

HORIZON UPTOWN  
FRAMEWORK DEVELOPMENT PLAN  
PORTIONS OF SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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Standard FDP Notes

1. TRAFFIC SIGNAL COSTS. OWNER AND/OR DEVELOPERS ARE RESPONSIBLE FOR 100 PERCENT OF SIGNAL COSTS FOR INTERIOR INTERSECTIONS. THE COST OF SIGNALS AT PERIMETER INTERSECTIONS WILL BE PRORATED. SIGNAL LOCATIONS AND COST SHARING WILL BE DETERMINED AT CONTEXTUAL SITE PLAN.
2. STREET LIGHTS. STREET LIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY CITY CODE SECTION 126-236.
3. ARCHEOLOGICAL FINDS. THE OWNER, DEVELOPER AND/OR CONTRACTORS WILL NOTIFY THE CITY IF ARCHEOLOGICAL ARTIFACTS ARE UNCOVERED DURING CONSTRUCTION.
4. PARKS. NEIGHBORHOOD PARK SITES SHALL NOT EXCEED 3 PERCENT MAXIMUM FINISHED GRADES.
5. RESIDENTIAL DENSITY REDUCTIONS. THE DEVELOPER HAS THE RIGHT TO BUILD AT A LOWER RESIDENTIAL DENSITY IN ANY MAP AREA PROVIDED THE CITY HAS DETERMINED THAT THE USE IS PERMITTED AND COMPATIBLE WITH SURROUNDING LAND USES. A FINDING OF COMPATIBILITY WILL BE DETERMINED AT THE TIME OF CSP REVIEW. THIS REDUCTION SHALL BE CONSIDERED AN ADMINISTRATIVE FDP AMENDMENT.
6. MASTER DRAINAGE PLAN. NO SUBDIVISION SHALL BE APPROVED PRIOR TO THE CITY'S APPROVAL OF THE MASTER DRAINAGE PLAN. IN THE EVENT OF ANY PLAN CONFLICTS WITH THE FDP, INCLUDING, BUT NOT LIMITED TO, THE SIZE, LOCATION AND REGIONAL DETENTION PONDS AND/OR DRAINAGE WAY LOCATIONS, CROSS SECTIONS AND WIDTHS, THE MASTER DRAINAGE PLAN, AS APPROVED BY THE CITY, SHALL GOVERN. DRAINAGE PONDS DROP STRUCTURES AND OTHER FACILITIES ARE SUBJECT TO CSP REVIEW.
7. 404 PERMIT. THE DEVELOPER IS RESPONSIBLE TO COMPLY WITH ANY REQUIREMENTS OF THE ARMY CORPS OF ENGINEERS (IF ANY) WITH REGARDS TO 404 PERMITTING AND WETLANDS MITIGATION.
8. EMERGENCY ACCESS. THE DEVELOPER SHALL PROVIDE TWO POINTS OF PAVED EMERGENCY ACCESS AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY. THE DEVELOPER SHALL PROVIDE EMERGENCY CROSSINGS THAT MEET ALL CITY STANDARDS. THE DEVELOPER/APPLICANT IS REQUIRED TO PROVIDE ALL OFFSITE ROADWAYS NECESSARY TO PROVIDE THE TWO DISTINCT POINTS OF ACCESS TO THE OVERALL SITE.
9. THE MASTER UTILITY STUDY, MASTER DRAINAGE STUDY AND MASTER TRANSPORTATION STUDY ARE INCORPORATED AS A PART OF THE FDP. FINAL APPROVAL OF THESE DOCUMENTS IS REQUIRED BEFORE ACCEPTANCE OF AN APPLICATION FOR THE FIRST CSP WITHIN THE PROJECT.
10. LANDSCAPING STANDARDS. UNLESS OTHERWISE NOTED HEREIN IN A WAIVER, THE LANDSCAPING STANDARDS OUTLINED IN ARTICLE 14 OF THE ZONING CODE APPLY TO THIS FDP. WHERE THE STANDARDS OUTLINED IN ARTICLE 14 CONFLICT WITH STANDARDS WITHIN THIS FDP, THE MORE RESTRICTIVE SHALL APPLY.
11. FUTURE AMENDMENTS. ANY FUTURE AMENDMENTS TO ARCHITECTURE, LANDSCAPE ARCHITECTURE AND OTHER URBAN DESIGN STANDARDS AND RELATED DRAWINGS MUST DEMONSTRATE AN EQUAL OR BETTER QUALITY THAN THE APPROVED FDP STANDARDS.
12. FDP WAIVERS. EXCEPT FOR THE WAIVERS LISTED BELOW, THIS FDP WILL BE INTERPRETED TO MEAN THAT ALL STANDARDS CONTAINED IN THE FDP WILL MEET OR EXCEED ALL CITY CODE REQUIREMENTS.
13. DESIGN STANDARDS. AN FDP AMENDMENT AS PER THE REQUIREMENTS OF SECTIONS 3.9, 3.12, 3.13 AND 3.14 OF THE FDP MANUAL WILL BE REQUIRED TO BE SUBMITTED EITHER WITH THE APPLICATION FOR THE FDP OR AS AN AMENDMENT TO THE FDP TO BE SUBMITTED WITH THE APPLICATION FOR THE FIRST CSP IN THE DEVELOPMENT.
14. MAJOR ARTERIAL MEDIANS TO BE PUBLICLY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PROS PUBLIC MEDIAN STANDARDS. (THESE POLICIES ARE PENDING COMPLETION.)
15. MAJOR ARTERIAL MEDIANS TO BE PRIVATELY MAINTAINED SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PROS PRIVATE MEDIAN STANDARDS. (THESE POLICIES ARE PENDING COMPLETION.)
16. THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

AMENDMENTS

- AMENDMENT #1: MYLAR CHANGE TO CLARIFY THE ALLOWABLE USES IN FORM D (TAB 8).  
APPROVED 6/13/2023.
- AMENDMENT #2: MINOR AMENDMENT TO THE PUBLIC IMPROVEMENTS PLAN (PIP) TO REVISE THE ROADWAY, SANITARY SEWER, AND WATER REQUIREMENTS FOR PA-20 TO SUPPORT THE OPENING OF THE APS SCHOOL. APPROVED 8/9/2024.
- AMENDMENT #3: MINOR AMENDMENT TO THE PUBLIC IMPROVEMENTS PLAN (PIP) TO REVISE THE ROADWAY, SANITARY SEWER, AND WATER INFRASTRUCTURE REQUIREMENTS FOR PA-18.



LEGAL DESCRIPTION

SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THOSE PORTIONS GRANTED TO THE DEPARTMENT OF HIGHWAYS IN DEED RECORDED APRIL 9, 1956 IN BOOK 961 AT PAGE 515, APRIL 30, 1965 IN BOOK 1222 AT PAGE 570, RE-RECORDED APRIL 25, 1969 IN BOOK 1809 AT PAGE 692, MARCH 5, 1973 IN BOOK 2105 AT PAGE 661, AND EXCEPT THAT PART CONVEYED TO GUN CLUB PROPERTY CO. IN DEED RECORDED NOVEMBER 8, 1967 IN BOOK 1734 AT PAGE 417 AND EXCEPT THOSE PORTIONS LYING WITHIN THE RIGHT-OF-WAY OF GUN CLUB ROAD, 6TH AVENUE, AND PICCADILLY ROAD AND EXCEPT THAT PART CONVEYED TO E-470 PUBLIC HIGHWAY AUTHORITY IN RULE AND ORDER RECORDED AT RECEPTION NO. A8083185.

SAID LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWING TWO PARCELS.

**WEST PARCEL**  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1: THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, 1308.03 FEET, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY AS RECORDED AT RECEPTION NO. A8083185 OF THE ARAPAHOE COUNTY RECORDS;  
THENCE NORTH 00 DEGREES 00 MINUTES AND 00 SECONDS WEST, 30.00, ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 6TH AVENUE AND THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST 1346.39 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE NORTH-SOUTH CENTER OF SAID SECTION 1;  
THENCE SOUTH 89 DEGREES 17 MINUTES 28 SECONDS WEST, 2622.72 FEET, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PICADILLY ROAD;  
THENCE NORTH 00 DEGREES 28 MINUTES 55 SECONDS WEST, 2610.68 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEGIN 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER. TO POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 1;  
THENCE NORTH 00 DEGREES 27 MINUTES 44 SECONDS WEST, 2514.84 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY TO A POINT OF CURVATURE;  
THENCE EASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 00 DEGREES 34 MINUTES 20 SECONDS EAST, 451.81 FEET, THROUGH A CENTRAL ANGEL OF 22 DEGREES 24 MINUTES 46 SECONDS, AN ARC LENGTH OF 176.74 FEET, WHOSE CHORD BEARS SOUTH 79 DEGREES 21 MINUTES 57 SECONDS EAST 175.61 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;  
THENCE SOUTH 68 DEGREES 09 MINUTES 34 SECONDS EAST, 313.45 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE;  
THENCE EASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS NORTH 21 DEGREES 50 MINUTES 26 SECONDS EAST, 749.12 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 27 MINUTES 09 SECONDS, AN ARC LENGTH OF 293.55 FEET, WHOSE CHORD BEARS SOUTH 79 DEGREES 23 MINUTES 08 SECONDS EAST, 291.68 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;  
THENCE NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, 2420.70 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE;  
THENCE EASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, 946.50 FEET, THROUGH A CENTRAL ANGLE OF 78 DEGREES 06 MINUTES 37 SECONDS, AN ARC LENGTH OF 1290.35 FEET, WHOSE CHORD BEARS SOUTH 51 DEGREES 33 MINUTES 24 SECONDS EAST, 1192.72 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY AND A POINT OF TANGENCY;  
THENCE SOUTH 12 DEGREES 30 MINUTES 05 SECONDS EAST, 1801.90 FEET, ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF CURVATURE;  
THENCE SOUTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 77 DEGREES 29 MINUTES 55 SECONDS WEST, 1223.24 FEET THROUGH A CENTRAL ANGLE OF 11 DEGREES 10 MINUTES 18 SECONDS, AN ARC LENGTH OF 238.51 FEET, WHOSE CHORD BEARS SOUTH 06 DEGREES 54 MINUTES 56 SECONDS EAST, 238.13 FEET, ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT OF NON-TANGENCY;  
THENCE SOUTH 09 DEGREES 28 MINUTES 21 SECONDS WEST, 292.75 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE;  
THENCE SOUTH 12 DEGREES 29 MINUTES 50 SECONDS WEST, 1020.69 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE;  
THENCE SOUTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS NORTH 77 DEGREES 30 MINUTES 10 SECONDS WEST, 646.20 FEET, THRU A CENTRAL ANGLE OF 17 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 191.73 FEET, WHOSE CHORD BEARS SOUTH 20 DEGREES 59 MINUTES 50 SECONDS WEST, 191.03 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;  
THENCE SOUTH 29 DEGREES 29 MINUTES 50 SECONDS WEST, 403.10 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE;  
THENCE SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS SOUTH 60 DEGREES 30 MINUTES 10 SECONDS EAST, 476.26 FEET, THRU A CENTRAL ANGLE OF 29 DEGREES 29 MINUTES 50 SECONDS, AN ARC LENGTH OF 245.19 FEET, WHOSE CHORD BEARS SOUTH 14 DEGREES 44 MINUTES 55 SECONDS WEST, 242.49 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF TANGENCY;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 113.76 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

