

MP URBAN DESIGN

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TAB 10.1

Form F-1: Urban Design Standards Matrix

SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE			LOCATION IN APPLICATION PACKAGE
1. ENTRY MONUMENTATION	RESIDENTIAL			10.4, 10.5, 10.6
	<p>THE PRIMARY FEATURES OF THE ENTRY MONUMENTATION WILL HELP TO PROVIDE COMMUNITY IDENTIFICATION, INCLUDING A TRAPEZOIDAL SHAPED COLUMN THAT WILL BE REPEATED THROUGHOUT THE PROJECT. WOODEN BEAMS AND PANELS IN THE MONUMENTATION WILL ALSO BE ESTABLISHED AS A RECURRING THEME. ALL ENTRY MONUMENTS WILL BE CONSTRUCTED OF STONE OR NATURAL LOOKING STONE VENEER; PRE-CAST CONCRETE OR LIMESTONE WILL BE USED FOR THE CAP AND TRIM PIECES; METAL ROOFS WILL CAP COLUMN AND TOWERS. PANELS WITHIN PARTS OF THE ENTRY FEATURES WILL BE MADE OF ACRYLIC PANELS TRIMMED IN METAL TO SUGGEST THE APPEARANCE OF LIGHTED GLASS PANES. SIGN LETTERING SHALL FOLLOW THE STANDARD LOGO STYLE SHOWN IN THE SIGNAGE STANDARDS.</p>			
	COMMERCIAL/ RETAIL	MIXED-USE	OFFICE COMPLEX	
	<p>THE MAJOR MONUMENTS LOCATED ALONG ARTERIAL AND COLLECTORS SHOULD BE THE PRIMARY SIGN FOR THE DEVELOPMENT. THESE SIGNS SHOULD KEEP WITH THE COLORADO THEME, BUT COULD BECOME CONTEMPORARY RUSTIC, ALLOWING BOLDER FONTS, COLORS AND MATERIALS. WITH THE ESTABLISHED GVR TOWER, THE MAJOR SIGNS SHOULD COMPLEMENT THE VERTICAL COLUMN AND CURVILINEAR WALLS.</p> <p>THE MINOR MONUMENTS AND SIGNS SHOULD BE SMALLER THAN THE MAJOR SIGN BUT LARGER THAN THE WAYFINDING AND BUILDING SIGNS. MULTI TENANT SIGNS SHOULD BE USED WHERE APPLICABLE FOR NON-RESIDENTIAL USES, SHOPPING CENTERS, OR BUSINESS PARKS. THESE SIGNS ARE ALSO SIMPLIFIED FROM THE PRIMARY MONUMENTS. TYPICALLY, ONLY USING ONE OR TWO MATERIALS. THIS SIGN TYPE'S PURPOSE IS TO PROVIDE BUSINESS DIRECTION FOR VISITORS.</p>			
2. RETAINING WALLS	RETAINING WALLS SHALL BE SPLIT FACE MASONRY BLOCK IN A VARIETY OF EARTH TONED COLORS THAT INTEGRATE RANDOM SIZES AND PATTERNS FOR INTEREST. RAILING OR BARRIER IS REQUIRED ON ALL WALLS GREATER THAN 30".			10.8
3. FENCE AND PRIVACY WALLS	FENCING ALONG LOTS ADJACENT TO OPEN SPACE AND DETENTION FACILITIES WILL BE THREE-RAIL OR OPEN RAIL WOOD FENCE. INTERNAL FENCING ALONG LOTS ADJACENT TO OTHER LOTS OR NEARBY ROADS WILL BE PRIVACY FENCING CONSISTING OF COMPOSITE WOOD WITH MASONRY COLUMNS, OR COMPOSITE WOOD WITHOUT COLUMNS. COLUMNS SHOULD BE PLACED AT LOT CORNERS AND USED IN HIGH VISIBILITY AREAS. ALONG ARTERIAL AND COLLECTOR ROADS COLUMNS SHOULD BE PLACED EVERY 60 FEET MIN.			10.8
4. LIGHTING STANDARDS	LIGHT FIXTURES INDICATIVE OF THE ARTS AND CRAFTS AND CRAFTSMAN STYLES FOUND WITHIN THE MONUMENTATION WILL BE THE STANDARD IN THE POCKET PARKS AND NACS. STREET LIGHTS IN PUBLIC RIGHT OF WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.			10.9
5. RESIDENTIAL PAVING STANDARDS	SCORED AND COLORED CONCRETE PAVING AREAS MAY BE USED AT THE NAC RECREATION CENTERS AS WELL AS THE PLAZA AREAS WITHIN THE POCKET PARKS. CONCRETE PAVERS OR STAMPED CONCRETE WILL BE USED IN ALL CARRIAGE HOUSE AND MOTOR COURT DRIVEWAYS AS A STANDARD TREATMENT. STANDARD PAVEMENT SHALL BE USED IN ALL PUBLIC RIGHT OF WAY			10.10
6. STREET FURNITURE STANDARDS	BENCHES AND TRASH RECEPTACLES WILL BE MADE OF WROUGHT IRON/METAL TO MATCH THE METAL DETAILING ON THE MONUMENTATION. BOLLARDS, WHERE NEEDED, ARE TO BE METAL. VARIATIONS IN COLOR MAY OCCUR PER AMENITY SPACE.			10.11 & 10.22

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed E-470 (or Northeast Plains) and other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern.

All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this MP. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and concepts as shown, and will be at the same or higher level of design quality, extent, and detail.

Sheet Title:

URBAN DESIGN STANDARDS MATRIX

Urban Design Standards Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH

TAB 10.2

SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
7. SIGNAGE STANDARDS	STANDARDIZED TYPE FACE, LOGO, AND A SERIES OF THEMATIC COLORS SHALL BE USED THROUGHOUT THE COMMUNITY'S SIGNAGE. WITHIN COMMERCIAL DEVELOPMENTS, SIGNAGE STANDARDS SHOULD HAVE A HIERARCHY OF COLORS AND FONT TYPES, FROM THE MAIN MONUMENT TO THE BUILDING SIGNS.	10.13
8. SPECIAL NEIGHBORHOOD CONCEPTS	THIS DEVELOPMENT IS CENTERED AROUND THE GRAND PARK CORRIDOR WHICH MOVES THROUGH MOST OF THE AREA. A SERIES OF OPEN SPACES AND TRAILS WILL ALLOW RESIDENTS ACCESS TO THE ENTIRE DEVELOPMENT WITHOUT THE USE OF AUTOMOBILES. ALONG THIS CORRIDOR WILL BE NEIGHBORHOOD PARKS, SCHOOLS, OPEN SPACE, CLUBHOUSES, POCKET PARKS, AND A VARIETY OF AMENITIES.	
9. SPECIAL FACILITIES AND STRUCTURES SUCH AS CLUBHOUSES AND RECREATIONAL FACILITIES	THIS MP INCLUDES A CLUBHOUSE LOCATED IN THE ACTIVE ADULT COMMUNITY THAT IS AVAILABLE TO RESIDENTS LIVING WITHIN THAT GATED COMMUNITY. A SECOND CLUBHOUSE WILL BE LOCATED FURTHER SOUTH AND BE OPEN TO ALL RESIDENTS OF Green Valley MP.	10.12
10. STREET STANDARDS	60' LOCAL, 64' LOCAL, 80' COLLECTOR, 80' MAIN STREET, 110' FOUR LANE MINOR ARTERIAL, 116' MINOR ARTERIAL WITH RAISED MEDIAN, 144' ROW SIX LANE ARTERIAL, AND 168' ROW SIX LANE ARTERIAL FOR 56TH, WITH RAISED MEDIAN PER CITY OF AURORA STANDARDS.	10.14 & 10.15
11. COMMERCIAL STANDARDS	ALONG WITH DESIGN STANDARDS FOR COMMERCIAL PARCELS, THE MAIN FEATURE OF THE GREEN VALLEY EAST COMMERCIAL DEVELOPMENT WILL BE THE MAIN STREET DISTRICT. MAIN STREET EAST WEST, WILL PROVIDE A CITY CORRIDOR FOR THE NEW DEVELOPMENT. THIS DISTRICT WILL FOCUS ON A PEDESTRIAN EXPERIENCE WITH RETAIL, RESTAURANTS, OFFICE SPACES, AND OUTDOOR GATHERING PLAZAS. ALONG THE ROADSIDE ZONE, PROGRAMMED SHARED SPACES ALONG THE STREET WILL CREATE A SENSE OF COMMUNITY	10.16 & 10.17

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed E-470 (or Northeast Plains) and other ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern.

