



General Landscape Design Guidelines

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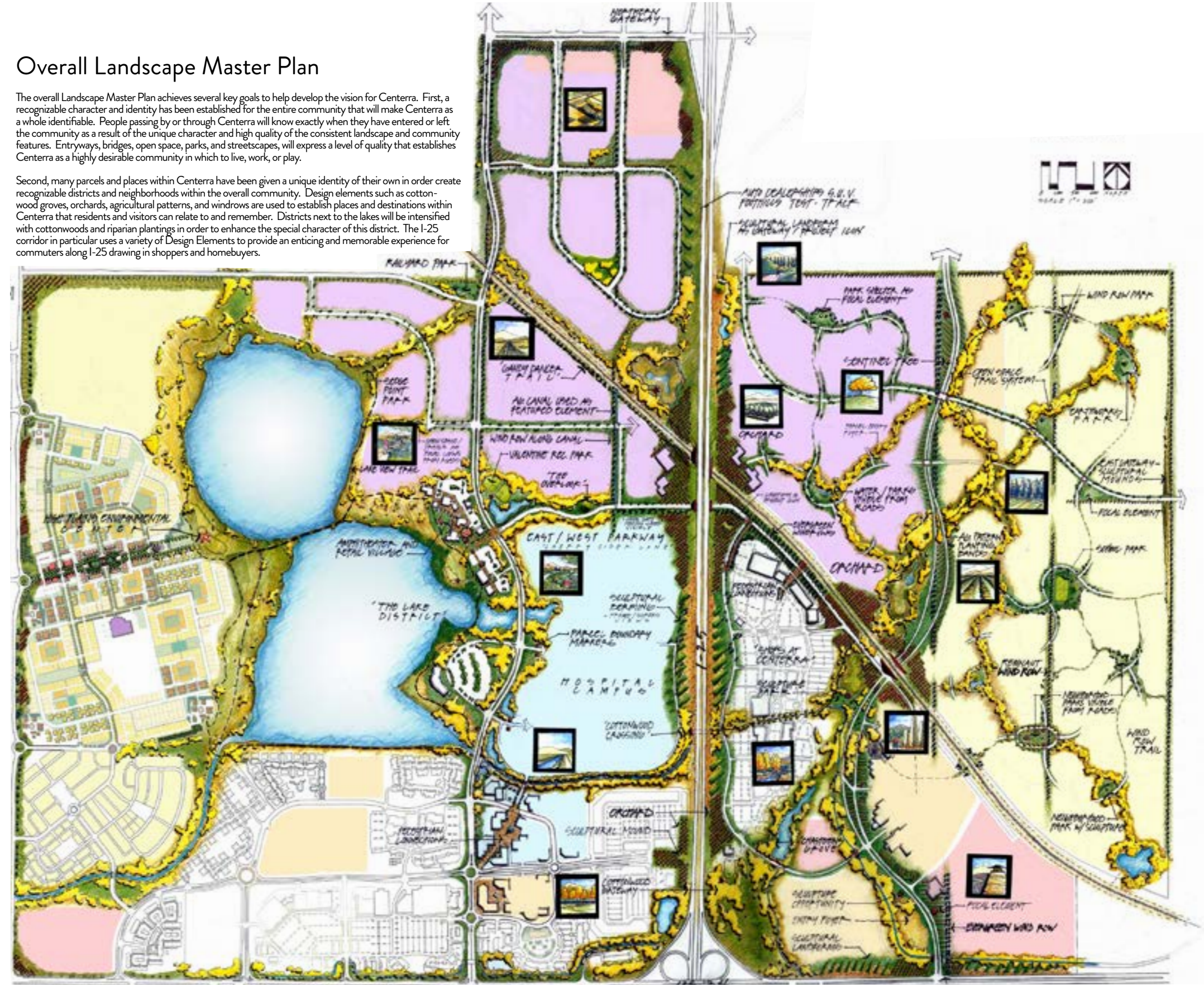
July 2026

Drainage Ways	Windrows	Sculpture
Agricultural Grid	Cottonwood Bosque	Structures
Canals	Crop Patterns	Sentinel Tree
Trails	Rail Corridor	Orchards
Landforms	Parks	

*Images are conceptual and may not reflect all current Centerra developments

The overall Landscape Master Plan achieves several key goals to help develop the vision for Centerra. First, a recognizable character and identity has been established for the entire community that will make Centerra as a whole identifiable. People passing by or through Centerra will know exactly when they have entered or left the community as a result of the unique character and high quality of the consistent landscape and community features. Entryways, bridges, open space, parks, and streetscapes, will express a level of quality that establishes Centerra as a highly desirable community in which to live, work, or play.

Second, many parcels and places within Centerra have been given a unique identity of their own in order create recognizable districts and neighborhoods within the overall community. Design elements such as cottonwood groves, orchards, agricultural patterns, and windrows are used to establish places and destinations within Centerra that residents and visitors can relate to and remember. Districts next to the lakes will be intensified with cottonwoods and riparian plantings in order to enhance the special character of this district. The I-25 corridor in particular uses a variety of Design Elements to provide an enticing and memorable experience for commuters along I-25 drawing in shoppers and homebuyers.



General Landscape Design Guidelines

Introduction: Landscape Master Plan Vision and Guidelines

Northern Colorado has a character all its own; majestic mountain views, expansive rolling hills of, pastoral agriculture vistas, winding waterways, one-hundred-year-old cottonwood groves, and historic lakes and reservoirs teeming with wildlife. It is this character that inspired the Landscape Vision for Centerra. Special attention has been paid to preserving and enhancing the natural amenities within Centerra. Additionally, a new and complementary palette of landscape elements has been developed, such as bridges, signage, water features, sculptural landforms, agricultural patterns, and orchards, that reflect the Front Range Colorado character. Centerra has also made a commitment to express the historic culture of Loveland by integrating a number of parks and special landscape areas dedicated to the display of sculpture and public art.

Applicants for individual projects within Centerra will be expected to develop a landscape for individual projects that is in harmony with the overall Landscape Master Plan; building upon the established landscape framework. This will include edge conditions that take direction from and complement the Master Plan. Components interior to individual sites will utilize the basic landscape design principles and icons appropriately. These landscape design principles and icons include:

- Utilizing cottonwoods and other riparian plant materials and design strategies in and around drainage ways, wetlands, and other natural and sensitive areas designed to support wildlife habitat.
- Building upon Northern Colorado’s agricultural heritage by using the agricultural grid, crop patterns, irrigation canals, windrows, and orchards in an appropriate manner.
- Celebrating Loveland’s strong art community by incorporating sculptural landforms and sculpture in the landscape.
- Connections to and enhancing Centerra’s overall trail, park, and open space system. This is the system that is the primary unifying element in Centerra.
- Incorporate the “Sentinel Tree” as the focus of key vistas, especially along roadways.

