



CENTERRA

DESIGN GUIDELINES

— 2026 —





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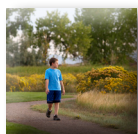
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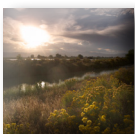
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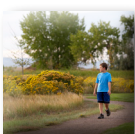
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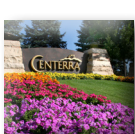
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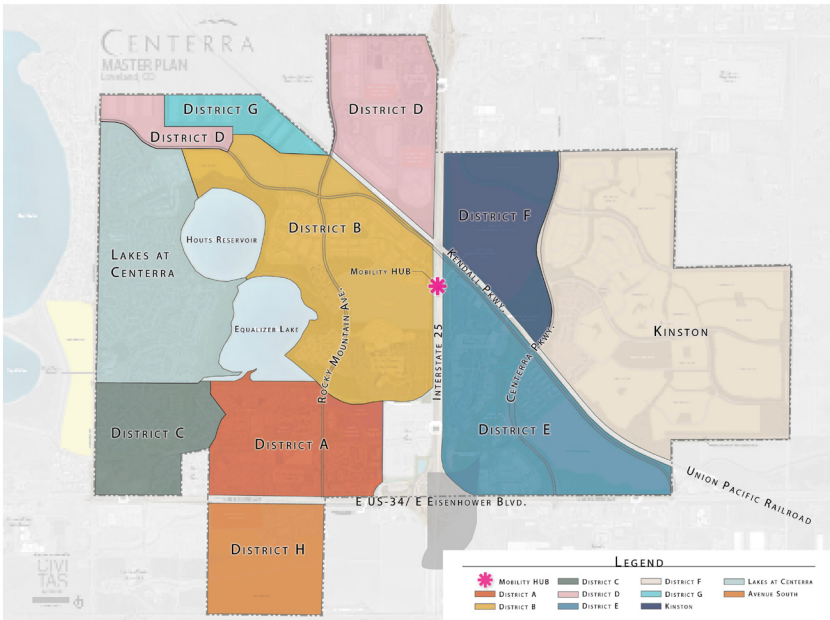
Realberry

