



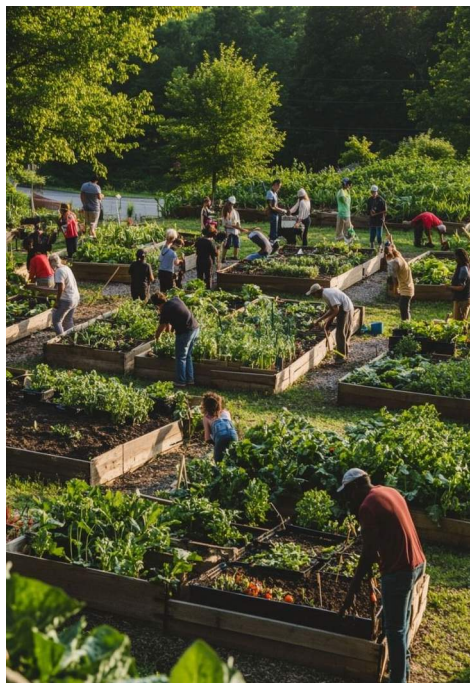
AVENUE SOUTH

Prepared Documents

07 November 2025



DISTRICT H - Avenue South



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Chapter Definitions:

Characteristics provide an overview of the district vision and support the more detailed regulations. Refer to guidelines and standards for specifics.

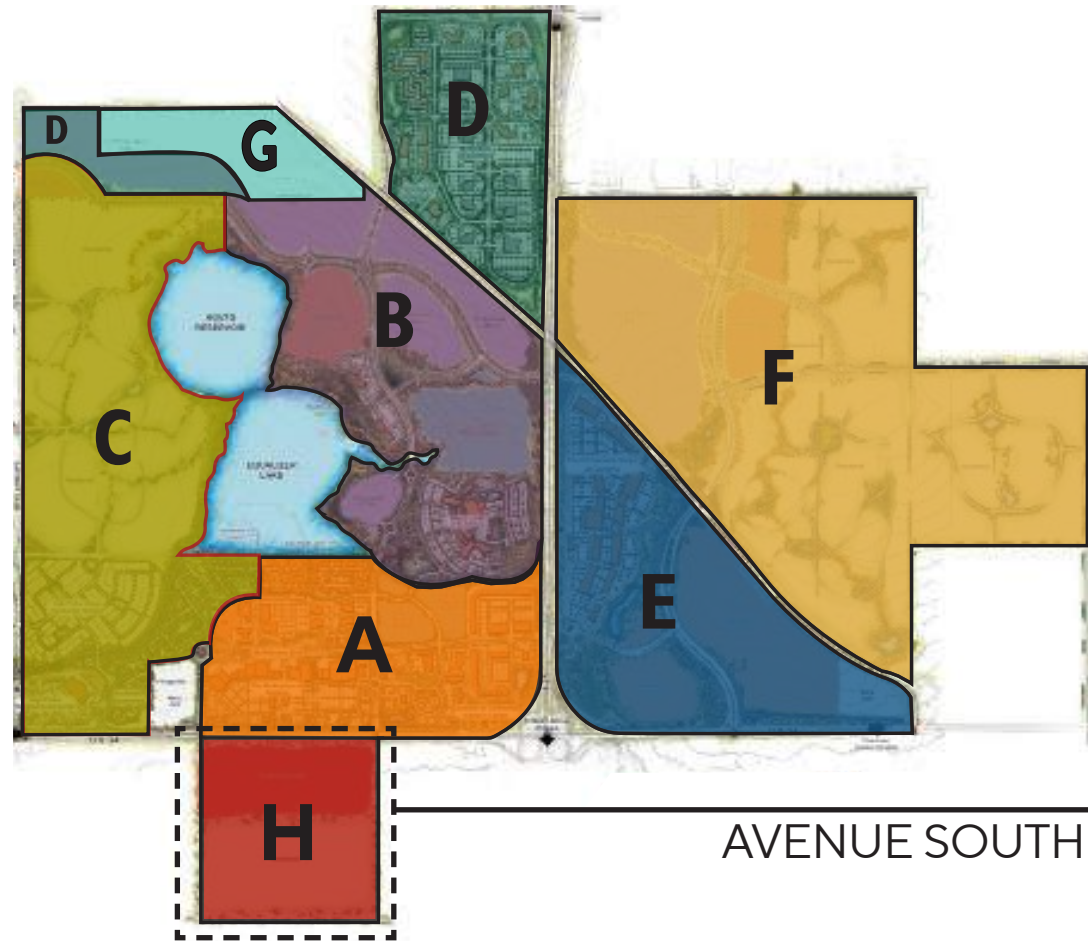
Principles establish the spirit of and summarize the highest-priority regulations, refer to guidelines and standards for specifics. Compliance with the principles is strongly recommended.

Standards are specific and measurable criteria that must be met unless specifically exempted by the DRC for reasons of exemplary design or demonstrated extreme hardship.

Guidelines are recommended best-practices for the district that are sometimes subjective. Compliance may be required at the DRC's discretion.

Note: This chapter is part of the Centerra Design Guidelines. See other chapters for overarching definitions, standards, and guidelines that will also apply to this district.

District and Key Map



District Description

District H is located just south and west of the intersection of Interstate 25 and Highway 34, east of Downtown Loveland, and is the southern-most district of Centerra. It is positioned to function as the gateway into Loveland and as an important node in the broader region between Cheyenne and Denver. As part of the Centerra community, District H serves as the preferred gathering space for a growing population in the area. It is directly connected to the Loveland Sports Park by a linear park and pedestrian path.

The district contains a variety of land uses, carefully allocated to create a vibrant public realm. Fronting Highway 34, The **northern portion of the district is a Mixed Use Center**, including single-story retail and restaurant uses, balanced by larger mixed-use commercial office and multifamily residential buildings. The **southern portion of the district is planned to be a Residential Community**, potentially including both detached and attached dwellings. The following guidelines establish the overall district vision and describe the mixed-use portion of the district; future guidelines will be established to describe the residential community in greater detail.

The mixed use portion of the district will be anchored by a community grocery, in turn directly connected to the retail corridor. This corridor will be comprised of various small-scale shops and restaurants to support the surrounding community, and centered around a lawn (the “Front Porch”) and featured pavilions. The district’s architecture takes inspiration from the agrarian history of the area and the former McDonough farm on the site, combined with an interpretation of the ‘Americana’ vernacular. The material palette features warm, textured materials that reflect a Main Street charm and honor the area’s history.

DISTRICT CHARACTERISTICS (OVERALL DISTRICT)

Character Imagery



Overall District Characteristics

1.0 SITE PLANNING

- 1.1 To announce entry into District H, "gatepost" pad buildings and large format uses are to be located adjacent to US 34.
- 1.2 Thoughtful landscaping and active pad sites will define the US 34 streetscape.
- 1.3 To create a vibrant public realm area, retail and restaurant uses are anchored by a central green space (the "Front Porch").
- 1.4 Placement of mixed-use office over retail buildings will help define the Front Porch space and help provide 18-hour pedestrian activation.
- 1.5 The pedestrian promenade and a linear park creates an active, landscaped link between the Front Porch and the Loveland Sports Park.

2.0 ARCHITECTURE

- 2.0 General building expression will be inspired by but not directly imitative of agrarian buildings and an "Americana" vernacular.

MARKETPLACE

- 2.1 Accentuate entries with increased building height and large-scale canopies.
- 2.2 Emphasize transparency at primary facade with tall storefronts focused along entry points and outdoor patios.
- 2.3 Vary roof parapet heights marking entry points and anchoring building corners.
- 2.4 Include canopies that complement the building's framework, provide protection at entries, and incorporate signage for pedestrian visibility.

RESTAURANT AND RETAIL

- 2.5 Break longer buildings into smaller, human-scaled retail and restaurant buildings to allow increased pedestrian passage between buildings.
- 2.6 Locate patios at corners to enhance visibility of activity.
- 2.7 Design building facades to emphasize transparency and activity on all sides as much as possible.
- 2.8 Cluster infrastructure and back-of-house uses on parking-lot sides of buildings to minimize extent of blank walls. Provide landscaping, signage, and art moments to activate back-of-house zones and opaque walls.
- 2.9 Provide varied roof forms, using complementary materials for pitched and vaulted roofs and corbel-forward cornices for flat roofs.
- 2.10 Include canopies that complement the building's framework, provide protection at entries, and incorporate signage for pedestrian visibility.
- 2.11 Use warm, textured building materials.

OFFICE OVER RETAIL

- 2.12 Massing shall help negotiate scale difference between smaller and larger buildings.
- 2.13 Provide identity to retail below office through massing, materials, awnings, canopies, and signage. Emphasize ground floor retail facades designed to create an inviting pedestrian experience.
- 2.13 Provide scale and texture to glazing through punched openings, hierarchy of mullion scales, and/or simulated-divided-lite muntin patterns. Avoid large expanses of unbroken glazing.
- 2.14 Utilize human-scaled, modular materials with complementary patterns. Incorporate durable, well-crafted materials that complement the rest of the district.

MULTIFAMILY

- 2.15 Integrate contemporary forms with traditional materials and features such as gabled roofs, exposed timber beams, board and batten siding, and corrugated metal panels.
- 2.16 Create appropriate visual interest, prioritizing street-facing facades and the lower two stories, and emphasizing a distinct base, middle, and top.
- 2.17 Utilize a warm-neutral material palette that prioritizes durable, authentic materials in keeping with the overall district.

PARKING GARAGE

- 2.19 Locate pedestrian entries to maximize pedestrian flow to all surrounding uses.
- 2.20 Express vertical circulation on facades and expose stairs to make pedestrian entrances active and legible.
- 2.21 Provide rhythm to facade and avoid long expanses of blank walls or continuous un-screened openings.
- 2.22 Emphasize pedestrian entrances with roof overhangs.
- 2.23 Design must be compatible with surrounding architecture from all viewpoints, including from upper levels of multi-story buildings.
- 2.24 Use durable, textured materials that can withstand heavy traffic while remaining compatible with the district palette.

OVERALL DISTRICT CHARACTERISTICS (OVERALL DISTRICT)

Character Imagery



Overall District Characteristics

3.0 LANDSCAPE ARCHITECTURE

- 3.1 Landscaping across streetscapes, common areas, and individual parcels shall follow a cohesive design that aligns with the Landscape Master Plan.
- 3.2 Plant materials shall prioritize low-water, native and xeric species, grouped by similar water needs to promote efficient irrigation.
- 3.3 Landscapes shall use a layered approach and respond to site context, softening building facades, edges and pavement expanses.
- 3.4 Landscaping shall enhance the pedestrian experience by creating shaded, sheltered gathering areas with informal seating and planter pots for ease of usability and pedestrian comfort.
- 3.5 Landscaping shall frame public art, accent entrances, and integrate with lighting, signage, and site furnishings to create visual interest and a clear sense of arrival.

4.0 STREET FURNITURE

- 4.1 Street furniture selections shall emphasize comfort, function, durability, and aesthetics while reinforcing the agrarian-inspired identity of the district through the use of raw, authentic materials such as buff sandstone, timber, weathering steel, and concrete.
- 4.2 All furnishings will be thoughtfully located to ensure they support user needs, while maintaining clear and unobstructed pedestrian circulation.
- 4.3 Seating areas shall be provided adjacent to major pedestrian routes, while lounge and gathering furniture shall be integrated in public spaces like the Front Porch without disrupting movement. Bike racks shall be placed in clusters near amenities but not in high-traffic core areas.

5.0 LANDSCAPE LIGHTING

- 5.1 Light poles and luminaires shall reflect the architectural character of each area, with consistent style used along streets and in parking areas. Any style transitions shall occur at logical visual breaks, such as intersections.
- 5.2 Position light poles to support safety and visibility, placed near crosswalks and roundabouts for positive contrast, while maintaining clearances from sidewalks, curbs, and trees in accordance with spacing guidelines.
- 5.3 Lighting in the retail center shall be lower in height and warmer in tone, using small-scale, architecturally appropriate luminaires and incorporating unique lighting elements to highlight key spaces. Controls shall allow for flexible scene setting for daily use and events.
- 5.4 Lighting shall comply with the relevant Millennium General Development Plan (GDP) Standards and the Centerra General Design Guidelines.

6.0 PUBLIC- PRIVATE INTERFACE

- 6.1 Align the streetscape design with the overall Landscape Master Plan and any applicable standards, ensuring a consistent landscape character across all areas.
- 6.2 Street types shall prioritize pedestrian and bicycle comfort by incorporating shade, seating, barrier-free design, intuitive circulation, and curb extensions to create a walkable and accessible environment.
- 6.3 Streetscapes shall reflect the district's agrarian, 'Americana' themes and celebrate local identity through high-quality materials, wayfinding elements, and distinctive gateway arrival features.
- 6.4 Specialty and retail-adjacent streets shall include human-scale amenities, lighting, planter pots, and raised planting edges to serve high foot traffic and foster pedestrian activity.

SITE PLANNING - MARKETPLACE (MIXED-USE CENTER)

Character Imagery



Fig. 1 - Buildings are oriented and designed to extend outward, framing an open space that aligns with the prominent market entry.



Fig. 2 - The design features a mix of modern shed and gable roof forms to create dynamic silhouettes, blending sharp geometry with clean, minimalist lines.



Fig. 3 - The design conveys a sense of lightness by carefully balancing the scale of elements to suit the environment. It enhances approachability with welcoming, inviting features.



Fig. 4 - Transparency is achieved through expansive glazing and large openings, seamlessly blending interior and exterior spaces while allowing natural light to flood into the interior.



Fig. 5 - Landscaped medians and islands are used to segment large expanses of parking pavement into individual courts, and help delineate vehicular and pedestrian circulation.



