

Harmony

Corridor

Standards and Guidelines

February 7, 2006



HARMONY CORRIDOR Standards and Guidelines

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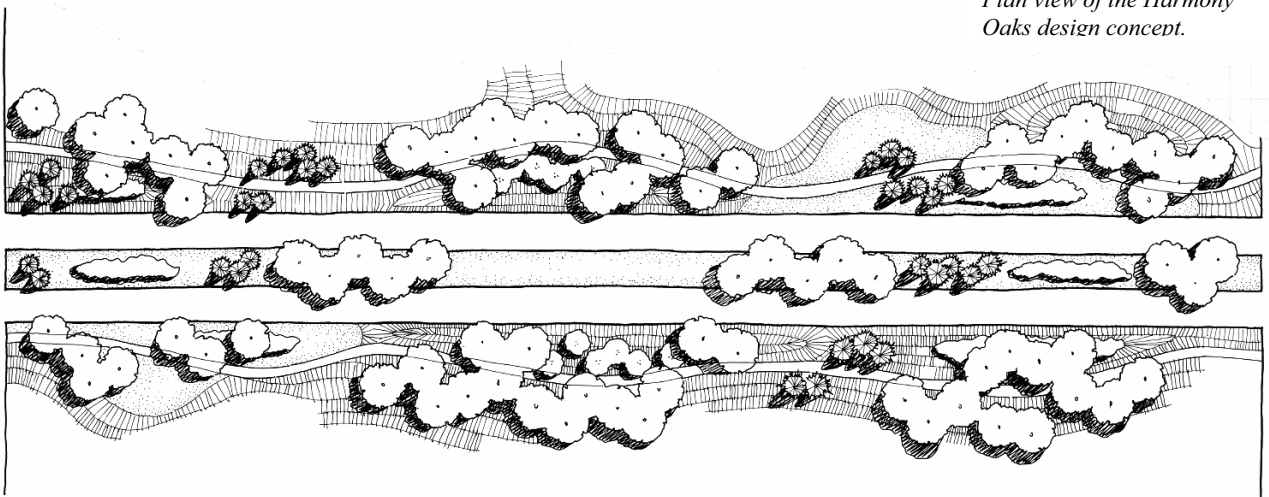
I. THE HARMONY OAKS DESIGN CONCEPT

The Harmony Oaks design concept strives to create a continuous and harmonious streetscape along Harmony Road from College Avenue to I-25 that is attractive and unique to this entryway corridor. The landscape proposed in the Harmony Oaks concept is characterized by wide setbacks, naturalistic berming, a meandering sidewalk and groves of oak trees alternating with wildflower meadows. Oaks have been selected as the dominant tree species for several reasons. Two types of trees are native to Colorado: coniferous species usually associated with higher elevations, and deciduous trees such as cottonwoods and willow typically found along streams. The Gambel Oak is one of the few deciduous hardwood trees that is native to Colorado. This – combined with the oak’s reputation for longevity, hardiness, disease resistance, low water demand, fall coloring and attractive appearance – led to the conclusion that the Gambel Oak, along with other oaks known to thrive in this climate, would be the best tree to dominate in the corridor landscape. Although the oaks will be combined with a substantial number of other tree species to avoid a monoculture, they will be planted in sufficient quantities to have a unifying effect. The oak’s rugged appearance makes it ideally suited to the informal naturalistic landscape emerging along Harmony Road. Drifts of pines will occur randomly to provide winter interest and add to the naturalistic forested effect.

Starting at I-25 and continuing to College Avenue, wildflowers will be planted in the median and intermittently along the edges of the road. The continuity of the wildflowers will provide a colorful welcome mat for people coming to Fort Collins via Harmony Road. Along both sides of the road, a wide sidewalk is planned to meander through berms providing the pedestrian and bicyclist with alternate experiences of wildflower meadow and oak forest. Low stone walls, along with special signage and graphics, will strengthen the Harmony Oaks design theme at intersections.



Perspective view of the Harmony Oaks design concept.



Plan view of the Harmony Oaks design concept.

II. PROCEDURES

The following standards and guidelines are intended to be used by developers proposing projects in the Harmony Corridor and by the City staff and the Decision Maker in their Land Use Code review process. “Standards” denoted by (+) are mandatory. “Guidelines” denoted by (o) are not mandatory, but are provided in order to further educate planners, design consultants, developers and City staff about the intent of the Harmony Corridor Plan. The guidelines describe a variety of ways that individual projects can contribute to the Harmony Corridor Plan. In addition, the guidelines will be used by City staff to guide the development of public sector projects in the corridor.

The Planning and Zoning Board is empowered to grant modifications to the mandatory (+) standards under the following circumstances:

1. The strict application of the standard would result in peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property;
2. The alternative plan, as submitted, will protect the public interest advanced by the standard for which the variance is requested equally well or better than would compliance with such standard; and
3. In either of the foregoing circumstances, the variance may be granted without substantial detriment to the public good.

III. GENERAL STANDARDS & GUIDELINES

The purpose of these standards and guidelines is to implement the design concepts and land use vision of the Harmony Corridor Plan – that of creating an attractive and complete mixed-use center with a major employment base. These standards and guidelines are an implementation action called for in the Harmony Corridor Plan, adopted by the City of Fort Collins in March 1991, then updated in January 1995 and July 2003.

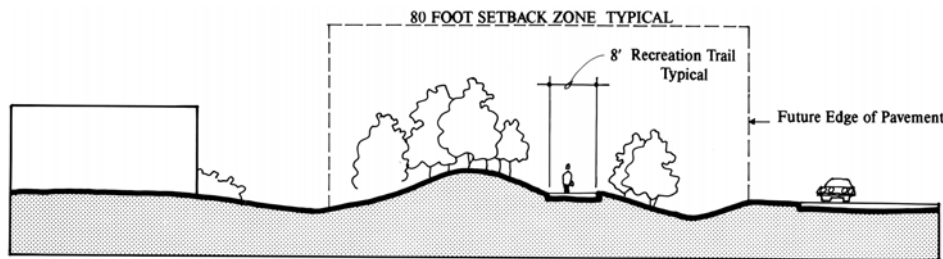
Harmony Road Setback

The purpose of the setback zone along Harmony Road is to provide enough area between Harmony Road and adjacent development to create naturalistic berms, groves of trees and a meandering sidewalk. All three elements work together to create an attractive landscape that appears spacious and provides design continuity along the Harmony Road frontage.

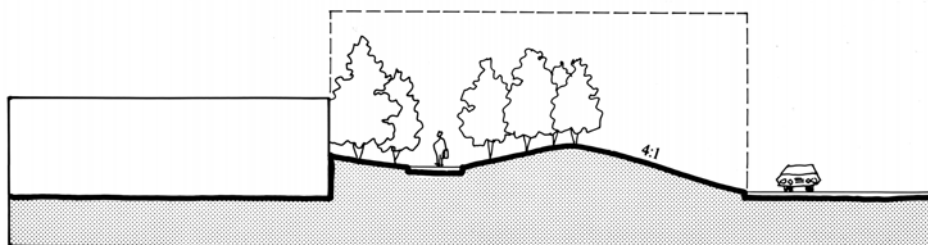
Developments located along the Harmony Road frontage, east of Boardwalk Drive, shall provide a minimum 80 foot setback from the future edge of pavement, as determined by the City. (+)

This area shall be referred to as the “setback zone.” The design standards and guidelines refer to the setback zone unless otherwise noted. Setbacks for I-25 and future frontage roads will be established in the design standards and guidelines developed for the gateway area as part of the Phase II Gateway Planning Effort described in the Harmony Corridor Plan. See page 32 for setback requirements on local and collector streets and page 30 for properties west of Boardwalk Drive.

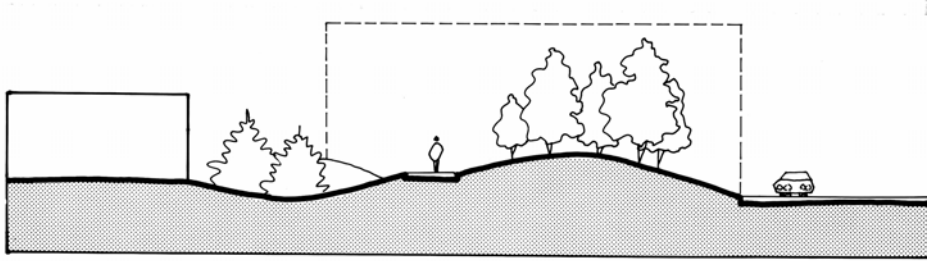
Providing positive drainage away from a building shall not be considered a hardship in the 80 foot setback zone. (+)



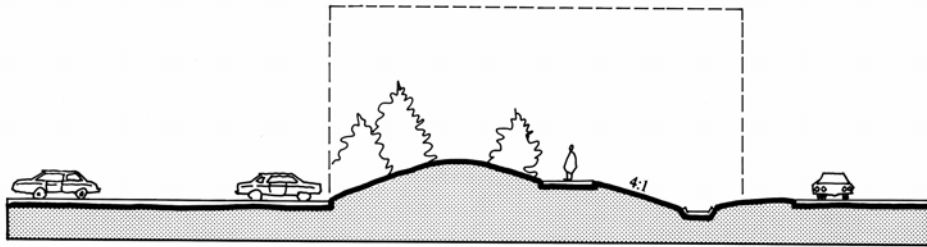
80 foot minimum setback is measured from the future edge of the pavement.



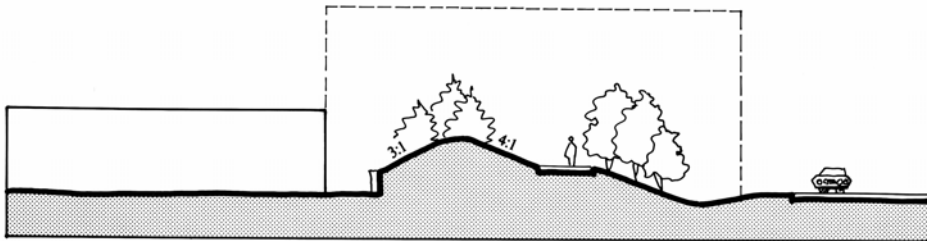
Berming against buildings is encouraged. Buildings should be well integrated with the site and landscape.



Meandering recreation trail is integrated with berming and separated from travel lanes 30 feet where possible.



Parking lots can be screened with a combination of berms and plant material.



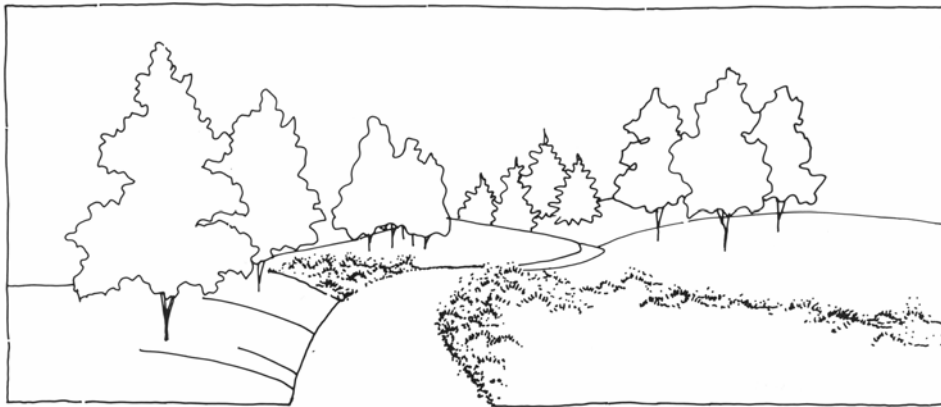
Retaining walls can be used to create the desired streetscape effect in restricted locations.

Meandering Sidewalks

The purpose is to provide a means for pedestrians and bicyclists to travel parallel to Harmony Road and have access to developments along the road where appropriate. Since pollution levels are highest closer to the road, the sidewalk is separated from the edge of pavement to the extent practical. The sidewalk is intended to be aesthetically pleasing as well as functional. The sidewalk is eight feet wide in order to accommodate both bicyclists and pedestrians, however, this sidewalk is not intended to serve as a commuter bicycle system.

A detached 8 foot wide concrete sidewalk is required along both sides of the road. The sidewalk shall be characterized by long smooth, sweeping curves through a gently bermed landscape. (+)

At intersections, the 8-foot wide sidewalk shall be parallel with Harmony Road for a minimum distance of 60 feet and shall connect to pedestrian crosswalks at the corner. See detail on page 20. (+)



Sidewalk system meanders through naturalistic berming.

Grading

Landscape grading on either side of Harmony Road is one of the most important visual design elements used in the corridor. The purpose is to create naturalistic berms in order to emphasize the landscape and soften the visual impact of development. In addition, berms may be used to screen parking areas or other undesirable views.

Berms shall be used to create a naturalistic rolling landscape as opposed to flat terrain or rigidly designed berms that look engineered. (+)

Berms are not mandatory for properties east of the Fossil Creek Inlet Ditch and west of Boardwalk Drive. It is anticipated that additional design standards and guidelines will be developed for properties in the gateway area east of the Fossil Creek Inlet Ditch during Phase II of the Gateway Planning Effort described in the Harmony Corridor Plan. See page 30 for properties west of Boardwalk Drive.

The height of berms may vary from three to twelve feet above existing grade. Berms intended to screen parking shall be at least four feet high in order to effectively screen vehicle headlights. Berm heights shall be approved by the City. (+)

Slopes shall be 3:1 or less, with smooth transitions between changes in grade. (+)

Berms, swales and detention ponds within the setback zone and elsewhere on the site shall be graded in such a way as to be an integral part of the landscape, designed with smooth transitions between changes in slope. (+)

Avoid cutting or filling within the drip line of existing trees that are to be saved. (+)

The design of the berms and the alignment of the sidewalk should be integrated in order to create the illusion that the landform is the reason the sidewalk meanders. (o)

The materials used to construct retaining walls within the setback zone or elsewhere on the site should be buff color flagstone or materials that match the architecture of the building. (o)

Using concrete to line conveyance channels is discouraged. (o)

The following chart summarizes minimum and maximum desirable slopes for site grading: (o)

Descriptions	Minimum Slope	Maximum Slope
Planting Areas	2%	3:1
Parking Lot Pavement	2%	4%
Driveways	2%	6%
Pedestrian Walks	1%	8%
Pedestrian Plazas	1%	2%

Water Transmission Main

The water transmission main which will be the backbone of the water distribution system for the Harmony Corridor will extend from Shields Street to County Road 9. A conceptual design and routing study for the project has been completed by the City's Water and Wastewater Utility. The presence of this main will create potential conflicts with the landscaping and berm design. Extensive coordination will be required during the development review process to minimize the effects upon either the water main or the Harmony Oaks design concept.

In designing berms and selecting and locating trees, the applicant shall avoid unnecessary interference with the City's water transmission main and the operation and maintenance thereof. (+)

As part of the preliminary development review process, the applicant shall submit a drawing to the City for its approval which graphically illustrates the water transmission main location, tree placement and grading concept. The drawing shall demonstrate that the tree and berm placement does not unnecessarily interfere with the City's water transmission main and the operation and maintenance thereof. (+)

Plant Palettes

The purpose of the plant palettes is to promote design continuity along the Harmony Road streetscape through repetition of plant material species, with special emphasis on oak trees. Secondly, the plant palettes emphasize low to moderate water demand plant material in order to conserve water. The plant palettes offer an adequate range of plant material species to provide spatial definition; soften, buffer or screen development; and provide seasonal interest.

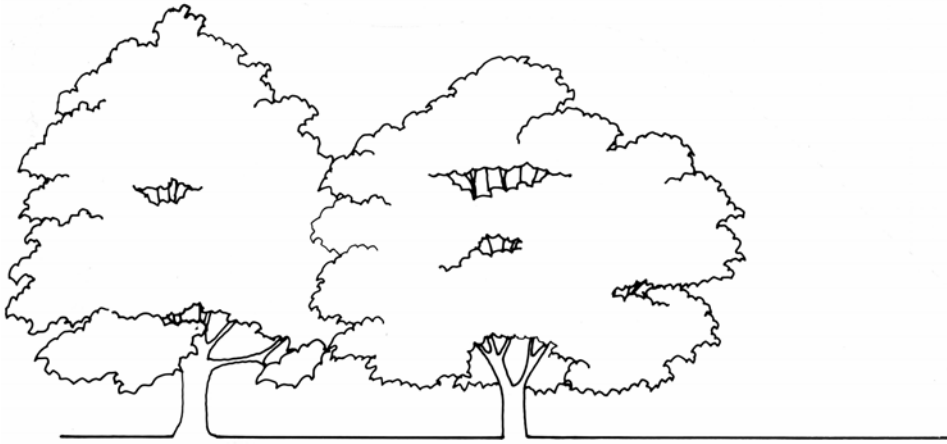
The landscape of the setback zone should be composed of two plant palettes; an oak palette, consisting of trees exclusively from the oak family, and a mixed palette, which is made up of trees and shrubs from a wider variety of plant families. At least, 35% of the trees in the setback zone should be chosen from the oak palette. The remaining 65% may be entirely from the mixed palette, or partially from the oak palette. (o)

The oak palette and the mixed palette apply to the setback zone landscape between College Avenue and the Fossil Creek Inlet Ditch located east of the Hewlett-Packard facility. It is anticipated that plant palettes for properties in the gateway area east of the Fossil Creek Inlet Ditch will be developed during Phase II of the Gateway Planning Effort described in the Harmony Corridor Plan.

