



Ms. Aja Tibbs  
Senior Planner  
City of Aurora  
15151 East Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Dear Aja,

Thank you for the letter regarding the first submittal of the Painted Prairie Master Plan - Fencing, and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

### **1. Community Questions, Comments and Concerns**

1A. No public comments or questions were received with the initial application referral. A neighborhood meeting will not be required.

**RESPONSE: Acknowledged.**

### **2. Completeness and Clarity of the Application**

2A. As an amendment to the Painted Prairie Master Plan, products of the amendment will need to be an updated final PDF with redlined changes, and a redlined final mylar set. Depending on the timing of approval, this application will either be the 4th or 5th amendment. Please continue to coordinate with staff on the timing of the final set.

**RESPONSE: Acknowledged.**

2B. The proposed changes will expand the number of sheets to Tab 10. The most recent set only dedicates two pages to address fencing standards, but the proposal expands that to 10. This is difficult when formatting redlined changes to the mylar set. Please explore reducing this down to two or six pages, so that it can fit appropriately into the mylar formatting.

**RESPONSE: With out massively reducing the content of this amendment this can not be achieved.**

2C. Please see redlines to the draft letter of introduction and submit a revised letter for Planning Commission.

**RESPONSE: Revised LOI provided**

2D. There appears to be a change to Form F-1, Item 8, Page 3 that is unrelated to fencing. Please clarify.

**RESPONSE: Initially, fencing was applied to these pages. Despite fencing sheets being moved and updated, the language has been added back in per comments and coordination with Aja Tibbs.**

### **3. Zoning and Subdivision Use Comments**

3A. As discussed in coordination meetings, the construction of privacy fencing along the dedication park and open space tracts will require an adjustment to Section 146-4.7.9.K. All adjustments must be clearly

justified and evaluated to code Section 146-5.4.4.D.. Please include this information in a redlined cover sheet, revised letter of introduction (already done), and in the application redlined sections of Tab 10. Redlines have also been provided for guidance on where to address the code requirements and criteria.

**RESPONSE:** Acknowledged. This information and responses are provided.

#### **4. Urban Design Comments**

4A. Since this amendment aims to reduce the use of the demarcation fence, please specifically list the areas that will retain the use of this fence type. Per the meeting with PROS, I believe this is only fencing that is directly adjacent to large park tracts such as High Prairie Park, Prairie Retreat Park, and Pioneer Park. Please list these areas (and any additional ones that you believe need to be maintained with open-style fences) on sheet 9 (demarcation fence standards).

**RESPONSE:** Acknowledged. Location of privacy fence will not be directly adjacent to specified large parks as indicated within this amendment.

4B. Clarify the setback (if any) of privacy fencing from the alley for alley-loaded lots. Per discussion, the intent is to allow fencing to go back to the alley and does not need to stop before the rear plan of the house.

**RESPONSE:** Correct – this is called out in the sheets.

4C. Regarding the privacy fencing adjacent to paseos and open space tracts – particularly those that are less than 30' in width - the largest concern is safety and the feel/comfort of the space. The proposed fence typical demonstrating a max. 5' height with a semi-open top rail helps maintain visibility to the area and meets the needs of that issue. To address the feel/comfort of the space, staff would prefer that these areas also require minimum planting quantities in addition to the notes provided on sheet 11. Ten shrubs per 40 LF is the standard requirement along streets, I would recommend proposing something higher to "mitigate" the adjustment request.

**RESPONSE:** Planting requirements have been added as mitigating factors for these areas.

4D. Please specify the material type for each fence typical.

**RESPONSE:** Materials provided

#### **5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)**

5A. Note that an adjustment is not required to have no fencing adjacent to open space. Fencing is not required-per code it is just the style of fence that is determined.

**RESPONSE:** Acknowledged and revised to reflect this.

Sincerely,

Brent Martin  
Managing Partner  
Landscape Architect

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Aja Tibbs  
Senior Planner  
City of Aurora  
15151 East Alameda Parkway, 2nd Floor  
Aurora, CO 80012

RE: Painted Prairie Master Plan Amendment with Adjustments

Dear Aja,

We are pleased to submit our Amendment for the Master Plan. We have discussed with the city and incorporated the City's initial feedback.

As you are aware, Painted Prairie has been an endeavor that has been underway for over a decade, and we are excited to continue working with the City on the project. Painted Prairie is a traditional neighborhood development organized around a highly connected street and pedestrian network. Located adjacent to the Gaylord Rockies Resort & Convention Center and near Denver International Airport, Painted Prairie will offer an exceptional experience for new homeowners and visitors alike.

The members of the development team, along with city staff, have been working on a revised fencing strategy to make clear the design intentions for a cohesive and simplified approach to fencing. The impetus for this revised fencing strategy has largely been a result of on site observations of multiple fencing inconsistencies as Phase 1 and Phase 2 are under construction. To remedy these inconsistencies a re-tooling of the documents guiding the fencing strategy and construction is required. The over-arching objective is a consistent fencing approach with well designed and properly constructed fence types.

While the amended master plan sheets provide detail of the revised fencing strategy and fence types, here is a summary of the adjustments:

- The demarcation fence was initially 3ft tall, and three options were provided including vertical picket and horizontal open rail options. It was mainly to be located adjacent to open space and paseos. The revised fencing strategy now provides only one option which is near identical in nature to the demarcation fence provided in the UDO; it is 4ft tall, and open rail. Its application at some open spaces has been revised, and will no longer be used in front yard conditions.
- A front yard fence type was initially not included, however, the demarcation fence was initially used in some front yard fence conditions. The revised fencing strategy now includes a specific front yard fence type, which is intended to be used for lots intentionally designed with the front yard as the primary outdoor space, and additional considerations are included in the amended Master Plan sheets. It is a black narrow picket metal fence and its simplicity reduces its visual prominence.
- The signature fence type remains relatively unchanged. The locations are relatively unchanged as well, with the exception of its additional use as a visual buffer between public right-of-way and townhomes facing perimeter streets.
- The privacy fence initially had four options; two vertical picket and two horizontal. Initially, it was used primarily in-between lots. The revised privacy fence now has only two options; one with vertical pickets, and one with horizontal rails. It will still be used in-between lots, and in side yard conditions for privacy and as a visual buffer.

Again, this is simply a summary of the amendment and detail is provided with in the amended sheets of the Master Plan. This amendment is only simplifying the number of fence types, removing minor inconsistencies, and making it easier to understand their intended locations.

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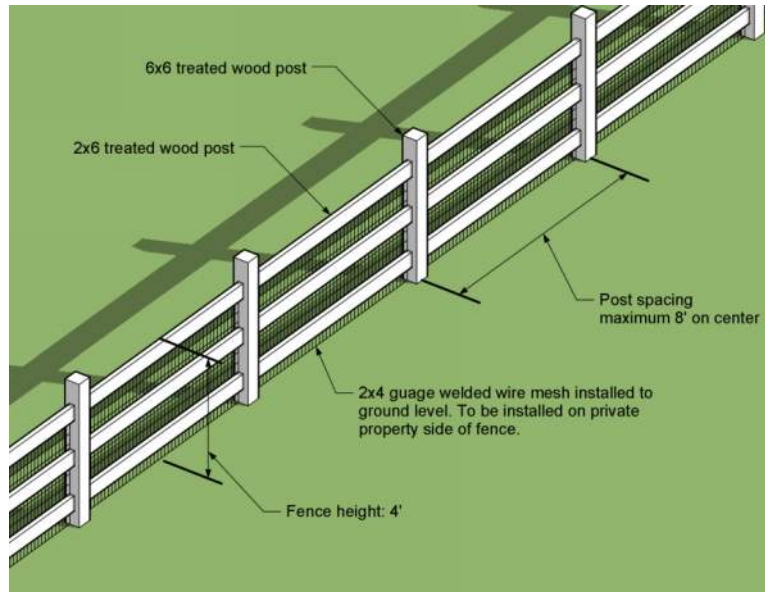
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All major adjustments requested and pertaining to this master plan amendment for Painted Prairie are listed below:

**MAJOR ADJUSTMENT 1:**

Painted Prairie seeks an adjustment from “fences adjacent to open space tracts, trails, and drainage ways shall meet the design standards shown in Figure 4.7-37” (see below), and is requesting the use of 5' privacy fence for side yards adjacent to dedicated open space, and the use of no fence adjacent to dedicated open space.



fences are not a requirement to have next to open space. Remove this- doesn't need to be part of the adjustment. this portion.

**REVISED**

**CONDITIONS:**

There are specific conditions through out Painted Prairie where the above UDO fence requirement will be replaced with a different fence type. As discussed with Aja Tibbs and others from the city, this adjustment is only required where fence types do not conform to the UDO at dedicated open space. The conditions are as follows:

- For side yards on dedicated open space, the use of a 5' privacy fence is being requested
- ~~For front yards of lots on dedicated open space, the use of no fence is being requested.~~
- For front yards of lots on dedicated open space, the use of a 3' metal picket fence is being requested.

As noted above, a fence is not required along open space.

**REVISED**

Note the specific areas that open space fencing will still be required.

**REVISED**

**RELEVANT STANDARD:**

**ARTICLE 146-4 DEVELOPMENT STANDARDS**

**Sec.4.7.9 Fence and Wall Regulations**

(K) Fences and Walls Along Open Space Tracts, Parks, Reservoirs, Golf Courses, Trails, and Drainage Ways

1. Fences adjacent to open space tracts, parks, trails, and drainage ways shall meet the design standards shown in Figure 4.7-37 and the screening requirements of Section 146-4.7.5.H.2 shall also apply.

that make this standard a larger issue with all of the tracts abutting residential lots.

REVISED - ADDITIONAL LANGUAGE INCLUDED

#### MAJOR ADJUSTMENT JUSTIFICATION:

The intention for the privacy fences for this adjustment is to provide a better quality neighborhood for both residents on lots seeking an adjustment, and also for all residents using the park space adjacent to said lots. The privacy fence at side yards adjacent to dedicated open space will block views into potentially distracting or cluttered side and rear yard areas where grills, yard trimmings, children's play equipment, etc are often kept. Similarly, the side yards for these lots are largely the usable yard space and can have patio space attached to them. Privacy fences in these locations will create a more comfortable living experience for lot owners who will not have their yards and homes exposed to the adjacent and activated park space. The fencing required by the UDO is not sufficient in providing privacy for home owners, nor screening for park users.

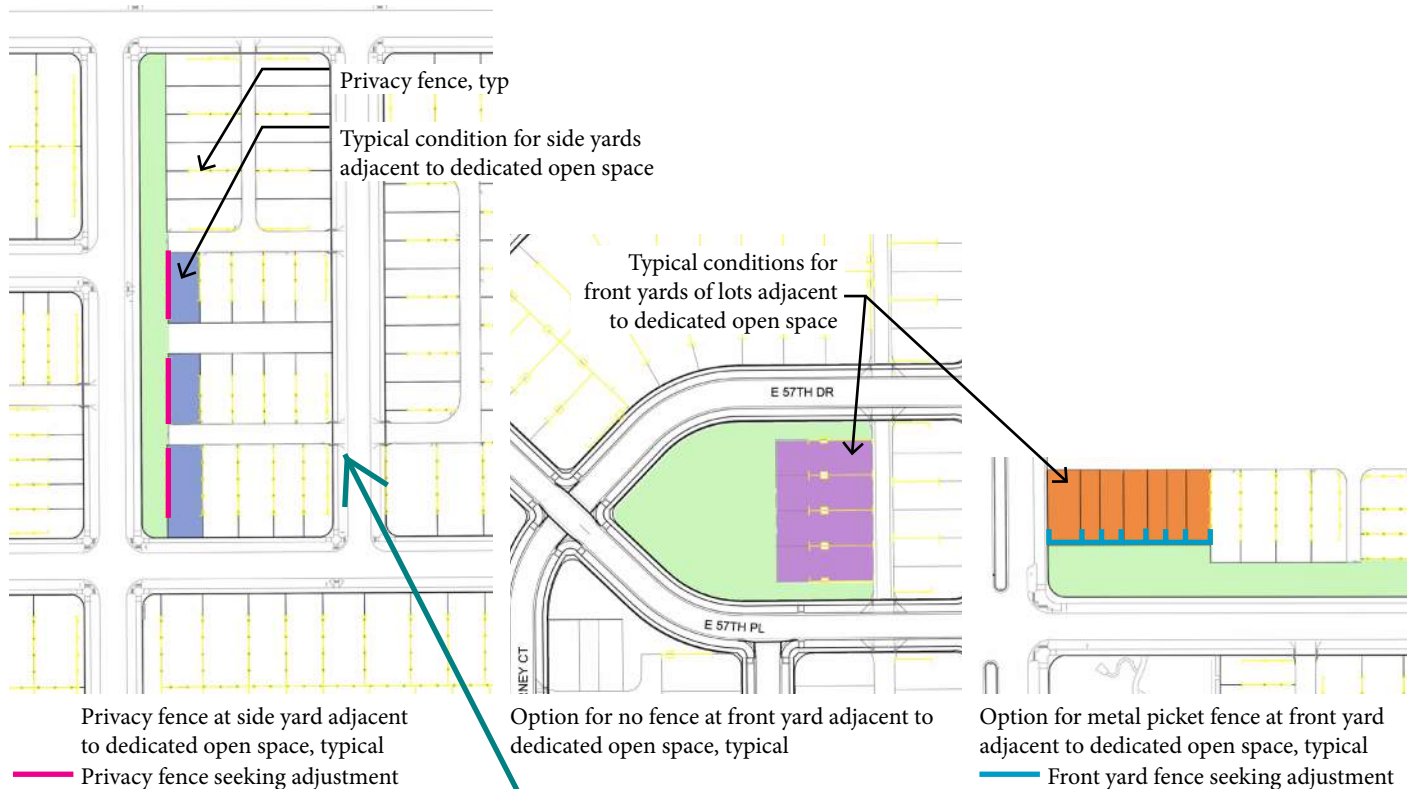
Mitigating factors for the use of privacy fences at side yard conditions adjacent to dedicated open space will be provided. The privacy fence will only be 5ft tall as opposed to a typical 6ft tall privacy fence. This is only 1ft taller than the UDO demarcation fence. Additionally, enhanced landscaping will be provided as described in the amended sheets, particularly at paseo type conditions. The only option for privacy fence in these conditions will be the vertical option which has additional top rail detailing. Along the perimeter open space, the 40' setback from the public right-of-way helps mitigate the "fence-canyon" type effect.