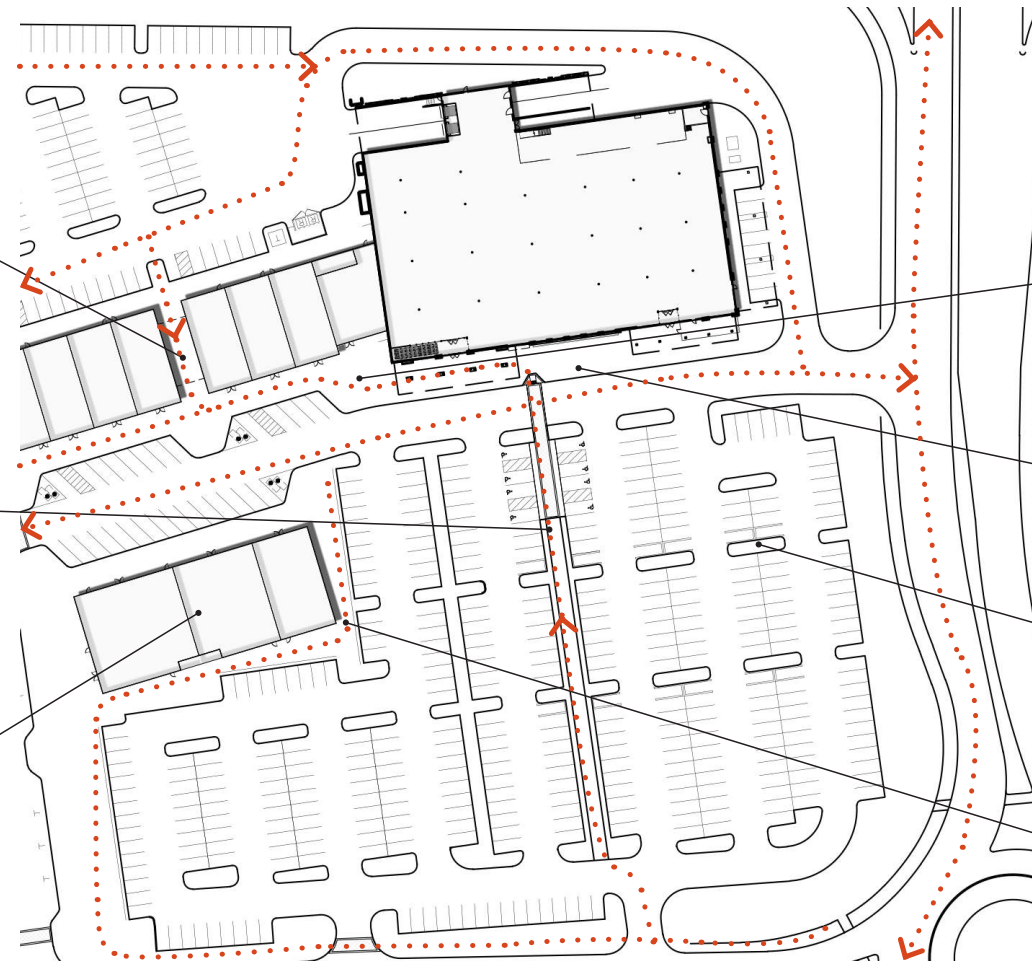
Fig. 6 - Local artisans are showcased with prominent, visible signage, strengthening community identity and creating a strong visual connection between the space and its surroundings.

Prototypical Site Plan

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

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

Building Orientation
Building orientation is carefully designed to engage both the street and parking lot, fostering connection and accessibility while enhancing the flow of movement and interaction in the space.



Open Space
Pockets of open space adjacent to shops create inviting, flexible areas for relaxation and interaction, enhancing the shopping experience by offering breathing room and fostering a sense of community.

Prominent Entry
Design a prominent entry oriented toward the main parking lot and high-traffic street. Incorporate intentional design elements that draw attention and establish a welcoming focal point to enhance the overall entrance experience.

Landscape Islands
Create landscape islands per the Millennium GDP standards to break up large expanses of pavement in parking lots and provide natural shading with trees and vegetation.

Building Perimeter Landscaping
Provide landscaping adjacent to buildings designed to soften building architecture and provide vegetation and natural shading.

Guidelines and Standards (S) = Standard

1.0 BUILDING SITE AND ORIENTATION

- 1.1 Orient buildings to engage pedestrian traffic on both the street and parking areas. Provide clear indication pathway for pedestrian approach to the building.
- 1.2 Locate freestanding pad buildings and large marketplace buildings at roadway intersections and along US 34.
- 1.3 Avoid locating parking lots between the retail street and marketplace buildings.
- (S) 1.4 Locate Marketplace buildings for direct pedestrian connection to retail street. Retail street shall be visible to pedestrians within 20' of Marketplace building entrance.

2.0 OPEN SPACE

- 2.1 Design open spaces including patios near market entries and corners to offer areas for interaction and gathering.
- 2.2 Provide expanded sidewalks adjacent to key circulation zones to allow for casual meetings and active passageways.
- 2.3 Integrate landscape design to provide shading and seating areas for visitors.
- (S) 2.4 Provide landscaped perimeter buffer zone between Mountain Lion Drive and building entry to ensure pedestrian safety. See Landscape section for Guidelines and Standards.

3.0 CIRCULATION AND PARKING

- 3.1 Create legible pedestrian walking paths between parking and marketplace entry points.
- (S) 3.2 Provide paseos and internal streets to adjacent parcels to accommodate both pedestrian and vehicular movements. Building frontage shall not exceed 400 linear feet without providing break in building for pedestrian circulation.
- (S) 3.3 Utilize landscape islands per the Millennium GDP Standards and Centerra General Design Guidelines to break up large expanses of pavement in parking lots and provide natural shading.
- 3.4 Align pedestrian circulation with main entry points into the market.
- (S) 3.5 Provide at least one primary pedestrian walking path through associated parking field to marketplace entry. Path shall include 3' minimum buffer zone between any vehicular and pedestrian traffic and 6' minimum walk. Path shall not cross more than 2 drive aisles or streets.
- (S) 3.6 Provide landscape perimeter zones to define site access drive and enclose the parking area. Screen parking per Millennium GDP and Centerra General Design Standards

4.0 SERVICE AND DELIVERY

- 4.1 Provide clear division between service circulation and visitor circulation.
- 4.2 Provide required turning space at backside of marketplace building for ease of loading dock access.
- (S) 4.3 Service areas including loading docks and waste receptacles are to be screened from public view and adjacent buildings per the Millennium GDP Standards and Centerra General Design Guidelines. Locate service areas away from primary pedestrian pathways to minimize screening needed. Provide walls, architectural screening with maximum of 50% open area, and/or evergreen landscaping to conceal service areas visible to the public such as but not limited to, along Highway 34.
- 4.4 Consolidate service areas where possible to facilitate screening.
- (S) 4.5 Loading docks, trash enclosures, and service areas are not permitted in required setbacks.

Principles

1. ORIENT PRIMARY MARKET BUILDING AND PAD BUILDINGS NEAR US 34 TO ANCHOR DEVELOPMENT ENTRY POINT. LOCATE MARKET BUILDINGS FOR DIRECT PEDESTRIAN CONNECTION TO RETAIL STREET.
2. PROVIDE LANDSCAPE ZONES TO COMPLEMENT MAIN MARKET ENTRY POINT, AND EXPAND SIDEWALK AT KEY CIRCULATION INTERSECTIONS ADJACENT TO PASEOS.
3. ALIGN MAIN PEDESTRIAN CIRCULATION PATHS WITH THE ENTRYWAYS TO THE MARKET.
4. PROVIDE LANDSCAPE BUFFER ZONES AND ISLANDS THROUGHOUT TO DEFINE VEHICULAR CIRCULATION AND PROTECT PEDESTRIAN PATHWAYS.
5. LOCATE SERVICE AREAS AWAY FROM PUBLIC VIEW AND SCREEN THEM FULLY; CREATE CLEAR DIVISION BETWEEN SERVICE AND VISITOR CIRCULATION.

SITE PLANNING - RETAIL / RESTAURANT (MIXED-USE CENTER)

Prototypical Site Plan

"Gatepost" Pad Buildings
Locate pad buildings on either side of entry streets to frame and activate entry points to district. Locate pad buildings and strategic landscaping to activate Highway 34 frontage.

Building Perimeter Landscaping
Provide landscaping adjacent to buildings designed to soften building architecture and provide vegetation and natural shading.

Pedestrian Paseos
Break retail buildings into smaller pieces to create legible, active paseos from parking field to the retail street. Maximize active uses and transparency at paseo locations.

Outbuildings
Use outbuildings to enclose trash and service areas, screened from public view.

Drop-Off Area
Create drop-off area designed to accommodate the loading and unloading of passengers.

Building Orientation
Orient buildings to frame and enclose formal open space and higher-intensity intersections.

Pavilion Buildings
Provide free-standing pavilion buildings to provide sense of enclosure and scale to the Front Porch.



Parking Courts
Create smaller dispersed parking courts designed to mitigate large expanses of pavement.

Pedestrian Forecourts
Create forecourts designed to accommodate pedestrian gatherings and building egress.

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

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

Landscape Medians
Provide landscape medians designed to break up large expanses of pavement.

Internal Streets
Create internal streets that provide access to pedestrian plazas and parking drive aisles.

Articulate Entrances
Create articulated building entrances designed to highlight building access, while adding visual interest to large office structures.

Character Imagery



Fig. 1 - Awnings and graphics enhance the design with functional shade and striking visual elements, while lighting highlights building entry and key features.



Fig. 2 - The shed and gable roof pairs with functional awnings and a calming neutral palette, creating a balanced, contemporary aesthetic.



Fig. 3 - Modern wayfinding integrates seamlessly with natural materials and vegetation to create a pedestrian-friendly experience.



Fig. 4 - Storefronts are complemented with clear signage, creating a modern retail front that draws attention and enhances the retail corridor.

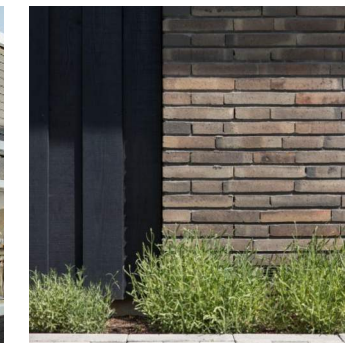


Fig. 5 - Landscaping and planters incorporate stone and natural colors, blending seamlessly with the environment to create a grounded, organic aesthetic.



Fig. 6 - Dining areas feature outdoor seating under shaded patios, providing a comfortable, inviting atmosphere that encourages relaxation and connection with the surrounding environment.

Guidelines and Standards (S) = Standard

Principles

1.0 BUILDING SITE AND ORIENTATION

- (S) 1.1 Orient retail buildings in a manner to frame and enclose the retail corridor street. A minimum of 60% of each building facade along Mountain Lion Drive shall be within 45' of curb edge.
- (S) 1.2 Break long retail buildings into smaller pieces to provide porosity from parking field to the retail street. Building frontage shall not exceed 300 linear feet without providing break in building for pedestrian circulation.
- 1.3 Focus retail frontage along the main corridor, ensuring visibility and connection to parking areas.
- 1.4 Locate larger retailers at street intersections to anchor and activate the street corners.
- 1.5 Retail buildings shall also be oriented to frame and define the Front Porch. Locate retail pavilions within the "Front Porch" to activate the public realm and offer gathering spaces.

2.0 OPEN SPACE

- 2.1 Provide expanded sidewalks or forecourts in front of retail buildings, incorporating landscaping and street furniture to support pedestrian gathering and building access.
- 2.2 Create paseos between buildings that offer both access to parking and inviting public spaces, with lighting, seating, and human-scaled materials.
- 2.3 Surround the Front Porch with active uses to create vibrant public realm. Position restaurant/retail pavilions for ideal view of and interaction with

the Front Porch, offering seating, shade, and walkways to enhance the public space.

3.0 CIRCULATION AND PARKING

- 3.1 Design paseos and passageways around retail buildings to ensure clear pedestrian circulation between parking areas and the retail corridor, using signage and architectural elements for easy navigation.
- 3.2 Provide a designated drop-off area along retail corridor streets. Provide buffer zones with landscaping or bollards for pedestrian safety.
- 3.3 Use landscaped medians and buffers to define clear circulation routes for both vehicles and pedestrians while breaking up large pavement areas.
- 3.4 Provide a strong network of sidewalks and pedestrian walkways that provide opportunities for pedestrians to walk safely and conveniently from one location to another.
- (S) 3.5 Within parking areas, create legible pedestrian walking paths that align with entrances and paseos for clear circulation and entry to the retail corridor. Provide at least one primary pedestrian walking path through associated parking field to primary retail street. Path shall include 3' minimum buffer zone between any vehicular and pedestrian traffic and 6' minimum walk. Path shall not cross more than 2 drive aisles or streets.
- 3.6 Consider logical locations where the primary retail street may be closed to vehicular traffic for events and festivals. Provide for appropriate safety and security measures.

4.0 SERVICE AND DELIVERY

- 4.1 Provide clear division between service circulation and visitor circulation.
- (S) 4.2 Excepting pavilions within the Front Porch, locate service access on the parking lot side of retail buildings to allow for easy service access that minimizes interference with the main retail corridor street.
- (S) 4.3 Service areas including loading docks and waste receptacles are to be screened from public view and adjacent buildings per the Millennium GDP Standards and Centerra General Design Guidelines. Locate service areas away from primary pedestrian pathways to minimize screening needed. Provide walls, architectural screening with maximum of 50% open area, and/or evergreen landscaping to conceal service areas to conceal service areas visible to public.
- 4.4 Consolidate service areas where possible to facilitate screening.
- (S) 4.5 Loading docks, trash enclosures, and service areas are not permitted in required setbacks.
- 4.6 Locate common trash enclosures in parking areas to maximize active facades. Locate enclosures proximate to food and beverage users to minimize potential for grease stains on hardscape surfaces.

1. POSITION BUILDINGS TO FRAME THE RETAIL CORRIDOR AND THE FRONT PORCH, WITH LARGER RETAILERS AT CORNERS FOR VISIBILITY AND ACTIVATION AT THE STREETScape.
2. PROVIDE EXPANDED SIDEWALKS/FORECOURTS, PASEOS, AND PAVILIONS TO ENCOURAGE PEDESTRIAN GATHERING AND INTERACTION ALONG THE RETAIL CORRIDOR AND WITHIN THE FRONT PORCH.
3. CREATE NARROW STREETS AND ACTIVATED INTERSECTIONS ALONG THE RETAIL CORRIDOR TO ALLOW FOR A SAFE PEDESTRIAN STREETScape.
4. PROVIDE WALKING PATHS THAT ALIGN WITH PASEOS AND MAJOR INTERSECTIONS FOR CLEAR AND LEGIBLE ENTRY INTO THE RETAIL CORRIDOR.
5. SEPARATE SERVICE ACCESS FROM VISITOR AREAS, PLACE SERVICE ZONES BEHIND BUILDINGS AND SCREEN THEM FROM PUBLIC VIEW.

