

EAGLE RIDGE

Master Plan Architectural Standards

AMENDMENTS:

△ 5-29-24 -Updated
Commercial Building Character
Language.

TAB 12

Form H: Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Multi-Family Materials Palette	Ledgestone, natural or cultured stone; summit brick mix; natural stucco; fiber cement plank siding; and black window frames and canopies.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 140
Multi-Family Color Palette	Significant variation in the materials used on a multi-family building face is required. The same color scheme or material placement shall not be used more than three times within one multi-family project.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 143
Multi-Family Architectural Styles	The buildings in multi-family areas will create the urban character of Eagle Ridge. Architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions establish the identity of the urban core and differentiate individual buildings.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines. Architectural styles shall be utilized as described in Form F-2: Neighborhood Character Matrix; pg. 142
Multi-Family Architectural Features	All residences shall have a primary entrance that includes a covered or recessed entry that is visible from the street, green court, open space or other public way.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pp. 142-146
Commercial Materials Palette	All materials shall be high quality materials. The majority of the building facade may be surfaced in summit brick mix, natural stucco, or fiber cement plank siding. Window frames and canopies must be black.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 147
Commercial Color Palette	Bright and intense color shall be permitted for no more than 10% of the total elevation of any facade facing the street.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 148
Commercial Architectural Styles	Architectural style shall be timeless and integrate the modern color palette of classic materials as described above and within this document.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 147
Commercial Architectural Features	<p>The commercial buildings will create 360-degree architecture with visually pleasing character. Architectural scaling elements such as banding, belt courses, sills, lintels, mullions and changes in materials, textures, modules, and patterns can be used to establish the identity of the development. Punctuate special locations and provide human-scale details. Prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance.</p> <p>Emphasize entries with signage, building massing, awnings, arcades or differentiation in material, color, or greater level of detail. Service areas, rooftop equipment and vents will be screened with extensions of the buildings architecture, texture and color.</p>	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pp. 148-151
Large Buildings Materials Palette	All materials shall be high quality materials. The majority of the building facade may be surfaced in summit brick mix, natural stucco, or fiber cement plank siding.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 152
Large Building Color Palette	Color is encouraged as a form of giving weight to featured elements and components. Accents of primary and secondary colors may be used when the primary field is of a neutral or muted color. Bright and intense color shall be permitted in a limited capacity.	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 153
Large Building Architectural Styles	<p>Entries: Architectural entries shall promote way-finding and be clearly defined through architectural elements, color, building fenestration, overhangs, etc.</p> <p>Service Areas and Loading Docks (including rooftop equipment): Service areas and loading docs will be screened from view by walls in a color and texture matching adjacent dominant building materials and colors. Fencing is not permitted.</p> <p>Screen rooftop equipment and vents with extensions of the building architecture such as a building parapet or free standing screen wall matching the dominant colors and textures of the building.</p>	Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 152-155

ARCHITECTURAL DESIGN STANDARDS

HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Multi-Family Design Standards
- Commercial Design Standards
- Large Building Design Standards

These guidelines apply to the whole of Eagle Ridge.

ORGANIZATION OF THE DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

Topic: The key issue to be addressed.

Intent: This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Eagle Ridge.

Design Standards: These are requirements of Eagle Ridge, in order to receive approval from the City of Aurora these standards must be met.

Design Guidelines: The guidelines are design strategies, features or techniques that Eagle Ridge is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, these solutions will be considered on a case by case basis for approval.

ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of Eagle Ridge Design Guidelines is a legal document adopted by the City of Aurora as part of the Eagle Ridge Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing existing requirements. Where these standards are silent or do not address a topic, the City of Aurora's standards shall apply.

OVERALL THEME AND MATERIALS

INTENT: Eagle Ridge will promote an overall theme to reflect the commercial and residential nature of the site. The theme will use materials that reflect this use, which will provide a distinct, dramatic and contrasting nature to the landscape that will accompany site features such as the primary and secondary entry monumentation, wayfinding, walls, and site amenities.

- The primary building materials will include to the following:
 1. Siding: fiber cement plank siding
 2. Stone: ledgerstone, natural or cultured stone
 3. Summit brick mix: 75% Light Pewter and 25% Fossil Grey, or developer approved substitute
 4. Natural stucco
- Window frames and canopies will be black.
- Fabric canopies are not allowed.
- Roofs shall be flat or sloped. Mansard roofs are not allowed.