Prepared Documents

Adopted and Effective September 2026

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





DISTRICT A-The Gateway District



DISTRICT B-The Lake Front District



DISTRICT C-The High Plains Village District



DISTRICT D-The Northern District



DISTRICT E-The East District



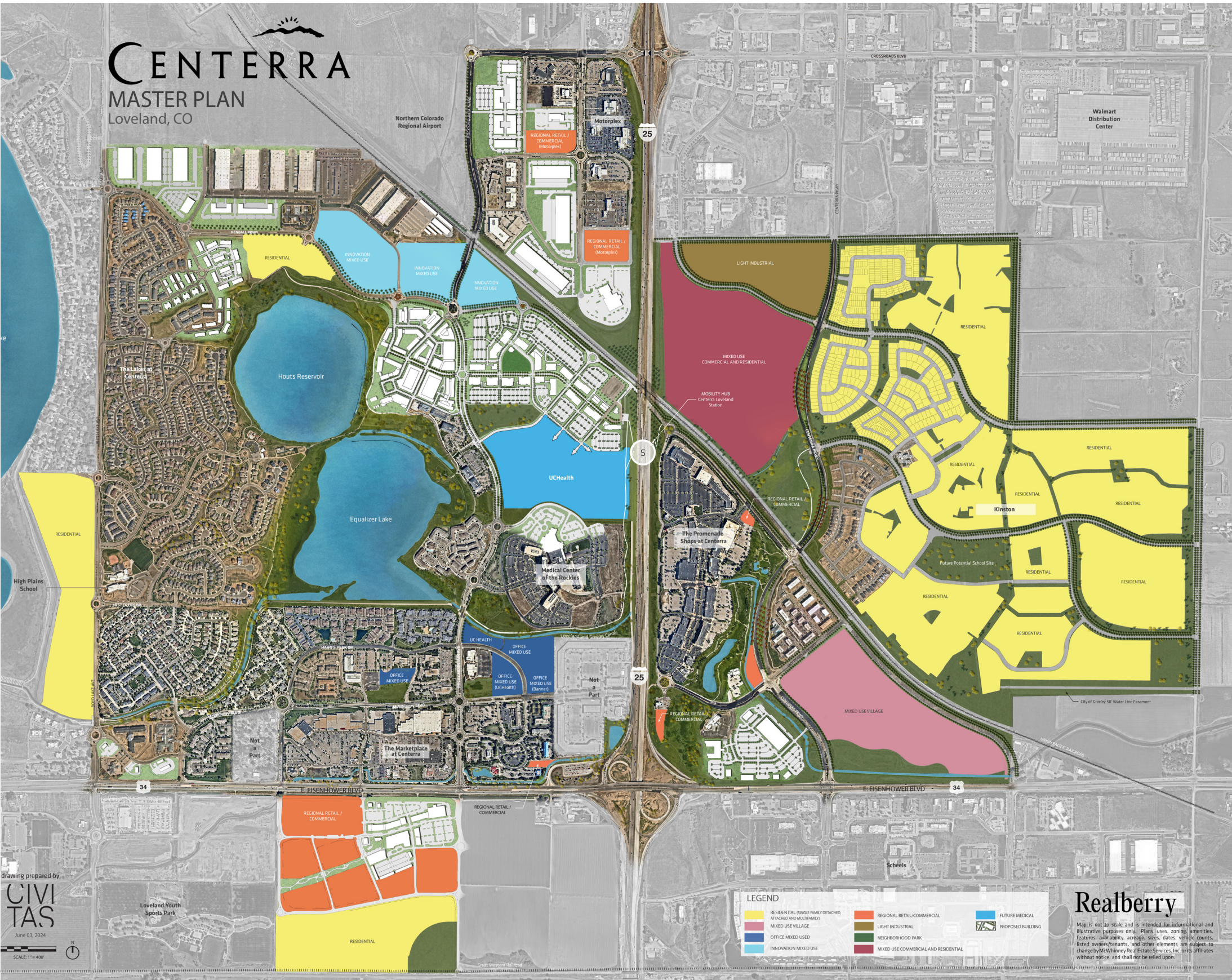
DISTRICT F-The Big Sky District



DISTRICT G-Industrial District



DISTRICT H-Avenue South



Preface

A successful planned community depends on setting, view corridors, amenities, environmental sensitivity, and the economic market. A commitment to consistent qualities in the physical appearance of the site, architecture, and landscape is also critical to the success of any community. Achieving a healthy and vibrant image is a primary goal of these guidelines. They advocate a strong and consistent community design vision for Centerra, with architecture and landscaping that is reflective of the Community Vision and Values established by Realberry. To that end, these Centerra Design Guidelines have been established to assist prospective developers, builders and designers in developing neighborhoods, buildings, places, and landscapes that are consistent with the Community Vision and Values.

Community Vision and Values

In an effort to set the standard for all developments in the Northern Colorado Front Range, the overall vision for Centerra starts with its Community Vision and Values. These Vision and Values provide the basis for each Guideline and Standard in this document:

- **Establish a strong relationship with the City of Loveland, its heritage, and the region.** Make Loveland’s pioneer and agricultural heritage evident in the built environment: in the landscaped public spaces, open spaces, water, lakes, architecture, and the overall marketing identity of Centerra. Be part of Loveland, but with a regional benefit and influence.
- **Create an identity and a sense of place.** Provide everything a regional community has; with a balance and mix of land uses. Create a unique and noticeable quality experience along I-25 and US 34, while unifying the east and west sides together. Be a gateway to Loveland, Northern Colorado and the Rockies.

- **Promote ecological stewardship and environmentally responsive building.** Establish a strong and lasting relationship with Centerra’s environmental assets. Reinforce Centerra’s environmental mission throughout the property. Promote environmental stewardship through education, development requirements, and design guidelines.

Centerra has partnered with the High Plains Environmental Center (HPEC) to help guide and implement not only the overarching plan for Centerra’s parks and natural areas but also the efforts of Centerra residents and guests to create a place where native species can flourish.

- **Feature the Colorado experience and lifestyle.** Be a small Colorado community with regional amenities. Celebrate the views to the mountain backdrop in the context of the lakes and prairie setting that define Centerra. Create active district centers to promote social interactions. Emphasize the active and healthy, yet relaxing lifestyle and culture that Colorado is known for.
- **Stimulate economic and social vitality.** Establish Centerra as the destination of choice to live, work and play in the Northern Colorado Region. Look, Act and Be the Number 1 Community in Northern Colorado. Add value to Centerra and the Loveland Community through land use and development decisions.