SITE PLANNING - OFFICE OVER RETAIL (MIXED-USE CENTER)

Character Imagery



Fig. 1 - Buildings are oriented to frame the Front Porch and create an active public realm with clear connecting pedestrian pathways.



Fig. 2 - Facade layering combines brick elements with agrarian touches, creating a textured, multi-dimensional exterior that balances urban strength with rustic charm.



Fig. 3 - Outdoor seating and dining areas, especially in cafes, create inviting spaces for interaction, offering a seamless blend of comfort and accessibility in an open, airy environment.



Fig. 4 - Hierarchical entry points are created at the ground level to clearly delineate commercial and retail entrances at the ground level. Building entries are oriented towards the Front Porch when possible.



Fig. 5 - Places for rest feature street-side tables with warm materials, offering inviting spots to relax and connect with the surrounding environment in a comfortable, pedestrian-friendly setting.



Fig. 6 - The design prioritizes modes of transport, with a focus on being bike and pedestrian friendly, ensuring easy access and encouraging natural movement throughout the space.

Prototypical Site Plan

Parallel Parking
Provide parallel parking along the retail corridor to allow for narrower streets but also to allow convenient parking and a buffer between pedestrians and moving vehicles.

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

Building Orientation
Orient larger buildings around the Front Porch to both frame the open space and engage the streetscapes.

Connectivity to Surrounding Uses
Provide continuous landscaped pedestrian walkways from the Front Porch through to surrounding uses such as Loveland Sports Park to the west and residential uses to the south.



Open Space
Pockets of open space adjacent to shops create inviting, flexible areas for relaxation and interaction, enhancing the shopping experience by offering breathing room and fostering a sense of community.

Pavilion Buildings
Free-standing pavilion buildings help provide a sense of enclosure and lower the scale of the Front Porch.

Building Perimeter Landscaping
Provide landscaping adjacent to building edge designed to soften building architecture.

Entry from Garage
Frame entry from the primary parking structure to the Front Porch with larger buildings and landscaping to enclose the Front Porch and provide sense of arrival.

Drop-Off
Create car drop-off designed to accommodate the loading and unloading of passengers. Directly adjacent to plaza access and circulation cores for quick movement.

Guidelines and Standards (S) = Standard

1.0 BUILDING SITE AND ORIENTATION

- 1.1 Position larger mixed-use buildings along major streets to establish a connection with the main retail corridor.
- (S) 1.2 Orient buildings to frame and define the Front Porch. A minimum of 80% of linear building frontage facing and immediately adjacent to the Front Porch shall be designed for building entries, active storefront or food and beverage uses.
- 1.3 Orient buildings to ensure that the Front Porch receives adequate sunlight.
- (S) 1.4 Locate above-grade parking facilities behind mixed-use buildings to minimize their impact on the Front Porch or retail corridor frontage.
- 1.5 Use free-standing "pavilion" buildings to provide sense of enclosure and scale to the Front Porch.

2.0 OPEN SPACE

- 2.1 Position ground-floor retail to extend and enrich the Front Porch, including designated areas for outdoor seating and shade to foster a comfortable public space.
- 2.2 Provide expanded sidewalk / forecourts at major building entry points incorporating landscaping and street furniture to support pedestrian gathering and building access.

3.0 CIRCULATION AND PARKING

- 3.1 Provide clear and legible pedestrian pathway alongside the base of the mixed-use retail. Create hierarchical entry points to clearly delineate entrance into commercial lobby vs. retail at the ground level.
- 3.2 Designate drop-off areas with buffer zones, such as landscaping or bollards, for pedestrian safety, placing them near key passageways and close to parking garages.
- 3.3 Ensure safe and direct sidewalk connections to all ground-floor entrances, linking to the broader sidewalk network along the retail corridor and Front Porch.
- (S) 3.4 Break buildings into smaller pieces to provide porosity. Building frontage shall not exceed 350' on a facade without providing a break in building at ground floor for pedestrian circulation.

4.0 SERVICE AND DELIVERY

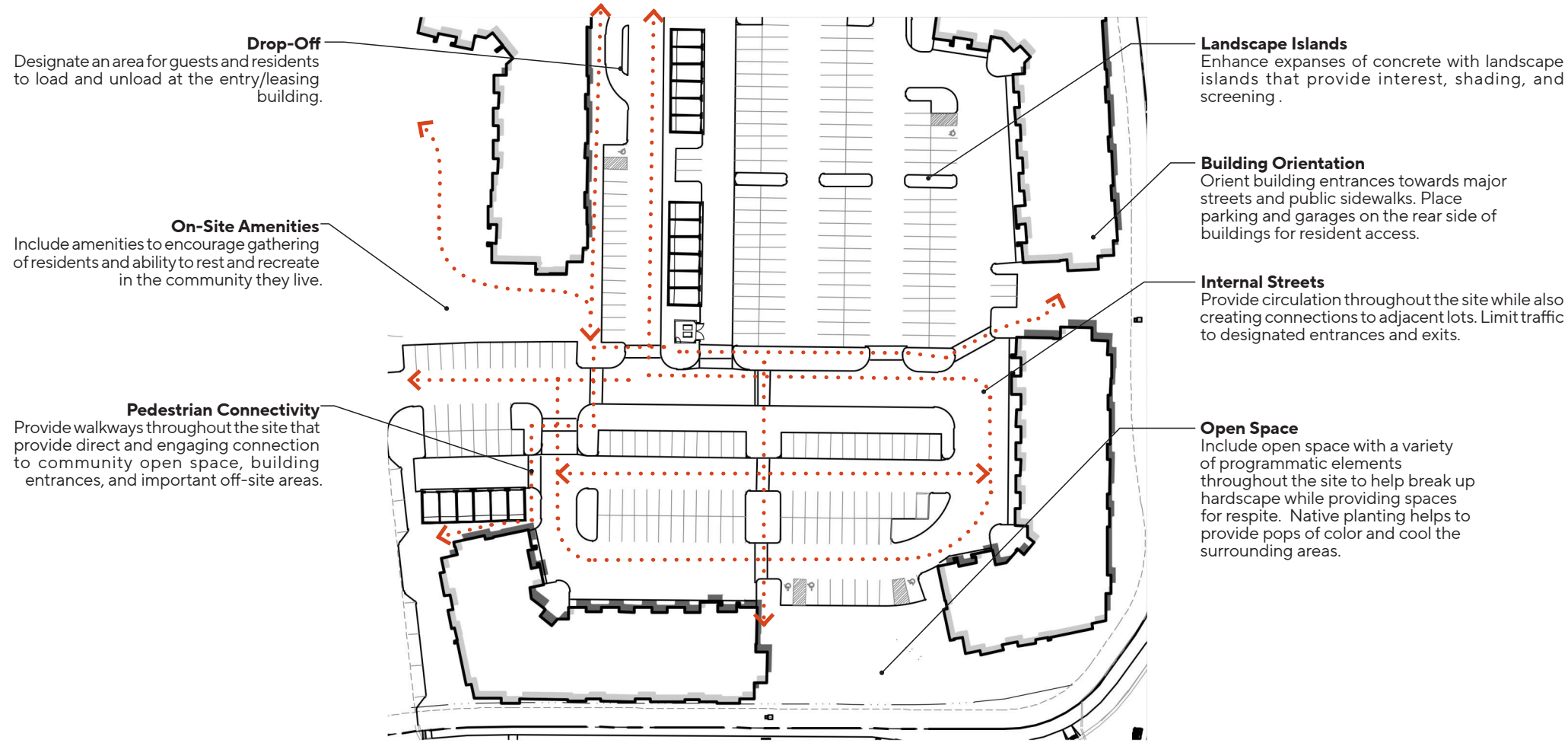
- 4.1 Clearly separate service and visitor circulation, positioning street access away from the Front Porch while ensuring convenient access to parking facilities.
- (S) 4.2 Locate service access along secondary streets and parking-lot sides.
- (S) 4.3 Service areas shall not be visible from the Front Porch or Mountain Lion Drive.

(S) 4.4 Service areas including loading docks and waste receptacles are to be screened from public view and adjacent buildings per the Millennium GDP Standards and Centerra General Design Guidelines. Provide walls, architectural screening with maximum of 50% open area, and/or evergreen landscaping to conceal service areas to conceal service areas visible to public.

Principles

1. POSITION LARGER MIXED-USE BUILDINGS ALONG MAJOR STREETS TO CONNECT WITH THE RETAIL CORRIDOR, WITH GROUND-FLOOR RETAIL EXTENDING INTO THE FRONT PORCH.
2. CREATE DESIGNATED AREAS FOR OUTDOOR SEATING AND SHADE ALONG GROUND-FLOOR RETAIL, AND ENSURE MAJOR BUILDING ENTRANCES AND TERRACES ACTIVATE THE PUBLIC REALM.
3. CREATE CLEAR PEDESTRIAN PATHWAYS AND DISTINCT ENTRY POINTS FOR EASY NAVIGATION BETWEEN RETAIL AND COMMERCIAL SPACES.
4. DESIGNATE DROP-OFF AREAS WITH BUFFERS FOR SAFETY AND ENSURE CLEAR, CONNECTED SIDEWALKS TO ALL GROUND-FLOOR ENTRANCES.
5. SEPARATE SERVICE AND VISITOR CIRCULATION, PLACING SERVICE AREAS AWAY FROM PUBLIC SPACES IN THE FRONT PORCH.

Prototypical Site Plan



Character Imagery



Fig. 1 - A welcoming presence is created through architectural features that provide a pedestrian-scale first floor façade.



Fig. 2 - Entrances to buildings front major walkways and streets, giving residents easy access to surrounding retail and commercial developments.



Fig. 3 - Places for activity in the site create opportunities for connection and community, cultivating a sense of place and belonging for those who access them.



Fig. 4 - Using native species and naturalistic planting patterns create a unique blend of texture and color specific to the front range, providing habitats for pollinators and wildlife while also conserving resources.

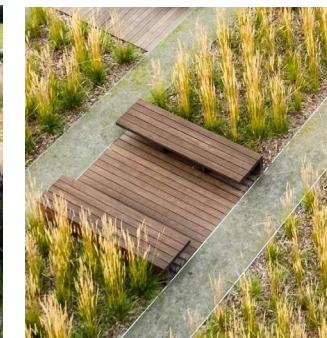


Fig. 5 - Focused landscape areas are designed to mimic the agrarian roots of the site and announce the arrival into the district.



Fig. 6 - Amenity areas provide places for rest, relaxation, and gathering. Seating within pockets of space are designed to encourage conversation while larger amenities create event spaces.

Guidelines and Standards

(S) = Standard

1.0 BUILDING SITE AND ORIENTATION

- (S) 1.1 Orient buildings to front arterial or collector streets and public sidewalks to enhance connection within the district.
- (S) 1.2 Provide a direct connection from ground-floor unit entrances to a major walkway.
 - 1.3 Prioritize pedestrian safety and circulation by activating walks and streetscapes along main corridors of travel.
- (S) 1.4 Create "front porch" entrances by locating parking and garages on the rear side of buildings and towards the interior of the site.

2.0 OPEN SPACE

- (S) 2.1 Provide foundation planting around buildings to soften architecture and minimize irrigation spray to building foundation.
- 2.2 Design open space to provide gathering spaces with amenities for residents.
- 2.3 Ensure adequate seating and site furnishings along pedestrian corridors to create interest.
- 2.4 Include adequate tree canopy to provide shade and protection from the elements in landscaped areas.

3.0 CIRCULATION AND PARKING

- 3.1 Provide wayfinding signage along major pedestrian corridors, site entrances, and near or on building entrances.

- 3.2 Include enhanced and accessible crossings along walkways that travel through parking lots or drive aisles.
- 3.3 Provide walkways throughout the site that provide a direct connection to community open space, building entrances, and future adjacent development.
- (S) 3.4 Screen vehicle headlights from all ground-floor unit entrances using vegetation, berms or site elements.
- (S) 3.5 Include landscape islands per the Millennium GDP Standards and Centerra General Design Guidelines to break up large expanses of concrete and reduce heat island effect on surface level parking lots.
- 3.6 Create interior streets that provide access to garages and parking with direct pedestrian access to unit entrances.

4.0 SERVICE AND DELIVERY

- 4.1 Separate service access building frontage from pedestrian entrances and "front porch" entrances.
- 4.1 Provide a designated, clearly marked loading or drop-off area at leasing building.
- 4.2 Locate trash enclosures in parking areas at building frontage away from pedestrian entrances and ensure good distribution throughout the site.
- (S) 4.3 Service areas including loading docks and waste receptacles are to be screened from public view and adjacent buildings per the Millennium GDP Standards and Centerra General Design Guidelines. Provide walls,

- architectural screening with maximum of 50% open area, and/or evergreen landscaping to conceal service areas to conceal service areas visible to public.
- (S) 4.4 Roof mounted mechanical equipment is encouraged. All mechanical equipment, regardless of mounting location, shall be fully screened per the Millennium GDP Standards and Centerra General Design Guidelines.

Principles

1. ORIENT RESIDENTIAL BUILDINGS TOWARDS MAJOR STREETS AND WALKWAYS TO PRIORITIZE PEDESTRIAN ACCESS.
2. CREATE DIRECT WALKWAYS THROUGHOUT THE SITE THAT ENCOURAGE PEDESTRIAN THOROUGHFARE WITHIN THE DEVELOPMENT.
3. PROVIDE NATIVE LANDSCAPING THAT ENHANCES THE OVERALL DESIGN INTENT WHILE ALSO PROVIDING BENEFITS TO THE ECOSYSTEM AND RESIDENTS OF THE SITE.
4. INCLUDE AMENITIES FOR RESIDENT AND GUEST USE THAT ENCOURAGE COMMUNITY, GATHERING, AND RELAXATION.
5. LOCATE SERVICE AREAS AND TRASH ENCLOSURES AWAY FROM MAJOR STREETS AND FRONT ENTRANCES OF UNITS.

Character Imagery



Guidelines and Standards (S) = Standard

Principles

1.0 BUILDING FORM

- (S) 1.1 Break down larger building masses to relate to the human scale and enhance the visitor experience at street level. Primary facades shall not exceed 150 consecutive linear feet without providing at least one of the following: a change of material, a change in wall plane of at least 12', a change in building height of at least 3', or a change in glazing language.
- 1.2 Vary building height to emphasize entry points and provide transparent moments to create an inviting, engaging streetscape.

