



BLUE EAGLE

***LANDSCAPE
STANDARDS***

TAB 11

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 Blue Eagle.

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 Blue Eagle.

DESIGN STANDARDS: These are requirements of Blue Eagle. These standards must be met to receive approval from the City of Aurora.

DESIGN GUIDELINES: The guidelines are design strategies, features or techniques that are encouraged. In cases where the guidelines may be difficult to achieve or an innovative solution may provide a better result, solutions will be considered on a case by case basis for approval.

ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of the Blue Eagle Design Guidelines is to be a legal document adopted by the City of Aurora as part of the Blue Eagle 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.

UNIVERSAL DESIGN CONCEPTS

The landscape at Blue Eagle will demonstrate a commitment to water conservation through smart landscape techniques and practices. The landscape design shall enhance pedestrian corridors, soften transitions between commercial/industrial uses and open spaces and contribute to the Low Impact Development standards of the City of Aurora Unified Development Ordinance (UDO). 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 sizes, 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, such xeriscaping, 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
- Minimizing run-off
- Use of efficient, state of the art irrigation equipment and design
- Use of drip irrigation methods is preferred



Smart Landscape Techniques:
Native and adapted plant materials

Layered Planting:
Techniques to soften architecture



Universal Design Standards

LANDSCAPES

INTENT: While utilizing water conscientious approaches and design, the streetscapes within Blue Eagle 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 4 feet or more in width. Curbside landscape areas that are 4 feet or less in width may be mulched with rock mulch.
- Fruit-producing trees and shrubs shall be avoided near walkways.
- Grasses, broadleaf evergreen and evergreen species shall be the prevalent shrub choice while still maintaining a variety of size, color, texture and seasonal interest. Plant species may include:



Common Name	Scientific Name	Plant Type	Color	Height	Spread	Sun Needs	Water Needs
Winter Gem Boxwood	<i>Buxus microphylla</i> 'Winter Gem'	Broadleaf Evergreen	Dark Green	3-4 ft	3-4 ft	Shade/Part Sun	Moderate
Julia Jane Boxwood	<i>Buxus microphylla</i> koreana 'Julia Jane'	Broadleaf Evergreen	Bright Green	2.5-3 ft	3-4 ft	Shade/Part Sun	Moderate
Green Velvet Boxwood	<i>Buxus x 'Green Velvet'</i>	Broadleaf Evergreen	Green	2-3 ft	2-3 ft	Shade/Part Sun	Moderate
Peking Cotoneaster	<i>Cotoneaster acutifolius</i>	Broadleaf Evergreen	Glossy Green	6-10 ft	6-10 ft	Sun/Part Shade	Low
Panchito Manzanita	<i>Arctostaphylos x coloradoensis</i> 'Panchito'	Broadleaf Evergreen	Leathery Green	10-15 in	24-36 in	Sun/Part Shade	Low
Carol Mackie Daphne	<i>Daphne x burkwoodii</i> 'Carol Mackie'	Broadleaf Evergreen	Green/White	3-5 ft	3-5 ft	Sun/Part Shade	Low
Oregon Grape Holly	<i>Berberis aquifolium</i>	Broadleaf Evergreen	Dark Green	3-6 ft	3-5 ft	Shade/Part Sun	Low
Blonde Ambition Blue Grama Grass	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Ornamental Grass	Green Seedheads: Chartreuse	30-36 in	30-36 in	Sun	Very Low
Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Ornamental Grass	Dark Green Seedheads: Blonde	3-4 ft	18-24 in	Sun/Part Shade	Moderate
Mexican Feather Grass	<i>Nassella tenuissima</i>	Ornamental Grass	Bright Green Seedheads: Silvery	2-3 ft	1-2 ft	Sun	Low
Zebra Grass	<i>Miscanthus sinensis</i> 'Zebrinus'	Ornamental Grass	Green with Yellow Stripes	3-8 ft	4-6 ft	Sun	Moderate
Shenandoah Switchgrass	<i>Panicum virgatum</i> 'Shenandoah'	Ornamental Grass	Green tipped with Red	3-5 ft	18-24 in	Sun	Low
Blue Oat Grass	<i>Helictotrichon sempervirens</i>	Ornamental Grass	Bluish-Gray Seedheads: Blonde	2-4 ft	2-4 ft	Sun/Part Shade	Low
Compact Maiden Grass	<i>Miscanthus sinensis</i> 'Adagio'	Ornamental Grass	Green Plumes: Pink to White	2-3 ft	2-3 ft	Sun	Moderate