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Urban Design Standards
Master Plan

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Aurora, Colorado

GREEN VALLEY RANCH

TAB 10.3

Form F-2: Neighborhood Character Matrix

DISTINGUISHING CHARACTERISTICS			
URBAN DESIGN	FEATURES	LANDSCAPE	ARCHITECTURE
<p>NAC 1 will include a clubhouse complex overlooking a large open space area. This complex includes a pool and may include other amenities such as pickle ball courts, event lawns, outdoor terraces, pergolas, outdoor fire pits. This complex will serve residents living north of 48th Avenue and south of 54th Avenue.</p> <p>NAC 2 will contain a school site and neighborhood park. This complex will serve residents south of 48th Avenue and north of 38th Avenue between Picadilly Road and E-470.</p>	<p>Each NAC shall contain a public plaza or outdoor meeting area clearly visible from an adjacent street and at least two of the following:</p> <ol style="list-style-type: none"> 1. Civic/cultural facilities 2. Clubhouse and recreational facilities 3. Parks and open space 4. Public uses or facilities 5. Schools, elementary or secondary 	<p>The primary landscape theme throughout the development is known as the “Colorado” theme. This consists of large sweeping native areas that use land forms and native plantings that is indicative of the Colorado foothills. Large planting beds located along streets and trails will be made up of masses of grasses, shrubs, and trees to provide both seasonal interest and views into and out of the site. Land forms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents to enjoy.</p>	<p>The architecture is not defined by neighborhood, but rather by a mix of product types. The residential areas throughout the development consist of five varying types: single family detached, single family attached (duplex), alley loaded single family, Carriage House, and Bungalow. When mixed together, these varying styles create diverse neighborhoods in both style and affordability. The architecture for the clubhouses will be included in a future site plan submittal.</p>

Sheet Title:

NEIGHBORHOOD CHARACTER MATRIX

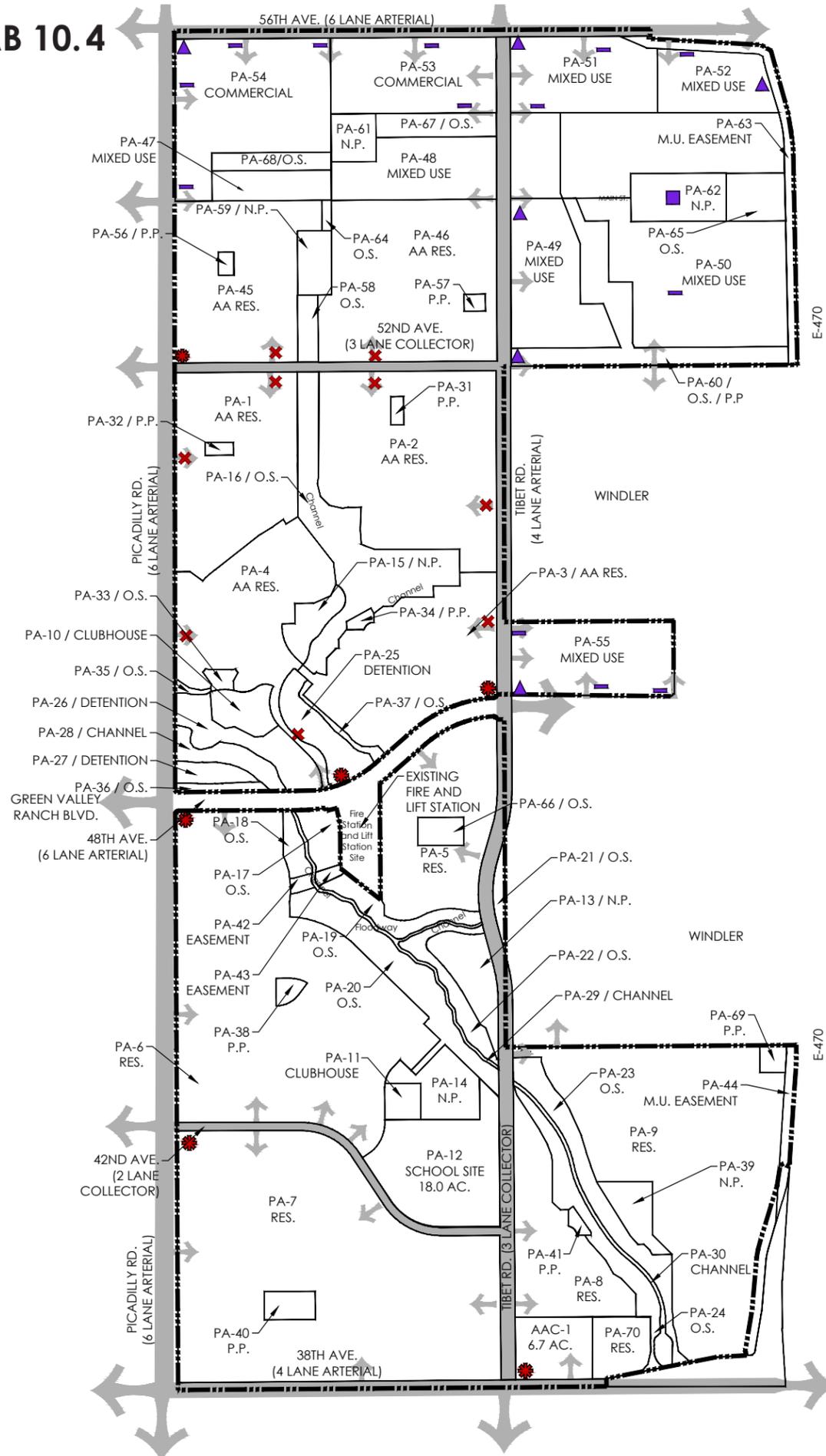
Urban Design Standards
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

GREEN VALLEY
RANCH

TAB 10.4



WINDLER

WINDLER

WINDLER

THE AURORA HIGHLANDS

GENERAL NOTES

Primary residential entry monuments will be located along arterial roads such as Picadilly Road, 48th Avenue, and Tibet Road to distinguish primary points of interest within the development. Secondary entry monuments will be located at collector streets and minor arterials such as Tibet Road and 42nd Avenue to identify the main points of entry into neighborhoods within the development. Parks may also utilize secondary entry monuments as identification signs. Locations of tertiary monuments will be located at the Site Plan level. Gated entries will be used to enclose the active adult neighborhood and will be located at all vehicular access points surrounding this neighborhoods.

Commercial and Mixed Use Monuments may include a major gateway, featured focal points or minor monuments celebrating the Main Street District and surrounding commercial developments. For the minor tenant signs it is recommended to use joint signage.

All locations will be submitted within separate Site Plan's.

These monuments will complement the existing Green Valley monuments and towers, focusing on the Colorado theme. Additional commercial signage or monuments will continue to complement the family of monument walls, materials, and lettering styles. All locations will be submitted within separate Site Plan's.

Legend

Residential

- Primary Entry Monument (Tab 10.5)
- Secondary Entry Monument (Tab 10.6)
- Gated Entry (Tab 10.7)

Commercial & Mixed Use

- Focal Point
- Major Sign
- Minor Sign (Joint Tenant Sign)

NOTE:
ALL MONUMENTS ARE POTENTIAL LOCATIONS AND WILL BE REFINED AT THE SITE PLAN LEVEL.