2.0 BUILDING STOREFRONT

- 2.1 Maximize areas of transparent and active facade to promote pedestrian interaction.
- 2.2 Provide scale and texture to glazing through punched openings, hierarchy of mullion scales, and/or simulated-divided-lite muntin patterns. Avoid large expanses of unbroken glazing.

3.0 ROOF FORM

- 3.1 Provide signature roof form to mark entry and anchor the marketplace to the retail corridor. Consider a mix of sloped and flat roof forms to organically connect buildings of varying heights and masses while maintaining a legible pedestrian path through the site.
- (S) 3.2 Roof forms shall emphasize depth and be logically tied to building functions; "flat" or "applied" parapet shapes or false roof forms (e.g. imitation gables) are not permitted. Gable or other roof forms shall extend

a minimum of 15' back from the primary associated facade or extend the entire building depth, whichever is less. At changes in parapet height or wall plane, return parapets a minimum of 5' such that the end of walls is not visible by passing pedestrians or vehicles.

4.0 CANOPIES

- 4.1 Design canopies to complement the architectural framework of the building. Use canopies as appropriate to provide depth and a sense of human scale to the facade.
- 4.2 Locate awnings and canopies to provide functional benefit to building performance (shading) and pedestrian experience (rain/snow protection).

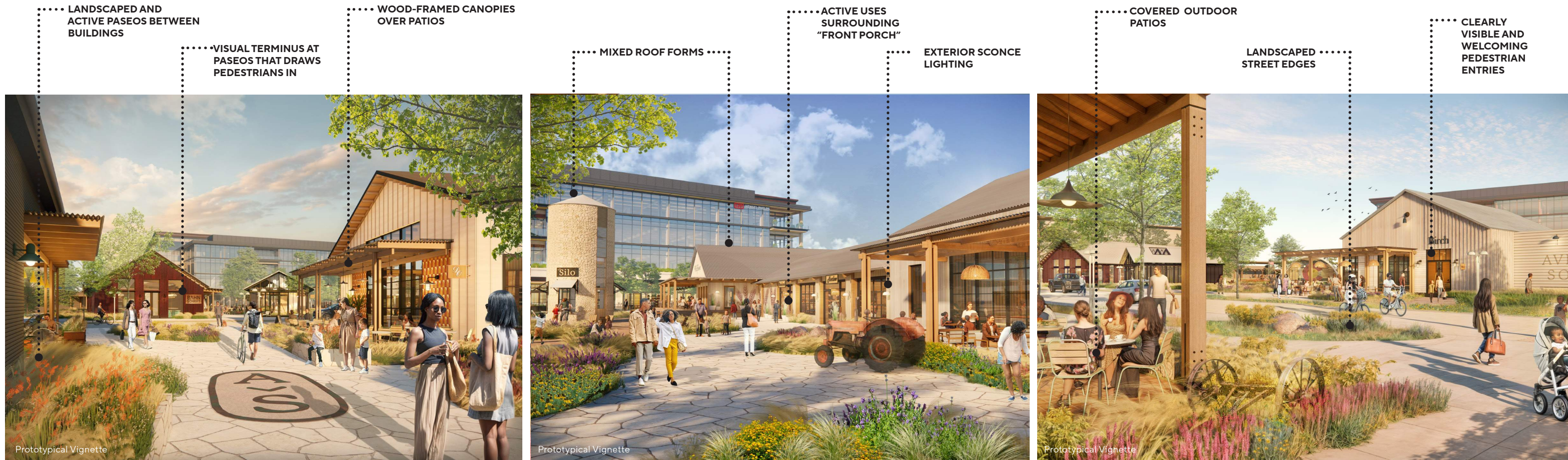
5.0 PERMITTED BUILDING MATERIALS

- 5.1 Utilize a warm and neutral palette to complement surrounding architecture, with moments of color and special interest as appropriate.
 - (S) 5.2 Changes in material without an accompanying change in plane are prohibited.
 - (S) 5.3 All material transitions shall occur at inside corners.
 - 5.4 Permitted building materials include but are not limited to:
- Facades:
- Glass, Lightly Tinted (Maximize visible light transmission and minimize reflectivity)
 - Glass, Transparent (Consider low-iron glass at retail facades)
 - Masonry, Brick (i.e., Face Brick)
 - Masonry, CMU Block

- Metal, Painted Steel (including dimensional steel such as I-beam spandrels)
 - Siding, Fiber Cement (Board & Batten, Horizontal Siding)
 - Siding, Vertical Ribbed Siding
 - Stucco, Exterior Plaster (Durable construction required at areas within pedestrian reach)
 - Wood, dimensional timbers
- Roofs (Building Cap):
- Metal, Standing Seam
 - Membrane roofing (flat roof sections, only. Screened from public view by a parapet and associated cornice).

1. ACCENTUATE MARKET ENTRY WITH TALLER BUILDING HEIGHT AND LARGE-SCALE CANOPIES.
2. LOCATE ENTRY TO CONNECT PEDESTRIANS TO RETAIL STREET.
3. PROVIDE TRANSPARENT FACADE MOMENTS AND ACTIVATION WHILE AVOIDING LARGE EXPANSES OF UNBROKEN GLASS.
4. VARY ROOF FORM HEIGHTS TO MARK ENTRY POINTS AND ANCHOR BUILDING CORNERS.
5. PROVIDE CANOPIES TO COMPLEMENT PEDESTRIAN EXPERIENCE AND STOREFRONT MOMENTS ON THE BUILDING.
6. USE HIGH-QUALITY, WARM, TEXTURED MATERIALS.

Character Imagery



Guidelines and Standards

(S) = Standard

Principles

1.0 BUILDING FORM AND EXPRESSION

- (S) 1.1 Single-story retail and restaurant buildings shall be appropriately scaled for the pedestrian realm. Buildings longer than 300' shall be broken into multiple smaller buildings or incorporate pedestrian pass-throughs to provide variety and porosity to pedestrian realm.
- 1.2 Provide a variety of roof forms. A mix of flat roofs with eaves or parapets and gabled roofs is encouraged.
- (S) 1.3 Except as specifically approved by the DRC for reasons of exceptional design or proportion for large-format users: Single-story parapets shall not exceed 25' in height. Gabled roof slopes shall be between 3:12 and 9:12. Gabled roof peaks shall not exceed 40' in height.
- 1.4 Thoughtfully reduce buildings into elements, ornamentations, textures, and building materials that respect the scale of the building.
- 1.5 Anchor building corners with patios and/or canopies, transparency/storefronts, signage, and art.
- 1.6 General building expression will be inspired by but not directly imitative of agrarian buildings and an "Americana" vernacular.

2.0 BUILDING STOREFRONT AND GLAZING

- (S) 2.1 Maximize areas of transparent and active facade on all 4 sides to promote pedestrian interaction. A minimum of 3 sides of each building shall each contain transparent glazing along at least 10% of their linear frontage.
- 2.2 Provide scale and texture to glazing through punched openings, hierarchy of mullion scales, and/or simulated-divided-lite muntin patterns.
- (S) 2.3 Provide rhythm and avoid large expanses of unbroken glazing or opaque wall. Buildings may not exceed 100 consecutive linear feet without

providing at least one of the following: a change in material, a change in wall plane of at least 4", or a change in glazing language.

- (S) 2.4 Minimum storefront height shall be 10' except as specifically allowed by DRC in limited areas.
- 2.5 Glass shall minimize reflectivity/tint and maximize visible light transmission.

3.0 ROOF FORM

- (S) 3.1 All mechanical equipment, regardless of mounting location, shall be fully screened from public view with parapet, roof form, or screen, per the Millennium GDP Standards and Centerra General Design Guidelines. Screens are to be fully opaque.
- 3.2 Terminate the top of the building with distinctive roof forms using the following techniques:
 - Terminate the top of flat roofs with a cornice element, distinctive cap or coping. A change in plane to emphasize shadow line is preferred.
 - On sloped roofs, roofing material shall be complementary to the architecture of the building.
 - Expressed rafter tails and extended eaves are encouraged on sloped roofs

4.0 AWNINGS AND CANOPIES

- 4.1 Design awnings and canopies to complement the architecture of the building. Awnings shall logically express the shape and proportion of window openings and conform to individual structural bays.
- 4.2 Awnings and canopies are encouraged to incorporate lighting and signage where appropriate for pedestrian visibility and experience.

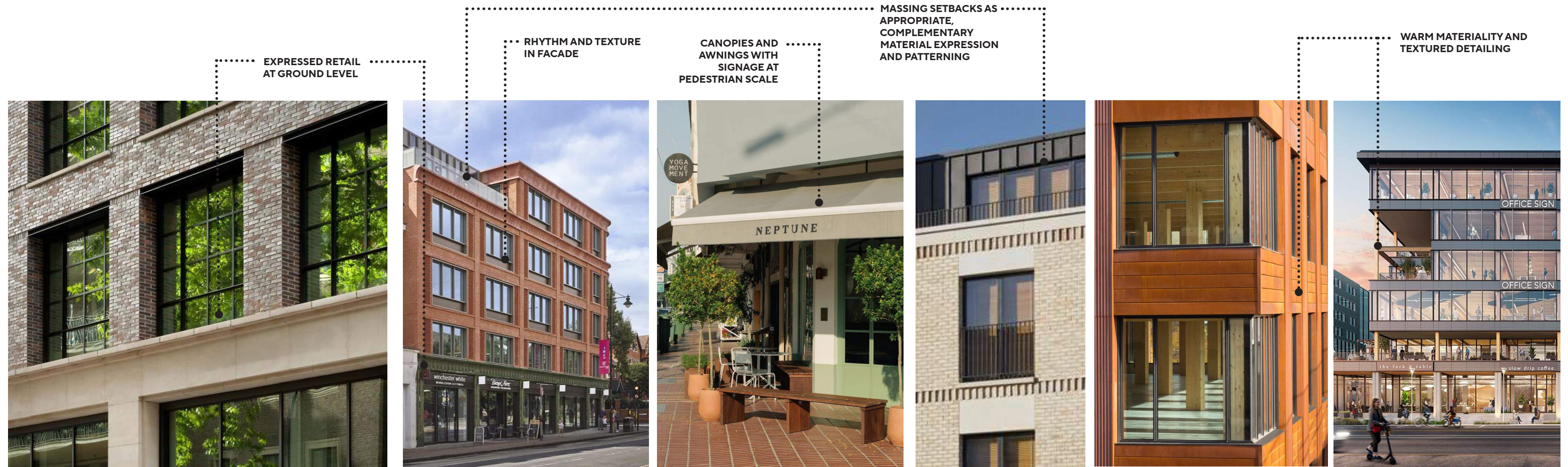
- (S) 4.3 At least 50% of primary building entries shall include a canopy, awning, or door recess to protect and emphasize entrances.

5.0 PERMITTED BUILDING MATERIALS

- 5.1 Utilize a warm and neutral palette to complement surrounding architecture, with moments of color and special interest as appropriate.
- (S) 5.2 Changes in material without an accompanying change in plane are prohibited.
- (S) 5.3 All material transitions shall occur at inside corners.
- 5.4 Permitted building materials include but are not limited to:
 - Glass, Transparent (low iron glass at retail storefronts is encouraged)
 - Stone Veneer (rough cut, neutral color)
 - Masonry, Brick (i.e., Face Brick)
 - Metal, Painted Steel (including dimensional steel such as I-beam spandrels)
 - Siding, Fiber Cement (Clapboards, Board & Batten) (smooth texture encouraged)
 - Stucco, Exterior Plaster (Durable construction required at areas within pedestrian reach)
 - Wood, natural wood siding with various treatments (Durable exterior finish)
 - Wood, dimensional timbers/lumber
 - Metal roofing or siding, corrugated/ribbed or standing seam profiles
 - Rolled membrane roofing (flat roof sections only, screened from public view by a parapet)
 - Asphalt Shingle Roofing
 - Wood framed canopies encouraged, steel framing where appropriate
 - Wood tongue + groove soffit
 - Exterior-rated fabric awnings

1. DESIGN COMPACT, HUMAN-SCALED RETAIL AND RESTAURANT BUILDINGS. BREAK LONGER BUILDINGS INTO MULTIPLE SMALLER BUILDINGS.
2. MAXIMIZE TRANSPARENCY AND ACTIVITY ON ALL 4 SIDES. CLUSTER INFRASTRUCTURE AND BACK-OF-HOUSE USES TO MINIMIZE BLANK FACADES.
3. PROVIDE VARIED ROOF FORMS, INCLUDING GABLE FORMS WHERE APPROPRIATE.
4. LOCATE PATIOS AND CANOPIES TO MAXIMIZE ACTIVATION OF PUBLIC REALM. PROVIDE PROTECTION AT ENTRIES, AND INCORPORATE SIGNAGE FOR PEDESTRIAN VISIBILITY.
5. UTILIZE WARM, TEXTURED BUILDING MATERIALS THAT ARE COMPLIMENTARY TO SURROUNDING DISTRICT.

Character Imagery



Guidelines and Standards (S) = Standard

1.0 BUILDING FORM AND EXPRESSION

- (S) 1.1 Massing shall negotiate scale difference between smaller and larger buildings with a minimum of a single one-story scale transition.
- (S) 1.2 Provide identity to retail below office through massing, materials, awnings/canopies, and/or signage as appropriate. Ground floor retail is encouraged to be proud of upper levels.
- 1.3 Utilize facade detailing and material transitions to break down scale of larger building masses.
- 1.4 Provide building setbacks at higher levels to allow sunlight access to the pedestrian path at the street level.
- 1.5 Consider terraces at building setbacks on higher floors to create layered moments, activate upper levels in the facade and maximize access to surrounding views.
- (S) 1.6 Provide pedestrian paseos/passageways through the building to maintain easy access to the street. Building frontage shall not exceed 350' on a facade without providing a break in building at ground floor for pedestrian circulation.
- (S) 1.7 Service areas shall not be visible from the Front Porch or Mountain Lion Drive and shall be screened from public view per the Millennium GDP Standards and Centerra General Design guidelines.

2.0 ROOF FORM

- 2.1 Flat roofs are encouraged for larger buildings.
- 2.2 Parapets are encouraged include either a simple cornice profile or expressed eaves to terminate the top of the building.
- (S) 2.3 All mechanical equipment shall be fully screened from view per the

Millennium GDP Standards and Centerra General Design Guidelines. Roof-mounted equipment shall use either screening that is set back a minimum of 10' from the roof edge, or a roof parapet that harmonizes with the architectural style of the building.

