

EAGLE RIDGE

Master Plan Landscape Standards

AMENDMENTS:

△ 5-29-24 -Updated buffer map. Required detached walks and curbside landscape.

TAB 11

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 Eagle Ridge will demonstrate a commitment to water conservation by use of native and adapted plant materials. Plant materials will be selected to provide year-round interest through color and texture variations. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 124 |
| 2. Landscape design at entry monumentation and key entry points. | The landscaping at entry monuments and key entry points shall use a similar palette to create a cohesive design throughout the Eagle Ridge Development. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 130 |
| 3. Landscape standard along E-470 or I-70 (If applicable) | Not applicable | Not applicable |
| 4. Landscape standards along arterial and collector roads | No less than 75% of all plant materials utilized along arterial and collector 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. Only native seed shall be used in the streetscape where UDO allows based on curbside landscape width. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 133 |
| 5. Landscape standards along local roadways. | No less than 75% 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. Curbside landscape options shall be prioritized over turf tree lawn. Native seed shall replace sod in the streetscape. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 133 |
| 6. Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.) | No less than 60% of all plant materials utilized in commercial and public gathering spaces 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 Eagle Ridge Design Standards and Guidelines; pg. 130 |
| 7. Landscape standards at detention/retention ponds and water features. | Landscape at detention/retention ponds will use native and adapted plant materials. Grass swales and grass buffers are encouraged to collect and convey runoff. Plants shall take into account periodic to continual water saturation and be selected to provide year-round interest through color and texture variations. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 136 |
| 8. Landscape buffers at parks, open space, and drainage. | No less than 75% of all plant species utilized in landscape buffers, parks, open spaces and drainages 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. Consideration shall be taken to preserve long range views and to screen service features (i.e., loading docks, trash facilities, etc.). | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 136 |
| 9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards) | Not applicable | Not applicable |
| 10. Landscape integration at retaining walls | Follow typical UDO standards for landscape integration at retaining walls. | Not applicable |
| 11. Landscape standards at special facilities | No less than 75% of all plant materials utilized in special facilities 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 Eagle Ridge Design Standards and Guidelines; pg. 136 |

| Landscape Item | Brief Description of the Feature | Location of the Standards in Application Package |
|--|--|---|
| 12. Buffer and setback exemptions for traditional street frontages | Not applicable | Not applicable |
| 13.1 Commercial Building Perimeter Landscape | Building perimeter landscaping shall be required on all buildings. Provide one tree or tree equivalent for each 40 linear feet of elevation length. 33% of the species (trees and/or shrubs) shall be evergreen. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 128 |
| 13.2 Residential Building Perimeter Landscape | Building perimeter landscaping shall be required on all buildings. Plant beds shall be an average of six feet wide and shall consist of landscaping, mulch, and metal edging. Provide one tree, two tall shrubs, and ten shrubs per 50 linear feet of unit perimeter footage. 33% of the species (trees and/or shrubs) shall be evergreen. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 136 |
| 14. Detention Pond Landscape | Tracts surrounding a pond shall contain 1 tree and 10 shrubs per 4,000 square feet above the 100 year water surface elevation. 33% of the species (trees and/or shrubs) shall be evergreen. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 136 |
| 15. Tract Area Landscape | Tract area not defined as street buffers shall contain 1 tree and 10 shrubs per 4,000 square feet. 33% of the species (trees and/or shrubs) shall be evergreen. | Detailed standards are included in the Eagle Ridge Design Standards and Guidelines; pg. 136 |

NOTES:

1. The Design Standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed ordinance standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

2. All the photos and illustrations in the Design Standards and Guidelines are illustrative 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 illustrations, but will contain the same themes as shown, and will be at the same or higher level of design quality, extent and detail.

LANDSCAPE DESIGN STANDARDS

HOW TO USE THIS DOCUMENT

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

- Landscaping

These guidelines apply to the whole of Eagle Ridge

ORGANIZATION OF THE DOCUMENT

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

Topic: The key issue to be addressed

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

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

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

ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

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

LANDSCAPE DESIGN STANDARDS

UNIVERSAL DESIGN CONCEPTS

The landscape at Eagle Ridge will demonstrate a commitment to water conservation through smart landscape techniques and practices. The landscape design shall enhance pedestrian corridors and soften transitions between commercial uses and open spaces. A layered planting approach shall be implemented to help soften the appearance of architectural massing. A balance between buildings and landscape can be achieved by allowing for sufficient planting areas around buildings, parking areas, driveways and hardscape.