Areas of the corridor outside of the setback zone are not limited to specific plant palettes, however, it is recommended that landscape plans throughout the corridor utilize plant material from these plant palettes in order to complement the setback zone landscape and conserve water where ever possible. (o)

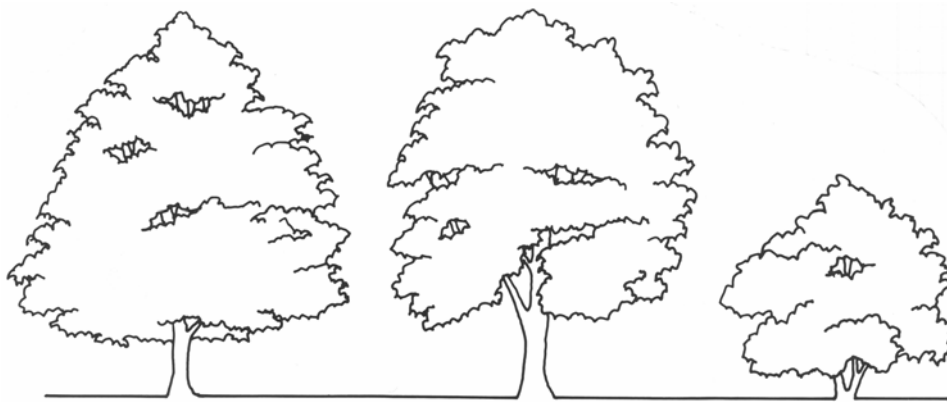
Applicants are encouraged to use xeriscape techniques that include appropriate plant material selection, soil modification, mulches, appropriate irrigation and other techniques designed to conserve water without sacrificing variety and visual quality. (o)

An estimated 25% of the setback zone landscape is an existing mix of plant material species not expected to change. When the corridor is completely developed, the overall ratio of oaks to other plant material varieties will be 1:4. This ratio does not take into account the median planting of oaks.



Bur Oak

English Oak



Northern Red Oak

Swamp White Oak

Gambel Oak

The following tables list the common names and a few, brief remarks concerning the plants of each palette. For more detailed information including specific drought tolerance rating, see Appendix A.

Oak Palette

Bur Oak	hardy, majestic
English Oak	wide, open habit, stately
Northern Red Oak	local stock only
Swamp White Oak	dense foliage, narrow
Gambel Oak	understory tree, fall color

Mixed Palette

DECIDUOUS TREES

White Ash	
‘Autumn Purple’ Ash	purple fall color
‘Rose Hill’ Ash	bronze red fall color
‘Autumn Applause’ Ash	purple fall color
Green Ash	
‘Marshall’s Seedless’ Ash	yellow fall color
‘Patmore’ Ash	upright, formal
Western Hackberry	hardy, good texture

ORNAMENTAL TREES

Cockspur Hawthorn	glossy foliage, fall berries
Toba Hawthorn	double pink spring flowers
Russian Hawthorn	white flowers, red fruit
Bigtooth Maple	red fall color
‘Radiant’ Flowering Crab	pink-red spring flowers

EVERGREEN TREES

Austrian Pine	drought tolerant
Ponderosa Pine	drought tolerant
Keteleeri Juniper	lt. green, blue berries

SHRUBS

Nanking Cherry	white flowers, red fruit
Staghorn Sumac	orange-red fall color
Red Twig Dogwood	red stem color in winter
Peking Cotoneaster	orange-red fall color
Alpine Currant	hardy, winter texture

ACCENT PLANTS

Daffodils	bulbs, yellow flowers
Wildflowers	annuals and perennials

Trees / Shrubs

While the plant material palettes define what plant material species are to be used in the setback zone, the following standards and guidelines describe how the plant materials are to be arranged. The purpose is to produce a cohesive corridor scale landscape as opposed to a series of individual project landscapes placed side by side.

Each individual site shall be designed within the context of the corridor landscape, with particular attention to adjacent properties. Applicants are required to show how their landscape plan complements or harmonizes with the existing or proposed landscape on adjacent properties in terms of grading, sidewalk layout, plant material selection, plant material quantities, planting design, views to the mountains and seasonal change. (+)

Periodic views to Longs Peak and the Front Range should be maintained along the corridor. These windows to the mountains should be carefully planned so that significant views are not obscured by buildings and/or plant material for more than one-half mile. (o)

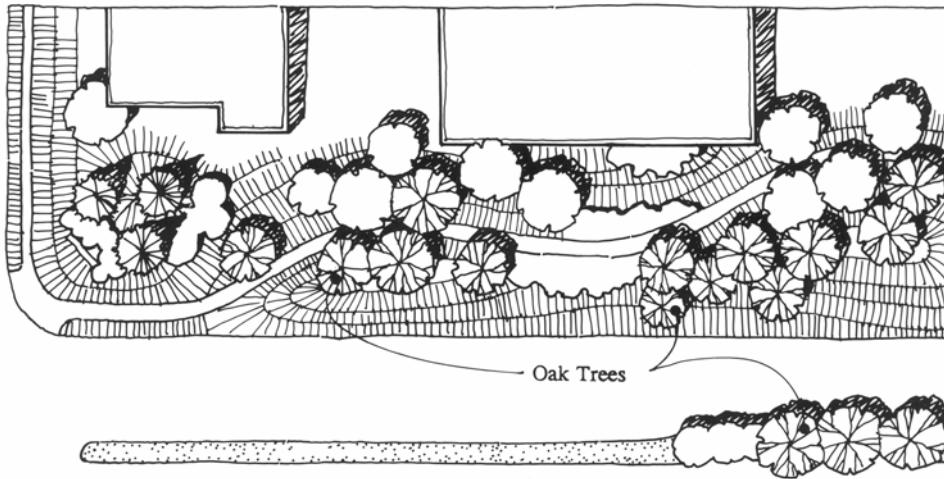
Seasonal change is important to the aesthetic appeal of the streetscape. Accordingly, each project should contribute to an effective seasonal plant material display in the corridor, however, individual sites are not expected to have continuous year round seasonal displays on their frontage. (o)

For example, if property A has a grove of oak trees and a drift of pines with a mass of shrubbery providing an effective fall color display, then the landscape plan for the adjacent property should emphasize spring color and may not need to use evergreen trees in the setback zone.

The planting design concept is naturalistic with heavy emphasis on oak trees. Repetition of the oak species is a design element used to create and strengthen the landscape continuity of the streetscape.

Oak trees should be planted in groves with a minimum of 10-20 trees per grouping. Deciduous shade trees from the mixed palette may be included in the groves, provided that 35% of the trees in the setback zone are from the oak palette. This guideline does not apply to properties west of Boardwalk Drive and east of the Fossil Creek Inlet Ditch. (o)

The visibility of oak trees from the street should take priority over the visibility of other plant material species. (o)



Oak trees and small caliper trees are used at the edge of the grove.

Trees on the edge of the grove may be smaller caliper size to create a more naturalistic appearance. Planting young trees very close together or clumped as they might appear in a forest is encouraged. (o)

Grove of deciduous trees should be periodically interrupted with groupings of evergreen trees used to provide winter interest and to screen objectionable views. Consider the landscape plans for adjacent properties when deciding the placement of evergreen trees. (o)

Evergreen trees, when used, shall be massed in groupings of 5-15. (+)

Ornamental trees and shrubs provide spring blossoms and additional fall color. Ornamental trees, when used, shall be planted in single species groupings of at least three (3) trees per group. (+)

Shrubs shall be massed with 5-25 shrubs per group. (+)

Single species groupings of shrubbery are recommended. (o)

In general, shrub massed are most effective when they are used as an understory planting at the edge of a grove of trees, or in low areas in between berms. (o)

No shrubbery shall be used in wildflower areas. (+)

Bur Oak, English Oak and Gambel Oak with an understory of wildflowers shall make up the median landscape. (+)

See the planting design examples on pages 18 and 19 for suggested plant material arrangements.



Oak trees planted in groves.

Wildflowers / Turf

The purpose is to provide a uniform and consistent landscape treatment of the ground plane along the Harmony Road frontage and to encourage the use of turf that consumes less water than traditional bluegrass. Starting at I-25 and continuing to College Avenue, wildflowers are planned to be the predominant ground cover in the median. The continuity of the wildflowers provides a colorful appearance throughout the spring, summer and fall months.

The predominant ground cover in the setback zone west of the Fossil Creek Inlet Ditch should be turf. (o)

It is anticipated that design standards and guidelines for properties in the gateway area east of the Fossil Creek Inlet Ditch will be developed during Phase II of the Gateway Planning Effort described in the Harmony Corridor Plan.

Where turf is used, it shall meet the following specification:

- 70% Tall Fescue
- 20% Bluegrass
- 10% Smooth Brome

Other turf mixes that use 30-50% less water than traditional bluegrass may be substituted for the above specified mix with City approval. (+)

The above specified mix should be considered a minimum standard. Applicants are encouraged to use turf mixes with lower percentages of bluegrass.

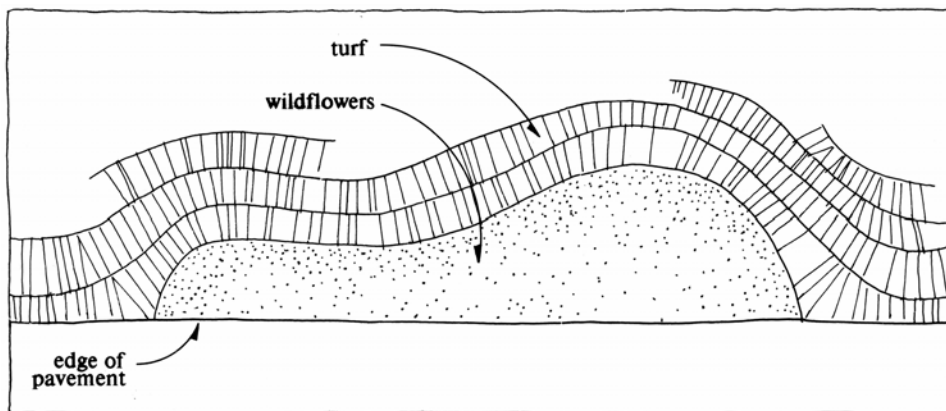
Periodic wildflower plantings along the edges of the road are encouraged, however, the use of wildflowers in the setback zone is optional. (o)

Where wildflowers are used in the setback zone, plantings shall be a minimum of 1000 square feet and must end 100 feet from the nearest collector or arterial street intersection. (+)

Incorporating naturalized daffodils into wildflower plantings or turf areas is encouraged. (o)

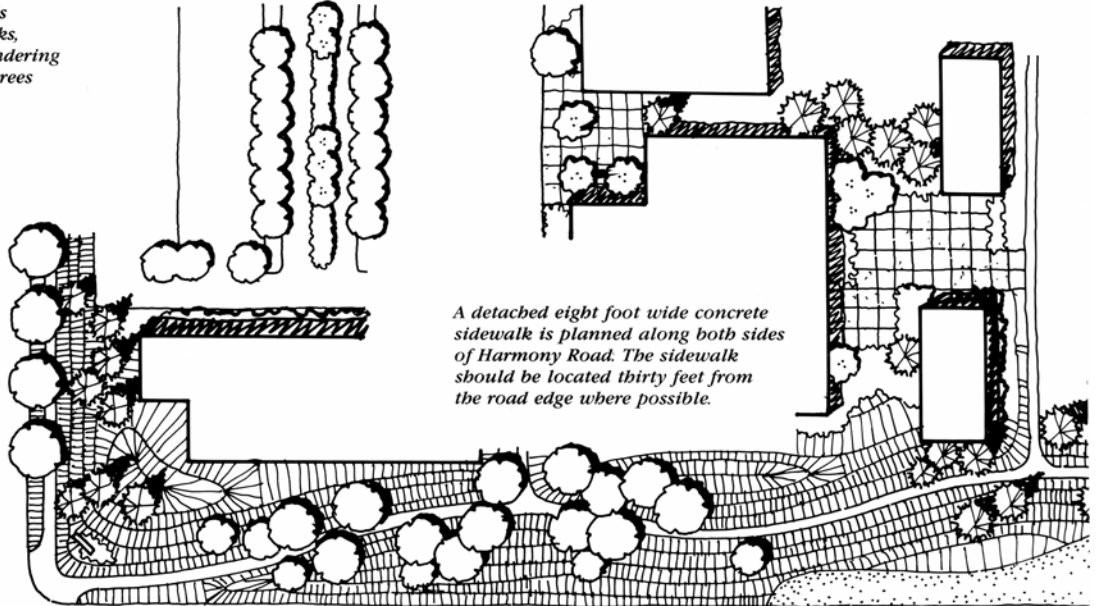
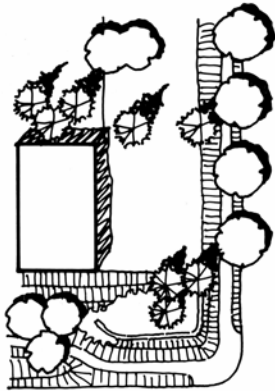
Daffodil masses, when used, shall include 100 or more bulbs per grouping. (+)

Transitions between wildflower and turf areas shall be made with free flowing curvilinear lines. (+)

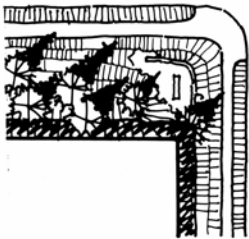


Wildflower areas adjacent to the road edge are encouraged.

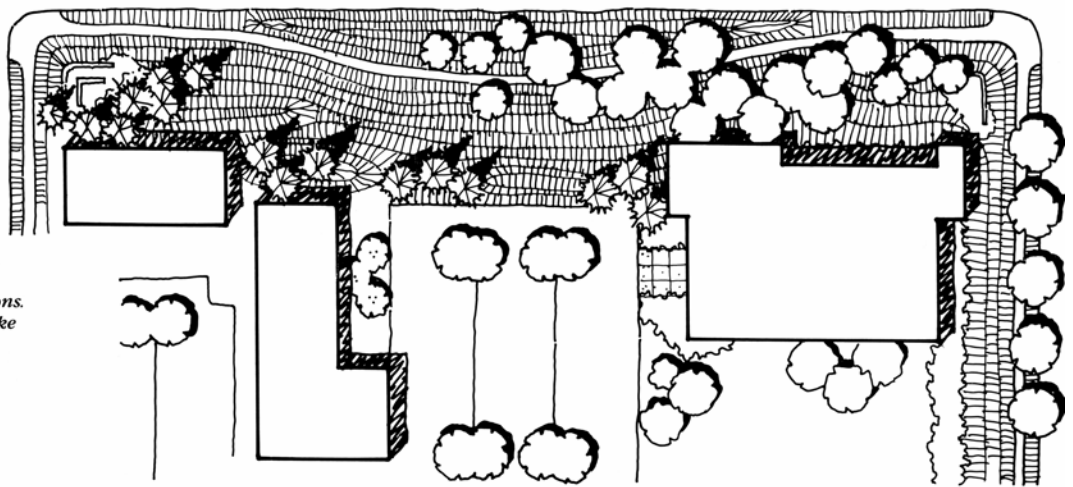
The Harmony Oaks concept is characterized by wide setbacks, naturalistic berming, a meandering sidewalk and groves of oak trees alternating with masses of wildflowers.