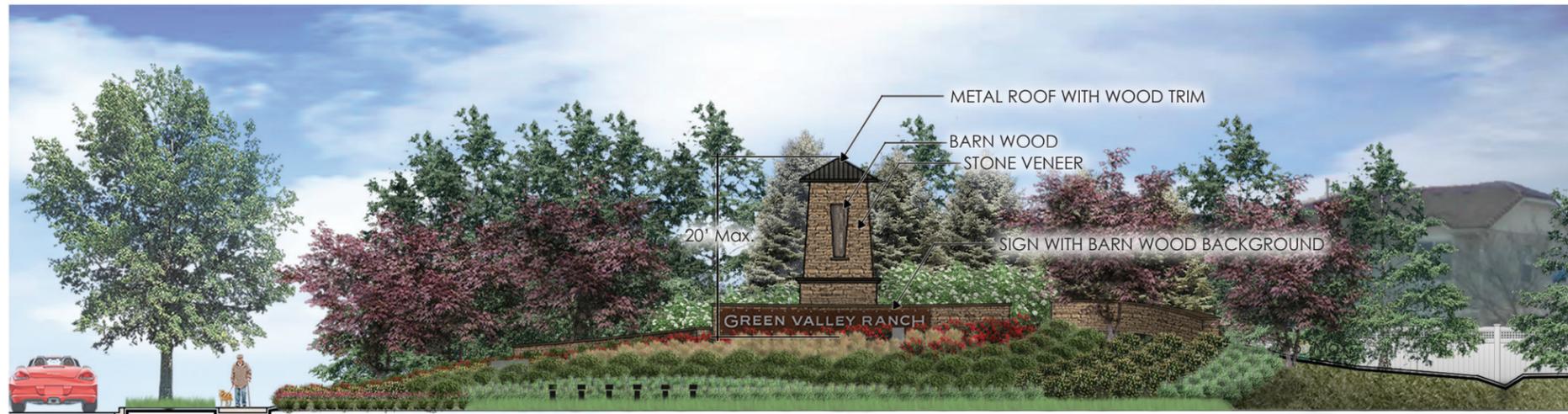
Sheet Title:
OVERALL MONUMENT PLAN

Urban Design Standards
Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

GREEN VALLEY RANCH

TAB 10.5

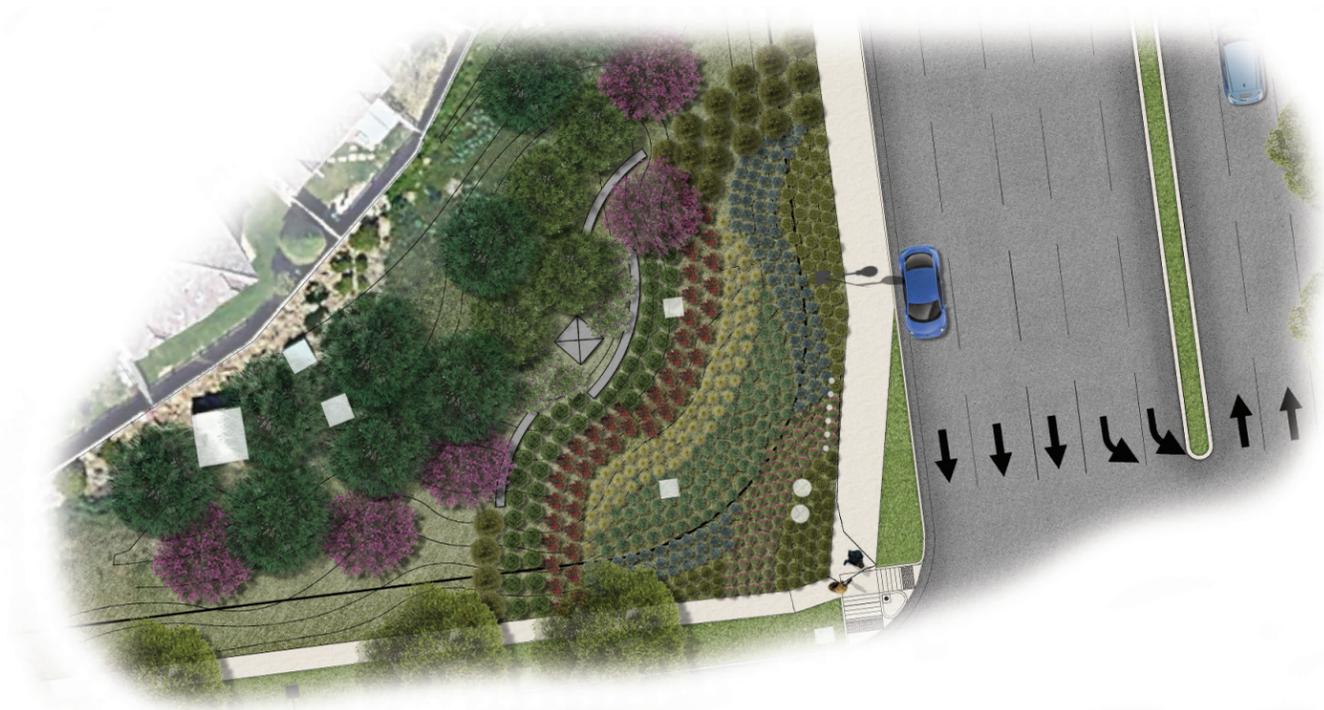


Primary Entry Monument Elevation
(Residential)

GENERAL NOTES

The primary residential entry monument will consist of a series of stone walls with a sign face and a separate vertical stone monument. Both the wall, sign face, and vertical monument should utilize similar stone, metal, and barn wood materials.

The sign face shall be a maximum of 96 square feet. Sign dimensions to be specified in corresponding Site Plan, not to exceed city code.



Primary Entry Monument Plan View
(Residential)

Note: These images are not representative of the actual proposed architectural structures in Green Valley Amendment 2 and are solely a reference to material and style.

<p>Sheet Title:</p> <p>PRIMARY RESIDENTIAL ENTRY MONUMENT</p> <p>Urban Design Standards Master Plan</p>
<p>Project Title:</p> <p>Green Valley Ranch Master Plan Amendment 3 Aurora, Colorado</p>
<p>GREEN VALLEY RANCH</p>

TAB 10.6



SECONDARY ENTRY MONUMENT

The secondary entry monument will utilize similar stone materials to the primary entry monument. A hanging sign will be fashioned to a horizontal wooden beam to identify the location. It will be located at collector streets and minor arterials such as Tibet Road and 42nd Avenue to identify the main points of entry into neighborhoods within the development. Parks may also utilize secondary entry monuments as identification signs.



TERTIARY ENTRY MONUMENT

Tertiary entry monuments will utilize similar stone materials to the primary and secondary entry monument. Tertiary monuments will have no signage. Locations of tertiary monuments will be located in the SP.

Note: These images are not representative of the actual proposed architectural structures in Green Valley Amendment 2 and are solely a reference to material and style.

GENERAL NOTES

The secondary and tertiary residential entry monuments should resemble the Colorado theme by utilizing similar forms and materials to the primary entry monument. Secondary or tertiary entry monuments should be placed based upon hierarchy of points of interest.

Secondary and tertiary entry monument shall not exceed 8' in height.

Sign area and dimensions to be specified in corresponding Site Plan, not to exceed city code.

Sheet Title:
**SECONDARY & TERTIARY
RESIDENTIAL
ENTRY MONUMENTS**
Urban Design Standards
Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

**GREEN VALLEY
RANCH**

TAB 10.7

GATED ENTRY ELEVATION

The gated entry monument may utilize similar stone materials to the primary entry monument and may also utilize black metal components. Gated entries will be used to enclose the active adult neighborhood and will be located at all vehicular access points surrounding this neighborhood.



CHARACTER IMAGES

Note: These images are not representative of the actual proposed architectural structures in Green Valley Amendment 2 and are solely a reference to material and style.



Stone Gate House



Stone Gate House



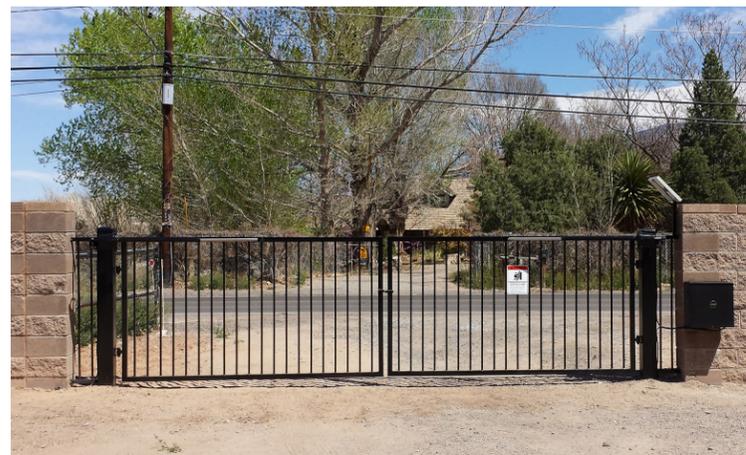
Stone Gate House



Stone Column



Horizontal Wooden Material



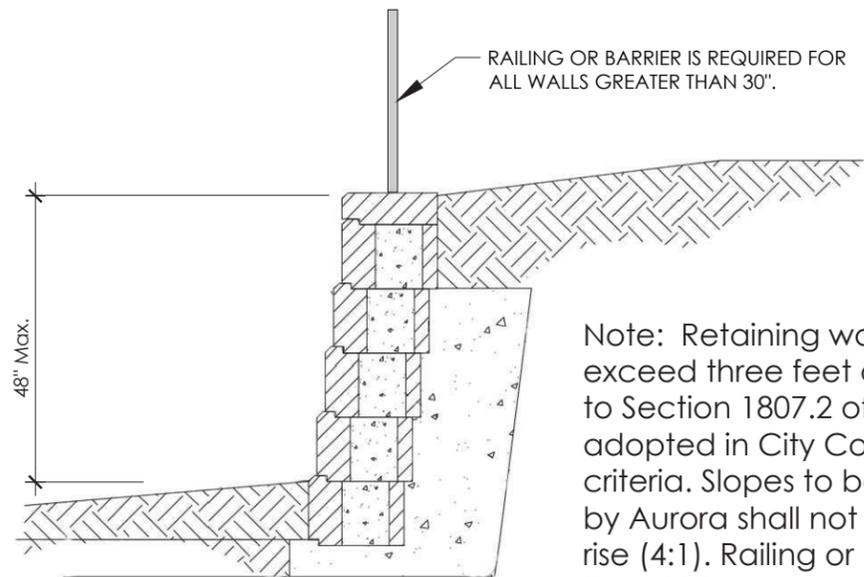
Black Metal Gate

Sheet Title:
**RESIDENTIAL
GATED ENTRIES**
Urban Design Standards
Master Plan

Project Title:
**Green Valley Ranch Master
Plan Amendment 3**
Aurora, Colorado

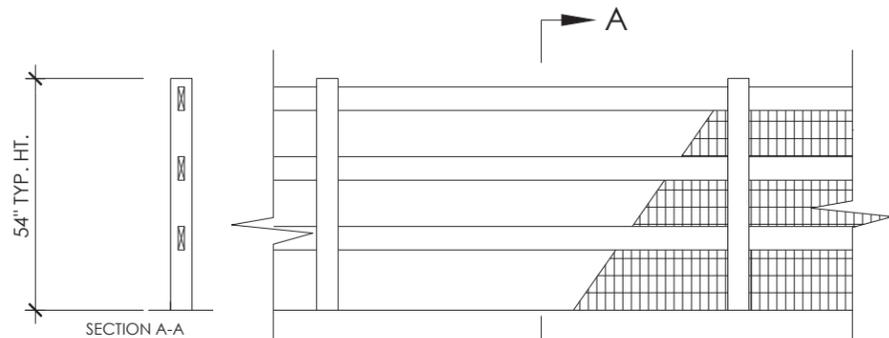
**GREEN VALLEY
RANCH**

TAB 10.8

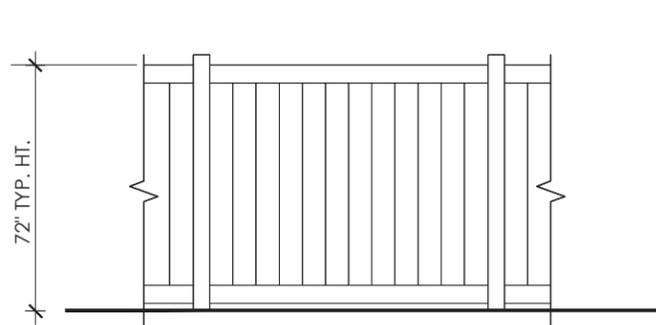


Note: Retaining walls shall be required whenever slopes exceed three feet of run to one foot in rise (3:1). Refer to Section 1807.2 of the International Building Code, as adopted in City Code Section 22-131, for additional design criteria. Slopes to be re-vegetated and to be maintained by Aurora shall not exceed four feet of run to one foot of rise (4:1). Railing or barrier is required for all walls greater than 30".