TAB 11 - LANDSCAPE STANDARDS



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 Blue Eagle. 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.
- 85% of the selected species (trees and/or shrubs) shall be coniferous.

OVERALL LANDSCAPE STANDARDS

INTENT: To provide a comprehensive landscape guideline that ensures public health and safety, operational functionality, aesthetic synergy, environmental preservation. The landscape across all planning areas, to include industrial, commercial and open space shall complement the aesthetics of the whole campus and take what may have otherwise been considered an eye sore and integrate it into the greater landscape. The general landscape shall 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 Blue Eagle 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 all 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 throughout campus 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 landscape features shall create year-round interest through color, material and textural variations.
- Gabion walls and mechanically stabilized earth walls shall be used along site edges and as retaining wall features as to preserve a natural aesthetic and promote biodiversity in design.



Example Only

Parking lot screening



Example Only

Parking lot designed to accommodate a bioswale



STREETSCAPES

INTENT: The streetscapes at Blue Eagle will demonstrate a commitment to water conservation using a mix of smart landscape techniques as described in the Blue Eagle Landscape Design guidelines. All streetscapes will use a variety of colors, sizes and drought tolerant shrubs and trees to create year-round interest and aesthetic appeal through color, material and textural variations. Grasses, broadleaf evergreen and evergreen species shall be the prevalent shrub choice. 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.

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

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.

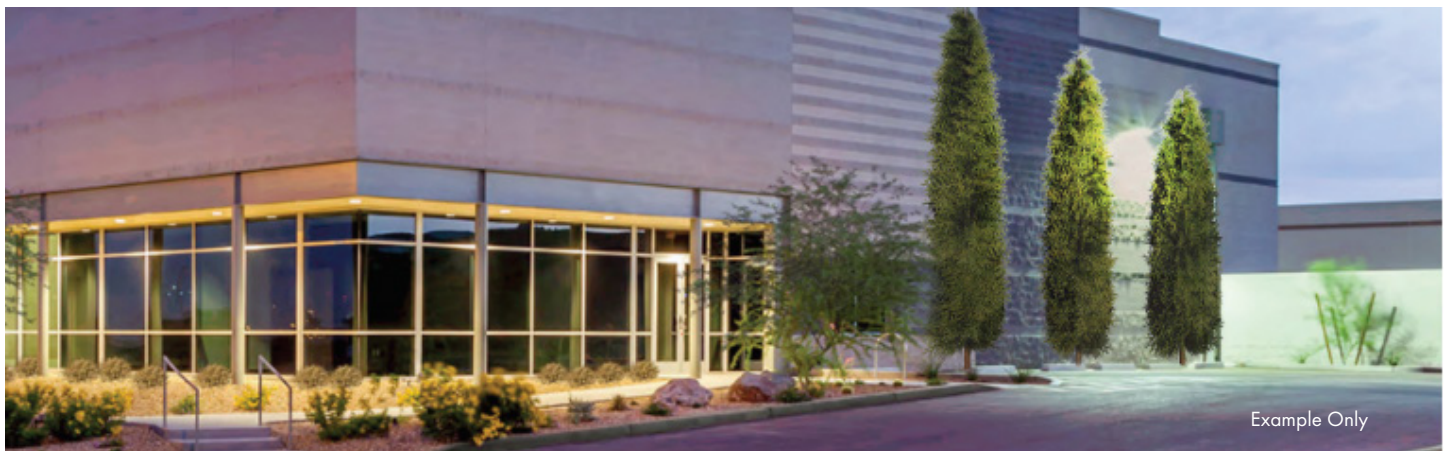
Street and non-street buffers are required in accordance with the UDO.