For front yard conditions on lots adjacent to dedicated open space the option for the use of a 3ft black metal picket fence as decided by the Committee (DRC). Detailed information regarding the option to use a front yard fence is included in the amended Master Plan sheets. The success of Painted Prairie, and one of its founding principles, is the neighborhoods interconnected-ness with the abundance of open space. On dedicated open space can have the option of using a front yard fence for its practical use, as a private front yard, or as space for a dog, among other typical uses. The proposed 3' fence is to be simple and reduce its visual prominence so as to maintain the open-ness of the neighborhood. Similarly, homeowners can decide to use no fence, which creates a condition where the adjacent open space will feel like an extension of their yard. With the density of lots intentionally designed for at Painted Prairie, allowing for the sense of a larger front yard is important. The designation of individual lots and their front yard will still be visible by the use of plant material. In this way, the plant material acts as a type of "living front yard fence".

Include a specific planting standard that will be met.

REVISED - ADDITIONAL LANGUAGE INCLUDED

#### TYPICAL LOT CONDITIONS WHERE SIDE AND FRONT YARDS ARE ADJACENT TO DEDICATED OPEN SPACE:



Sincerely,

Brent Martin  
Managing Partner  
Landscape Architect

Is part of this drawing or image missing?

NO (?) ONLY SHOWING TYPICAL SIDE YARD CONDITION

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**TAB 10 - URBAN DESIGN STANDARDS**



SPECIAL URBAN  
DESIGN FEATURE

BRIEF DESCRIPTION OF THE FEATURE

LOCATION OF THE STANDARDS IN  
APPLICATION PACKAGE

Need an updated cover sheet and mylar set for final approval. This application will either be tracked as the 4th or 5th Amendment - depending on the timing of approval for the TC Residential Amendment.

ACKNOWLEDGED - WILL DO AT  
TIME OF APPROVAL

2. Retaining Walls

Concrete and steel retaining walls will be used throughout the community, parks, and open space to gracefully negotiate changes in terrain. These walls shall be scaled to double as seating elements wherever possible.

Urban Design Standards, pages 18-19.

Urban Design Standards, page 14.

3. Fence Types and Retaining Walls

Stone, lumber and galvanized metal fencing along perimeter linear parks and buffers will provide visual access to the open space, and evoke the rustic modern character of the Painted Prairie development. Fence types for residential lots shall match the quality and character of the Painted Prairie development using a simplified material palette and form.

Urban Design Standards, pages 4-13.

4. Lighting Standards

Street lighting along perimeter roads (64th, Picadilly, 56th, and Himalaya) shall meet City of Aurora standards and shall be consistent along the length of each street. Painted Prairie will work with the City of Aurora to utilize new City standard street lights within each neighborhood. Parks are intended to provide visual access to the night sky and will use pedestrian lighting, bollard lighting or landscape lighting sparingly in strategic locations using special fixtures that speak to the prairie aesthetic. Pedestrian lighting will also be utilized within the town center park, plazas, pedestrian vias, and gathering areas.

Urban Design Standards, page 15.

5. Paving

All public sidewalks shall be concrete with broom finish. At key locations in the park and open space network, sand finish concrete shall be used to enhance the experience, create a warmer tone and signal points of interest. Garden walks and jogging trails shall be comprised of buff/tan crusher fines. Speciality paving (stone, pavers, etc.) will be utilized in mixed use and commercial areas, in combination with concrete to define gathering areas, special uses and providing a more urban experience.

N/A

bubble/redline  
changes. Add Delta

DELTA AND BUBBLE ADDED TO  
CHANGES

SPECIAL URBAN  
DESIGN FEATURE

BRIEF DESCRIPTION OF THE FEATURE

LOCATION OF THE STANDARDS IN  
APPLICATION PACKAGE

6. Street Furniture	In the residential neighborhoods there will be minimal furnishings distributed throughout. These may include: benches, trash/recycling receptacles and pet litter stations that promote a clean and walkable environment. Within parks and open spaces, a number of integrated seat walls, picnic areas, benches and the like will provide ample seating and gathering opportunities. In the Town Center, commercial and mixed commercial areas site furnishings will be coordinated providing a variety of opportunities for gathering.	Urban Design Standards, page 18.
7. Signage	Park identity and wayfinding signage shall be designed for each individual park. Town Center identity and wayfinding signage shall be designed and submitted at time of Site Plan.	Developer to submit separate amendment

8. Special Neighborhood Concepts	Creation of a sustainability plan provides objectives for the community to be a steward of sustainable building development in the City of Aurora.	Urban Design Standards, pages 16-17.
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9. Special Facilities and Structures such as clubhouses and recreation facilities.	Linear parks are located along the edges of the community to provide a 4 mile pedestrian/bicycle loop. Internal linear urban parks create connectivity throughout the community and to the Town Center, Neighborhood Park, Community Park, High Line Canal and the Neighborhood Activity Center. Throughout the park and open space network special facilities, such as; shade structures, pavilions, recreation facilities, play elements, and gathering areas will be provided.	Urban Design Standards, pages 20-23 Tab 9 - Open Space, Circulation and Neighborhood Tab 5 - FDP Narrative
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Changes since last submittal?

Initially, much of the fencing information was included here since they related to green courts and paseos so the sheet numbers changed. The description has been reverted back to previously approved language

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



Identify material type for all proposed fences.

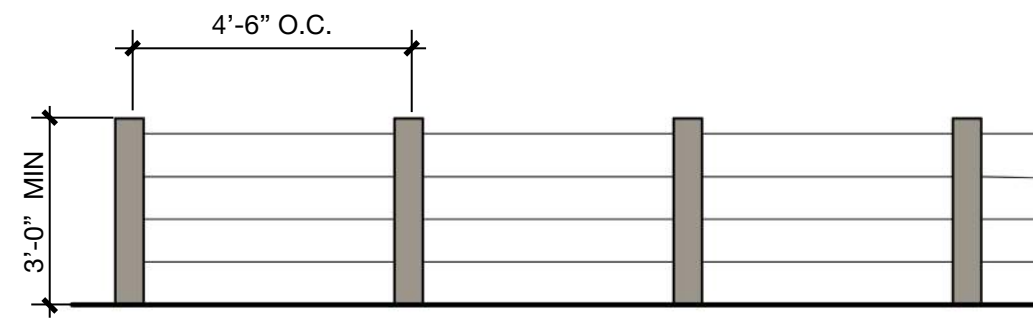
revised

There will be four types of fencing in Painted Prairie:

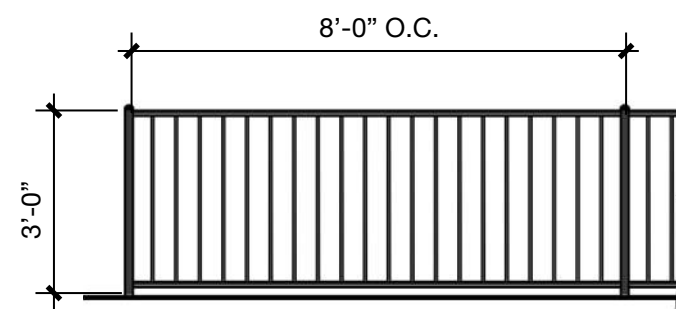
- (1) Signature Fence
- (2) 3ft Front Yard Fence
- (3) 4ft Demarcation Fence
- (4) 5ft Privacy Fence (2 options)

Fencing located along both the perimeter street 40ft Landscape Buffer and the Dedicated Open Space Tracts shall be the Signature Fence and the 4ft Demarcation Fence. Fencing located internal to the development between lots and adjacent to Paseo Tracts, Side Lot Tracts, Streets, and Alleys shall be 5ft Privacy Fences. Fencing for Front Yards, optional for specific lot conditions and requiring Painted Prairie Design Review Committee approval, shall be 3ft Front Yard Fencing. The wooden 3ft front yard fence and 4ft wooden split rail fence found within Phase 1 shall be discontinued.

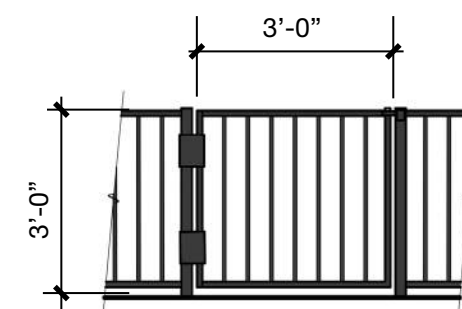
(see following pages for more info on each fence type)



