Architecture and Site Planning Design Guidelines

1.0 Vision

Harmony Technology Park (HTP) is a 105-acre business park located in Fort Collins, Colorado, and is managed by MAVD. Located at the intersection of two major arterials and within one mile of Interstate 25, it is highly accessible and convenient (see Figure 1-1). Denver International Airport is located within a one-hour drive and it is within a fifteen-minute drive of the Fort Collins Loveland Airport. The property is bounded by Harmony Road, Lady Moon Drive, Rock Creed Drive and Ziegler Roads. Intel Corporation is located on the north west quarter of the site. Hewlett Packard, AVAGO, CA, and regional shopping area Front Range Village are within 5 minutes of the property. (see Figure1-2).

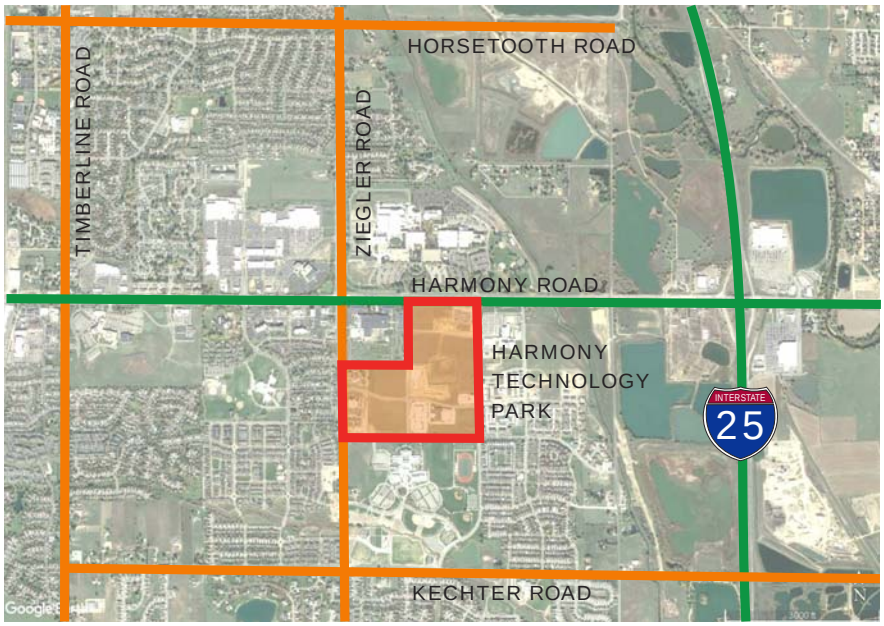

Figure 1-1

HTP is currently under development as a mixed-use business park with land allocated for corporate office, medical office, mixed use, retail, and light manufacturing. The Master Plan envisions a cohesively planned park that blends the various uses together into an attractive and functional business park. The project Master Plan provides a variety of parcels which will accommodate varied uses. The project is planned to have predominantly Class A office uses and retail on the north end of the site, gradually transitioning into more light manufacturing and flex office uses to the south.

The Ziegler Road frontage has been fully developed and includes specialty long term care, rehabilitation and eye care facilities. Harmony Commons, located at the northeast corner of HTP, is 90% complete and has a variety of retailers, restaurants, a childcare and a hotel. Much of the southeast quadrant of the site is developed with light industrial and flex office. In addition to the projects already completed, the infrastructure at HTP is now complete, including roads, utilities and a shared storm water area, which can be used by developments east of Technology Parkway, the north-south road that bisects the site.

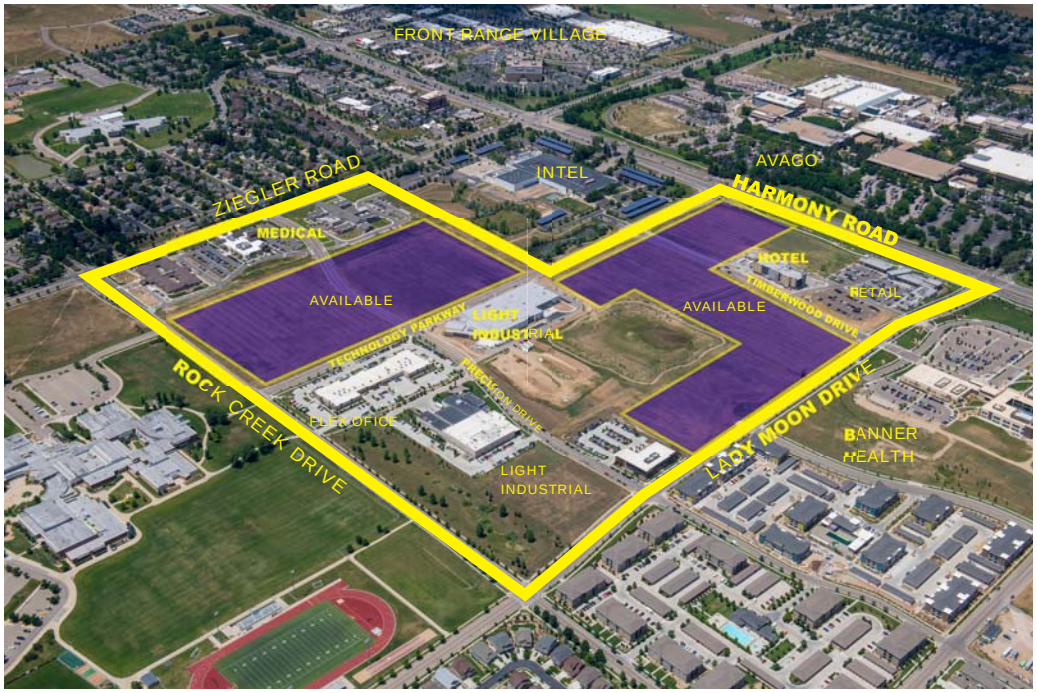

Figure 1-2

HTP is governed by the Harmony Technology Park Overall Development Plan (ODP), which is a document approved by and recorded at the City of Fort Collins. The document establishes general use patterns, density, access, and utilities. Individual parcels within the ODP are developed separately and are required to complete the City of Fort Collins planning approval process as outlined in the Land Use Code. Each development is also required to be reviewed and approved concurrently by the Harmony Technology Park Design Review Committee (DRC), established and operated by MAVD.

The project is being developed as a high-quality business park that carries a consistent theme in landscaping and architecture. The site has common areas which will be maintained by a master association. These features provide business park identity, accommodate stormwater drainage, and provide amenities such as trail systems and open space.