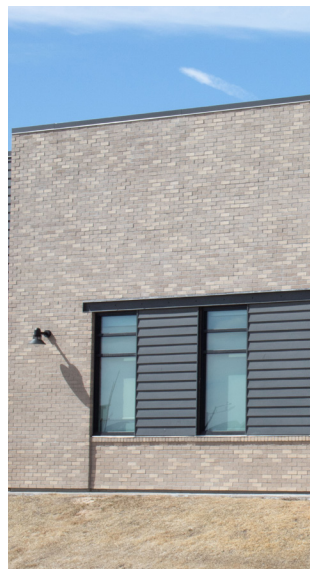
MATERIALS



Fiber cement plank siding



Fiber cement panel



Brick



Stucco



Stone and stucco



Fiber cement plank siding, brick, and stucco



Mix of Materials and Colors. Note modern brick pattern installation.



Change of materials and colors provide building fenestration.



The use of the same material palette provides consistency across the development while still allowing for differentiation of individual buildings and spaces.



ARCHITECTURAL DESIGN STANDARDS

UNIVERSAL DESIGN CONCEPTS

The architecture at Eagle Ridge will utilize the following principles to guide the design process:

- Simplicity
- Hierarchy
- Sustainability

Simplicity: The design of the architecture can be bold, creative and compelling without being overly intricate or complex. A single, well executed concept can create an architectural statement that will stand the test of time.

Hierarchy: Architecture can support the community goals and provide visual cues to the users about use and intent. The architecture will create a clear hierarchy of facades to establish clear public, private and service spaces.

Sustainability: Consideration of conservation of resources, energy and reducing heat island effect can be integrated into architectural design decisions.

MULTI-FAMILY DESIGN STANDARDS

ARCHITECTURAL SCALE AND SCALING ELEMENTS

INTENT: The buildings in multi-family areas will create the urban character of Eagle Ridge.

Architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions establish the identity of the urban core and differentiate individual buildings. Moreover, it can be used to punctuate special locations and provide human scale details. Coordination of the scaling elements between buildings and 360-degree architecture will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance.

DESIGN STANDARDS

The standards of this section apply to all multi-family buildings.

- Architectural elements shall remain in the same family, but shall create urban character that allows each building to be differentiated.
- Each primary building taller than 35' in height shall be designed so that the massing and/or facade articulation presents a clear base, middle and top. The base shall be appropriately articulated to provide human scale.
- All building facades facing public streets or private roads shall incorporate two or more of the following scaling elements, no less than every 50' to avoid long, unbroken flat walls:
 - Horizontal structural elements such as floors expressed with banding, belt courses, material changes.
 - Vertical structural elements such as columns, pilasters, peers, etc.
 - The use of sills, lintels, mullions, at all windows.

- Change in material.
 - Change in color.
 - Change in material module or pattern.
- A buildings architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view from a public or private street or open space shall display a similar level of quality and architectural interest.
 - Required scaling elements for buildings should be integral with the building form and construction.
 - No residential buildings are permitted within the 65 and 60 LDN zones. Service/outdoor use areas are not to be located adjacent to open space.

BUILDING MATERIALS AND COLOR

INTENT: The architectural characteristics of the multi-family will utilize high quality materials. Lasting and durable materials will be prioritized from local and regional sources when possible and will reflect the materials, colors and textures naturally found along the Front Range and within the Eagle Ridge development. As appropriate, smaller scale materials will be utilized to provide human scale in the architecture.

DESIGN STANDARDS

- Building materials shall be selected with the objectives of quality and durability appropriate to the context of their use.
- The building facade, not including windows and doors, shall be surfaced by one or more of the following:
 - Fiber cement plank siding
 - Ledgestone, natural or cultured stone on at least 1/3 of building facade height
 - Summit brick mix
 - Natural stucco
 - Architectural metal



Proposed Color Palette

- Dry-stack stone and synthetic stone are not permitted.

DESIGN GUIDELINES

- Building materials on the lower floors and at pedestrian areas shall utilize scale, texture, color and detail to clearly identify the pedestrian environment.
- Material modules may be used in building facades. Units, if used, shall be appropriate material type and manufactured to industry standards. Modules shall not exceed 5' by 10' without the clear expression of a joint.
- The use of synthetic material to imitate natural materials shall be avoided, unless to better the aesthetics of wood or weathered materials.