SIGNATURE FENCE

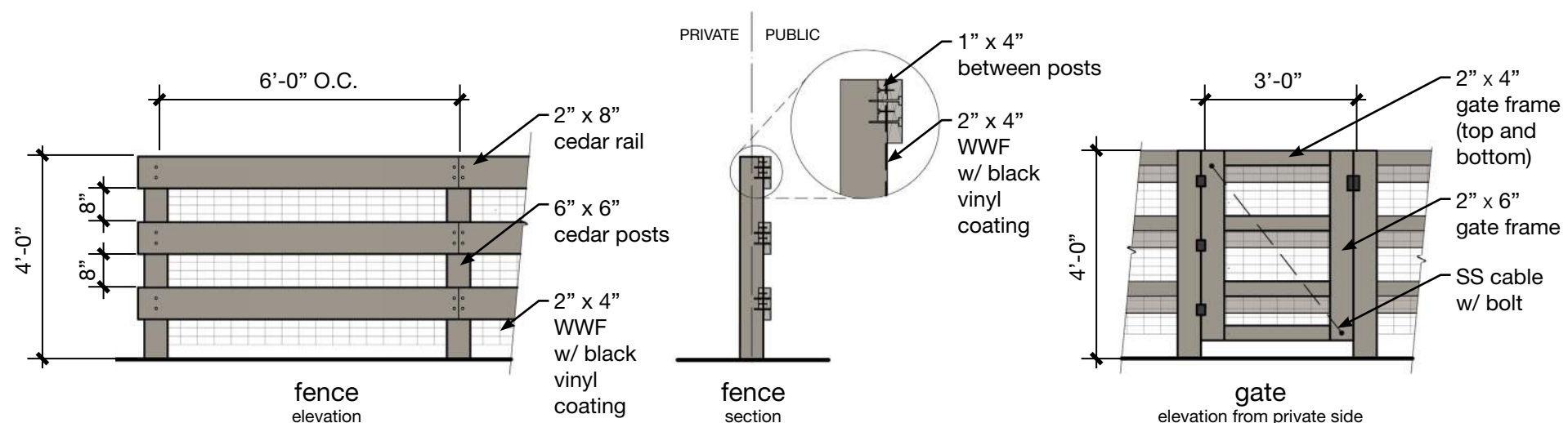


fence  
elevation



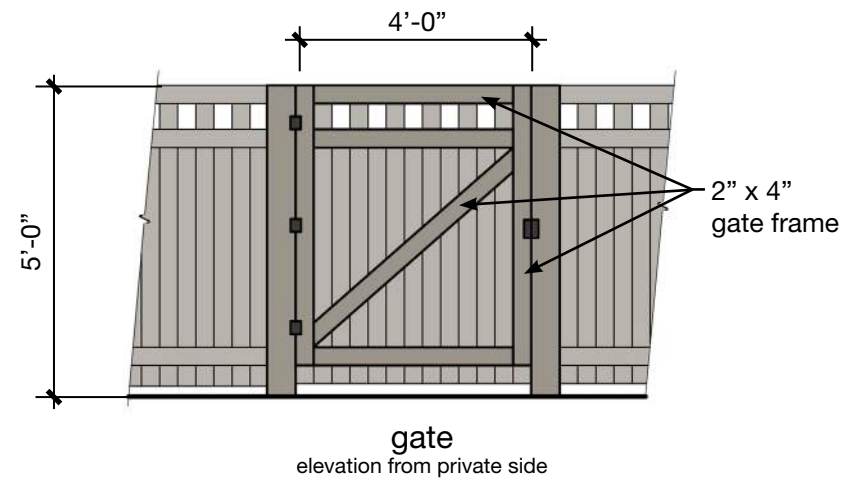
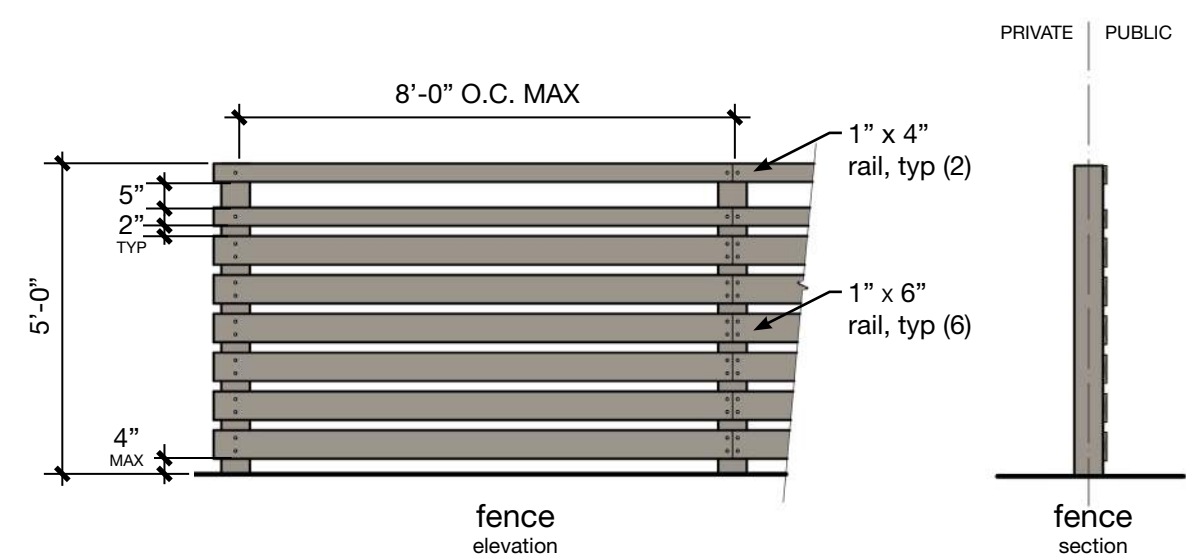
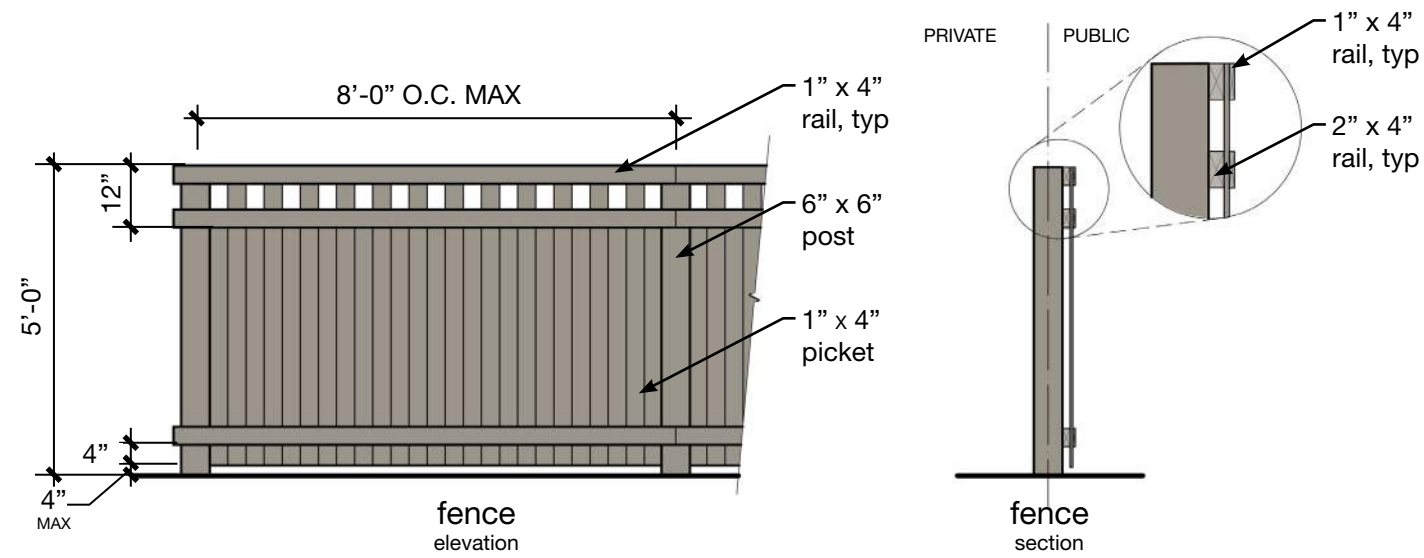
gate  
elevation from private side

3FT FRONT YARD FENCE

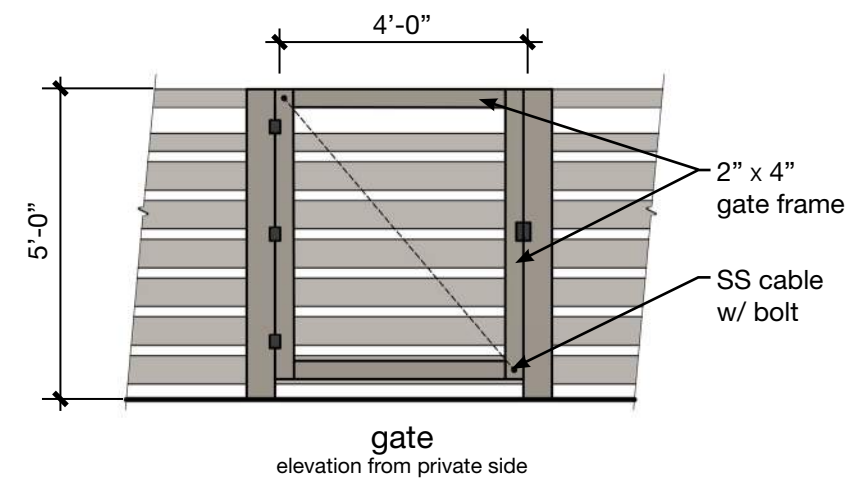


4FT DEMARCATION FENCE

*Disclaimer: The fence design standards are written and shown in two-dimensional format which are applied in three dimensional scenarios. Instances of significant grade change in the field, may necessitate field calls to account for the reality of land form.*



Option 1  
Vertical

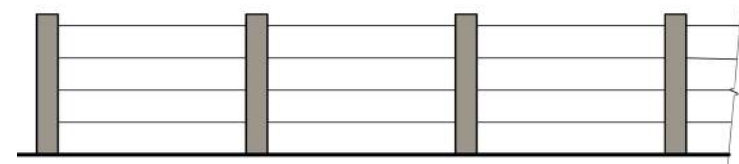


Option 2  
Horizontal

### 5FT PRIVACY FENCE

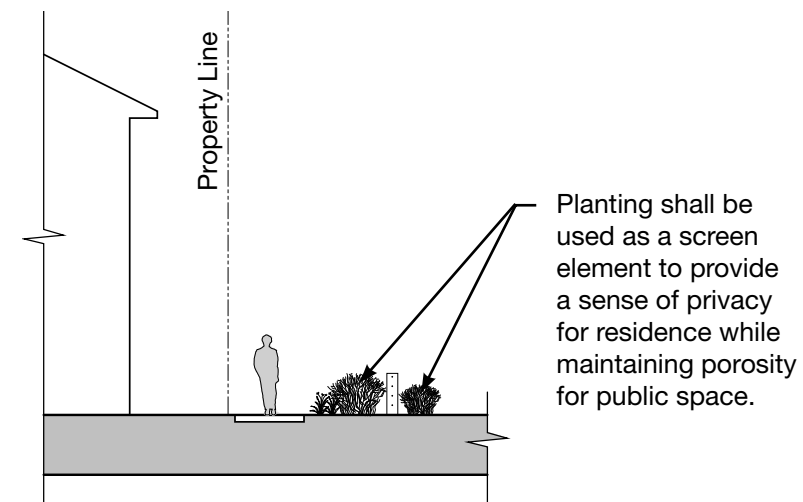
## Fence Types

The Signature Fence shall be located along the perimeter of Painted Prairie in or just outside the 40ft Landscape Buffer and in front of Green Courts, Paseo Tracts, and Lots that are facing the perimeter streets (E 64th Ave, Picadilly Rd, E 56th Ave, and Himalaya Rd). The Master Developer is responsible for the construction of all Signature Fencing. The fence is made of thick wood posts connected by stainless steel wire with planting layered in front and behind it. The design intent of the fence is to establish a visual buffer between the public right-of-way and townhomes facing the perimeter streets and to accentuate entryways at the Green Court.

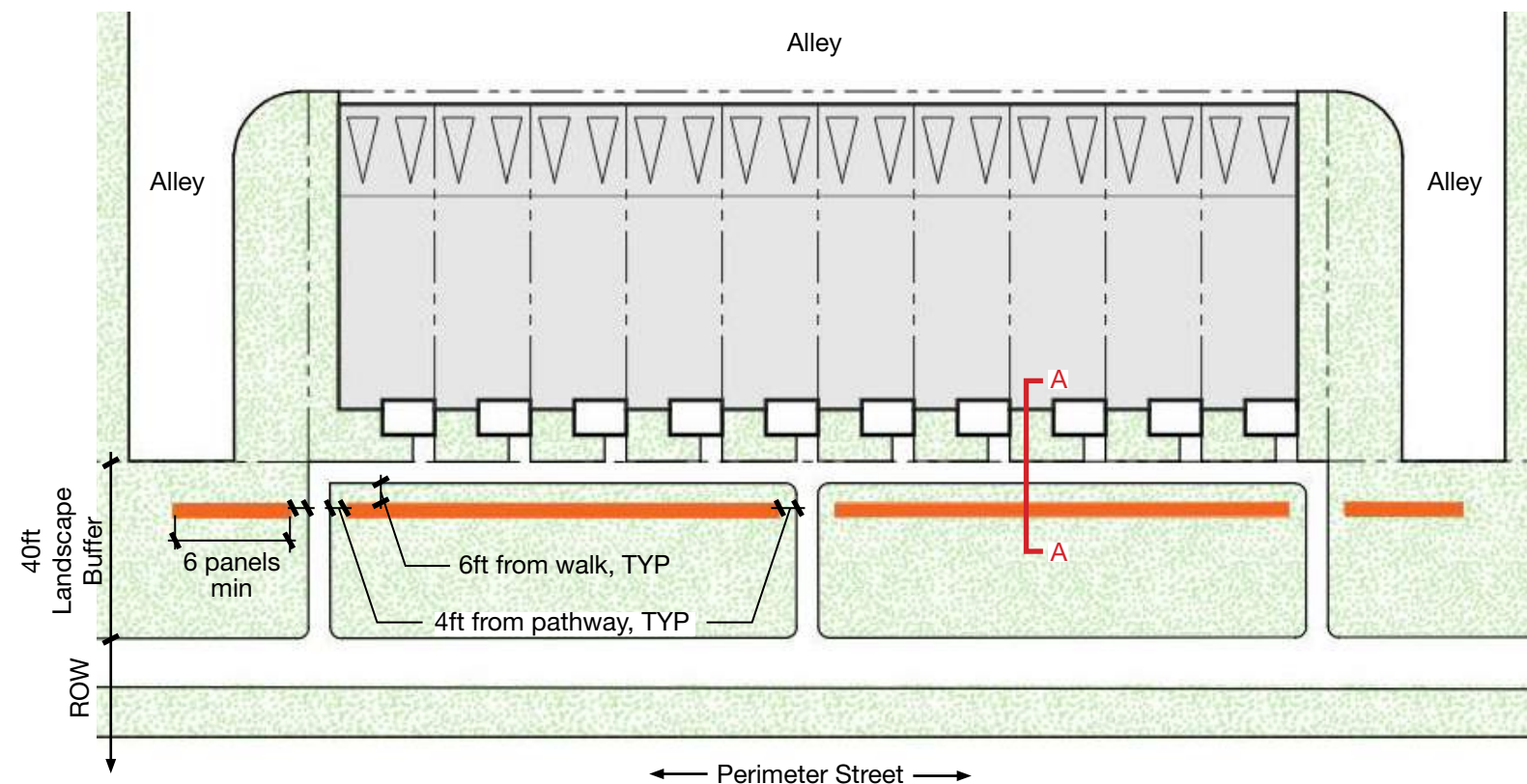


**CONFIRMED.  
ADDITIONAL  
PLANTING WILL  
ENHANCE. NO  
CHANGE NEEDED.**

On the tour Chris expressed some dissatisfaction on the visual effect of steel wire. Want to confirm that this style and construction type will be used moving forward.



