

CONCEPT PLAN FOR
BARRETT/UTILITY SALES &
SERVICE, INC./CLARK ANNEXATION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF
SECTION 22, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

EXISTING CONDITIONS

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 22, WHENCE THE SOUTHEAST CORNER OF SECTION 22 BEARS SOUTH 88°40'21" EAST 189.18 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION, THENCE ALONG SAID LINE SOUTH 88°40'21" EAST 38.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°00'33" WEST 281.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 5°25'02" AND A CHORD WHICH BEARS NORTH 2°49'04" WEST 21.19 FEET) A DISTANCE OF 21.14 FEET; THENCE NORTH 5°25'02" WEST 99.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 281.00 FEET, A CENTRAL ANGLE OF 5°25'02" AND A CHORD WHICH BEARS NORTH 2°49'04" WEST 21.19 FEET) A DISTANCE OF 21.14 FEET; THENCE NORTH 00°00'33" WEST 90.15 FEET; THENCE SOUTH 84°48'32" EAST 1254.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°01'52" WEST 436.66 FEET; THENCE NORTH 89°07'27" WEST 7.62 FEET; THENCE SOUTH 00°27'33" WEST 312.80 FEET; THENCE SOUTH 02°06'21" EAST 161.70 FEET; THENCE SOUTH 00°38'33" WEST 384.30 FEET; THENCE NORTH 88°40'21" WEST 1259.40 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 38.584 ACRES MORE OR LESS.

OWNERS:

STAN BARRETT, INC.
811 MAIN STREET,
LONGMONT, COLORADO 80501
UTILITY SALES & SERVICE, INC.
11025 UTE HIGHWAY
LONGMONT, COLORADO 80504
C. H. AND MARY LOU CLARK
14744 NCR 66
GREELEY, COLORADO 80631

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 22 AS BEARING SOUTH 88°40'21" EAST AND BEING MONUMENTED AS SHOWN.

FLOODPLAIN INFORMATION:

FLOODPLAIN INFORMATION: THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08013C0300F, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JUNE 2, 1995 (PANEL NOT IN PRINT).

TOTAL ACREAGE:

38.584 ACRES

EXISTING ZONING:

BOULDER COUNTY AGRICULTURAL

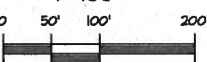
PROPOSED ZONING:

PUD-C - PLANNED UNIT DEVELOPMENT-COMMERCIAL WITH SE-O (SCENIC ENTRYWAY OVERLAY)

North



1"=100'



LEGEND:

- SECTION OR CONTROL MONUMENT AS NOTED
- EXISTING DITCH CENTERLINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING SAN. SEWER
- EXISTING STORM SEWER
- PARCEL BOUNDARY
- 50' SCENIC ENTRY CORRIDOR

SHEET INDEX:

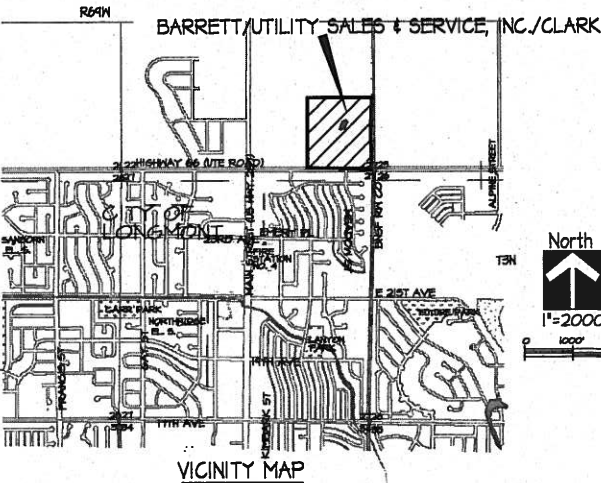
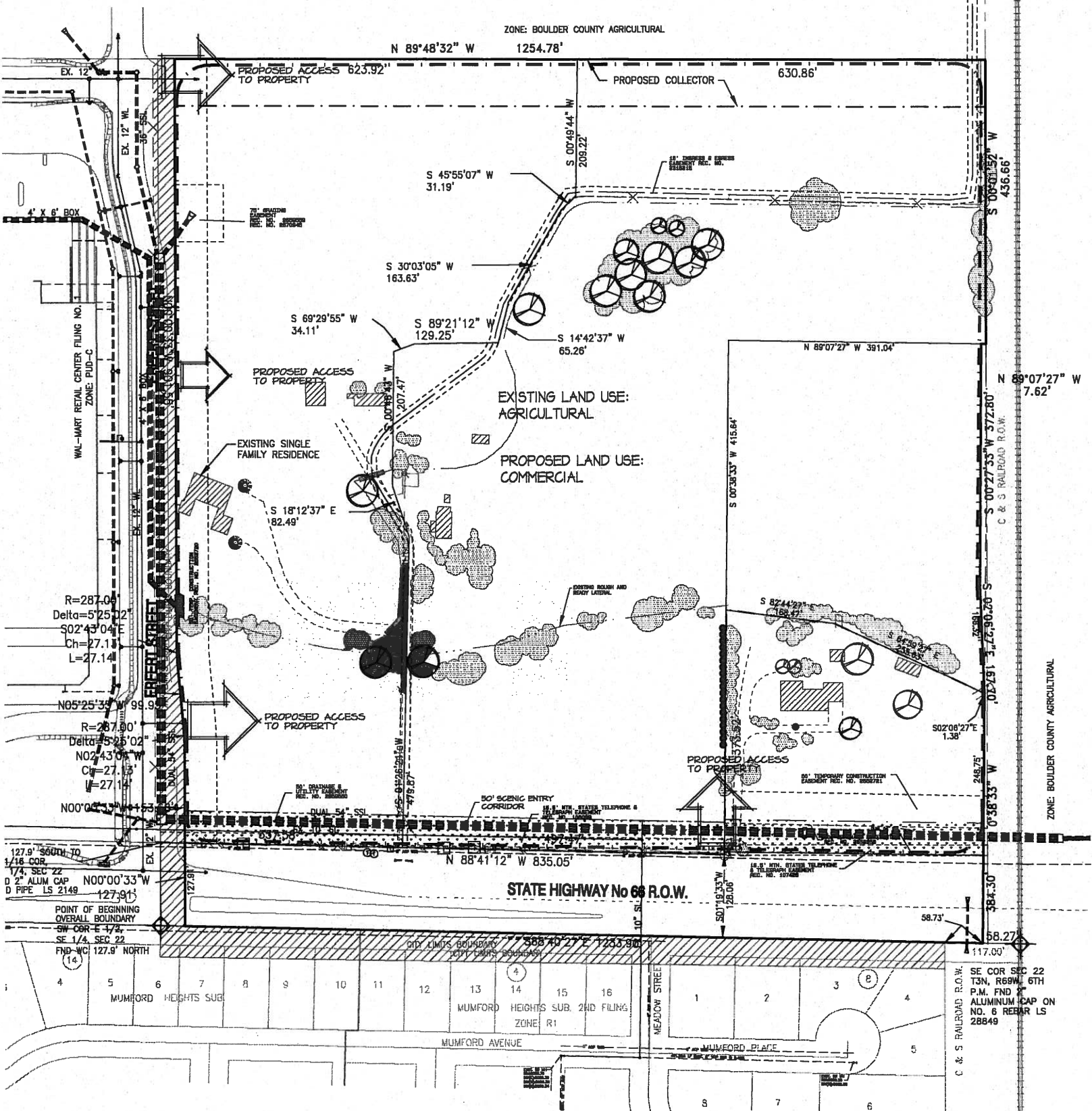
- SHEET 1 EXISTING CONDITIONS
- SHEET 2 CONCEPTUAL LAYOUT AND NOTES
- SHEET 3 TREE PRESERVATION PLAN
- SHEET 4 ARCHITECTURAL NOTES