BUILDING FENESTRATION

INTENT: The pattern of windows and doors, or fenestration, of a building creates a rhythm for architectural detailing that contributes to the character of the street and each individual building.

DESIGN STANDARDS

- The architecture, massing and height shall reflect the special nature of a primary corner by utilizing distinctive architectural form, detail and materials. Primary corners include:
 - Building corners visible from Piccadilly Road.
 - Building corners visible walkable mainstreet.
- No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.20. No first surface reflective coating shall be permitted.

DESIGN GUIDELINES

- The location and patterns of glazing should enhance building function and scale. Variations in fenestration patterns may be used to emphasize building features such as entries, shifts in building functions and uses.
- Areas of buildings that are functionally restricted from providing 'vision glass' may use opaque or spandrel glass.
- All south and west facing windows above the second floor should be shaded in the summer and receive direct sunlight in the winter.
- Clear, low-e and/or slighting tinted glazing should be used on the ground floor to limit glare off of glazed surfaces.
- When possible, windows shall be placed in locations to take advantage of the long range views to the Rocky Mountains to the west and the open space to the south.

ENTRIES

INTENT: Clearly defined and articulated entries to ground floor entries enhance the scale and function along streets. Building entries that are convenient and directly related to pedestrian circulation will reinforce the street as a "place" and will help create an active pedestrian environment.

DESIGN STANDARDS

- All buildings shall provide at least one primary building entry oriented to the street and one oriented to primary parking area.
- Primary building entrances shall be emphasized by changes in wall plane or building massing, canopies or differentiation in material or color, greater level of detail or signage.

DESIGN GUIDELINES

- Entries to ground floor uses in all vehicular and pedestrian oriented areas should be direct and at street level to encourage active pedestrian uses.
- Orient entries, services access and other outside activities (i.e., amenity areas) in a manner that will minimize impacts on residential users.

RESIDENTIAL STOOPS

INTENT: Residential stoops where provided shall be used on ground floor units to encourage an active pedestrian zone and promote the “front porch” feeling within the development.

DESIGN GUIDELINES

- Residential stoops shall be used for ground floor units only and should correspond directly to the unit’s entry.
- Stoops should occur at the building face and not extend into the frontage zone or setbacks.
- Stoops should be a minimum of 3’ deep and 6’ wide when provided.
- Stoops should provide between 20” and 30” of vertical separation.



Clearly defined and articulated entrance

BALCONIES

INTENT: Balconies are a crucial element for urban living, as they provide outdoor space and a connection to nature. Balconies on building facades should be integrated into the overall architecture of the building.

DESIGN STANDARDS

- Recessed or projecting balconies and covered or open-air balconies are permitted.
- Balconies may overhang walks when sufficient clearance is provided.
- Balconies shall have a minimum depth 4’.
- Primary entrances shall be emphasized by recessing the door a minimum of 6’.



Residential stoops provide a “front porch”

- When balcony roofs occur, the height shall be coordinated with the floor height of the building interior but shall in no instance be less than 8' from floor to bottom of roof.

DESIGN GUIDELINES

- The proportions of balconies should correspond with the facade and be architecturally consistent with the building.
- Balconies should be designed for everyday use.

SERVICE AREAS

INTENT: Convenient and accessible service areas are important to the overall function of a building. It is important to balance the needs and impacts of service areas, mechanical equipment, trash and recycling collection areas and other similar uses with the aesthetics, protection of sensitive natural features and livability of the surrounding areas.

DESIGN STANDARDS

- Where possible, service and outdoor storage areas, utility vaults, mechanical equipment, trash and recycling collection areas shall be located in areas with limited visibility and/or pedestrian connectivity to minimize visual, auditory and odor impacts on-site.
- Development adjacent to the Triple Creek corridor to the south shall make every effort to locate service areas as far away from the open space as possible to protect adjacent wildlife habitat.
- Trash and recycling collection areas shall be located in areas that provide convenient access for users and accessible for collection.
- Service areas shall be screened from the sidewalk, roads and adjacent properties. The service areas shall be screened with a permanent enclosure matching in materials and colors on the primary structures(s) on the site with landscaping along the exterior.
- Rooftop mechanical equipment shall be screened from view by such methods as parapets or RTU screens.