1.1 Purpose and Organization

These guidelines provide information to tenants and landowners about the overall character and theme of the property. They also establish development standards to ensure individual projects meet design quality standards and buffer requirements. A companion document to the Design Guidelines is the Grant of Reciprocal Easements and Declaration of Covenants, Harmony Technology Park (GREDC). This document focuses largely on operating standards and is intended to ensure individual businesses operate within the established standards of HTP.

Two chapters within these guidelines provide requirements that applicants must follow in order to construct projects within HTP. The first chapter is the Site Development Standards. The second is the Architectural Standards. The Site Development Standards apply to all projects. The architectural

standards are applied in two basic categories: 1) Retail, Mixed Use, Medical and Corporate Office, 2) Light Manufacturing and Flex Office.

1.2 Governance

The project is governed by three sets of regulations: The City of Fort Collins Land Use Code (LUC), the Grant of Reciprocal Easements, and Declaration of Covenants Harmony Technology Park (hereafter referred to as Covenants). The LUC provides detailed development standards. The HTP Design Guidelines supplement the LUC and establish qualitative standards for development. In the event of a discrepancy between the guidelines and the LUC, the more restrictive standard shall apply.

The Fort Collins Land Use Code can be found online at http://www.colocode.com/ftcollins/landuse/begin.htm

Building construction shall follow the building code in effect at the time of project construction. These codes can be found at the City of Fort Collins web site, http://fcgov.com/nbs/codes.php .

It is recommended that projects make submissions to the Design Review Committee in parallel with the City of Fort Collins planning review process. Submission requirements for the DRC review are the same as those required for City review. It is also recommended that the DRC be notified of dates and times for City review meetings, and that comment letters provided to the Developer by the City be forwarded to the DRC. The DRC will respond in writing to the developer as necessary with additional comments. The Developer is required to respond in writing to any issues identified by the DRC, and it is recommended that they should be addressed prior to submitting the project for the next phase of City approval.

The following submissions are required as part of the City review process:

***Conceptual Review (CR)**:* This is the first meeting required by the City. This meeting covers the general concept for the project.

Preliminary Development Plan (PDP): This submission will be approximately 80% complete and will include everything but final engineering plans.

Final Plan (FP): This submission will be 100% complete and the project will be ready for construction.

Prior to final approval by the DRC, material boards and color samples are required for submission and approval by the DRC. Construction cannot begin until the DRC has issued a final letter of approval, and the City has issued a Development Construction Permit (DCP).

The DRC shall make compliance reviews during construction and at the end of construction. Deviations from the approved plans may require modification to bring construction in compliance. If an applicant desires to make a variation from the approved plans during construction, a written and graphic depiction of the proposed change shall be submitted to the DRC prior to implementation of the change.

1.3 Submission and Review Fees

Submission and Review Fees apply. Information regarding these requirements will be sent to potential landowners via email in letter form.

1.4 MAVD and Builder Responsibilities

MAVD Responsibilities

As the master developer, MAVD shall have the following responsibilities:

1. Final approval over building and site design (subject to approval of the City of Fort Collins)
2. Construction of a portion of utilities, roadways, regional stormwater improvements, major project identification signs, and certain common landscape improvements as negotiated with the individual builder/developer of each site
3. Design and construction of the landscape setback along Harmony Road
4. Maintenance of all common areas until such time as an association assumes responsibility
5. Enforcement of all Covenants and Design Guidelines governing the use and development of the property until such time as an association assumes responsibility

Builder and Developer Responsibilities

Individual builders or developers shall have the following responsibilities:

1. Adherence to the plans and conditions of development approved by MAVD and the City of Fort Collins
2. Implementation of all landscaping and related site elements as approved
3. Implementation of all site signs and lighting
4. Maintenance of all structures and improvements on the building site
5. Compliance with all standards and requirements of these Design Guidelines
6. Installation of all utilities, pavements, curb and gutter, lighting, signs, and similar site features required for implementation of builder's project
7. Repair of any existing pavement, curb and gutter, utility, signs or landscaping damaged during construction of builder's site

SECTION 2 Site Design Guidelines

Table of Contents

2.0 Overview

A. Harmony Technology Park is designed to provide a variety of uses including medical and corporate office, mixed use, retail, light manufacturing, and warehouse showroom. The overall site plan is intended to create an attractive, consistent image that meets the functional requirements of landscape, buffering, stormwater management, lighting, and other similar measures.

B. Some of the key site goals of the project are to:
   1. Create an attractive and distinctive campus
   2. Provide pedestrian connectivity throughout
   3. Provide convenient access for all parcels
   4. Provide a smooth transition between uses
   5. Provide adequate buffering of service uses
   6. Meet City requirements for storm drainage

C. It is the intent of this project to meet sustainability standards for sustainable design. All projects are encouraged to use LEED standards established by the United States Green Building Council (USGBC). The minimum desired standard is “Certified”, although higher standards of performance are encouraged. LEED standards are available at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222 .

2.1 Site Layout

A. Harmony Technology Park falls within the H-C Zone District of the City of Fort Collins. The District establishes a variety of governing considerations including permitted and prohibited land uses, building heights, landscape character, and site lighting. Additionally, Section 3 of the Fort Collins Land Use Code titled “General Development Standards” establishes specific design criteria for sites.

B. The following guidelines provide supplemental HTP guidelines which further refine the guidelines established by the LUC. Developments will be evaluated to determine that the proposed development complies with the HTP Design Guidelines. The City of Fort Collins will review design compliance with the LUC.

2.2 Boundaries/Rights of Way/Easements

A. Cross access between development parcels is strongly encouraged. Wherever feasible, development applications shall provide for cross access between properties and provide cross access easements.

B. No property shall be allowed to prevent access to another property.

C. Adjacent property developments shall make reasonable access available to adjoining properties for purposes of emergency vehicle access.

D. Certain elements are allowed within City Rights of Way and public and private easements. Refer to the LUC for permissible encroachments into rights of way. Refer to specific easements for allowable uses.

2.3 Setbacks

Two forms of site plan will be considered in the Harmony Corridor:

Buildings set close to the street ROW ("build-to" lines) (section 3.5.3 B), and 2) Campus style development (section 4.26 E (3)). Both styles are allowed within HTP; however, the overall campus must develop to create a cohesive setting. Both the DRC and City must approve site layouts proposing either style.

A. "Build-to" lines - The LUC prescribes two types of building setbacks. The first is a "build-to line." This line establishes requirements for buildings to be located close to a right of way. The intent of the ordinance is to establish a specific street character. In HTP all mixed use, institutional, and retail uses shall meet these build-to lines unless they are developed in a campus setting as described below.