3.0 BUILDING FAÇADES

- 3.1 Provide rhythm and hierarchy to facades.
- (S) 3.2 Provide scale and texture to glazing through at least one of the following: punched openings, hierarchy of mullion scales, and/or simulated-divided-lite muntin patterns.
- 3.3 Avoid boxy and monotonous facades that lack a sense of scale. Large expanses of curtain walls are discouraged.
- (S) 3.4 Walls on primary facades shall not exceed 150 consecutive linear feet without providing at least one of the following: a change of material, a change in wall plane min. 4", a projecting or recessed balcony, a change in building height of at least 10', or a change in glazing language.

4.0 AWNINGS AND CANOPIES

- 4.1 Design awnings and canopies to complement the architecture of the building. Awnings are to coordinate logically with window openings and conform to individual structural bays.
- (S) 4.2 A minimum of 50% of retail entrances shall be covered by awnings, canopies, or trellises to highlight storefront entry points and create legibility on the facade.
- 4.3 Signage and lighting is encouraged to be incorporated into canopies.

5.0 PERMITTED BUILDING MATERIALS

- (S) 5.1 The bottom 12" minimum of the building base shall employ highly durable materials such as stone or masonry.
- 5.2 Use material texture, jointing, and material pattern to add visual interest to building surfaces.
- 5.3 Maximize visible light transmittance and minimize reflectivity and tint of glass throughout, while maintaining performance.
- 5.4 Use human-scaled building materials that are familiar in their dimensions and visually modular.
- 5.5 Utilize a warm neutral palette to complement surrounding architecture.
- (S) 5.6 Changes in material without an accompanying change in plane are prohibited.
- (S) 5.7 All material transitions shall occur at inside corners.
- 5.8 Permitted building materials include but are not limited to:
 - Concrete, Poured-in-place (sandblasted or textured)
 - Concrete (Pre-cast), With texture and/or light-colored aggregate
 - Masonry, Stone (Ashlar-laid, Broken Rangework, Pitched Face, Quarry Faced)
 - Masonry, Brick (i.e., Face Brick)
 - Metal, Painted structural steel framing
 - Metal, Corrugated siding or flat panels, including weathering steel
 - Wood, Dimensional or timber framing (canopy structure)
 - Exterior fabric awnings
 - Glass, Transparent (low-iron glass encouraged at retail facades)
 - Membrane roofing (flat roof sections only, screened from public view)
 - Wood tongue + groove soffit finish

Principles

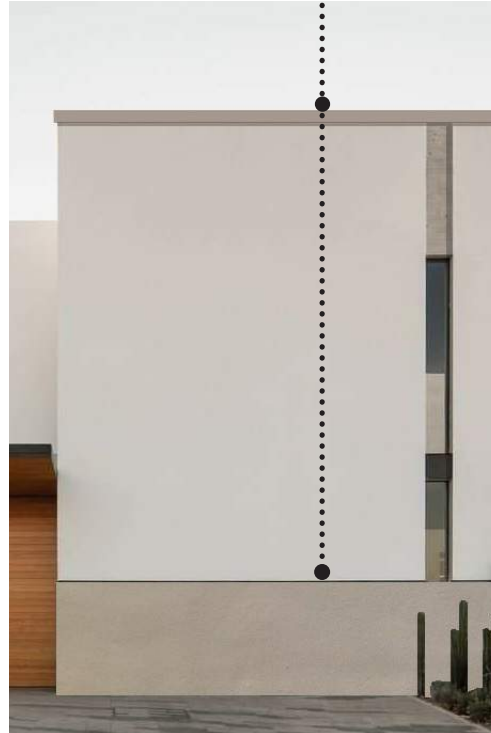
1. MASSING SHALL HELP NEGOTIATE SCALE DIFFERENCE BETWEEN SMALLER AND LARGER BUILDINGS.
2. PROVIDE IDENTITY TO RETAIL BELOW OFFICE THROUGH MASSING, MATERIALS, AWNINGS/CANOPIES, AND/OR SIGNAGE AS APPROPRIATE.
3. PROVIDE SCALE AND TEXTURE TO GLAZING THROUGH PUNCHED OPENINGS, HIERARCHY OF MULLION SCALES, AND/OR SIMULATED-DIVIDED-LITE MUNTIN PATTERNS. AVOID LARGE EXPANSES OF UNBROKEN GLAZING.
4. USE HUMAN-SCALED, DURABLE, WELL-CRAFTED MATERIALS THAT COMPLEMENT THE REST OF THE DEVELOPMENT AND PUBLIC REALM.

Character Imagery

TEXTURED BRICK ACCENTS PROVIDE A BLEND OF WARM & NEUTRAL TONES



PRE-CAST CONCRETE AT BASE AND COPING PROVIDE ADDED TEXTURE AND CONTRAST



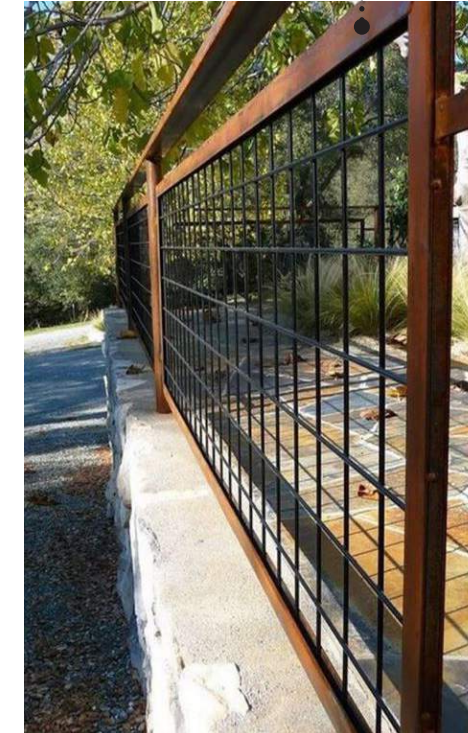
ROOFTOP STEEL CANOPY WITH WARM LINEAR WOOD UNDERSIDE HIGHLIGHTS ENTRIES, PROVIDES SHADES, AND ADDS ARCHITECTURAL INTEREST



POURED-IN-PLACE CONCRETE PROVIDES HONEST, SIMPLE MATERIALITY AT ALL LEVELS



METAL SCREEN PROVIDES TRANSPARENCY, VISUAL INTEREST & DURABILITY



CORTEN RIBBED METAL CLADDING CREATES RHYTHM, SHADOW, AND DEPTH WHILE RELATING TO SURROUNDING MATERIALITY



Guidelines and Standards

(S) = Standard

1.0 BUILDING FORM AND EXPRESSION

- 1.1 Create an honest, warm aesthetic with an emphasis on simple, genuine materials and visual interest.
- 1.2 Locate pedestrian entries to maximize pedestrian flow to all surrounding uses.
- 1.3 Utilize a rhythm of large, framed windows & entry bays for vehicle entrances/exits or pedestrian access to create a welcoming, street-facing frontage.
- 1.4 Express vertical circulation on facades and expose stairs to make pedestrian entrances active and legible.
- 1.5 Massing must balance scale differences between buildings and minimize building height to minimize shadow impacts on public spaces.
- 1.6 Selectively expose concrete structural frame, including columns and floor slabs, to emphasize durability and honest materiality.

2.0 CANOPY STRUCTURE

- 2.1 Consider metal overhangs at garage entries to add depth, shading and signage opportunity while enhancing street presence.
- (S) 2.2 Emphasize a minimum of one pedestrian entrance with a canopy, awning, or trellis.
- (S) 2.2 Incorporate canopies at all exposed stairs to provide protection from the elements.

3.0 BUILDING FAÇADE

- 3.1 Avoid monolithic, unbroken facades. Use varied textures, rhythms, and materiality to define the open horizontal bays and entry features.
- 3.2 Allow for ventilation. Incorporate screening such as metal mesh panels to allow airflow and visibility while providing visual interest and maintaining safety.
- 3.3 Incorporate articulation such as facade pop-outs or offsets along the facade to reduce the linear continuity of the elevation, enhance spatial depth, and provide greater visual interest through shadow articulation.
- (S) 3.4 Visible facades without at least (2) of the following are prohibited: changes in wall plane greater than 12", openings over a minimum of 1/3 of the facade's length, enhanced materials such as brick or metal cladding, expressed vertical circulation, murals or art approved in coordination with the district art plan.
- (S) 3.5 High-quality murals or other art are permitted in coordination with the district art plan, provided murals are painted or spray-applied with durable, high-quality materials, maintained regularly, and applied to prevent any damage to the underlying substrate. Vinyls, presses, and stickers are prohibited.
- 3.6 Design must be compatible with surrounding architecture from all viewpoints, including from upper levels of multi-story buildings.

4.0 PERMITTED BUILDING MATERIALS

- (S) 4.1 Employ highly durable finishes such as concrete or masonry for at least the bottom 12" of the building base.
- 4.2 Use material texture, color, control joints, and patterns of materials to add visual interest to building surfaces.
- 4.3 Utilize a warm and neutral materials compatible with the district palette, with moments of color and special interest as appropriate.
- (S) 4.4 Changes in material without an accompanying change in plane are prohibited.
- (S) 4.5 All material transitions shall occur at inside corners.
- 4.6 Permitted building materials include but are not limited to:
 - Building Facades:
 - Concrete, Poured-in-place (sandblasted or textured)
 - Concrete (Pre-cast), with texture and/or light-colored aggregate
 - Masonry, CMU Block
 - Masonry, Brick (i.e., Face Brick)
 - Metal panel (Corten steel, aluminum painted, corrugated galvanized)
 - Mesh metal panel
 - Canopy Structure:
 - Steel framing, painted or weathering steel
 - Wood tongue + groove soffit finish for underside of canopies
 - Murals/Art:
 - High-quality, durable paints and sprays. Vinyls are prohibited.

Principles

1. LOCATE PEDESTRIAN ENTRIES TO MAXIMIZE PEDESTRIAN FLOW TO ALL SURROUNDING USES.
2. EXPRESS VERTICAL CIRCULATION ON FACADES AND EXPOSE STAIRS TO MAKE PEDESTRIAN ENTRANCES ACTIVE AND LEGIBLE.
3. PROVIDE RHYTHM TO FACADE AND AVOID LONG EXPANSES OF BLANK WALLS OR CONTINUOUS UNSCREENED OPENINGS.
4. EMPHASIZE PEDESTRIAN ENTRANCES WITH ROOF OVERHANGS.
5. DESIGN MUST BE COMPATIBLE WITH SURROUNDING ARCHITECTURE FROM ALL VIEWPOINTS, INCLUDING FROM UPPER LEVELS OF MULTI-STORY BUILDINGS.
6. USE DURABLE, TEXTURED MATERIALS THAT CAN WITHSTAND HEAVY TRAFFIC WHILE REMAINING COMPATIBLE WITH THE DISTRICT PALETTE.

ARCHITECTURE - MULTIFAMILY (OVERALL DISTRICT)

Character Imagery

USE A WARM-NEUTRAL MATERIAL PALETTE THAT IS COMPATIBLE WITH OVERALL DISTRICT.

ORIENT MATERIALS TO COMPLIMENT WALL AND BUILDING PROPORTIONS.

THE ARCHITECTURAL AESTHETIC FOR MULTI-FAMILY BUILDINGS WILL EMBRACE A MODERN INTERPRETATION OF TRADITIONAL FORMS, BLENDED WITH CONTEMPORARY RANCH AESTHETICS TO CREATE A REGIONALLY INSPIRED IDENTITY.

AGRARIAN-AMERICANA DESIGN INSPIRATION

PRIORITIZE VISUAL INTEREST ON STREET-FACING FACADES AND LOWER TWO FLOORS

PROVIDE A DISTINCT BASE, MIDDLE, AND TOP

PROVIDE LARGE GLASS OPENINGS AT COMMUNITY SPACES



Prototypical Vignette



Prototypical Vignette



Prototypical Vignette

Guidelines and Standards (S) = Standard

1.0 Architectural Character

- 1.1 Buildings will reflect a local historical vernacular and **Agrarian-American design language**, characterized by authentic formal massing and expressive detailing.
- 1.2 Multi-story facades will be **articulated to frame formal open spaces**, enhancing the relationship between architecture and landscape.
- 1.3 The overall design will emphasize **clean lines, material contrast, and functional expression**, drawing from both modern and rustic influences.

2.0 Stylistic Elements

- 2.1 **Modern-Rustic Fusion:** Integrate contemporary forms with traditional materials and features such as gabled roofs, exposed timber beams, board and batten siding, and corrugated metal panels.
- 2.2 **Gabled Roofs:** Traditional sloped roof lines are encouraged to define the building silhouette, reinforcing a familiar and regionally resonant form.
- 2.3 **Color Palette:** The material palette will feature natural wood tones, light-colored siding, earthy stone or masonry, and muted metal finishes, creating a cohesive and grounded aesthetic that supports the modern Agrarian-American historical design vision.

3.0 Façade Design:

- (S) 3.1 **For all facades facing a primary street or primary property entrance**, the first two stories or first 20' above ground level shall use architectural detail to provide visual interest by incorporating a minimum of two design elements every 40' from the following options: canopies, permanent decorative awnings, hood/drip molding over windows, cornices, corbelling,

quoining, stringcourses, pilasters, columns, pillars, arcades, bay/oriel windows, balconies that extend from the building, recessed entries, stoops, and porches.

- (S) 3.2 **For all other facades not facing a primary street or primary property entrance** and not screened by another building, there shall be at least one design element as listed above for every 50'. These facades shall be similar and complementary to the primary entrance facade.

4.0 Façade Materials and Material Usage:

- (S) 4.1 **First Floor:** A minimum of 50% of the first-floor facade facing a primary street or primary property entrance must be finished with stone, masonry, glazing, or similar highly-durable material. All non-primary street facades or primary property entrance may use any mix of siding materials listed herein the design guidelines.
- (S) 4.2 **Intermediate Floors (Second and Third Floors if applicable):** On facades facing a primary street or primary entrance to the property, to add visual grounding, texture, and a sense of permanence, apply stone, masonry or a similar highly durable material to a minimum of one-third of the façade (measured by square footage in elevation). The remaining two-thirds of the façade shall use highly durable siding materials including wood or composite sidings. Metal panel siding may also be used as an accent up to 15% of the facade area.
- (S) 4.3 **Top Floor:** Use lap siding or vertical board and batten siding on the top floor facades. Metal panel that complements the modern rustic aesthetic may be used as an accent up to 5% of the overall top floor façade.
- (S) 4.4 **Blank Façade:** To ensure active frontages, even on secondary elevations, there shall be no more than 25' run vertically without articulation.