Balconies may overhang walks

COMMERCIAL DESIGN STANDARDS

ARCHITECTURAL SCALE AND SCALING ELEMENTS

INTENT: The commercial buildings within Eagle Ridge will create a cohesive character along Stephen D Hogan Parkway within the development. Architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions establish a vocabulary to use in a commercial setting. Moreover, these elements can be used to punctuate special locations and provide human scale. 360-degree architecture will prevent large areas of undifferentiated or blank building facades and ensure diversity in appearance.

DESIGN STANDARDS

The standards of this section apply to all commercial and retail buildings within Eagle Ridge:

- Architectural elements shall remain in the same family, but shall create a character that allows each site to be differentiated.
- All building facades facing public streets or open spaces shall incorporate two or more of the following scaling elements, no less than every 40' to avoid long, unbroken flat walls:
 - Horizontal structural elements such as floor expressed with banding, belt courses, material changes.
 - Vertical structural elements such as columns, pilasters, peers, etc.
 - The use of sills, lintels, mullions at all windows.
 - Arcades, pergolas or towers
 - Change in materials
 - Change in color
- A buildings architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view from a public or private street or open space shall display a similar level of quality and architectural interest.
- Required scaling elements for buildings shall be integral with the building form and construction and not a thinly applied veneer.
- All buildings will meet architecture standards for all LDN's as outlined in the UDO.
- Service/outdoor use areas are not to be located adjacent to open space.



Materials, horizontal and vertical elements provide interest and scale to building facade.

BUILDING MATERIALS AND COLORS

INTENT: The architectural characteristics of the commercial sites within Eagle Ridge will utilize high quality materials. Lasting and durable materials will be prioritized from local and regional sources when possible and will reflect the materials, colors and textures naturally found in the area. Smaller scale materials will be utilized to provide human scale in the architecture.

DESIGN STANDARDS

- Building materials shall be selected for quality and durability and appropriate to the context of their use.
- The building facade, not including windows and doors, shall be surfaced by one or more of the following:
 - Fiber cement plank siding
 - Ledge stone, natural or cultured stone
 - Summit brick mix
 - Natural stucco
 - Architectural metal
- Dry-stack stone and synthetic stone are not permitted
- Bright and intense color shall be permitted for no more than 10% (per the UDO) of the total elevation of any facade facing a public street.

DESIGN GUIDELINES

- Building materials at pedestrian intensive areas shall respond to the character through elements such as scale, texture, color and details.
- Material modules may be used in building facades. Units, if used, shall be appropriate material type and manufactured to industry standards. Modules shall not exceed 5' by 10' without the clear expression of a joint.



Building has 360-degree architecture



Proposed Color Palette

BUILDING FENESTRATION

INTENT: The pattern of windows and doors, or fenestration, of a building creates rhythm for architectural detailing that contributes to the character of the street. A mid degree of transparency at the street level enhances pedestrian activity.

DESIGN STANDARDS

- When buildings are placed at primary entrances to Eagle Ridge, the architecture, massing and height shall reflect the special nature of the corner.
- On the ground floor, all glazing shall have a minimum of 60% light transmittance factor.
- No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.20. No first surface reflective coating shall be permitted.
- A minimum of 30% of glass to wall ratio shall be provided for the ground to floor on all building facades facing a public or private street or open space.



Architecture and window placement enhances building aesthetics.

DESIGN GUIDELINES

- The location and patterns of glazing shall enhance building function and scale. Variations in fenestration patterns may be used to emphasize building features such as entries.
- Areas of buildings that are functionally restricted from providing 'vision glass' may be exempted from glass requirements provided other architectural scaling techniques are employed. Use of opaque or spandrel glass is permitted.
- Recessed glazing and substantial glass framing and mullion patterns may be used to provide depth and visual character to building facades and will consider the play of sunlight across the facade.
- Clear, low-e and/or slightly tinted glazing shall be used to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed surfaces.

COMMERCIAL ENTRIES

INTENT: Clearly defined and entries to commercial uses enhance the scale and function along public streets. Building entries that are convenient, architecturally pronounced and directly related to pedestrian circulation will reinforce way-finding.

DESIGN STANDARDS



Example of a clearly defined entrance.