- Embracing the iconic architectural features and other man-made elements such as the rail line and bridge structures in the design character of the project.
- Utilize a palette of plant material (see Centerra Plant List) that prioritizes site-adapted native plants (species and their cultivars originating in the interior West of the United States; from the Great Plains to the Great Basin and high desert portions of the Southwest.) and uses adapted, non-native plant materials where native plants are not a good fit.
- Group plants with similar water requirements together to reduce irrigation water consumption, and incorporate a xeriscape principles.
- Beyond these general concepts and principles, there are parcels and places within Centerra that have been given a unique identity of their own in order to create recognizable districts and neighborhoods within the overall community. These unique places will be characterized by appropriate landscape treatments designed to help them be memorable destinations.

Please refer to the following figures, the District Guidelines, and the Millennium General Development Plan for additional information and requirements.

1.0 Landscaping

1.1 General

- 1.1.1 Refer to the Master Landscape Plan for appropriate patterns along development edges, major roadways, in open space and natural areas.
- 1.1.2 In less urban areas, define collectors and local streets with crop patterns, windrows, informal masses of trees and shrubs, and orchards at corners. In more urban areas, define these streets with uniform placement of deciduous shade and ornamental trees, either in turf grass strips between the street and sidewalk, or near the back of the sidewalk.
- 1.1.3 Locate ornamental trees in groves and as specimens on uplands and side slopes.
- 1.1.4 Create windrows and orchard-style plantings,

designed to reflect the Agrarian heritage of Centerra.

- 1.1.5 Use ordered planting patterns to mark community wide architectural elements and special areas, such as at bridge crossings, public areas, and along interior streets within tree lawns, designed to project an organized artful landscape expression.
- 1.1.6 Use structured landscape statements, such as formal windrow and orchard-style plantings in strategic and limited locations, so as not to lose their effect.
- 1.1.7 All development shall demonstrate adherence to the following landscape design criteria:
 - a) Restore native bio-diversity that relates to the area’s natural systems.
 - b) Design to provide an attractive, comfortable environment for users while minimizing maintenance needs, irrigation water requirements, and the use of herbicides and pesticides.
 - c) Prioritize waterwise plant materials, native plants, and xeriscaping in lieu of turf in low-use areas.
 - d) Use environmentally friendly “green” materials, where possible.
 - e) Except where agricultural character is desired, design landscape to create a naturalized appearance. Use native plants. Adapted, non-native plants are appropriate where native plants won’t thrive. (Reference Centerra Approved Plant List).
 - f) Use only adapted, non-native species in order to achieve design objectives and site challenges that cannot be achieved with the use of native species (Reference Centerra Approved Plant List).
 - g) Locate plants in microclimate conditions that are appropriate for that species. Only use high water-requiring plants in areas where they will naturally benefit from runoff or available ground water (see fig. 1a).
 - h) Avoid relying solely upon an irrigation system to provide water to high water-requiring plants.
 - i) Group plant materials of similar water needs and arrange in concentric circles or layers of progressively less water use in order to maximize the efficiency of applied irrigation.
 - j) Use plant materials to provide buffering of

structures and outdoor formal open space areas from extreme climate.

- k) Use plant materials to complement building architecture.
- l) Coordinate the design of the landscape with site erosion protection, storm drainage, and water quality improvement systems.
- m) Use three-inch deep mulch for perennial plantings and four-inch deep for trees and shrubs to reduce soil moisture loss and moderate soil temperatures.
- n) Where soils have been severely compacted, improve structure by tilling in a modest amount of herbicide-residue-free, low-salt organic matter, like compost. Soils spec’d to receive native plants may receive a modest amendment of squeegee. In either case, 1-2 inches spread across the surface before tilling is sufficient.
- o) Design and manage irrigation systems to achieve peak efficiency.
- p) In landscape, weed barriers are strictly discouraged and may only be appropriate in select uses where plant growth is not a priority (ex: path underlayment material). Adjacent to natural areas, steel edging is strictly discouraged. Use a spade-doug edge in lieu of steel.

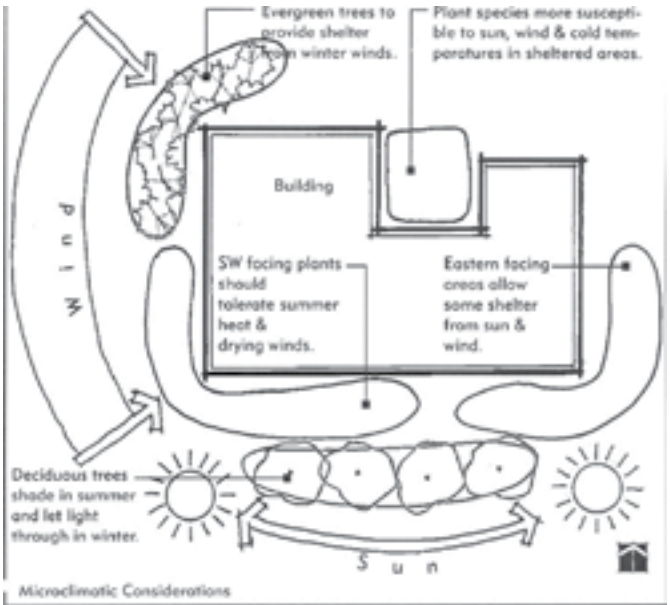


fig.1a Microclimatic Conditions

2.0 Landscape Performance Standards

2.2 Existing Topsoil Management

2.2.1 The contractor shall strip top soil off the site at the beginning of a project and pile in windrows not more than 5 feet high. Rows should be seeded with a sterile cover crop to prevent weed seeds contaminating the soil. This process will keep the soil healthy and alive during the construction process and will foster beneficial conditions for installed landscapes.

2.3 Soil Amendment

2.3.1 Soil Preparation: All landscapes with reduced turf areas shall incorporate best practices for soil preparation and amendments to ensure plant health and water efficiency.

2.3.2 Provide soil amendments to improve the permeability, water holding capacity, and nutrient value of the soil.

- a) Soils should be amended with a modest amount (1-2 inches) of low-salt compost to help increase microbial activity and to improve water and air exchange in the soil after construction.
- b) A modest amount of squeegee (1-2 inches) may be incorporated in compacted beds that will receive native plant materials.

2.3.3 Soils shall be tested by an approved soil-testing agency to determine appropriate soil amendment needs.

2.3.4 Peat moss shall not be used as a soil amendment.

2.3.5 Soil amendments shall be weed free, herbicide residue free, low in salt content, and formulated to meet soil testing laboratory recommendation.

2.3.6 Soil amendments are not recommended in native seeded areas unless a soil test indicates a specific deficiency in the soil.