Master Plan

The overall Vision and Master Plan for Centerra represents a unique opportunity to create an integrated pattern of land uses and development. Unlike conventional suburban development that emphasizes segregated, poorly linked and auto-reliant land uses, the Master Plan for Centerra provides for a mix of integrated land uses; strong connections for pedestrians and bicyclists, a range of housing opportunities in close proximity to jobs, shopping, and

entertainment, social gathering places, and access to the transportation choices, including the Centerra Loveland Mobility Hub and COLT, the Loveland bus system.

Districts

Within Centerra, there are eight defined areas that have unique and distinct characteristics that contribute to the overall identity of Centerra. These individual districts celebrate their unique characteristics though architectural themes and elements that may be used in that District.

Open Space and Lakes

Centerra is blessed with among the finest open space and lake amenities of any community in Colorado. The presence of water, the mature landscape that relates to water, and the integration of the natural areas owned and managed by the High Plains Environmental Center, give Centerra its special character.

The open space and trail network will emanate from District Centers and connect throughout the community and its amenities. Major open space features will be visible from roadways and development parcels for all to enjoy. Visibility of the water and natural areas is a key element in the open space fabric.

Landscape

The Master Landscape Plan is the unifying element for all of Centerra. It builds upon the heritage of Loveland and the High Plains, with references to the agricultural and natural systems that were present here. In addition, the identity of Centerra as a unique place in Northern Colorado is evident at I-25, with landscape visually unifying the east and west sides of Centerra.

Purpose and Intent

These Centerra Design Guidelines provide prospective parcel developers and builders (and their consultants), with a clear statement of the design Principles, Guidelines, and Standards for development within Centerra. The description of Design Principles, coupled with specific Design Guidelines and Standards is intended to assist in the identification and implementation of a

strong, consistent design direction and level of quality. Standards **S** are to be treated as techniques that are mandatory. Guidelines reinforce the intent of the Principles, but may be subject to interpretation by the designer as approved by the Design Review Committee (DRC). In addition, a variety of photographs and graphic images have been assembled to assist parcel developers and builders (and their consultants), in the design of residential neighborhoods, commercial centers, offices, mixed-use places, and landscapes. After reviewing this document, parcel developers, builders (and their consultants), will have a clear and concise design direction and the knowledge necessary to produce creative and aesthetically pleasing Site Planning, Architecture, and Landscape concepts for each of the eight districts.

Centerra Planning Districts:

- District A - The Gateway District
- District B - The Lake Front District
- District C - The High Plains Village Center District
- District D - The Northern District
- District E - The East District
- District F - The Big Sky District
- District G - The Industrial District
- District H - Avenue South

The intent of these guidelines is to encourage creative individual Site Planning, Architectural, and Landscaping statements, that when viewed as a whole, produce an equally outstanding community environment.

Who Uses These Guidelines

These design guidelines, along with the City of Loveland’s Ordinances and Codes, Millennium General Development Plan (GDP), and/or other development plans, are to be used by parcel developers and builders (and their consultants), in developing new industrial, manufacturing, mixed use, commercial and residential communities within the Centerra Planned Community.

As the “keepers” of the vision for Centerra, the Design Guidelines will also be used by the Centerra DRC relative to the review and approval of proposed

development. The design review process encourages a high level of design quality and continuity within the overall community, while providing the flexibility needed to encourage creativity on the part of parcel developers and builders (and their consultants). All guidelines and standards are subject to the reasonable discretion of the DRC, which shall make final determinations in good faith.

How the Design Guidelines are Organized

The Centerra Design Guidelines document is divided into two major components that include District Design Guidelines, tailored to creating a unique image and environment for each of the eight Centerra Planning Districts; and General Design Guidelines that provide design criteria related to Sustainability, Landscaping, Irrigation, Natural Areas, Trails, Lighting, and Signage. Specific components contained within each district section include the following:

District Design Guidelines

Each of the eight Centerra Planning Districts is further divided into five unique components that include:

1. District Image

The District Image component includes photographic images and text designed to describe the desired characteristics that compose each individual District. A summary of physical characteristics related to Site Planning, Architecture, Landscape Architecture, and Signage is provided in an effort to establish a tone or direction that is tailored to each individual District. The intent is to establish a unique character or image for each District, while harmonizing with the Centerra Planned Community as a whole.