B. "Campus Setting" - The second form of setback is related to the creation of a campus setting. Under certain conditions the City will allow buildings to set back from the "build-to lines" if they achieve a campus setting. For the most part single buildings should anticipate meeting "build to" line requirements. Multiple buildings may form small campuses which the City will consider. The overall HTP plan depicts several areas of common drainage. In these cases, buildings may back onto common areas if they connect to trail systems or help in forming an overall campus quality. The City is the final decision maker of these decisions; however, the DRC may provide guidance in the early stages of the project. Buildings backing onto open space shall provide outdoor plazas and other amenities to offer break opportunities for employees and visitors.

C. Specific building and parking side and rear yard setbacks are specified by the LUC.

D. The Harmony Corridor Plan specifies an 80' landscaped setback along Harmony Road. This setback is measured from the future edge of pavement and has been established by the City as a specific designated line. The landscaping, sidewalks and signage in this setback area are the responsibility of MAVD and are maintained by the Master Association. A bike share station is in this buffer area for public convenience.

2.4 Siting and Orientation

A. Buildings shall be sited so that the character of existing landforms and site features are enhanced; the relationships between buildings should be carefully considered; pedestrian connections should be convenient and safe; site drainage must be facilitated, and views from adjacent roadways should not be dominated by parking.

B. Locate buildings in order to facilitate drainage away from foundations.

C. Locate buildings in a manner that preserves existing landforms and that minimizes cut and fill.

D. To avoid possible conflicts and take advantage of mutual benefits, relate the locations of site uses and buildings with existing uses and buildings on adjacent parcels.

E. Do not create nuisances for neighbors with unnecessary noise, traffic, or unsightly uses.

F. Locate building entries so they are easily identifiable from parcel entries.

G. Where provided, secondary building entrances shall be easily accessible and convenient to parking and delivery areas that serve buildings.

H. Berming shall be incorporated along arterial and collector roadways to create streetscapes that are not dominated by views of parking.

I. In siting, orienting, and developing new buildings and facilities, protect and enhance existing views and provide view corridors. This protection and enhancement of views is a development priority (see Figure 2-1). Four general perspectives are critical to this consideration:
    1. Views to a site from other areas
    2. Views to other areas from a site
    3. Views through a site from key locations within the HTP
    4. Views to Longs Peak

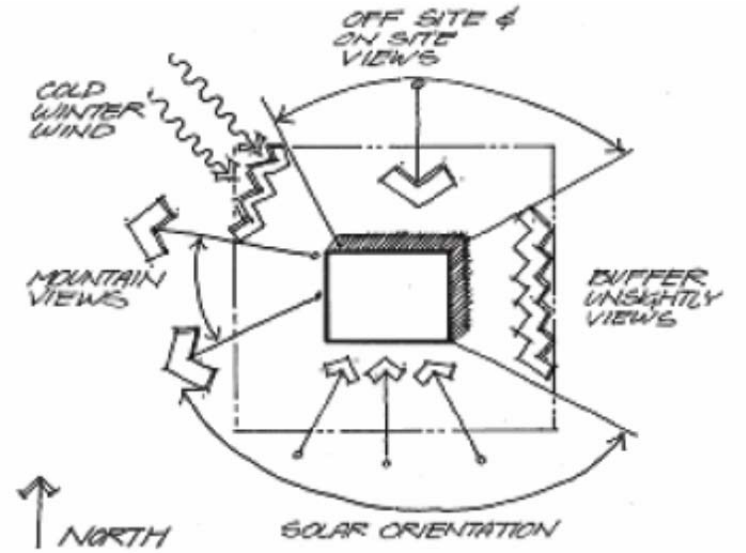

Figure 2-1

J. Buildings oriented with their axis in the east west orientation typically provide better viewing opportunities for tenants and are better for lower energy consumption.

K. In orienting buildings for views, consider each building's relationship to other nearby buildings and development parcels.

2.5 Design Considerations

Harmony Road, Ziegler Road, Technology Parkway, and Lady Moon Drive

A. HTP will present a significant presence along these four roads. The intent of this section is to ensure that development located adjacent to any of the four is planned cohesively with visual quality and consistency in mind.

B. Provide City required landscaping and street trees adjacent to all public streets.

C. Provide berming and landscaping adjacent to these four roadways. Berming shall be informal in nature, with flowing lines, undulating in form.

D. Provide 80' landscape setback along Harmony Road from the future edge of pavement.

E. Provide the required minimum setback from edge of ROW along Lady Moon, Technology Parkway, and Ziegler Drive.

F. Meet City landscape requirements of the Harmony Corridor Plan.

G. Meet City landscape requirements for Rights of Way for all public streets.

2.6 Utilities

Coordinate with utility providers to locate utility boxes and switchgear out of major visual focal points on public roadways.

2.7 Landscaping

A. Provide landscaping in accordance with the LUC.

B. Development applications shall include detailed landscape plans in accordance with submittal requirements established by the DRC.

C. Utilize regionally appropriate landscaping with appropriate materials (see Appendix A).

D. Landscape shall be in a naturalistic form. Plant formal arrangements along public streets per city land use code.

E. Trees and shrubs sizes, at the time of planting, shall comply with the minimum sizes required by the City of Fort Collins Land Use Code.

F. The City of Fort Collins has an established mix of proposed turfgrass which consists of 70% Tall Fescue, 30% Bluegrass, and 10% Smooth Brome. This turf blend shall be used for all landscape areas within public rights of way.

G. Where turf is appropriate and not located adjacent to streets, grass will be a low water use variety requiring areas of taller, native species. Perennial and annual flowers will provide accent color.

H. A goal of Harmony Technology Park is to reduce overall landscape irrigation 50% below what a traditional bluegrass dominated landscape would require. Landscape design plans shall reflect this approach.

I. Landscaping and/or earth shaping shall be used to screen surface parking, to soften structures such as parking garages and stark walls, and to buffer sound adjacent to heavily traveled areas. Shrubs are encouraged to be used for low level buffers, enclosure, identity and reinforcement of pathways, and to provide visual interest and display (see Figure 2-2).

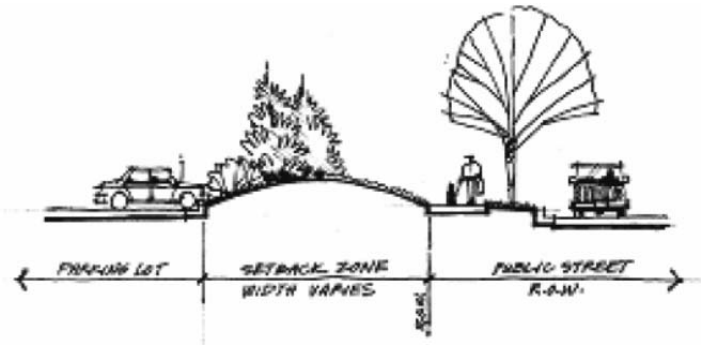

Figure 2-2

J. Tree lawns shall meet city requirements for all streets. Tree lawn widths vary according to their classification. These standards can be found in the Larimer County Urban Area Street Standards (LCUASS).