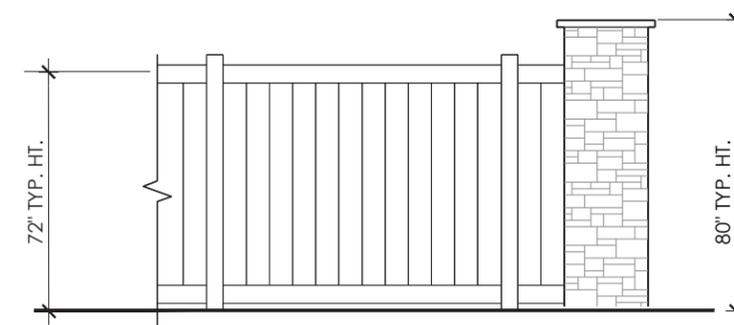
Modular Block Retaining Wall



Open Rail Fence



Typical Privacy Fence



Privacy Fence with Stone Column

GENERAL NOTES

Walls and fencing throughout the development will further embrace the Colorado theme and accent other built structures on the site.

Fencing will have a sense of openness where desirable landscape features and beneficial views will enhance the quality of the development. Privacy fencing, in contrast, will provide the opportunity for privacy while framing vistas to the landscape. Fencing along local roads and interior lots should be made of composite material or wood and utilize earth tone colors. Fencing along arterial and collector roads should be made of composite material and utilize earth tone colors. Along arterial and collector roads columns should be placed every 60 feet. Open rail fencing will be used along open space areas.

Walls will utilize local and on-site materials when possible to create parallels between the built and native environment. Where retention on site is necessary, modular block walls will be utilized. On-site boulders will also be used throughout planting beds and for soil retention.

<p>Sheet Title:</p> <p>RESIDENTIAL WALLS & FENCING</p> <p>Urban Design Standards Master Plan</p>
<p>Project Title:</p> <p>Green Valley Ranch Master Plan Amendment 3</p> <p>Aurora, Colorado</p>
<p>GREEN VALLEY RANCH</p>

Note: These images are not representative of actual proposed architectural structures in Green Valley and are solely a reference to material and style.



Street Lighting



Residential Lighting



GENERAL NOTES

Lighting will occur within right-of-ways, near shared sidewalks, trails, and at entry monuments located throughout the development. The goal of lighting is to assure safety and encourage circulation between amenities within the area. Lighting shall also accent other built and natural structures within the site to embrace the Colorado theme.

Lighting will include a mixture of street pole lighting, bollard lighting, and accent lighting for entry features, landscape, and other important elements.

Sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface. On-site streets and parking areas shall be lit with full cutoff type fixtures no more than 25 feet tall. Fixtures should be of the downcast type. Street lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards.



Non-Residential Lighting



Note: These images are not representative of actual proposed lighting fixtures in Green Valley and are solely a reference to material and style.

Sheet Title:
RESIDENTIAL LIGHTING STANDARDS
 Urban Design Standards
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH



Carriage House/Bungalow Pavers



Brushed and Scored Concrete

MOTOR COURT PAVING

Paving within motor court clusters should utilize concrete pavers, or scored concrete paving to embrace a more pedestrian scale within the cluster. Asphalt is not permitted. This paving should also meet standards for fire truck access into the clusters.

TRAIL PAVING

Trails shall utilize a brushed concrete surface to be optimal for all proposed recreational uses in the development. Trails within parks may also utilize decomposed granite for more passive trail types.

CLUBHOUSE PAVING ENHANCEMENT

Decorative pavers or scored/colored concrete are encouraged to bring additional visual interest to areas which may be most utilized by the community.



Concrete Trail Paving



Stone Clubhouse Pavers



Decomposed Granite Trail Paving



Stamped Concrete Clubhouse Pavers

Note: These images are not representative of actual proposed Paving in Green Valley and are solely a reference to material and style.

Sheet Title:
RESIDENTIAL PAVING STANDARDS
 Urban Design Standards
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH



Metal Bench



Metal Bench



Trash Receptacle



Trash Receptacle



Metal Bike Rack



Metal Bike Rack

GENERAL NOTES

Site elements throughout Green Valley will be selected to include like material and forms. In general, site furnishings such as benches, bike racks and trash cans will all utilize powder coated steel as the main material. Green Valley's site furnishings will include horizontal forms to embrace the Colorado theme.

BENCHES

Benches should be located along open space trails, sidewalks within the right-of-way, parks and clubhouse locations. Benches may vary in size from 4'-6' length.

TRASH RECEPTACLES

Trash receptacles should be located at points of interest such as parks, clubhouse locations, and trail head locations.

BIKE RACKS

Bike Racks should be located at all parks and clubhouse locations to enhance bicycle usability.

Note: These images are not representative of actual site furnishings in Green Valley and are solely a reference to material and style.

Sheet Title:
RESIDENTIAL SITE FURNISHINGS
 Urban Design Standards
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH



Playground Components



Playground Components



Solo Spinners



Climbing Boulder



Pavilion



Shade Structure

PLAYGROUND COMPONENTS

Playground equipment should abide by Green Valley's Colorado theme. Colors and structures will be selected to accent its surrounding landscape. Pre-manufactured playground equipment shall be selected for pocket parks, neighborhood parks, and neighborhood activity centers where specified. Playground colors should be consistent throughout all play structures and vary in form to add visual interest. The landscape architect shall approve color samples prior to construction. All play equipment within the community shall be owned and maintained by the Metropolitan District.

PAVILIONS

Pavilions varying in size may be provided in pocket parks, neighborhood parks, and other community gathering spaces. The pavilion structures may be designed and composed with treated timber or metal materials to accent the Colorado theme. Colors shall be complimentary to those chosen for site furnishings.

PARK SHADE STRUCTURES

Shade structures should be provided near selected site amenities throughout Green Valley. Structures may be custom built to utilize similar treated timber and iron materials as the pavilions. Colors shall be complimentary colors to those chosen for site furnishings.

Note: These images are not representative of actual proposed structures in Green Valley and are solely a reference to material and style.

Sheet Title:
**RESIDENTIAL SPECIALTY
 STRUCTURES**
 Urban Design Standards
 Master Plan

Project Title:
**Green Valley Ranch Master
 Plan Amendment 3**
 Aurora, Colorado

**GREEN VALLEY
 RANCH**

TAB 10.13



GENERAL NOTES

Green Valley shall have consistently themed signage to identify with the Colorado theme. Trail signs shall occur along trails where deemed necessary. All signage shall conform to local code regulations.

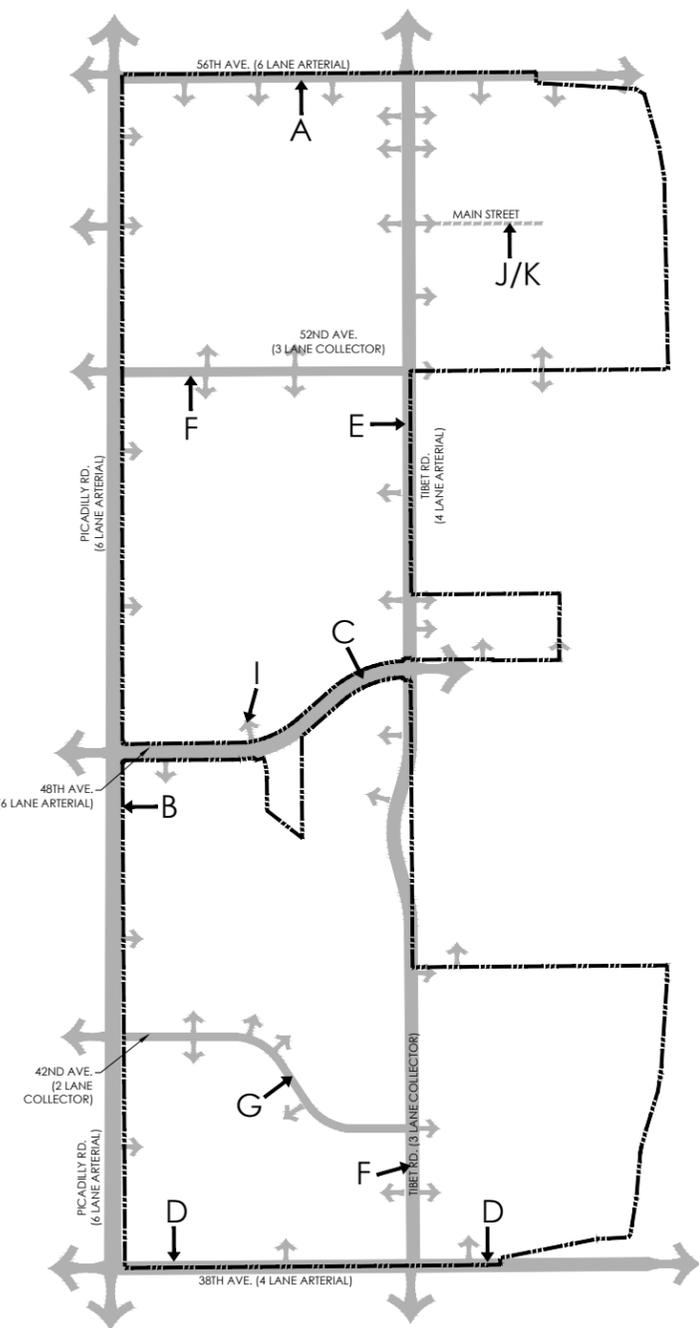
TRAIL HEAD SIGNS

Trail head markers should delineate the destination and length of trail. Markers will be composed of 6"x6" cedar posts with metal signage. The ownership and maintenance of all trail head signage shall be the responsibility of the Metro District.