EAST PARCEL

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1;  
THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, 700.59 FEET, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF E-470 PUBLIC HIGHWAY AS RECORDED AT RECEPTION NO. A8083185 OF THE ARAPAHOE COUNTY RECORDS;  
THENCE NORTH 11 DEGREES 21 MINUTES 09 SECONDS EAST, 30.86 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6TH AVENUE AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 11 DEGREES 21 MINUTES 09 SECONDS EAST, 313.11 FEET, ALONG SAID EASTERLY RIGHT-OF-WAY LINE;  
THENCE NORTH 06 DEGREES 52 MINUTES 41 SECONDS EAST, 204.03 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE;  
THENCE NORTH 12 DEGREES 29 MINUTES 53 SECONDS EAST, 1031.46 FEET, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E-470 PUBLIC HIGHWAY;  
THENCE SOUTH 77 DEGREES 30 MINUTES 07 SECONDS EAST, 355.61 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD;  
THENCE SOUTH 00 DEGREES 18 MINUTES 54 SECONDS EAST, 1431.25 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE BEING 30.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE;  
THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, 664.39 FEET, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

SIGNATURE BLOCK

This Framework Development Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, Lendlease Horizon LLC has caused theses  
(Corporation, Company, or Individual)  
presents to be executed this 12 day of April AD, 2019.

By: Karen Voit Corporate Seal  
(Principals or Owners)

State of Colorado )ss  
County of Denver )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of April AD, 2019  
by Karen Voit  
(Principals or Owners)

Witness my hand and official seal

Sandra L. Gerulat Notary Seal  
(Notary Public)

My commission expires 11/21/2020  
Notary Business Address: 1050 17th Street, A-200, Denver  
CO 80245

CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: 4/24/19  
Planning Director: George Adams Date: 4-23-2019  
Planning Commission: N/A Date: N/A  
(Chairperson)  
City Council: N/A Date: N/A  
(Mayor)  
Attest: N/A Date: N/A  
(City Clerk)  
Database Approval Date 6/27/18

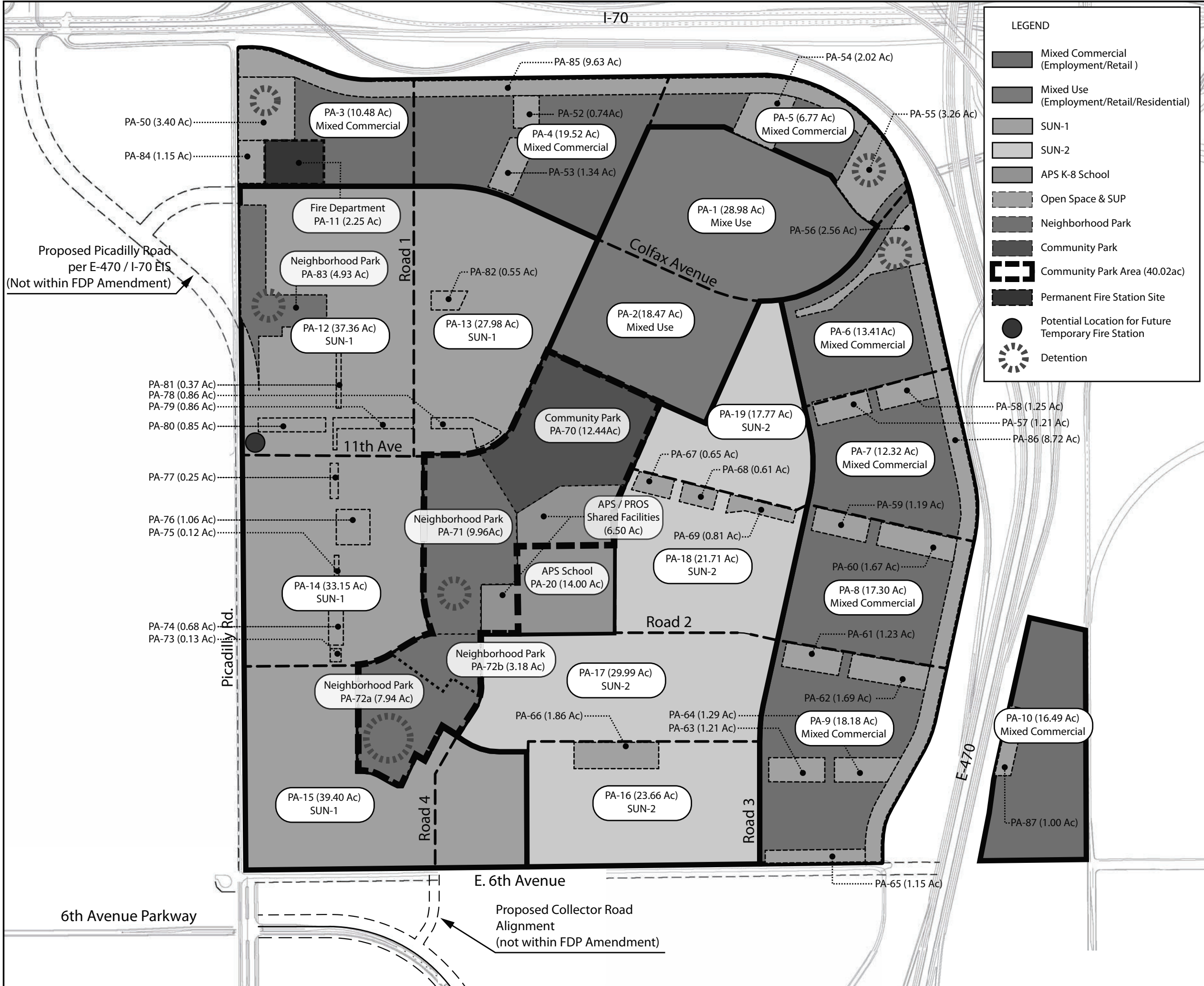
RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of  
Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.  
Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