Areas considered are:

1. Site Entries and Pedestrian Spaces
2. Streetscapes
3. Open Spaces
4. Parking Lots

LANDSCAPE GENERAL NOTES

- Landscape shall provide seasonal interest through a variety of textures and colors.
- Permanent, efficient, automatic irrigation is required for all planting areas, including raised planters and containers (as applicable). Use of drip irrigation methods is preferred.
- Smart Landscape Techniques shall be utilized to reduce the overall water use throughout the development.

OVERALL LANDSCAPE CONCEPT

SMART LANDSCAPE TECHNIQUES

Water use reduction can be achieved by landscape and irrigation design. Drought-tolerant plant material, the use of native grasses, limiting turf areas and proper irrigation design can provide significant water consumption savings. Reinforce water conservation strategies through the following design criteria:

Landscape:

- Native and adapted plant material
- Drought tolerant plant material
- Select plant material based on soil conditions
- Site plant material based up solar orientation
- Use deciduous trees to provide winter sun exposure and summer shading
- Minimize turf and use native seed mix as a replacement
- Purchase landscape materials from local resources.
- Use wood or rock mulch and soil amendments to retain soil moisture
- Provide shade elements such as overhead structures or shade trees

Irrigation: Design irrigation systems based upon the following:

- Soil percolation
- Sun and shade patterns
- Wind effects
- Minimize run-off
- Use of efficient, state of the art irrigation equipment and design
- Use of drip irrigation methods is preferred



Xeriscape Planting



Smart Landscape Techniques:
Native and adapted plant materials

Layered Planting:
Techniques to soften architecture



Layered planting helps screen tall blank building walls and soften the architecture

LANDSCAPE BUFFERS

INTENT: Landscape buffers are used to enhance the continuity and quality of the pedestrian and vehicular experience. Buffers screen undesirable uses, provide a transition between differing land uses, and create balance between hardscape and softscape. Buffers in conjunction with a layered planting concept help soften the appearance of buildings, adjacent land uses and vertical improvements such as trash enclosures and walls. Screening minimizes views of areas that serve as utilitarian spaces (service areas) and undesirable views.

Street and non-street buffers are required in accordance with the UDO. Landscape buffers are required in the following instances:

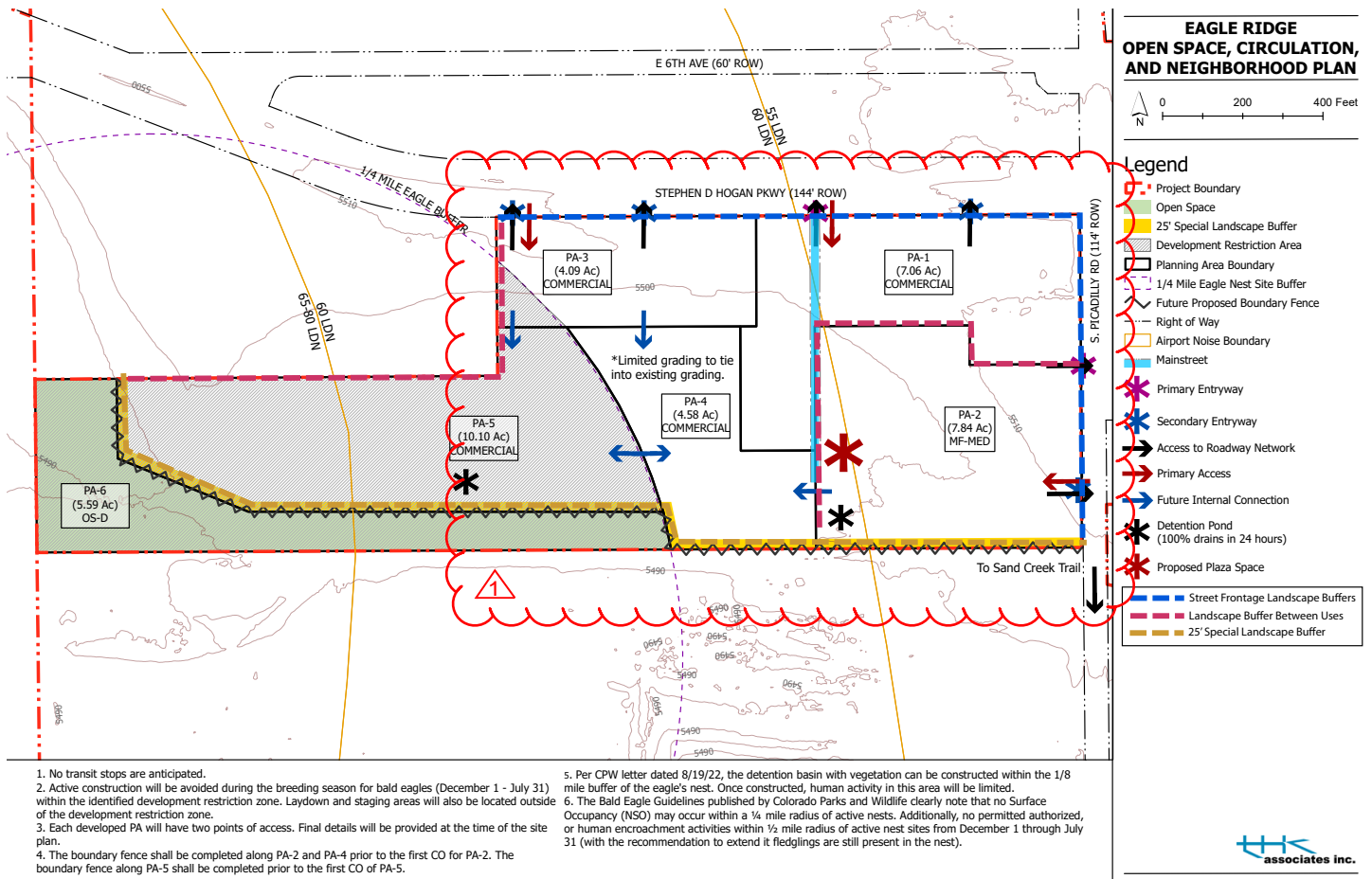
- Development adjacent to public open space areas and trails under the jurisdiction of the City for public use and benefit shall comply with City land dedication requirements for open spaces purposes.
- Along Public or Private ROW
- Non-Street Perimeter Buffers
- Special Landscape Buffers for Development Adjacent to Open Spaces
- Private Common Open Space
- Parking Lots
- Site Entryways and intersections
- Detention and Water Quality Ponds
- Buffers may be reduced when incentive features including berms and hedges are used per the City of Aurora Unified Development Ordinance. Refer to the Required Landscaping Buffer Widths and Allowed Reductions Table 146-4.7-2.
- NOTE: drive-thru lanes must meet the buffering guidelines in the UDO.



Buffer between street and parking area.

LANDSCAPE BUFFERS

LANDSCAPE BUFFER MAP



SPECIAL 25' LANDSCAPE BUFFER FENCE:

- Boundary fence shall be installed 1' outside of City owned open space tracts within the 25' special landscape buffer and shall be maintained by the developer.
- Fence shall be a minimum 6' high constructed of solid wood, masonry, or stucco to protect the conservation area to the greatest extent possible.
- Any outdoor noise, storage, or exterior activity on future site development shall be located North of the 25' Special Landscape Buffer. The purpose of the buffer fence and landscaping is to mitigate negative impacts to the adjacent open space and conservation area.

COMMERCIAL BUFFERS

INTENT: Additional screening requirements shall be implemented to reduce the visual impact of commercial uses at Eagle Ridge from neighboring developments and open space corridors. Trees and shrubs shall be chosen based on their ability to provide appropriate screening.

Overall Requirements:

- Shrubs specifically used for screening shall be a minimum 4-5 feet in height. Perennials are not accepted.
- Low walls, hedges and berms are encouraged in all buffers.
- The encroachment of buildings or portions of buildings including porches and patios, trash enclosures, dumpsters, parking lots and internal vehicular drives, sidewalks and detention and water quality pond infrastructure into landscape buffers is prohibited.

Buffers Along Public or Private ROW:

Focus on screening commercial buildings, loading, outside storage, and parking lots from adjacent uses and developments.