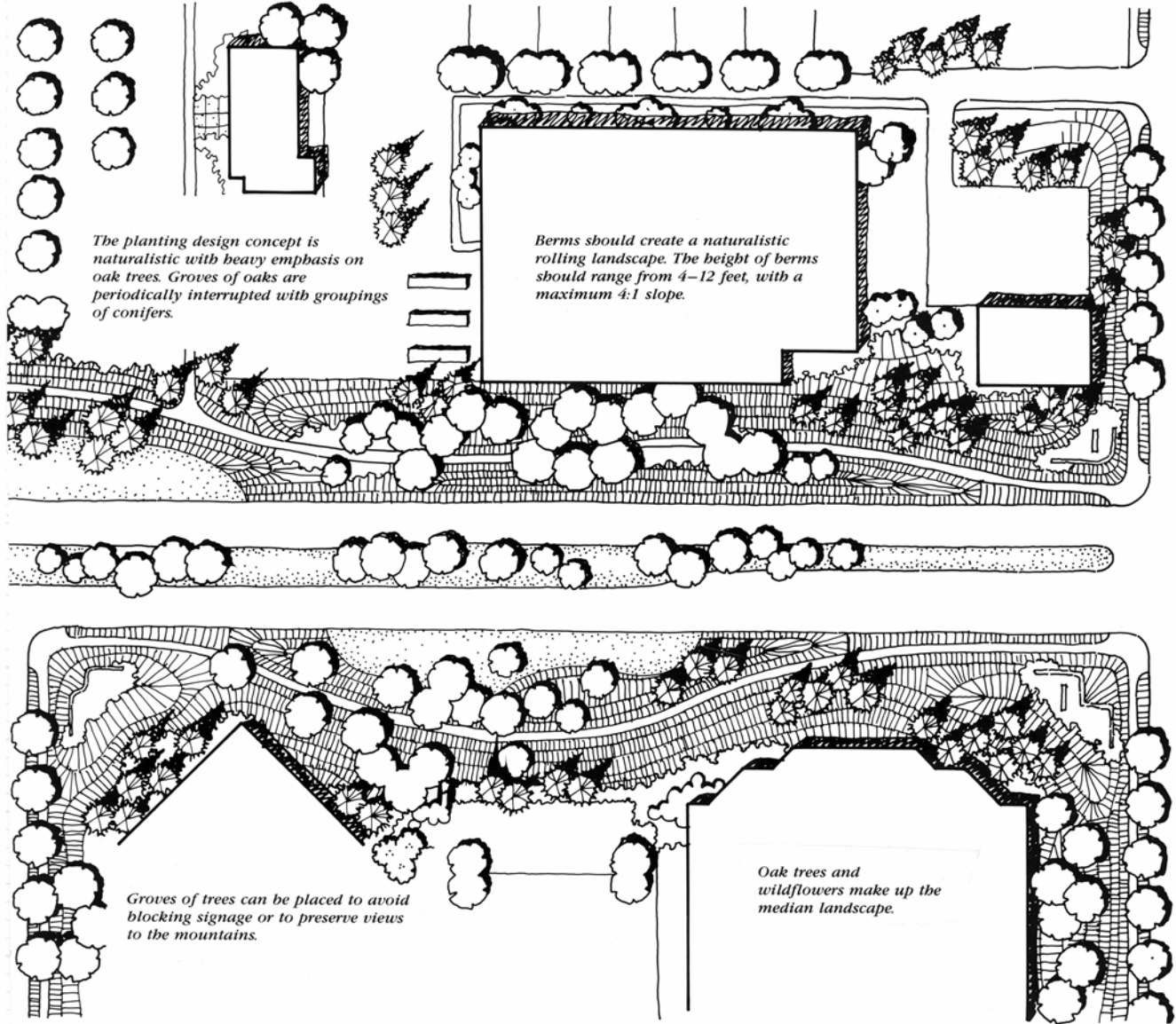


A detached eight foot wide concrete sidewalk is planned along both sides of Harmony Road. The sidewalk should be located thirty feet from the road edge where possible.



Entry features and/or low profile signage is encouraged at intersections. Low stone walls can be used to make the transition from turf to shrubs, ground covers and accent plants.

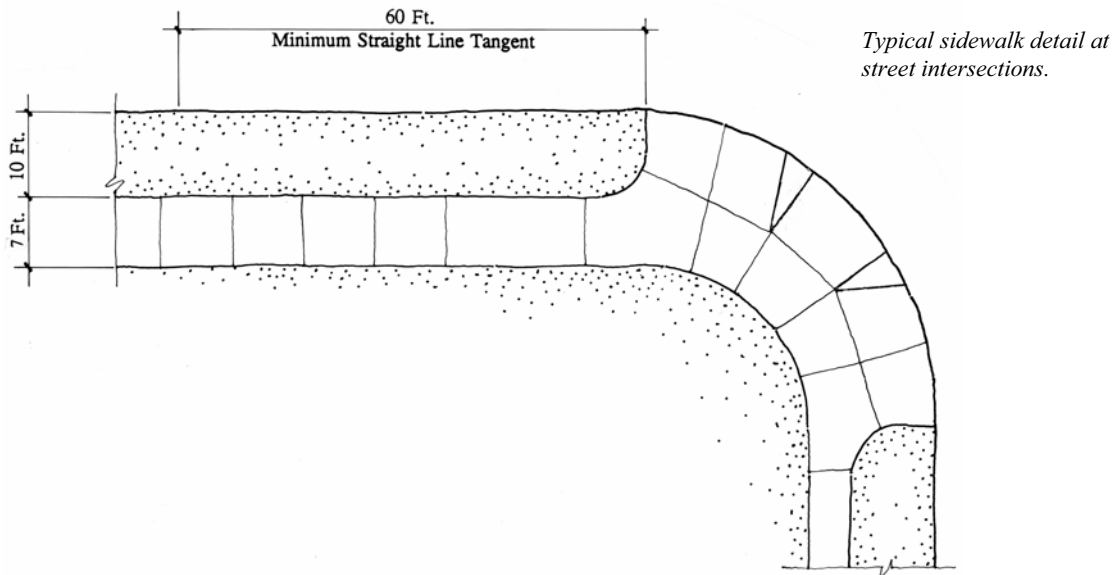




Collector / Arterial Street Intersections

The purpose of the following standards and guidelines is to establish a consistent appearance of major street intersections along Harmony Road so that collectively the intersections contribute to the Harmony Oaks design concept described in the Harmony Corridor Plan.

The 8 foot wide sidewalk and the local or collector street sidewalk shall be detached 10 feet and parallel to the street for a minimum of 60 feet from the curb return at intersections. (See detail.) (+)



Turf should be the predominant ground cover at intersections. (o)

Entryway plantings at intersections are encouraged. The incorporation of signage and/or project identity features is also encouraged. (o)

Entryway plantings, when used, shall be set back a minimum of 35 feet from the curb line. (+)

The grade at intersections should be gently mounded or sloped in the parkway strip between curb and sidewalk. (o)

The grade behind the sidewalk should be gently sloped up to an entryway planting or tie into a bermed landscape. A minimum 5% grade is recommended. See examples on pages 22 and 23. (o)

Entryway plantings should be characterized by low and medium height junipers, flowering accent plants, deciduous shrubbery and informally grouped deciduous and/or evergreen trees. Evergreen and small deciduous shrubs as well as annual and perennial flowers not found on the plant palettes may be incorporated into special feature landscapes at intersections. (o)

Entryway plantings and/or project identity features located on different corners of the same intersection should complement each other. (o)

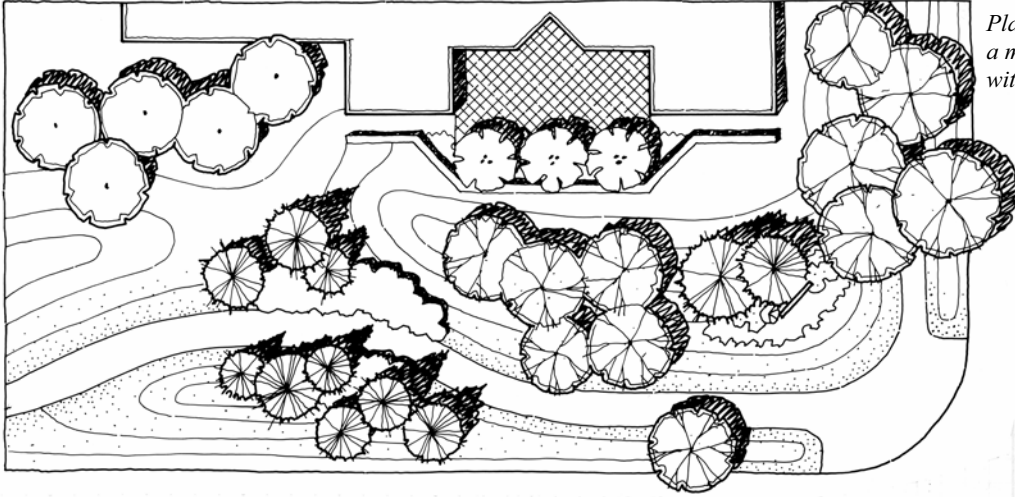
Applicants are required to show how their landscape plan relates to the existing or proposed landscapes for the other corners of the intersection in terms of grading, plant material selection, plant material quantities, planting design and hardscape materials. (Landscape plans for proposed projects are available in the City Planning Department.) (+)

The incorporation of a low stone wall into entryway plantings and/or project identity features wherever possible is encouraged, in order to achieve a higher degree of design continuity and unique sense of place for the Harmony Corridor. (o)

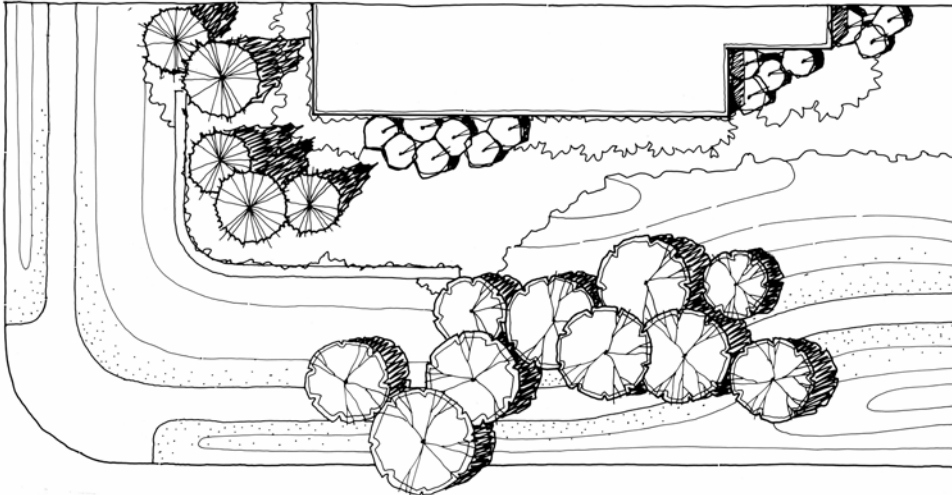
Where stone walls are incorporated into the landscape, buff color flagstone shall be used. (+)

Example intersection planting plans and details on page 22 are intended to convey a “landscape character” consistent with the Harmony Oaks design concept. The repetition of oak trees and stone walls is encouraged. However, the placement of the wall and plant material may be flexible according to individual site requirements and personal preferences. (o)

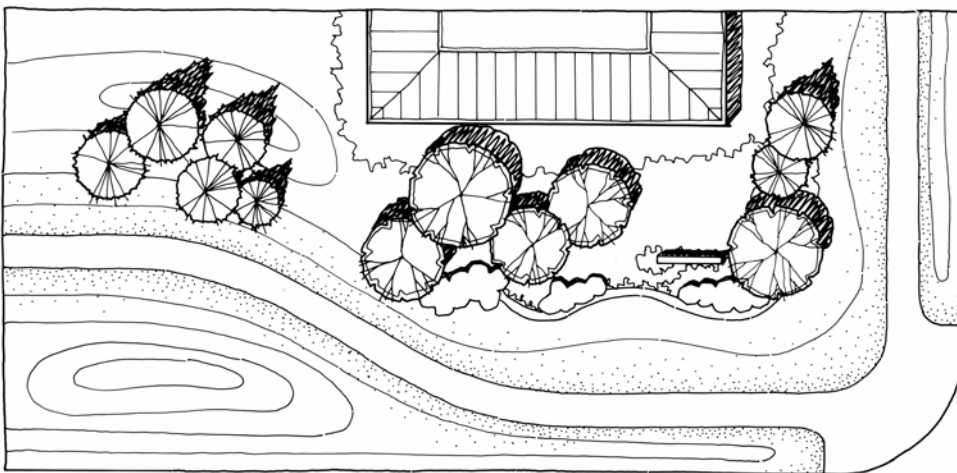
Stone walls are considered to be a landscape element. In order for stone walls to be an effective unifying design element in the corridor, it is important that the context in which stone wall are used remains relatively consistent. Incorporating the stone into sign bases is discouraged. Examples of the appropriate use of stone walls are shown on pages 22 and 23. (o)



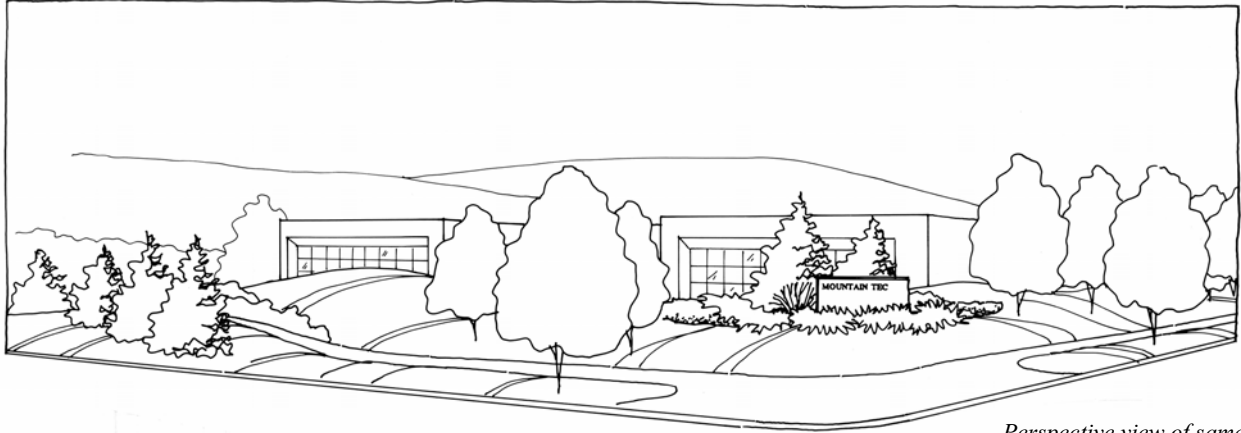
Plan view showing a monument sign with no stone wall.



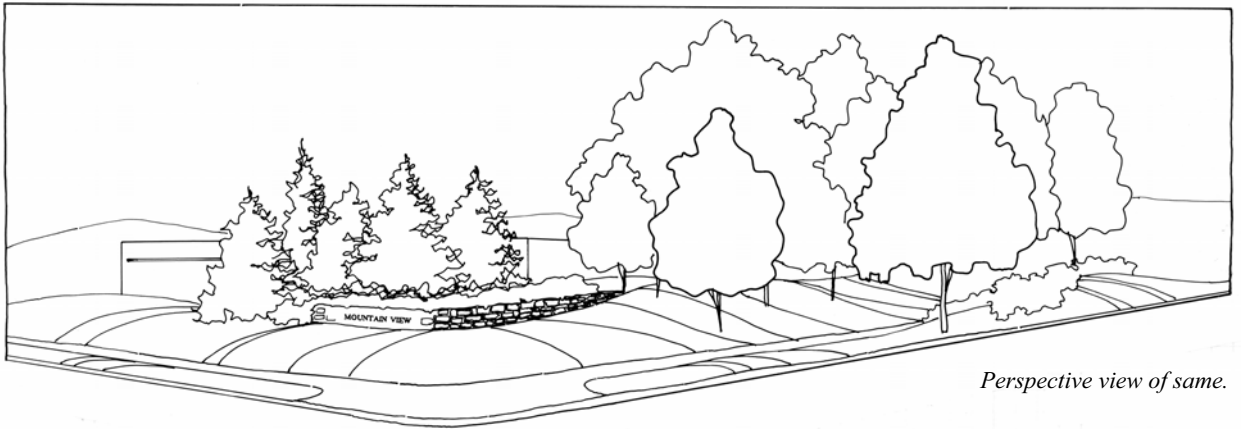
Plan view showing typography on a stone wall.



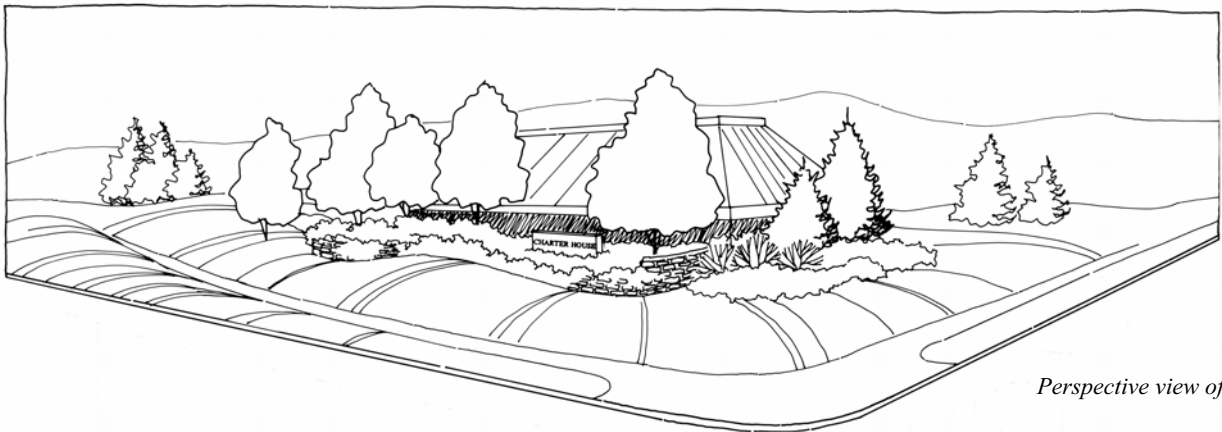
Plan view of stone wall used as a landscape element integrated with a monument sign.



Perspective view of same.



Perspective view of same.



Perspective view of same.

Planting Specifications

The purpose of planting specifications is to promote high quality landscape construction that requires less maintenance and conserves water.