Horizon Uptown  
Framework Development Plan

Sheet 1 of 8

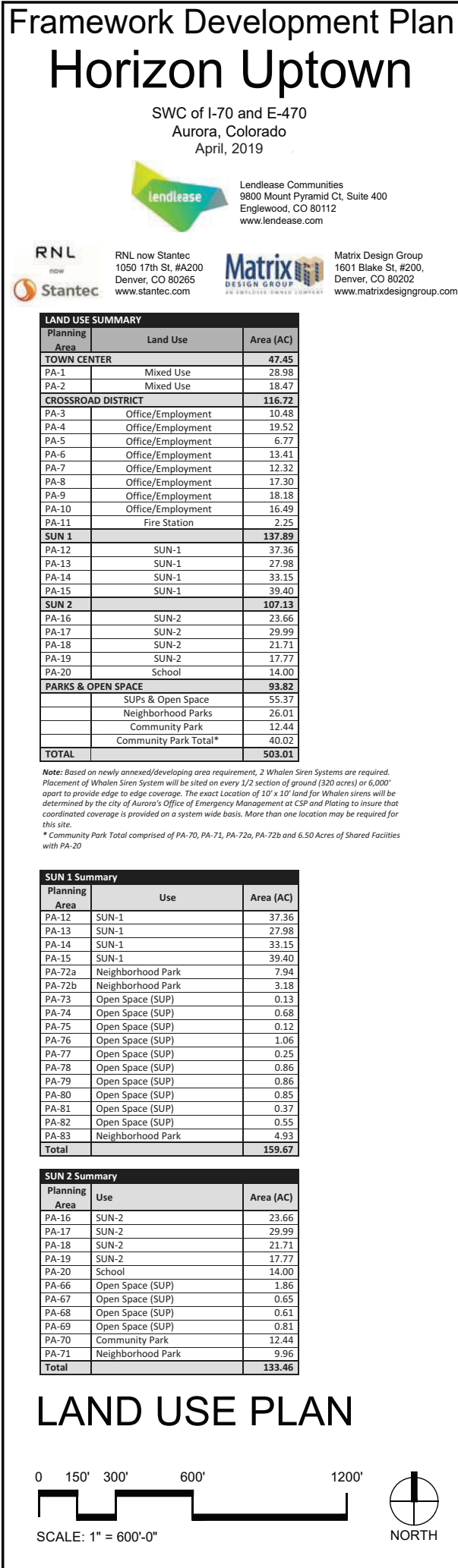




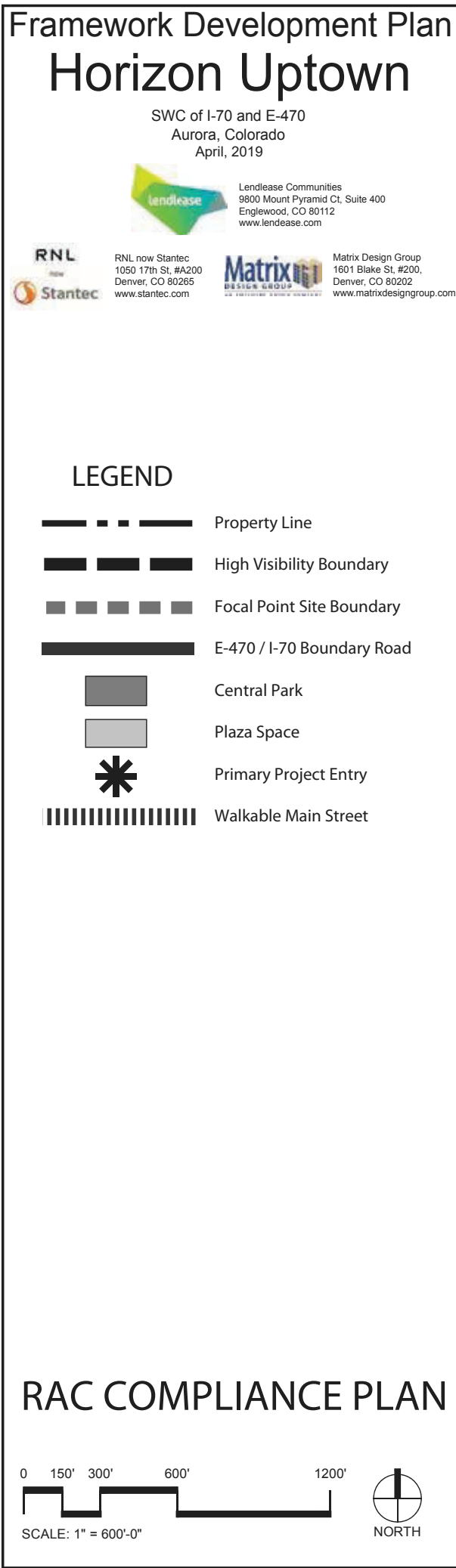
Aurora, Colorado



Aurora, Colorado



Horizon Uptown



Horizon Uptown

A	B	C	D	E	F	G	H
Land Use Item	Planning Area Map Number	Map Area Code	Gross Land Area in Acres	Land Use Formula	Maximum Potential Density by Code (in DUs or SF)	Actual Proposed Maximum Density (in DUs or SF)	Phasing, Details and Comments (Include phase number or triggering event)
1. Flood Plain Areas	NA		108.94				
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Police Stations, Libraries	DEDICATED LAND						
	PA-11	Fire Station	2.25				
	PA-20	School	14.00				Aurora Public School K-8 Site
	PA-50	Open Space	3.40	7.8 ac/1000 residents			
	PA-52	Open Space	0.74	7.8 ac/1000 residents			
	PA-53	Open Space	1.34	7.8 ac/1000 residents			
	PA-54	Open Space	2.02	7.8 ac/1000 residents			
	PA-55	Open Space	3.26	7.8 ac/1000 residents			
	PA-56	Open Space	2.56	7.8 ac/1000 residents			
	PA-57	Open Space	1.21	7.8 ac/1000 residents			
	PA-58	Open Space	1.25	7.8 ac/1000 residents			
	PA-59	Open Space	1.19	7.8 ac/1000 residents			
	PA-61	Open Space	1.67	7.8 ac/1000 residents			
	PA-62	Open Space	1.23	7.8 ac/1000 residents			
	PA-63	Open Space	1.69	7.8 ac/1000 residents			
	PA-64	Open Space	1.21	7.8 ac/1000 residents			
	PA-65	Open Space	1.29	7.8 ac/1000 residents			
	PA-66	Open Space	1.15	7.8 ac/1000 residents			
	PA-67	Open Space	1.86	7.8 ac/1000 residents			
	PA-68	Open Space	0.65	7.8 ac/1000 residents			
	PA-69	Open Space	0.81	7.8 ac/1000 residents			
	PA-70	Open Space	0.91	7.8 ac/1000 residents			
	PA-71	Open Space	12.44	7.8 ac/1000 residents			
	PA-72a	Open Space	9.96	3.0 ac/1000 residents			
	PA-72b	Open Space	7.94	3.0 ac/1000 residents			
	PA-72b	Open Space	3.18	3.0 ac/1000 residents			
	PA-73	Open Space	0.13	7.8 ac/1000 residents			
	PA-74	Open Space	0.68	7.8 ac/1000 residents			
	PA-75	Open Space	0.12	7.8 ac/1000 residents			
	PA-76	Open Space	1.06	7.8 ac/1000 residents			
	PA-77	Open Space	0.25	7.8 ac/1000 residents			
	PA-78	Open Space	0.86	7.8 ac/1000 residents			
	PA-79	Open Space	0.86	7.8 ac/1000 residents			
	PA-80	Open Space	0.85	7.8 ac/1000 residents			
	PA-81	Open Space	0.37	7.8 ac/1000 residents			
	PA-82	Open Space	0.55	7.8 ac/1000 residents			
	PA-83	Open Space	4.93	3.0 ac/1000 residents			
	PA-84	Open Space	1.15	7.8 ac/1000 residents			
	PA-85	Open Space	9.63	7.8 ac/1000 residents			
	PA-86	Open Space	8.72	7.8 ac/1000 residents			
	PA-87	Open Space	1.00	7.8 ac/1000 residents			
3. Development Areas	TOWN CENTER	MIXED USE	47.45	NA	NA	552,000 sf / 703 units	
	PA-1		28.98	Residential* (du)		703	
	PA-2		18.47	Commercial* (sf)		552,000	
	CROSSROADS	MIXED COMMERCIAL	114.47	NA	NA	3,135,000	
	PA-3		10.48				
	PA-4		19.52				
	PA-5		6.77				
	PA-6		13.41				
	PA-7		12.32				
	PA-8		17.30				
	PA-9		18.18				
	PA-10		16.49				
	SUN -1	SUN	137.89	12 du/acre	NA	1,251 du	
	PA-12		37.36	SFD (du)		446	
	PA-13		27.98	SFA (du)		380	
	PA-14		33.15	Multi Family (du)		425	
	PA-15		39.40	Retail (sf)		105,000	
	SUN -2	SUN	93.13	12 du/acre	NA	1,058 du	
	PA-16		23.66	SFD (du)		368	
	PA-17		29.99	SFA (du)		410	
	PA-18		21.71	Multi Family (du)		280	No square feet for non-residential uses proposed
	PA-19		17.77				
4. Total Map Acreage (Total figures above)			503.1				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			ONLY 1/2 INCLUDED				
6. Applicant's Acreage Listed in Application			503.01				
7. Total Flood Plain Acreage			0				
8. Total Adjusted Gross FDP Acreage			503.01				

Note: (\*) - All uses listed in the City of Aurora Unified Development Ordinance Permitted Use Table (Table 3.2-1) within the MU-R zoning district are allowed.

#### NOTES

- "THIS FDP SHALL REPLACE THE FOLLOWING DOCUMENTS IN THEIR ENTIRETIES: (1) THE GENERAL DEVELOPMENT PLAN FOR NEVIN-RINGSBY PROPERTIES, RECORDED MARCH 12, 1991 IN THE RECORDS OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO (THE "RECORDS") AT RECEPTION NO. 0017848 (THE "1991 GDP"); (2) THE HORIZON CITY CENTER FRAMEWORK DEVELOPMENT PLAN RECORDED IN THE RECORDS ON SEPTEMBER 16, 2005 AT RECEPTION NO. B5139751 (THE "2005 FDP"); AND (3) THE HORIZON CITY CENTER FRAMEWORK DEVELOPMENT PLAN RECORDED IN THE RECORDS ON SEPTEMBER 22, 2008 AT RECEPTION NO. 8105158 (THE "2008 FDP"). THIS FDP SHALL AMEND THE HORIZON UPTOWN FRAMEWORK DEVELOPMENT PLAN RECORDED IN THE RECORDS ON DECEMBER 29, 2009 AT RECEPTION NO. B9140236 UPON THE RECORDING OF THIS FDP IN THE RECORDS, THE PROVISIONS OF THE 1991 GDP, THE 2005 FDP, AND THE 2008 FDP SHALL HAVE NO FURTHER FORCE OR EFFECT ON THE PROPERTY SUBJECT TO THIS FDP."
- IN AN EFFORT TO PROVIDE FOR CITY-WIDE EMERGENCY FIRE AND MEDICAL RESPONSE AS WELL AS EMERGENCY NOTIFICATION WITHIN PROPOSED DEVELOPMENTS, THE FOLLOWING ITEMS MAY BE REQUIRED AT THE SUBMITTAL OF THE FRAMEWORK DEVELOPMENT PLAN, SUBMITTAL OF A SITE PLAN, WITH A SIGNIFICANT SITE PLAN AMENDMENT OR WITH SITE PLAN RENEWAL. THESE REQUIREMENTS ARE INTENDED TO ALLOW FOR ALL INDIVIDUALS AND BUSINESSES LOCATED WITHIN THE CITY OF AURORA TIMELY EMERGENCY RESPONSE AND EMERGENCY NOTIFICATION IN A MANNER THAT STRIVES TO DISTRIBUTE SERVICES IN A COST EFFECTIVE MANNER EQUALLY THROUGHOUT THE COMMUNITY.
  - ONE TEMPORARY FIRE STATION MAY BE REQUIRED.
  - ONE PERMANENT FIRE STATION SITE MAY BE REQUIRED.
  - WHELAN WARNING SYSTEM SITES.