- A minimum of one (1) tree and 10 shrubs every 40 linear feet; 50% of the trees provided shall be evergreen species.
- Every 120 feet, an additional group of three (3) evergreen trees shall be provided to help screen commercial views. Additional evergreen trees shall be setback a minimum 10'-0" from edge of walk and are not allowed in the curbside landscape.
- Design shall incorporate a minimum two (2) different evergreen tree species.
- Every 120 feet, an additional group of three (3) evergreen trees shall be provided to help screen commercial views. Evergreen trees shall be setback a minimum 10'-0" from edge of walk and are not allowed in the curbside landscape.

Non-Street Perimeter Buffers:

- Design shall incorporate a minimum three (3) different evergreen tree species.
- Adjacent commercial uses: A minimum of (1) one tree and 5 shrubs every 40 linear feet; 50% of the trees provided shall be evergreen species.
- Adjacent residential: A minimum of (1) one tree and five (5) shrubs every 25 linear feet; 50% of the trees provided shall be evergreen species.

Special 25' Landscape Buffer

Focus on protecting the open space from possible disturbances.

- A 25 foot wide buffer shall be required, and plantings shall not encroach past the property line into the designated public use property.
- A minimum of one (1) tree and 10 shrubs every 30 linear feet; 50% of the trees provided shall be evergreen species.
- Every 120 feet, an additional group of three (3) evergreen trees shall be provided to help screen commercial views.
- Design shall incorporate a minimum two (2) different evergreen tree species.
- Boundary fence shall be installed 1' outside of City owned open space tracts within the 25' special landscape buffer and shall be maintained by the developer. (See Tab 10 for more information on the boundary fence.)
- The boundary fence shall be completed along PA-2 and PA-4 prior to the first CO for PA-2. The boundary fence along PA-5 shall be completed prior to the first CO of PA-5.



Buffers along public or private ROW



Non-street perimeter buffers
(adjacent commercial)



Tree lined street with curb separated sidewalk
to screen vehicular use from pedestrian zone



Non-street perimeter buffers
(adjacent commercial)



Special landscape buffers adjacent open space

SITE ENTRIES AND PEDESTRIAN SPACES

INTENT: Entries into Eagle Ridge shall be enhanced as part of the entry sequence to provide a sense of arrival and project identification. Enhanced landscape features help guide people to entry points and points of interest. The entry sequence consists of primary and secondary entries, drive connections and arrival features adjacent to the building entry or primary use area of the site.

SITE ENTRIES

DESIGN STANDARDS

- Primary entries shall have enhanced landscape at entry monument signage.
 - Secondary entries shall have enhanced landscape at signage
 - Building entries and primary use areas shall have enhanced landscaping that identifies the entry or primary use area of the site.
- *Enhanced landscaping consists of accent trees, colorful shrubbery, ornamental grasses and perennials.

PEDESTRIAN SPACES

DESIGN STANDARDS

- Provide a mix of seating options.
 - Utilize shade trees or overhead structures at key locations to provide comfortable shaded seating areas.
 - Use deciduous trees to provide winter sun exposure and summer shading.
- *Enhanced landscaping consists of accent trees, colorful shrubbery, ornamental grasses and perennials.

DESIGN GUIDELINES

- Enhanced paving is encouraged but not required at building entries and primary use areas.
- The following design elements and amenities are encouraged within pedestrian spaces:
 - Benches
 - Tables
 - Trash receptacles
 - Shade trees or overhead structures
 - Bollard lighting
 - Public art

