 Combine building materials in modules that can be visually measured.
- 5.4 **S** Avoid large, featureless building surfaces such as large all glass curtain walls and metal spandrel panels
- 5.5 Use heavier materials such as brick and stone at the building base, designed to visually anchor the building to the ground plane.
- 5.6 **S** The following building materials shall be permitted:
- Storefronts:
- Glass, Lightly Tinted (Allowing 90 percent light transmission)
 - Glass, Transparent
 - Masonry, Brick (i.e., Face Brick, FBX)
 - Masonry, Split face concrete block
 - Masonry, Stone (i.e., Ashler-laid, Broken Rangework, Pitched Face, Quarry-faced)
 - Masonry, Stone Veneer (i.e., Brownstone, Granite, Sandstone, Slate)
 - Metal (structural metal such as I-beam spandrels and corrugated, subject to DRC review and approval)
 - Tile (Bulkheads and decorative accents only). Use traditional semi-gloss glazed transparent 4"x 4" square Dal tile with deep colors such as Cobalt Blue, Vermilion, Timberline Green, Sunflower, Grape, Black)

Side and Rear Façades:

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

Roofs:

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

Wood:

- Wood may be used as a minor structural element (posts, beams, corbels, and brackets)

On-Site Landscaping



Fig. A

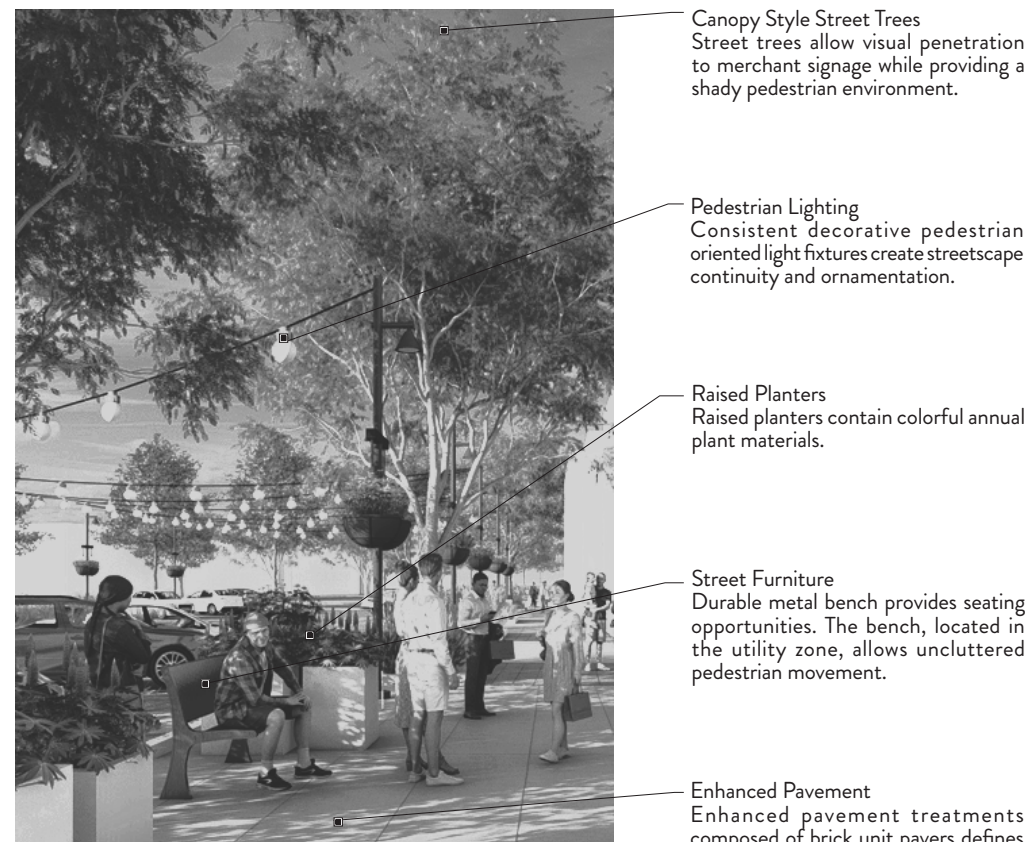


Fig. B

Vignettes



Fig. 1 - Use plant containers to add color and animation to pedestrian promenades and sidewalks.