A	D	E	F	G	H
Land Use Item	Gross Land Area in Acres	Land Use Formula	Maximum Potential Density by Code	Actual Proposed Maximum Density	Phasing, Details and Comments (Include phase number or triggering event)
9. Total SFD planning areas	NA	2.65 persons per unit	NA	814	Estimated 2,157 residents
10. Total SFA planning areas	NA	2.65 persons per unit	NA	790	Estimated 2,094 residents
11. Total MF planning areas	NA	2.50 persons per unit	NA	1,408	Estimated 3,520 residents
12. Total residential	NA	DUs per acre x Line 8	NA	3,012	7,771 Estimated Residents
13. Check for average residential density in each subzone					
14. Small Lot Total			NA		
15. Check for maximum allowable number of multifamily units in each subzone			NA		
16. Total Retail	NA	NA	NA	540,000	
17. Total Office mixed use	NA	NA	NA	3,147,000	
18. Total Industrial	NA	NA	NA	NA	
19. Total Commercial Mixed Use*				3,687,000	
* Commercial Mixed Use may include office and retail uses					
20. Total neighborhood park land	26.01	3.0 acres/1000 residents			Required Land Dedication = 23.31 acres Provided Land Dedication = 26.01 acres
21. Total community park land	12.44*	1.1 acres/1000 residents			Required Land Dedication = 8.55 acres Provided Land Dedication = 12.44 acres*
* 40Ac Community Park requirement met with total combined area of PA-70, PA-71, PA-72a, PA-72b & 6.50Ac shared facilities with PA-20					
22. Total open space land	55.37*	7.8 acres /1000 residents			Required Land Dedication = 60.61 acres Provided Land Dedication = 55.37 acres
23. Total park & open space land	93.82				

SUN-1 Summary			
Planning Area	Acreage	Use	Comment
PA-12	37.36	SUN-1	
PA-13	27.98	SUN-1	
PA-14	33.15	SUN-1	
PA-15	39.40	SUN-1	
PA-72a	7.94	Neighborhood Park	
PA-72b	3.18	Neighborhood Park	
PA-73	0.13	Open Space (SUP)	
PA-74	0.68	Open Space (SUP)	
PA-75	0.12	Open Space (SUP)	
PA-76	1.06	Open Space (SUP)	
PA-77	0.25	Open Space (SUP)	
PA-78	0.86	Open Space (SUP)	
PA-79	0.86	Open Space (SUP)	
PA-80	0.85	Open Space (SUP)	
PA-81	0.37	Open Space (SUP)	
PA-82	0.55	Open Space (SUP)	
PA-83	4.93	Neighborhood Park	
Total	159.67		

SUN-2 Summary			
Planning Area	Acreage	Use	Comment
PA-16	23.66	SUN-2	
PA-17	29.99	SUN-2	
PA-18	21.71	SUN-2	
PA-19	17.77	SUN-2	
PA-20	14.00	School	
PA-66	1.86	Open Space (SUP)	
PA-67	0.85	Open Space (SUP)	
PA-68	0.61	Open Space (SUP)	
PA-69	0.81	Open Space (SUP)	
PA-70	12.44	Community Park *	
PA-71	9.96	Neighborhood Park	
Total	133.46		

- I. CRITERIA FOR REQUIRING TEMPORARY FIRE STATIONS IN DEVELOPMENTS AND/OR ANNEXED AREAS.
- THE CITY OF AURORA FIRE DEPARTMENT MAY REQUIRE THAT A TEMPORARY FIRE STATION BE PROVIDED BY THE DEVELOPER AND/OR ANNEXING PARTY WHEN THE FOLLOWING CRITERIA ARE MET:
- A. THE NUMBER OF FAMILY LIVING UNITS EXCEEDS 100 AND/OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 2 MILLION SQUARE FEET IN TOTALITY FOR EITHER THE DEVELOPMENT OR THE DESIRED AVERAGE FIRE RESPONSE AREA (PROJECTED CIRCULAR RESPONSE AREA CONTAINING 7.07 SQ MILES AROUND THE GEOGRAPHIC CENTER OF THE DEVELOPMENT IN QUESTION).
- (OR)
- B. THE NUMBER OF ALARMS IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS 100 PER YEAR.
- (AND)
- C. THE TRAVEL TIME TO THE APPROXIMATE GEOGRAPHIC CENTER OF THE DEVELOPMENT AND/OR ANNEXATION FOR THE CLOSEST EXISTING ENGINE COMPANY WILL EXCEED 5 MINUTES AS DETERMINED THROUGH SOFTWARE MODELING OR THROUGH EVALUATION OF THE ACTUAL DRIVE TIME.
- SHOULD A TEMPORARY FIRE STATION BE REQUIRED, CONTACT THE CITY OF AURORA FOR CURRENT REQUIREMENTS.

- II. CRITERIA FOR CONSTRUCTION AND STAFFING OF A PERMANENT FIRE STATION
- THE CITY OF AURORA WILL STRIVE TO BEGIN CONSTRUCTION OF A PERMANENT FIRE STATION AND PROVIDE ADEQUATE STAFFING LEVELS WHEN:
- A. THE NUMBER OF TOTAL RESPONSES IN THE FIRST DUE AREA, FOR THE PROJECTED FIRE STATION, EXCEEDS AN ANNUAL RATE OF 400 PER YEAR.
- (OR)
- B. THE NUMBER OF SINGLE FAMILY LIVING UNITS EXCEEDS 500 OR THE AMOUNT OF COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE EXCEEDS 4 MILLION SQUARE FEET IN TOTALITY FOR EITHER THE DEVELOPMENT OR THE PROJECTED AVERAGE FIRE RESPONSE AREA (PROJECTED CIRCULAR RESPONSE AREA CONTAINING 7.07 SQ MILES AROUND DEVELOPMENT IN QUESTION).
- (AND)
- C. THE DEVELOPMENT IS SUCH THAT PROVIDING FIRE SERVICE TO ANY PORTION OF THE PROPOSED DEVELOPMENT FROM ANY TEMPORARY OR PERMANENT FIRE STATION ADJACENT TO THE DEVELOPMENT MIGHT CAUSE OR CONTRIBUTE TO A NEGATIVE IMPACT IN THE CURRENT PUBLIC CLASSIFICATION OF THE CITY OF AURORA AS IDENTIFIED BY THE INSURANCE SERVICES OFFICE.