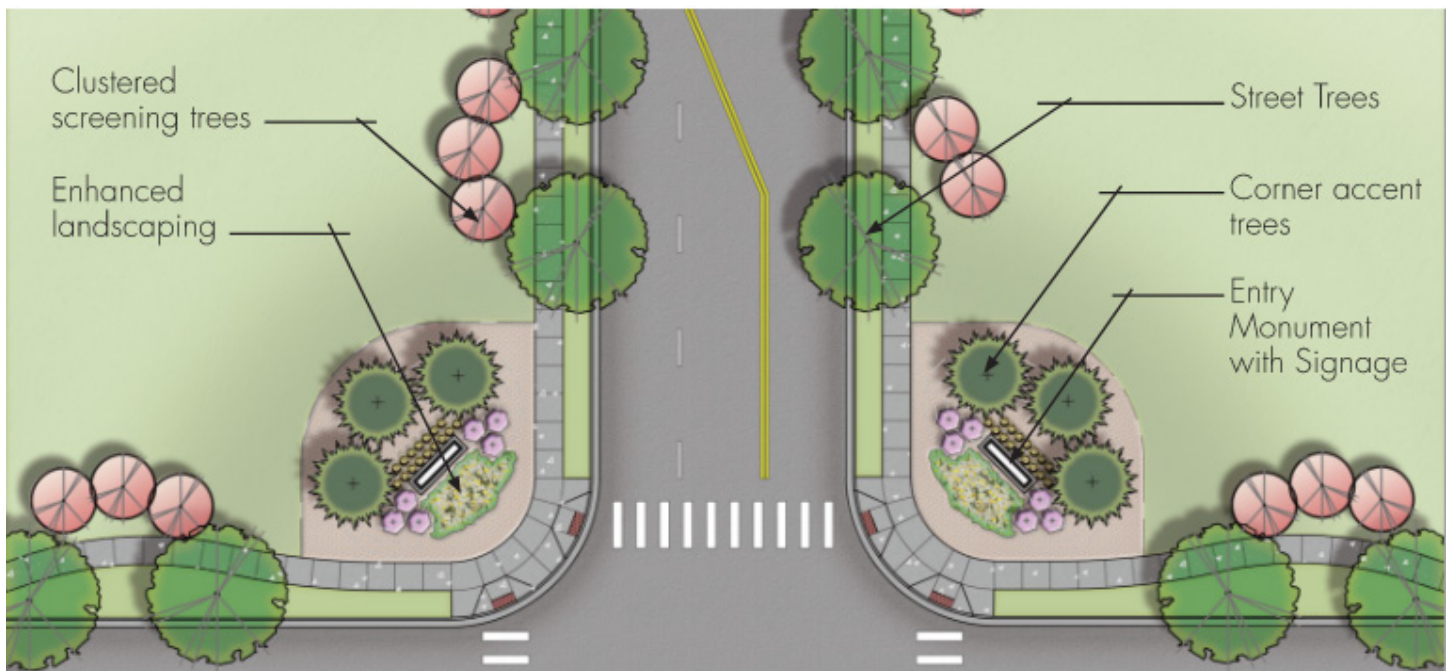
Enhanced Entry Features



Pedestrian Spaces



Primary Entry Example



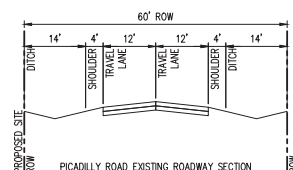
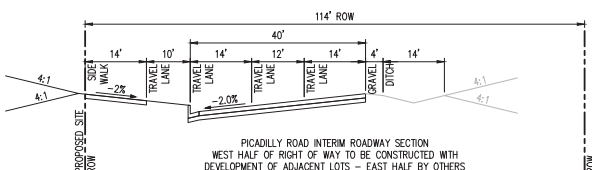
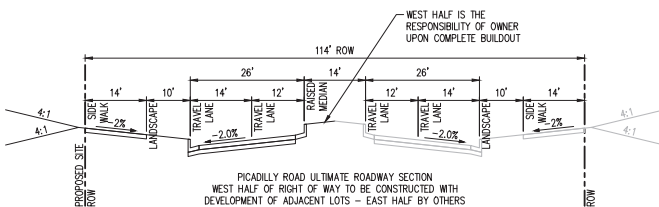
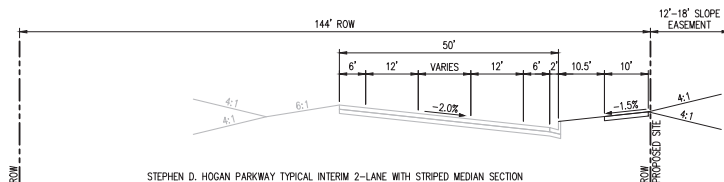
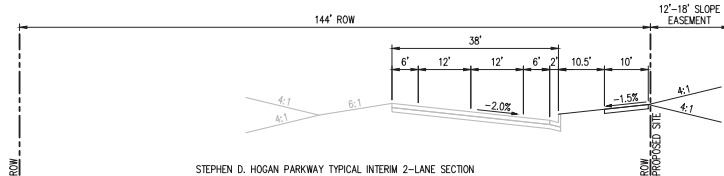
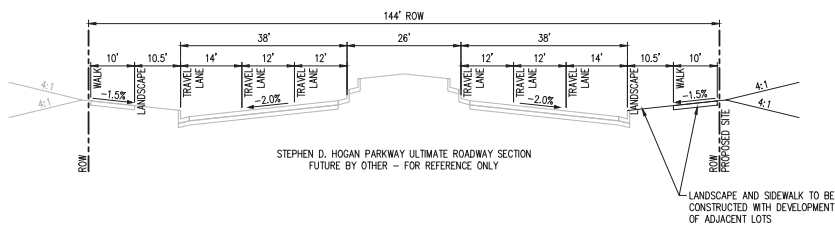
STREETSCAPES