Landscape buffers are required in the following instances:

- 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.

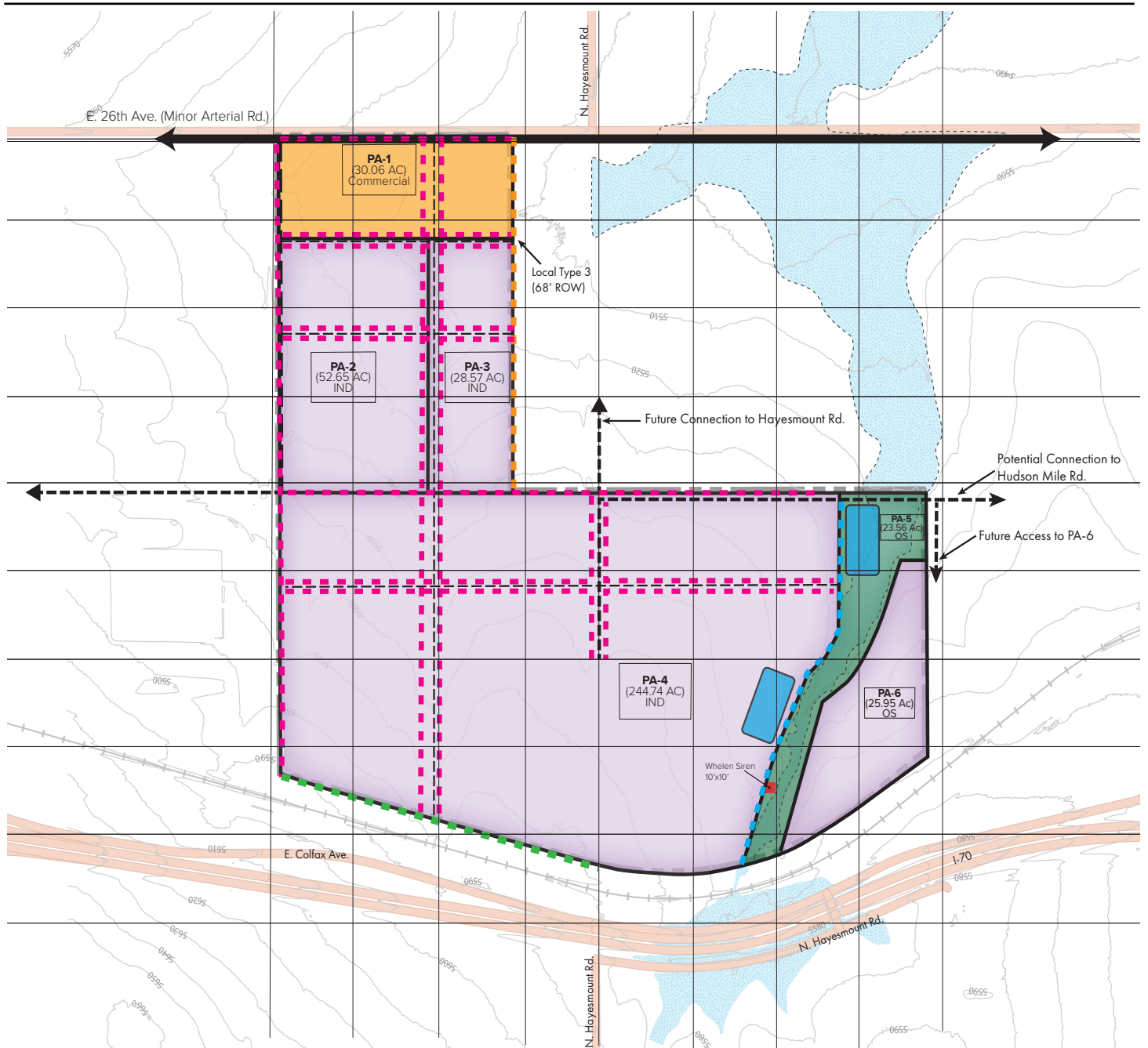


Buffer between street and parking area.