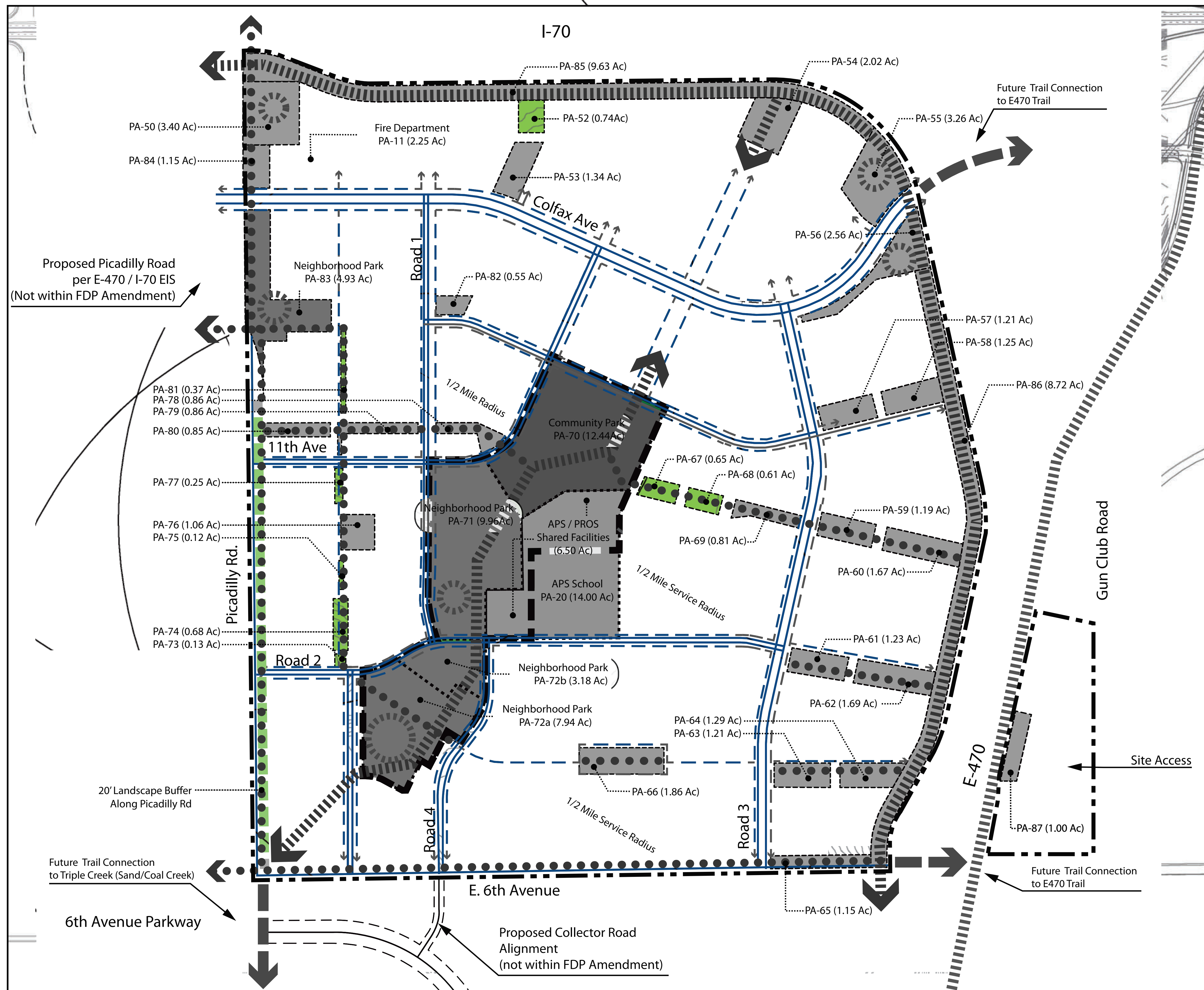
- III. WHELAN WARNING SYSTEM REQUIREMENTS
- BESIDES THE OBVIOUS NEED TO PROVIDE EMERGENCY SIREN WARNINGS TO RESIDENTIAL AREAS WITHIN THE CITY, OUTDOOR RECREATION AREAS SUCH AS SPORTS FIELDS AND GOLF COURSES, ETC. ARE IMPORTANT AREAS TO COVER WITH OUTDOOR WARNING SYSTEMS. MANY OF OUR SIRENS ARE PLACED ON SCHOOL GROUNDS BECAUSE OF THEIR LOCATION AND POPULATION. THE NUMBER AND PLACEMENT OF ELEMENTARY SCHOOLS IN NEWLY DEVELOPED AREAS CAN ROUGHLY GAUGE POPULATION DENSITY. IT IS REASONABLE TO ASSUME THAT SOME FUTURE SITED COULD BE ON PUBLIC PROPERTY, SUCH AS FIRE STATIONS, LIBRARIES, GOLF COURSES AND OTHER CITY PROPERTY SO LONG AS THE SITE DELIVERS OPTIMUM COVERAGE AND HAS ADEQUATE ACCESS FOR INSTALLATION AND SERVICE.

- SITE SELECTION CAN BE DETERMINED BY SEVERAL DIFFERENT METHODS. IN THE PAST, THE POPULATION DENSITY OF THE CORE OF AURORA DICTATED SITE SELECTION TO INSURE OVERLAPPING OR EDGE TO EDGE COVERAGE. NEW DEVELOPMENTS AND FUTURE ANNEXATIONS INTO THE CITY REQUIRES A DIFFERENT METHOD OF DETERMINING SIREN SITES DUE TO OVERLAPPING COVERAGE, OPEN SPACES BETWEEN DEVELOPING AREAS, RECREATIONAL SITES AND POPULATION DENSITIES.

- THE FEMA REQUIREMENT FOR THE OUTDOOR EMERGENCY WARNING SYSTEM IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY USES THE WHELAN SIREN SYSTEM AND THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. SOUND PROPAGATION FROM THE WPS-2900 SERIES OMNI-DIRECTIONAL SIREN IS 70 DB AT 3000 FEET WITH THE STANDARD 50 FOOT TOWER (THIS HEIGHT IS AN OSHA REQUIREMENT). THIS DOES NOT TAKE INTO ACCOUNT TOPOGRAPHY OR OBSTRUCTIONS SUCH AS BUILDINGS. SOME OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIRENS BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND.

- IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/4 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM WIDE BASIS.





Aurora, Colorado

# Framework Development Plan Horizon Uptown

SWC of I-70 and E-470  
Aurora, Colorado  
April, 2019



Lendlease Communities  
9800 Mount Pyramid Ct, Suite 400  
Englewood, CO 80112  
www.lendlease.com



RNL now Stantec  
1050 17th St, #A200  
Denver, CO 80202  
www.stantec.com

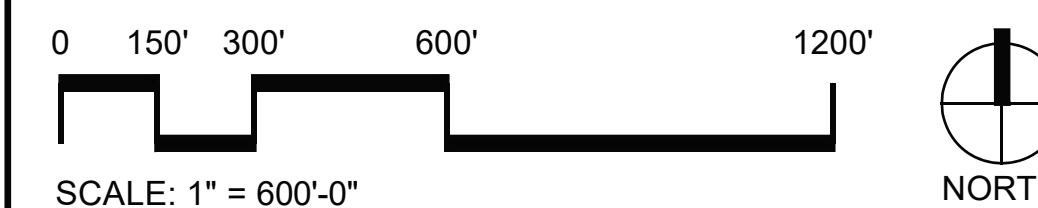


Matrix Design Group  
1601 Blake St, #200,  
Denver, CO 80202  
www.matrixdesigngroup.com

## LEGEND

- On Street Bike Lane
- On Street Pedestrian Connection
- Local Connections
- Planned Connection to Multi-Use Trail (by others)
- Regional Multi-Use Trail
- Regional Multi-Use Trail (by others)
- Open Space & SUPs
- Neighborhood Parks
- Community Park
- Community Park Area (40.02ac)
- 20' Residential Development Setback & Landscape Buffer
- Co-Located Community Park facilities on APS property
- Fire Department Location
- Drainage Facility

## OPEN SPACE & CIRCULATION PLAN





Form F-1: Urban Design Standards Matrix

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in Application Package
1. Entry Monumentation	Monumentation to be provided at entries to all neighborhoods, neighborhood parks, and Community Facility. Identification will be provided throughout the site for wayfinding. Lettering to follow the standard logo style listed in the signage standards.	See Community Wayfinding Maps part of Tab 10 and Horizon Uptown Design Standards and Guidelines
2. Retaining Walls	Walls abutting public ROW to be buff sandstone not to exceed 30" in height, with cap. All other retaining walls to be sandstone color, split face concrete masonry. Walls facing arterials and collectors to be alternating open wrought iron & solid stucco wall section with sandstone piers at 50' on center.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
3. Fence and Privacy Fence	Fence not to exceed 36" in height is typically used in front yards while privacy fence not to exceed 72" may be used to create privacy for side and rear yards. Fences to be vinyl gray picket style.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
4. Lighting Standards	All street and pedestrian lights shall have light-emitting diode (LED) fixtures. All street lights shall meet or exceed the City of Aurora lighting standards.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
5. Paving Standards	Special concrete paving areas at the Town Center Neighborhood along the Main Street.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
6. Street Furniture Standards	Street furniture shall contain a minimum 20% recycle content. All wood used in street furniture shall be Forest Stewardship Council (FSC) certified.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
7. Signage Standards	A standardized type face, logo and a series of thematic colors will be provided for all signs within Horizon Uptown.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
8. Special Neighborhood Concepts	1. The site will be divided into 4 residential neighborhoods: Parkway, Central Park West, Central Park South and Central Park East neighborhoods. All residential neighborhoods are centered around Central Park – a 32-AC park and open space next to a school site. Each neighborhood is unique and will have its own character. 2. Each neighborhood will have public amenities including park and open space to serve the immediate resident within close walking distance from their houses.	1. See Neighborhood Plan part of Tab 9 of this submittal 2. See Open Space & Circulation Plan part of Tab 9 of this submittal 3. Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
9. Special Facilities and Structures	The FDP includes a School site which will be developed by Aurora Public Schools and a 2.25-Acres dedicated land for Aurora Fire Station	School location can be found in the Land Use Map under Tab 8 of this submittal
10. Other		

NOTE:

The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 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 in the Design Standards and Guidelines are representative of the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level will not necessarily duplicate the exact illustrations but will contain the same themes and dimensions as shown and will be at the same or higher level of design quality, extent, and detail.