EXISTING CONDITIONS

| RECORD | DATE | DESIGNED BY |
|----------------------|----------|------------------|
| INITIAL SUBMITTAL | 4-19-05 | PREPARED BY: MAM |
| REVISED PER COMMENTS | 10-18-05 | CHECKED BY: SA |
| REVISED PER COMMENTS | 01-26-06 | JOB NO: |
| REVISED PER COMMENTS | 03-01-06 | 80-0897.003.00 |
| REVISED PER COMMENTS | 12-04-07 | |

TETRA TECH
1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
TEL 303.772.5282 METRO 303.686.8243 FAX 303.686.8258

EXISTING CONDITIONS



North



1"=2000'



CONCEPT PLAN FOR BARRETT/UTILITY SALES & SERVICE, INC./CLARK ANNEXATION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF
SECTION 22, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE
6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

CONCEPTUAL LAYOUT

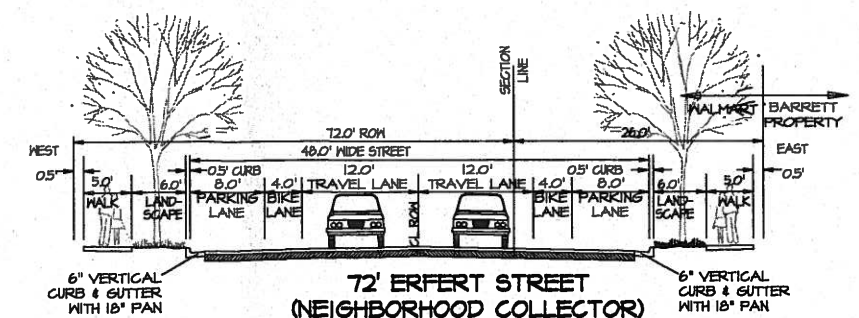
NOTES:

1. DRAINAGE- ALL SITE DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF LOUISVILLE STORM DRAINAGE CRITERIA MANUAL. RUNOFF FROM ANY DEVELOPED PARCEL WILL DISCHARGE AT NO GREATER THAN THE HISTORIC RATE UNLESS OTHERWISE APPROVED.
2. BUILDING HEIGHT- BUILDING HEIGHTS SHALL BE CONSISTENT WITH REQUESTED ZONING.
3. SETBACKS WILL BE DETERMINED AT THE TIME OF PRELIMINARY PUD DEVELOPMENT PLAN.
4. RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY AT THE TIME OF FINAL PLATTING OR AS REQUESTED BY THE CITY AND SHALL BE LANDSCAPED BY THE DEVELOPER ACCORDING TO THE CITY LANDSCAPE REGULATIONS. REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. MAINTENANCE OF ARTERIAL RIGHT-OF-WAY LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS ASSOCIATION.
5. LIGHTING-ON-SITE LIGHTING WILL BE DOWNCAST AND SHIELDED TO PREVENT OFF-SITE GLARE AND WILL COMPLY WITH CITY OF LOUISVILLE LIGHTING STANDARDS. THE MAXIMUM HEIGHT OF ALL LIGHTING FIXTURES WILL BE 30 FEET. ALL LIGHTING FIXTURES WILL BE FULL CUT-OFF FIXTURES AND MEET THE CITY OF LOUISVILLE LAND DEVELOPMENT CODE.
6. ROW AND SCENIC ENTRY CORRIDOR LANDSCAPING - ALL LANDSCAPING TO CONFORM TO THE CITY OF LOUISVILLE LANDSCAPE REGULATIONS. AN ESTIMATE OF THE LANDSCAPING TO BE PROVIDED IS AS FOLLOWS:

HIGHWAY 66 ROW
REQUIRED: 1 TREE AND 5 SHRUBS PER 750 S.F.
AREA: 1289.0 L.F. X 40 L.F. = 49556 S.F. / 750 S.F. = 66
66 TREES AND 330 SHRUBS REQUIRED