K. Berm and embankment slopes shall not exceed a ratio of 3:1 and must be graded with smooth transitions. Berm slopes facing public streets may not exceed 4:1. Shrubs and vines should be placed at least three feet to five feet from curbs to protect them from roadway chemicals.

L. Landscaping and irrigation must be completed in the closest available planting season from the time of building occupancy, and as soon as weather permits. Areas to be landscaped shall be completed within 9 months of the date of occupancy. The City will require escrow in the amount of 125% of the value of the installed landscaping and irrigation, at the time a temporary certificate of occupancy is issued, until the landscaping is installed. Landscape plans must be prepared by a Colorado licensed landscape architect.

M. Landscape maintenance, including abutting public Rights of Way, is the responsibility of each individual site within HTP. Maintenance of designated common areas is the responsibility of the master association.

2.8 Snow Removal

A. Provision must be made for snow removal and storage on each site. Pushing snow into the street or street medians is not permitted.

2.9 Drainage

A. Site drainage must be compatible with adjacent property drainage and in accordance with the Concept Utility/ Grading Plan component of the HTP. A regional detention pond system has been planned to accommodate site runoff from most parcels, a portion of which is complete. Some sites to the west of Technology Parkway contain their own storm water detention systems. Excess run-off from all sites shall be minimized, with sites graded to provide positive drainage away from buildings and to drainage easements/systems and/or to street drainage systems.

B. Follow the Master Plan in developing on-site drainage concepts. All properties shall provide necessary drainage easements to adjoining properties to ensure each site can follow City requirements for storm drainage.

C. Wherever possible, site development should pre-treat runoff for water quality by incorporating runoff from developed surfaces in bio-swales and sedimentation ponds, or similar (see Figure 2-3).

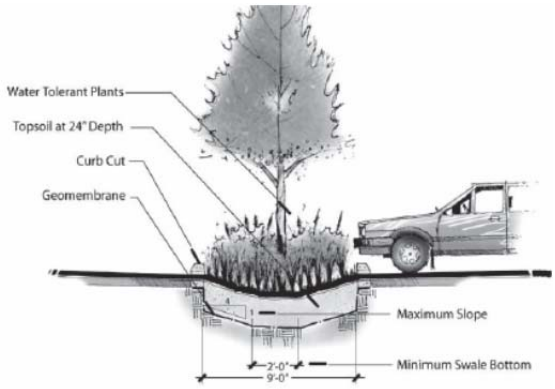

Figure 2-3

D. The basic concepts for drainage are:
   1. Drainage shall be conveyed along dedicated streets, private drives and swales along property lines, or in open space corridors. Drainage will be surface drained where possible; however, some below-grade drainage using storm sewer piping and culverts may be required.
   2. Surface drain systems and water quality or detention ponds, if required, are encouraged to be irregular in plan and graded to create an aesthetically pleasing character. Side slopes shall vary and avoid consistent side slopes. Steepest slopes should be no more than 3:1. All slopes steeper than 4:1 shall utilize erosion control fabric. Slopes steeper than 10:1 are encouraged to incorporate erosion control measures.
   3. Drainage structures in sidewalks and bike paths must be placed flush with the surface, and grate patterns cannot have openings larger than three-eighths of an inch. Surface storm water or irrigation should not be discharged across sidewalks; and there should be no point discharges into curbs to prevent traffic-impeding surges into the street.
   4. The City of Fort Collins water quality standards shall be incorporated into developments within the HTP.

2.10 Utilities, Mechanical Equipment and Communications Devices

A. Visual and sound impacts of utilities, mechanical equipment, data transmission dishes, towers, microwaves, and other services and equipment shall be minimized within the HTP. Radio transmitter towers and other similar equipment shall comply with the City of Fort Collins Municipal Code.

B. All equipment shall be fully screened.

C. Cell Towers are not permitted without specific consent from the DRC and City.

D. Wherever possible, mount data transmission and receiving telecommunication devices at ground level, to the rear of structures, and screen them from view from adjacent roadways, pedestrian paths, and building sites.

E. In screening such devices and equipment, use subdued colors that blend with the surroundings.

F. Coordinate locations, screening, and landscape decisions with involved utility and service providers in order to allow adequate conditions for servicing these devices and equipment.

G. If transmission and receiving devices or mechanical equipment are roof-mounted, locate them below an involved building's highest architectural element, so they are not visible from the site, adjacent buildings, and public view. Conceal equipment with parapet walls or mechanical screens. Mechanical screens shall be designed to be compatible with the building architecture.

2.11 Transformers and Gas Meters

A. Coordinate with utility companies on transformer and switchgear locations. Locate utility boxes out of major sightlines.

B. Electrical transformers and other utility boxes and equipment shall be substantially screened from public view with the use of landscaping, berming or screened enclosures. Screening shall be subject to approval from the City's Power Department and the DRC.

C. Coordinate locations, screening, and landscape decisions with involved utility companies in order to allow adequate conditions for service access.

D. Conduits, meter sockets, and vents shall be painted to match building surfaces and screens. While the meter socket may be painted, the meter itself cannot be painted.

E. Locate transformers and gas meters away from major pedestrian routes and outdoor seating areas in order to protect pedestrians and facility users in these locations.

2.12 Equipment Sound Levels

A. Select, locate, and install all mechanical and electrical equipment to not exceed the sound levels allowed under the municipal code.

B. Use landscape or architectural buffers to reduce the noise and visual impact of such equipment.

2.13 Installation of Ground Level Structures

A. Install all ground-level structures, such as manhole covers and grates, flush with the pavement. Grate spaces within pedestrian routes shall be three- eighths inch (3/8") in width or less in accordance with the Americans with Disabilities Act, federal, state, and local codes.

2.14 Service Areas

A. The visual impacts of service, delivery, trash, and outdoor equipment or storage areas shall be minimized, particularly relative to views from public roadways and along view corridors. Thoughtful placement and design of screening for these facilities is a priority for all sites.

B. Loading docks, trash containers, and service areas shall be screened or located out of view from adjacent streets, properties, pedestrian pathways, and open space corridors.

C. Screen facilities with architectural elements and/or evergreen landscaping.

D. Screening for loading docks and service areas should be a minimum height of six feet (6'), or as tall as the object which is being screened and incorporate materials and finishes similar or compatible with those of the primary structures.

E. Locate loading, service, and delivery areas so they do not encroach into any setbacks and so that they serve as an extension of the building.

F. Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public roadways and major pedestrian circulation routes. Screen these areas architecturally and/or with landscaping. Materials, supplies, trucks, or equipment being stored on a site must be concealed inside a closed building or behind a visual screen approved by the City and DRC (see Figure 2-8).