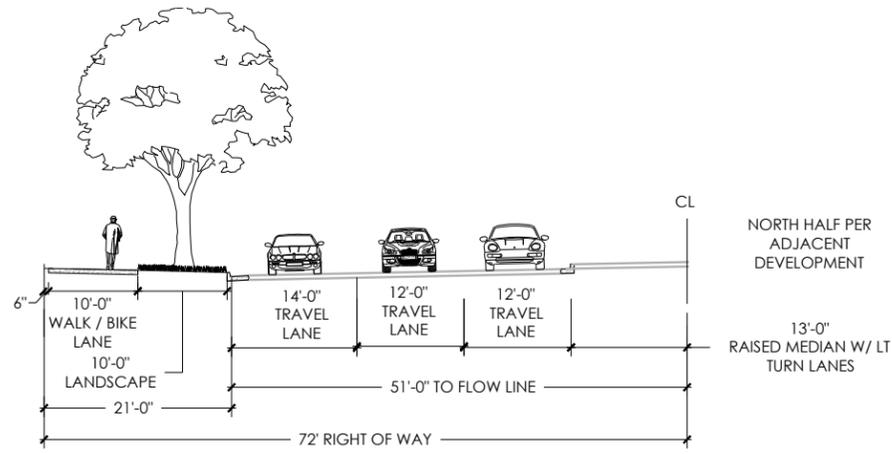
Trail Signage

Note: These images are not representative of actual proposed signage in Green Valley and are solely a reference to material and style.

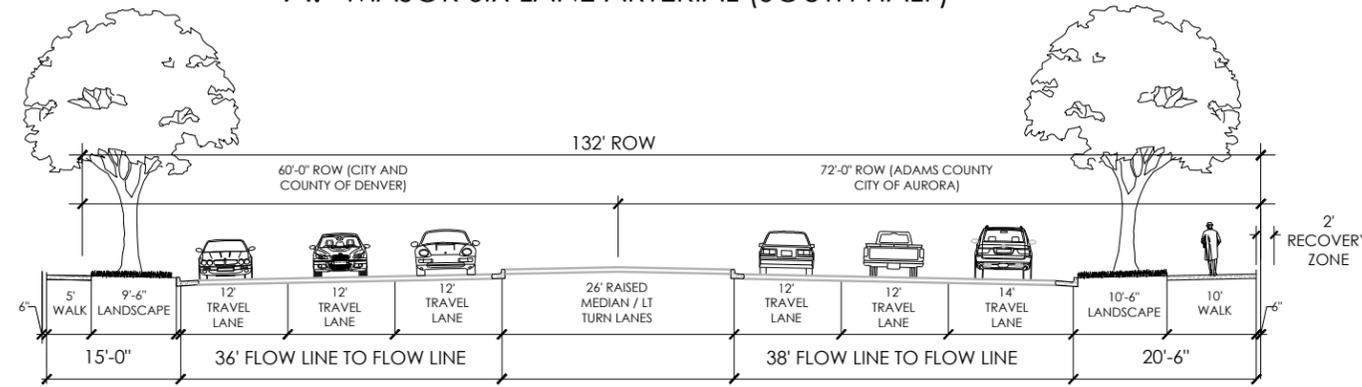
Sheet Title: RESIDENTIAL SIGNAGE STANDARDS Urban Design Standards Master Plan
Project Title: Green Valley Ranch Master Plan Amendment 3 Aurora, Colorado
GREEN VALLEY RANCH



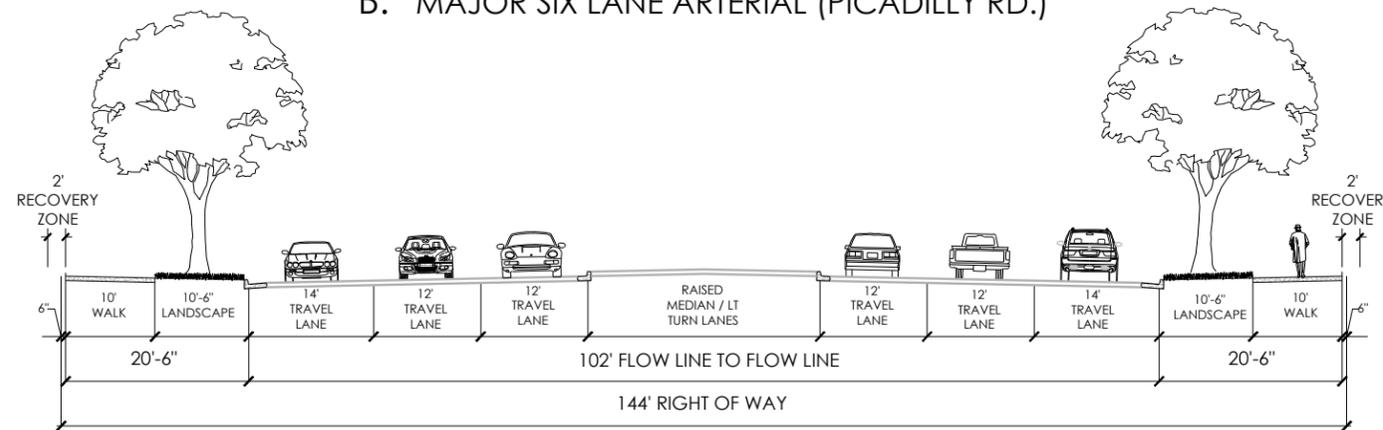
Street Key Map



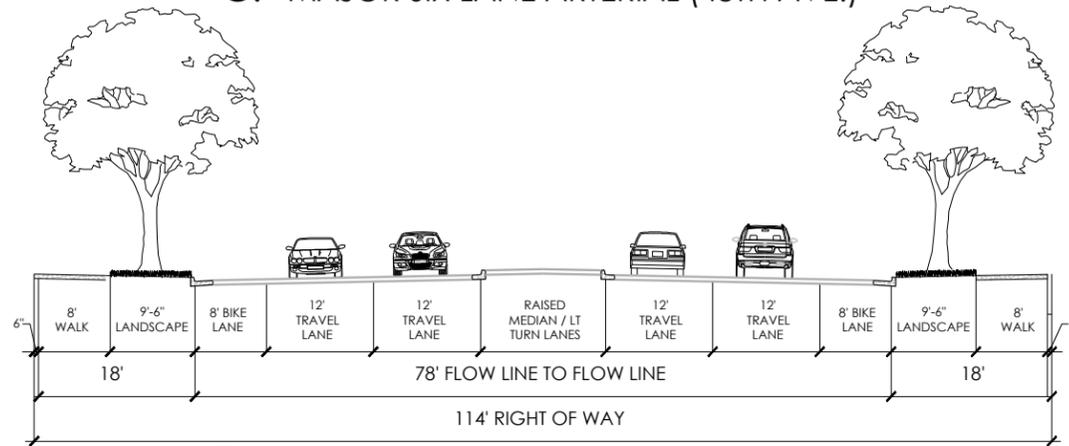
A. MAJOR SIX LANE ARTERIAL (SOUTH HALF)



B. MAJOR SIX LANE ARTERIAL (PICADILLY RD.)



C. MAJOR SIX LANE ARTERIAL (48TH AVE.)



D. MINOR FOUR LANE ARTERIAL (RAISED MEDIAN)

STREET INFORMATION

MAJOR ARTERIAL ROADWAY (6 LANE W/ PROTECTED BIKE LANES):

All six lane arterials within and adjacent to Green Valley will meet City of Aurora Street Standards.

MAJOR ARTERIAL ROADWAY (6 LANE):

All six lane arterials within and adjacent to Green Valley will meet City of Aurora Street Standards.

MINOR ARTERIAL ROADWAY (4 LANE):

All four lane arterials adjacent to Green Valley will meet City of Aurora Street Standards.

Sheet Title:

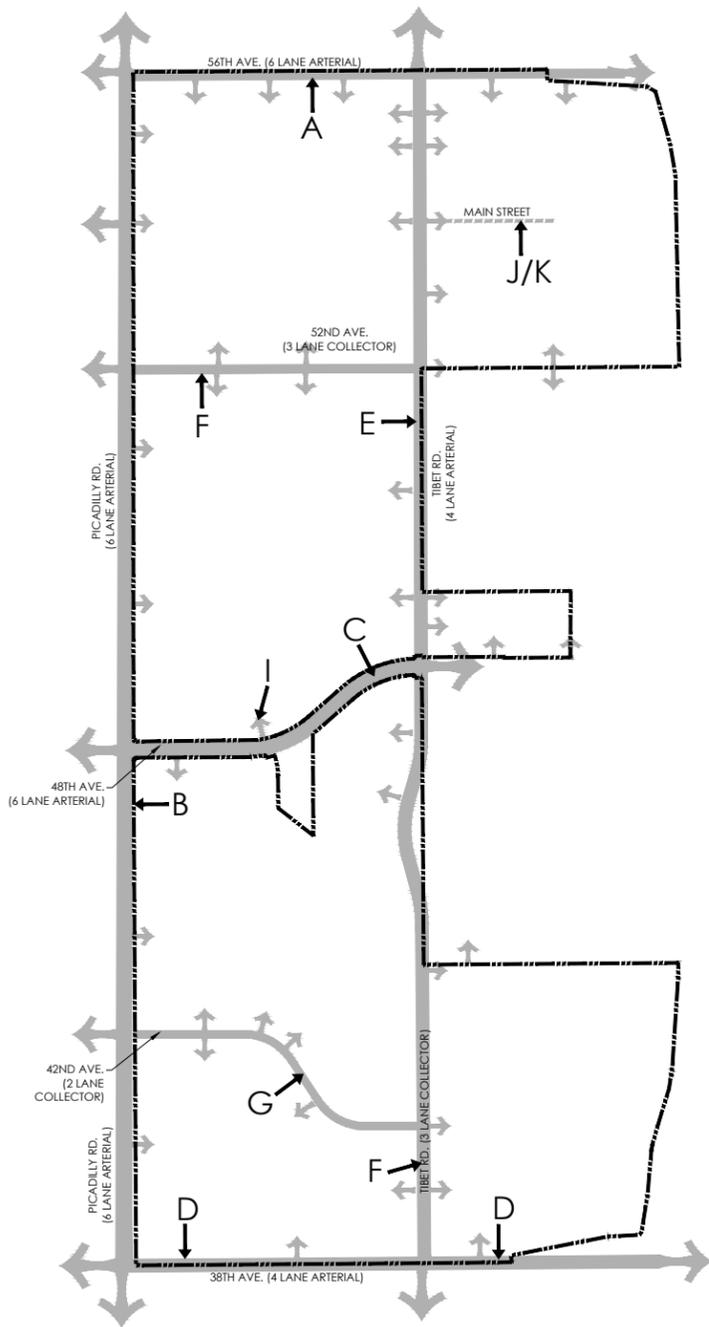
STREET STANDARDS

Urban Design Standards
Master Plan

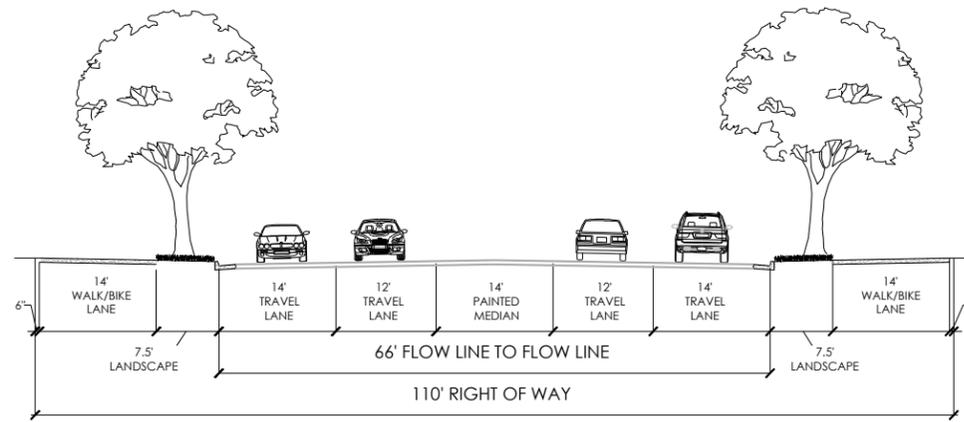
Project Title:

Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

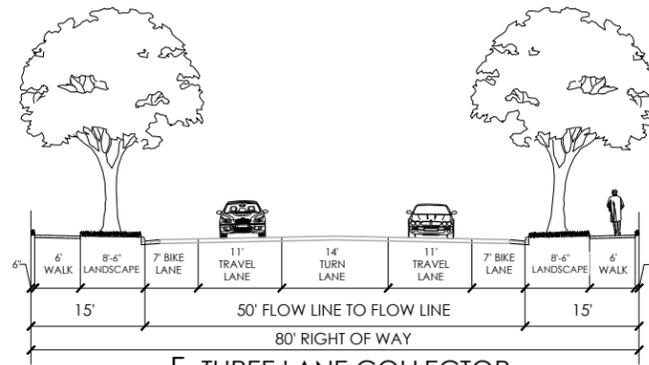
GREEN VALLEY RANCH



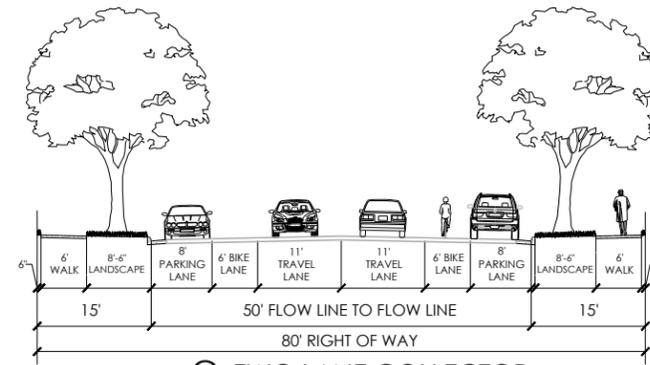
Street Key Map



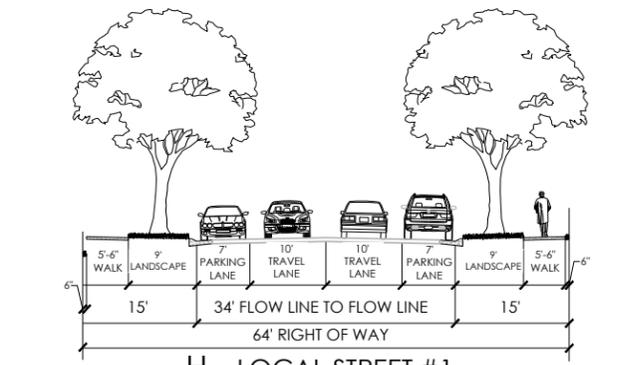
E. MINOR FOUR LANE ARTERIAL (PAINTED MEDIAN)



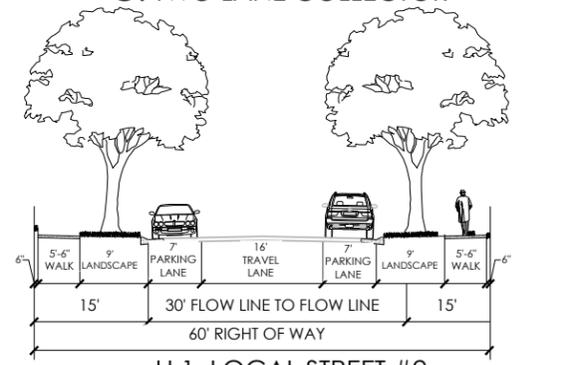
F. THREE LANE COLLECTOR



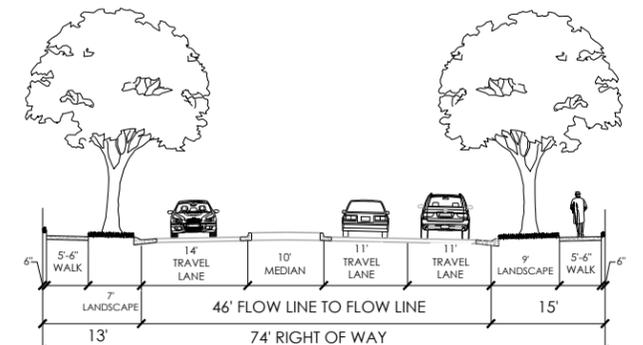
G. TWO LANE COLLECTOR



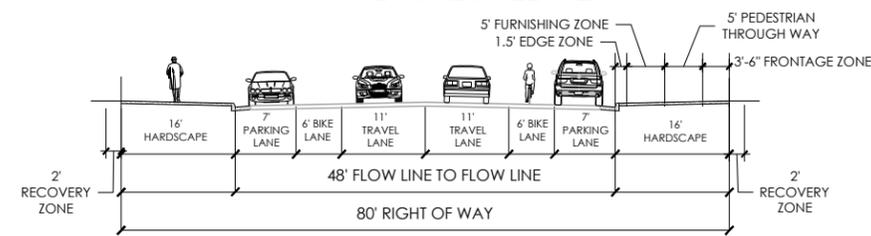
H. LOCAL STREET #1



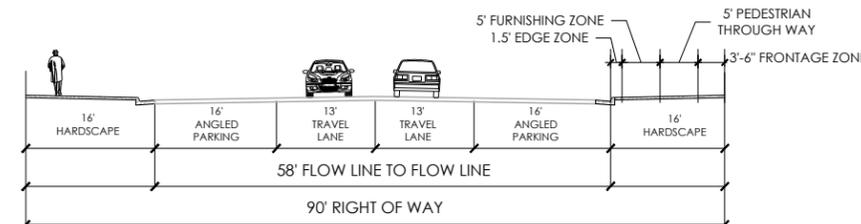
H.1. LOCAL STREET #2



I. LOCAL STREET #1 INTERSECTION W/ ARTERIAL



J. MAIN STREET PARALLEL PARKING - 2 LANES



K. MAIN STREET ALIGNED PARKING - 2 LANES

Note: License Agreement required for median island in right of way

STREET INFORMATION

COLLECTOR (3 LANE):
All three lane collectors within and adjacent to Green Valley will meet City of Aurora Street Standards.

COLLECTOR (2 LANE):
All two lane collectors within Green Valley will meet City of Aurora Street Standards.

LOCAL ROADWAYS:
All local roadways within Green Valley will meet City of Aurora Street Standards.

ENTRYWAY (LOCAL-ARTERIAL INTERSECTION):
The primary entrance to the active adult neighborhood to Green Valley will contain a series of large medians with separated drive aisles. The drive lanes should meander to slow traffic and create views.