Soil preparation should include the addition of organic matter and other amendments to improve the condition of the soil and to conserve water. (o)

A. All shrubs and/or accent plants should be within defined shrub beds. (o)

Edging should be 4 inch steel strap set one inch above sod grade. (o)

The soil surface in shrub beds shall be mulched to reduce moisture evaporation, improve water penetration, control weeds and help moderate environmental extremes. (+)

Three to four inches of aspen bark or similar organic mulch should be applied over a weed barrier. Gravel mulch is discouraged. (o)

Plant material shall be spaced to achieve coverage within three years. (+)

Plant material with similar water requirements should be grouped together and irrigation systems should be designed to respond to these groupings. Zone plants with different water requirements separately and use the appropriate method – drip emitters, mini-sprays, standard sprays or bubblers – to match the water requirements. (o)

Maintenance

The purpose of the following maintenance standards and guidelines is to establish maintenance responsibility and to promote a consistent quality of landscape maintenance along the Harmony Road streetscape.

Property owners are required to maintain the landscape up to the edge of pavement along Harmony Road and other public streets. (+)

Turf areas shall be irrigated with an automatic irrigation system. (+)

Shrub beds and turf areas shall be kept in a reasonably weed free condition. (+)

The pruning of trees and shrubs should be performed in such manner to enhance their natural character. (o)

Currently the median landscape is maintained by the State Division of Highways. The responsibility for maintenance in the future shall be determined at the time the Harmony Oaks design concept is implemented in the median.

Retaining Walls

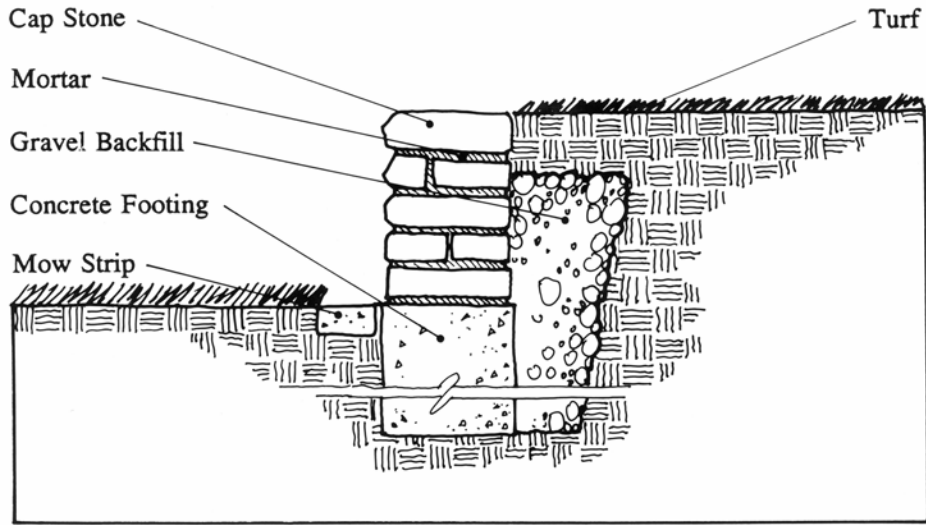
The purpose of these standards and guidelines is to promote the use of stone walls as a landscape element along Harmony Road. The consistent use of stone as a building material for landscape walls is another opportunity to provide landscape cohesiveness along the Harmony Road streetscape. The following guidelines clarify the desired type of stone work.

Low stone walls, 18-36 inches in height and used as a landscape feature, is encouraged throughout the corridor. Developers are encouraged to use stone walls to make changes in grade, to make the transition from turf to wildflowers or to complement signage. Wall heights may vary, depending on site conditions and personal preferences. (o)

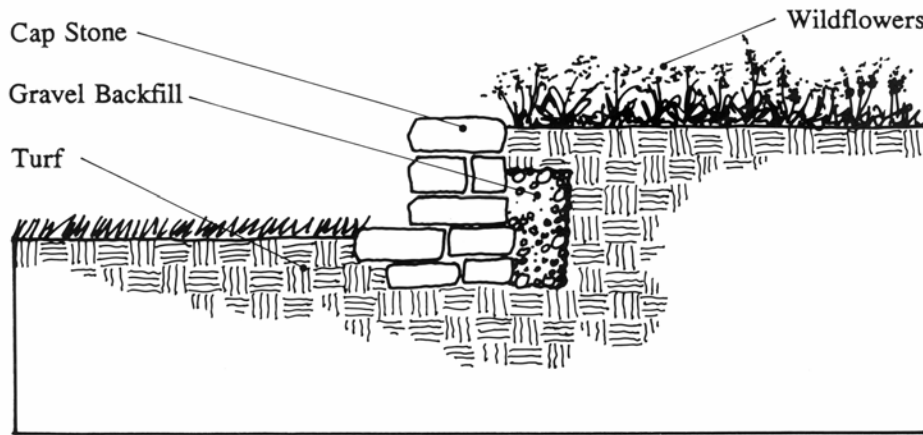
The materials used to construct retaining walls shall be buff color flagstone or materials that match the architecture of the building. For example, a project with brick buildings may use matching brick retaining walls instead of stone. Using landscape timbers or other materials that do not match the architecture of the building in the construction of retaining walls in the setback zone is prohibited. (+)

Where stone walls are used in the setback zone, buff color flagstone shall be used in the construction. (+)

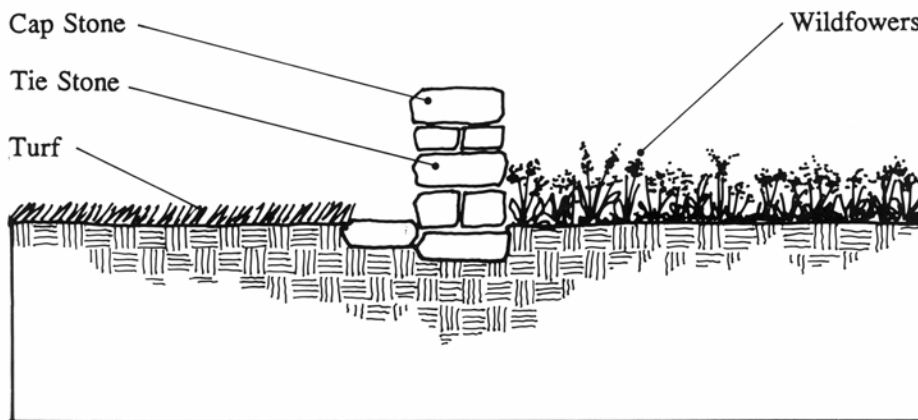
Stone walls are considered to be a landscape element. In order for stone walls to be an effective unifying design element in the corridor, it is important that the context in which stone walls are used remains relatively consistent. Accordingly, incorporating the stone into sign bases is discouraged. Examples of the appropriate use of stone walls are shown on pages 22 and 23. (o)



Mortared stone wall used as a retaining wall.



Dry laid stone wall used as a retaining wall.



Dry laid stone wall used as a freestanding seat wall.

Fencing

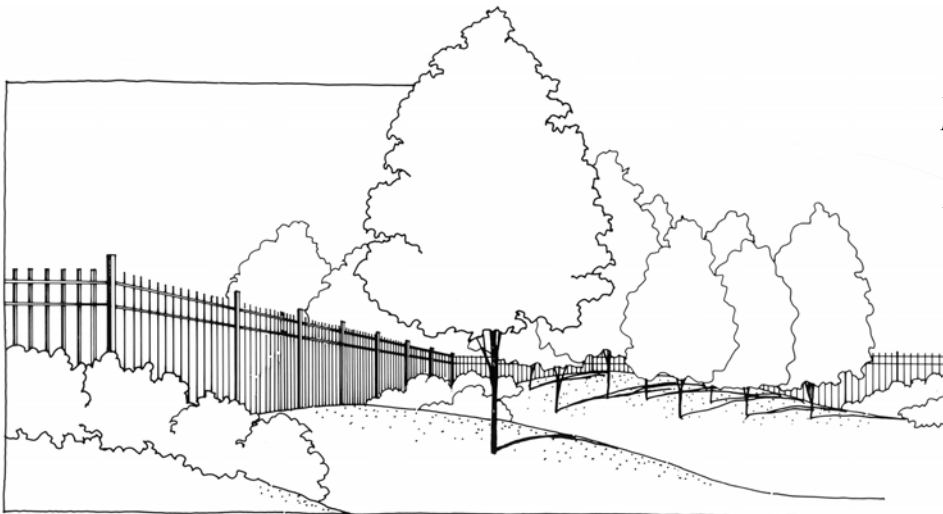
The purpose of these standards and guidelines is to promote the use of black metal picket fencing as a landscape element along Harmony Road. The consistent use of black picket fencing as security fencing and/or decoration, will help provide landscape cohesiveness along the Harmony Road streetscape. The following standards and guidelines clarify the desired type of fencing.

Fence location and details shall be submitted with development plans. (+)

Security fencing is not allowed within the setback zone, except when the fence is part of an entryway feature. Only that part of the security fence that is incorporated into the entryway feature is allowed to encroach into the setback zone. (+)

Outside of the setback zone, ornamental aluminum fence with black baked enamel finish and pickets spaced four inches apart is the preferred material and style for fencing that is visible along Harmony Road. Repetition of this distinctive style of fence is another design element that can help unify the corridor landscape. Applicants are encouraged to use this type of fencing for their security fencing needs. (o)

Unclad chain link, dog-eared and shadow box wood fences that are visible from Harmony Road are discouraged. (o)



Repetition of black picket fencing helps unify the landscape character of Harmony Road.

The appearance of chain link fencing can be greatly improved by using black, vinyl clad chain link and partially screening it with berming and plant material. (o)

Screen wall and other architectural fences may encroach into the setback zone, if the Planning and Zoning Board determines that the design of the fence adds to the architectural interest of the building and does not detract from the corridor landscape. Such a fence shall be 8 feet or less in height and constructed using building materials and design details that match or complement the building or project identity. (+)

The visual appearance of all fencing should be enhanced with plant material. (o)

Lighting

The purpose of the following standards and guidelines is to encourage consistent light quality in the corridor and to reduce conflicts between street lighting and tree placement.

Public street lighting along the corridor shall be standard City fixtures on 30 foot high light standards, spaced approximately 175 feet apart, on both sides of the road. The light source shall be high pressure sodium lamps. (+)

Consistent use of high pressure sodium light sources contributes to the aesthetic quality of the corridor. Projects are encouraged to use high pressure sodium light sources in their site design. (o)

Trees with maximum heights above 30 feet shall be spaced at least 40 feet from a streetlight. (+)

Trees with a maximum height of less than 30 feet may be planted as close as 15 feet from a streetlight. (+)

Boardwalk Drive to College Avenue

The Harmony Oaks concept becomes more difficult to implement between Boardwalk Drive and College Avenue for a variety of reasons. Most of the property adjacent to the road in this area is developed. Setbacks are narrower and there is no median in the road. Some properties are vacant and others are expected to redevelop at some time in the future. The unique characteristics of this section of Harmony Road require special attention. Wide setbacks, a meandering sidewalk, rolling berms, groves of trees and wildflower meadows are difficult to implement in this area, however, other design elements can be emphasized to create continuity. The following guidelines apply specifically to new development along Harmony Road from Boardwalk Drive to College Avenue.

The design elements that contribute to the Harmony Oaks design concept are listed below. Developers are encouraged to incorporate as many elements as possible into their development projects. (o)

1. Wide setbacks.
2. Naturalistic bermings.
3. Meandering sidewalk.
4. Groves of trees.
5. Plant material from selected palettes.
6. Wildflower masses.
7. Daffodil masses.
8. Stone walls.
9. Black picket fencing.

Properties in this area will not be required to provide an 80 foot setback. The appropriate setback dimension for individual properties in this area will be determined during the development review process, when more site development variables are known.

Trees and shrubs should be selected from the oak palette and the mixed palette in the recommended ratios. See pages 12 and 13. (o)

Properties west of Boardwalk Drive are not required to plant trees in groves, however, these properties are required to plant trees in naturalistic clusters as opposed to straight lines and formal patterns. (+)

Wildflowers shall not be used unless they can be established in a continuous bed that measures at least 1000 square feet. (+)

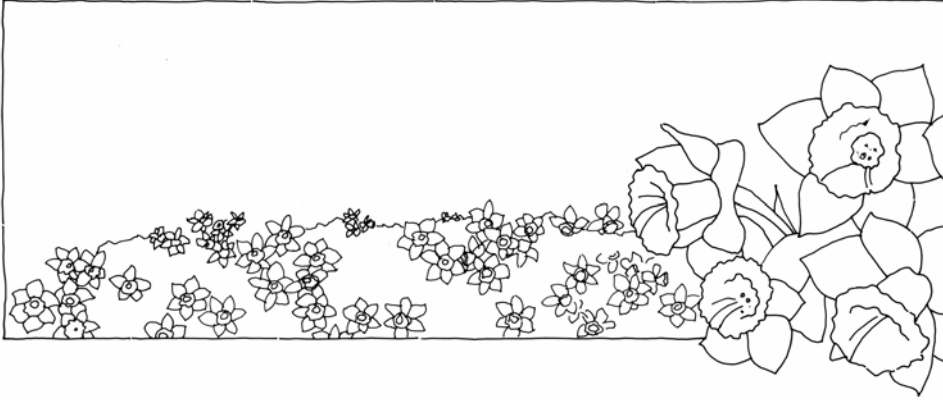
The use of daffodils in large masses (100 bulb minimum) should be emphasized in this area. (o)

Hardscape elements such as stone walls and black picket fencing play a more dominant role in creating continuity and should be emphasized in this area. (o)

The Harmony Corridor Plan recommends the design and implementation of special signage and graphics for public signage in the corridor. Special signage and/or graphics for public signage should be emphasized in this portion of the corridor. (o)

The use of stone walls can provide landscape continuity with the rest of the corridor; accordingly, properties which are too small to accommodate naturalistic berming (see GRADING on page 10) are encouraged to use stone walls in combination with plant materials as screening devices. (o)

Properties west of Boardwalk Drive shall not be required to provide meandering sidewalks, however, minimum 7 feet wide concrete sidewalks parallel to Harmony Road are required. Ramps shall be provided at all street intersections so that pedestrians, bicycles, wheelchairs and baby strollers can negotiate the sidewalk system. (+)



Daffodil masses play an important role near College Avenue.

Local & Collector Streets

Local and collector streets in the corridor can be utilized to extend the unifying effect of the Harmony Oaks design concept into the adjacent area. Design standards and guidelines for local streets which intersect with Harmony Road and for collector streets in the corridor are detailed below.

Suggested setbacks for buildings and parking lots from future edge of pavement: (o)

Description	Building Setback	Parking Setback	Fencing Setback
Collector Streets	40'	30'	20'
Local Streets	40'	20'	20'

At least 35% of the plant material used in the setback area along local and collector streets within one-half mile of Harmony Road should be selected from the oak palette. The remainder of the plant material should be selected from the following palette: (o)

Local / Collector Street Palette

DECIDUOUS TREES

White Ash	
'Autumn Purple' Ash	purple fall color
'Rose Hill' Ash	bronze red fall color
'Autumn Applause' Ash	purple fall color
Green Ash	
'Marshall's Seedless' Ash	yellow fall color
'Patmore' Ash	upright, formal
Kentucky Coffee Tree	coarse winter texture

ORNAMENTAL TREES

Flowering Crabapples	flowers, fall color
Newport Plum	pink flowers, purple foliage
Bigtooth Maple	red fall color

EVERGREEN TREES

Austrian Pine	drought tolerant
Ponderosa Pine	drought tolerant
Keteleeri Juniper	lt. green, blue berries
Scotch Pine	drought tolerant

SHRUBS

Snowmound Spirea	white flowers, arching
Bluemist Spirea	blue flowers late summer
Red Twig Dogwood	red stem color in winter
Peking Cotoneaster	orange-red fall color
Alpine Currant	hardy, winter texture

ACCENT PLANTS

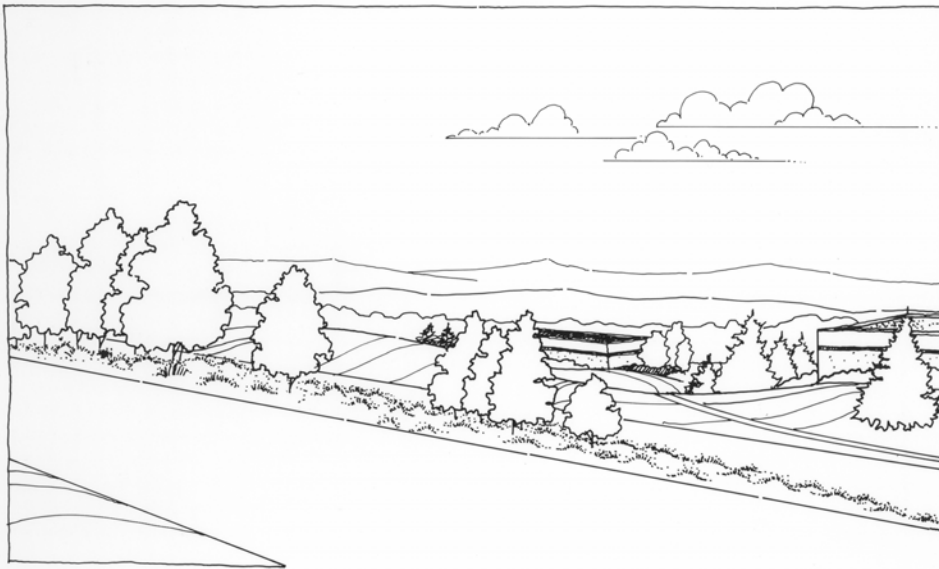
Grape Hyacinth	blue-purple spring flowers
Yellow Tulips	spring bulbs
Rocky Mountain Penstemon	blue-purple flowers
Orange Day Lilies	summer flowers

Median Planting

Utilization of the Harmony Road median to affect a coordinated design theme is essential. Since the median is under one ownership, it can be designed and maintained as one continuous landscape. The following guideline should be the starting point for future median landscape plans.