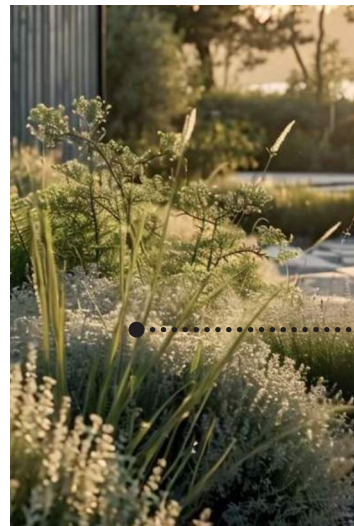
5.0 Material Strategy:

- 5.1 **Wood Accents:** Roof overhangs and balconies are encouraged to feature exposed wooden columns and beams in natural wood tones, referencing traditional post-and-beam construction while adding warmth and texture.
- (S) 5.2 **Siding:** For a horizontally elongated façade, use a light-colored 4" to 8" exposure - Horizontal lap siding. For a vertically elongated façade, use a light-colored 12" to 18" exposure, vertical board and 2" batten siding.
- (S) 5.3 **Stone or Masonry:** Use Random Ashlar dry stacked stone or brick in a Common Course or Stacked Course pattern in earth tone color palate to create a cohesive aesthetic that supports the design vision and grounds the buildings to the site.
- 5.4 **Metal Panels:** Vertical corrugated or ribbed metal siding in muted finishes will introduce material contrast and reference the area's agricultural heritage, while also enhancing the building's verticality. The muted metal finishes may be galvanized to reflect area agricultural heritage of silos and barns, or weathering steel to complement the earth tone colors.
- 5.5 **Large Glass Openings:** Large Glass Openings: In public and community areas of the apartment complex, large windows with transparent glass are encouraged. Locate openings to maximize natural light and provide expansive views both into and out of a space. This design approach strengthens the indoor-outdoor connection, enhances the modern aesthetic, and emphasizes the openness and public nature of these shared spaces.
- (S) 5.6 **Mechanical Screening:** All mechanical equipment, regardless of mounting location, shall be fully screened from view per the Millennium General Development Plan Standards and the Centerra General Design Guidelines.

Principles

1. REFLECT A LOCAL HISTORICAL VERNACULAR AND AGRARIAN-AMERICANA DESIGN LANGUAGE IN A CONTEMPORARY WAY AND IN KEEPING WITH THE OVERALL DISTRICT VISION.
2. INTEGRATE CONTEMPORARY FORMS WITH TRADITIONAL MATERIALS AND FEATURES SUCH AS GABLED ROOFS, EXPOSED TIMBER BEAMS, BOARD AND BATTEN SIDING, AND CORRUGATED METAL PANELS.
3. CREATE APPROPRIATE VISUAL INTEREST, PRIORITIZING STREET-FACING FACADES AND THE LOWER TWO STORIES, AND EMPHASIZING A DISTINCT BASE, MIDDLE, AND TOP.
4. UTILIZE A WARM-NEUTRAL MATERIAL PALETTE THAT PRIORITIZES DURABLE, AUTHENTIC MATERIALS IN KEEPING WITH THE OVERALL DISTRICT.

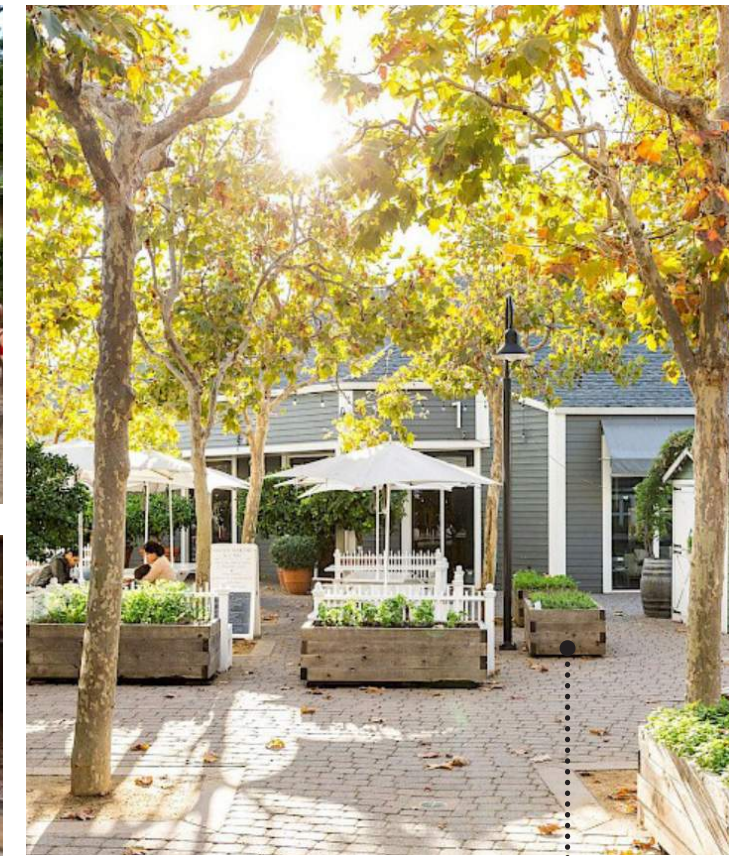
Character Imagery



GATHERING SPACES WILL BE COMFORTABLY SCALED AND COMPLEMENTED BY SURROUNDING LANDSCAPE

CREATE INFORMAL SEATING AREAS WITH THE USE OF NATURAL MATERIALS

NATIVE/XERIC LANDSCAPE THAT CREATES LAYERED EFFECT



HIGHLIGHT BUILDING ENTRANCES WITH PLANTER POTS AND LANDSCAPE

USE PLANTER POTS AND LANDSCAPE TO ENCLOSE PATIO SPACES - PROVIDING SHADE AND SEPARATION FROM OTHER USES, WHILE STILL ALLOWING FOR UNOBSTRUCTED PEDESTRIAN MOVEMENT

Guidelines and Standards

(S) = Standard

1.0 General

- 1.1 Overall requirements for landscaping are outlined in the General Landscape Design Guidelines Section of the Millennium GDP. Included is a Recommended Plant List tailored to the desired landscape image for District H - Avenue South.
- 1.2 As a key unifying element, the Master Developer will design all streetscape and common area landscaping to ensure structure and consistency throughout the district. Individual property owners or developers will be responsible for installing and maintaining the landscaping.
- (S) 1.3 Refer to the Millennium GDP and Centerra Landscaping Design Guidelines for detailed buffer yard performance standards.
- 1.4 Landscape shall be layered (foreground, middle ground, and background) to create a hierarchy of plant material that is consistent with the Millennium GDP plant palette standards. It shall use low water, native and xeric species.
- 1.5 Coordinate on-site landscape design with the overall Landscape Master Plan for off-site streets and common areas. Provide a "seamless" transition to off-site landscape treatments.
- 1.6 Use landscaping to soften parcel perimeter edges. Avoid harsh lines at property edges, such as abrupt mulch changes or plants placed in an obvious line.
- 1.7 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.
- 1.8 Soften building facades visible from public areas or high use areas with

trees, shrubs, and ground covers.

- 1.9 Locate plant materials to shelter buildings and formal open spaces from winter winds, allow solar exposure in the winter, and provide summer shade.
- (S) 1.10 Create landscape medians and islands per the Millennium GDP Standards to break up large expanses of pavement.
- 1.11 Use plant containers and raised planters at building entrances and within plazas areas to add visual interest with the use of native/xeric plant species.
- 1.12 Limit the use of tree grates along streets and within plaza spaces, except in instances where additional trafficable surface is needed for pedestrian movement. Where space allows, locate trees within planting areas to encourage tree growth.
- 1.13 Use plant materials to create sheltered outdoor areas, designed to accommodate pedestrian gatherings.
- 1.14 Landscape should be used to frame and highlight art within commercial and public use areas.
- 1.15 Street trees should be placed at a consistent cadence with appropriate spacing to accommodate site features such as lighting and other site elements.
- 1.16 Group plants with similar water requirements together.
- (S) 1.17 All landscape areas must be maintained in a manner that supports the intent of these Design Guidelines, particularly the New Perennial approach emphasizing resilient, naturalistic plant communities. This includes seasonal cutting back, selective thinning, and stewardship practices that preserve plant diversity, habitat value, and year-round visual interest.

- (S) 1.18 Maintenance responsibilities of all planting areas—including streetscape, plazas, common open spaces, and private frontages—shall be clearly outlined in the project's CC&Rs or equivalent private documents.
- (S) 1.19 Maintenance practices shall align with the Avenue South Maintenance Manual. In addition, the 'Habitat Friendly Landscape Maintenance Guidelines' developed by the Butterfly Pavilion, CSU Extension, and High Plains Environmental Center, shall serve as reference for best practices related to soil health, water conservation, chemical use, pruning and protection of pollinators and other wildlife.

2.0 Front Porch

- 2.1 Tree groupings and layout should be informal and respond to the surrounding spaces.
- 2.2 Create informal seating areas for gathering and respite. These should be landscape focused and use natural materials for ground plane where possible.
- 2.3 Use planter pots to enclose patio spaces is encouraged. Ensure location and size are coordinated with architectural overhangs and elements.
- 2.4 Arrange plant materials to harmonize with the architectural style of Front Porch establishments, accenting pedestrian promenades, softening facades, and framing public amenities.
- 2.5 Use ornamental accent landscaping at site entrances designed to "announce" arrival into the district.

Principles

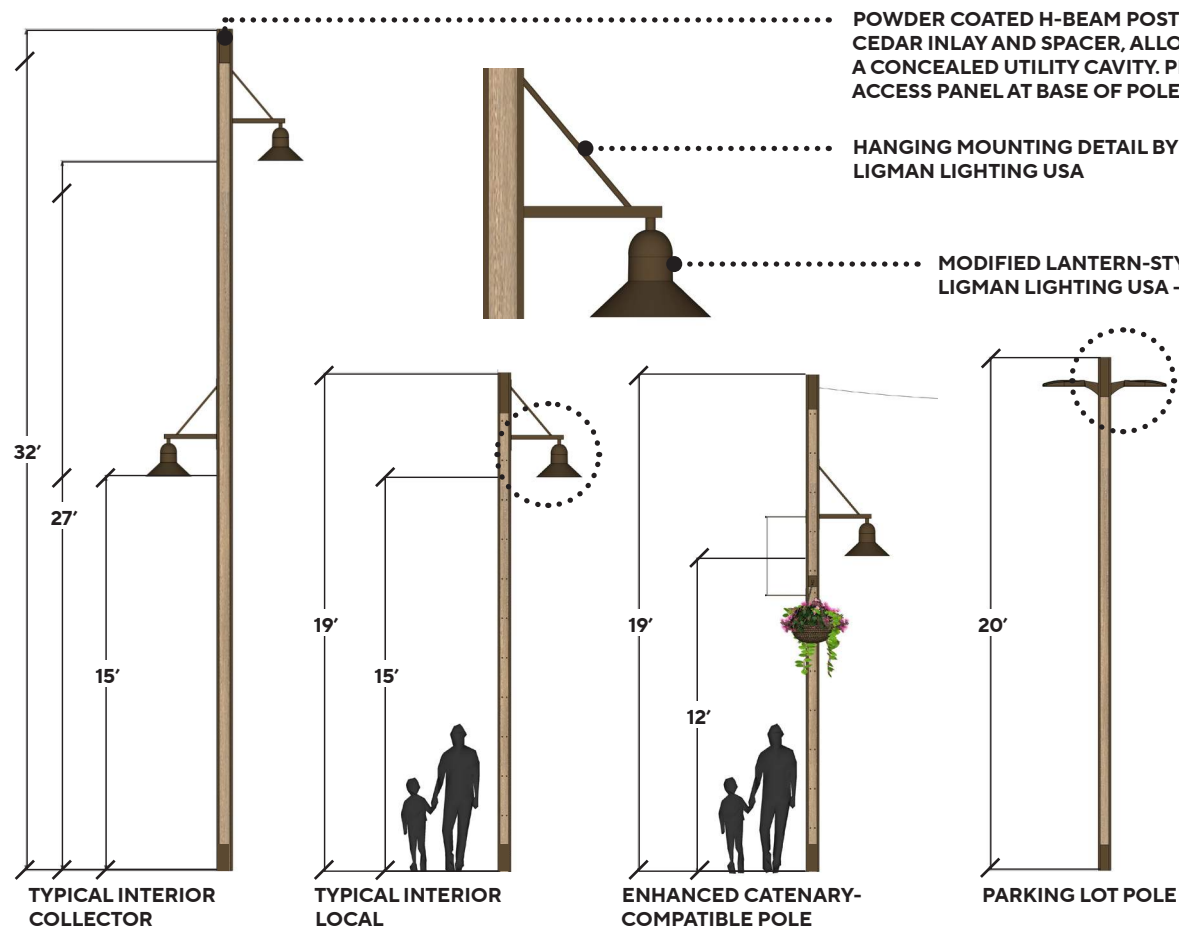
1. CREATE NATURAL LANDSCAPE PATTERNS TO COMPLEMENT OPEN SPACES.
2. PROMOTE THE USE OF ON-SITE LANDSCAPING THAT:
 - A. PROVIDES SHADE, FRAMES VIEWS, IS VISUALLY INTERESTING IN WINTER, AND SOFTENS BUILDING ARCHITECTURE.
 - B. CREATES LANDSCAPES THAT PROMOTE AND ENHANCE THE PEDESTRIAN EXPERIENCE.
 - C. CREATES LANDSCAPES THAT REDUCE THE PERCEIVED SCALE OF LARGE PARKING FIELDS.
3. USE A CONSISTENT PLANT PALETTE AND PLANTING STYLE TO UNIFY THE DISTRICT.