2. Site Planning

The Site Planning component contains Principles, Guidelines, and Standards primarily related to the proper orchestration of buildings, open space, and circulation/parking elements related to commercial, mixed

use, residential, and office developments. Each Site Planning component is accompanied by a Conceptual Site Plan with call-outs that visually depicts the desired image and physical layout for each specific land use type that occurs within each District. In addition, each Conceptual Site Plan illustrates a pedestrian circulation network designed to promote connectivity between adjacent developments. Included are a variety of photographic vignettes that depict specific desired site planning conditions.

3. Architecture

The Architecture component is concerned with the design, image, and function of various building types that include commercial, residential, mixed use, and office, to name a few. The Architecture component includes Prototypical Elevations with call-outs that successfully deconstruct each building type into a series of architectural elements and characteristics. Included are design Principles, Guidelines, and Standards tailored to addressing specific design issues such as Building Massing, Roof Form, Building Facades, and Materials. In addition, various photographic Vignettes have been included, designed to highlight architectural characteristics related to each building type.

4. Landscape Architecture

The Landscape component contains design Principles, Guidelines, and Standards tailored to addressing issues primarily related to on-site landscapes. This component is designed to provide landscape guidance related to: Building Landscaping (Landscapes designed to complement building architecture); Parking Lot Landscaping (Landscapes designed to soften and screen large expanse of pavement); and Open Space Landscaping (Landscapes designed to frame and enclose formal open space).

In addition, the Landscape component contains a Conceptual Street Furniture Palette designed to add character and identity to special pedestrian-oriented District land uses, especially those in the District Center for each District. Included are various photographic

images with associated call-outs designed to encourage landscapes that complement their immediate setting while contributing to the overall Centerra landscape image.

5. Prototypical Street Cross Sections

Prototypical street cross sections have been provided, designed to highlight the interface area located between the public street ROW and private developer parcel. Street cross section information includes the width of sidewalks, landscape areas, bike lanes, traffic lanes, medians, utility easements, building/parking setbacks, and height limitations.

General Design Guidelines

1. Sustainability

Contained within the Sustainability Design Guidelines are certain principles and standards that must be met as a minimum, as well as recommendations for resources and techniques for achieving a high level of environmental sensitivity for all projects. For example, it is highly recommended that all developments use the LEED Green Building System to document the level of sustainability for the project and achieve a minimum of 26 points.

2. Landscape

Northern Colorado has a character all its own; majestic mountain views, expansive rolling hills of agriculture, winding waterways, one-hundred-year-old cottonwood groves, and historic lakes and reservoirs teeming with wildlife. It is this character that inspired the vision for the Landscape Master Plan and Design Guidelines. 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.

3. Irrigation

Centerra is intended to be developed in a manner which is responsive to many environmental considerations,

one of the most important being water conservation. This concern for water conservation must be reflected in efficient application and effective management of landscape irrigation.

Efficient irrigation is first made possible through proper evaluation of project requirements and appropriate irrigation design, utilizing current technology and methods for determining the most effective irrigation approach. It is also vital for water conservation to incorporate proper management tools within the irrigation system design, to maximize the ability to fine tune water applications specific for individual landscape water requirements.

4. Natural Area

Within Centerra, many areas of open space have been dedicated to serve as sustainable landscape for recreational enjoyment and as habitat for plants and wildlife. To make this open space the best habitat it can be, habitat goals have been established that will provide a larger opportunity for wildlife and plant habitat. The Natural Area and Detention/Water Quality Pond and Drainage Corridor Design Guidelines have been developed to aid design teams and installation contractors in creating sustainable ecosystems to provide all of the desired landscape values - sense of place; landscape functions; as well as habitat for the conservation of plants and animals.

5. Trails

The vision for the Trails Design Guidelines are to create a unified network of trails and their associated amenities across the entirety of the Centerra community while anticipating future regional connections. Centerra trails should be welcoming to users of all types and abilities, have a consistent aesthetic, invite users to explore by providing simple and user-friendly wayfinding, and ensure ease of use through proper selection and placement of furnishings and amenities

6. Lighting

Lighting provides a welcome dusk and nighttime

atmosphere where entrances, destination points, and features are highlighted. Forecourts, plazas, and village greens are inviting, and traveled sidewalks and pedestrian promenades are lighted to provide guidance. The Lighting Design Guidelines help Centerra establish environmentally sensitive lighting that limits trespass and light pollution.