2.4 Shrub and Tree Sizes and Placement

2.4.1 Provide streetscape variety and visual interest by

providing a wide range of evergreen tree heights within the road ROW or setback area. Provide evergreen trees that are at least one-to-three feet higher than the minimum specified.

2.4.2 Canopy shade trees shall constitute a minimum 50 percent of all tree plantings, except as otherwise noted.

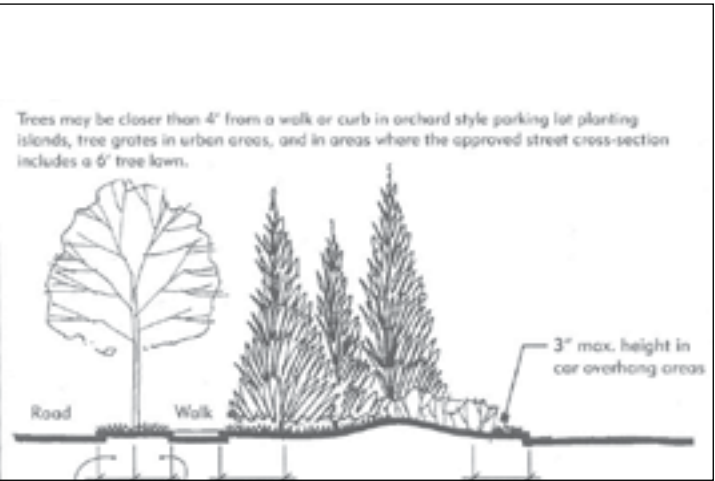


fig. 2a Plant Spacing Criteria

3.0 Parking Lot Landscaping

3.1 General

3.1.1 Landscape areas within the perimeter of the parking lot to minimize the feeling of large expanses of pavement, improve parking lot appearance, and to reduce heat build-up.

3.1.2 Refer to the GDP regarding parking lot spaces and required landscaping

3.1.3 Unless approved by the DRC, turf grass shall not be planted in parking lot islands or medians.

4.0 Parking Lot Screens

4.1 General

4.1.1 Exceptions to parking lot screening requirements may be made in portions of Districts where a more

urban image is desired, at the discretion of the DRC.

4.1.2 Use plant material to complement low decorative garden screen walls, which are visible from adjacent streets, sidewalks, trails, parks, and other properties that are used by the public.

4.1.3 Landscaping shall not be planted as a straight hedge. Instead, informal planting patterns shall be used to accomplish screening objectives.

5.0 Parking Structures

5.1 General

5.1.1 Use of plant materials and planter boxes on the exterior facades of stand-alone parking structures to reduce their visual impact is encouraged.

6.0 Landscape Materials

6.1 Edging, Weed Barriers, and Mulches

6.1.1 Landscape edging shall be selected based on the character of the planting area, adjacent materials, and anticipated maintenance needs.

- a) Formal landscape edging: Steel or aluminum edging shall be used where a clean, permanent separation is needed between turf, planting beds, decorative rock, or other loose landscape materials. Formal edging is appropriate in prominent, highly maintained areas; along geometric bed lines; and where materials may migrate into adjacent areas. Plastic edging is not permitted.
- b) Spade-dug edging: Spade-dug edges may be used between turf and wood-mulched planting beds where a softer, more natural appearance is desired. Edges shall have smooth, intentional curves and a clearly defined vertical cut. Spade-dug edges shall be regularly maintained to prevent turf encroachment and loss of the intended bed line. Spade-dug edging should not be used adjacent to rock mulch or where ongoing maintenance cannot reasonably preserve a clean, consistent edge.

6.1.2 Use of weed barrier is discouraged but acceptable in select cases where plant growth is not desired, like as a path underlayment.

6.1.3 Appropriate mulch type and depth provide adequate weed-suppression in planting beds and results in superior plant establishment and growth.

6.1.4 To prevent weed growth, provide a three-inch mulch depth for perennials and mixed beds and four-inch depth for trees and shrubs.

6.1.5 To minimize carbon footprint, source mulches from as close to the project as is realistically possible. Permitted mulch types include the following and are listed in order of preference:

- a) Peastone (pea gravel) is preferred material.
- b) Wood mulch (Types: local pine/fir, red cedar, and other regionally produced products); Bark mulch is not acceptable for use as it contains waxes that coat the soil and reduce water infiltration. No white, black, pink, red, green, or other color rock, or dyed wood mulch is permitted.
- c) Crushed granite river rock, river cobble (Colors: tan, brown, and slate gray).
- d) Sandstone quarry tailings.

7.0 Multi-family Landscape

7.1 General

7.1.1 Provide arrangement of plant materials that complement building architecture, accent entries, frame windows, and offer a setting for the height and mass of structures.

7.1.2 Mass plant materials to create sheltered outdoor rooms associated with patios, porches, and sitting areas.

7.1.3 Principles of sustainability and xeriscape should be incorporated in selection of materials, design and maintenance of landscapes.

7.2 Environmental Considerations

7.2.1 Strategically place landscape materials to buffer structures from winter winds (predominantly north, northwest) allowing solar exposure in the winter, and shade in the summer.

7.3 Irrigation and Water Use

7.3.1 Limit turf grass to areas that are most heavily used and which are central organizing spaces. Refer to current Colorado State and local municipal regulations regarding turf grass.

7.3.2 Arrange the landscape in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with the drier zone benefiting from potential over spray, runoff, and ground moisture of the adjacent higher water use zone.

7.3.3 Design landscape zones to reduce water consumption. No landscape zone should require more than 22 inches of supplemental irrigation in an average year, which is equivalent to what turf type Tall Fescue grasses need to thrive in Loveland.

7.3.4 Place hydric, or moisture-loving plants, in depressions and other areas where they will naturally receive more moisture.

7.3.5 Irrigate all landscape areas greater than 100 square feet that require irrigation with an automatic irrigation system. Private courtyards, culinary gardens, and small landscape areas with unusual constraints are excepted.

7.3.6 Irrigation systems shall be automatically controlled and operated only between the hours of 10 pm to 10 am. Exception: Culinary Gardens.

7.4 Landscape Edges

7.4.1 Blend landscape edges of residential parcels with adjacent properties. Harsh lines at the edges of

properties, such as abrupt changes of mulch type, or plant materials placed in obvious lines shall be avoided.

7.4.2 Vary landscaping in height and density adjacent to common open space areas, so as to avoid a hedge or total screen appearance. Instead, the landscape treatment should provide view corridors between the private yard and common open space.

7.5 Fences

7.5.1 All fences shall be subject to DRC review and approval.

8.0 Office/Employment Landscape

8.1 General

8.1.1 Provide arrangement of plant materials that complement building architecture, accent entries, frame windows, and offer a setting for the height and mass of structures.

8.1.2 Mass plant materials to create sheltered outdoor rooms associated with plazas and forecourts.

8.1.3 Select xeriscape plant materials that promote sustainability.

8.2 Building Landscaping

8.2.1 Provide five-foot wide planting beds adjacent to building elevations visible from public areas or high use areas a minimum of 50 percent of the length of the wall.