HIGHWAY 66 SCENIC ENTRY CORRIDOR
REQUIRED: 1 TREE AND 5 SHRUBS PER 1000 S.F.
(EXCLUDING THE S.F. FOR THE BIKEPATH)
AREA: 1289.0 L.F. X 80 L.F. = 103120 S.F. / 1000 S.F. = 103
52 TREES AND 260 SHRUBS REQUIRED

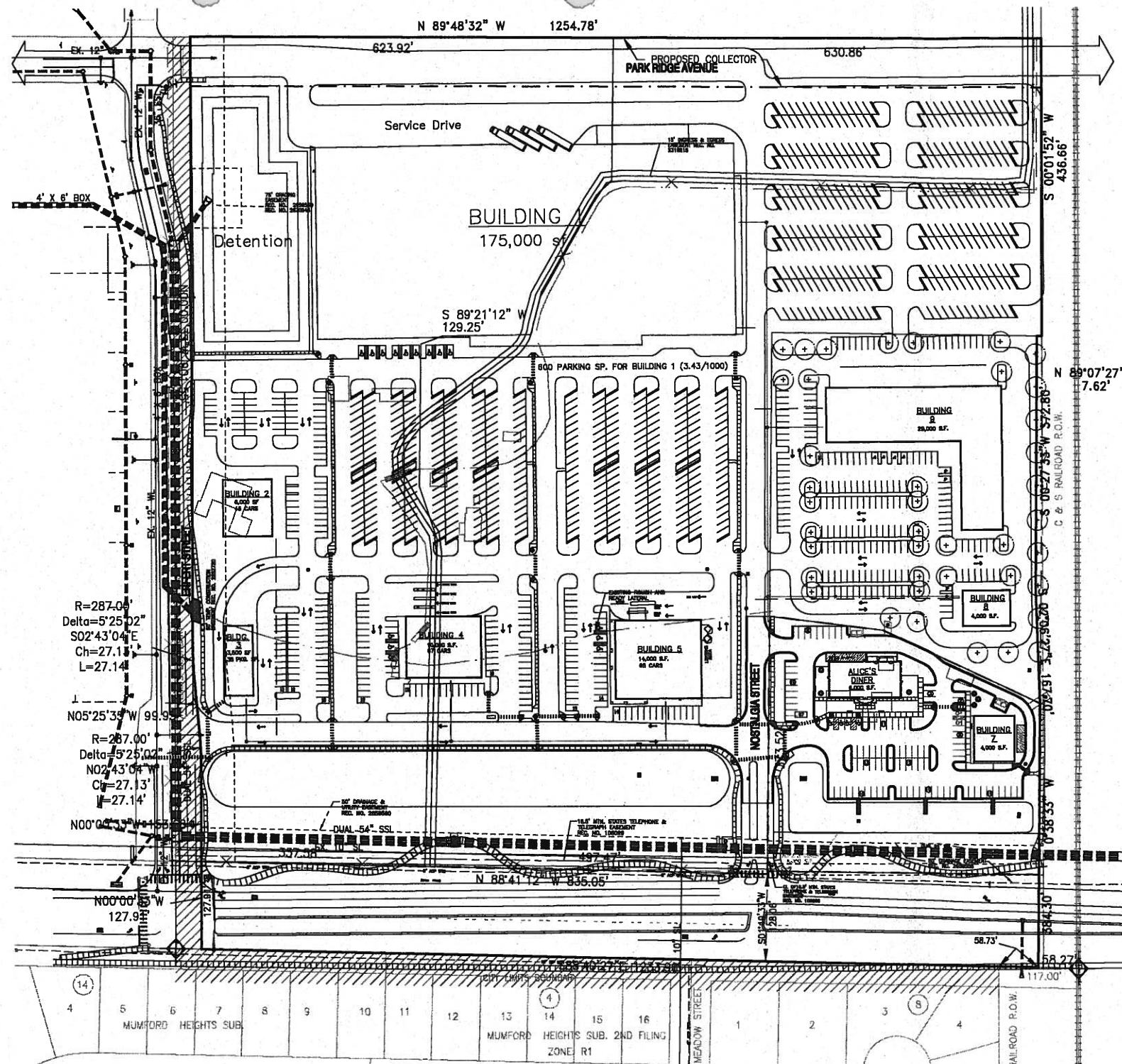
7. PRIVATE LANDSCAPING - ALL LANDSCAPING WILL BE CONSISTENT WITH CITY OF LOUISVILLE REQUIREMENTS, WHEN THE PROPERTY IS DEVELOPED, AT LEAST 20% OF THE PROPERTY WILL BE LANDSCAPED OPEN SPACE.
8. DEVELOPMENT WILL COMPLY WITH APPLICABLE LOUISVILLE DEVELOPMENT CODE REQUIREMENTS.
9. THE CONCEPT PLAN IS SUBJECT TO CHANGE THROUGH AN AMENDMENT PROCESS.
10. STATE HIGHWAY 66 ACCESS IS SUBJECT TO CDOT AND CITY OF LOUISVILLE APPROVAL.
11. A MUTUAL ACCESS EASEMENT WILL BE PROVIDED FROM ERFERT STREET AND PARKRIDGE AVENUE THROUGH, OVER AND ACROSS ALL PROPERTIES TO PROVIDE ACCESS UPON DEVELOPMENT OF ANY PARCEL.
12. DITCH COMPANY APPROVAL IS REQUIRED PRIOR TO ANY WORK AFFECTING THE DITCH.
13. DEVELOPMENT PHASING IS UNKNOWN AT THIS TIME AND WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAN SUBMISSION.
14. THE SOUTHERNMOST ACCESS TO THE SITE FROM ERFERT STREET MAY BE LIMITED IF THE CITY DETERMINES A NEED FOR RESTRICTIONS.