- All buildings shall provide at least one primary building entry oriented to the public or private street, primary parking area and customer access.
- Primary entrances shall be emphasized by signage and changes in wall plane or building massing, canopies, arcades, or differentiation in material, color or greater level of detail.
- Canopies, if used, must be rigid and not project more than 5' from the building face. Bottom edge of awning shall be a minimum of 10' above finished grade. Structure shall be painted or coated in black and shall be integrated into the architecture that they are mounted to. Awning materials shall adhere to the following:
 - Rigid glass, metal or composite material panels secured by a metal frame. Panels can be vertical or sloped.
 - High-quality operable rigid assemblies that are able to extend away from and contract back to the building facade.
- Arcades, if used, shall correspond to the facade scale and architectural style of the building. Arcades shall occur in the front of the building. A minimum 6' wide continuous open sidewalk shall be maintained for circulation. Arcades shall provide a minimum height of 12' measured from the sidewalk to the bottom of the structure. To the greatest extent possible, spacing between columns shall be a minimum of 12' and shall not block any building entrances.

DESIGN GUIDELINES

- Entries may include outdoor patios, integrated planters or wing walls that incorporate landscape areas and/or special paving the entire width of the entry area.
- Additional emphasis can be placed at the entry and may include an architectural tower or arcade.
- Soffits, columns and arches shall be treated consistently with the architecture of the building.
- Entry materials will weather the Colorado climate.

COMMERCIAL SERVICE AREAS

INTENT: Convenient and accessible service areas are important to the overall function of commercial uses. It is important to balance the needs and impacts of the service areas, mechanical equipment, trash and recycle collection areas and other similar uses with the aesthetics and usability of the surrounding pedestrian areas.

DESIGN STANDARDS

- Loading docks and all other services areas shall be screened from view from all public and private rights-of-way as required by Code. Wing-walls, separating the loading docks from the car parking areas, shall be required to partially separate these two areas. Such walls shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 10 feet.
- Service and outdoor storage areas, utility vaults, mechanical equipment, and trash and recycle collection areas shall be located in areas with limited visibility and pedestrian connectivity to minimize visual, auditory and odor impacts on-site.
- Service areas shall be screened from public streets, sidewalks and adjacent properties including open space. The service areas shall be screened with a permanent enclosure or fencing matching in materials and colors to the primary structure(s) on the site and with landscaping.
- Trash and recycling collection areas shall be located in areas that provide convenient access for users and accessible for collection.
- Rooftop equipment and vents larger than 5 inches in diameter shall be screened with four-sided architecture such as an extended building parapet or a free standing screen wall matching in materials and colors to the primary structure(s). RTU screens are also acceptable.



Service and loading areas are located away from pedestrian areas.



Loading dock is screened by walls in a like material to the building.

LARGE BUILDING DESIGN STANDARDS

ARCHITECTURAL SCALE AND SCALING ELEMENTS

INTENT: Buildings over 50,000 square feet will be classified as large buildings, and will follow the large building standards described in this master plan. The large buildings within Eagle Ridge will utilize architectural scaling elements such as changes in texture, materials, fenestration and pattern as well as detailing elements such as banding, belt courses, sills, lintels and mullions to establish the identity and differentiate individual sites. Moreover, it can be used to punctuate building entrances and provide human scale details. Coordination of the scaling elements between buildings and 360-degree architecture will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance. The intent is not to create the look of multiple buildings, but to encourage creative design.

DESIGN STANDARDS

The standards of this section apply to all large buildings within Eagle Ridge:

- Architectural elements shall remain in the same family, but shall create a character that allows each site to be differentiated.
- Each primary building taller than 30' in height shall be designed so that the massing and/or facade articulation presents a clear base, middle and top. The base shall be appropriately articulated to provide human scale at any entrance or exit.
- All building facades facing public or private streets or open spaces shall incorporate at least two instances of one of the following:
 - Defined Entry Area
 - Horizontal structural elements such as floors expressed by banding, belt courses, material changes.
 - Vertical structural elements such as columns, pilasters, peers, etc.
 - The use of sills, lintels, and/or mullions at all windows.
 - Change in material or texture.
 - Change in color.
 - Change in material module or pattern.



Recessing of entry area provides human scale.



Wall plane projects are emphasized by color and material changes.