8.2.2 Plant trees within 50 feet of a building at a quantity of one tree per 40 linear feet of building frontage. Exact location and spacing may be adjusted at the option of the applicant and approved of the DRC to support patterns of use, views, and circulation as long as the minimum tree-planting requirement is met.

8.3 Environmental Considerations

8.3.1 Strategically place landscape materials to buffer structures from winter winds (predominantly north, northwest) allowing solar exposure in the winter, and shade in the summer.

8.4 Irrigation and Water Use

8.4.1 Limit turf grass to areas that are most heavily used and which are central organizing spaces. Refer to current Colorado State and local municipal regulations regarding turf grass.

8.4.2 Arrange the landscape in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with the drier zone benefiting from potential over spray, runoff, and ground moisture of the adjacent higher water use zone.

8.4.3 Design landscape zones to reduce water consumption. Landscape and hydrozone plans shall be in compliance with the City of Loveland standards.

8.4.4 Place hydric, or moisture-loving plants in depressions and other areas where they will naturally receive more moisture.

8.4.5 Irrigate all landscape areas greater than 100 square feet that require irrigation with an automatic irrigation system. Private courtyards, culinary gardens, and small landscape areas with unusual constraints may be excepted at the discretion of the DRC.

8.4.6 Irrigation systems shall be automatically controlled and operated only between the hours of 10 pm to 10 am

8.5 Landscape Edges

8.5.1 Blend landscape edges of office/employment parcels with adjacent properties and Rights of Way, in conformance with the Landscape Master Plan. Harsh lines at the edges of properties, such as abrupt changes of mulch type, or plant materials placed in obvious lines shall be avoided.

8.5.2 Vary landscaping in height and density adjacent to open

space areas, so as to avoid a hedge or total screen appearance. Open space areas should appear to flow into the site and blur the property edge.

8.5.3 Locate low water use landscape zones on the perimeter of property designed to blend with adjacent offsite open space.

8.5.4 Blend on-site perimeter landscapes with off-site tree and shrub masses within the public ROW. Grass and ground plane landscape treatments shall also harmonize with the streetscape design, and transition gradually to the internal on-site landscape.

8.6 Landscape Screening/Bufferyards

8.6.1 Refer to the Millennium General Development Plan (GDP) for detailed bufferyard performance standards.

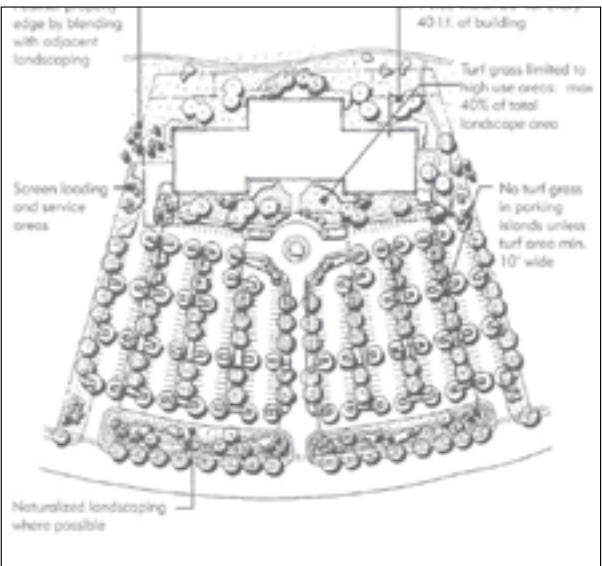


fig. 8a - Office/Employment Landscape

9.0 Commercial/Retail Landscape

9.1 General

9.1.1 Provide arrangement of plant materials that complement building architecture, accent entries, frame windows, and offer a setting for the height and

mass of structures.

9.1.2 Mass plant materials to create sheltered outdoor rooms associated with plazas, courtyards, and greens.

9.1.3 Select xeriscape plant materials that promote sustainability.

9.2 Building Landscaping

9.2.1 Provide five-foot wide planting beds or raised planters adjacent to building elevations visible from public areas or high use areas. The planting bed is to be a minimum of 50 percent of the length of the wall. Select xeric plantings to maximize extent possible to minimize irrigation requirements adjacent foundations.

9.2.2 Plant trees within 50 feet of a building at a frequency of one tree per 40 linear feet of building frontage. Exact locations and spacings may be adjusted at the option of the applicant and approval of the DRC to support patterns of use, views, and circulation as long as the minimum tree-planting requirement is met.

9.3 Environmental Considerations

9.3.1 Place landscape materials strategically to buffer structures from winter winds (predominantly north, northwest) allowing solar exposure in the winter, and shade in the summer.

9.4 Irrigation and Water Use

9.4.1 Limit turf grass to areas that are most heavily used and which are central organizing spaces. Refer to current Colorado State and local municipal regulations regarding turf grass.

9.4.2 Arrange the landscape in zones of progressively less water use. This allows for the maximum efficiency of applied irrigation water, with the drier zone benefiting from potential over spray, runoff, and ground moisture of the adjacent higher water use zone.

9.4.3 Design landscape zones to reduce water consumption. No landscape zone should require more than 22 inches of supplemental irrigation in an average year, which is equivalent to what turf type Tall Fescue grasses need to thrive in Loveland.

9.4.4 Place hydric, or moisture-loving plants in depressions and other areas where they will naturally receive more moisture.

9.4.5 Irrigate all landscape areas greater than 100 square feet that require irrigation, with an automatic irrigation system. Culinary gardens and small landscape areas with unusual constraints may be excepted at the discretion of the DRC.

9.4.6 Irrigation systems shall be automatically controlled and operated only between the hours of 10 pm to 10 am.

9.5 Landscape Edges

9.5.1 Blend landscape edges of commercial parcels with adjacent properties and Rights of Way. Harsh lines at the edges of properties, such as abrupt changes of mulch type, or plant materials placed in obvious lines shall be avoided.

9.5.2 Vary landscaping in height and density adjacent to open space areas, so as to avoid a hedge or total screen appearance. Open space areas should appear to flow into the site and blur the property edge.

9.5.3 Locate low water use landscape zones on the perimeter of property designed to blend with adjacent offsite open space.

9.5.4 Blend on-site perimeter landscapes with off-site tree and shrub masses within the public ROW. Grass and ground plane landscape treatments shall also harmonize with the streetscape design, and transition gradually to the internal on-site landscape.