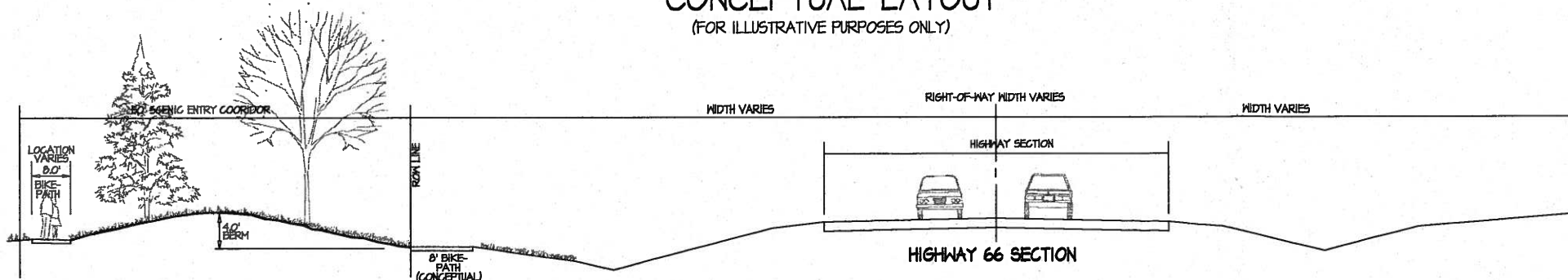
CONCEPTUAL LAYOUT

| RECORD | DATE | DESIGNED BY |
|----------------------|----------|------------------|
| INITIAL SUBMITTAL | 4-19-05 | PREPARED BY: MAM |
| REVISED PER COMMENTS | 10-18-05 | CHECKED BY: SA |
| REVISED PER COMMENTS | 01-25-06 | JOB NO: |
| REVISED PER COMMENTS | 03-01-06 | 80-0897.003.00 |
| REVISED PER COMMENTS | 12-04-07 | |

| TETRA TECH | CONCEPT PLAN |
|--|--------------|
| 1900 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501 TEL. 303.772.5282 METRO 303.685.8283 FAX 303.685.8899 | 2 OF 4 |



CONCEPTUAL LAYOUT (FOR ILLUSTRATIVE PURPOSES ONLY)



TREE PRESERVATION PLAN **BARRETT/UTILITY SALES & SERVICE, INC./CLARK ANNEXATION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

NOTES:

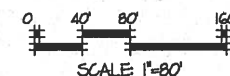
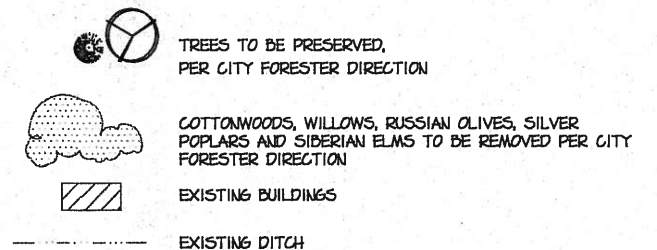
1. ALL TREES WERE EVALUATED AS TO CONDITION AND HEALTH BY THE CITY FORESTER. THESE TREES WERE EVALUATED AS PART OF THE TREE PRESERVATION PLAN. HOWEVER, LONG TERM PRESERVATION IS THE RESPONSIBILITY OF THE LAND OWNER ON WHOSE PROPERTY THE TREES ARE GROWING.

2. PRIOR TO ANY GRADING OR CONSTRUCTION COMMENCING ON THIS SITE, ALL TREES IDENTIFIED AS "PRESERVE" ON THE TREE PRESERVATION PLAN WILL HAVE A SNOW FENCE ERECTED AROUND THEM. THIS FENCE WILL BE SET AROUND THE EXISTING TREES AT THE PERIMETER OF THE DRIP LINE. IN NO CASE WILL STOCKPILING OF MATERIALS OR SOILS BE PERMITTED WITHIN A DRIP LINE OF AN EXISTING TREE. ALL REQUIRED GRADING AND DIGGING WITHIN THE DRIP LINE WILL BE DONE BY HAND SO AS TO REDUCE THE AMOUNT OF COMPACTION OVER THE ROOT ZONE OF THE TREES. NO WORK MAY BEGIN ON THE SITE UNTIL THE FENCING IS INSTALLED.

3. MINIMIZE GRADE CHANGE WITHIN THE DRIPLINE, FOR TREES THAT ARE TO BE PRESERVED. PROTECT FROM DAMAGE DURING CONSTRUCTION WITHIN TREE PROTECTION ZONE PER CITY STANDARDS.

4. ALL TREES DESIGNATED ON THIS PLAN AS "TREES TO BE PRESERVED PER CITY FORESTER DIRECTION" WILL BE SAVED OR MITIGATED PER CITY REQUIREMENTS.

5. ALL AREAS OF TREES DESIGNATED ON THIS PLAN AS "TREES TO BE REMOVED" HAVE BEEN CLASSIFIED AS TRASH TREES BY THE CITY FORESTER. THE LOCATION AND QUANTITIES ARE APPROXIMATE.



TOTAL ACREAGE:

30.584 ACRES

EXISTING ZONING:

BOULDER COUNTY AGRICULTURAL

PROPOSED ZONING:

RUD-C - PLANNED UNIT DEVELOPMENT-COMMERCIAL, WITH SE-O (SCENIC ENTRYWAY OVERLAY)

| RECORD | DESCRIPTION | DATE | DESIGNED BY: DAN |
|----------------------|-------------|----------|------------------------|
| SUBMITAL | | 4-18-05 | PREPARED BY: DAN |
| REVISED PER COMMENTS | | 10-18-05 | CHECKED BY: SA |
| REVISED PER COMMENTS | | 01-25-06 | |
| REVISED PER COMMENTS | | 03-01-06 | |
| | | | JOB NO: 80-0637.003.00 |

TETRA TECH
 1800 S. SUNSET ST., SUITE 1-F, LONGMONT, CO 80501
 TEL 303.772.8307 METRO 303.685.0283 FAX 303.685.0909
 TREE PRESERVATION PLAN

I. Purpose.

- A. Intent. These Retail Center Guidelines (hereafter referred to as Guidelines) and this Overall Conceptual PUD Site Plan, shall assist in ensuring the Project develops into a viable, high-quality commercial/retail center.
2. Provide flexibility and encourage creativity while ensuring consistent quality and design.
3. Where flexibility is specifically provided for in these design guidelines, the City Planning Director shall have the authority to interpret or make judgments as to the necessity and extent of the same. An applicant may appeal such decision to Planning Commission and the City Council.
- B. Governing documents. The Project shall comply with the following requirements (hereafter referred to as the Governing Documents), listed in descending order (that is, an item in the following list takes precedence over any item below it in the list).
- These Design Guidelines.
- The Final PUD Site Plan for Barrett/Flores/Clark PUD.
- City of Longmont regulations, ordinances, codes and other requirements.