Form F-2: Neighborhood Character Matrix

Neighborhood / District	Distinguishing Characteristics		
	Urban Design	Landscape	Architecture
Parkway Neighborhood	Parkway Neighborhood is located on the north-west corner of the site and is closely related to the Town Center. As a Sustainable Use Neighborhood (part of SUN 1), it contains several different housing types, including single family detached and attached, green court homes, and apartments.	A five-acre park is located at the west end of the neighborhood, at the crossroads of two local streets that connect into adjacent commercial and shopping areas. Parkway Neighborhood also contains several pocket and linear parks, which will be designed according to City standards as Small Urban Parks.	Architecture in these neighborhoods will be eclectic, with no particular style intended to create a theme. More traditional architectural styles will be most common on single family detached and attached homes, while some attached homes as well as higher density buildings may take on a more contemporary appearance.
Central Park West Neighborhood	Central Park West Neighborhood is also part of Sustainable Use Neighborhood 1. This neighborhood surrounds the 34-acre Central Park, as well as the 14 acre K-8 school site. Like Parkway Neighborhood, it will contain a wide range of housing types, from single family attached and detached, to medium density apartments. A five to six-acre retail site anchors the south west corner of this neighborhood at the intersection of Picadilly Road and 6 <sup>th</sup> Ave.	While it is focused on the Central Park, this neighborhood also contains several pocket parks, which will be designed according to City standards as Small Urban Parks. A Small Urban Park is included in order to create a smaller, immediately accessible destination for residents. The goal of this park is to provide a venue for smaller neighborhood gatherings, a more secluded amenity away from the activity of the Central Park, and an identifiable center for the neighborhood	Architecture characteristic in this neighborhood seeks to balance the desire for quality with the needs of economic feasibility and affordability. They seek to reinforce the strong neighborhood design concepts that have been articulated earlier, providing direction without limiting creativity. Using the principles of authenticity, simplicity, and consistency as a filter for design decisions will be helpful in creating the overall architectural character of Horizon Uptown.
Central Park East Neighborhood	Central Park East Neighborhood is located on the north-east corner of the site and is closely related to the Town Center. As a Sustainable Use Neighborhood (part of SUN 2), it contains several different housing types, including single family detached and attached, green court homes, and apartments.	A linear park in located in the center of this neighborhood runs west-east and creates pedestrian connection from the Central Park to the Crossroad district on the east side. This linear park contains several smaller linear parks, which will be designed according to City standards as Small Urban Parks.	Architecture characteristic in this neighborhood aims to promote an overall harmony without unnecessary constraints on a designer's creativity. They seek a middle ground between the monotonous repetition of design elements and the chaos of too many forms, materials, and colors.
Central Park South Neighborhood	Central Park South Neighborhood is also part of Sustainable Use Neighborhood 2. Like other SUN neighborhoods, it will contain a wide range of housing types, from single family attached and detached, to green court products.	A two-acre neighborhood Park is situated in the center of this neighborhood which will become the center of neighborhood gathering area.	While no specific architectural styles are required in this neighborhood, individual buildings should not mix competing styles together. The goal of architectural diversity is achieved by mixing different style treatments on a block face rather than mixing diverse architectural elements on the same building.
Town Center	Town Center, occupies the highest topography of the site, centered on the slight ridge, defining the visual high point. The Town Center is characterized by its identity as a walkable small scale mixed-use downtown district, with a regular grid of walkable streets centered on a "Ramblas"—a long linear green space that defines Main Street, and its relationship to the major community facilities of the development. Buildings will front each street, with low-rise mixed-use retail, restaurant and residential uses vertically mixed.	<ul style="list-style-type: none"><li>• Town Center planned to maximize density and vibrancy by encouraging multiple uses in close proximity. Landscape buffers are only utilized to enhance the continuity and quality of the public realm, in instances where buildings and active uses are not feasible.</li><li>• The streetscapes will demonstrate the project's commitment to water conservation. They will use drought tolerant, xeric plant species to create a memorable active public realm that is also regionally appropriate and water conscious.</li><li>• Street furniture is an important element of the public realm. The character and placement of benches, chairs, and other items influences the character and experience of the streets, and enhances the experience of the community.</li></ul>	<ul style="list-style-type: none"><li>• The community's commitment to high quality architecture design will be expressed through material choice, architectural detailing and functionality. At the street-level, the buildings will relate directly to the pedestrian through thoughtful detailing and materialization.</li><li>• Frontage typologies are used to describe the various acceptable architectural treatments along the front of buildings used to enhance the street experience of the district and to reinforce individual street identity.</li><li>• The buildings along the streets of the Town Center district will create the urban character for the district and differentiate one street from the next. Coordination of the scaling elements between buildings will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance</li></ul>
Cross Road	The Crossroads District will serve as the 'face' of Horizon Uptown, largely because of its adjacency to I-70 and E-470. People entering the district – shoppers visiting the retail establishments and employees in the office parks - should find the Crossroads District to be a seamless and welcoming component of Horizon. Buildings within the Crossroads District will offer attractive and inviting pedestrian scale spaces, features, and amenities along primary street frontages in order to promote urban activity.	<ul style="list-style-type: none"><li>• The frontages along E-470 and I-70 provide an opportunity to create a positive identity for Horizon and the City of Aurora. Cross Road landscape character along these frontages provides a consistent, high quality landscape setting.</li><li>• Detention areas provide landscape areas for water collection and quality while being creatively integrated with building and site design using sustainable best management practice principals. They provide space for passive recreational uses, enhanced native plantings and landscape buffers.</li></ul>	<ul style="list-style-type: none"><li>• The buildings along the streets of the Crossroads District will create the urban character for the district and differentiate one street from the next. Architectural scaling elements such as banding, belt coursing, sills, lintels, mullions and changes in texture, materials, module and pattern will be used to establish the identity of each street, punctuating special locations and providing human-scale detail.</li><li>• The architectural will be expressed, at least in part, by the quality of the materials used. The Crossroads will be a place with a rich variety of visual qualities utilizing local and regional materials that are lasting and durable.</li></ul>



Framework Development Plan

Horizon Uptown

SWC of I-70 and E-470  
Aurora, Colorado  
April, 2019

RNL

Stantec

RNL, New States  
1001 17th St. #4000  
Denver, CO 80202  
www.rnl.com

Matrix

Matrix Group  
1601 17th St. #4000  
Denver, CO 80202  
www.matrixgroup.com

LEGEND

Community Entry Identification

Residential Entry Identification

Mixed Commercial  
(Employment/Retail)

Mixed Use  
(Employment/Retail/Residential)

SUN

Parks & Open Space

NOTE:

Refer to Horizon Uptown Design Standards and Guidelines for detail criteria and other types of signage.

COMMUNITY WAYFINDING MAP

0150'300'600'1200'

SCALE: NTS

NORTH

Horizon Uptown

Horizon Uptown

Framework Development Plan

Sheet 3 of 8

HORIZON UPTOWN FDP 2007-7005-02



Form G: Landscape Standards Matrix

Landscape Item	Brief Description of the Feature	Location of the Standards in Application Package
1. Overall landscape concept and palette of plant materials used to carry it out.	The landscaping at Horizon will demonstrate the project's commitment to water conservation and provision of open space. Plant material will be drought tolerant, xeric plant species to create a memorable active public realm that is also regionally appropriate and water conscious.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
2. Landscape design at entry monumentation and key entry points	The landscaping at entry monuments and key entry points will be drought tolerant, xeric plant species to create a memorable active public realm that is also regionally appropriate and water conscious. Key entry points are to be differentiated through variety of plant species' form and color.	Detailed standards including graphics of intended landscape concepts are included in the HUDSG
3. Landscape standards along E-470 or I-70 (if applicable)	The landscaping along E-470 and I-70 will utilize drought tolerant native shortgrass prairie grass, blending Horizon open space landscaping with adjacent native prairie and agriculture.The frontages along E-470 and I-70 provide an opportunity to create a positive identity for Horizon and the City of Aurora with a consistent, high quality landscape setting.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
4. Landscape standards along arterial and collector roads	No less than 90% of all plant materials utilized along arterial and colector roads shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved water wise resources or xeriscape plant material references.	Detailed standards including graphics of intended landscape concepts are included in the HUDSG
5. Landscape standards along local roadways	No less than 90% of all plant materials utilized in local roadways shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved water wise resources or xeriscape plant material references.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
6. Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.)	No less than 90% of all plant species utilized in commercial and public gathering areas shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved water wise resources, or xeriscape plant material references. Tree grates, pots and raised planters are encouraged to promote walkability.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
7. Landscape standards at detention/ retention ponds and water features	No less than 80% of all plant species utilized in landscape buffers at detention/ retention ponds shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved water wise resource wise, or xeriscape plant material references.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
8. Landscape buffers at parks, open space, and drainage	No less than 80% of all plant species utilized in landscape buffers at public parks, open space & drainage shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved water wise resource wise, or xeriscape plant material references.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines

Landscape Item	Brief Description of the Feature	Location of the Standards in Application Package
9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards.)	Not Applicable	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
10. Landscape integration at retaining walls	Massing plants of one species is encouraged, particularly along fences and walls.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
11. Landscape standards at special facilities	No less than 90% of all plant species utilized in special facilities such as community centers and school shall be xeric as listed in the City of Aurora Plant List, the City of Aurora Recommended Xeriscape Plant List, the Colorado State University Cooperative Extension Fact Sheets on Xeriscaping, or other approved water wise resources, or xeriscape plant material references.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
12. Buffer and setback exemptions for traditional street frontages	Private outdoor spaces are permitted and encouraged in front yard setback areas in all single family attached and multi-family lot types.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines

NOTE:  
The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 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 in the Design Standards and Guidelines are illustrative of the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level will not necessarily duplicate the illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent, and detail.



