

TAB 12

ARCHITECTURE STANDARDS

Introduction

Architectural character within the master plan shall reflect a modern aesthetic. This aesthetic embraces bold, clean, and simple architectural expressions . Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent.

Modern Industrial and Commercial architecture can be achieved through many different design elements such as: low-profile roof lines, strong horizontal lines, rows of windows, neutral color palettes, strong geometry and massing, and a mix of organic or natural materials. Low flat roof lines, rows of windows, and the use of overhanging eaves as well as strong horizontal banding is encouraged.

Flexibility is another important aspect of the MP, specifically as it relates to the building architecture. Modern industrial & commercial uses continue to evolve in the highly active marketplace and flexibility can be found in the way these buildings respond to design, delivery and speed to market required by tenants. Many buildings within the MP may be built on a speculative basis, where buildings are designed and built without a tenant known. The velocity of need in this market is such that users typically require space immediately and do not have the fortune of time to spend months or years developing a custom user built solution. Without knowing specific tenants needs, it is important for the architecture of speculative development within the MP to be flexible, adaptable, and appeal to a wide variety of modern industrial & commercial uses while also fitting into a greater campus architecture. This allows buildings to quickly adapt to new users and also continue to be relevant and active in the future as the market evolves.

All buildings within the MP, whether designed on a speculative basis or for a specific user (built-to-suit) shall follow the guidelines within this MP.

The following architectural standards are organized based on the 4 design standards outlined in the Aurora Master Plan Manual for Form H. These standards include: Industrial & Commercial Materials Palette, Industrial & Commercial Color Palette, Industrial & Commercial Architectural Style, and Industrial & Commercial Architectural Features.



Form H: Architectural Design Standards Matrix

Commercial Design Standards

Architectural Design Standards	Brief Description of the Feature	Location of the Standard in Application Package
Commercial Materials Palette	Building materials shall reflect the architectural intent 'Modern Prairie' as described in the Introduction. Retail uses shall be street-oriented and use sophisticated and high quality materials such as masonry, site-constructed tilt up concrete, architectural glass, metal, or stucco with trims that compliment these materials.	See Tab 12, page 4
Commercial Color Palette	Colors for this building type shall reflect a palette that is sophisticated and modern, but shall also embody natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors are encouraged to be highly intentional with their placement and help to aid architectural expression, via plane changes, reveal lines, vertical articulation, entries, and other places where necessary.	See Tab 12, page 5
Commercial Architectural Styles	Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent. Layering of planes and the undulation of volumes to scale the building massing is recommended, especially in large retail structures.	See Tab 12, page 6
Commercial Architectural Features	The main entrance shall be notable, and the use of a covered entrance is encouraged. Large grouped windows complimented by building materials such as stone or metal are encouraged to create a level of importance at building entrances. Facades directly adjacent to any public or private streets are considered Primary facades. With the exception of facades that are adjacent to E-470. Those shall be considered secondary facades.	See Tab 12, page 7

Note:

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current standards provided by the Unified Development Ordinance. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final Designs to be submitted at the Site Plan level will not necessarily duplicate the exalt illustrations, but will contain the same themes as shown and will be at the same or higher level of design quality and detail

Industrial Design Standards

Architectural Design Standards	Brief Description of the Feature	Location of the Standard in Application Package
Industrial Materials Palette	Exterior facade materials and colors shall be aesthetically pleasing, of a high quality, require low maintenance and be compatible with other structures within the development. Where located within prominent visual locations for the public realm, architectural finish materials shall be enhanced to provide architectural and visual interest. Approved materials include, but are not limited to the following: Painted Tilt-up Concrete Panels, Form-liner pattern, Metal composite material (MCM) panels, Anodized aluminum window frames, Metal canopies, Glass (vision and spandrel), and Masonry.	See Tab 12, page 8
Industrial Color Palette	Neutral tones are encouraged for primary colors with either cool or warm undertones and should reflect the natural and architectural context of the surrounding area. Accent colors are encouraged to be highly intentional with their placement and help to aid architectural expression, via plane changes, reveal lines, vertical articulation, entries, and other places where necessary.	See Tab 12, page 9
Industrial Architectural Styles	Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent.	See Tab 12, page 10
Industrial Architectural Features	Architecture throughout the master plan should include 4-sided architecture. Dock or service sided elevations shall be architecturally compatible and shall incorporate material and color variations similar to the primary building facades. Horizontal panel breaks shall be limited to the non dock sides of buildings throughout the master plan. Entries shall be notable with prominent architectural features. Where entries and office areas are located, enhanced features such as canopies, increased fenestration, increased undulation, or increased material variations, shall be implemented. Facades directly adjacent to any public or private streets are considered Primary facades. With the exception of facades that are adjacent to E-470. Those shall be considered secondary facades.	See Tab 12, page 11