II. Site Elements

A. Site Elements Overall Objectives

1. Develop the site in an organized and logical fashion by careful placement of buildings, roadways, parking and pedestrian areas.
2. Promote ease of use from both vehicular and pedestrian levels.
3. Provide way finding throughout the site.
4. Allow for various landscape opportunities and pedestrian areas.
5. Encourage cross-site pedestrian traffic.
6. Provide hierarchy of internal roadways and drive aisles.
7. Locate buildings adjacent to each other to maximize efficiency of site and increase pedestrian movement from one building to another.
8. Vary facade locations both in height and depth.
9. Consider special requirements of tenants for daily operations.
10. Respect utility and other site conflicts.
- B. Site Element-Frontage
1. Create an appealing project perimeter.
2. Reinforce the project architectural theme elements in site elements.
3. Define views into the site.
4. Minimize impact of large building elevations and parking areas from frontage areas.
5. Vary building sizes along site perimeter.

C. Site Element-Vehicular Circulation and Parking

1. Provide easy and safe access within the site.
2. Define progression through the site.
3. Minimize conflicts with other vehicles and pedestrians.
4. Minimize conflicts with service area traffic.
5. Minimize visual impact of parking areas.
6. Simplify alignments of internal roadways.
7. Minimize number of access points into and out of parking areas onto primary internal roadways.

D. Site Element-Pedestrian Areas and Circulation

1. Provide safe pedestrian crossings at vehicular interface areas.
2. Provide users with alternative methods of traveling between tenants.
3. Create passive use outdoor pedestrian spaces throughout the site.
4. Minimize the number of pedestrian crossings by providing sidewalks adjacent to large parking areas.
5. Define pedestrian crossings with pavement markings, signage and/or differentiation of paving materials.
6. Enhance outdoor pedestrian areas with enhanced paving materials, plant material and site furnishings.
7. Provide site furnishings such as benches, trash receptacles and bike racks to encourage use of the site by pedestrians.
8. Provide pedestrian connectivity where safe and practical along certain circulation corridors, through parking lot islands and along buildings.
9. Provide for planter walls with sidewalk grates where practical.
10. Locate major pedestrian crossings where vehicular traffic is required to stop.

E. Site Element-Views and Visibility

1. Promote recognition of tenants while approaching and upon arrival to the site.
2. Provide visibility of tenant identification across the site from within.
3. Minimize views of service area and mechanical equipment related elements.
4. Maintain view corridors where possible.
5. Maximize appealing views from outdoor pedestrian areas and minimize or buffer negative views.
6. Screen service area related elements from frontage and critical locations with architectural elements or plant material.
7. Create openings in perimeter landscape buffers to maintain view corridors.

III. Landscape Treatment

A. Landscape Architectural Elements

1. Utilize streetscape elements, such as signage, lighting and site furnishings coupled with landscape elements to assist in unifying the design character of the project as a whole.
2. Promote water-wise landscape improvements while providing a unique, high-quality image for the project.
3. Enhance definition of vehicular and pedestrian routes.
4. Minimize negative effects of runoff and erosion material.
5. Provide ample, comfortable outdoor spaces for public gathering and circulation.
6. Enhance hierarchy of circulation through developing a hierarchy of plant materials.

B. Site Furnishings and Fixtures

1. Provide project-specific, high-quality site furnishings (such as benches, trash receptacles and bicycle racks) throughout the project for use by pedestrians.
2. Provide site furnishings and lighting that are integrated with or complement the architecture and other site improvements.
3. Building facade and outdoor areas should include a greater number of site furnishings items than vehicular routes and parking areas.
4. All site furnishings throughout the project shall utilize a consistent standard style and color. See Table A-1 for approved material and finish.
5. All similar site furnishings items, i.e. benches, bicycle racks, shall be of the same style, finish and color and provided from one manufacturer for each item type.
6. Flexibility may be considered on a case-by-case basis to allow for specific tenant requirements.

C. Site Lighting

1. Provide a hierarchy of project-specific, high quality site lighting throughout the project.
2. Provide a safe environment for moving through the public areas of the site during nighttime hours.
3. Limit the impact of site lighting on adjacent properties.
4. See Table A-1 for approved site lighting fixtures and accessories.
5. Building facades and vehicular routes may incorporate both parking area and pedestrian lighting types into their site specific design.
6. The primary circulation route shall incorporate regular spacing of pedestrian lights within the tree lawn.
7. Outdoor pedestrian areas may incorporate only pedestrian and pathway lighting types into their site-specific design.
8. All site lighting throughout the site shall utilize the same standard style and color as that used for the site furnishings.
9. All similar lighting types, i.e. parking area, pedestrian and pathway lighting shall be of the same style, finish and color and be provided from one manufacturer.
10. Parking area light fixtures shall have a maximum mounting height of 20 feet, and pedestrian light fixtures shall have a maximum mounting height of 12 feet.
11. All parking area lighting shall utilize cutoff type or shielded fixtures.
12. All parking area and pedestrian light fixtures shall be metal halide.
13. Flexibility may be considered on a case-by-case basis to allow for specific tenant requirements.
14. Up-lighting of buildings or landscaping is discouraged.