The median shall be planted in wildflowers from the I-25 interchange to the end of the median at Boardwalk Drive. (+)

A combination of wildflowers and a mixture of Gambel Oak and Bur Oak at various stages of growth make up the median landscape. The wildflowers, once established provide spectacular seasonal effects. The oaks grow more slowly and develop character over time. Utilized together and reinforced by private sector landscapes along the edges of the roadway the oaks and wildflowers create a unique pastoral landscape.



Architectural Design

The purpose of these standards is to promote high quality architectural design along the Harmony Road frontage, so that the architecture of the buildings adds to the visual interest of the corridor.

Buildings shall be designed to ensure that all elevations are attractive, rather than placing heavy emphasis on the front elevation and downgrading the aesthetic appeal of side elevations. Any accessory building or enclosure shall be similar to the principal building in design and materials. (+)

Rooftop mechanical equipment shall be screened. (+)

Internally illuminated awnings on building elevations that face Harmony Road are prohibited. Such awnings are permissible where only logos and/or typography are illuminated. (+)

Parking & Service Areas

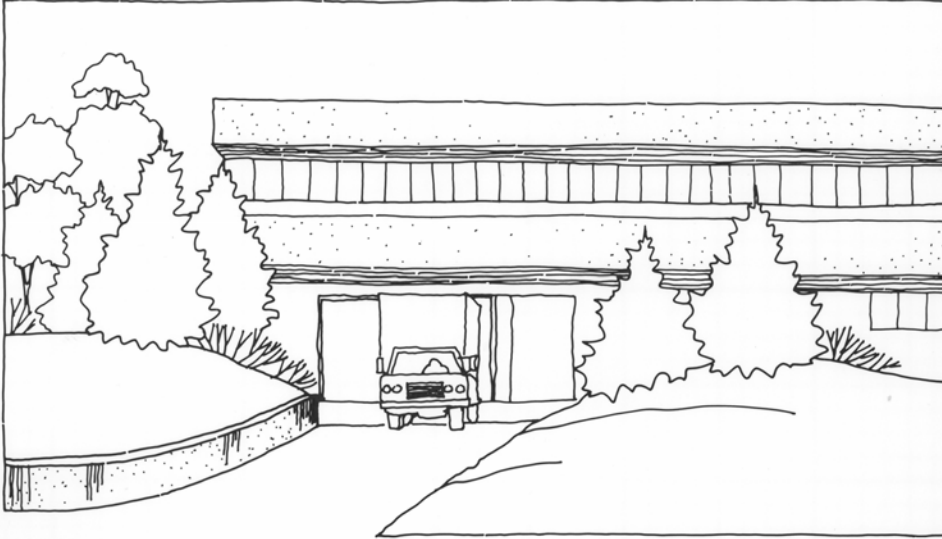
The following standards and guidelines are intended to promote skillful design of parking and service areas in developments located adjacent to Harmony Road. The goal is to have these areas as visually unobtrusive as possible.

All parking shall be screened from public streets by plant material, fencing and/or berming. (+)

Parking is prohibited within the setback zone. (+)

Parking areas shall not extend for more than a quarter of a mile along the Harmony Road frontage (adjacent to the setback zone) without a significant visual break provided by buildings and/or open space. (+)

Large parking lots should be broken into sections not to exceed 200 cars each, separated by a major landscape buffer to provide visual relief. (o)



Service area screened with plant material and berms.

Utility equipment, storage areas, service areas, loading docks and trash collection areas are encouraged to be located so that they are not visible from public streets or building entries. (o)

Utility equipment, storage areas, service areas, loading docks and trash collection areas that are visible shall be screened with berming, plant material and/or fencing. (+)

Loading and service areas should be designed as an integral part of the building architecture to the extent practical. (o)

IV. SHOPPING CENTERS

STANDARDS & GUIDELINES

Ideally, retail development adds vitality and convenience to neighborhoods and work places without introducing negative impacts that overwhelm the surroundings. Achieving this in the Harmony Corridor is the purpose of these Standards and Guidelines.

Design criteria cannot predict the unique potential and constraints for each site and building. Thus, the following Standards and Guidelines are intended to establish a direction and a basic level of quality for compatibility with neighborhoods.

It is the City's hope that the mandatory standards do not limit creativity or reduce a potentially better design, created by skillful and sensitive architects and land planners, to a level of minimum compliance.

This section should encourage those who are responsible for new development to thoroughly consider the particular situation, including the surrounding context, so that each new development complements the positive and unique character of its neighborhood and the community.

This section focuses on three areas: (1) the function of buildings in defining a neighborhood and the community; (2) site relationships to surrounding neighborhoods and mitigation of negative impacts; and (3) the mixing of uses.

Fort Collins already has a development review system that promotes solutions to these general issues on a city-wide basis. The purpose of these Standards and Guidelines is to augment those existing criteria with more specific interpretations that apply to the Harmony Corridor.

**See Appendix B for definitions of these Shopping Centers.*

Buildings

1. Massing, Orientation, and Configuration on Site

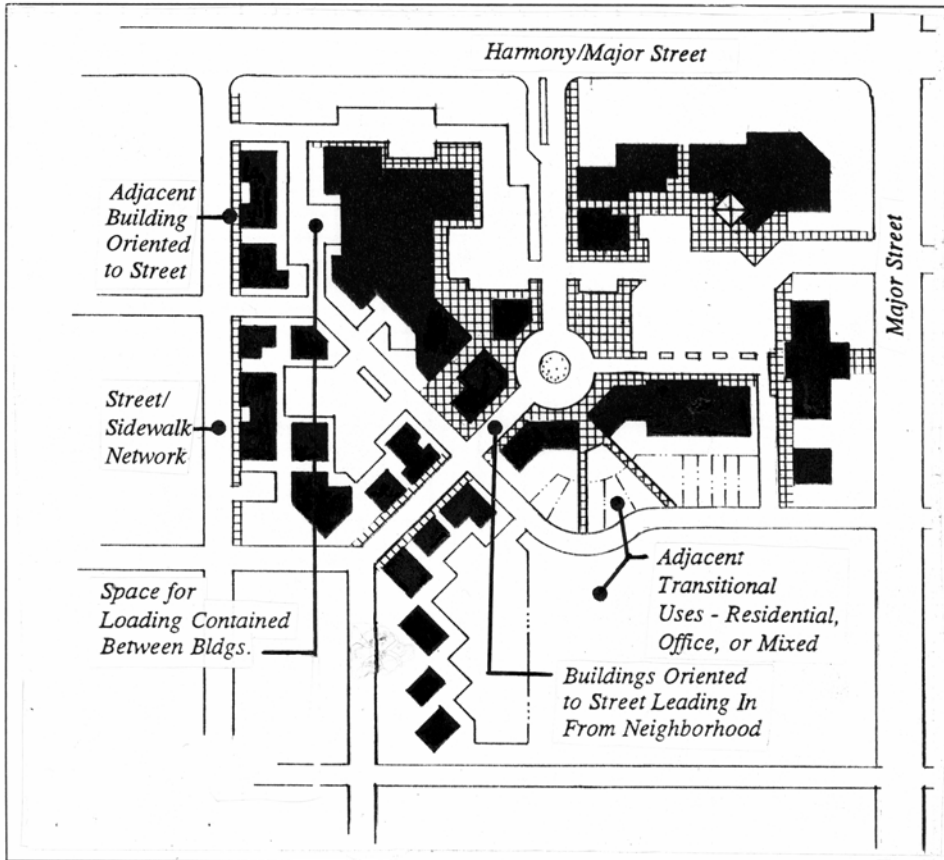
The purpose of these Standards and Guidelines is to encourage site-specific, responsive planning and design. The massing, orientation, and configuration of buildings automatically shapes public space and establishes relationships and transitions to adjacent land uses. If designed skillfully, buildings can do this in a positive way.

Buildings should offer attractive and inviting pedestrian scale features, spaces, and amenities. They should reflect the fabric of surrounding neighborhoods, rather than a superimposed formula. The cumulative patterns and connections created by multiple buildings, and the quality and memorability of their public spaces, is at least as important as the architecture of the buildings themselves. (o)



Intimately scaled spaces for people shaped by buildings.

Building mass should be shaped by connections to the street and sidewalk network, and in turn the building mass should be designed to give deliberate form to adjacent public spaces, such as streets, sidewalks, plazas, or landscaped spaces. (o)

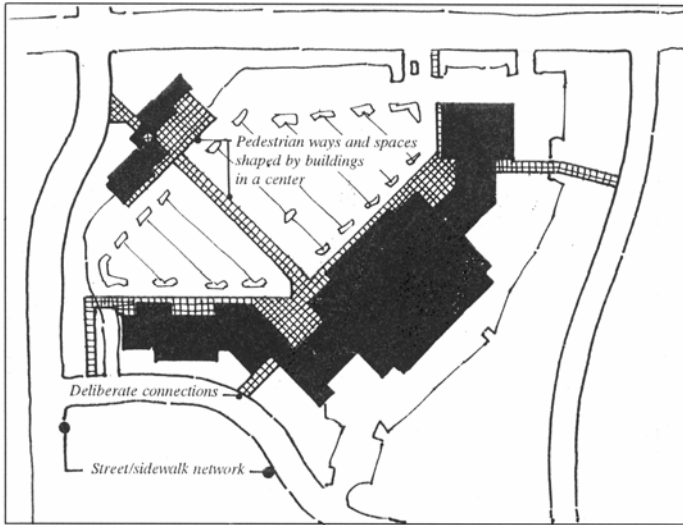


A center in which the buildings have been shaped by the street/sidewalk network, and in turn give definite form to streets, sidewalks, and other spaces.

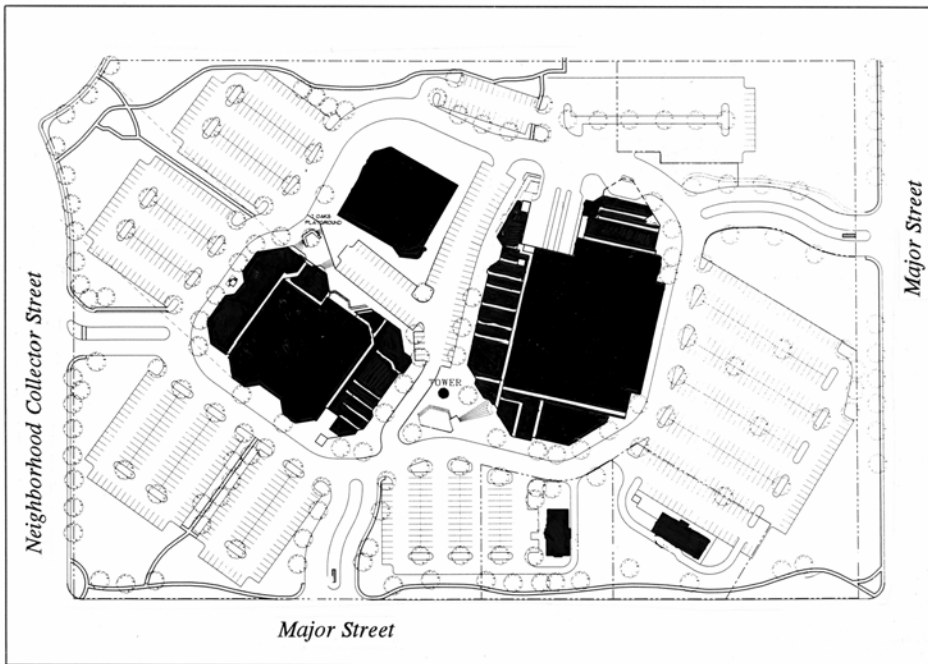
Consider orienting some buildings in multiple-building centers to streets leading in from the neighborhood, rather than to the arterial or collector street. This can create an inviting transition into the center and accommodate neighborhood-serving uses with lower visibility needs and traffic impacts, such as daycare, shared mail pick-up, office, coffee shop, and other similar uses. (o)

Residential use buildings, whether solely residential or mixed use, should also be used to create an effective land use transition between a center and adjacent neighborhoods. (o)

Where it is not possible or appropriate to extend streets or sidewalks directly, building mass can still shape definite, pleasant *connections* to adjacent land uses. (o)

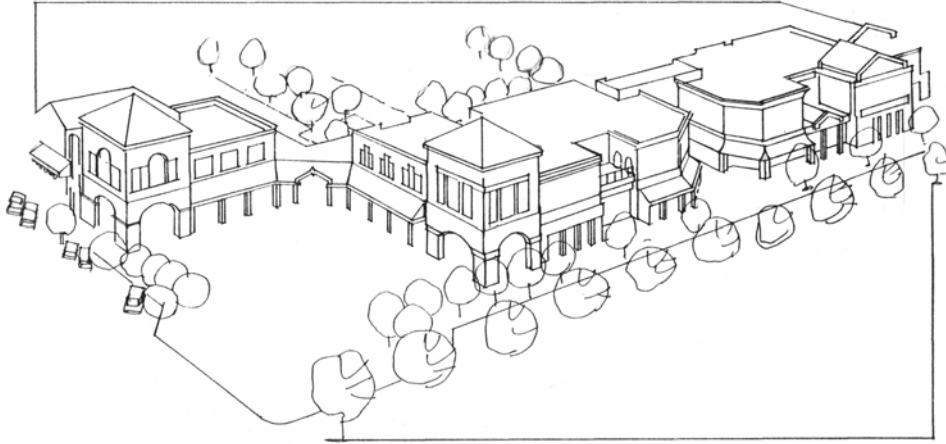


Pedestrian ways and spaces in a center of about 96,000 square feet, shaped in part by offsets and articulation in building massing.

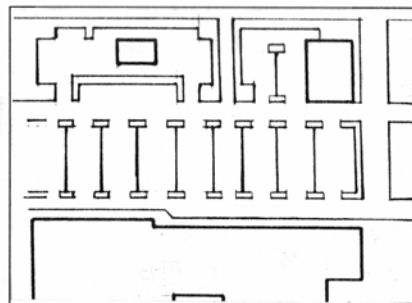
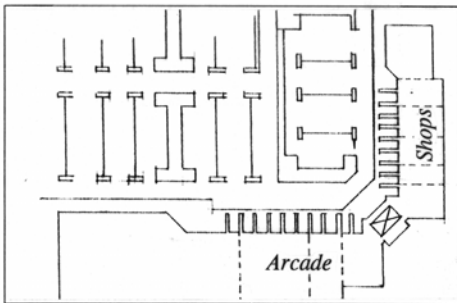


Independent network of circulation and pedestrian spaces shaped by buildings in a center of about 120,000 square feet; streets and paths lead in from all sides.

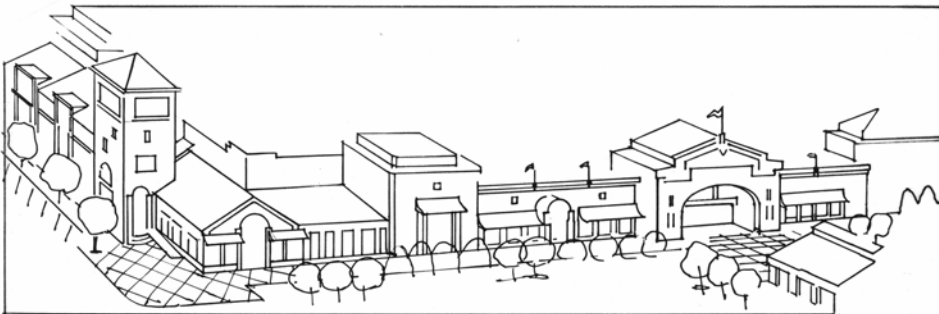
Consider distinguishing the different businesses or activities in the center with variation in massing rather than through detail features and fenestration alone. Consider slipped-plane offsets, recesses and projections, reveals, harmonious variations in roof shape or height, and vertical extensions at focal points. (o)



A possible reason not to use the preceding guideline would be to allow a single building mass containing several small businesses to shape a deliberate and pleasant overall outdoor space, such as an animated pedestrian walkway or arcade. (o)

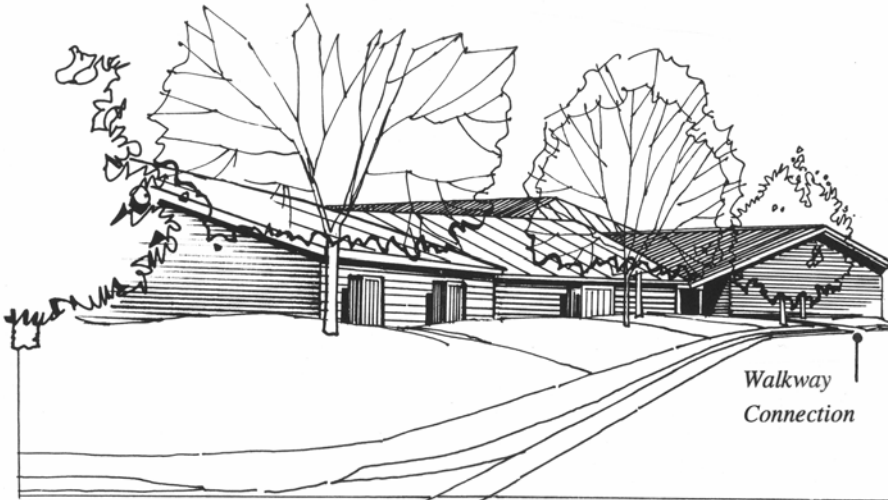


Two diagrams – deliberate, pleasant outdoor space vs. residual space left over from parking and unarticulated buildings.