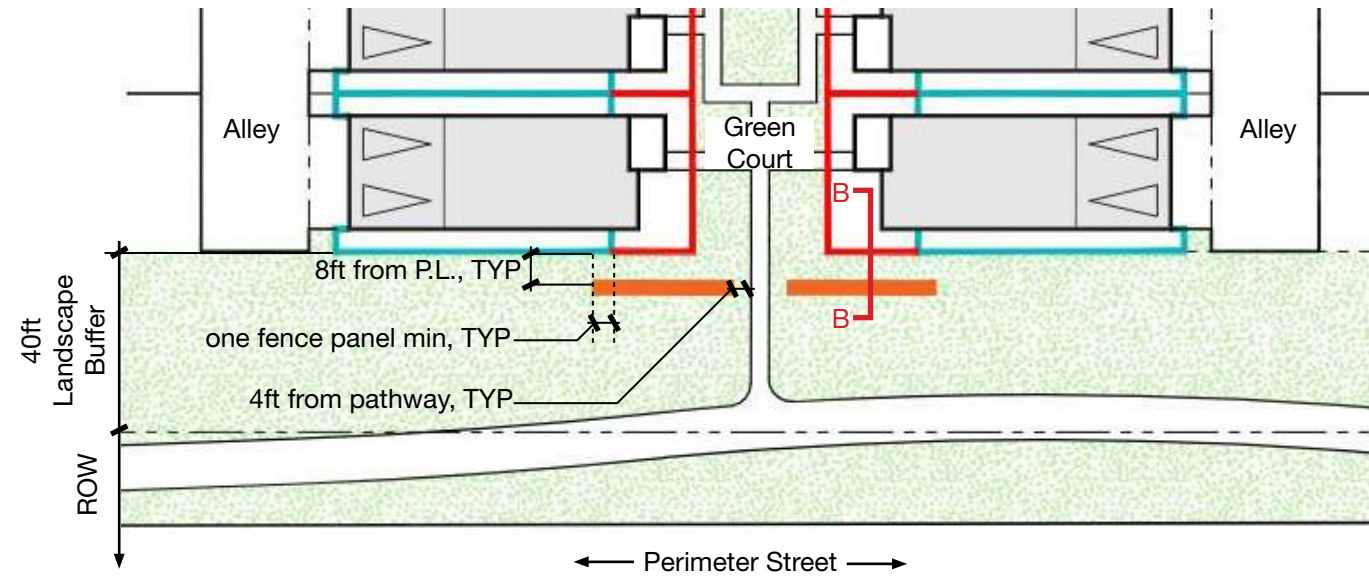
Conceptual Section A-A  
Signature Fence  
at Lots Fronting Perimeter Street



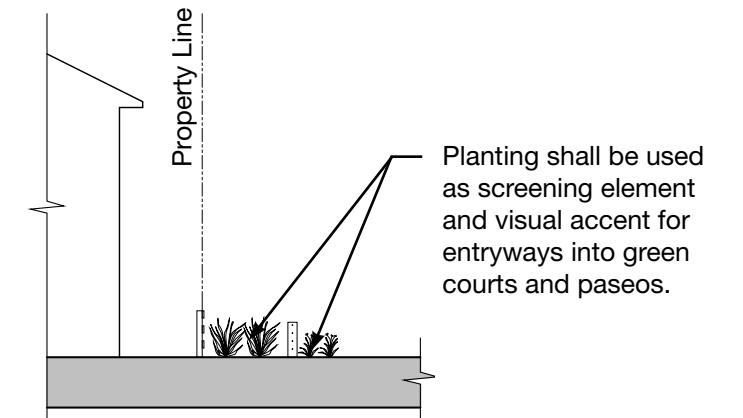
Conceptual Plan Type 1  
Signature Fence at Lots Fronting Perimeter Street

**KEY**      █ Signature Fence

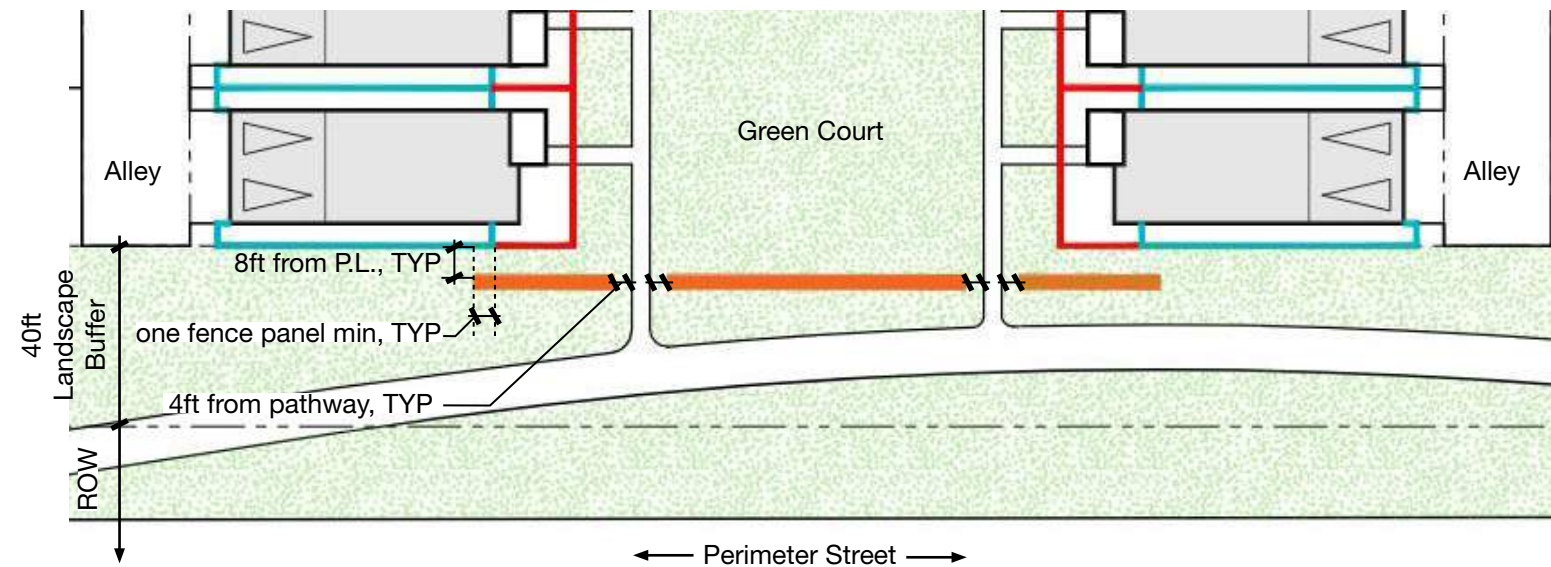




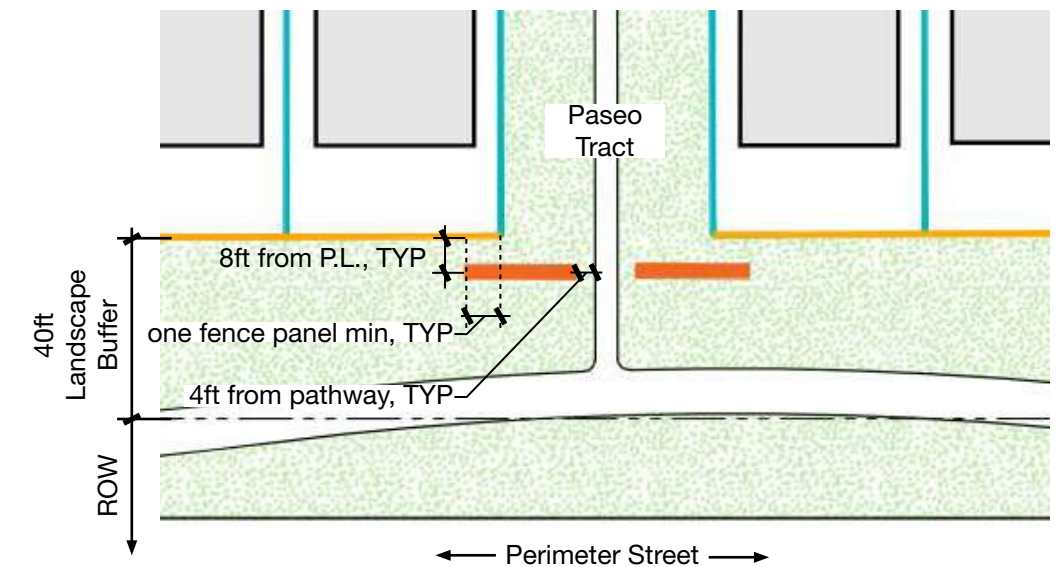
Conceptual Plan Type 2  
Signature Fence at Green Court with One Pathway



Conceptual Section B-B  
4ft Demarcation Fence at  
Green Court



Conceptual Plan Type 3  
Signature Fence at Green Court with Two Pathways



Conceptual Plan Type 4  
Signature Fence at Paseo Tract

**KEY**      — Signature Fence      — 3ft Front Yard Fence      — 5ft Privacy Fence

**Signature Fence**

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**URBAN DESIGN STANDARDS**  
TAB 10

The 3ft Front Yard Fence is used to demarcate private front yards for lots with a narrow width that results in the primary usable outdoor space in front of the house. The 3ft front yard fencing shall be located on lots intentionally designed with the front yard as the primary outdoor space, including the following, other similar lot types may be considered by the DRC:

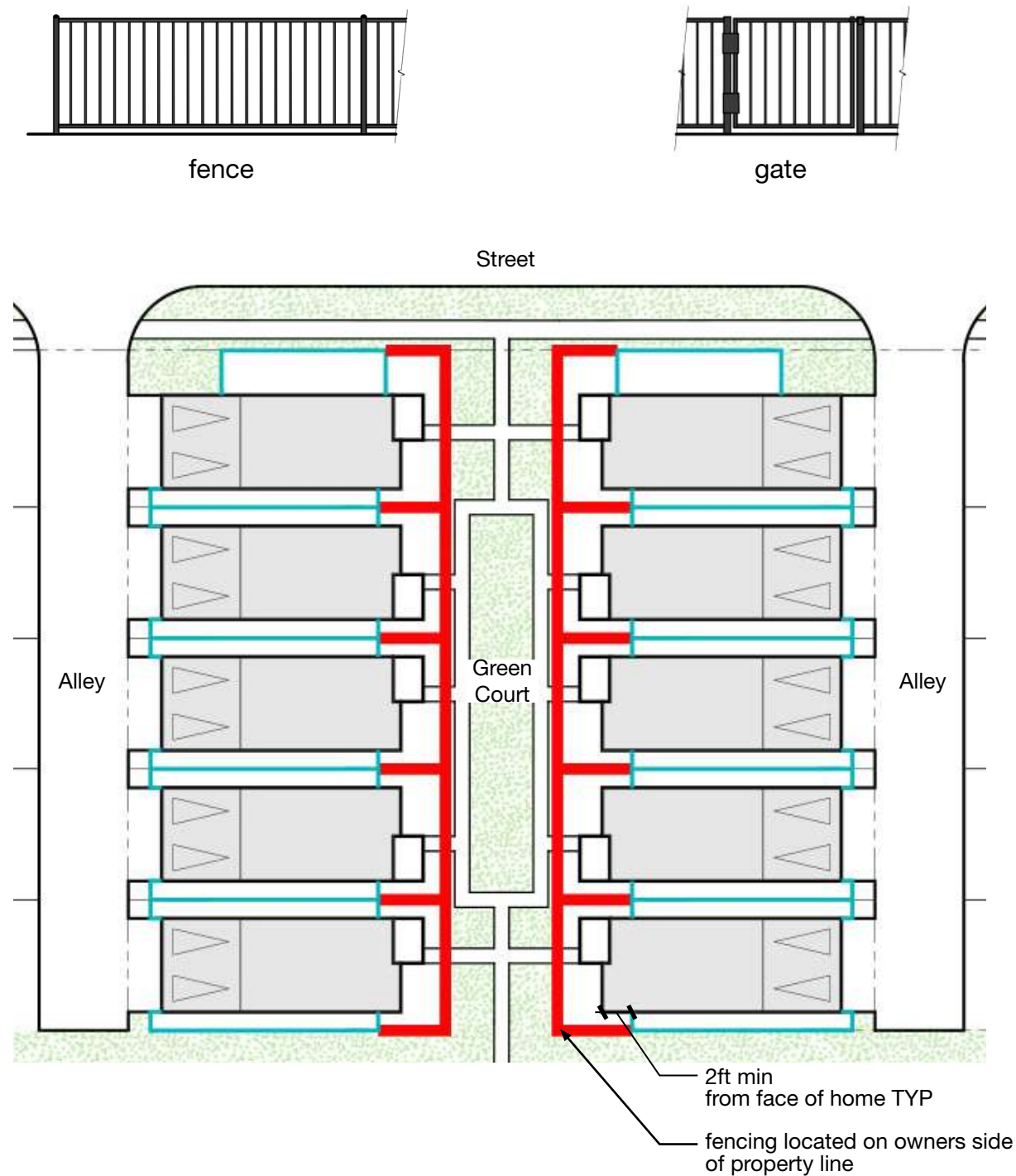
- single family detached green court lots
- single family detached alley-accessed lots, less than 34ft in width
- single family detached tuck-behind garage lots
- single family attached row-homes

The 3ft front yard fencing will be evaluated and is only allowed with DRC approval. DRC evaluation will include but is not limited to the following criteria: neighborhood context, landscape design, house design, front setback, dimensions and usability.

3ft front yard fencing shall be provided to the homeowner as an option to the homeowner and shall be installed by the builder.

Fencing shall be installed on private property and not on property maintained by the HOA or District.