D. Site Signage

1. Provide project signage and other identification elements visible from Hwy. 66 as landmark features. Provide one or more primary vehicular entries into the site, marked by major project identification signage, leading directly into the center of the project.
2. Provide a unified hierarchy of signage that serves to identify the project and its tenants from both outside and within the site. Utilize high-quality building materials for signage and monumentation elements that correlate to the characteristic architecture of the primary buildings within the project and allow for individual tenant identity.
3. Develop a consistent project nomenclature and material palette to be used on sign types of similar uses and sizes that will allow for tenant logo and individual identity.
4. All site signage shall be in accordance with the City of Longmont and Colorado Department of Transportation regulations and ordinances, where applicable, and these design guidelines. All signage shall be submitted to the City of Longmont for approval prior to installation.
5. Lighting of signage shall be integral to the structure of the sign or from an otherwise concealed source.
6. Painting of signs on buildings, walls, doors, windows, equipment, monuments, etc. is not permitted.
7. Single Tenant Monument Signs shall be allowed for individual pad users, and shall be approved by the City of Longmont.
8. Flexibility may be considered on a case-by-case basis to allow for specific tenant requirements.

E. Building signage

1. Regulate the use and display of signage to promote aesthetics and ensure an orderly and consistent appearance while providing for tenants trademark identity.
2. All signage shall be in accordance with the City of Longmont, and Colorado Department of Transportation regulations and ordinances, where applicable, and these design guidelines.
3. All signage shall be submitted to the City of Longmont for approval prior to installation.
4. No building signs shall be painted upon the building facade, doors or windows. Decals are not permitted on doors or windows except to notice store days/hours of operation.
5. Flashing, blinking, moving exposed light, iridescent colors, fluorescent materials, animated or audible signs, banners, streamers, balloons, searchlights, exposed neon and glass tubing signs including fiber optics are prohibited.
6. Billboard signs are prohibited.
7. No identification sign shall be placed on any roof or canopy roof, upon or extended above the building roof or placed so as to project above the parapet, eave or top of building wall or roofline. Rooftop signs of any type shall be prohibited.
8. Tenant signage should complement the project architecture and consistent throughout while providing for individual tenant identity.

Architectural Design Standards and Guidelines

I. Purpose

The standards and guidelines shall provide for high quality design and compatibility throughout the development. The purpose is to create a cohesive development that blends with the fabric of the surrounding community providing an attractive destination oriented shopping experience.

II. Character

- A. The design theme is representative of a mid American "Main Street" where compatibility is found through a variety of storefront styles, timeless detailing, and high quality building materials. The theme is reflective of the historic district of Longmont as well as other historic mainstreet districts in the Colorado front range.
- B. The "Main Street" design theme shall establish the vernacular that shall become the basis for actual design applications and standards.
- C. The buildings should vary according to user requirements but maintain the character established for the community including building massing, scale, orientation and exterior materials.
- D. The image being one that evolved over time combining a varied mix of styles, materials, storefronts, and detailing from periods ranging from turn of the century to present day.

III. Architectural Massing and Scale

- A. Buildings shall be classified by square footage into one of the following groups:
1. Large User - Buildings or attached building groups comprising a total of 65,000 square feet or more with one or more tenants.
 2. Medium User - Building or attached building groups comprising a total of 20,000 square feet to 64,999 square feet with one or more tenants.
 3. Shops - Building comprising less than 20,000 square feet with multiple tenants.
 4. Pad User - Building comprising less than 20,000 square feet with a single tenant.
- B. Building massing and scale shall be reflective of the historic district of Longmont as well as other Colorado historic mainstreet districts.
- C. All sides of the building visible from a public Right-of-way or an abutting lot outside of the PUD shall have equal fenestration, materials and design detailing to that of the primary facade.
- D. Buildings shall incorporate a traditional tri-part design comprised of a base, middle and top.
- E. Buildings shall incorporate a variety of architectural design features, building materials, and details.
- F. Building shall incorporate human scale elements and detailing.
- G. Primary public entries shall be emphasized through a change in horizontal plane, vertical plane, material and change of roof plane. Incorporation of sloped roof at entries is encouraged.
- H. Facades shall incorporate a minimum of the following facade elements based on building size; Large Users shall incorporate a minimum of five (5) features listed below; Medium Users shall incorporate a minimum of four (4) features listed below; Shops and Pad Users shall incorporate a minimum of three (3) features listed below:
1. Windows treated as vision lights or spondee glass.
 2. Receding or projecting patterns such as pilasters with a depth of no less than 8 inches.
 3. Repeating horizontal or vertical pattern of color or material.
 4. Stepping of parapets to reflect building massing.
 5. Sloped roof element continuous for a minimum of one bay.
- I. Arcades.
1. Representation of the building's structural grid or an application of its bay spacing by utilizing receding or projecting pilasters with a depth of no less than 8 inches and/or by a colonnade.
 2. Canopies and awnings.
 3. Changes in material or color to emphasize the building massing.

J. Additional requirements for Large User buildings:

1. Facades greater than 100 feet in length shall incorporate wall projections or recesses having a depth of at least 2X of the length of the facade and extending at least 20X the length of the facade.
2. No uninterrupted length of any facade shall exceed 100 horizontal feet.
3. The City may approve alternative designs that feature innovative use of high-quality building materials to break up building facades longer than 100 feet.
4. Where the primary facade exceeds 18 feet in height at least 40% of the length of that primary facade shall reflect the appearance of a two story building.
5. The ground floor of the primary facade shall incorporate the following elements: arcades, display windows, entry areas, and awnings along at least 60% of its length.

K. Additional requirements for Medium User buildings:

1. Facades greater than 60 feet in length shall incorporate wall projections or recesses having a depth of at least 2X of the length of the facade and extending at least 20X the length of the facade.
2. No uninterrupted length of any facade shall exceed 80 horizontal feet.
3. The City may approve alternative designs that feature innovative use of high-quality building materials to break up building facades longer than 60 feet.
4. The ground floor of the primary facade shall incorporate the following elements: arcades, display windows, entry areas, awnings along at least 75% of its length.