SITE LIGHTING (MIXED-USE CENTER)

District Standards



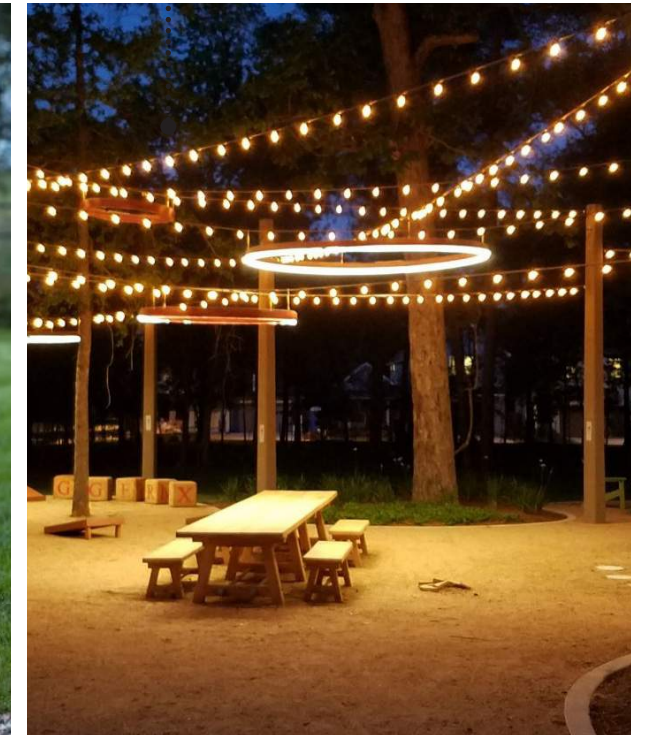
CENTERRA MAJOR ARTERIAL / MAJOR COLLECTOR STANDARD
 PROVIDE ROUND "HOCKEY PUCK" LUMINAIRES TO STREET LIGHTS (KIM LIGHTING CC/CSS SERIES)



Character Imagery

FIXTURES ARE TO HAVE A CRAFTED LOOK AND USE AUTHENTIC RUSTIC MATERIALS
 BOLLARD LIGHT - LIGMAN LIGHTING USA - RADO
 1 RECESSED GUIDE LIGHT

AREAS OF SPECIALITY LIGHTING ARE TO BE LAYERED, WARM & INVITING



Guidelines and Standards (S) = Standard

1.0 General

- (S) 1.1 All exterior lighting shall comply with Centerra General Design Guidelines, the Millennium GDP Standards, the currently applicable Building Code and local amendments, and any other applicable standards not listed here.
- 1.2 Site lighting is intended to meet the functional needs of the proposed usage without adversely affecting adjacent properties and shall be minimized to the extent feasible.
- (S) 1.3 All exterior lighting shall utilize a warm Correlated Color Temperature (CCT), not to exceed 3000K.
- (S) 1.4 All exterior lighting shall be full-cutoff, shielded, and aimed downward avoiding unnecessary glare, light pollution, and light trespass.
- (S) 1.5 All lighting shall be LED. Mercury vapor and low-pressure sodium sources are prohibited.
- 1.6 For additional metrics not stated in the above, refer to the IES Lighting Handbook and standards for basis of design.

2.0 Street and Area Lighting

- (S) 2.1 District standard semi-custom pedestrian & street light poles and luminaires as specified above shall be used on all interior local and collector roads, as well as in all pedestrian oriented spaces to fit the style and character of proposed architectural design.

- (S) 2.2 On perimeter roads, whether major arterial or major collector, the Centerra General Lighting Standard shall be used for photometric efficiency.
- 2.3 Street light pole and luminaire style should be consistent along a stretch of road. If multiple street light poles and luminaire styles are to be utilized on a single road, transition at a natural visual break, such as an intersection.
- (S) 2.4 Within public Right-of-Way, maintain 40 feet clearance between shade trees and streetlights, and at least 15 feet clearance between ornamental trees and streetlights.
- 2.5 Parking lot area poles and luminaires shall fit the style and character of proposed architectural design utilizing minimalistic luminaire and site-wide consistent semi-custom pole.
- 2.6 For pedestrian safety, walkways at crosswalks and roundabouts shall be adequately illuminated by locating luminaires behind the crosswalk allowing for positive contrast.
- (S) 2.7 Offset of light pole bases shall be at least 1 foot from walk of local streets and at least 2 feet from back of curb on arterial roadways that provides a clearance between the pole and edge of walk that equals or exceeds sidewalk width.

3.0 Front Porch

- 3.1 Lighting in the Front Porch shall be warm and intimate with a lower overall scale than surrounding areas.
- 3.2 Utilizing a hierarchy of luminaires smaller, unobtrusive selections shall be made to achieve illumination requirements for circulation and wayfinding.
- 3.3 Luminaire style shall fit the style and character of the proposed architectural design, avoiding typical commercial selections.
- 3.4 Incorporate specialty or unique lighting moments to celebrate elements and areas of significance.
- (S) 3.5 Utilize a warm Correlated Color Temperature (CCT), not to exceed 3000K, with 2700K preferred.
- 3.6 Lighting controls design shall provide a strategically zoned and flexible solution to allow for dimming and scene control for typical day-to-day function as well as events.

Principles

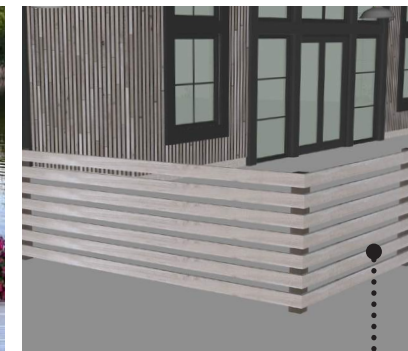
1. PRIORITIZE HUMAN-SCALE ILLUMINATION, CREATING WARMTH AND COMFORT BY ENHANCING INTIMACY AND CHARM, WHILE AVOIDING OVERLY BRIGHT SPACES.
2. USE LAYERED LIGHTING TO INTUITIVELY GUIDE VISITORS WITH PATHWAY, ACCENT, AND FOCAL LIGHTING THAT AIDS NAVIGATION AND ENSURES AESTHETIC COHESION.
3. CELEBRATE ARCHITECTURAL EXPRESSION THROUGH LUMINAIRES AND LIGHTING THAT ENHANCE THE SITE'S NARRATIVE, HIGHLIGHT MATERIALS AND FORM, AND ENGAGE THE COMMUNITY DAY AND NIGHT.
4. ENSURE VISIBILITY AND SECURITY WITH WELL-LIT PATHS, ROADS, ENTRANCES, AND GATHERING AREAS, USING STRATEGIC LUMINAIRE PLACEMENT TO MAINTAIN A WELCOMING ATMOSPHERE.
5. LIGHTING WILL MINIMIZE ENERGY USE AND IMPACT TO THE SITE'S ECOLOGICAL AND COMMUNITY CONTEXT.

Character Imagery

AUTHENTIC, RUSTIC MATERIALS

POSITION BIKE RACKS ALONG PLANTING AREA

INCORPORATE STRIPSTONE VENEER SEATWALL STYLE ALONG MAIN STREET AND OTHER SPECIALTY DISTRICTS ALONG ROADWAYS



OUTDOOR DINING PATIO RAILING OPTIONS

Guidelines and Standards

(S) = Standard

1.0 General

- 1.1 Street furniture shall consider comfort, durability, function, and aesthetics. Selections shall serve user needs while reinforcing the character of the district.
- 1.2 Street furniture shall reflect a artisanal, charming character and incorporate agrarian themes of the district.
- 1.3 Consider opportunities to incorporate raw, authentic materials into furnishings, such as buff sandstone, timber, galvanized and/or weathering steel, and concrete.
- 1.4 Create areas of respite adjacent to major pedestrian thoroughfares for seating. Ensure free pedestrian circulation and movement is not obstructed.
- (S) 1.5 Bike racks shall be placed in multiples of a minimum of 2 and maximum of 8 bike racks in a single cluster. Locate bike racks in close proximity to nearby amenities. Ensure they are placed to allow unobstructed pedestrian movement.
- (S) 1.6 Where dining patios are enclosed, use either rectangular planter pots or a metal horizontal slatted railing as described below.
- 1.7 Incorporate round planter pots to signify and celebrate business entrances. Round planter pots may also be utilized to punctuate gathering areas and provide visual interest.
- 1.8 Use a consistent palette of street furniture elements, including pedestrian lighting, seating, trash receptacles, and bicycle racks designed to unify all

areas within the Ave South development.

- (S) 1.9 When bollards are used to provide additional protection, neutral materials and colors shall be utilized such as wood, concrete, and corten, galvanized or stainless steel.
- 1.10 Custom designs that reinforce the district character may be considered with approval by DRC and Site Landlord.
- (S) 1.11 Use of bright or highly saturated colors for site furnishings is prohibited.
- (S) 1.12 Standard street furnishings shall be based on the following palette:
 - Seating:
 - Monolithic Buff Sandstone Seatwalls
 - Buff Stripstone and/or Veneer Seatwalls with Buff Sandstone Cap
 - Streetlife: Drifter Benches
 - Trash & Recycling Receptacles:
 - Streetlife: Box Bin Extra Slim, Corten Steel Finish
 - Bike Racks:
 - Streetlife: Rough&Ready Bike Rack, Wood & Corten Steel Finish
 - Tree Grates:
 - In Pavers: Ironsmith - Paver Grate System, 20" Square Cast Iron Starburst-1 Tree Grate
 - In Concrete: Ironsmith - Paver Grate System, 20" Square Cast Iron Starburst-1 Tree Grate
 - Planter Pots:
 - Rectangular Planter Pots: Fort Collins Pre-Cast Inc., Custom Mold with

- Boardform Finish
 - Round Planter Pots: Fort Collins Pre-Cast Inc., Custom Mold
- Dining Patio Railings - use either:
 - Rectangular planter pots specified above or
 - Powder-coated metal railing as follows: nominal 1"x4" horizontal slats with simple rectangular profile, 2" typical gaps vertically between slats, 4"x4" square vertical posts with cap, 36" total railing height
 - Colors shall be dark grey/charcoal or off-white and shall be reviewed for approval by the DRC
- Lounge / Gathering Seating:
 - Streetlife: Drifter Picnic Set
 - The Best Adirondack Chair Company: Wooden Royal Upright Adirondack in Unstained Knotted Cedar
 - The Best Adirondack Chair Company: Wooden Family Porch Swing Kit in Unstained Knotted Cedar with Stainless Steel Chain

2.0 Front Porch

- 2.1 Lounge and gathering seating shall be incorporated within the Front Porch and located to allow unobstructed pedestrian movement through and/or around the gathering area.
- 2.2 Utilize monolithic sandstone boulder seatwalls along the edge of planting areas for linear / bench seating.
- 2.3 Locate bike racks at major entrances and thresholds into the Front Porch. Avoid locating bike racks in the core central area of the Front Porch.

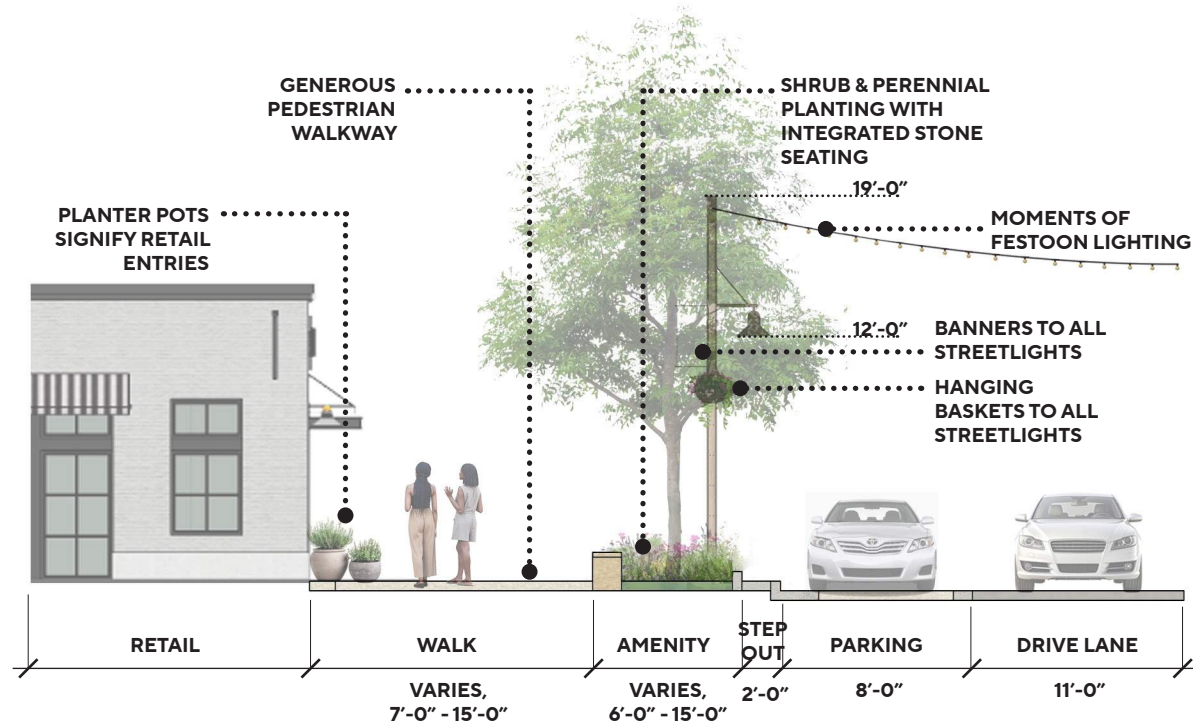
Principles

1. CONSIDER COMFORT, DURABILITY, FUNCTION AND CHARACTER WHEN SELECTING STREET FURNISHINGS.
2. ALL STREET FURNISHINGS SHALL REINFORCE THE CHARACTER OF THE DISTRICT.
3. LOCATE FURNISHINGS TO ALLOW CLEAR AND UNOBSTRUCTED PEDESTRIAN MOVEMENT.
4. CONSIDER ADJACENT USES, PROGRAMMING, AND USER NEEDS WHEN SELECTING AND LOCATING FURNISHINGS.