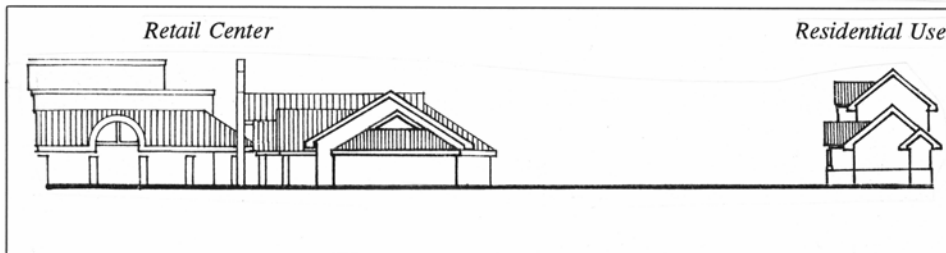
Animated walkway with building mass aligned on essentially a single plane.

Building massing and configuration shall be established in such manner as to provide aesthetically appealing and convenient access on all sides, and not merely from the arterial or collector street. (+)



Back side of a shopping center showing building massing that complements adjacent residential use and creates a convenient access point for pedestrians and bicyclists.

Building massing shall create a transition from the edges of the center inward. To achieve this effect, smaller and lower building mass shall be located near edges of the center where adjacent buildings are smaller or residential in scale. (+)



Where buildings are adjacent to single or multi-family residential uses, rooflines shall be of a similar or lower height than the residential rooflines. (+)

2. Image, Detail Features, Fenestration, Entrances, Color and Materials

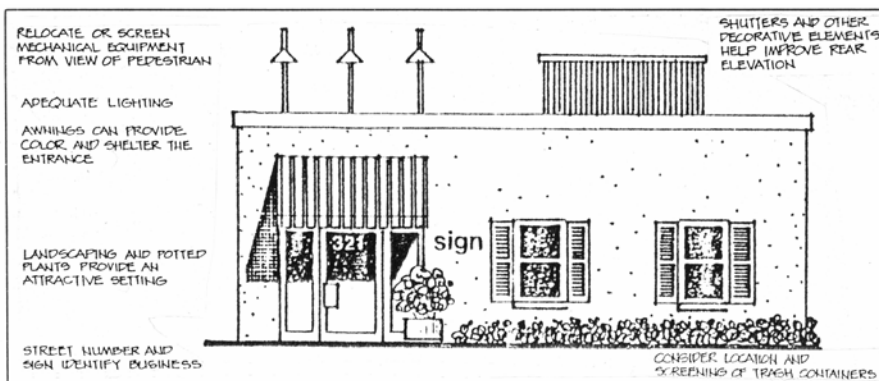
The purpose of these Standards and Guidelines is to assure that retail buildings contribute to neighborhood identity in a positive way and complement the image of the community.

Create visual interest and appropriate scale with rooflines or cornices, dormer or clerestory type roof features, and elements such as arcades, canopies, arbors, awnings, pilasters, and expression of bays. Trees and their shadows on walls may be used to add interest and improve the pedestrian scale of buildings, particularly when deliberately designed as part of the architecture. Consider enhancing pedestrian spaces with architectural details for interest, ledges or sills for sitting, arbors or canopy structures for shade and shadows, planters and window boxes for life and color, and other similar features. Windows and window displays, with aesthetically pleasing night lighting, may be used to add interest and animation in appropriate areas. (o)

Generally, rooflines adjacent to residential uses should be relatively low in height, and sloping roofs should emphasize long, horizontal lines, form overhanging eaves, and have hipped rather than gabled ends or a combination of hipped and gabled ends to complement surrounding neighborhood character. (o)

Where it is not practical for buildings adjacent to residential uses to have low rooflines, other prominent detail features should be included that break a taller building down into stories to relate to residential scale. (o)

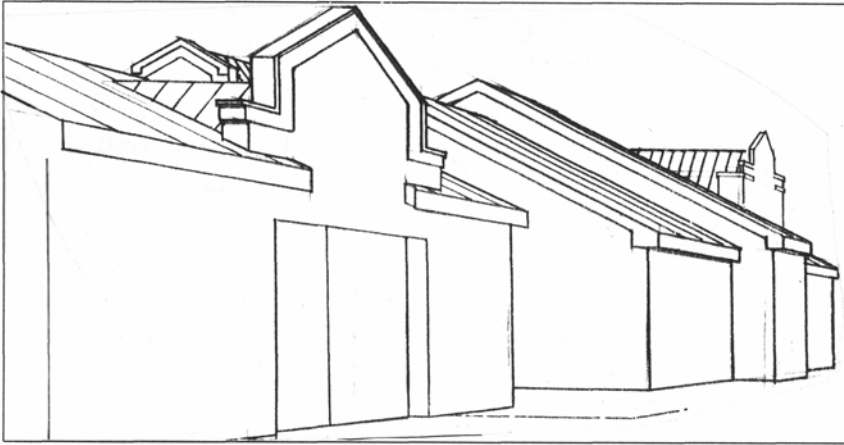
In a center, where the rear sides of shops face adjacent uses or streets, consider adding some design detail to service doors and windows to give the appearance of a “friendly” entrance oriented to the neighborhood circulation network. The intent of this guideline is to avoid facing the neighboring use with unattractive service doors and security lights. (o)



*“Friendly”
treatment of a
service entrance.*

The sides and backs of buildings shall be as attractive and interesting as the front, where those sides and backs are visible from adjacent properties. (+)

Buildings must have sloped roofs, three dimensional cornice treatments, or both. Large sloping roofed areas must have multiple planes with features such as overlaps and varied peak height, offsets, and harmonious variation in form. (+)



Sloped roofs combined with corniced parapet features.

Building entrances must be placed and designed to give clear orientation from the main avenues of approach. Entrances must be highlighted with façade variations, porticos, roof variations, or other integral building features. (+)

Predominant exterior colors must be low reflectance, muted, neutral or earth tone colors. Colors other than these may be used for accent and emphasis of focal areas. (+)

All architectural elements and detail features must be consistent or harmonious among multiple buildings.

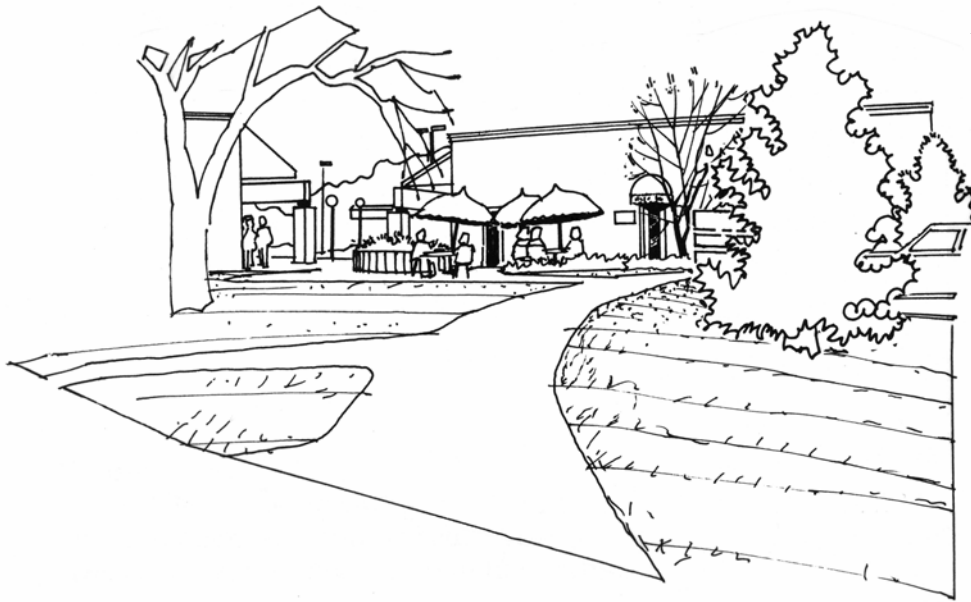
Adjunct appurtenances such as vending machines, express mail drops, teller machines, newspaper dispensers, and other similar items must be incorporated within the architectural theme of the center. (+)

Site Relationship to Surrounding Neighborhoods and Mitigation of Adverse Impacts

The purpose of these Standards and Guidelines is to provide a harmonious relationship between land uses; to achieve the benefits of having goods and services convenient to neighborhoods and work places while minimizing any negative aspects of retail and commercial development.

1. Access and Circulation

Where possible, retail uses should be tied to the surrounding neighborhoods and uses by extending streets, sidewalks and paths directly into and through the center, thereby allowing residents and workers to conveniently walk, bike or drive to the center. Such connections highlight the importance of having an attractive, inviting appearance on the sides and back of the center. (o)

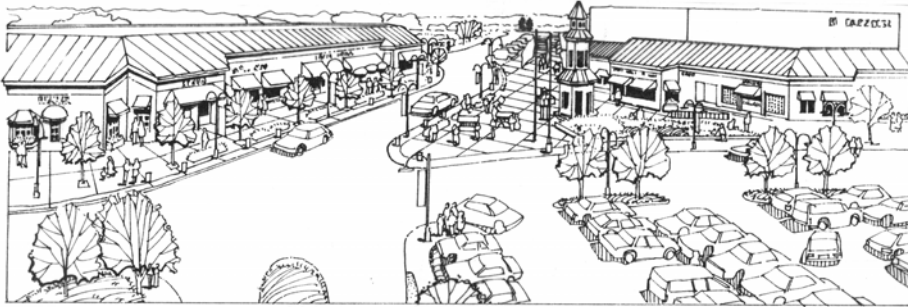


Path extending into a center from adjacent neighborhood.

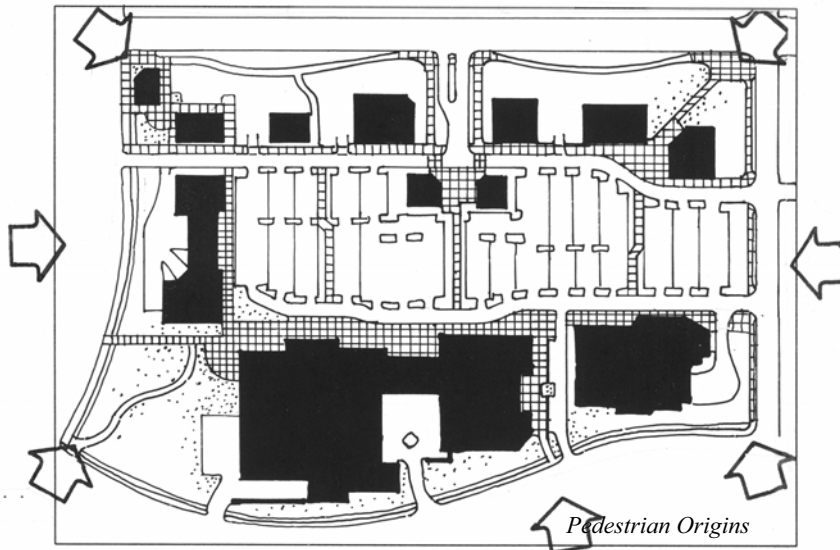
Pleasant street vistas should be created to reinforce the direct connections. Streets should serve equitably the needs of the motorist, the bicyclist, and the pedestrian; and the center should share some of the neighborhood streets and sidewalks with buildings fronting on them where possible. (o)

The street access system must be designed in such a way that no “short cut” is created that attracts non-neighborhood traffic through local neighborhood streets. (+)

Entrances and parking lots should be shaped to be functional and inviting with walkways tied to logical destinations through landscape islands. The appearance of buildings facing a public street/sidewalk system should be maximized; the development of buildings on isolated “pad sites” that emphasize only driveway and parking lot access, and offer mainly signage for inviting orientation, should be minimized. (o)



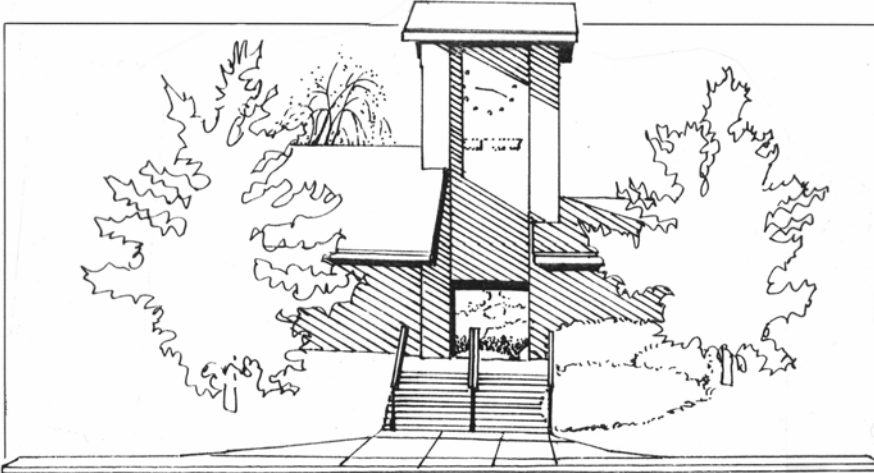
A center where an independent parking lot circulation system looks like streets, sidewalks, and plazas.



A center with a circulation system that appears organized in a legible and convenient street/sidewalk pattern, with pedestrian flows to and through the center tied directly to logical destinations.



Walkway through landscape islands made to be as functional and inviting as possible.



Although the pedestrian traffic at this location is not a critical part of this center's business, this landmark building oriented to the street and sidewalk gives a friendly appearance and creates a focal point for the whole area.

Architectural elements such as arcades, arbors, porticoes, and plazas should incorporate and enhance access and circulation. Architectural elements and the site design should incorporate focal points such as information kiosks, drop-off/pick-up points, and bus stops. (0)



A center with architectural elements that incorporate circulation ways and landscape spaces.

The development shall provide convenient pedestrian and bicyclist access to the center from all sides where people live or work. (+)

2. Screening and Buffering of Service, Delivery and Loading Functions

To the extent possible, delivery and loading functions should be accommodated with the general layout of the access and circulation network, including delivery to the fronts or sides of buildings where practical. Loading dock access, truck parking, and other concentrated operations should be located out of public view, yet located and designed carefully to mitigate potential impacts on adjacent land uses. If possible, contain such areas in screened recesses or between buildings within the Center. If this is not possible, provide screening and buffering with perimeter landscaping, landscaped islands, and walls or fencing. Adjacent to residential areas, consider posting signs asking operators of delivery and service vehicles to shut off engines. Where driveways and walkways cross these areas, landscape islands should be used to organize the circulation. (o)

Neighboring uses shall be adequately buffered from the negative effects of noise, traffic, and idling trucks. (+)

Loading docks, truck parking, storage, meters, HVAC, trash collection, compaction, and other service functions must be incorporated into the overall design of the building and the landscape so that the visual impact of these functions is contained out of view from adjacent properties and/or public streets and no attention is attracted to these functions by the use of screening materials that are different than or inferior to materials than the principal materials of the building and landscape. The design treatment of these areas and functions shall not create unsightly “secondary” or “backside” areas. (+)

3. Lighting

Lighting should enhance the overall aesthetics of the site and buildings. Consider the appearance of interior lighting through windows so that lighting does not detract from the nighttime appearance of the façade. (o)

Consider the use of ornamental pedestrian light fixtures in pedestrian areas, and the use of residential style fixtures near adjacent residential land uses. (o)

All lighting shall be designed to achieve the intended effects without creating glare that impacts adjacent uses. The lamp source of light (light bulb) shall be shielded to reflect downward and not off-site. (+)

Mixed Land Uses

Provision of most of the necessities of daily life within walking distance helps to reduce the number and length of car trips and vehicle miles traveled (VMT); allows the young and the elderly to gain independence of movement; and increases the chances for social interaction.

A mix of uses and services consistent with the definitions in Appendix B is encouraged in centers. The variety of uses should be used to help shape the transitions into centers from nearby residential areas and reinforce the integration of centers and their neighborhoods. (o)



A neighborhood center with a full range of uses including dwellings and offices stacked above shops; and adjacent small-lot houses fronting on the "square."