L. Additional requirements for Shops and Pad User building:

1. The ground floor of the primary facade shall incorporate the following elements: arcades, display windows, entry areas, awnings along at least 60% of its length.
 2. At least one secondary facade shall incorporate the following elements: arcades, display windows, awnings along at least 30% of its length.
- M. Primary facades shall be defined to include all facades facing onto a public street and any facades where public entrances are located.

IV. Building Placement and Orientation

- A. Building placement and orientation shall take into consideration the site characteristics including topography, scenic views, solar orientation and the prevailing wind direction or this region.
- B. Facades and entrances shall be located along major pedestrian pathways.
- C. Loading docks, outdoor storage, service areas and accessory uses shall be placed away from public streets where possible and be separated from pedestrian traffic. All docks, outdoor storage, service areas shall be screened from view. The screens shall be constructed of materials compatible to and be proportional with the primary structure.
- D. Any loading dock, outdoor storage, and service area shall be fully enclosed if adjacent to a public R.O.W.

V. Exterior Materials

- A. Exterior materials and colors shall be reflective of the historic district of Longmont.
- B. Primary exterior building materials shall include brick, sandstone, dimensionally cut stone and stone tile as comparable to that used historically in downtown Longmont.
- C. Primary exterior building materials shall comprise at least 80% of the building's primary facade.
- D. Secondary exterior building materials shall include integrally colored concrete masonry, decorative architectural tile, stucco or synthetic stucco, glass, decorative metal panel or other comparable material.
- E. Secondary exterior building materials in combination shall comprise no more than 20% of a building facade and no one secondary building material shall comprise more than 10% of a building facade. Exception: Primary facade display windows are exempt from the 10% limit.
- F. Large User buildings shall incorporate a minimum of three (3) secondary materials on each facade.
- G. Medium User buildings, Shops and Pads shall incorporate a minimum of two (2) secondary building materials on each facade.
- H. Prohibited exterior building materials include plain metal panels, painted concrete masonry, T-11 siding, exposed concrete panels, chain link fencing with or w/o slats, plain or painted plywood or strand board. Sloped roofs shall be surfaced in concrete tile, slate tile, or decorative seamed metal.
- I. Exterior colors shall be representative of the traditional downtown mainstreet vocabulary.
- J. Bright or fluorescent colors shall not be used as predominant color of any facade or roof. They may be used in limited areas for accent only and shall not constitute more than 10% of each facade or roof area of a building. This does not include permitted sign areas.
- K. Stucco or synthetic stucco shall not be used as a building base material to a height of four feet above walk or grade.
- L. Stucco or synthetic stucco shall have a textured or troweled finish appearance.
- M. Exterior materials should enhance and define the massing of the building.
- N. Exterior materials shall be appropriate to the scale of the building.
- O. Designers are encouraged to use detailing reflective of different architectural periods.
- P. Detailing and accent materials are encouraged to add creativity and are not limited to a material palette. An example of these accent materials could include granite, wrought iron, slate, glass, tile, marble, metal and others as appropriate.
- Q. The backs of any visible parapet walls shall be surfaced in a colored roof membrane or finished in a compatible material with the sides and front solid parapet.

S. Additional requirements for Large User buildings:

1. At least 30% of the primary facade shall be surfaced in brick or stone.
2. At least 15% of any secondary facade shall be surfaced in brick or stone.
3. No more than 25% of any facade shall be surfaced in stucco or synthetic stucco.
4. The balance of the building may be surfaced in integrally colored concrete masonry.

T. Additional requirements for Medium User buildings:

1. At least 50% of the primary facade shall be surfaced in brick or stone.
2. At least 25% of any secondary facade shall be surfaced in brick or stone.
3. No more than 25% of any facade shall be surfaced in stucco or synthetic stucco.
4. The balance of the building may be surfaced in integrally colored concrete masonry.

U. Additional requirements for Shops and Pad User buildings:

1. At least 60% any facade shall be surfaced in brick or stone.
2. No more than 20% of any facade shall be surfaced in stucco or synthetic stucco.
3. The balance of the building may be surfaced in integrally colored concrete masonry.

VI. Windows and Glazing

- A. Storefront system shall be prefinished in Bronze, Clear or Black finish.
- B. Glazing shall be clear. Gray tinting will be allowed if required to achieve energy code compliance.
- C. Spandrel panels shall have a blue cast to mimic sky reflection.
- D. To maintain the historic theme of the center, the following items are encouraged:
1. Minimum 10 inch riser at the bottom to prevent storefront from going to the slab.
 2. Decorative infill panel in the lower section of the window. Plain or colored flat metal panel infills are not acceptable.
 3. Brick, stone or tile knee wall in place of the lower section of the window.
 4. Multi-part mullion profile.
 5. Additional mullions or muntins to mimic historic designs.
 6. The use of clerestory or transoms.

VII. Accessory structures and equipment

- A. All accessory structures such as trash enclosures and screen walls shall be constructed of a material compatible with the primary structure.
- B. All roof mounted equipment shall be screened by use of an extended parapet wall. The wall shall be as high as the equipment it is screening. If, due to structural hardship, the parapet can not be extended to achieve the required height then roof mounted screens of compatible material and color can be utilized at the approval of the city.
- C. Building mounted equipment such as electrical equipment, gas meters, panels, etc. shall be screened from view by the use of a wall constructed of compatible material to the primary structure or the equipment shall be painted to match the building and screened with landscaping of appropriate height and density.
- D. Pad mounted equipment shall be screened from view by the use of a wall constructed of compatible material to the primary structure or the equipment shall be painted, where allowed by the service provider, to match the building and screened with landscaping of appropriate height and density.
- E. Trash dumpsters shall be completely contained within an enclosed structure. The structure shall be at least 12 inches higher than the dumpster.
- F. All service areas and truck docks shall be screened from view by a wall constructed of material compatible with the primary structure.