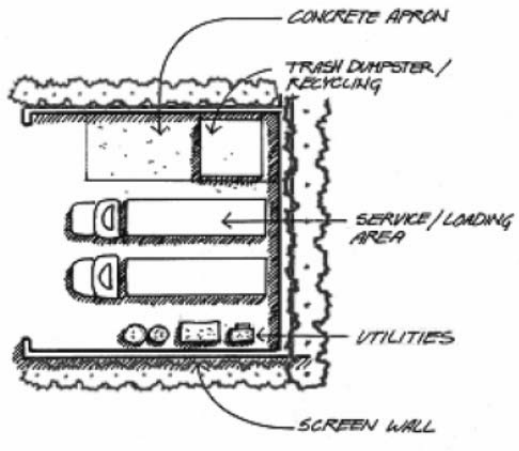

Figure 2-8

G. Clearly identify all service entrances to discourage the use of main entrances for deliveries.

H. Service area shall be located outside of designated view corridors or fully screened from view.

I. Trash containers shall be screened per the City Land Use Code section 3.2.5.

2.15 Outdoor Storage

A. Restrict outdoor storage to defined areas clearly identified on the Site Plans. Such areas shall be screened from views from adjacent properties, public roadways and public pedestrian pathways.

B. Utilize dense landscape buffers in combination with fencing to screen and secure outdoor storage areas.

2.16 Cart Storage, Vending Machines, etc.

A. Cart corrals, cart storage, vending machines, newspaper racks, video and book return boxes, and telephones shall either be placed inside structures or shall be fully screened and designed to complement the building façade.

2.17 Security Fences/Walls

A. Chain link fence is not permitted.

B. Fences and/or walls shall only be used where necessary.

C. Walls must be designed to relate to the architecture and be constructed of the same or compatible materials.

D. Fencing shall meet the overall park standard, Aegis II Genesis, black in color (see Figure 2-9).

Figure 2-9

E. Where fencing is used, the use of the HTP standard architectural metal fencing is required. Fencing shall be selected to provide a high degree of visual quality, low maintenance, security,

and to present a consistent image. Where fencing is necessary, the ornamental fence shall be used along private or public open space areas and along the following street frontages:

1. Harmony Road
2. Lady Moon Drive
3. Technology Parkway
4. Precision Drive
5. Timberwood Drive
6. Ziegler Road
7. Rock Creek

F. In areas visible to the public, fencing should be buffered with landscaping and/or berming to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. Fence buffer designs shall be such that a minimum of 70% of the fence is obscured from vision within 3 years after planting (see Figure 2-10).

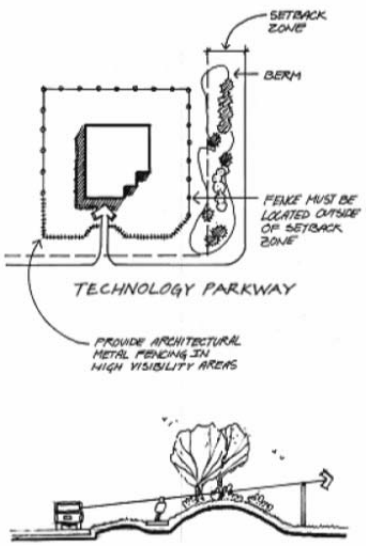

Figure 2-10

2.18 Site Furnishings

A. The provision of site furnishings is required. Site furnishing components should enhance and respect the scale of the urban spaces in which they are placed. Lines should be simple, clean and harmonious with the adjacent architecture and landscaping.

B. The elements of the street furniture to be used include seating areas, tables, planters, bike racks, shelters, information kiosks, newspaper dispensers, mailboxes, trash containers, and public telephone stations. A consistent theme will be established within HTP common areas by using common design elements, such as site furnishings, lighting, monument signage and landscaping.

C. Selected colors and materials for site furnishings are to be compatible with the development theme, predominant colors, and materials of the surrounding environment. Earth tones are preferable and accent colors shall be used sparingly.

D. Site furnishings for common areas shall be as provided by MAVD.

E. Site furnishings for individual buildings may vary, if they are consistent within a building complex and approved by the DRC

F. Wooden site furnishings are not permitted.

2.19 Signage

A. Signs shall conform with the City of Fort Collins Sign Ordinance and the HTP Sign Guidelines. See Section 4 of the Design Guidelines.

2.20 Lighting

A. All site lighting shall conform with the dark sky standards of LEED and shall incorporate full cutoff luminaires.

B. All parking lot lighting shall be LED.

C. Parking lot pole standards and luminaires shall utilize the HTP standard light pole: Lithonia Lighting, Aeris model AS1, Natural Grey powder coat finish 20’ pole height (see Figure 2-11).

Figure 2-11

D. Pedestrian pole lights shall be the HTP standard pedestrian pole: Lithonia Lighting, Aeris model AS1, Natural Grey powder coat finish.

E. All lighting spill shall be contained within the property per the LUC.

F. A point by point illumination plan shall be submitted to the DRC and City.

G. Design lighting to emphasize building entrances. Integrate lighting that highlights approach to buildings, building facades, architectural features and landscaping.

H. Design lighting with controls for consistent photocell on and timed off functions.

I. All site lighting shall be turned off after 11 p.m. unless approved by the DRC.

2.21 Site Art

A. Site art is encouraged.

B. Site art shall be reviewed and approved by the DRC.

2.22 Land Use Compatibility

A. The purpose of this section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible, when considered within the context of the surrounding area.

B. Building Character
   1. New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is compatible and complementary. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, the use of similar relationships to the street, the use of similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development.
   2. Building Size, Height, Bulk Mass and Scale
      a. Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the same block, or if no buildings exist thereon, on the adjoining blocks. Refer to architectural design guidelines in next chapter.

C. Compatibility of Building Materials
   1. Building materials shall either be complimentary or drawn in part from the materials already being used in the neighborhood. If dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

D. Windows
   1. Mirror glass with a reflectivity or opacity of greater than sixty-five (65) percent is prohibited. Building permit or special review applications shall include a materials specification demonstrating compliance with this standard.

E. Building Color
   1. Color shades shall be used to facilitate blending into the surrounding uses and to unify the development. The color of building materials shall complement or draw in part from

the range of colors that already exist on the block or in the adjacent neighborhood. DRC review applications shall include a color board demonstrating compliance with this standard. Refer to the Architecture Design Guidelines for preferred colors.

F. Service Screening/Mechanical Equipment Screening
   1. No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk or adjacent use.