Sheet Title:

STREET STANDARDS

Urban Design Standards
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3
Aurora, Colorado

GREEN VALLEY RANCH

TAB 10.16



OPEN PLAZAS AT MIXED USE BUILDINGS



PEDESTRIAN CONNECTIONS - BUSINESS PARK WITH WIDE CORRIDORS AND COFFEE SHOPS



OPEN TURF AREAS FOR OUTDOOR ACTIVITIES



CENTRALIZED OUTDOOR 'MEETING SPACE'

Commercial Design Standards

The Green Valley MP commercial architecture, materials and outdoor spaces will be designed to identify with the Colorado theme. With commercial areas adjacent to active adult residential and multi-family residential, pedestrian nodes and connections are encouraged to promote walkability. Commercial developments shall tie into the surrounding community by using complementary themes. They will blend into the neighborhoods by using appropriately scaled buildings. Commercial retail, Office complexes, medical campuses and light industrial should all include outdoor open spaces to enhance the visitors and employees experience. Small lunch nodes, large plazas that could host larger events, or promenades. Street and building signage should be consistent with the overall development theme and site. And site furnishings should promote uses such as outdoor offices and lunch breaks within business offices. Retail, Office, Medical and Institutional furnishings shall be specific to the individual commercial use.

Materials

Preferred materials:

- Stone (Rustic natural or concrete veneer)
- Brick (warm colors, tans and browns)
- Concrete (precast and PIP)
- Metal (i.e. Corten)
- Contemporary colors or materials that contrast with the surrounding spaces

Prohibited materials include:

- White stone or brick veneer
- Red brick veneer or pavers



BUILDING CAMPUS WITH LANDSCAPE AND DECORATIVE HARDSCAPE



INDOOR/ OUTDOOR CONNECTIONS



AMPHITHEATER GATHERING AREAS



ACTIVATED PARK SPACES

Note: These images are not representative of actual commercial designs in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:

COMMERCIAL DESIGN STANDARDS

Urban Design Standards
Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH

TAB 10.17

LEGEND

- ① MAIN STREET (EAST TO WEST)
- ② ADJACENT PARKING LOTS
- ③ CONNECTING LOCAL/BOUNDARY ROAD
- ④ PARALLEL STREET PARKING
- ⑤ PARKING LOT PLAZA - SPACE FOR EVENTS WITH VENDORS AND FOOD TRUCKS
- ⑥ BIKE LANES
- ⑦ OUTDOOR COMMON AREA
- ⑧ OUTDOOR CAFE/ DINING
- ⑨ STRING LIGHTING AT MAIN STREET
- ⑩ ACTIVATED ALLEYS TO PARKING LOTS
- ⑪ PEDESTRIAN PLAZA
- ⑫ FOCAL POINT ARCHITECTURAL ELEMENT
- ⑬ PUBLIC PLAZA
- ⑭ BUILDING STREET FRONTAGE (AWNING, ENHANCED LANDSCAPE AND STREET FURNISHINGS)
- ⑮ MAIN STREET BUILDINGS
- ⑯ PEDESTRIAN WALK
- ⑰ SITE VIEWS TO E-470
- ⑱ PUBLIC ART/PLAY AREA



Note: These images and graphics are not representative of actual proposed main street design in Green Valley Ranch and are solely a reference to conceptual design standards.



PLAZA AND ALLEY CONNECTIONS



CENTRALIZED MAIN STREET INTERSECTION



PEDESTRIAN WALKS ACTIVATED WITH SITE FURNISHINGS



TYPICAL MAIN STREET SECTION - BUILDING RELATIONSHIPS WITH PEDESTRIAN CORRIDOR AND VEHICULAR PARKING

Main Street Design Standards

The Main Street District will be more urban in nature by providing enhanced building and street design within the community. These centralized streets will focus on the pedestrian experience by providing a walkable main street, outdoor common area, and a public plaza. The streets will also be bicycle friendly with bike lanes on both sides of the street and plenty of bike parking. By creating a unique experience, retail, restaurants, office and commercial will flourish by providing goods and services to the local community. Main Street will become a destination by hosting community events within the public plaza or common areas¹. The area will also be visible from adjacent communities and E-470.

1. Alignment with residential pedestrian corridor is encouraged

Sheet Title:

MAIN STREET

Urban Design Standards
Master Plan

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TAB 10.18



CONCRETE WITH PATTERNS AND TEXTURES



PLANK PRECAST CONCRETE PAVERS - RUNNING BOND PATTERN



SYNTHETIC TURF



NATURAL STONE



CRUSHER FINES



RECAST CONCRETE PAVERS - HERRINGBONE OR BASKET WEAVE FIELD WITH SOLDIER COURSE BORDER

COMMERCIAL PAVING

Paving within the commercial development should relate directly to the building architecture. There are many possibilities of what could be developed in the new Green Valley Ranch commercial spaces. Paving in this area could be simple for the main walkways and then enhanced at plazas, parks, seating areas or building courtyards. Paving should bring interest to the site and contribute to the overall design themes.

MAIN STREET PAVING

The Main Street paving materials, patterns, and colors should represent an overall design theme for the street. The materials at street corners, intersections, raised pedestrian cross walks, and common areas should be consistent. Pavers will not be included in ROW or in an accessible route. At plazas, courtyards, or alley way connections a sense of identity should be incorporated by the changing of colors or materials. This could relate directly to the site furniture or art installations. Paving material could also be enhanced at building entries and restaurant outdoor seating spaces.

OFFICE COMPLEX PAVING

The paving material and patterns should directly relate to the office complex architecture. Continuing with the theme of Colorado, paving could be a natural gray concrete with different finishes or a field of warm tan and brawn pavers. Office complexes could include small seating areas to host lunches or breaks. The paving in these areas is encouraged to be more rustic or materials that contrast with the primary walk. If plank pavers are to be used, it is preferred that they are a minimum of 6" wide and used in a running bond pattern. Materials that are NOT encouraged to use are red color pavers. Standard 4"x8" pavers should reflect natural tan and browns and be designed as a herringbone or basket weave pattern.

Note: Pavers are not allowed in ROW or accesible route



'WOOD' PLANK PAVERS

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COMMERCIAL PAVING

Urban Design Standards
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Green Valley Ranch Master Plan Amendment 3

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GREEN VALLEY RANCH

Note: These images are not representative of actual proposed Paving in Green Valley Ranch and are solely a reference to material and style.



PLAZAS WITH SEATING AND FIRE PITS



OPEN PLAZAS FOR COMMUNITY EVENTS



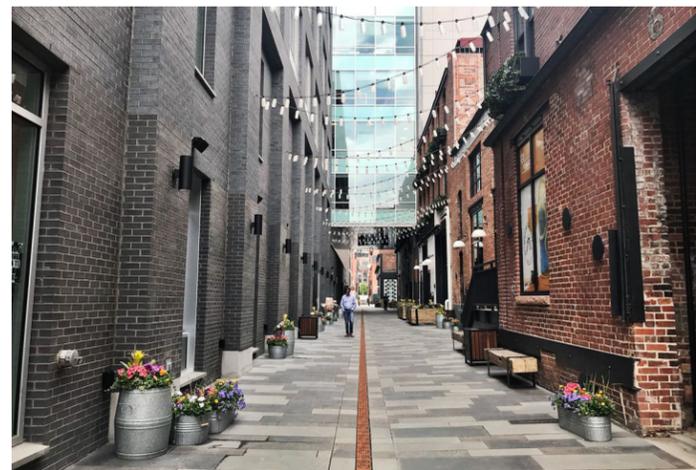
PEDESTRIAN CONNECTIONS BETWEEN OUTDOOR SPACES, RESTAURANTS AND RETAIL.



CENTRALIZED PLAZA SURROUNDED BY BUILDINGS



PLAZAS SHOULD ENCOURAGE MANY ACTIVITIES INCLUDING PLAY AND LOUNGING.



SPACES BETWEEN BUILDINGS SHOULD BE ACTIVATED WITH FURNISHINGS, LIGHTING AND LANDSCAPE.

Main Street Outdoor Spaces and Public Plaza

Outdoor common areas and central plazas will enhance the Main Street Corridor. While focusing on the walkability of main street, these high activity spaces will provide outdoor seating for pedestrian users. By activating areas in front of, between, and behind buildings, the Main Street will create memorable experiences for visitors of all ages. Areas in front of buildings should encourage restaurants and retail to create café seating that tie into the overall Main Street character. The spaces between buildings that connect parking lots to Main Street could create entry ways. A memorable experience with lighting, unconventional seating, bright colors, or local art. And areas behind buildings, which still serve as entries to some buildings and include parking lots, should be considered as an extended outdoor space. With enlarged parking islands, spaces for white tent sales, events or food trucks could be created.

The Public Plaza should be at the center of Main Street, located at an intersection to take advantage of centralized views and focal points. The high visibility plaza should create space for large community events as well as intimate seating enclaves. A well-developed plaza could add many benefits to adjacent buildings. It could create a frontage to surrounding restaurants with shaded arcades, a courtyard approach to a mixed-use facility, or a centralized space to relax after a day of shopping. The plaza could be home to smaller kiosks offering boutique pop-ups, coffee, or ice cream. It could also have shade structures, fun seating opportunities, play pieces, public art, fountains, or a stage for local events. The main goal of the plaza is to create a memorable adventure for visitors of all ages, so they continue to return to Main Street. Additional public plazas may be incorporated into other commercial development areas.



PARKING LOTS COULD BE DESIGNED WITH USABLE SPACES FOR MARKETS OR FOOD TRUCK EVENTS.