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

LANDSCAPE BUFFERS MAP



- Street Frontage Landscape Buffer
- Non Street Perimeter Buffer
- 25' Special Landscape Buffer
- I-70 Landscape Buffer

TAB 11 - LANDSCAPE STANDARDS



Commercial/Industrial Buffers

INTENT: Additional screening requirements shall be implemented to reduce the visual impact of commercial/industrial uses at Blue Eagle 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 of 4-5 feet in height. Perennials will not be 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 areas, and parking lots from adjacent uses and developments.

- A minimum of one (1) tree and 10 shrubs every 40 linear feet; 85% of the trees provided shall be coniferous species.
- Design shall incorporate a minimum two (2) different coniferous tree species.

Non-Street Perimeter Buffers:

- Design shall incorporate a minimum three (3) different coniferous tree species.
- Adjacent commercial uses: A minimum of (1) one tree and 5 shrubs every 40 linear feet; 70% of the trees provided shall be semi-evergreen or evergreen species.

25' Special Landscape Buffer adjacent to Open Space

Focus on protecting open space from possible disturbances.

- A 25' wide buffer shall be required, and plantings shall not encroach past the property line into the designated public use property.
- A minimum of (1) one tree and 10 shrubs every 25 linear feet; 70% of the trees provided shall be coniferous species and include a minimum of three (3) different species.



Example Only
Buffers along public or private ROW



Example Only
Non-street perimeter buffers (adjacent commercial)