Form H: Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
<b>Residential Design</b>		
Residential Materials Palette	Stone, brick, stucco, painted or stained wood siding, non-textured hardboard or cement-based sidings, stained cedar shingles, architectural pre-cast concrete, cast stone, brick panels, architectural metals. Corrugated metal panels, concrete block and alternative materials can be approved by the HUDRB.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
Residential Color Palette	Significant variation in the range of colors on a block face is required. The same color scheme shall not be used more than twice on a block. Block face color compositions as well as individual house selections should be submitted to the HUDRB for review and approval.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
Residential Architectural Styles	Architecture in these neighborhoods will be eclectic, with no particular style intended to create a theme. More traditional architectural styles will be most common on single family detached and attached homes, while some attached homes as well as higher density buildings may take on a more contemporary appearance.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
Residential Architectural Features	All residences shall have a primary entrance that includes a porch or covered entry that is visible from the street, green, or other public way	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
<b>Commercial Design</b>		
Retail Materials Palette	At least 60% of the total building facade, not including windows and doors, shall be surfaced by one or more of the following: Integrally colored decorative concrete masonry units,	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
	brick or brick panels, decorative architectural tile, stone, pre-cast concrete panels with exposed aggregate, architectural metals, glass block, Corrugated metal panels or other similar materials (with approval of HUDRB).  The remaining facade area shall be surfaced in: all materials listed above, stucco, integrally colored decorative concrete or integrally colored concrete block	
Retail Color Palette	Bright and intense color shall be permitted for no more than 10% of the total elevation of any façade facing the street, except by the express permission of the HUDRB.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
Retail Architectural Styles	Architecture style will be timeless with no particular style intended to create a theme.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines

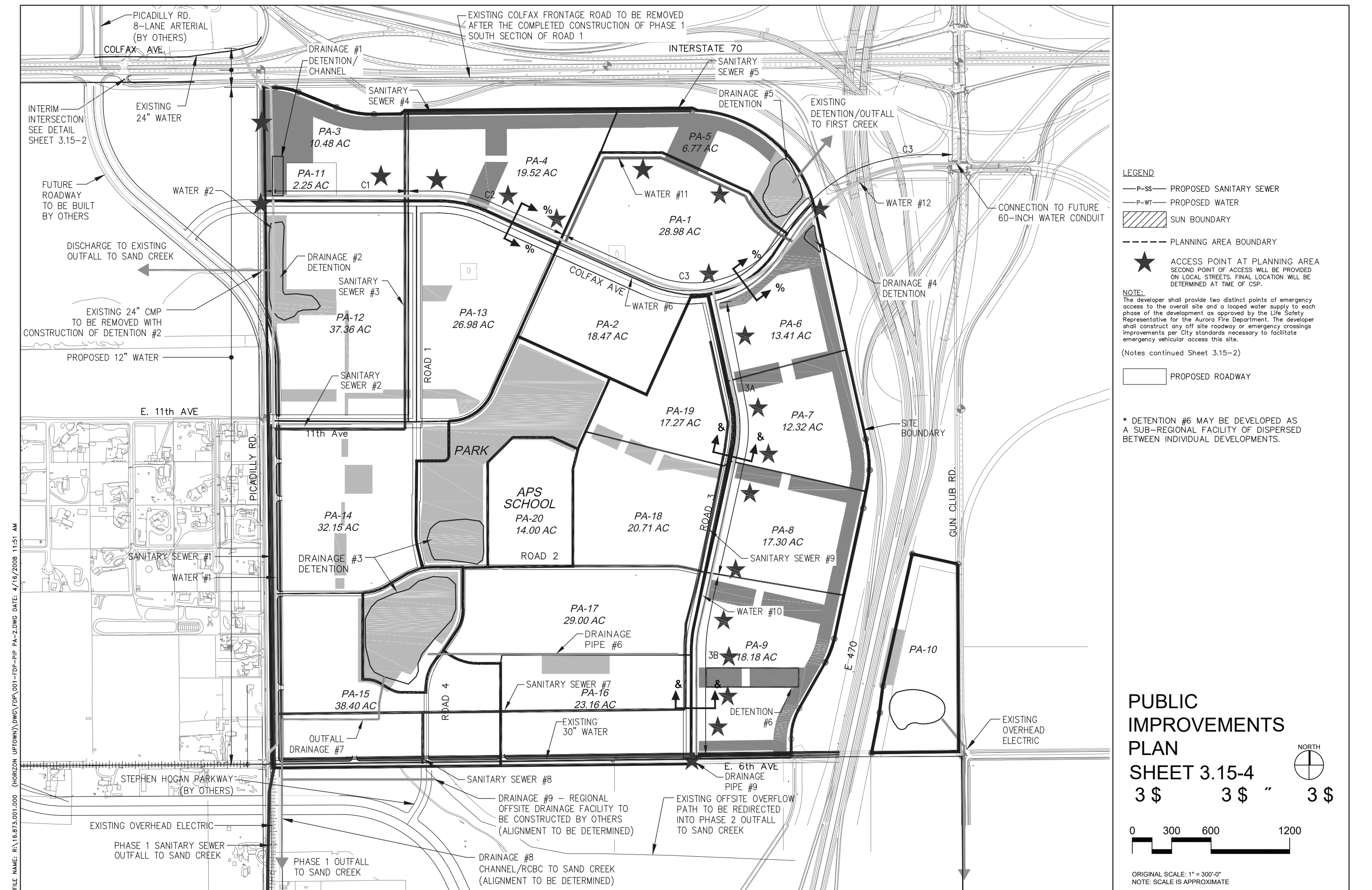
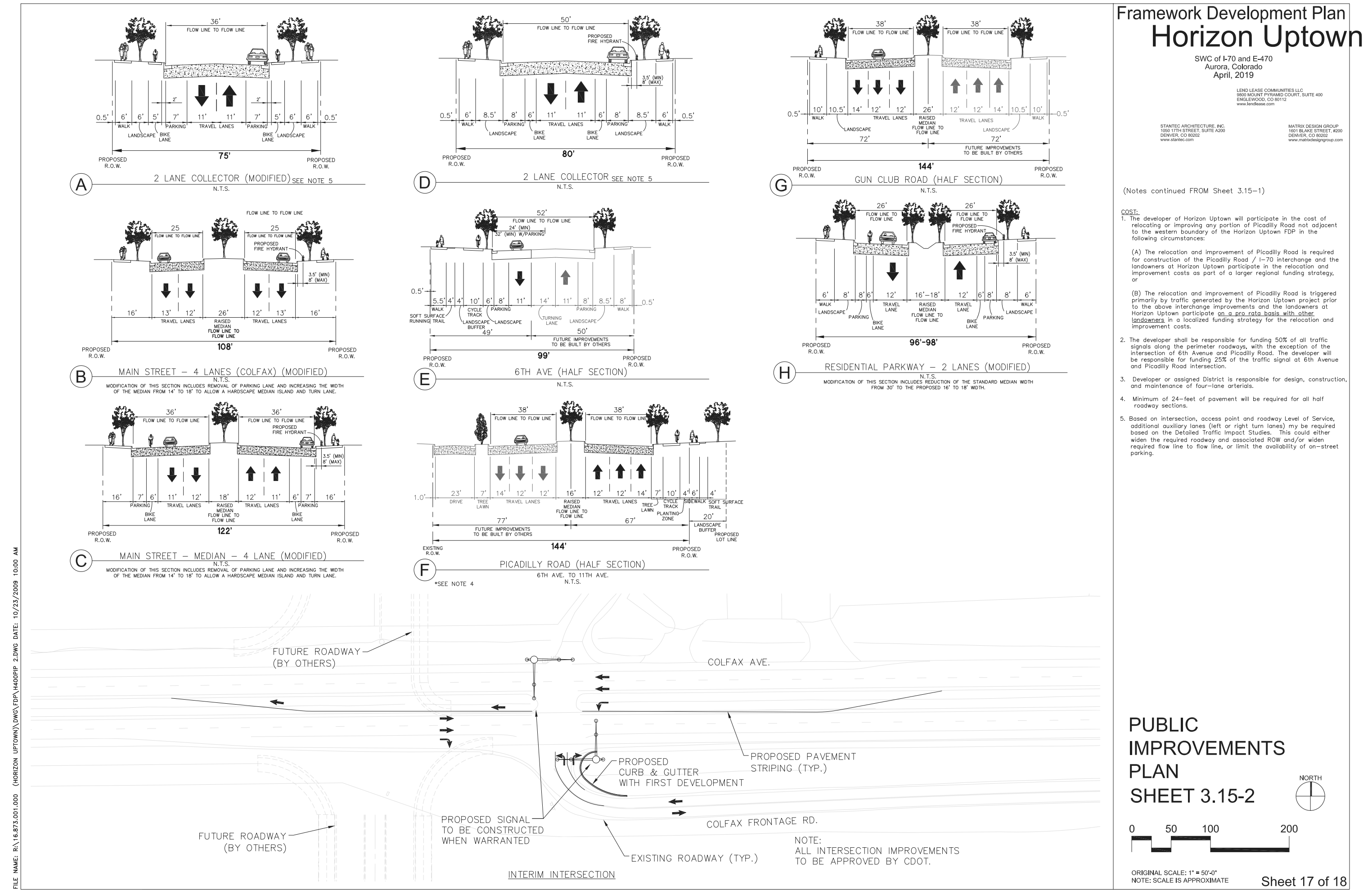
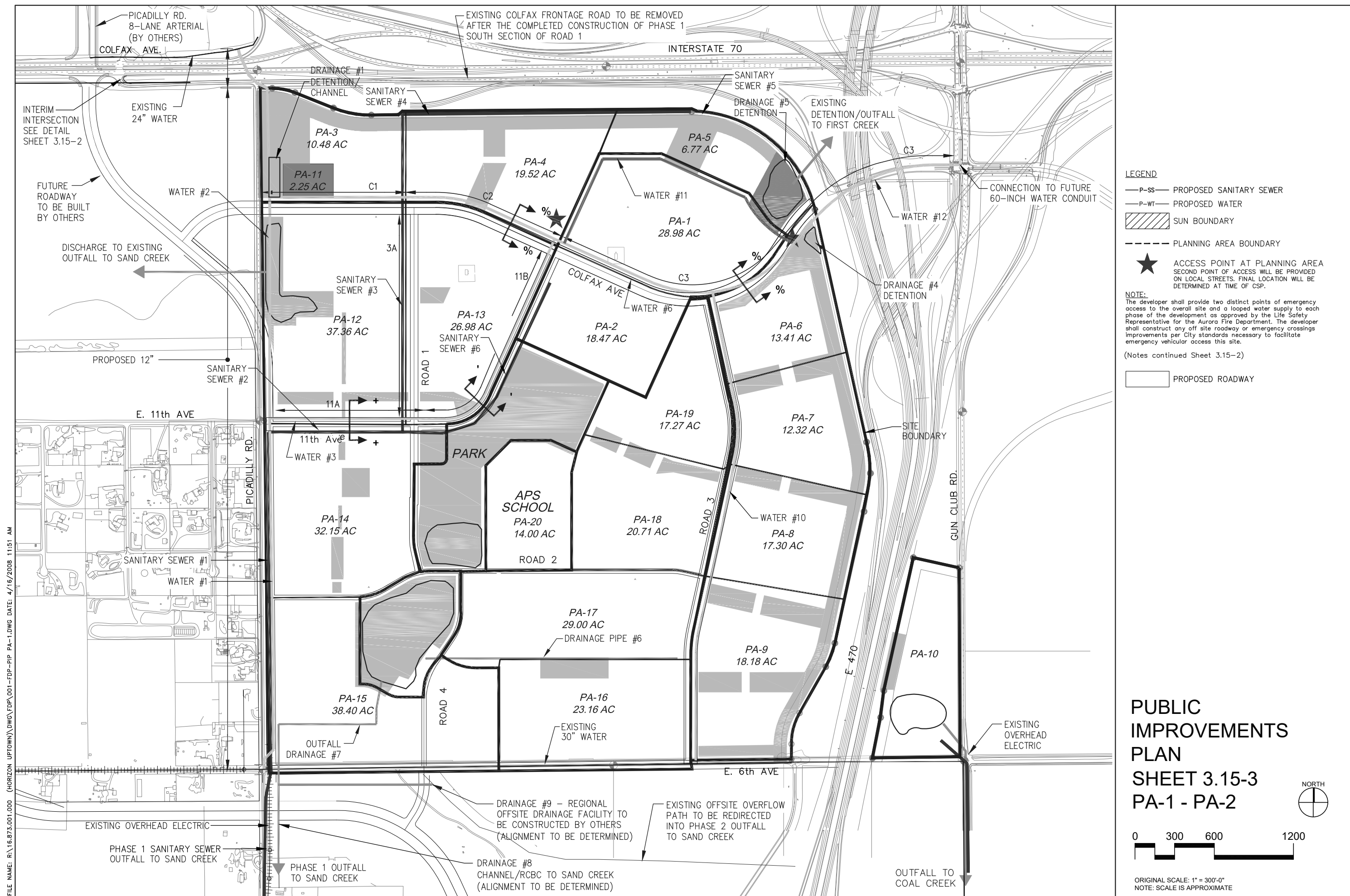
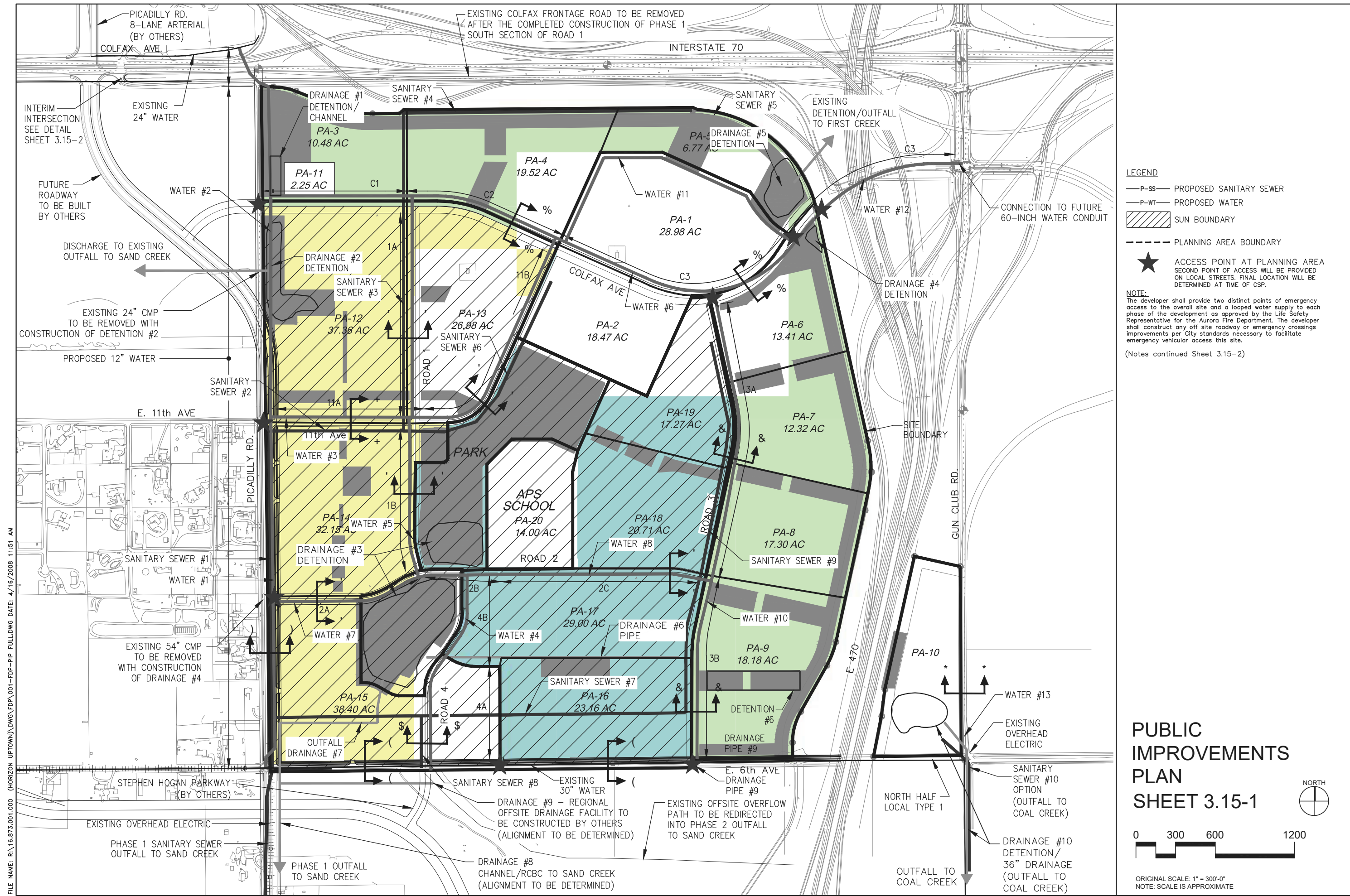
Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Retail Architectural Features	The retail buildings will create urban character and differentiate one street from the next. Architectural scaling elements such as banding, belt coursing, sills, lintels, mullions and changes in texture, materials, module and pattern can be used to establish the identity of each street, punctuating special locations and providing human-scale detail. Coordination of the scaling elements between buildings will prevent large areas of undifferentiated or blank building facades and ensure diversity of appearance.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
<b>Mixed Use / Office Design</b>		
Mixed Use / Office Materials Palette	At least 60% of the total building facade, not including windows and doors, shall be surfaced by one or more of the following: Integrally colored decorative concrete masonry units, brick or brick panels, decorative architectural tile, stone, pre-cast concrete panels with exposed aggregate, architectural metals, glass block, Corrugated metal panels or other similar materials (with approval of HUDRB).	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
	The remaining facade area shall be surfaced in: all materials listed above, stucco, integrally colored decorative concrete or integrally colored concrete block	
Mixed Use / Office Color Palette	Bright and intense color shall be permitted for no more than 10% of the total elevation of any façade facing the street, except by the express permission of the HUDRB.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
Mixed Use / Office Architectural Styles	Architecture style will be timeless with no particular style intended to create a theme.	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines
Mixed Use / Office Architectural Features	<ul style="list-style-type: none"><li>On the ground floor, all glazing shall have a minimum of 60% light transmittance factor.</li><li>No highly reflective glazing shall be permitted on the ground floor. All glazing shall have a maximum reflectance factor of 0.20. No first-surface reflective coatings shall be permitted.</li><li>No highly reflective glazing shall be permitted on the ground floor. All glazing shall have a maximum reflectance factor of 0.20. No first-surface reflective coatings shall be permitted</li></ul>	Detailed standards are included in the Horizon Uptown Design Standards and Guidelines