Note: These images are not representative of actual proposed plazas in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:
COMMERCIAL PLAZAS
 Urban Design Standards
 Master Plan

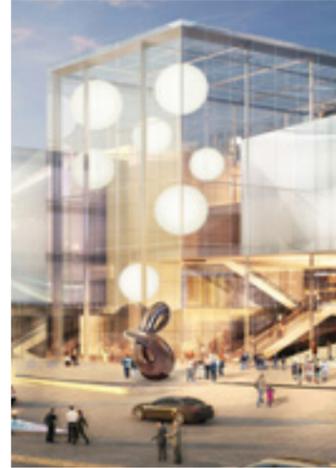
Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH

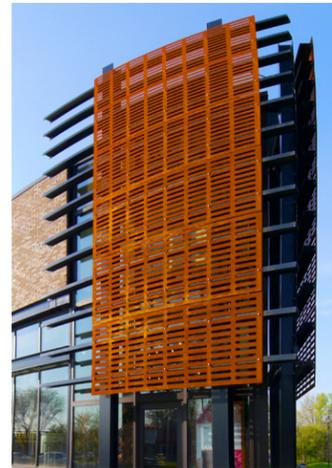
TAB 10.20



TRADITIONAL STREET ARCHWAY



LIGHTING SCULPTURE



CONTEMPORARY SIDING

Commercial and Mixed Use Signage - Focal Point

The Green Valley Ranch Focal Point should be about identifying the development. The focal point should celebrate the community and draws in visitors. It is about place making where the focal point has the ability to become the 'celebrity' of the site. Depending on where, what and when it is incorporated into the project, it could be a large public art installation at the Main Street terminus, a large building facing E-470 with bright colors and lighting, or a large tower. The overall goal is to create a focal point that attracts people, becomes a landmark, or even a well known post on social media. The focal point does not necessarily need to match with the community Colorado theme. It should stand out from the surrounding architecture and materials.



ENHANCED ARCHITECTURE WITH LIGHTING



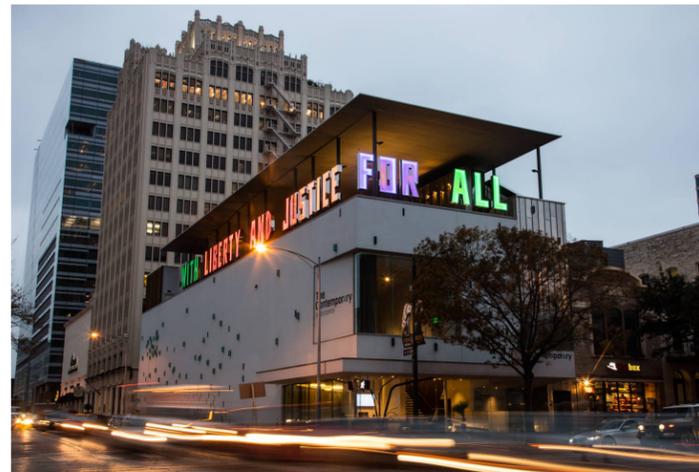
VERTICAL TOWERS WITH BRIGHT COLORS AND LIGHTING OPTIONS



CONTEMPORARY BUILDING FACADE TO CONTRAST THE COLORADO THEME



DECORATIVE WATER TANK WITH SIGNAGE



BRIGHTLY LIT SIGNS TO ATTRACT VISITORS



VERTICAL SCULPTURES TO BRING INTEREST INTO A SITE

Note: These images are not representative of actual proposed focal point designs in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:
COMMERCIAL/MIXED USE SIGNAGE
 Urban Design Standards
 Master Plan

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GREEN VALLEY RANCH

TAB 10.21



BUILDING MURALS



ADDITIONAL BRANDING AND SIGN LOCATIONS



VERTICAL MAJOR SIGNS WITH MULTI TENANT SIGN INCORPORATED

Commercial and Mixed Use Signage - Major and Minor Signs

The Green Valley Ranch Commercial signage program should have a consistent theme throughout the development. All way finding signage should have a variety of signs and hierarchy. Main Street signage should have a distinctive feel and look for the district. The signage family should have a variety of way finding signs, business signs and interactive signs for visitors.

The two main signs to consider are the Major and Minor signs. The Major signs should reflect the Colorado theme and have the development/ shopping center name. These are to be located along arterial and collector streets. The minor signs should be part of the overall signage family incorporating materials and fonts. They will indicate the shop names, typically shown as multi tenant signs.



BUSINESS OR SHOPPING CENTER WITH A MINOR SIGN AND OVERALL WAY FINDING SIGN.



IDENTIFICATION SIGN FOR COMMERCIAL / MIXED USE DISTRICT



RETAIL SIGNS ALONG MAIN STREET



INTERACTIVE DESTINATION SIGN - SHOULD BE COLORFUL AND DRAW ATTENTION FROM USERS

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COMMERCIAL/MIXED USE SIGNAGE
 Urban Design Standards
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
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Note: These images are not representative of actual proposed signage designs in Green Valley and are solely a reference to conceptual design standards.

TAB 10.22



OFFICE / BUSINESS CENTER GATEWAY MONUMENT - SIGN USES A VARIATION OF MATERIALS AND VERTICAL FORMS



OFFICE / BUSINESS CENTER GATEWAY MONUMENT - SIGN USES A VARIATION OF MATERIALS AND HORIZONTAL FORMS

Office Signage - Major and Minor Signs

The Green Valley Ranch Office signage program should have a consistent theme throughout the development. All way finding signage should have a variety of signs and hierarchy including a Major (Primary) Sign, tenant signs, directionals, and addressing. It is highly recommended that the developing entity implement a signage program for the Office/ Business Park. The overall theme, materials and font styles should be complementary to the Green Valley Ranch theme, using natural materials such as stone, rock, or metal. The developer could also choose to use interactive digital kiosk if there is a demand for technology uses.

An Office/ Business Park site plan accompanied with a signage program will contribute to the ultimate placemaking for the park by providing accent colors, the feeling of security, or built elements.



OFFICE / BUSINESS CENTER GATEWAY MONUMENT - SIGN USES A VARIATION OF MATERIALS AND HORIZONTAL FORMS



TENANT SIGNS AS A MINOR SIGN



TENANT SIGN AS A MAJOR SIGN



CREATE A FAMILY OF REQUIRED SIGNAGE FOR IDENTIFICATION, ADDRESSING, TENANT NAMES, ETC. USE SIMILAR FONTS, SHAPES, FORMS, AND BRANDING LOGOS/ COLORS.

Note: These images are not representative of actual proposed signage designs in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:
OFFICE SIGNAGE
 Urban Design Standards
 Master Plan

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GREEN VALLEY RANCH

TAB 10.23



TRADITIONAL APARTMENT BLADE WALL AND SIGN



DIRECTIONAL SIGNS SHOULD BE PROVIDED FOR PEDESTRIAN AND VEHICULAR CIRCULATION.

Multi Family Signage - Major and Minor Signs

The Green Valley Ranch Multi Family signage program should have a complementary theme to the overall Green Valley Ranch theme. It is recommended that signage for multi family be brighter in color and more contemporary with materials and font styles. The multi family monument and signage should reflect the style and character of the architecture and brand.

It is highly recommended that the developing entity implement a signage program for the development. This could include the overall branding, primary and secondary monuments, directory, wayfinding, etc. Multi Family signage programs could also include placemaking signs for amenity spaces, trails or parks.



MONUMENT WITH CREATIVE AND COLORFUL SIGN ELEMENTS



CREATE A FAMILY OF WAYFINDING SIGNAGE FOR IDENTIFICATION AND ADDRESSING, ETC. USE SIMILAR FONTS, SHAPES, FORMS, AND BRANDING LOGOS/ COLORS.



METAL BLADE WALL



PROVIDE CLEAR DIRECTIONAL SIGNS FOR LEASING OFFICE AND PARKING



UNIT NUMBER, LEVELS OR OTHER IDENTIFICATION SIGNS SHOULD BE HIGHLY VISIBLE FOR USERS AND CONSISTENT WITH OVERALL SIGNAGE PROGRAM.

Sheet Title:
MULTI FAMILY SIGNAGE
 Urban Design Standards
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

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Note: These images are not representative of actual proposed signage designs in Green Valley and are solely a reference to conceptual design standards.

TAB 10.24

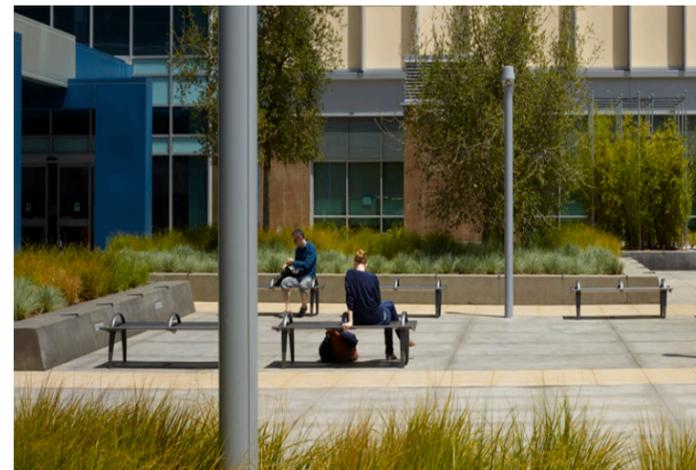


Site Furnishings

Main Street furnishing should be consistent with the overall district theme. Throughout the different areas on Main Street, furnishings are encouraged to provide different experiences. From the walkable main street, to common areas, to the main plaza, site furnishings should be creative and functional for all. Furnishing designs should use the element of lighting, metal, wood, and bright colors to enhance spaces at all times of the day.



Site furnishings for other commercial development areas including business parks, medical or 'large box' office will support the community theme. These furnishings should be appropriate for the intended use of the space.



Note: These images are not representative of actual proposed street furnishings design in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:
COMMERCIAL SITE FURNISHINGS
 Urban Design Standards
 Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
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