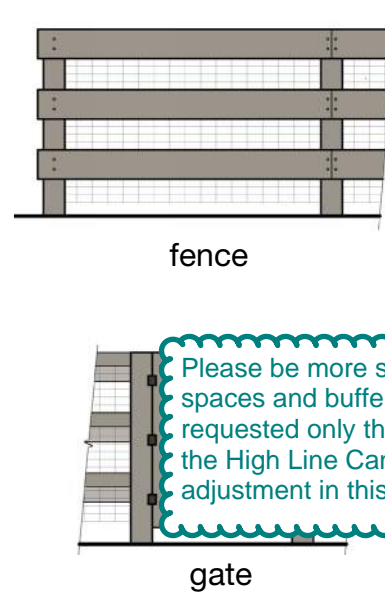
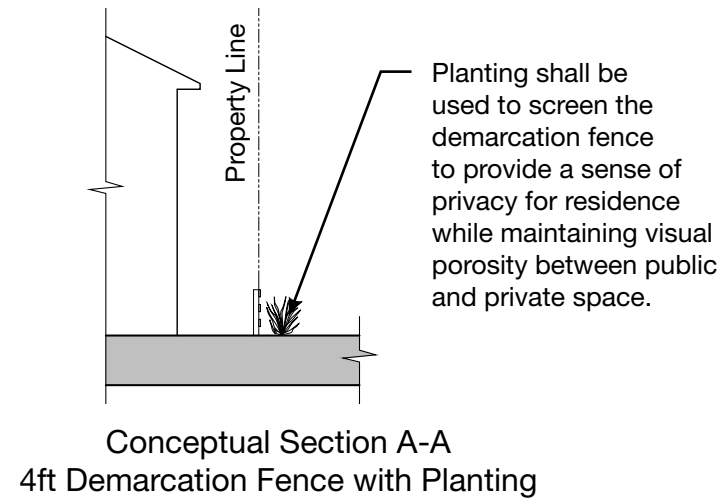
3ft front yard fencing shall be the “Merchants Metals” Monroe (2-rail) product or approved equal. 3ft front yard fencing shall be metal with a black powder-coated finish and narrow picket spacing (4” max), without decoration, intended to be simple to reduce its visual prominence.



Conceptual Plan Type 1  
3ft Front Yard Fence at Green Courts

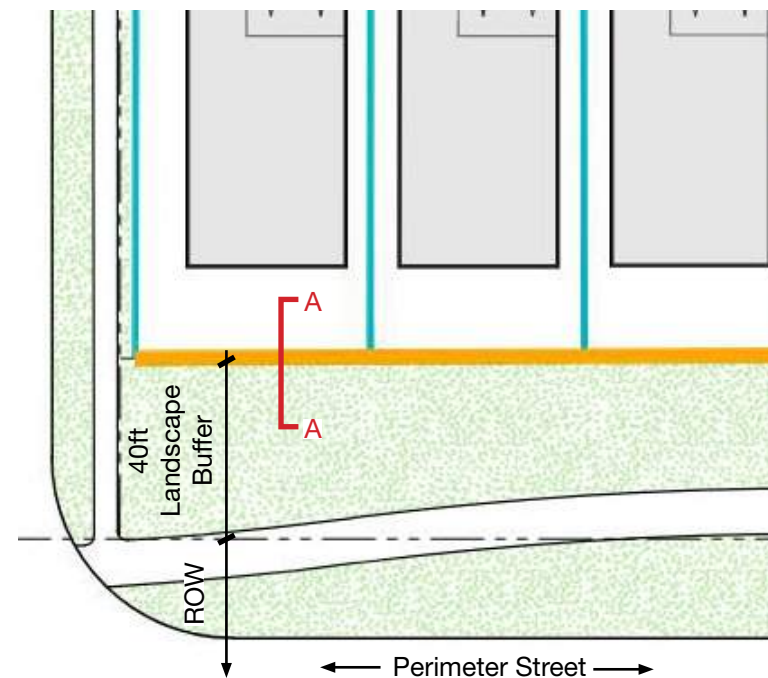
**KEY**      ■ 3ft Front Yard Fence      ■ 5ft Privacy Fence



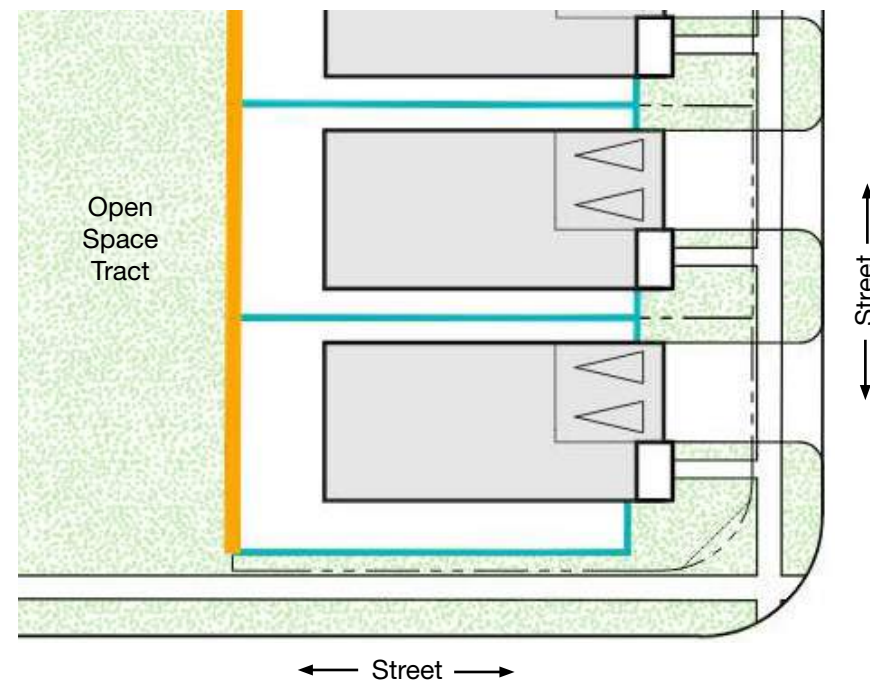


The 4ft Demarcation Fence shall be located parallel and within property lines where back yards of lots are facing the 40ft Landscape Buffer along the perimeter streets or Dedicated Open Space Tracts. The fence is composed of (3) 2"x8" horizontal wooden rails with 2"x4" WWF black vinyl coated mesh mounted on the private side, intended to create visual porosity between the public space and private lot boundaries. To help maintain a sense of privacy for the lots, the public side of the fencing shall be lined with planting.

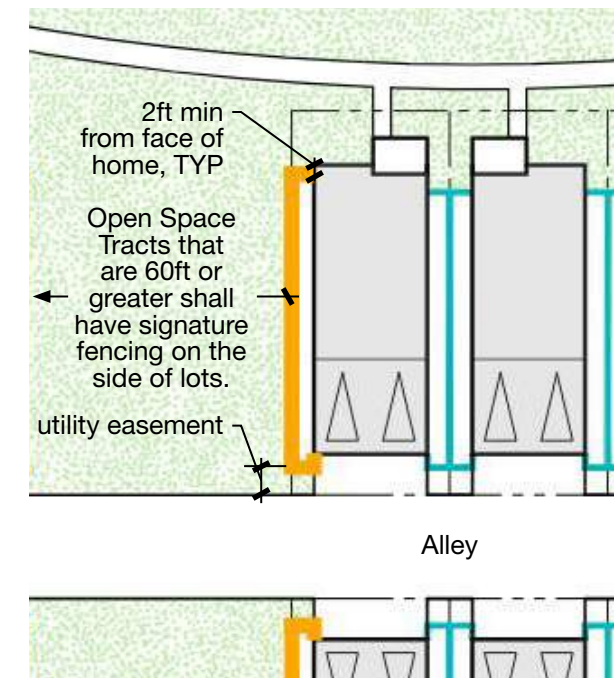
LANGUAGE REVISED



Conceptual Plan Type 1  
4ft Demarcation Fencing at Perimeter Streets - Back of Lots



Conceptual Plan Type 2  
4ft Demarcation Fencing at Open Space - Back of Lots



Conceptual Plan Type 3  
4ft Demarcation Fencing at Open Space - Side of Lots

**KEY**      4ft Demarcation Fence      5ft Privacy Fence

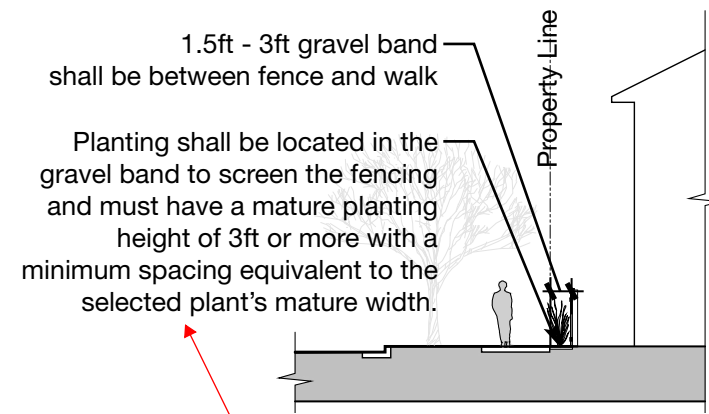
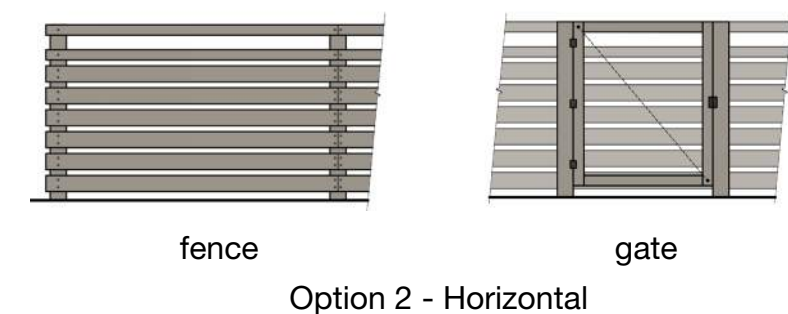
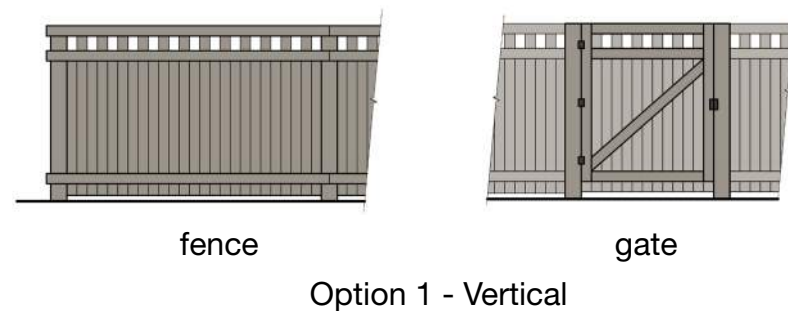
## 4ft Demarcation Fence

PAINTED PRAIRIE  
URBAN DESIGN STANDARDS  
TAB 10

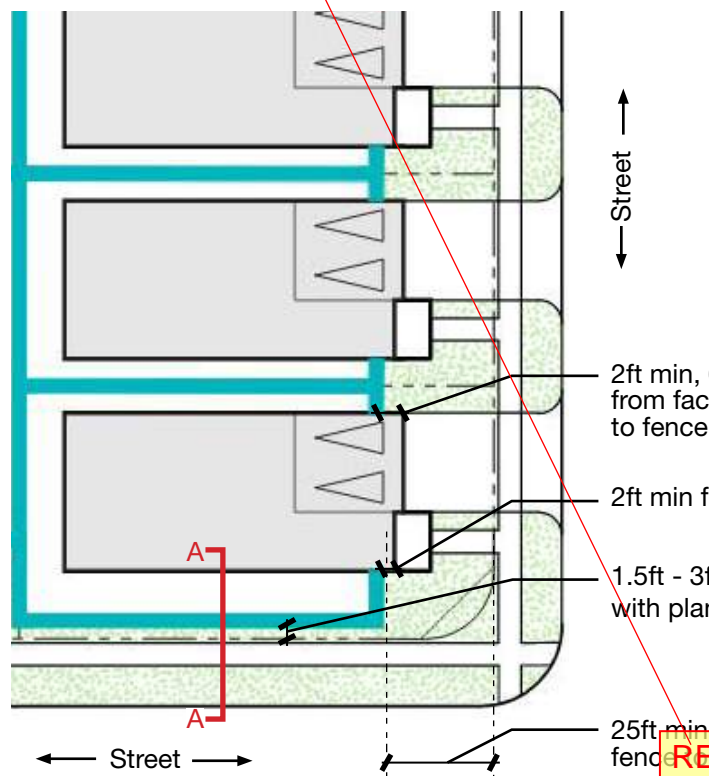


The 5ft Privacy Fence shall be located parallel and within property lines in between lots and adjacent to Paseo Tracts, Side Lot Tracts, and Alleyways. It also shall be located 1.5ft - 3ft offset from the property lines where lots are directly adjacent to Streets. To maintain an aesthetic cohesion in the neighborhood with the Privacy Fence, only two style options are available, one with a vertical orientation and the other horizontal. Only the vertical fence option shall be permitted in instances where adjacent to *dedicated open space*. The intention of the fence is meant for privacy, but also to allow for visual and conversational connections between neighbors.