9.6 Landscape Screening/Bufferyards

9.6.1 Refer to the Millennium General Development Plan (GDP) for detailed bufferyard performance standards.

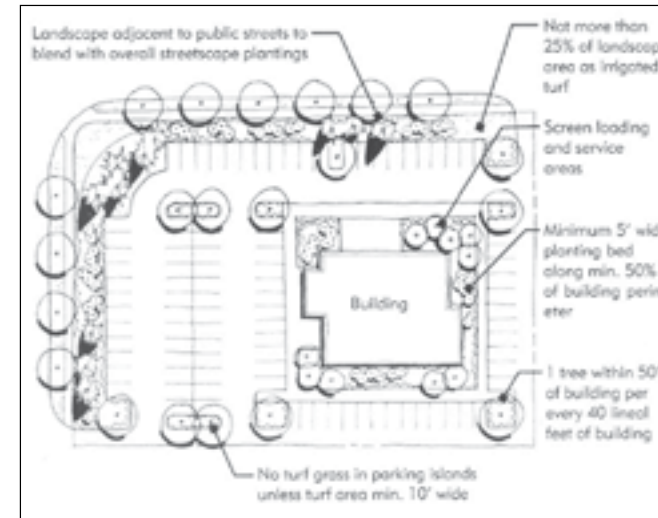


fig. 9a Commercial Landscape

10.0 Grading and Drainage

10.1 General

10.1.1 Develop grading and drainage designs that minimize runoff and utilize storm drainage systems to meet basic engineering requirements.

10.1.2 Improve the quality of storm water before it degrades natural systems.

10.1.3 Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Centerra.

10.1.4 Storm drainage shall not run on an adjacent property at rates higher than historic rates prior to construction of the project, unless otherwise approved by the DRC and the City of Loveland.

10.1.5 Minimize excess runoff from the site and provide positive drainage away from all foundations and buildings.

10.1.6 Direct water from parking lots, roof drains and other areas into landscape areas that could benefit from additional water and/or improve the quality of the storm water, where permitted and in accordance with applicable state and local regulations.

10.1.7 Convey drainage along dedicated streets, private drives and swales along property lines, or in open space corridors. Sheet flow and surface drain where possible.

10.1.8 Grade surface drain systems and detention ponds in irregular shapes, in an aesthetically pleasing character. Vary side slopes.

10.1.9 Place drainage structures that occur in sidewalks and bike paths flush with the surface. Grate patterns shall not have openings greater than 3/8".

10.1.10 Surface storm water or irrigation shall not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.

10.1.11 Utilize Urban Drainage Best Management Practice as a guide for all storm drainage systems.

10.1.12 No plain concrete drainage pans are allowed in landscaped areas. If hardened drainage swales must be used, they shall be designed to complement and enhance the adjacent area rather than detract from

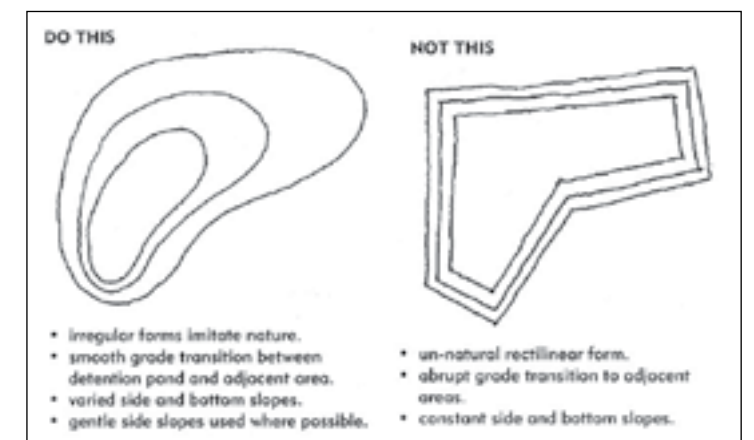


fig. 10a Detention Pond Landforms

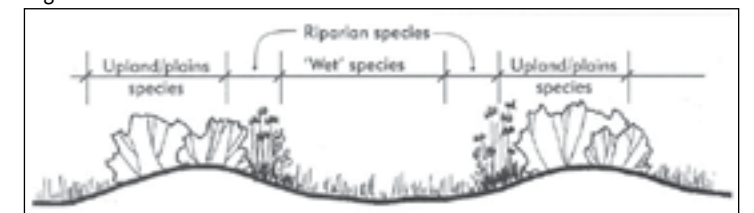


fig. 10b Detention Area Plantings

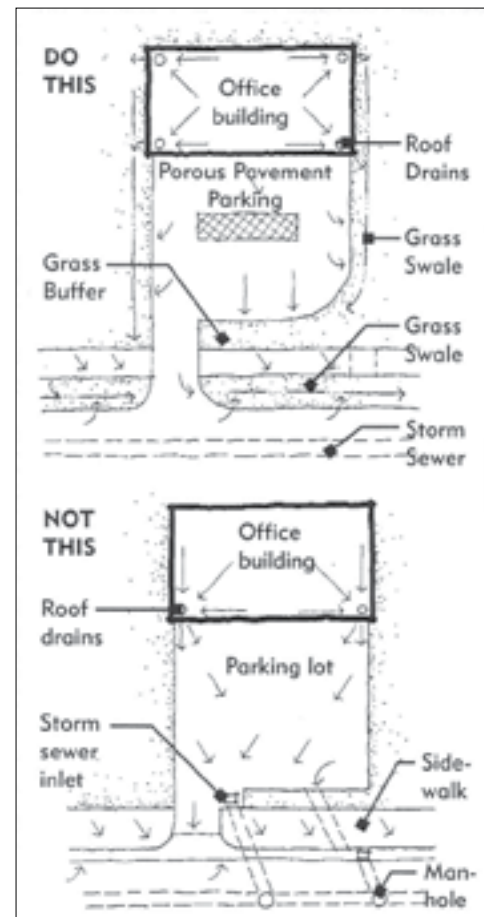


fig. 10c Water Quality Enhancement Examples
(Source: Urban Storm Drainage Criteria Manual, vol. 3)

its appearance. No hardened surface is preferred in order to decrease run-off, increase infiltration, and improve water quality.

10.1.13 Site building to minimize cut & fill.

10.1.14 There shall be no grading beyond the limits of each property except as agreed upon by adjacent owners and the DRC.

10.1.15 Maximum slopes 3:1. Maximum 4:1 slopes for areas that require mowing.

10.1.16 Refer to Natural Area Guidelines for additional standards.

11.0 Existing Vegetation and Preservation

11.1 General

11.1.1 Grading shall not occur within the buffer zone areas that are determined to have good quality existing natural vegetation as determined by a qualified biologist/ecologist.

11.1.2 When development occurs adjacent to natural areas, limits of construction shall be identified and approved by the DRC. A temporary barrier fence shall be installed and maintained for the duration of the construction period.

11.1.3 Grading and site design shall protect existing trees to the greatest extent possible. Existing trees that cannot remain shall be moved to another location on-site, moved to another location within Centerra, or replaced in-kind with additional tree plantings according to the formula that follows:

11.1.4 Vegetation that is an undesirable species as determined by the DRC or the City of Loveland shall not be protected.