7. Signage

The Signage Design Guidelines are intended to create a strong community image and reduce visual clutter, while allowing for signs that inform residents and visitors of the various amenities, services, and products within the Centerra Planned Community.

Design Review Committee Review Process and Procedures

All proposed development in Centerra must be reviewed by the Centerra Design Review Committee (DRC) to determine compliance with applicable Covenants, General Development Plan, and Design Guidelines. DRC approval is required prior to the City of Loveland review. Refer to the Centerra Design Review Committee Procedures and Information packet available at www.Centerra.com/design-review for more detailed information and specific submittal requirements. For questions or additional information, please contact Centerra DRC Staff at centerrastaff@centerradrc.com

Conflicts and Overlap with Other Regulations

All development within Centerra is subject to the Performance Standards of these Guidelines.

In addition to these Centerra Design Guidelines, developers and builders (and their consultants) at Centerra are expected to meet all the criteria established by other documents (annexation agreements, Millennium General Development Plan, other development plans, etc). The City of Loveland's zoning

code and site development performance standards and guidelines also apply. Additionally, even if not within the area covered by the Millennium General Development Plan (GDP), approved by the City of Loveland on June 13, 2006, as has been or may be amended, Sections 6, 7, 8, 9, 10, and 16 of the Millennium General Development Plan are incorporated herein, and shall apply to all property subject to these Centerra Design Guidelines.

In the event of any conflict between the provisions of these Centerra Design Guidelines and the Millennium General Development Plan, the Millennium General Development Plan shall control. Prospective developers should consult with DRC Staff by emailing centerrastaff@centerradrc.com to verify the applicability of any other documents. These documents should be reviewed specifically for each development.

All development within Centerra shall comply with the codes and regulations of all Local, State, and Federal bodies and agencies as applicable.

All development shall also comply with the applicable Declaration of Covenants, Conditions, and Restrictions (CC&R's) adopted for Centerra.

The Centerra Design Guidelines document may be more restrictive than, but does not supersede or modify any existing City, County, or State codes or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.

Waivers

The Master Developer (Realberry) or DRC shall have the right, from time to time, to waive, at its sole discretion, any provisions of this Design Guidelines document as may be applied to any specific site, architecture, or landscape plan. No such waiver shall be construed or held to be a waiver of any provisions of this Centerra

Design Guidelines document, or of the same provisions as to any other party.

Amendments and Supplements

This Centerra Design Guidelines document may, from time to time, be amended or supplemented by the Master Developer (Realberry) at its sole discretion. Any such amendments shall be applicable to all development plans that are subsequently submitted for review and approval to the Master Developer and DRC.

Approvals

Unless otherwise explicitly provided herein to the contrary, all approvals shall be in writing and may be granted or withheld at the sole discretion of the DRC. Any approval pursuant to these Centerra Design Guidelines does not constitute a warranty, assurance, or representation by the approving party; and the approving party shall have no liability as a result of such approval.

Non- Liability of the Committee

Neither the DRC nor its respective members, secretary, successors, assigns, agents, representatives, or employees shall be liable for damages or otherwise to anyone submitting plans to it for approval, or to any applicant by reason of mistake in judgement, negligence or non-feasance arising out of any action of the DRC with respect to any submission, or to otherwise following these Guidelines and Procedures. The role of the DRC is directed towards review and approval of site planning, appearances, architectural vocabulary and aesthetics. The DRC assumes no responsibility with regard to design or construction, including, without limitation the civil, structural, mechanical or electrical design, methods of construction, or technical suitability of materials.

Accuracy of Information

Any person submitting plans to the DRC shall be responsible for verification and accuracy of all components of each submission, including, without limitation, all site dimensions, grades, elevations, utility locations, and other pertinent features of the site or plans.

Applicant's Representation

The Applicant represents by the act of entering into the review process with the DRC that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware by the Applicant of all applicable requirements of the DRC and shall abide by these Procedures, the Guidelines, and the Covenants.