Note:

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current standards provided by the Unified Development Ordinance. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final Designs to be submitted at the Site Plan level will not necessarily duplicate the exalt illustrations, but will contain the same themes as shown and will be at the same or higher level of design quality and detail

Alternative Compliance:

Section 146-4.8.10 (C) of the Unified Development Ordinance; loading doors and operations shall occur within the interior of the site and not be visible from public right-of-way. The following demonstrates alternative compliance of this requirement to allow loading doors and operations to be oriented both internal to the parcel and towards public or private right-of-way. Loading doors and operations will be screened from public right-of-way as outlined in Tab #11: Landscape Standards. In addition to the landscape screening, elements of architectural interest should be included at the upper portion of buildings on walls facing public right-of-way that include loading doors. Elements of architectural interest include, but are not limited to, clerestory windows, parapet stepping, color change, and reveal patterns.

Commercial Materials Palette

Building materials shall reflect the architectural intent 'Modern Prairie' as described in the Introduction. Retail uses shall be street-oriented and use sophisticated and high quality materials such as masonry, site-constructed tilt up concrete, architectural glass, metal, or stucco with trims that compliment these materials.



Commercial Color Palette

Colors for this building type shall reflect a palette that is sophisticated and modern, but shall also embody natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors are encouraged to be highly intentional with their placement and help to aid architectural expression, via plane changes, reveal lines, vertical articulation, entries, and other places where necessary.



Commercial Architectural Styles

Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent. Layering of planes and the undulation of volumes to scale the building massing is recommended, especially in large retail structures.



Commercial Architectural Features

The main entrance shall be notable, and the use of a covered entrance is encouraged. Large grouped windows complimented by building materials such as stone or metal are encouraged to create a level of importance at building entrances.



Industrial Materials Palette

Materials and colors shall be aesthetically pleasing, of a high quality, require low maintenance. Where located within prominent visual locations for the public realm, architectural finish materials shall be enhanced to provide architectural and visual interest. Approved materials include, but are not limited to the following:

- Painted Tilt-up Concrete Panels including at least one of the following enhancements:
 - Reveals
 - Form-liner pattern
 - Variable parapet heights
- Metal composite material (MCM) panels
- Anodized aluminum window frames
- Metal canopies
- Glass (vision and spandrel)
- Masonry



Industrial Color Palette

Neutral tones are encouraged for primary colors with either cool or warm undertones and should reflect the natural and architectural context of the surrounding area. Accent colors are encouraged to be highly intentional with their placement and help to aid architectural expression, via plane changes, reveal lines, vertical articulation, entries, and other places where necessary.



Industrial Architectural Styles

The style of architecture within the MP shall be inspired by modern architecture. Functional designs that incorporate clean lines, minimal ornamentation, and a connection to the outside environment are encouraged. Promoting day-lighting, through the use of pedestrian scale windows in office areas and clerestory windows in other areas (manufacturing or warehousing), is recommended. The majority of buildings as currently conceived will have a rear-load configuration with loading docks on one side.



Industrial Architectural Features

Architecture throughout the master plan should include 4-sided architecture. Dock or service sided elevation shall be architecturally compatible and shall incorporate material and color variations similar to the primary building facades. Horizontal panel breaks shall be limited to the non dock sides of buildings throughout the master plan. Entries shall be notable with prominent architectural features. Where entries and office areas are located, enhanced features such as canopies, increased fenestration, increased undulation, or increased material variations, shall be implemented.

Where feasible, architectural elements and techniques shall be utilized to reduce the apparent massing and scale of buildings.

Loading docks should be oriented in an effective and efficient manner to safely operate and minimize conflicts between truck traffic, car traffic, and pedestrians. Pedestrian and car traffic should be separated from truck traffic to the greatest extent possible.



Alternative Compliance

Section 146-4.8.10 (C) of the Unified Development Ordinance; loading doors and operations shall occur within the interior of the site and not be visible from public right-of-way. The following demonstrates alternative compliance of this requirement to allow loading doors and operations to be oriented both internal to the parcel and towards public or private right-of-way. Loading doors and operations will be screened from public right-of-ways outlined in Tab #11: Landscape Standards. In addition to the landscape screening, elements of architectural interest should be included at the upper portion of buildings on walls facing public right-of-way that include loading doors. Elements of architectural interest include, but are not limited to, clerestory windows, parapet stepping, color change, and reveal patterns.



Clerestory windows, parapet stepping, color change, and reveal patterns are examples of design strategies to be used on walls with loading docks facing public streets to enhance the architectural appearance.