NOTE:

The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 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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# Framework Development Plan Horizon Uptown

SWC of I-70 and E-470  
Aurora, Colorado  
April 2019

STARTED ARCHITECTURE INC.  
10000 E. 11th Ave., Suite 100  
Aurora, CO 80010  
772.444.4444

NOTES: DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY ACCESS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICLE ACCESS TO THE SITE.

(Notes continued FROM Sheet 3.15-1)

(A) The developer of Horizon Uptown will participate in the cost of resurfacing or improving any portion of Picadilly Road adjacent to the western boundary of the Horizon Uptown FDP in the following circumstances:

(B) The relocation and improvement of Picadilly Road is required for construction of the Horizon Uptown FDP. The developer will be responsible for funding 25% of the traffic signal at 6th Avenue and Picadilly Road intersection.

(C) The developer shall be responsible for funding 50% of all traffic signals along the perimeter roadway, with the exception of the intersection of 6th Avenue and Picadilly Road. The developer will be responsible for funding 25% of the traffic signal at 6th Avenue and Picadilly Road intersection.

(D) Developer or assigned District is responsible for design, construction, and maintenance of four-lane streets.

(E) Minimum of 24-foot of pavement will be required for all half roadway sections.

(F) Based on intersection, access point and roadway level of service, additional auxiliary lanes (left or right turn lanes) may be required based on the Detailed Traffic Impact Studies. This could either widen the required roadway and associated ROW and/or wider required flow line to flow line, or limit the probability of on-street parking.

**PUBLIC IMPROVEMENTS PLAN SHEET 3.15-2**

ORIGINAL SCALE: 1" = 300.0'  
NOTE: SCALE IS APPROXIMATE

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