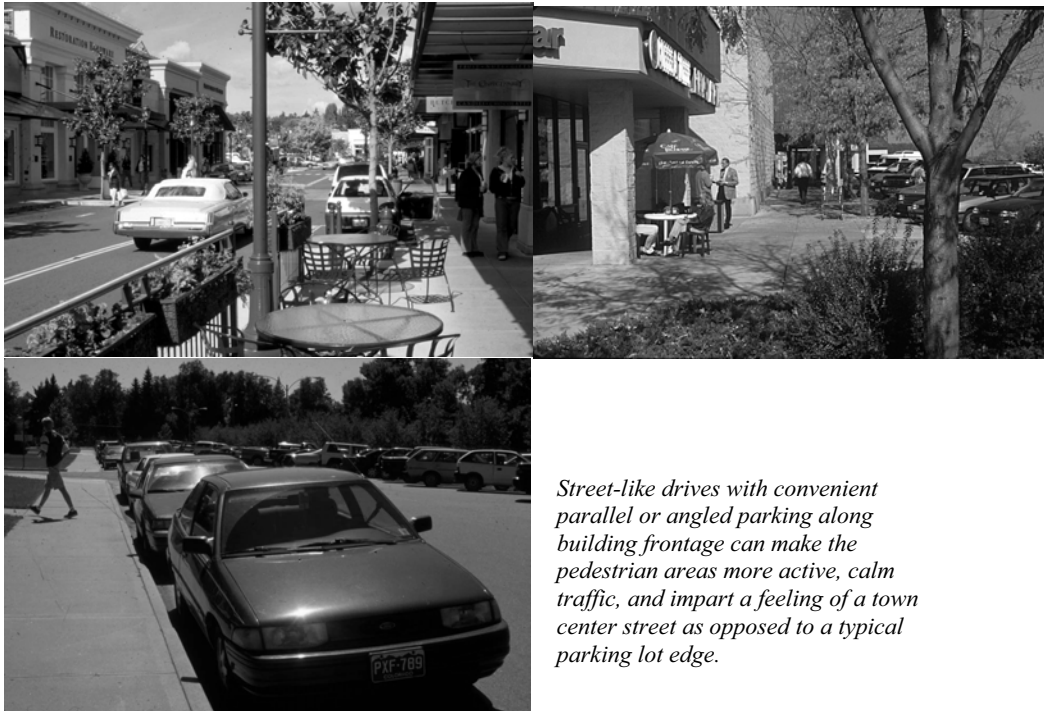
New Lifestyle and Regional Shopping Centers

The unique and high-quality site and building design of major new shopping centers in the Harmony Corridor reflect the special value the community places on the corridor as a development opportunity and entryway into the city from I-25. These standards and guidelines are intended to ensure that if a lifestyle or a regional shopping center is developed, it fulfills the purposes of the land use designation. These purposes include adding a significant and different new element to the city's retail mix, thus enhancing the city's fiscal health.

1. Framework of Streets, Drives, and Walkway Spines

Clear, Continuous Pedestrian Network. Building sites shall be formed by a system of connecting walkways, plazas, and courtyards. These pedestrian frontages shall form a continuous network and a clear, shared focus for building orientation. Shoppers shall be able to directly access all buildings and central features and gathering places of the center via the pedestrian network. (+)

Street-Like Drives and Parking Blocks. Off-street surface parking shall be configured as a combination of 1) street-like parking drives with angled or parallel parking and tree-lined walkways; and 2) discernable parking blocks bounded by streets, drives, or walkway spines, with tree-lined sidewalks. (+)



Street-like drives with convenient parallel or angled parking along building frontage can make the pedestrian areas more active, calm traffic, and impart a feeling of a town center street as opposed to a typical parking lot edge.

Shoppers will typically have the potential opportunity to park relatively close to the front door of any store, and yet also conveniently walk from one store to another. In other words, the layout of the center is conducive to both the convenience shopper with a targeted destination, and to the browser shopper with time to walk around the center or visit more stores. (o)

2. Grouping of Buildings Along Pedestrian Frontage

Non-Linear, Pedestrian-Friendly Site Plan. The site plan for a center is not a simple linear line-up of stores, as often found in a strip shopping center. A site plan for a Center shall display creativity and flexibility in site layout to achieve the following objectives:

- **Buildings Clustered Along Walkways.** Buildings shall be brought together to form visually interesting pedestrian frontages that feature main entrances to the buildings. To the maximum extent feasible, remote or independent pad sites, separated by their own parking lots and service drives, shall be minimized (single-tenant buildings on pad sites are allowed, but must be brought together along pedestrian frontages in accordance with this standard). (+)

Multiple Buildings. The site plan shall create multiple corner (end-cap) sites, by housing the Center's retail stores in more than one primary multi-store building. (this does not include the separate, single-occupant buildings on pad sites, which are often occupied by freestanding restaurants or theatres). (+)

3. Very High Architectural Program, Level of Finish and Detail

Variation and Quality. The architectural program for a center shall emphasize the individuality and unique storefront design of most of the stores in a center, giving the impression of a place built over time. The program shall include varied building heights—often used as a means to differentiate individual stores; high quality building materials (e.g., natural or synthetic stone, brick, tinted and textured concrete masonry units, stucco, high quality precast and prestressed architectural concrete, water-managed EIFS, woodwork, architectural metals, glass); and architectural lighting. (+)



Two examples of high quality architecture setting the standard for overall design of a center.

Mixed Use Buildings. Centers often include mixed-use dwellings and other multi-story buildings to add vitality to the center, add drama and interest to the buildings, and reveal and capitalize on hidden markets for office and residential products uncommon in suburban markets. (o)



Examples of mixed use buildings integrated into a center, along with other positive elements such as streets and street-like drives with parking leading into or through the centers.



4. Very High Degree of Finish in Hardscape and Landscaping

Relatively Greater Amount of Landscaping and Pedestrian Enhancements. A Center typically incorporates a significant amount of landscaping, community amenities, and pedestrian enhancements that result in common areas considerably more lavish than similar areas found in typical shopping centers. (o)

Landscaping. A Center shall incorporate substantial amounts of on-site landscaping that exceed the minimum landscaping requirements of the Land Use Code. On-site landscaping shall include landscaping along all walkways or integrated into the walkway space with tree wells and raised planters; and in conjunction with central features and gathering places, and both around and within surface parking areas. In addition to such permanent on-site landscaping, a substantial amount of seasonal plantings (e.g., flowers in raised architectural planters and containers) shall be incorporated in order to provide color and variety to the grounds and enhance the pedestrian/shopper experience. (+)



Raised planters, sculpture, furnishings, paving, and plantings are all designed, built, and maintained with a high degree of attention and quality.

Xeriscape Design Principles/Regional Character. Landscaping should be developed to express xeriscape principles and characteristics appropriate to the North Front Range (this may include relatively lush plantings requiring significant watering, such as flower beds and lawns, in appropriate high-use areas). (o)

Pedestrian Amenities and Enhancements. A Center shall, to the maximum extent feasible, incorporate the following features to ensure a high level of ambience for shoppers:

- **Very wide (8 to 15-foot clear) sidewalks, particularly adjacent to buildings, Incorporation of quality pavers and enhanced concrete treatments into pedestrian areas,**
- **Street furnishings (e.g. benches and trash receptacles)**
- **Pedestrian-scale lighting along walkways and access drives**
- **Outdoor service or seating areas**
- **Gardens, container flowers, and other supplementary landscaping**
- **Fountains and other water features**
- **Sculpture, murals, and other public art**
- **Overhead weather protection elements (e.g. arcades, canopies, awnings, umbrellas over seating, and double entries for stores)**
- **Full-time security during the center's operating hours (+)**

5. Central Feature or Gathering Place

A Center shall contain facilities that establish a focus for the Center, and that can also serve as a focal point for neighborhood and community activities, gatherings and meetings, and passive recreation. Such facilities shall include a pedestrian plaza, courtyard, or small park, containing a total of 6,000 square feet, with such features as seating, an information kiosk, a water feature, a clock tower, special plantings, an outdoor playground area, a gazebo, an amphitheatre or performance stage, or other similar features and amenities. Alternatively, this standard may be met by another such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the decision maker, adequately establishes a community gathering space or facility and a focus for the Center. (+)

Such facilities shall be highly visible, secure settings formed by the framework of streets, drives and walkway spines, with direct linkage and visibility to and from primary buildings within the Center. (+)

Any such facilities shall be constructed of materials that are equal to or better than the principal materials of the building and landscape. (+)



Example of a multi-purpose central feature/gathering place with landscape and hardscape elements.

V. LAND USE & LOCATIONAL STANDARDS AND GUIDELINES

The Harmony Corridor offers an opportunity for creating a major business and industrial center in northern Colorado due to its desirable location, accessibility, available infrastructure and land ownership pattern. Attracting desirable industries and businesses into the community, and in particular the Harmony Corridor, achieves an important public purpose because it promotes primary and secondary jobs and generally enhances the local economy.

The focus of future development activity is planned to take place in two types of major “activity centers” – the Basic Industrial and Non-Retail Employment Activity Center and the Mixed-Use Activity Center. Basic Industrial and Non-Retail Employment Activity Center are locations where either industrial uses, and/or office or institutional type land uses are permitted to locate in planned office (or business) park settings. Base industries are firms that produce goods and services which are produced for export outside of the city, and thereby import income into the city. Mixed-Use Activity Centers permit a broader range of uses including shopping centers. The distribution of these activity centers in the corridor is shown on the Land Use Map. Different types of shopping centers are defined in Appendix B.

The essence of both types of activity centers is a combination of different types of land uses along with urban design elements that reduce the dependence on the private automobile, encourage the utilization of alternative transportation modes, and ensure an attractive appearance.

Locate industries and businesses in the Basic Industrial and Non-Retail Employment Activity Centers in areas of the Harmony Corridor designated for such uses on the Land Use Map. Permitted principal uses in the Basic Industrial and Non-Retail Employment Activity Center shall be limited to:

- **Research facilities, testing laboratories, offices and other facilities for research and development**
- **Industrial uses**
- **Hospitals, clinics, nursing and personal care facilities**
- **Regional, national, or international headquarters of a services-producing organization**
- **Vocational, business or private schools and universities**
- **Professional offices**
- **Finance, insurance and real estate services**
- **Other uses of similar character as determined by the Planning and Zoning Board. (+)**

Secondary and supporting uses will also be permitted in the Basic Industrial and Non-Retail Employment Activity Center, but shall occupy no more than 25 percent (25%) of the total gross area of the Office (or Business) Park, Overall Development Plan or Planned Unit Development, as applicable. If single family housing is provided, at least a generally equivalent number of multi-family dwelling units must also be provided. “Multi-family” shall mean attached single family, 2-family or multi-family dwellings. All housing must be integrated with and function with an office (or business) park. Non-residential, secondary uses shall be integrated both in function and appearance with an office (or business) park, unless a special exception is granted by the Planning and Zoning Board. In order for such an exemption to be granted, the applicant must demonstrate to the satisfaction of the Board that the granting of the exemption would neither be detrimental to the public good nor impact the intent and purposes of the foregoing requirement and that by reason of exceptional narrowness, small parcel size, or other special condition peculiar to a site, undue hardship would be caused by the strict application of this requirement.

Permitted secondary uses shall be limited to:

- Hotels/motels
- Sit-down restaurants
- Neighborhood Convenience Shopping Centers
- Child care centers
- Athletic clubs
- Single family and multi-family housing
- Accessory buildings and uses as defined in Section 29-456 of the Code. (+)

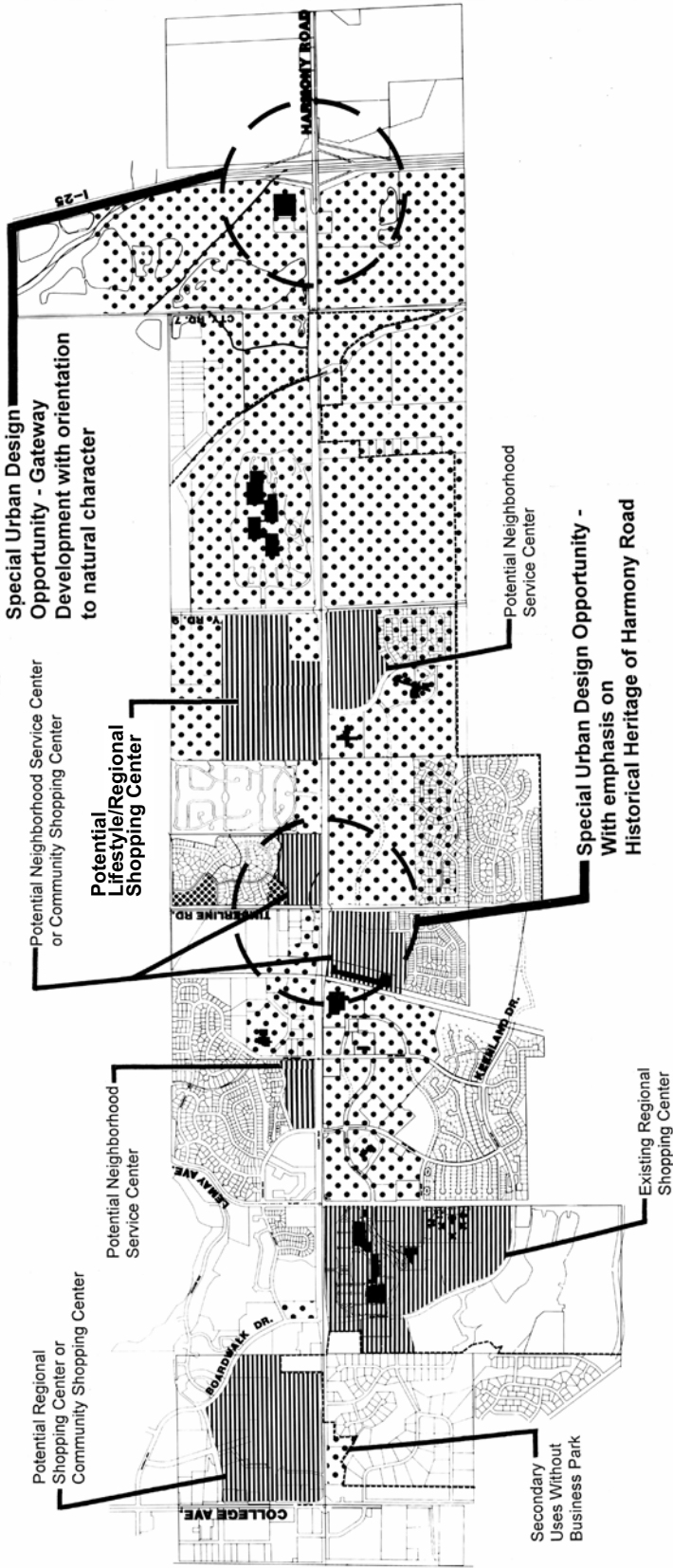
Basic (and non-retail) jobs are planned to be the major economic focus of the corridor area. The standards provide for a variety of retail and services in close proximity to meet the needs of employees and business in the corridor. As the corridor develops, new housing of a mix of types and densities is anticipated to locate near jobs, shopping, parks and schools.

Locate a broader range of land uses in the areas of the Harmony Corridor known as Mixed-Use Activity Centers as shown on the Land Use Map. The Mixed-Use Activity Center provides, in addition to the uses listed in the Basic Industrial and Non-Retail Employment Activity Center, a variety of retail and commercial uses in shopping centers. If single family housing is provided, at least a generally equivalent number of multi-family dwelling units must also be provided. “Multi-family” shall mean attached single family, 2-family or multi-family dwellings. All housing must be integrated with and function with an office (or business) park and/or shopping center. Neighborhood service centers, community shopping centers and regional shopping centers shall be limited to those locations shown on the Land Use Map. (+)

The Plan provides for a range of retail, non-retail and residential uses to occur in the Mixed-Use Activity Centers, including shopping centers which satisfy the consumer demands of residents and employees who live and work in adjacent and surrounding neighborhoods, as well as from the community and region.

All retail and commercial land uses, except those permitted as secondary uses in the Basic Industrial and Non-Retail Employment Activity Center, shall be located in shopping centers. All shopping centers, except neighborhood convenience shopping centers, shall be limited to locations shown on the Land Use Map. Neighborhood convenience shopping centers shall also be permitted in the Basic Industrial and Non-Retail Employment Activity Center. The general definition, scale, use and character of neighborhood service centers shall be as described in Appendix B. (+)

Coordinated planning of a “shopping center” rather than isolated retail uses is the most effective means of avoiding “strip” commercial development.