In no instance shall the 5ft Privacy Fence extend greater than 300ft without a meaningful interruption such as open space, or an alley



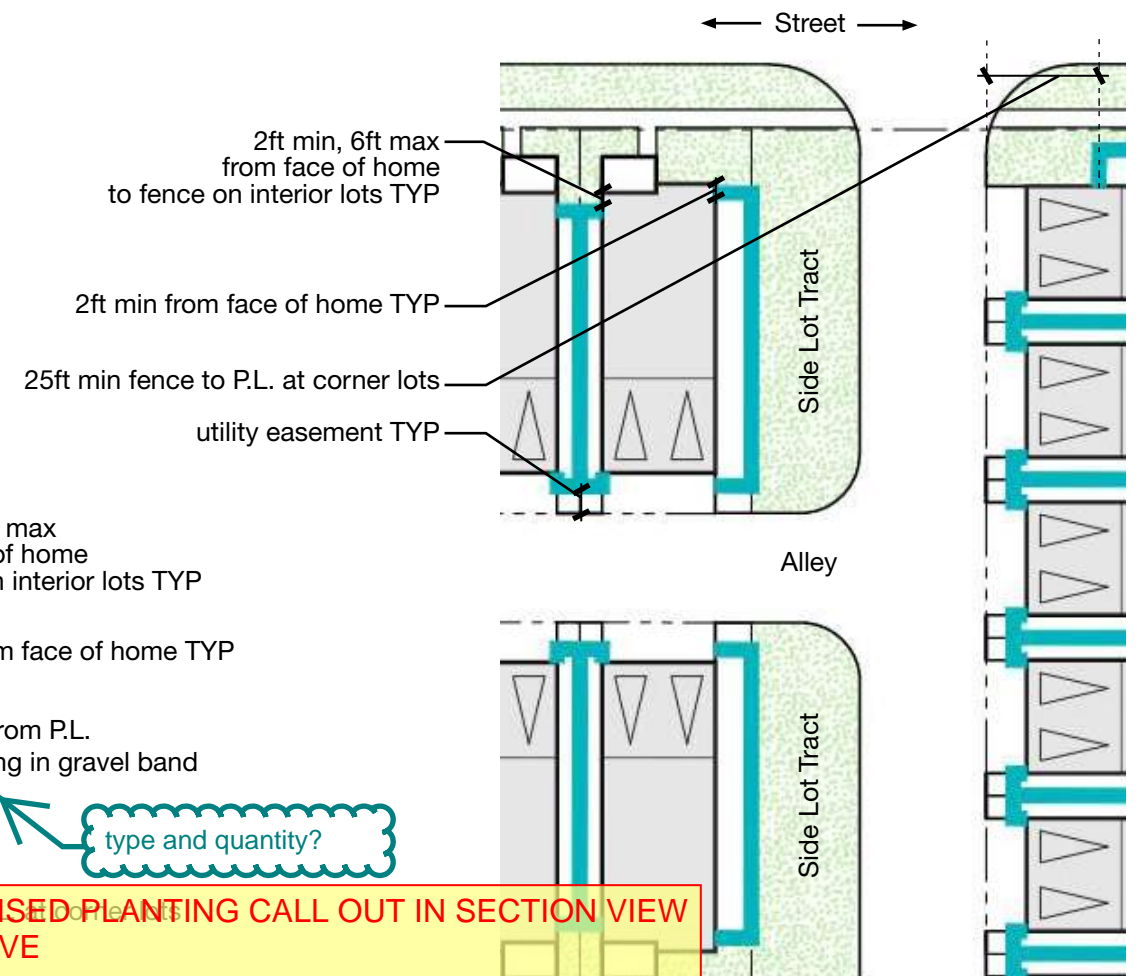
Conceptual Section A-A  
Privacy Fence Corner Lot



Conceptual Plan Type 1  
5ft Privacy Fencing at Corner Lots

Also address the adjustment request here. Clearly identify that privacy fencing will be permitted along dedicated open space tracts.

**LANGUAGE REVISED**



Conceptual Plan Type 2  
5ft Privacy Fencing at Alleyways

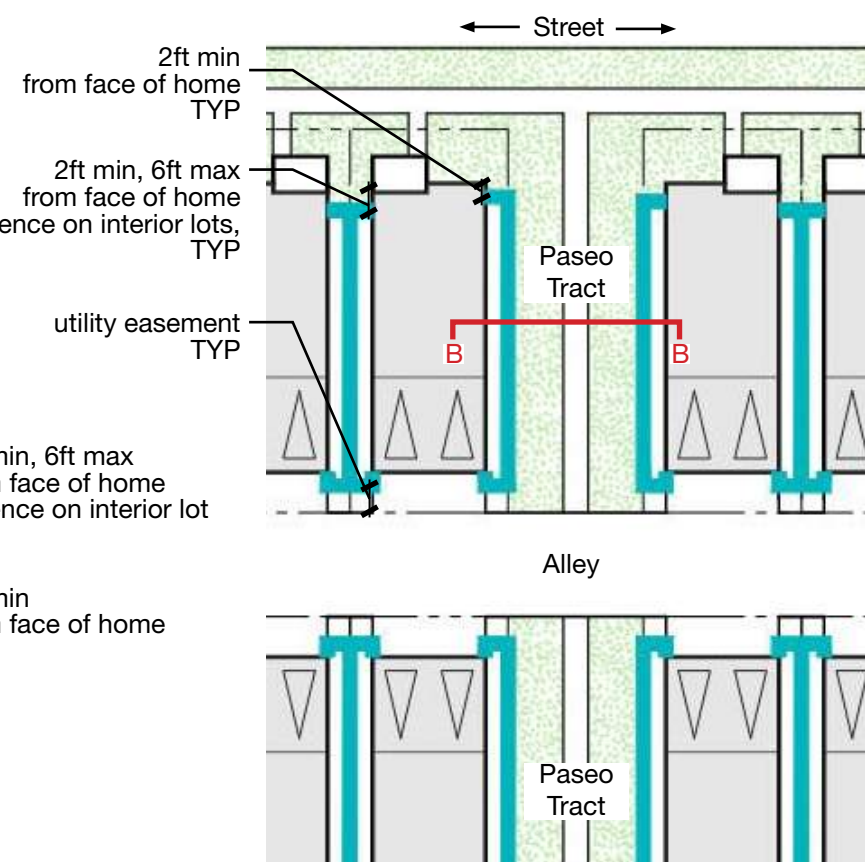
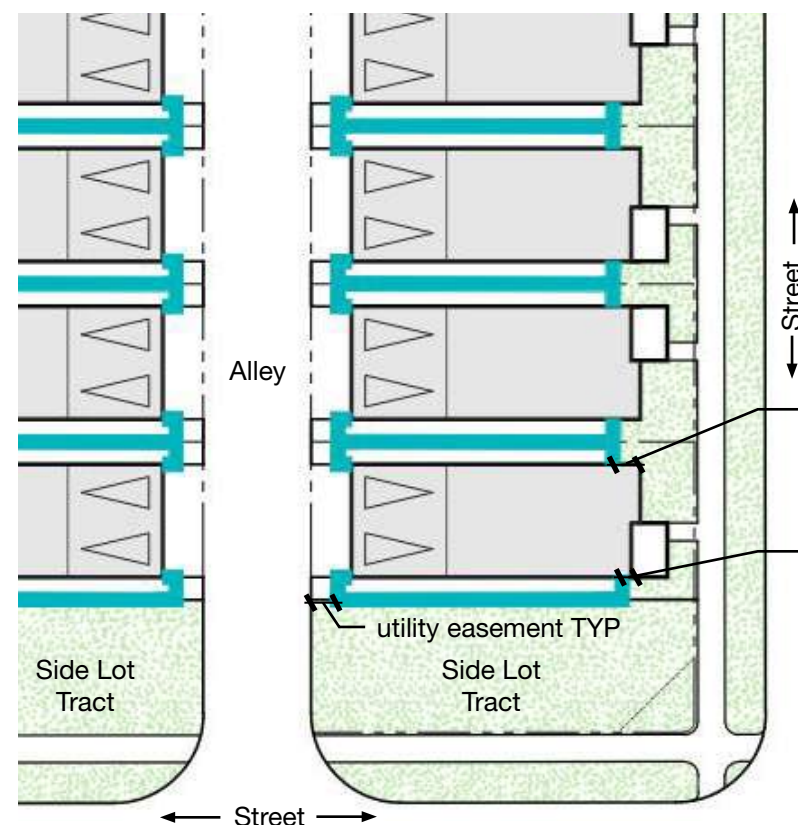
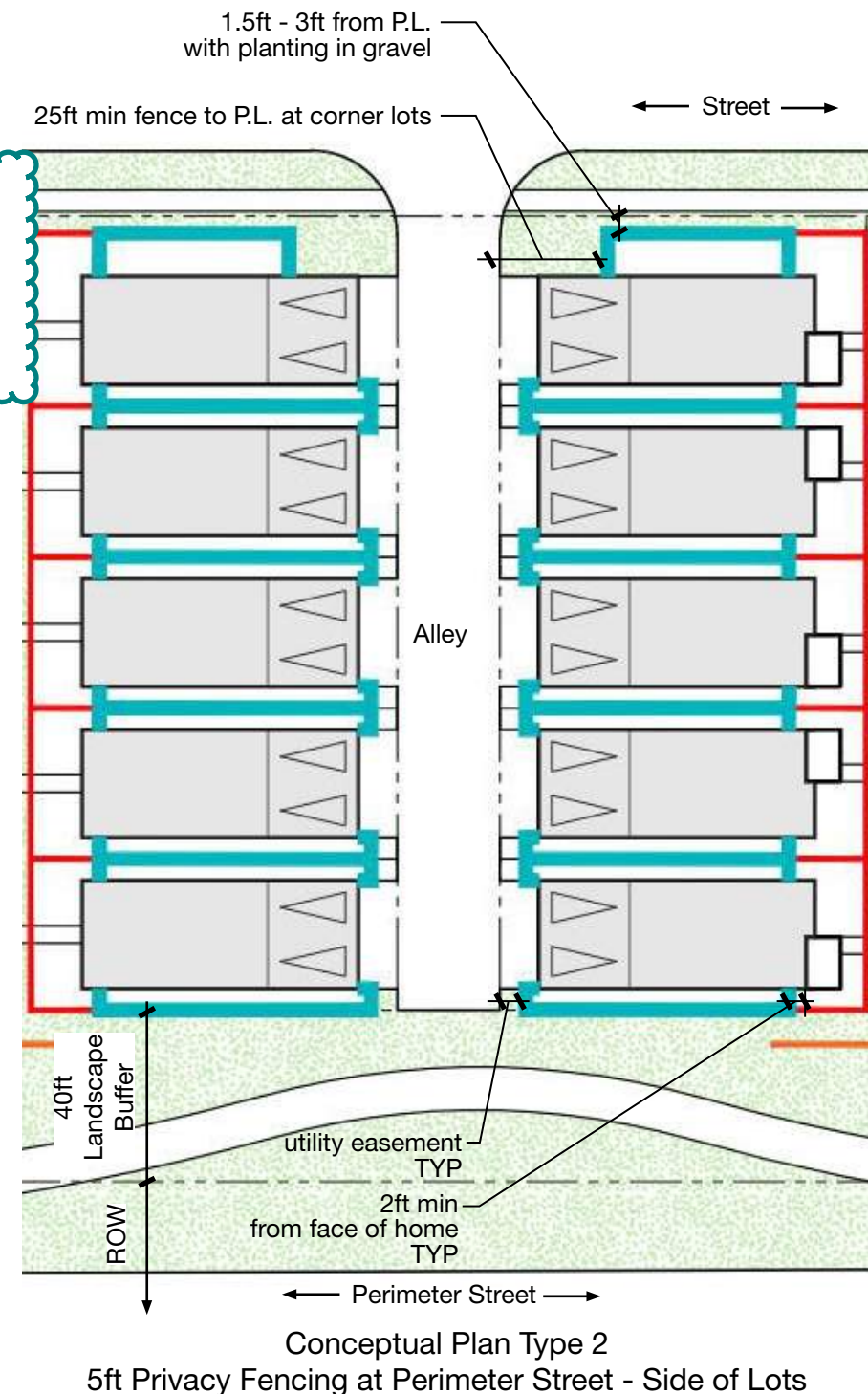
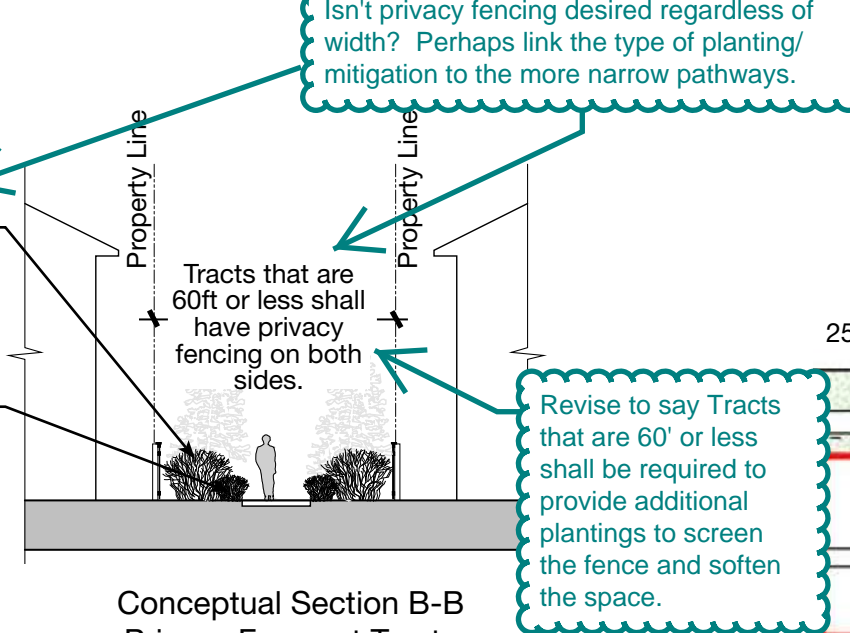
**KEY**      5ft Privacy Fence

ALL CALLOUTS REVISED.  
PLANTING REQUIREMENT  
PROVIDED. 60' CRITERIA  
FOR PRIVACY FENCE  
REMOVED, AND PLANTING  
REQUIREMENT APPLIED  
TO IT AS ADJUSTMENT  
MITIGATION

Specify a minimum  
quantity of shrubs.  
10/40 LF is a standard,  
the proposal should  
increase the amount to  
"mitigate" the  
adjustment request.