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



Fig. 3 - Use planters to soften the pedestrian promenade. Notice how the colorful annuals add life and animation to the sidewalk.



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



Fig. 5 - Use landscaping to complement 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. Create a cohesive landscape/streetscape design that unifies District E.
2. Create formal, urban oriented landscape statements designed to reinforce the higher-intensity nature of the Mixed Use Village Center.
3. Promote the use of on-site landscaping that provides shade, frames views, and softens building architecture.
4. Create landscapes that reinforce the spatial relationships of formal open space features.
5. Create landscape patterns that break-up large expanses of pavement.
6. Use a consistent palette of street furniture elements to unify the East District.

Guidelines and Standards (S)

1.0 GENERAL

- 1.1 Overall requirements for landscaping are outlined in the General Landscape Design Guidelines. Included is a Recommended Plant List tailored to the desired landscape image for District E - The East District.
- 1.2 As a major unifying element, the Master Developer will provide the design of all streetscape and common area landscape to provide structure and consistency to the district. Individual property owners/developers will be responsible for the installation and maintenance of the landscape.
- 1.3 Refer to the Millennium GDP and City of Loveland Site Planning Performance Standards and Guidelines for detailed bufferyard performance standards.
- 1.4 Coordinate on-site landscape design with the overall Landscape Master Plan for off-site roadway edge conditions and common areas. Provide a "seamless" transition to off-site landscape treatments.
- 1.5 Use landscaping to soften parcel perimeter edges. Avoid harsh lines at property edges, such as abrupt changes in mulch type or plant materials placed in an obvious line.
- 1.6 Use landscaping to soften Right-of-Way edges. Provide a gradual transition of trees, shrubs, and ground covers designed to harmonize with off-site landscaping.
- 1.7 Soften building facades visible from public areas or high use areas with trees, shrubs, and ground covers (fig. 5).

- 1.8 Locate plant materials to shelter buildings and formal open spaces from winter winds, allow solar exposure in the winter, and provide summer shade (fig. 4).
- 1.9 Use ornamental accent landscaping at site entrances designed to "announce" entrance.
- 1.10 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings (fig. 4).
- 1.11 Create landscape medians and islands to break-up large expanses of pavement (fig. 5, 7, 8, 9).
- 1.12 S Create formal tree plantings to frame and enclose formal open space features such as pedestrian sidewalks, plazas and forecourts (fig. 3, 4, A, B).
- 1.13 Use plant containers and raised planters along street-adjacent sidewalks and within plaza areas designed to add annual color (fig. 3, A, B).
- 1.14 Group plants with similar water requirements together.

2.0 MIXED USE

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

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 - Provide a consistent palette of street furniture elements designed to unify the Mixed Use area. Notice the hanging planters that add color and animation to the streetscape.

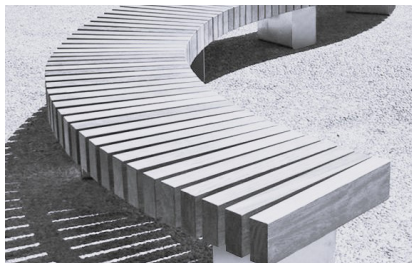


Fig. 11 - Use formal planting patterns to define the Mixed Use area. Notice how the formal patterns project an urban image.



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

Mixed Use Village Center - Street Furniture



Seating
Curved Wooden Bench



Seating
København Outstanding Valby Round City Bench



Seating
BRP Enterprises - MC103-72-MF



Seating
Landscapeforms - Scarborough - Backed Bench, Woven Seat



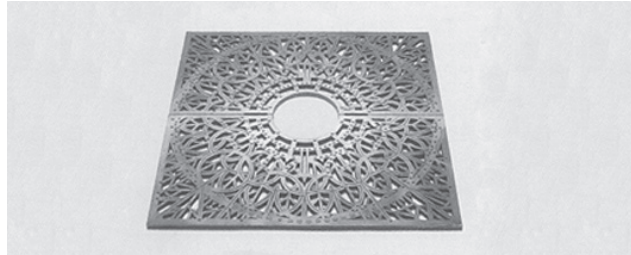
Pedestrian Lighting
Hadco Lighting - CF1