11.1.5 Vegetation that is seriously diseased or near the end of its lifespan may be removed at the discretion of the DRC.

11.1.6 In selected open space areas, dead or diseased trees may be preserved in order to provide wildlife habitat. Trees or branches that pose a safety hazard shall be removed.

11.1.7 Existing good quality trees and shrubs within areas that can be developed (excluding river setbacks/buffer zones, floodways and wetland areas) may be used to satisfy the landscaping requirements. All required grading plans shall accurately identify the locations, species, size, condition and proposed disposition of all existing vegetation.

11.1.8 Existing trees that will remain and their root systems shall receive adequate water to ensure survival, and shall be protected from damage, soil contamination and compaction with the drip line during construction through the use of barricades or fencing.

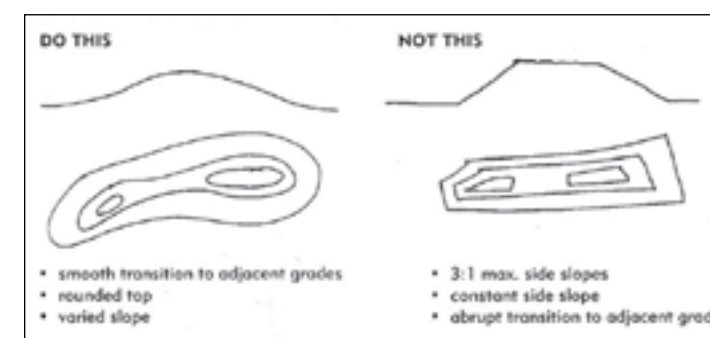


fig. 11a Berm Topography

12.0 Parks, Open Space and Natural Areas

12.1 Parks

12.1.1 Design parks to serve the active and passive needs of people on-site and on nearby properties.

12.1.2 Amenities such as picnic shelters, playgrounds, amphitheaters, gardens, etc. should be appropriate to the project.

12.1.3 Irrigated turf grass should dominate parks subject to human activity.

12.1.4 Parks in residential areas:

- Provide more than 50% street frontage.
- At the discretion of the DRC, visibility and access from public trails or public properties (e.g., schools, civic buildings, etc.) may be an alternative to the street frontage requirement.
- Types and locations of parks will be based upon accessibility to all residents; needs according to the City of Loveland Standards; and classification according to who the park serves (e.g., Community Park, Neighborhood Park, Pocket Park, etc.).

12.1.5 Parks in commercial and mixed-use areas:

- Provide more than 25% street frontage.
- At the discretion of the DRC, visibility and access from public trails maybe an alternative to the street frontage requirements.

12.1.6 Provide natural area transitions in parks where parks abut natural open space areas.

12.2 Open Space

12.2.1 Provide open space as a transition between development parcels and natural areas.

12.2.2 Provide open space as trail corridors, drainage areas, and as relief from the built environment.

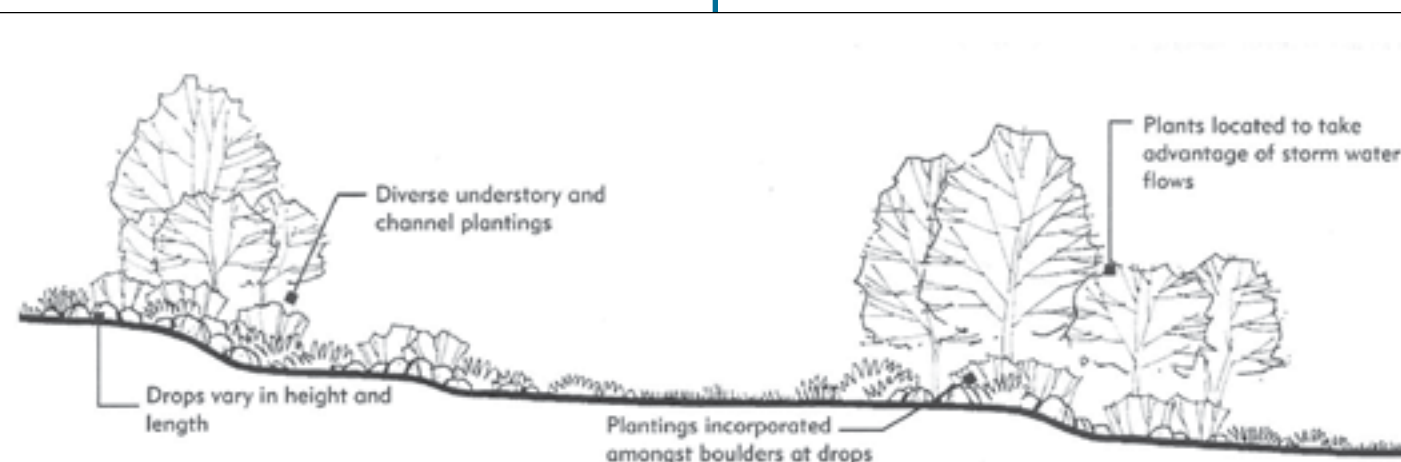


fig. 10d Drainage Channel Plantings

- 12.2.3 Plan open space areas with native or regionally adapted plant materials, primarily unirrigated after being established.
- 12.2.4 Trees and shrubs that are not expected to receive enough water through natural precipitation may be irrigated.
- 12.2.5 Temporary irrigation systems for the establishment of grasses will be allowed for up to three (3) years.
- 12.2.6 Coordinate open space with the design of storm water conveyance and water quality systems.

12.3 Natural Areas

- 12.3.1 Refer to Sensitive Areas reports on file with Centerra for sites that include or are adjacent to the existing reservoirs, mapped wetlands, and identified sensitive areas.
- 12.3.2 Sensitive Areas and Buffer Zones around the reservoir will be owned and maintained by the High Plains Environmental Center.
- 12.3.3 Refer to Millennium General Development Plan (GDP) for location of sensitive areas and buffer zones.
- 12.3.4 Identified Natural Areas and their buffer zones will be protected from disturbance unless the following conditions exist.
 - a) The buffer zone would benefit from enhancements to mitigate adjacent development activities.
 - b) Restoration of previously degraded natural landscapes or incompatible existing vegetation is needed.
 - c) Need for public safety improvements.
 - d) Utilities cannot be reasonably located elsewhere.
 - e) Trails and other passive public uses that provide recreational or educational opportunities are compatible with the level of sensitivity of the natural resource.
- 12.3.5 Landscaping and other enhancements to natural areas and their buffer shall follow the recommendation of a qualified biologist/ecologist approved by the DRC.