Planting shall be used to screen the fence.  
It shall have a mature planting height of  
3ft or greater and will be located directly  
adjacent to the fence.

Additional smaller planting, with a  
height of 3ft or less, shall be located  
within the paseo tract to help with the  
comfort and scale of the space.



**KEY** █ 5ft Privacy Fence █ 3ft Front Yard Fence █ Signature Fence

## 5ft Privacy Fence

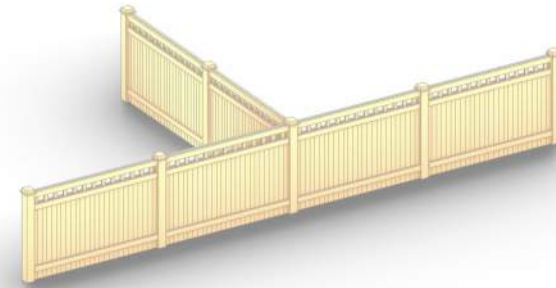


The Fence Connection Types shall be used to provide a visual understanding for how different fence types connect to one another and how fence corners will look. The intent is to avoid fencing running past corner posts and to set a standard for cleaner connections for all fencing. For “T” Connection types, it is not required that fence posts align (only recommended) - equal length fence panelling shall take precedents over fence post alignment.

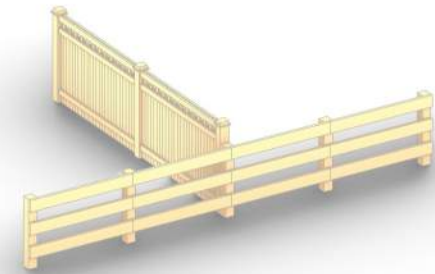
The standard stain color of the all wood fencing shall be the *behr semi-transparent boothill grey (ST-159)* or approved equal.

painted prairie fence stain

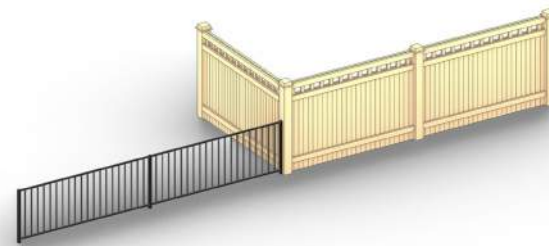
behr  
semi-transparent  
boot hill grey (ST-159)



Fence Connection Type 1  
5ft Privacy Fence - 5ft Privacy Fence  
“T” Connection



Fence Connection Type 2  
5ft Privacy Fence - 4ft Demarcation Fence  
“T” Connection



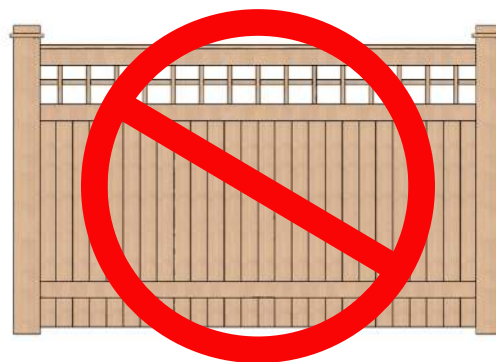
Fence Connection Type 3  
3ft Front Yard Fence - 5ft Privacy Fence  
Side by Side Connection



Fence Connection Type 4  
5ft Privacy Fence - 4ft Demarcation Fence  
Corner Connection



Privacy Fence w/ Grid Top (discontinued)



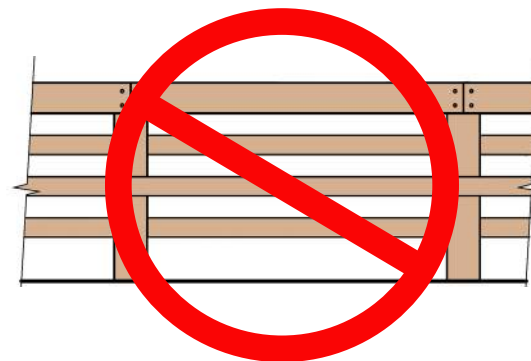
The current Privacy Fence (w/ Grip Top), Demarcation Fence and wooden Front Yard Fence will be grandfathered into Phase 1 but will be discontinued for all future phases. If any one of these fence types is to be upgraded, it shall be brought up to current fence type standards.

Leave allowance for fence repair? Do we really want to require fence changes on a house by house basis?

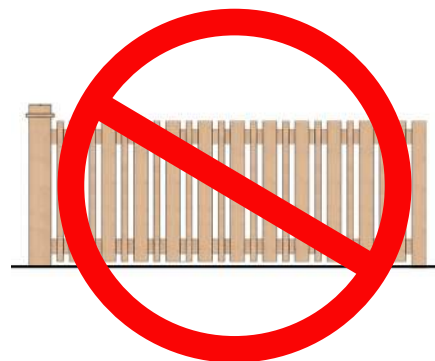
LANGUAGE REVISED TO ALLOW FOR REPAIRS.



Demarcation Fence (discontinued)



Front Yard Fence (discontinued)



## Discontinued Fencing



Retaining walls shall be used throughout the parks and residential lots where necessary to gracefully negotiate changes in terrain. In public spaces, these walls shall be scaled to double as seating elements wherever possible.

Concrete and stone walls shall be used to evoke the warmth of the prairie. Concrete walls shall have a sand finish and stone walls shall utilize warm tones in the buff to orange range. Corten steel walls may be used in special locations, subject to Design Review Committee approval.

Corten Steel Wall



Concrete Wall



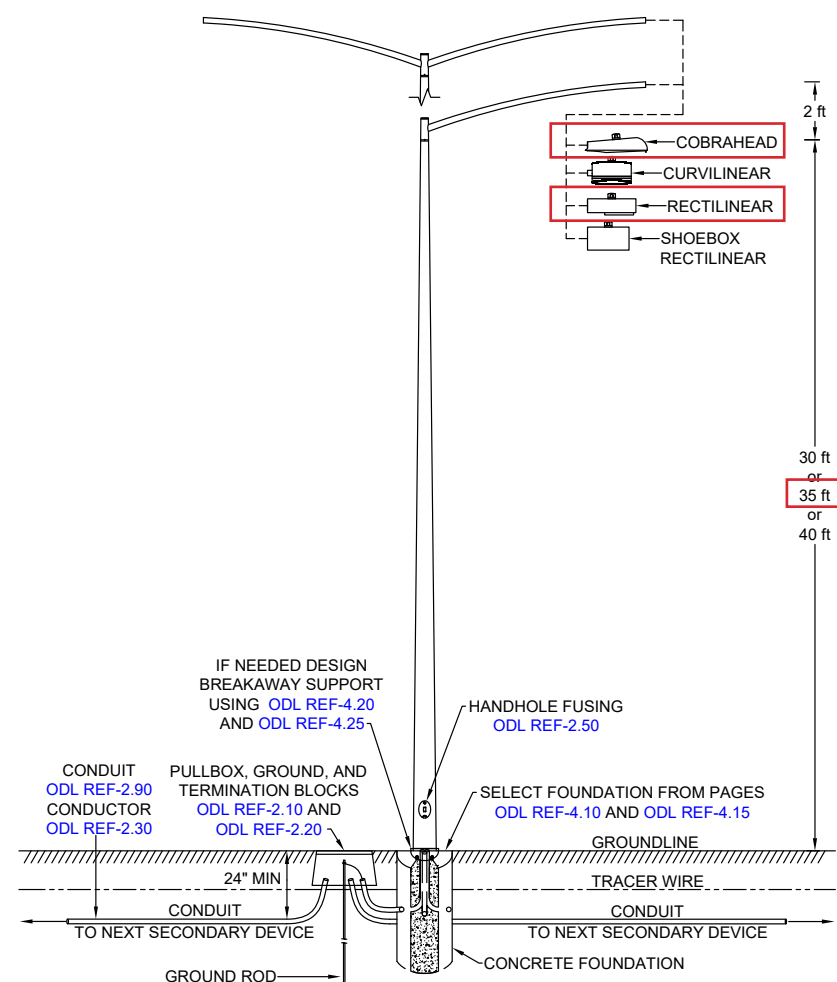
Dry Stacked or Natural Stone Veneer with CMU Core



## A. LIGHTING - ON ARTERIAL AND CONNECTOR STREETS

The Painted Prairie will utilize City of Aurora standard lights.

### 35' Galvanized pole with cobra head LED fixture



## B. LIGHTING - ON LOCAL STREETS

The Painted Prairie will work with the City of Aurora to utilize new City standard lights.

### 22' Dark bronze or black steel pole with LED fixture

Kim Lighting Ouro Side Arm Mount



## C. LIGHTING - PEDESTRIAN/BIKE PATHS

Pedestrian scale lights will be provided within the Town Center, neighborhood park, community park and along key pedestrian/bicycle paths throughout the community that will create an identity for Painted Prairie. At plazas, key gathering places and park promenades, a rustic modern pole and fixture shall be used. As an identity marker, custom LED light bollards may be used throughout.



Pedestrian light example

LUMCA CCP 0406 w/ CF2 Arm or lumenarea Allegra ALG 7200 w/ CS12 Arm fixture or approved equal with tapered wood pole at 16' height. Final fixture color to be standardized and incorporated into future FDP guidelines. Lights at parking lots shall match, with a 24' height wood pole.



Bollard light example

Bollard lights may be placed at gateways and entries. Forms + Surfaces Rincon bollard with optional custom Painted Prairie art work screens.



## SUSTAINABILITY

The Painted Prairie project strives to be a model and a steward of sustainable building development for the City of Aurora. The plan below outlines the model for sustainable development in this community.

SUN and Flexible Residential Lot Option Sustainability Objectives:

Each neighborhood shall utilize a minimum of three of the objectives listed below. These objectives shall be identified within each Site Plan application for overall neighborhood elements and/or the permit process for builder and individual home specific elements.



### 1. Renewable forms of energy (wind, solar, water)

Through contract negotiations and through the Design Review Committee process, we will encourage builders to incorporate renewable forms of energy into their homes or providing infrastructure for homeowners to easily incorporate those features at a later date. Primary targets to satisfy this goal include:

- a. Solar Roof Panels or Shingles
- b. Solar water heaters

### 2. Reduce light pollution, use energy efficient lighting and incorporate community lighting plans

- a. To reduce energy costs and improve material life cycle costs over the course of the lifetime of the development, Painted Prairie parks, open spaces and streetscapes shall furnish fully LED light fixtures.
- b. To reduce light pollution and mitigate its associated human and environmental impacts, Painted Prairie parks, open spaces and streetscapes intend to be excellent stewards of the night sky. The Master Developer shall also work with builders to foster Dark Sky techniques with new home construction. The development shall comply everywhere possible to follow International Dark Sky Association guidelines to:
  - i. Provide light only where light is needed for safety and evening gathering
  - ii. Reduce wattage/provide lighting that is only as bright as necessary
  - iii. Properly shield/downcast outdoor lighting

### 3. Design for walkable streets and bicycle networks

- a. The Painted Prairie master plan provides great amenities to foster walkability and public health. These designed features include:
  - i. Continuous park network system with numerous points of access from across the development;
  - ii. Planned bicycle trails and multimodal paths;
  - iii. Enhanced streetscape amenities along arterials; and



- iv. Frequent and careful location of bike racks and pet waste receptacles

#### 4. Increased civic fabric

- a. Painted Prairie provides for significant park and open space amenities over and above the minimum City standards in order to foster an enhanced civic fabric that will contribute to place-making and resident involvement. These include:
  - i. An interconnected network of parks and open spaces that fosters a stewardship of the outdoors by all residents
  - ii. Enhanced Neighborhood Park features such as a community arroyo and play feature, educational xeric plant gardens, community gardens and a variety of gathering and dining spots;
  - iii. Educational signage throughout the parks and open space tracts that tells the story and the history of the prairie;
  - iv. Community mail kiosks encourage civic and neighborly engagement.



#### 5. Water

- a. Conservation
 

Both to serve as stewards of the land and to honor the prairie ethos, Painted Prairie parks and open spaces strives to conserve water wherever possible:

  - i. Parks and open spaces shall utilize xeric plant materials and encourage targeted watering regimes. Wherever possible, swaths of drought-tolerant grasslands will be incorporated to reduce or eliminate the need for irrigation.
  - ii. Builders are encouraged to incorporate methods of water savings through: water saving toilets, rain gardens, rain barrels, irrigation water sensors, etc.
- b. Education
 

Parks and open spaces provide numerous opportunities to engage and educate the public on water conservation through signage and live demonstrations.