   2. Loading docks, truck parking, outdoor storage (including outdoor storage of recreational vehicles, boats, and truck storage), utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions, shall be located and screened so that the visual and acoustic impacts of these functions are contained and out of view from adjacent properties, public streets, public sidewalks and trails (see Figure 2-12).

Figure 2-12

   3. A minimum six-foot (6') masonry wall is required at service areas with high-bay loading docks or outdoor vehicle or equipment storage yards.

G. Noise – All activities shall fall within the City of Fort Collins Noise Ordinance.

H. Vibration - The proposed land uses and activities shall be conducted so that any vibration created by the use of the property will be imperceptible without instruments at any point along the property line.

I. Air Quality - Developments within HTP shall conform to all applicable local, state and federal air quality regulations and standards, including, but not limited to, those regulating odor, dust, fumes or gases which are noxious, toxic or corrosive, and suspended solid or liquid particles.

J. Operational/Physical Compatibility Standards. The following conditions may be imposed by the DRC to ensure that new development will be compatible with existing adjacent land uses:
   1. Hours of operations and deliveries (no deliveries, trash removal, compaction or other noise generating activities between 10:00 p.m. and 7:00 a.m. are permitted unless

evidence is presented that sound barriers effectively reduce sound level to 45 dB at the shared lot line)
2. Light intensity and hours of full illumination
3. Placement, screening and illumination of outdoor vending machines, cart corrals and cart storage areas
4. Other measures necessary to mitigate an identified impact

SECTION 3 Architecture Design Guidelines

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3.0 Goals

A. The goal of the architectural standards is to promote a high quality, integrated business park. It is the desire of MAVD to provide appropriate flexibility for architectural design and optimize site and building functions, while achieving and maintaining both individual design character and overarching design integrity throughout the development.

B. Builders should consider sustainability standards under the guidance of the Leadership in Energy and Environmental Design (LEED) standards developed by the United States Green Building Council (USGBC). It is the intent of these guidelines to encourage all builders to meet the minimum “Certified” level of green site and building design. Higher levels of performance beyond Certified are encouraged.

3.1 Architectural Character

C. The architectural character is intended to reflect a sense of high quality and timeless, contemporary design already evident in the Harmony Road Corridor. The language will be one that fits with the land and surrounding community. The materials will reflect the quality, and the forms will reflect the regional design influences.

A. These standards are intended to promote the design of an urban environment that is built to human scale to encourage active, attractive street fronts and other connecting walkways, while also accommodating vehicular movement.

B. Design and build with maintenance in mind. Establish a maintenance framework that ensures a continuing high level of quality in the future.

C. Incorporate sustainable strategies that limit the environmental footprint of the project.

3.2 Specific Site Design

Building design shall contribute to the uniqueness of a technology campus with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the buildings form a cohesive place within the village.

3.3 Materials and Colors

A. Building Materials
    1. Exterior materials shall be chosen for their suitability, durability, and visual continuity.
    2. Except for windows, building materials shall be natural/indigenous in character. To the degree practical, materials should come from within a 500-mile radius, reinforcing the park's LEED goals.
    3. Building materials shall be selected to provide a variety of textures per building facade, provide visual balance, avoiding an excessive variety of materials.
    4. Building materials shall provide heightened visual and textural interest at building entrances and architectural opportunities, and areas that are highly visible to the public. Special consideration should be given to coordinating pedestrian paths and pulses with the corresponding architectural rhythms and features for a uniquely coordinated whole.

B. Preferred Materials
    1. Retail, Mixed Use, Medical and Corporate Office
        a. Brick
        b. Textured and scored architectural precast
        c. Architectural metal accents
        d. Metal solar shades, horizontal and vertical as appropriate for daylighting
        e. Loveland/Colorado Red Sandstone
        f. High-performance, low E glazing
        g. Other similar high-quality materials as approved by the DRC
    2. Light Manufacturing and Flex Office
        a. Textural concrete block with integral color
        b. Textured architectural precast panels, with integral color and/or cast-in textures
        c. Natural stone and synthetic stone products with integral color
        d. Architectural grade metal accents, elements only

e. High-performance, low E glazing
f. Other similar high-quality materials as approved by the DRC

3. Prohibited Materials
    a. Corrugated metal
    b. Unadorned metal panels (when visible from public right of way or from common open space)
    c. Painted concrete block
    d. Highly reflective wall treatments
    e. Single color walls without massing breaks
    f. The use of reflective glazing with over 65% reflectivity
    g. Exposed neon or color tubing, except in retail, restaurant, and entertainment areas, and only as approved by the DRC and in conformance with the City of Fort Collins Sign Code.

C. Building Colors
1. Color palette should consider earth tones indigenous to the region, resulting in a cohesive, unified theme throughout the development.
2. Monochromatic color schemes are discouraged.
3. Accent colors may be used sparingly and be compatible with base colors.
4. Metal accent materials such as window mullions on all buildings shall be clear anodized aluminum to maintain a consistent color and texture scheme throughout the campus.
5. General Color Families
    a. Gray/taupe (warm and cool)
    b. Green/blue
    c. Red/brown
    d. Other similar color families approved by the DRC
6. Predominant Building Colors
    a. Warm gray
    b. Brown
    c. Grayish blue/grayish purple
    d. Olive/forest green
    e. Other similar color families approved by the DRC
7. Accent Colors
    a. Compatible to predominate building colors
    b. Accent colors can be incorporated into shades, window mullions, building trim, signs, light fixtures, awnings, etc.
    c. Bright/vivid colors shall be used sparingly.

3.4 Façade Treatment

A. In order to add architectural interest and variety, and avoid the effect of a single, long or massive wall with no relation to human size, the following additional standards shall apply:
    1. Buildings shall maintain variation in massing.
    2. A single, large, dominant building mass shall be avoided.
    3. Horizontal masses shall not exceed a height/width ratio of 1 to 4, without substantial variation in massing that includes a change in height and projecting or recessed elements.
    4. Encourage changes in mass related to entrances, the integration of structure and/or the organization of interior spaces and activities.

B. Facades
    1. No facade that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including at least three (3) of the following:
        a. Change in plane
        b. Change in color
        c. Change in texture or masonry pattern
        d. Windows
        e. Porticos, awnings or canopies
        f. Establish some, or all, building bays using visual architectural features such as:
            i. Columns
            ii. Ribs or pilasters
            iii. Piers and fenestration pattern
            iv. An equivalent element that subdivides the wall into human scale proportions
    2. Retail architecture shall be four-sided architecture, providing a quality image on all facades.
    3. Side or rear facades that face walkways or public streets may include false windows and door openings defined by frames, sills and lintels, or similar modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
    4. Side and rear facades of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited, excepting facades which are not visible from the public right of way or common open space.
    5. Service entrances shall be planned to be visually unobtrusive and adequately screened to site entries, building entrances, and public right-of-ways.
    6. Screen wall materials are to be similar or identical to building materials and shall be fully compatible. Wood is prohibited.
    7. Screen locations and heights should be located to compliment overall architecture of the subject property.