VIII. MATERIAL PALETTE AND SPECIFICATIONS, TABLE A-1

A. Site Lighting

1. All exterior lighting shall be Metal Halide
 2. Manufacturer: Equal to Antique Street Lamps, An Acuity Brands Company
 3. Pole height: 20'-0" Maximum
 4. Finish color: Black
 5. Fixture: Equal to Eurotite, Series EM25RT, 250 watt
 6. Lens: GFL, Glass, clear flat
 7. Average illumination allowed for each lot: 2.0 foot-candles maximum.
- B. Pre-Site Furnishings
1. Bike Rack - Equal to Victor Stanley Inc. - City Sites Series - CR-18, Black powder coating
 2. Trash Receptacle - Equal to Victor Stanley Inc. - Economy Series - ES-342, Black powder coating
 3. Bench - Equal to Victor Stanley Inc. - City Sites Series - CR-18, Black powder coating

PERMITTED USES BY RIGHT

1. Boarding, Rooming Houses
2. Group-care homes
3. Group-care institutions
4. Bed and Breakfast establishments
5. Copy shops and printing services, including typesetting
6. Day-care centers
7. Financial institutions - Automatic teller machines (ATMs)
8. Funeral Homes
9. Hardware, building materials, retail nursery or garden stores less than 25,000 sf gross floor area (gfa)
10. Hotels, motels
11. Motor vehicle repair and maintenance
12. Medical or dental offices and clinics, 15,000 sf or less
13. Professional Offices
14. Personal service shops
15. Rental of small equipment, trailers, party goods and other items excluding heavy equipment
16. Retail Sales - General, building less than 25,000 sf gfa
17. Retail Sales, rental, and repair of medical drugs, supplies, aids, or devices, including pharmacies
18. Retail Sales with installation of motor vehicle parts or accessories (e.g., tires, mufflers)
19. Veterinary clinics
20. Business service establishments
21. Catering establishments
22. Data, radio, TV or other broadcasting studios and facilities with no outdoor transmission or receiving facilities
23. General administrative offices
24. Freestanding telecommunication facility co-locating on an existing telecommunication facility
25. Micro-cell telecommunication facility or repeater telecommunication facility
26. Building wall- or roof-mounted telecommunication facility extending 10 ft. or less above the existing building or structure height
27. Libraries, museums, or art centers, including accessory educational facilities
28. Performing arts centers, auditoriums, and other places of assembly
29. Places of religious assembly, including churches, synagogues, temples, or other: with accessory schools, day care center, recreational facilities, offices for other than administration of the principal use, or commercial activities (e.g. retail stores); and/or with seating capacity of greater than 600 persons in the sanctuary or main activity area
30. Schools for kindergarten, elementary, or secondary education that meet all applicable prescribed Colorado state standards: Public
31. Special schools such as martial arts, dance, or other similar personal skill instruction
32. Trade or vocational schools
33. Bars, nightclubs without outdoor seating or activity area
34. Commercial recreation facilities, indoor; excluding indoor shooting ranges
35. Live entertainment establishments without outdoor seating or activity area
36. Movie theaters
37. Private membership clubs for health, recreation, and athletic activities
38. Public open space
39. Public parks and playgrounds
40. Public play fields, courts, recreation center, and other public recreation facilities
41. Reception/banquet halls
42. Restaurants, with outside eating areas, and/or with drive-in facilities
43. Social, fraternal clubs and lodges
44. Parking lots to serve other principal uses within the district
45. Emergency services, rescue squad/ambulance services
46. Essential municipal and public utility uses, facilities, services and structures
47. Government administrative and service offices
48. Hospitals

PERMITTED USES BY CONDITIONAL USE APPROVAL

1. Halfway Houses
2. Multi-family dwellings (5 or more dwelling units)
3. Residential rehabilitation facility
4. Urban dwelling units: more than 25/du acre
5. Financial institutions - off-site, drive-up facility not located on same lot as principal use
6. Motor vehicle sales and rental (outdoor display of merchandise permitted), passenger automobiles & light trucks (SUVs, vans) and/or larger vehicles (RVs, trucks, UHauls, etc.)
7. Medical or dental offices and clinics 15,000 sf or more
8. Rental of small equipment, trailers, party goods and other items excluding heavy equipment, with outdoor storage or display
9. Retail sales - Large (buildings 25,000 sf or more of gross floor area)
10. Retail sales - Outdoor
11. Data, radio, TV or other broadcasting studios and facilities with outdoor transmission or receiving facilities
12. Special trade contractors' shops, including limited fabrications
13. Freestanding Telecommunication facility
14. Building wall- or roof-mounted telecommunication facility: extending more than 10 feet above the existing building or structure height
15. Schools for kindergarten, elementary, or secondary education that meet all applicable prescribed Colorado state standards: Private
16. Bars and nightclubs without outdoor seating or activity area
17. Commercial recreation facilities, outdoor
18. Live entertainment establishment with outdoor seating or activity area
19. Bus, railroad, public transit terminal
20. Self-storage warehouses
21. Oil and gas well facilities
22. Cemeteries
23. Electrical substations, water storage sheds
24. Other community uses, services, and facilities, operated by a government or non-profit organization and not permitted elsewhere in this table

PERMITTED USES BY LIMITED REVIEW APPROVAL

1. Affordable Housing
2. Urban dwelling units: 25 du/acre or less
3. Automobile service station
4. Car wash
5. Gasoline sales in conjunction with other uses
6. Retail sales: Ambulatory vendor
7. Retail sales: Vendor cart
8. Colleges, universities
9. Convention and conference centers
10. Parking garages

ARCHITECTURAL NOTES

| RECORD | DATE | DESIGNED BY: _____ |
|----------------------|----------|--------------------|
| INITIAL SUBMITTAL | 4-19-05 | PREPARED BY: MAM |
| REVISED PER COMMENTS | 10-18-05 | CHECKED BY: SA |
| REVISED PER COMMENTS | 01-25-06 | JOB NO: |
| REVISED PER COMMENTS | 03-01-08 | 80-0897.003.00 |
| REVISED PER COMMENTS | 12-04-07 | |

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ARCHITECTURAL NOTES

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