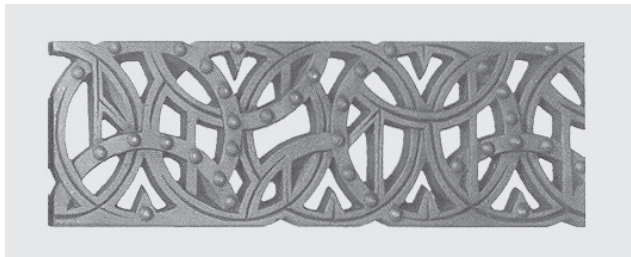
Pedestrian Lighting
WE-EF Lighting - BSP504



Pedestrian Lighting
Catenary Lighting



Tree Grate
Urban Accessories - OT Series



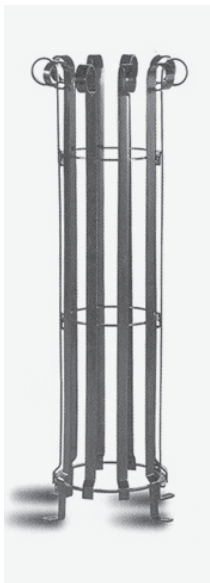
Trench Drain
Urban Accessories - OT Series



Bike Rack
BRP Enterprises - HU-08-MF



Trash Receptacle
Landscapeforms - Scarborough



Tree Guard
Wabash Valley - TG1



Seating
Landscapeforms - Plainwell Bench

Guidelines and Standards (S)

3.0 LIFESTYLE CENTER AND REGIONAL RETAIL

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

4.0 HOTEL/CONFERENCE CENTER

- 4.1 Create formal soldier rows of trees to accent passenger drop-off areas.
- 4.2 Create formal tree plantings to frame and enclose formal open space features such as pedestrian plazas, forecourts, and patios (fig. 4).
- 4.3 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.
- 4.4 Use plant containers and raised planters at building entrances and within plazas to add annual color (fig. 1).
- 4.5 Arrange plant materials to harmonize with the architectural style of the Hotel/Conference accenting building entrances, softening facades, and screening nuisances.

5.0 IN-LINE AND LARGE FORMAT RETAIL

- 5.1 Create formal soldier rows of trees to accent linear pedestrian promenades (fig. 3).
- 5.2 Use plant containers and raised planters at building entrances, along pedestrian promenades, and within plazas to add annual color (fig. 3).
- 5.3 Use tree grates and guards to accommodate formal tree plantings along pedestrian promenades and within plazas.

- 5.4 Arrange plant materials to harmonize with the architectural style of In-Line and Large Format Retail establishments, accenting pedestrian promenades, softening facades, and screening nuisances (fig. 3, 5).
- 5.5 Use landscaping to soften In-Line and Large Format architecture, reducing the perceived scale of these large commercial buildings (fig. 5).
- 5.6 Divide parking fields with windrow-style median plantings designed to create and define “outdoor rooms”.

6.0 STREET FURNITURE

- 6.1 Use decorative pedestrian oriented light poles. Light poles shall have a discernible base, shaft, and capital that supports the luminary.
- 6.2 Provide decorative street furniture. Street furniture shall be provided, based upon the following guidelines:
 - Pedestrian Lighting:
 - Location: Plazas and pedestrian walkways
 - Style:
 - Hadco Lighting - CF1
 - WE-EF Lighting - BSP504
 - Color: TBD
 - Height: 10-12 feet (maximum)
 - Maximum Illumination: 4,800 Lumens
 - Seating:
 - Landscape forms - Plainwell Bench
 - BRP Enterprises - MC103-72-MF
 - Landscape forms - Scarborough - Backed Bench, Woven Seat

- Trash Receptacles:
 - Landscapeforms - Scarborough
- Tree Grates:
 - Urban Accessories - OT Series
- Tree Guards:
 - Wabash Valley - TG1
- Trench Drains:
 - Urban Accessories - OT Series
- Bike Racks:
 - BRP Enterprises - HU-08-MF