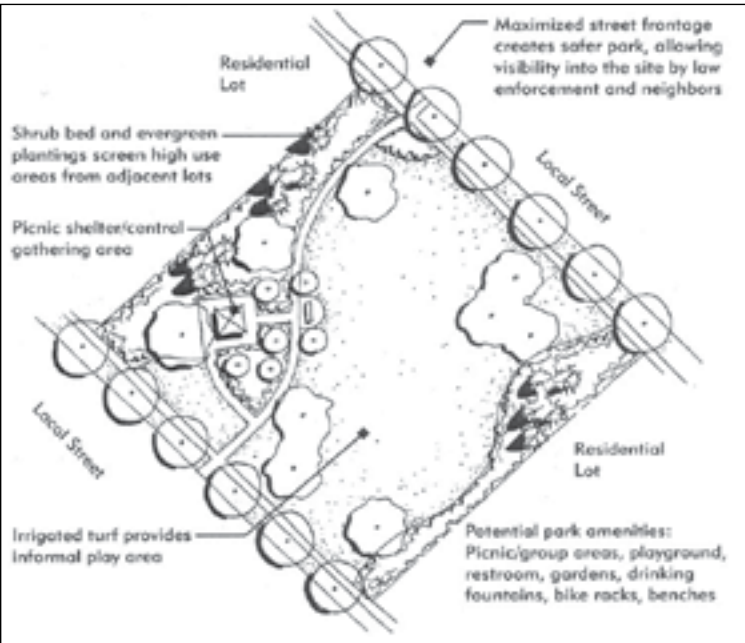


fig. 12a Typical Residential Park Plan

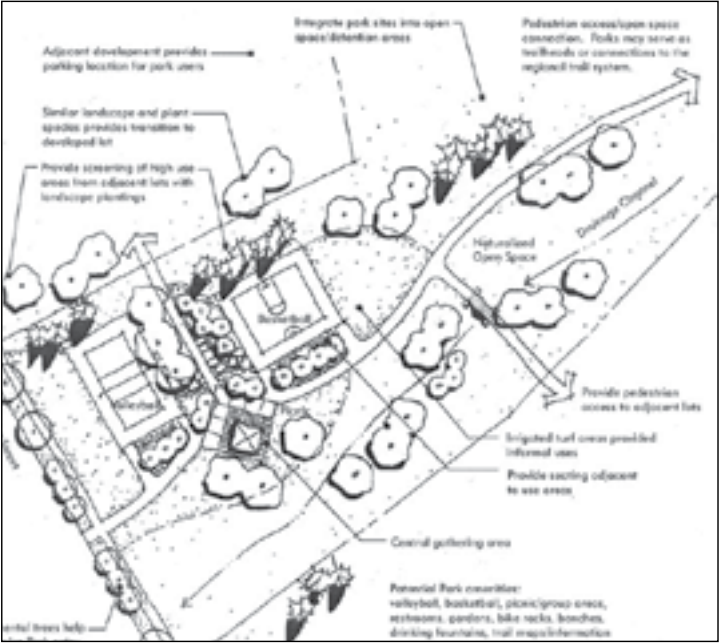


fig. 12b Typical Park in Business Park or Commercial Area, Plan

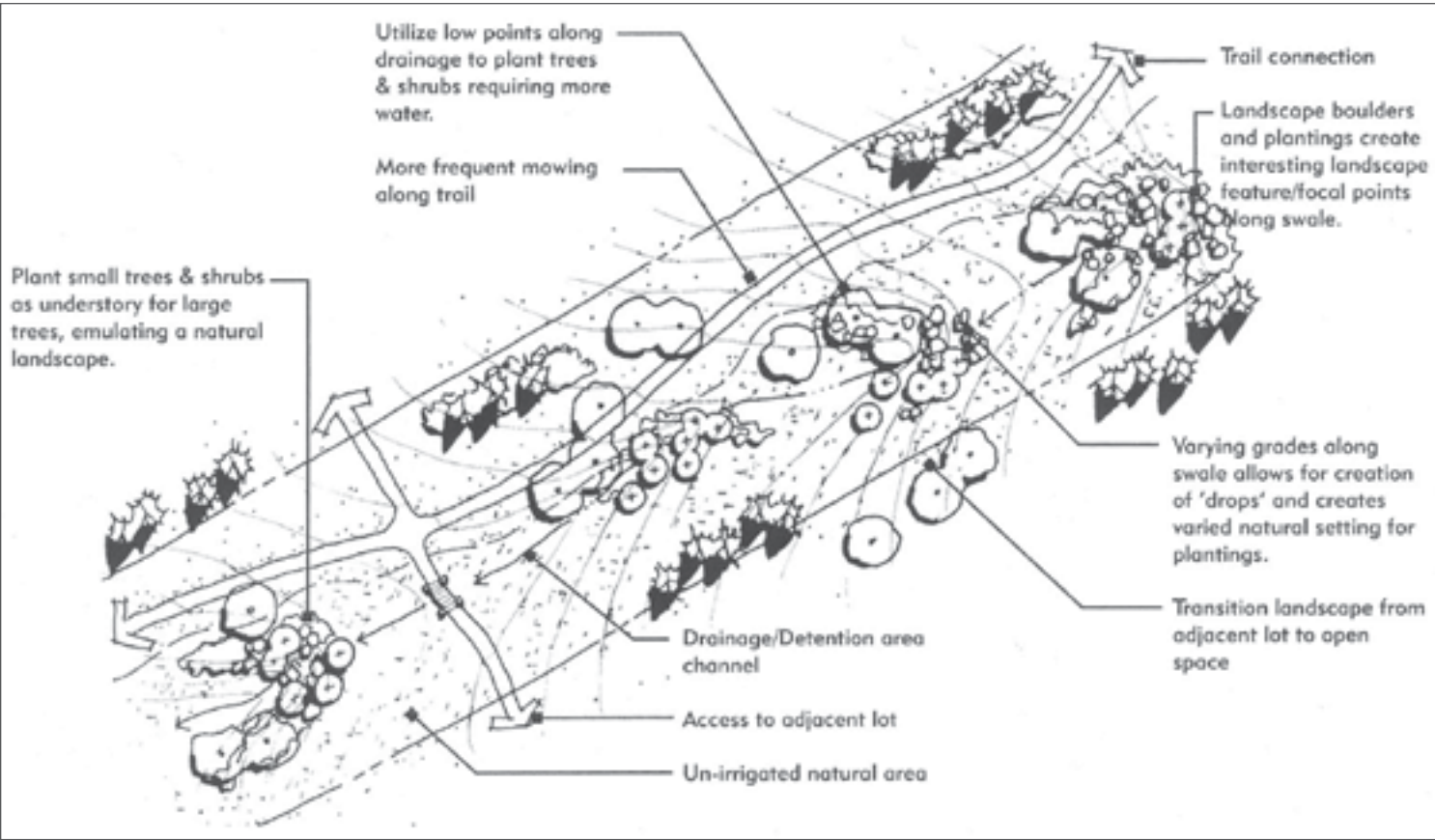


fig. 12c Natural Areas / Open Space / Detention

13.0 Streetscape Design

13.1 General

- 14.1.1 Projects that include streetscapes that are not provided by the Master Developer shall be in conformance with the intent of the Landscape Master Plan and be guided by the following sections.