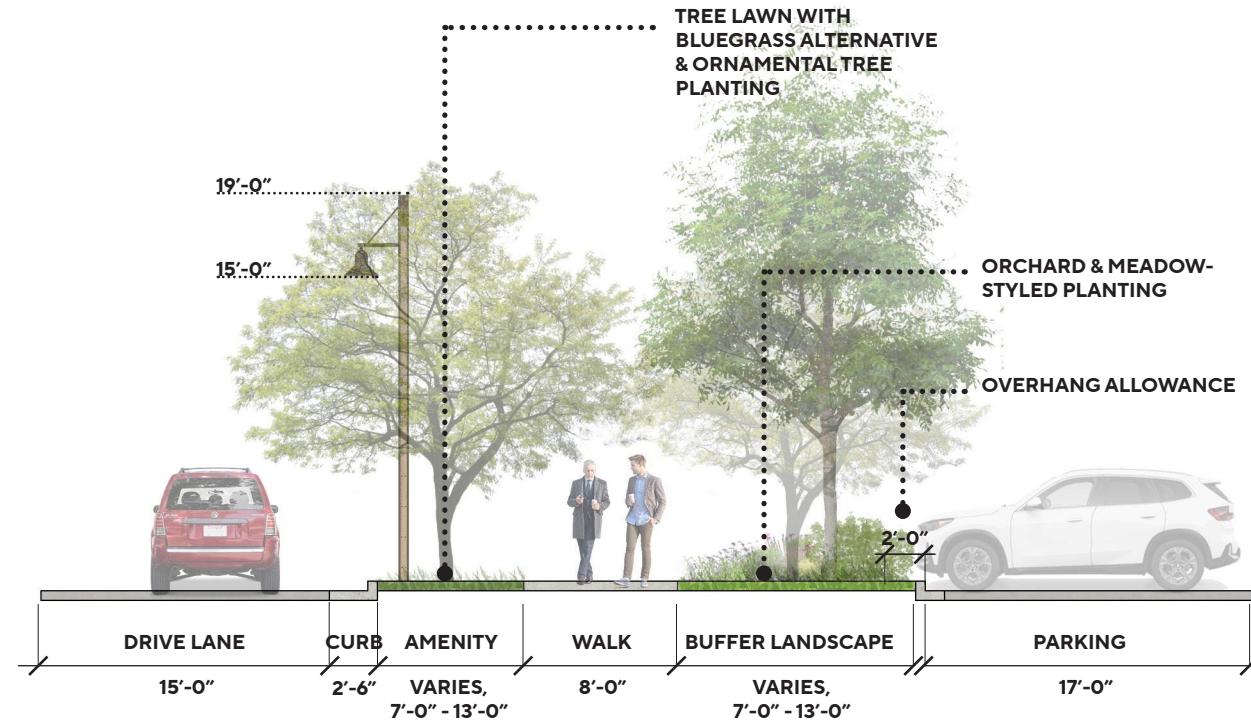
PUBLIC/PRIVATE INTERFACE CROSS SECTIONS (MIXED-USE CENTER)

Prototypical Sections

MOUNTAIN LION DRIVE



FALL RIVER DRIVE ARRIVAL TRANSITION FROM US-34



Guidelines and Standards (S) = Standard

1.0 General

- 1.1 Coordinate streetscape landscaping with the overall Landscape Master Plan for off-site roadways, edge conditions and common areas.
- (S) 1.2 Refer to the Millennium GDP and Centerra General Design Guidelines for additional information on requirements.

2.0 Specialty Streets

- 2.1 Prioritize pedestrian comfort, offering shade trees, seating, and curb extensions to create a walkable, welcoming environment.
- (S) 2.2 Incorporate human-scale elements and details, such as planters and pots, string lighting, and hanging baskets. Provide a minimum of one planting bed of at least 50 square feet, at either the building face or curb edge, no more than every 100' along the curb edge.
- 2.3 Celebrate local character and identity through integration of distinct, higher level- of-finish materials, street light banners, and wayfinding to strengthen sense of place.
- 2.4 Provide barrier-free design, clear paths of travel, bike facilities, and clear, intuitive connections to ensure accessibility and adaptability to events.
- 2.5 Incorporate additional streetscape furnishings and amenities to service the higher foot traffic, such as trash & recycling receptacles, convenient bicycle parking, paved step-out zones and safe street crossing opportunities.
- (S) 2.6 Utilize a raised edge to planting areas along at least two sides of each in-

grade planter to protect planting from trampling and snow removal.

3.0 Arrival / Gateway Local Roads

- 3.1 Incorporate distinctive elements and/or planting that convey the agrarian themes and character of the district, signaling a transition into the district and establishing a sense of arrival.
- 3.2 Introduce traffic-calming design cues such as smaller ornamental trees to reduce the perceived roadway environment and encourage lower speeds of travel.
- 3.3 Include generous sidewalks and prominent crosswalks while maintaining a relaxed feel, with wide, detached and meandering walkways.
- 3.4 Ensure thoughtful, blended transitions between the US-34 Corridor landscape, the broader Centerra MPC treatments, and the complementary yet distinct character of the Avenue South District at key gateways and perimeter areas.
- (S) 3.5 Provide landscape screening of parking lots per the Millennium GDP standards and Centerra General Design Guidelines.

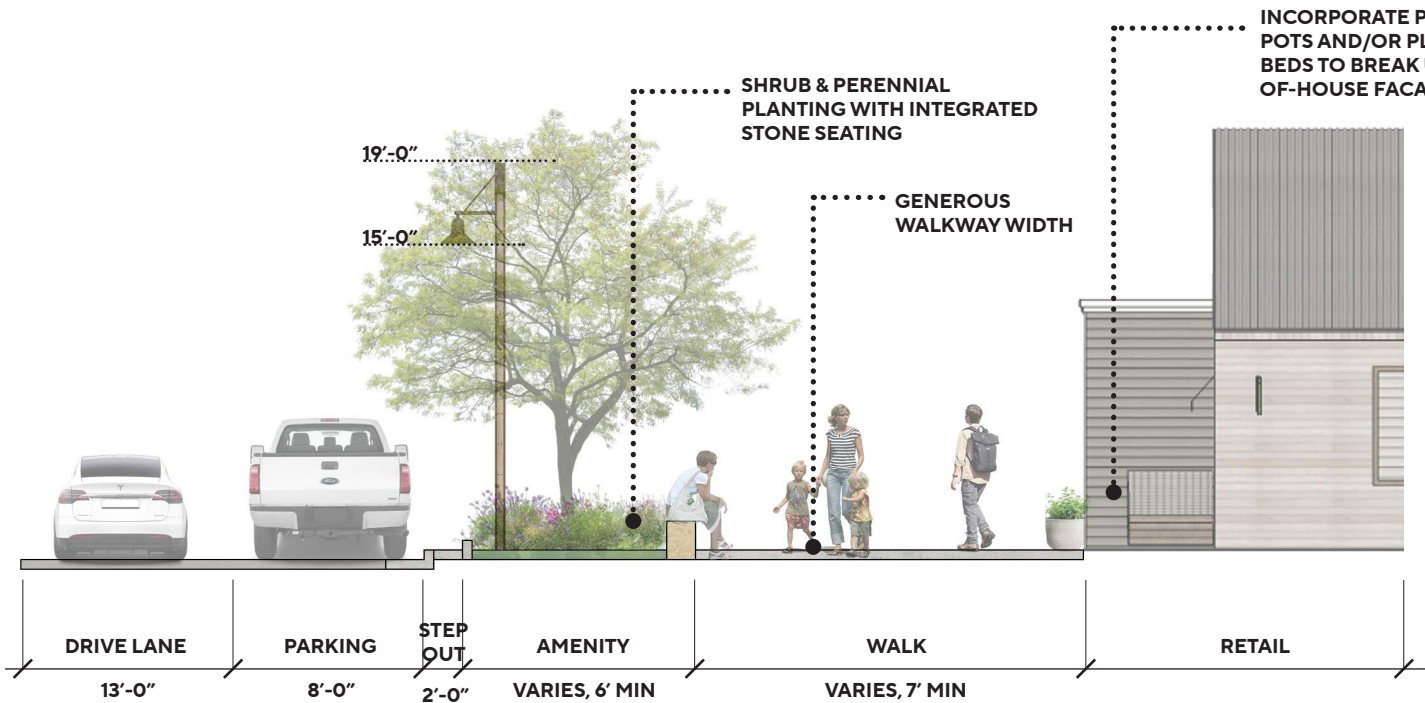
Principles

1. DESIGN THE PUBLIC/PRIVATE INTERFACE TO FACILITATE PEDESTRIAN AND BICYCLE MOVEMENTS.
2. ENCOURAGE PEDESTRIAN MOVEMENTS BY CREATING PEDESTRIAN-FRIENDLY PROTECTED SIDEWALKS AND ROUTES.
3. PROVIDE LANDSCAPED AMENITY ZONES AND TREE LAWNS WITH TREE PLANTING THAT ENCOURAGE PEDESTRIAN COMFORT AND MOVEMENT.
4. INCREASE OPPORTUNITIES FOR SEATING IN RETAIL ADJACENT CONDITIONS.
5. INCREASE STREETScape AMENITIES IN RETAIL ADJACENT CONDITIONS.

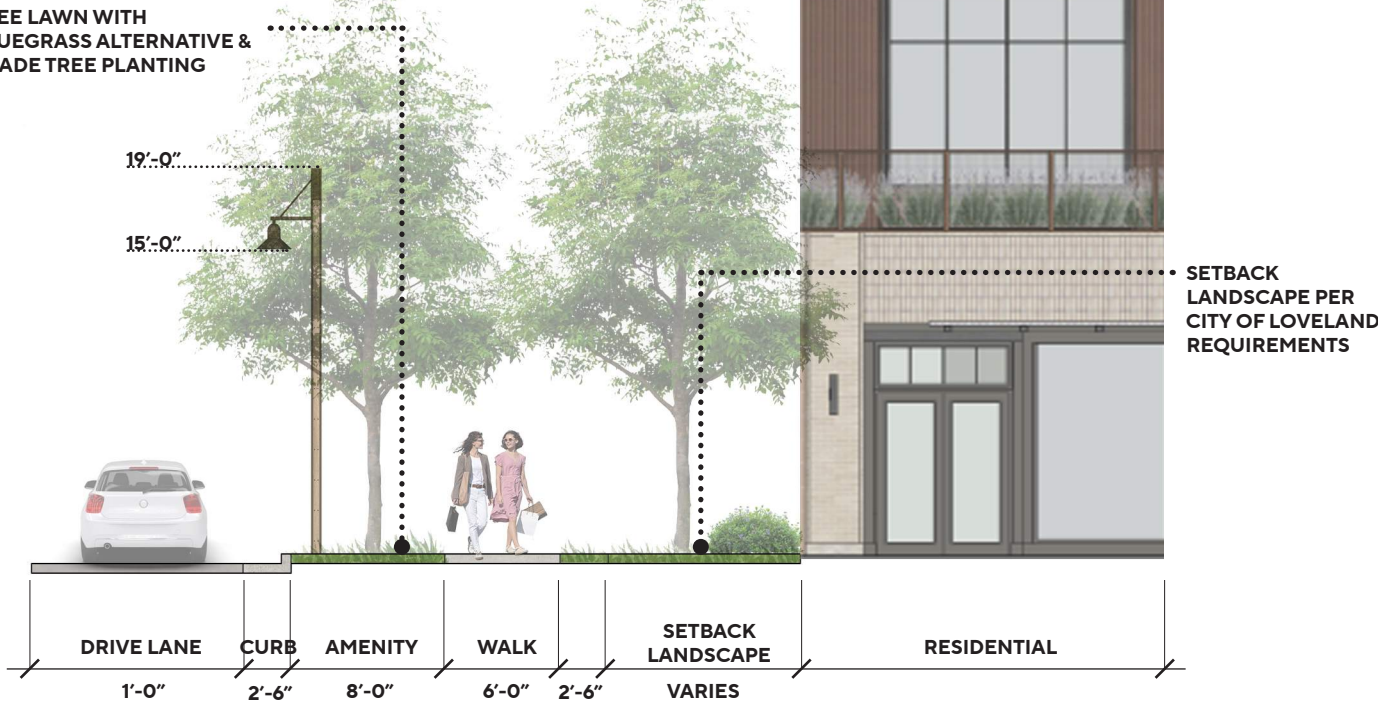
PUBLIC/PRIVATE INTERFACE CROSS SECTIONS (MIXED-USE CENTER)

Prototypical Sections

**FALL RIVER DRIVE
RETAIL ADJACENT**



**FALL RIVER DRIVE
RESIDENTIAL ADJACENT**



Guidelines and Standards

(S) = Standard

Principles

4.0 Retail Adjacent Local Roads

- 4.1 Prioritize pedestrian comfort, offering shade, seating, and curb extensions to create a walkable, welcoming environment.
- (S) 4.2 Utilize planting beds or planter pots to break up retail building facades and create a visually interesting and varied pedestrian experience. Provide a minimum of one planting bed of at least 50 square feet, at either the building face or curb edge, no more than every 150' along the curb edge.
- 4.3 Celebrate local character and identity through integration of higher level of finish materials to strengthen sense of place.
- 4.4 Provide barrier-free design, clear paths of travel, bike facilities, and clear, intuitive connections to ensure accessibility.
- 4.5 Incorporate additional streetscape furnishings and amenities to service the higher foot traffic, such as trash & recycling receptacles, convenient bicycle parking, paved step-out zones and safe street crossing opportunities.
- (S) 4.6 Utilize a raised edge to planting areas along at least two sides of each in-grade planter to protect planting from trampling and snow removal.

5.0 Residential Adjacent Local Roads

- 5.1 Create a positive, relaxed pedestrian and cyclist environment, with detached walkways, tree lawns, and shade trees.
- 5.2 Use a restrained and cohesive palette of materials and elements to reflect the quieter character of residential areas, offering a subtle transition and respite from the richness of the retail district.
- 5.3 Emphasize clarity and consistency to support a calm, comfortable, and tidy landscape experience.
- 5.4 Provide barrier-free design, clear paths of travel, bike facilities, and clear, intuitive connections to ensure accessibility.
- 5.5 Create a less-formalized landscape experience at transition to residential zones, reducing street furnishings, hard edges and extruded curbs.

1. DESIGN THE PUBLIC/PRIVATE INTERFACE TO FACILITATE PEDESTRIAN AND BICYCLE MOVEMENTS.
2. ENCOURAGE PEDESTRIAN MOVEMENTS BY CREATING PEDESTRIAN-FRIENDLY PROTECTED SIDEWALKS AND ROUTES.
3. PROVIDE LANDSCAPED AMENITY ZONES AND TREE LAWNS WITH TREE PLANTING THAT ENCOURAGE PEDESTRIAN COMFORT AND MOVEMENT.
4. INCREASE OPPORTUNITIES FOR SEATING IN RETAIL ADJACENT CONDITIONS.
5. INCREASE STREETScape AMENITIES IN RETAIL ADJACENT CONDITIONS.