3.5 Base Treatments

Facades shall have a recognizable "base" consisting of three (3) or more of the following (see Figures 3-1 through 3-2):

A. Thicker walls, ledges or sills
B. Integrally textured materials such as stone, masonry, or exposed aggregate concrete
C. Integrally colored and patterned materials such as smooth-finished stone or block
D. Lighter or darker colored materials, mullions or panels
E. Raised planters
F. An equivalent element that provides a recognizable base as approved by the DRC and administratively by the City

Figure 3-1 Raised Planters at Base

Figure 3-2 Masonry Base

3.6 Roof and Top Treatments

A. Roof top equipment must be visually screened by adequate parapet height or separate roof screen. Provide variation in parapets through step ups or intervening architectural detailing.

B. Flat roofs are permitted.

C. Combinations of sloped and flat roofs are encouraged to create a pleasing 'roofscape' (see Figure3-3).

Figure 3-3 Sloped and Flat Roofs

D. Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened or be an integral part of the building design. Screen material shall be of the same material, texture and color as the building architecture, or be compatible to it.

E. Integrated roof forms and mechanical screens are required. All mechanical equipment shall be fully screened with integrally designed, architecturally compatible roof screens.

F. Sloping roof forms may be used to satisfy the requirements for both "building entrances" and "top treatments", providing the sloped roof form is related to the building entrance, and extends above the top of the parapet wall of a flat roofed building, or above the fascia of a pitched roof.

G. Top Treatments for Buildings Having Less Than 25,000 Gross Square Feet. Buildings less than 25,000 gross square feet with a flat roof shall have a recognizable "top" consisting of the following (see figure 3-4)

Figure 3-4

1. Cornice treatment, other than just colored “stripes” or “bands,” with integrally textured materials, such as stone or other masonry or differently colored material
2. Sloping roof forms

3. Stepped parapets
4. An equivalent element that provides a recognizable top as approved by the DRC and City
5. Buildings proposing a full-pitched roof shall not be required to provide stepped parapets or cornice treatments.

H. Top Treatments for Buildings Having 25,000 Gross Square Feet or More

1. Buildings shall have parapets concealing flat roofs and rooftop equipment such as HVAC units from public view (see Figure 3-5). The average height of parapets concealing flat roofs and rooftop equipment shall not exceed fifteen (15) percent of the height of the supporting wall, and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall.

Figure 3-5

2. Sloping roof forms, if employed, should communicate the regional or LEED-compatible aspirations of Harmony Technology Park.

3.7 Building Entrances

A. Primary building entrances shall be important elements in defining the character of Harmony Technology Park. Building materials shall be selected to provide greater visual and textural interest at building entries. Entrances shall be designed to integrate the wall signs with the design of the structure.

B. Criteria
   1. Primary entrances shall be easily identifiable to both the vehicular visitor as well as the pedestrian (see Figure 3-6).

Figure 3-6

   2. Building address(es) shall be clearly visible from the public right-of-way, as well as at the entrance of each door.
   3. Architectural articulation shall be evident at primary entrances. Textural and massing changes are required for visual interest, as well as promoting the "human scale."
   4. Primary entrances shall include protection from elements of weather and harsh sunlight.
   5. Landscape features shall be provided at building entrances, such as plazas, gardens, benches, landscape walls and/or artwork (see Figure 3-7).

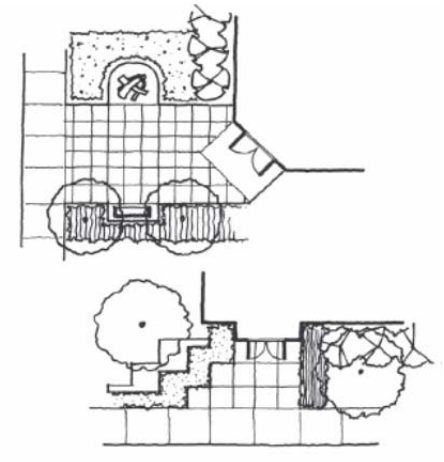

Figure 3-7

6. In order to clearly define locations for visitors at building entry points, each principal building on a site shall have clearly defined entries and incorporate architectural treatments such as canopies, overhangs, projections, special paving, benches etc.

C. Encroachments
    1. Refer to the LUC and specific easements for permitted encroachments.

D. Building massing/scale
    1. Buildings shall relate well to each other, the site, and adjacent properties.
    2. Taller buildings (4 stories or more) shall provide significant mass breaks to decrease the apparent mass of the building. Wider, longer buildings shall be stepped or broken in elevation by a combination of massing breaks and/or material changes (see Figure 3-8).

Figure 3-8

E. Accessory buildings
    1. Accessory buildings shall be similar in character and materials as primary buildings.
    2. Location of accessory buildings shall be identified and located with initial site plan for City and DRC approval.

3.8 Supplementary Standards

3.8.1 Project Types

Individual types of commercial/retail projects have additional Performance Standards that are more specific in nature, as follows:

A. Small Retail Stores
    1. Where principal buildings contain additional, separately owned stores that occupy less than twenty-thousand (20,000) square feet of gross floor area, with separate, exterior customer entrances, the street level facade of such stores shall be transparent between the height of eighteen (18) inches and eight (8) feet above the walkway grade for no less than seventy-five (75) percent of the horizontal length of the building facade of such additional stores.

B. In-line Retail Stores
    1. In-line, or attached retail stores, shall incorporate primary building elements that denote a place of entrance to the connecting pedestrian circulation patterns (see Figure 3-9). These forms should be consistent in scale with the entrances to the in-line retail components it addresses.

Figure 3-9 In-line Retail

2. In-line retail uses shall incorporate building components such as columns, arcades, covered walkways and trellises which emphasize and celebrate its connecting pedestrian circulation patterns.
3. In-line retail uses shall incorporate seating and pockets of outdoor seating areas that provide resting areas.

C. Retail/Commercial Pad Buildings
1. Retail pad sites shall be separated from large parking lots by drive lanes and landscaping to delineate parking areas (see Figure 3-10).