#### 6. Plant Palette & Materials

- a. Plant species throughout the development shall be selected from a range of drought tolerant and/or native communities that draw inspiration from the native prairie and set the framework for resilient landscapes. In parks and open spaces, particular attention will be paid to plants that simultaneously foster:
  - i. Human connections to plants and nature
  - ii. Enhanced plant and animal biodiversity
  - iii. Minimized water use
- b. Materials for the parks and open spaces shall be selected from a range of local and durable elements that both minimize transportation and waste. Builders are encouraged to source local and/or recycled materials that are locally sourced, authentic and lasting.





## Park Benches



### Intervera (MMCite)

- Jarrah/Jatoba + Galvanized steel



CIP or precast concrete bench

## Movable Seating



Movable chairs may be located at key moments within the parks. These elements can be standard in discreet open spaces, but material and style variety between locations is encouraged.



Movable tables and chairs may be located at pavilions, plazas, and/or picnic areas. These elements can be standard in discreet open spaces, but material and style variety between locations is encouraged.

## Litter / Recycling



### Chase Park (Landscape Forms)

- Powdercoated steel (36 gal ea)

## Bike Rack



### LotLimit (MMCite)

- Galvanized or powdercoated steel

\* All site furnishings shown here represent the desired style and character for the furnishings throughout Painted Prairie. Manufacturers and models listed may be replaced with equal providing similar style and character.



A mosaic of lot types and sizes creates a mix of housing choices within the community, providing opportunity for a variety of family types, age groups, and income levels to live within Painted Prairie.

Each block and street face includes a mix of lot types and sizes to encourage a mix of building form and architectural style in order to create interesting and varied streetscape.

Alley loaded products are strategically located along important streets such as 60th Avenue and Lisbon Street, and along pocket parks to create an attractive and consistent street frontage. Alley loaded homes front and Green Courts are located perpendicular to perimeter arterials in order to create a handsome rhythm and avoid creating a fence canyon. The Green Courts also provide neighborhood connections to the perimeter linear park.

- LOW DENSITY RESIDENTIAL**  
SFD Alley Loaded, SFD Tuck Behind Garage, SFD Front Loaded
- MEDIUM DENSITY RESIDENTIAL**  
Casitas, Garden Courts, Paired Homes
- HIGH DENSITY RESIDENTIAL**  
Mansion Homes, Townhomes, Stacked Carriage Homes, Rowhomes
- COMMUNITY BUILDINGS**  
School, Church, Municipal, etc.



Note: Lot layouts are conceptual and have not been reviewed for compliance with the Unified Development Ordinance, and are not approved.



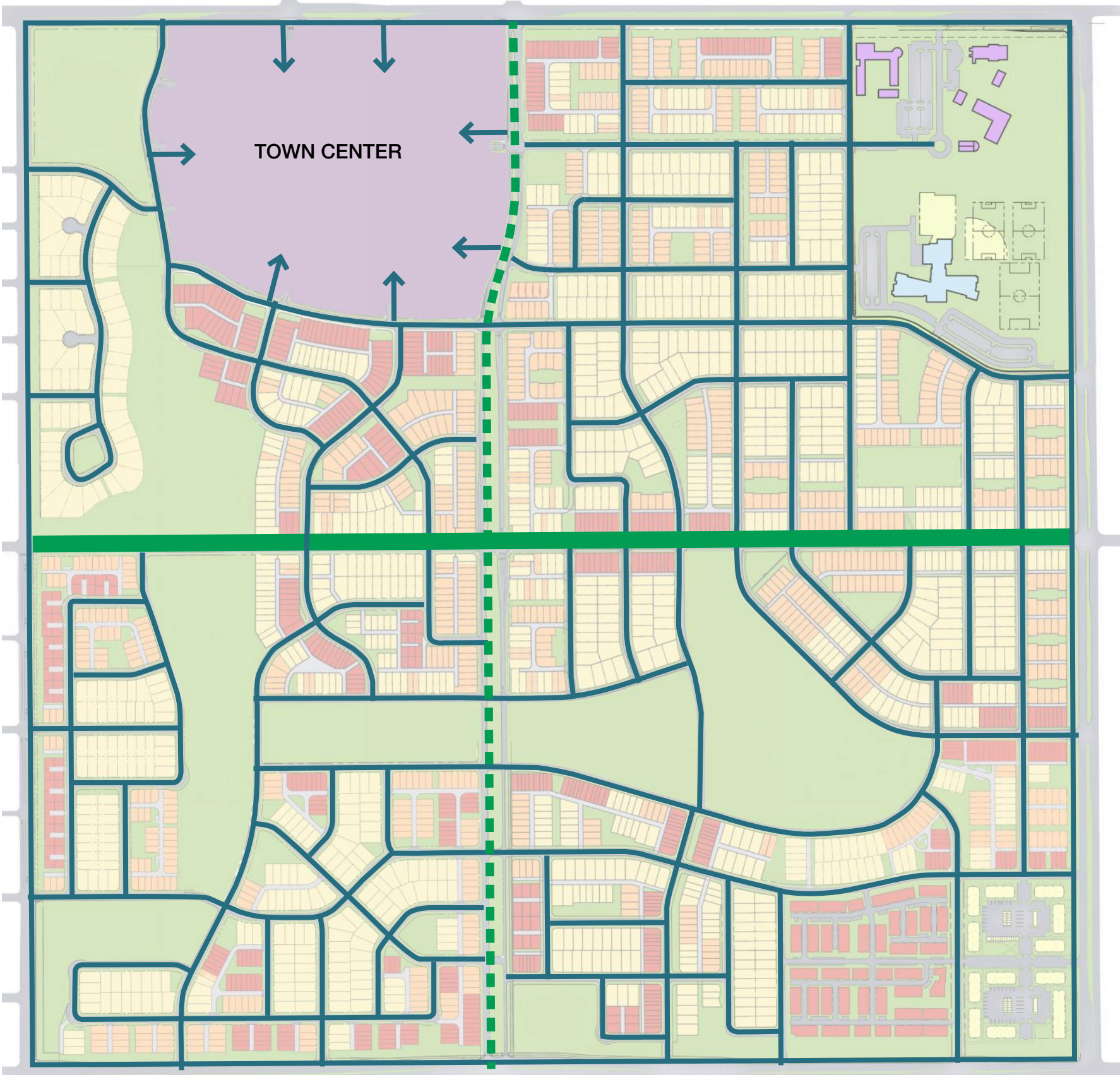
Lot Plan



Bicycle connectivity is an important part of a healthy and connected community. Multi-use trails set within a linear along perimeter roads are connected to bicycle lanes along 60th Avenue and Lisbon Street.

KEY

- Multi-Use Path
- Striped Bicycle Lanes
- Bicycles share the street
- Open space



Bicycle Connections



The physical design of the community encourages a healthy lifestyle by intentionally creating multiple walking loops of various lengths to encourage physical activity as well as interaction among neighbors to strengthen the social community. Detached sidewalks, shade trees, short block lengths, and mid-block pedestrian connections create a highly connected neighborhood that links a variety for parks, open spaces, and neighborhood destinations.

KEY

- Pedestrian Connection
- Open space



Pedestrian Connections



Entrance monuments along the perimeter streets provide community identity, wayfinding and express the overall character of the place. The Monument Sign is located at the a main entrance at Picadilly and 69th Ave. Horizontal Entry Signs are located at the four primary intersection into Painted Prairie, signaling the most direct routes into and through the community. They consist of a rustic sandstone base and bronze powder coat sign with logo and lettering. The Tall Development Blade Signs delineate the four intersections at the corners of the neighborhood, and will match the same material, finish, lettering and logo as the horizontal signs, but oriented vertically. The Stone Entry Column indicate local entrances to neighborhoods within Painted Prairie, and display a steel Painted Prairie logo on a sandstone column. The Special Town Center Sign provides wayfinding at its most direct entrance along 64th Ave.

*Note: Monumentation locations depicted are conceptual only and not intended to represent the final design. Final signage designs and locations will be approved by the Painted Prairie DRC and City of Aurora.*

## KEY



## Monument Signs



### Tall Development Blade Sign



## Horizontal Entry Signs

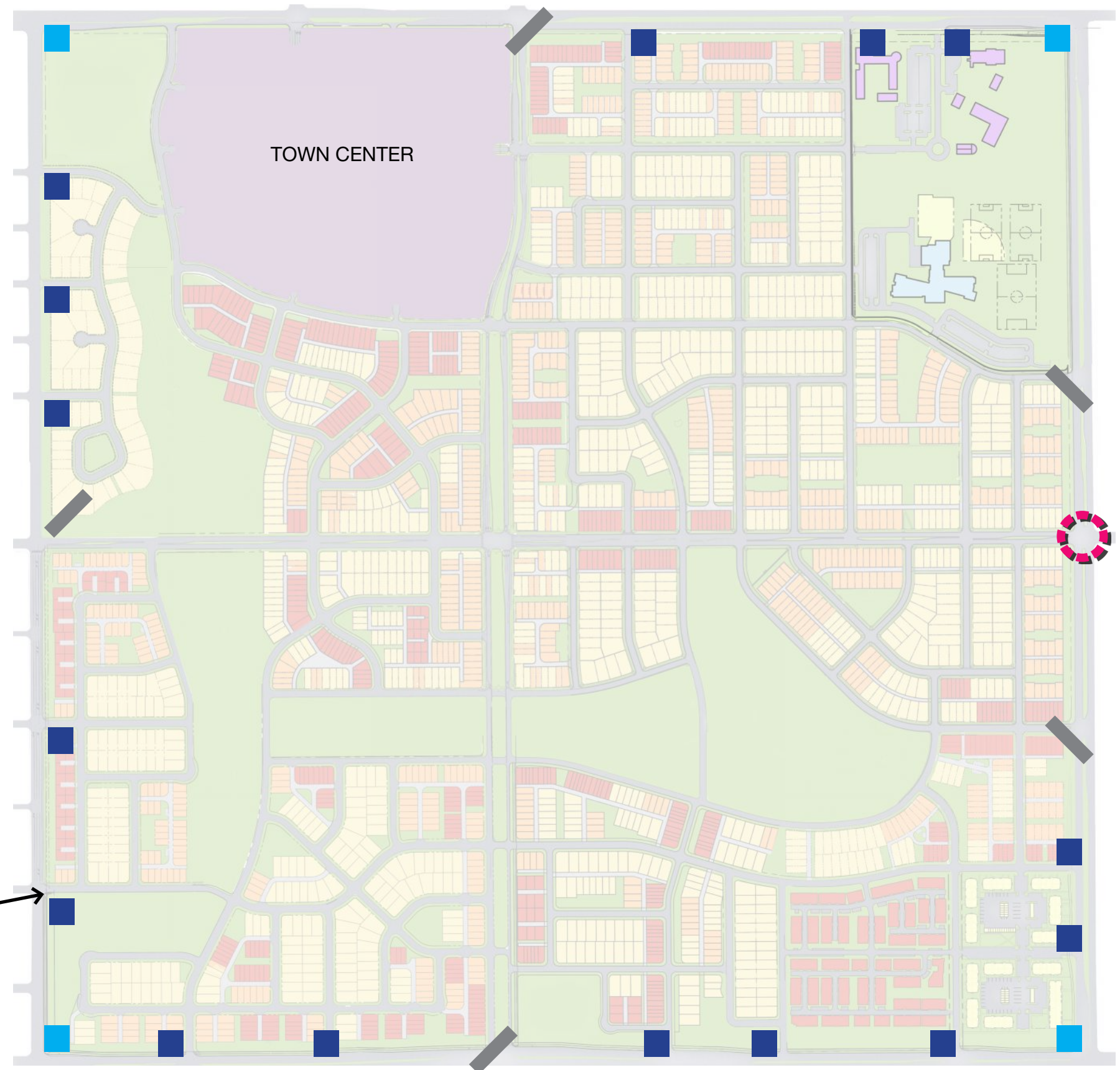


### Stone Entry Column

## TBD during High Line Canal Design



0 600 1200 ft



# PAINTED PRAIRIE URBAN DESIGN STANDARDS TAB 10

## Entry Monumentation - Conceptual Locations



The primary gateway to Painted Prairie will be at the intersections: E. 64th Ave and Lisbon St , E. 64th Ave and Kirk St, E. 56th Ave and Lisbon St, E. 60th Ave and Picadilly Rd, E. 60th Ave and Himalaya Rd. The Monument Signs features project identification with two sandstone pillars on either side, and serve as wayfinding for the major east west axis of the neighborhood. The Horizontal Entry signs featuring a cut sandstone base will anchor Lisbon Street, and serve as wayfinding for the major north-south axis of the site . The Tall Development Blade Sign will be placed at each corner of the site and feature the project logo. The Horizontal Entry Signs with a rustic sandstone base will serve as secondary entry and wayfinding into the neighborhood at multiple locations along Himalaya Street and Picadilly Street. Project identification signs must be spaced at least 150 feet apart along arterial streets.

*Note: Monumentation design is conceptual only and not intended to represent the final design. Final signage designs will be approved by the Painted Prairie DRC and City of Aurora.*