- A building's architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view from a public or private street or open space shall display a similar level of quality or architectural interest.
- Required scaling elements of buildings shall be integral with the building form and construction and not a thinly applied veneer.
- Shield 'back-of-house' and loading functions from public streets and open spaces. Structures adjacent to these areas shall shield back-of-house and loading functions through the use of structure orientation, enhanced landscaping and/or a masonry walls.
- Landscape buffers shall be utilized to deflect any nuisance from impacting the open space.
- All buildings will meet architecture standards for all LDN's as outlined in the UDO.

DESIGN GUIDELINES

- Use transitions in wall texture, color height, plane articulation and massing to create feature elements.
- Variations in building massing and details will relate to the scale and function of the building.

LARGE BUILDING MATERIALS AND COLORS

INTENT: The architectural characteristics of large buildings within Eagle Ridge will utilize high quality materials. Lasting and durable materials will be prioritized from local and regional sources where possible and will reflect the materials, colors and textures naturally found in the area. As appropriate, smaller scale materials will be utilized to provide emphasis to pedestrian areas.

DESIGN STANDARDS

The standards of this section apply to all large buildings within Eagle Ridge:

- Building materials shall be selected for quality and durability.
- The building facade, not including windows and doors, shall be surfaced by one or more of the following:
 - Fiber cement plank siding
 - Ledgestone, natural or cultured stone
 - Summit brick mix
 - Natural stucco
 - Architectural metal



Changes in color are used to highlight building entry.



Architectural features wrap the corner of the building providing interest on two facades.



Proposed Color Palette

- Dry-stack stone and synthetic stone are not permitted.
- Bright and intense color shall be permitted for no more than 10% of the total elevation of any facade facing the street.

DESIGN GUIDELINES

- Color is encouraged to define feature elements.
- Required scaling elements for buildings shall be integrated into the buildings and not a thinly applied veneer.
- Materials at pedestrian intensive areas shall respond to the character of the pedestrian environment through use of scale, texture, color and detail.
- Material modules may be used in building facades. Units, if used, shall be appropriate material type and manufactured to industry standards. Modules shall not exceed 5 feet by 10 feet without the clear expression of a joint.
- The use of synthetic materials intended to imitate natural materials such as faux stone and wood may be used.

LARGE BUILDING ENTRIES

INTENT: Clearly defined and articulated entries enhance way-finding and provide pedestrians convenient circulation.

DESIGN STANDARDS

The standards of this section apply to all large buildings within Eagle Ridge:

- All buildings shall provide at least one primary building entry oriented to the public or private street.
- Primary entries shall be emphasized by signage and changes in wall plane or building massing, awnings or differentiation in material or color or a greater level of detail from other areas of the building.
- Entries shall be significant and scaled appropriately to encourage pedestrian way-finding and shall integrate patios, planters, wing walls, landscape areas and/or specialty paving for the entire width of the entry area.
- Primary entries shall be emphasized by recessing or protruding the door a minimum of 6'.



Materials, color and a prominent protrusion define this large building entry.



Colors and materials are used to define areas of the building.

DESIGN GUIDELINES

- Create night interest by illuminating entry elements facing public or private streets at night.

LARGE BUILDING SERVICE AND LOADING AREAS

INTENT: It is important to balance the needs and impacts of service and loading areas, mechanical equipment, trash and recycle collection and other areas with similar uses with aesthetics of the area and public view.

DESIGN STANDARDS

The standards of this section apply to all large buildings within Eagle Ridge:

- Service and outdoor storage areas, utility vaults, mechanical equipment, and trash and recycle collection areas shall be located in areas with limited visibility and pedestrian connectivity to minimize visual, auditory and odor impacts on-site and to adjacent entrances and cannot be located adjacent to the open space buffer area to the south without appropriate screening/buffering techniques. Nuisance uses adjacent to the special landscape buffer or sensitive habitats is highly discouraged.
- Loading operations shall be conducted within an enclosed structure or screened area.
- Rooftop equipment and vents larger than 8 inches in diameter shall be screened with an extended building parapet or a free standing screen wall matching in materials and colors to the primary structure(s). RTU screens are also acceptable.
- Loading docks and all other services areas shall be screened from view from all public and private rights-of-way by the use of berms and landscaping, as required by code. Wing-walls, separating the loading docks from the car parking areas, shall be required to partially separate these two areas. Such walls shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 10 feet.