INTENT: The streetscapes at Eagle Ridge will demonstrate a commitment to water conservation using a mix of smart landscape techniques as described in the Eagle Ridge Landscape Design guidelines. All streetscapes will use drought tolerant species to create year-round interest through color, material and textural variations. Street trees provide shade, texture and become the main unifying element of the street-scene while buffering vehicular uses from the pedestrian zone. Future planned local streets will meet UDO standards.

Streetscapes shall include detached walks and curbside landscape with street trees in all instances of either public right-of-way or private access drives.



STREET SECTIONS



MAINSTREET

INTENT: The Main Street in Eagle Ridge is a vibrant and inviting thoroughfare that harmoniously blends commercial and residential areas, meeting City of Aurora standards. Paving is carefully chosen to maintain a uniform design. Street trees are strategically placed along the sidewalks, providing shade and a natural ambiance that complements the architecture. Street lighting highlights important areas and ensures well-lit spaces for safety and security.

DESIGN STANDARDS

- One public plaza of at least 400 square feet shall be provided. Plaza space shall be visible from the street.
- Mainstreet shall be walkable and connect to the local street system within the site as well as any adjacent neighborhoods.
- Mainstreet and parking areas shall be bordered with street trees.
- Mainstreet shall be bordered on at least 40% of its length by the provided plaza and buildings with facades no more than 15 feet from the sidewalk.
- Mainstreet shall be interrupted by no more than one driveway per 100 linear feet.

DESIGN GUIDELINES

- Street trees shall be strategically located along the sidewalks to enhance aesthetics, provide shade, and contribute to the overall charm of the street.
- Lighting shall be black to match the rest of the site. Street lighting shall meet design guidelines outlined in TAB 12.
- Paving shall contribute to the overall character of the mainstreet and meet code.



Walkable Mainstreet example



Pedestrian Plaza example

UNIVERSAL DESIGN STANDARDS

Street sections shall conform to the City of Aurora's Roadway Design and Construction Specifications.

LANDSCAPE

INTENT: While utilizing water conscientious approaches and design, the streetscapes within Eagle Ridge will provide pedestrian circulation and connectivity. They will use native and adapted, drought tolerant, xeric plant species to create a memorable, aesthetically pleasing experience.

DESIGN STANDARDS

- No less than 70% of all plant materials utilized in public streetscapes 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 references.
- Native seed mix and/or shrubs shall replace sod in all streetscapes.
- Shrubs are required in curbside landscape areas that are three or more feet in width. Curbside landscape areas that are less than three feet in width may be mulched with rock mulch.
- Fruit-producing trees and shrubs shall be avoided near walkways.



PARKING LOTS

INTENT: Due to the inherent nature of commercial sites, screening will be an important component of the parking lots at Eagle Ridge. Strategies should be employed to lessen the visual impact from neighboring developments as well as reduce the heat island effect caused by large surface parking lots.