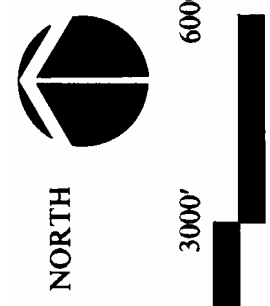


Potential Shopping Center Locations Outside of Activity Center

-  Basic Industrial and Non-Retail Activity Center
-  Mixed Use Activity Center
-  Neighborhood Convenience Center

Harmony Activity Centers

-  Basic Industrial and Non-Retail Activity Center
-  Mixed Use Activity Center



LAND USE PLAN

VI. APPENDIX A – PLANT PALETTE SUMMARY

Key: * = good rating + = adequate rating ^ = Recommended limited use from local stock only

OAK PALETTE

Scientific/Common Name	Seasonal Interest	Soil Compatibility	Hardiness	Withstands Drought/Irrigation	Availability	Disease Resistance
Deciduous Overstory Trees						
Quercus macrocarpa Bur Oak	texture	*	*	*	*	*
Quercus robur English Oak	texture	*	*	*	+	*
Quercus borealis Northern Red Oak [^]	fall	+	+	+	+	+
Quercus bicolor Swamp White Oak	texture	+	+	+	+	+
Ornamental, Understory Tree						
Quercus gambelli English Oak	fall	*	*	*	*	*

MIXED PALETTE

Scientific/Common Name	Seasonal Interest	Soil Compatibility	Hardiness	Withstands Drought/Irrigation	Availability	Disease Resistance
Deciduous Overstory Trees						
Fraxinus americana 'Autumn Purple' Ash	fall	*	*	*	*	*
'Rose Hill' Ash	fall	*	*	*	+	*
'Autumn Applause' Ash	fall	*	*	*	+	*
Fraxinus pennsylvanica 'Marshall Seedless' Ash	fall	*	*	*	*	*
'Patmore' Ash	fall	*	+	*	+	+
Fraxinus occidentalis Western Hackberry	texture	*	*	*	*	*
Gymnocladus dioica Kentucky Coffeetree	winter	+	+	+	*	+
Ornamental Understory Trees						
Crataegus crusgalli Cockspur Hawthorn	fall/spring	*	*	*	*	+
Crataegus x mordenensis Toba Hawthorn	fall/spring	+	+	*	*	+

Key: * = good rating + = adequate rating ^ = Recommended limited use from local stock only

MIXED PALETTE – con’t

Scientific/Common Name	Seasonal Interest	Soil Compatibility	Hardiness	Withstands Drought/Irrigation	Availability	Disease Resistance
Crataegus ambigua Russian Hawthorn	fall/spring	+	*	*	*	+
Acer grandidentatum Bigtooth Maple	fall	*	*	*	*	*
Malus spp. 'Radiant' Flowering Crab	spring	*	*	+	*	*
Prunus cistena Newport Plum	summer	*	*	*	*	+
Coniferous Trees						
Pinus nigra Austrian Pine	winter	*	*	*	*	*
Pinus ponderosa Ponderosa Pine	winter	+	*	*	*	+
Pinus sylvestris Scotch Pinus	winter	*	*	*	*	*
Juniperus chinensis Keteleeri Juniper	winter	*	*	*	*	*
Shrubs						
Prunus tomentosa Nanking Cherry	winter	*	*	*	*	*
Rhus typhina Staghorn Suman	fall	*	*	*	*	*
Cornus stolonifera Red Twig Dogwood	winter	*	*	*	*	*
Cotoneaster acutifolia Peking Cotoneaster	fall/spring	*	*	*	*	*
Ribes alpinum Alpine Currant	winter	*	*	*	*	*
Spirea nipponica Snowmound Spirea	fall	*	*	*	*	*
Caryopteris incana Bluemist Spirea	late summer	*	*	*	*	*
Herbaceous Plants						
Narcissus spp. Daffodils	fall	*	*	*	*	*
Wildflower Mix	summer	*	*	+	*	*
Hyacinthus species Grape Hyacinth	spring	*	*	*	*	*
Tulipa species Yellow Tulips	fall	*	*	*	*	*
Penstemon species Rocky Mountain Penstemon	late spring	*	*	*	*	*
Hemerocallis species Orange Daylilies	late spring	*	*	*	*	*

VII. APPENDIX B – SHOPPING CENTER DEFINITIONS

The following standards and guidelines are intended to be used in the definition of proposed shopping centers and shall substitute for and otherwise replace and supersede any conflicting definitions contained in the City Code. **These definitions apply only to shopping centers located in the Harmony Corridor.**

HARMONY CORRIDOR NEIGHBORHOOD SERVICE CENTER

General Definition:

A shopping center located in a complex which is planned and developed as a unit, and located within and intended to primarily serve the consumer demands of residents and employees who live and work in adjacent and surrounding neighborhoods. Typically, a neighborhood service center shall contain a grocery store or supermarket.

Permitted Uses:

- The principal uses shall be limited to grocery stores, supermarkets, personal services, business services, gasoline service stations, drug stores, standard or fast food restaurants, liquor and wine sales, clothing and accessory shops, equipment rental (not including outdoor storage), hardware stores, video stores, and uses of similar character as determined by the Planning and Zoning Board. Secondary uses shall be limited to professional offices, banks and financial institutions, multi-family dwellings, small animal veterinary clinics, libraries, youth centers, child care centers, health services, and uses of similar character as determined by the Planning and Zoning Board. (+)
- The hours of operation of the center shall be between 5:00 a.m. and 12:00 a.m. Extended hours may be permitted by the Planning and Zoning Board if evidence is submitted by the applicant to demonstrate that the extended hours will not create an unreasonable disruption or intrusion upon the adjacent residential neighborhood due to exterior lighting, noise and automobile traffic. (+)

Scale

- A neighborhood service center shall be situated on seven (7) to twenty (20) acres. (+)
 - » Generally, a neighborhood service center should occur on 10-15 acres. A center may be larger than 15 acres if necessary to allow for the siting of secondary uses that would help to create an effective transition from the adjacent residential neighborhood. (o)
- A neighborhood service center shall contain at least six (6) independent business establishments with separate public entrances. (+)

- » A neighborhood service center continues the City’s tradition of having a small neighborhood shops supplementing a grocery store or supermarket. One building offering several different services or goods is not considered a neighborhood service center. (o)
- A neighborhood service center shall contain 50,000 to 120,000 square feet of gross floor area. A neighborhood service center may contain an additional 10,000 square feet of gross floor area of secondary uses (for a total of not more than 130,000 square feet of gross floor area) if necessary for the purpose of providing an effective land use transition from the adjacent residential neighborhood. (+)
 - » The scale of a neighborhood service center should be compatible with its immediate and surrounding neighborhood. The placement of secondary uses should create an effective land use transition between the more intensive retail uses in the neighborhood service center and adjacent residential uses. (o)
- No retail establishment occupying more than 25,000 square feet of gross floor area shall be permitted, except a supermarket shall be permitted that does not exceed 49,000 square feet of gross floor area. (+)

Character:

- Neighborhood streets, or sidewalks and bike paths shall lead into and through the neighborhood service center, so that people who live or work nearby can conveniently use the neighborhood service center. The neighborhood service center shall contain a transit stop with convenient and comfortable access to the uses in the neighborhood service center. (+)
 - » The appearance and function of the neighborhood service center shall be effectively integrated with the surrounding neighborhoods, not segregated with them. (+)
 - » A neighborhood service center should look and function as a “social and identity” center for the neighborhood. Its buildings should create pleasant and readily identifiable outdoor spaces, such as a plaza and/or major walkway, where people can meet, rest or wait. (o)
 - » Careful design and placement of buildings and uses in a Neighborhood Service Center can create an effective transition from the rest of the neighborhood. The negative effects of large buildings, noise, traffic, and exhaust should be contained within the Neighborhood Service Center. (o)

HARMONY CORRIDOR COMMUNITY SHOPPING CENTER

General Definition:

A shopping and service center located in a complex that is planned and developed as a unit, and intended to serve consumer demands from residents and employees who live and work in surrounding neighborhoods as well as the community as a whole. A community shopping

center provides, in addition to the convenience goods of a neighborhood service center, a wider range of facilities for the sale of goods, such as (but not limited to) food, books, apparel and furniture. Multi-family residential, as well as non-retail employment generating uses (such as professional offices) may be located amongst the retail component of the center.

Permitted Uses:

- The permitted uses shall be limited to those listed for neighborhood service centers, as well as discount department stores, department stores, cinemas, showroom/catalog stores, libraries, and uses of similar character as determined by the Planning and Zoning Board. (+)

Scale:

- A community shopping center shall be situated on thirteen (13) to thirty (30) acres. (+)
- A community shopping center shall contain at least ten (10) independent business establishments with separate public entrances. (+)
 - » A community shopping center continues the City's tradition of having small and medium-size shops supplementing the principal tenant(s). (o)
- A community shopping center shall contain 117,500 to 250,000 square feet of gross floor area devoted to retail, service and commercial uses, of which the gross floor area of each principal tenant(s), if any, shall not exceed 80,000 square feet. (+)
 - » The scale of the community shopping center should be compatible with its immediate and surrounding neighborhood, while allowing adequate space for needed goods and services. (o)

Character:

- Local streets (or driveway entrances), or sidewalks and bike paths shall lead into and through the community shopping center so that people who live and work in the surrounding neighborhoods can avoid using arterial streets to gain access to the Center. A community shopping center shall contain a transit stop. (+)
 - » The buildings in a community shopping center should create pleasant and convenient outdoor spaces including streets, parking lots, sidewalks, plazas, and drop-off areas that facilitate pedestrian transit use. (o)
 - » A community shopping center should contain outdoor space, and possibly other facilities, which can serve as a focal point for neighborhood and community activities. Public and semi-public places may serve this role by providing meeting places, recreation opportunities, and lunch time picnic spots essential to the vitality of the community shopping center. (o)

» The primary access for non-neighborhood traffic should be from an arterial or non-residential collector street system. (o)

» Careful design and placement of buildings and uses can create an effective transition into a community shopping center with lower intensity uses, open space, landscaping, fencing, etc. used to achieve compatibility with adjacent single family neighborhoods. The negative effects of large buildings, noise, traffic, and exhaust should be contained within the community shopping center. (o)

HARMONY CORRIDOR REGIONAL SHOPPING CENTER

General Definition:

A shopping and service center located in a complex that is planned and developed as a unit, and intended to serve consumer demands from the community and region. The regional shopping center contains a wide selection of general merchandise, apparel, and home furnishings, as well as a variety of services and recreational facilities. Generally, one or two anchor stores are the principal tenants in a regional shopping center. But the presence of an anchor tenant is not required. Multi-family residential as well as non-retail employment generating uses (such as professional offices), may be located amongst the retail component of the regional shopping center.

Permitted Uses:

- The permitted uses shall be limited to retail, service, general merchandise, apparel, home furnishings, supermarkets, full-line department stores, discount department stores, drugstores, warehouse clubs, cinemas, showroom/catalog stores, professional offices, post offices, libraries, residential and uses of similar character as determined by the Planning and Zoning Board. (+)

Scale:

- A regional shopping center shall be situated on thirty (30) to one hundred (100) acres. (+)
- A regional shopping center shall contain at least fifteen (15) independent business establishments with separate public entrances. (+)
- A regional shopping center should continue the City's tradition of having small and medium-sized shops supplementing the principal tenant(s). (o)
- A regional shopping center shall contain at least 250,000 square feet of gross floor area. (+)

Character:

- Local streets (or driveway entrances), sidewalks and bike paths shall lead into and through the regional shopping center so that people who live and work in the surrounding neighborhoods can avoid using arterial streets to gain access to the Center. A regional shopping center shall contain an on-site transit stop or, if necessary in the judgment of the Planning and Zoning Board, a larger transfer facility. (+)
 - » The configuration of buildings should balance the needs of pedestrians, bicyclist, transit users and motorists. The primary focus should be vehicular access from arterial and non-residential collector streets. (o)
 - » A regional shopping center should be buffered from neighboring lower intensity land uses (especially residential uses) by careful site and architectural design and placement of uses. Neighboring residential uses should be buffered from negative effects of noise, traffic, light, and exhaust. A transition of lower intensity uses or open space should be present between a regional shopping center and adjacent residential uses. (o)
 - » A regional shopping center should contain facilities and outdoor spaces that can serve as a focal point for neighborhood and community activities. Public and semi-public uses may serve this role by providing meeting places, recreation opportunities, and lunch time picnic spots essential to the vitality of a regional shopping center. (o)

LIFESTYLE SHOPPING CENTER

General Definition

Lifestyle Shopping Center (hereafter sometimes referred to as a “Center”) shall mean a shopping center which is planned and developed as a unit, and intended to serve consumer demands from the community as a whole and the region, with the primary offering consisting of a mix of specialty retail stores.

The unique and high-quality site and building design of a Lifestyle Shopping Center sets it apart from community shopping centers, outlet centers, power centers, and many other regional shopping centers. Buildings and their entrances are brought together along a sidewalk network in an open air setting, and the Center includes a central gathering place for sitting outdoors, meeting, gathering, and neighborhood and community activities.

As understood and defined by the commercial real estate industry,¹ a “Lifestyle Shopping Center” is a relatively new format of shopping center that is not a typical regional shopping

¹The definition of “Lifestyle Shopping Center” adopted in the Harmony Corridor Plan is purposefully based on, and tied to, the commercial real estate industry’s usage and definition of the term (a.k.a. “Lifestyle Center”). Fort Collins intends to interpret and apply its definition in ways that do not significantly depart from the definition and usage of the term adopted by the International Council of Shopping Centers in 2002. In addition, terms of art unique to the commercial real estate industry used throughout these Lifestyle Shopping Center Provisions, such as “inline tenants,” “community center,” or “specialty retail,” shall be interpreted by the City in

center (e.g., a regional mall) or community shopping center. Consistent with the majority of the Lifestyle Shopping Centers built in the United States by year-end 2002, a Harmony Corridor Lifestyle Shopping Center shall have the following defining characteristics:

Permitted Uses, Number of Uses, and Mix of Uses:

Permitted Uses—General. Subject to the limitations stated in this section below, permitted uses shall be limited to retail stores, restaurants, grocery stores, entertainment facilities and theaters. (+)

Retail Stores and Restaurants. A Center shall contain at least two types of uses, those being retail stores and sit-down restaurants. (+)

Predominance and Mix of Retail Uses. Retail stores are predominate in the mix of uses. The predominate *type* of retail stores is specialty retailers such as apparel, home furnishings/accessories, books/music, bath/body, sporting goods, and grocery stores. (o)

The majority of retail stores shall be small or medium-size retail stores, each containing less than 20,000 square feet of gross floor area. The majority of these stores will be the kind of retail stores which are typical inline occupants in regional shopping centers and regional malls. (+)

A Center shall be permitted to have no more than nine larger stores, each containing between 20,000 and 50,000 square feet of gross floor area. (+)

A Center shall also be permitted to have no more than two department stores, each containing less than 110,000 square feet of ground floor gross floor area. (+)

Large Number of Retail Stores in a Center. The minimum number of individual retail store uses (with separate entrances) in a Center shall be twenty-five (25) stores. (+)

Restaurants. A Center shall include at least two full-service (sit-down) restaurants.² Limited service restaurants³ may also be included in a Center's mix of occupants, as well as snack and

a manner that is consistent with the common meaning and usage of the terms adopted by the industry. Because hybrids of lifestyle shopping centers are certain to emerge in the years after the effective date of this Plan amendment, Fort Collins intends that the term "Lifestyle Shopping Center," as applied in the Harmony Corridor, shall retain the industry's definition and understanding of the term as it existed in 2002. Pertinent industry sources and explanations of the term relied upon by Fort Collins in preparing this definition of "Lifestyle Shopping Center" include: "Lifestyle Centers: A Defining Moment," *ICSC Research Quarterly*, Vol. 8, No. 4 (Winter 2001-2002); "Lifestyle Centers Part II: The Shopper's Verdict," *ICSC Research Quarterly*, Vol. 9, No. 4 (Winter 2002-2003); and Gunter, Gregory R., "Lifestyle Centers," *Urban Land* (Urban Land Institute, Feb. 2002).

² A full-service restaurant, as defined by the National Restaurant Association, is an establishment that provides waiter or waitress service, and patrons pay after they eat.

³ A limited-service restaurant, as defined by the National Restaurant Association, is an establishment that usually does not provide table service, patrons generally order at a cash register or select food items from a food bar, and pay before they eat.

nonalcoholic beverage bars such as coffee shops, ice cream/frozen custard/yogurt stores, cookie shops, bagel/doughnut shops, and similar uses. (+)

Mixed-Use Dwellings. Mixed-use dwellings shall be permitted in conjunction with the retail-based mix of uses in a Center. (+)

Other Complementary Uses Permitted As Part of a Center. In addition to the predominant retail-based mix of uses, a Center shall also be permitted to contain other subsidiary, complementary uses including offices, financial services, and clinics, civic or cultural facilities (e.g., a branch library or museum), health/beauty services (e.g., day spas and athletic clubs), and uses of similar character. (+)

Scale:

- A Lifestyle Shopping Center shall be situated on forty (40) to eighty-five (85) acres. (+)
- A Lifestyle Center shall contain 200,000 to 800,000 square feet of gross floor area. (+)

ADOPTING ORDINANCES AND RESOLUTIONS

- Resolution PZ 91-5 of the Planning and Zoning Board of the City of Fort Collins recommending to the City Council the adoption of the Harmony Corridor Design Standards and Guidelines.
- Ordinance No. 28, 1991 of the Council of the City of Fort Collins adopting the Harmony Corridor Design Standards and Guidelines with amendments.
- Ordinance No. 187, 1994 of the Council of the City of Fort Collins amending the Harmony Corridor Plan and the Harmony Corridor Standards and Guidelines.
- Ordinance No. 29, 1995 of the Council of the City of Fort Collins amending the Harmony Corridor Standards and Guidelines.
- Ordinance No. 103, 2003 of the Council of the City of Fort Collins amending the Harmony Corridor Standards and Guidelines.
- Ordinance No. 011, 2006 of the Council of the City of Fort Collins amending the Harmony Corridor Standards and Guidelines.

The full text of these resolutions and ordinances are available for inspection in the City Clerk's office.