13.2 Interstate-25 (I-25)

- 13.2.1 The I-25 Right-of-Way (R.O.W.) will be primarily unirrigated grasses with occasional bands of shrubs/trees that meander just inside the R.O.W. to the private property and back, to avoid a straight line treatment at the edge of the R.O.W. (see fig. 14a).
- 13.2.2 The 80' landscape buffer adjacent to the R.O.W. will be dominated by sculptural landforms, supported by irrigated and unirrigated grasses, tree groupings, and banks of ornamental grasses, shrubs, and perennials (fig. 14a).
- 13.2.3 The combined I-25 R.O.W. and 80' landscape buffer shall be designed as a unified concept.
- 13.2.4 A Type C buffer yard, as defined in the Millennium GDP shall be provided continuously along I-25, unless otherwise approved by the DRC and the City of Loveland.
- 13.2.5 Visual impacts of buildings shall be complemented.
- 13.2.6 Views to parking areas shall be screened.
- 13.2.7 All property owners will be expected to participate in maintenance agreements developed between Centerra, CDOT, and the City of Loveland for areas within and adjacent to the I-25 R.O.W

13.3 US 34

- 13.3.1 The US 34 Right-of-Way (R.O.W.) will be largely unirrigated grasses, with occasional bands of shrubs/trees that meander just inside the R.O.W. to the private property and back, to avoid a straight line treatment at the edge of the R.O.W. (fig. 14b).

13.3.2 The 80' landscape buffer adjacent to the R.O.W. will be dominated by informal berms, and unirrigated grasses. These will be supported by tree groupings and bands of ornamental grasses, shrubs, and perennials (fig. 14b).

13.3.3 The combined US 34 R.O.W. and 80' landscape buffer shall be designed as a unified grouping.

13.3.4 A Type C buffer yard, as defined by the Millennium GDP shall be provided continuously along US 34, unless otherwise approved by the DRC and the City of Loveland.

13.3.5 Visual impacts of buildings shall be complemented.

13.3.6 Views to parking areas shall be screened.

13.3.7 All property owners will be expected to participate in maintenance agreements developed between Centerra, CDOT, and the City of Loveland for areas within and adjacent to the US 34 R.O.W.

13.3.8 Refer to the U.S. 34 Corridor Plan.

13.4 Major Streets

14.3.1 Landscape of major streets (arterials and collectors) are dependent on specific location relative to The Landscape Master Plan. (fig. 14c). Use of orchards at major intersections, crop patterns/agricultural grid, and windrows are to be strategically located. Consult with the DRC for specific implementation concepts.

13.4.2 Minimum setbacks for building and parking along Arterial Streets shall be 40' in all cases, and should be landscaped in a manner consistent with the Landscape Master Plan for the location.

13.4.3 Minimum setbacks for building and parking along Collector Streets shall be 25' in all cases, and shall be landscaped in a manner consistent with the landscape Master Plan for the Location.

13.4.4 Refer to the Landscape Master Plan for specific direction on design intent.

14.0 Landscape Installation

14.1 General

14.1.1 For larger or more complex landscape installation projects, the Developer is encouraged to retain High Plains Environmental Center (HPEC) as the Landscape Installation Manager, or in a similar oversight role, to facilitate coordination between the Owner, Contractor, Design Team, and the Design Review Committee (DRC), and to help ensure



fig. 13a



fig. 13b

successful implementation of the approved landscape design.

14.2 Requirements

14.2.1 The following minimum requirements shall apply to all landscape installation projects:

- Prior to the commencement of landscape installation, a pre-installation meeting shall be held with the Landscape Contractor, Owner/Developer,



fig. 13c

Landscape Architect, HPEC, and DRC Staff to review the approved landscape plans, installation schedule, sequencing, irrigation, plant material requirements, and project expectations.

- No substitutions of approved plant materials shall be made without prior written review and approval by the DRC. Requests for substitutions shall include the proposed species or cultivar, size, availability, and justification for the requested change. Approved substitutions shall be of equal or greater quality and consistent with the design intent.

- For projects including native seed or seed mixes, the Landscape Contractor shall submit seed tags and seed mix documentation to HPEC for review prior to installation to verify compliance with the approved landscape plans and project specifications.

- HPEC and/or DRC Staff shall be provided reasonable notice of scheduled landscape installation activities and shall have the opportunity to conduct periodic site observations throughout construction. These observations are intended to verify that plant materials, irrigation systems, grading, soil preparation, seeding, mulching, and other landscape improvements are being installed in substantial conformance with the approved plans.

- Any field conditions requiring modifications to the approved landscape plans shall be reviewed with HPEC and submitted to the DRC for approval prior to implementation.

- Upon completion of landscape installation, a final landscape inspection shall be

coordinated with HPEC and DRC Staff prior to final acceptance. Deficiencies identified during the inspection shall be corrected before the landscape installation is considered complete.

15.0 Landscape Maintenance

15.1 General

- 15.1.1 Limit the use of pesticides and fertilizers to the minimum required to establish and sustain plant growth.
- 15.1.2 Design landscapes with principles of Integrated Pest Management front of mind; site plants thoughtfully (right plant right place) in appropriate mulches. Design irrigation systems that water slowly and deeply but provide adequate water, even for trees. Group species and cultivars that will succeed together and take care to avoid groupings that can result in cultural issues (ie. cedar-apple rust being encouraged by including crabapples and junipers in the same planting).
- 15.1.3 Minimize the need for mowing by limiting the areas of turf grass is used to landscape areas that receive the most use.
- 15.1.4 Eliminate noxious weeds and hazards
- 15.1.5 Mow turf grasses to maintain a uniform appearance unless otherwise approved by the DRC (e.g., crop row plantings).
- 15.1.6 Do not mow naturalized grass or meadow areas, except for weed management and to manage species composition of plantings.
- 15.1.7 Maintain irrigation systems to prevent unnecessary waste of water. Connect irrigation systems, except private residential lots, to the Centerra central irrigation control system.
- 15.1.8 Tree lawns, sidewalks along arterial roadways, and common open space shall be maintained by the Centerra Master Association, Metro District, High Plains Environmental Center, or applicable

homeowners association. Maintenance of all other landscape areas shall be the responsibility of the adjacent property owner unless special agreements are made with others.

- 15.1.9 Provide for snow storage and removal on each nonresidential site. Pushing snow into the street or street medians shall not be permitted.
- 15.1.10 Developers are required to submit a landscape maintenance plan, demonstrating continued compliance with water-efficient landscape practices, including minimal turf irrigation.