DESIGN STANDARDS

- All parking lot landscaping and dimensional requirements shall meet the Unified Development Ordinance standards for parking stalls and aisles Section 146-4.6.4, Table 4.6-4.
- Each parking row shall be terminated by a landscape island. The island shall be protected by concrete curbs and shall be at a minimum equal to the size of one parking space.
- Parking areas larger than 150 spaces must provide 6' wide pedestrian pathways in islands from the rear of the lot to the building.
- No parking row shall exceed 15 continuous parking spaces without an intervening landscaped island, median, or landscaped peninsula.
- Parking areas in which pedestrian flow is required to cross more than 2 parking aisles (double sided) shall provide a clear pedestrian walkway. Pedestrian walkway shall be in addition to required parking lot trees per the UDO.
- Landscape island design and tree placement should consider the effects and mitigation of heat island effect.
- Parking areas larger than 120 spaces will be divided into parking blocks. Parking blocks will be separated by a 20' wide landscape bed. The maximum size of a parking block shall be 120 spaces.
- A minimum of one shade tree shall be placed in every parking island that is 9'x19'. Parking islands that are 9'x38' shall require two shade trees.
- Each parking block shall provide one additional raised landscape median. The raised landscape median shall be a minimum width of 8' wide. Adjacent parking blocks may share the required landscape median without adding additional width.

DESIGN GUIDELINES

- Each parking block shall contain a least one continuous grade separated walkway within a landscaped median 12 feet in width. The walkway shall be 6' wide minimum with at least one shade tree per 30 linear feet of median length and one or more understory treatments that may include mulch, shrub beds, or decorative rockmulch. The walkway shall be parallel to the parking rows and oriented toward the primary building entry.

PARKING LOT LANDSCAPE

INTENT: Along with other landscape required within the community, landscape within and surrounding parking areas completes the aesthetics of the community and takes what may have otherwise been considered an eye sore and integrates it into the greater landscape. Create drought tolerant, bold landscapes and use clustering/massing. Planting designs that integrate rain gardens where safe, water quality and other storm drainage functions are encouraged.

DESIGN STANDARDS

- Plant material requirements for parking areas, parking islands and parking area buffers shall be in accordance with the City of Aurora Landscape Standards found in the Unified Development Ordinance, Section 146-4.7.3.
- All landscape areas shall utilize native and adapted plant material with an emphasis on xeriscape plants.
- Planting design for parking and buffer areas shall be coordinated and consistent with adjacent properties.
- Freestanding walls above 36" shall only be permitted as required to screen service, utility and/or less desirable areas.
- Retaining walls and/or screen walls around parking lots are encouraged. If required, they shall be a minimum of 3' tall.
- Landscape screening at parking lots should be a minimum of 3'-4' tall within 3 years.
- All parking lot landscape shall create year-round interest through color, material and textural variations.
- Berms in combination with landscaping are encouraged to help soften the edge and screen the parking lot.

DESIGN GUIDELINES

- Landscape areas within and around parking lots should be designed to accommodate bioswales and/or other water quality treatment and detention facilities.
- Large masses of similar shrubs and ground covers should be used to create a cohesive look.



Parking lot screening



Parking lot designed to accommodate a bioswale

BUILDING PERIMETERS

INTENT: Due to the inherent nature of commercial sites, screening buildings and limiting the visual massing of building walls will be an important component of the landscaping at Eagle Ridge. Strategies should be employed to lessen the visual impact from neighboring developments as well as street networks.

DESIGN STANDARDS

- All building perimeter landscaping shall meet the Unified Development Ordinance standards for building perimeter landscaping Section 146-4.7.5.J.
- 33% of the selected species (trees and/or shrubs) shall be evergreen.

TRACTS AND PONDS

INTENT: Tracts and ponds are often required in all development to serve functional needs such as utility corridors, access corridors, detention, retention and water quality. Tracts and ponds should be looked at as an asset for the overall aesthetics of the site.

DESIGN STANDARDS

- The proposed open space shall remain natural, ungraded, and unlandscaped. The natural area will have restricted access to protect the existing conservation easement. Leaving this area as existing will further prevent disturbance to the bald eagles.
- Detention basins and other private open space areas other than PA-6 may be graded and shall be landscaped.
- 25% of the selected species (trees and/or shrubs) used in common open space / tract landscape shall be evergreen.
- All landscape areas surrounding detention, retention and water quality ponds shall meet the Unified Development Ordinance standards for detention, retention and water quality ponds in Section 146-4.7.5.M.4
- 25% of the selected species (trees and/or shrubs) used in landscape areas surrounding detention, retention and water quality shall be evergreen.