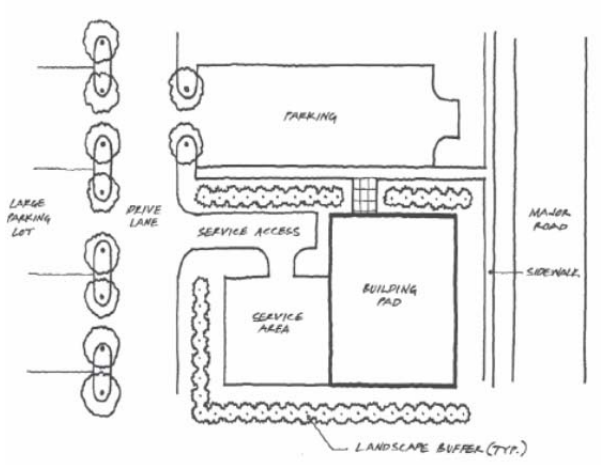

Figure 3-10

2. Utilitarian service areas shall not be placed adjacent to pedestrian pathways that lead to entrance areas. Utilitarian areas shall be fully screened with building components that are similar to the building's wall materials.

3.8.2 Central Features and Community Space

Each retail building subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least two (2) of the following:

A. Patio/seating area
B. Pedestrian plaza with benches iii) Window-shopping walkway
C. Kiosk area
D. Water feature
E. An amenity that, in the judgment of the City of Fort Collins, adequately enhances such community and public spaces. Such areas shall have access to the public sidewalk network, and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape (see Figure 3-11). This amenity should be closely related to the LEED aspirations of Harmony Technology Park.

Figure 3-11

3.8.3 Standardized Architecture for Restaurants

A. Standardized architecture buildings shall not be allowed unless the architectural design meets the requirements of the HTP guidelines.
B. Buildings shall incorporate foundation plantings adjacent to a minimum of 50% of the perimeter of the building.
C. Ancillary structures, whether attached or freestanding, shall be of a design compatible with the primary building in materials/colors. Such structures shall be constructed of similar materials and designed for durability and easy maintenance.
D. Service areas and utilities shall be fully screened with walls, fences or other forms, which are to be compatible with the building in materials/color. Such structures shall be designed for durability and easy maintenance.

3.8.4 Entertainment Uses

A. Entertainment uses are considered specialty commercial uses that generally include, but are not limited to, theaters, nightclubs and bars, billiard halls and other similar uses. These uses may utilize a high degree of architectural expression, which reflects their function and attracts attention, creating a high level of excitement through its design character.
B. Entertainment uses are encouraged to express a high level of design autonomy that is compatible with the design guidelines.
C. Entertainment uses shall emphasize building entrances through architectural forms and materials, specialty lighting, signage or other elements which collectively express and dramatize their function.
D. Entertainment uses shall be segregated from other uses that are sensitive to greater amounts of light, noise and vehicular/pedestrian traffic.

SECTION 4 Sign Guidelines

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4.0 Goals

The goal of the Sign Guidelines is to promote a unified, high-quality system of design for signs within the business park. The guidelines describe a system of signs likely to be used within the development, and guidelines for the construction of each sign type. The guidelines provide a framework for the sign system to provide consistency in sign design, size, materials, and illumination throughout the campus. However, MAVD intends to provide appropriate flexibility for individual needs of tenants for number and type of signs and integration of individual branding.

A. All signs within the campus shall be reviewed and approved by the Design Review Committee. Signs must also conform to the City of Fort Collins sign regulations outlined in the Land Use Code.

4.1 Overall Sign System

A hierarchy of signs is planned for the Harmony Technology Park campus. Signs are designed to create a unique identity for the business park and to provide a graduated system of orientation into and through the site.

A. Project Identification Signs are located at the primary entrances to the business park along Harmony Road, at Technology Parkway and at Lady Moon Drive. These signs identify the campus from Harmony Road.

B. Building/Tenant Identification Signs (see Figure 4-1) are allowed for each building or lot within the business park to identify individual buildings from the adjacent streets. The design of the

building identification signs is intended to be consistent throughout the campus rather than associated with individual building architectural treatments. These signs are internally illuminated, ground-mounted aluminum sign cabinets in a color to match the architectural pre-cast of the larger project identification signs. Business or building name, logo, and address are identified with acrylic push-through letters. Signs also incorporate a specialty concrete base, and internal LED illumination. Detailed sign construction and fabrication requirements are available from the Design Review Committee for business park tenants to guide the final design of their building identification sign.

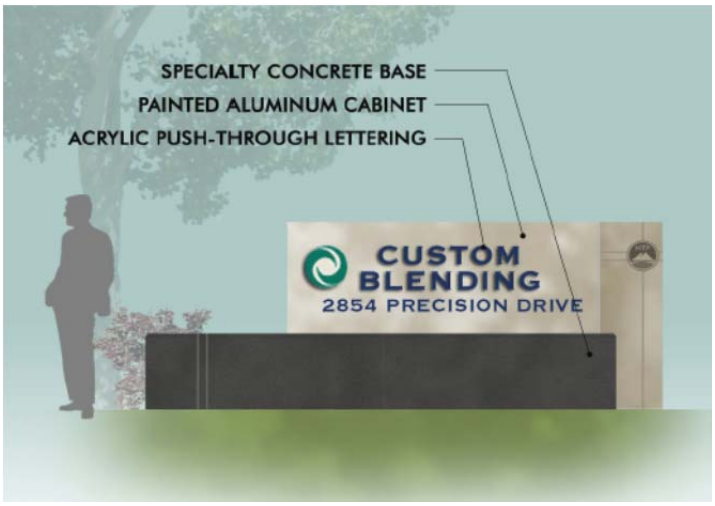

Figure 4-1 Building/Tenant Identification Sign

C. Wall Mounted Building Signs may further identify individual buildings or major tenants within the business park. Major tenants are defined as a tenant that owns or leases 51% or more of an individual building. Wall mounted signs shall be individual metal pan channel letters and logo graphics. No cabinet signs are allowed. Sign size is regulated by the City of Fort Collins, but also must coordinate with the building architecture and not visually dominate the building façade. If lighted, sign elements shall be internally illuminated face-lit letters and graphics. Detailed sign construction and fabrication requirements are available from the Design Review Committee for business park tenants to guide the final design of their wall mounted building sign.

D. Multi-Tenant Identification Signs (see Figure 4-2) are intended to provide identification for primary building tenants within a multi-tenant building. These signs would be located near a main building entrance and are intended to be viewed by pedestrians entering the building. These signs shall not be visible from the public right-of-way. These signs are internally illuminated, ground- mounted aluminum sign cabinets in a color to match the architectural pre-cast of the larger project identification signs. Business names and logos are identified on acrylic push-through cabinets that can easily be replaced or updated if tenant changes occur. Signs also incorporate a specialty concrete base, LED backlit translucent panel and metal cap similar to the larger project identification signs. Detailed sign construction and fabrication requirements are available from the Design Review Committee for building owners to guide the final design of their wall multi-tenant sign.

Figure 4-2 Multi-Tenant Identification Sign