Example Only
Special landscape buffers adjacent open space

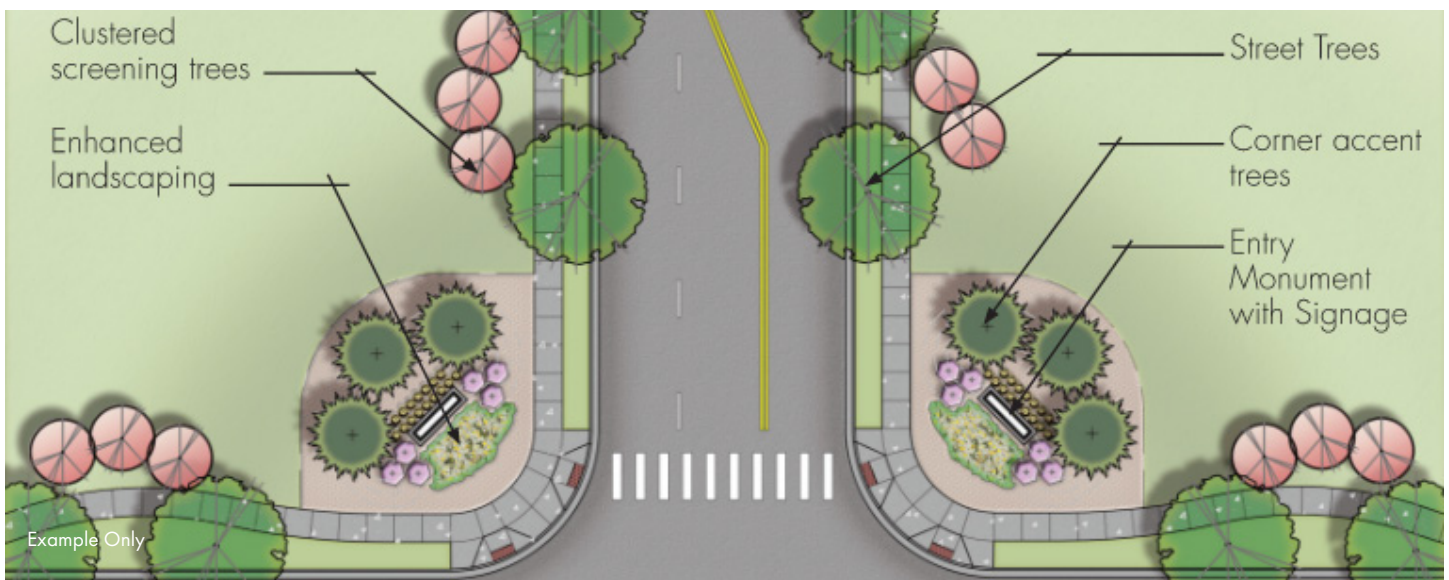
Site Entries and Pedestrian Spaces

INTENT: Entries into Blue Eagle 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 ornamental 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 ornamental 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



Natural Environment and Open Space

PLAZAS AND BUILDING ENTRIES

INTENT: Plazas, seating and foilage are often required in all development to serve functional needs such as building entries, access corridors, employee break areas and building identification.

DESIGN STANDARDS

- Naturalized planting concepts, utilizing native plants in banded massings shall be used development-wide at seating areas and near building entries to signified the entry and to provide enhanced ambiance for visitors and pedestrians.
- Use of evergreen and coniferous trees in pedestrian plazas and promenade shall be used to create a distinct room atmosphere, soften walls and to provide an audio-visual screen from roadway traffic and sunlight.
- A variety of raised planters and planter pots shall be used in key areas such as building entrances, pedestrian plazas and promenades for aesthetics and to aid circulation and to highlight the area.
- Use of cast in place concrete landscape walls with caps, at seating height, shall be used to provide for pedestrian seating in plazas, promenades and entryways. All built-in seating structures shall meet the UDO standards in Section 146-4.7.5.J.

TRACTS, PONDS AND DRAINAGE

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

- Detention basins and other private open space areas shall be landscaped.
- 70% of the selected species (trees and/or shrubs) used in common open space / tract landscape shall be coniferous.
- 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.
- Functional Open Spaces and tract landscapes shall be designed to achieve an organic and natural aesthetic look campus wide through use of native grass and select species (trees and shrubs).
- Areas abutting detention, retention and stormwater drainage zones should be comprised of 85% drought resistant, coniferous species (trees and/or shrubs).

PRAIRIE DOG DRAW AND FLOODPLAIN

INTENT: Praire Dog Draw provides the opportunity for natural open space that will include paths and trails, picnic tables and recreational opportunities.

DESIGN STANDARDS

- Detention basins and other private open space areas may be graded and shall be aesthetically-enhanced through the use of native, riparian or adaptable plant materials that enhance the sense of place, provide water quality enhancement, flood control, public safety and wildlife habitat conservation. Materials in these areas may include, but not limited to, pre-cast and cast-in-place concrete, gabion walls, gravel and dirt paths, stabilized paving materials along with wood, recycled materials and metal park furniture.
- Trails and walkable surfaces shall be constructed parallel to and along Prairie Dog Draw and all floodplain zones as allow for aesthetically-enhanced open space improvements while ensuring public safety and wildlife habitat conservation.



PARKING LOTS

INTENT: Due to the inherent nature of commercial and industrial sites, screening will be an important component of the parking lots at Blue Eagle. 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.
- Parking areas larger than 150 spaces must provide 6' wide pedestrian pathways in islands from the rear of the lot to the building.
- 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.
- 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.
- 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.
- 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 rock mulch. The walkway shall be parallel to the parking rows and oriented toward the primary building entry.
- 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.
- No parking row shall exceed 15 continuous parking spaces without an intervening landscaped island, median, or landscaped peninsula.

DESIGN GUIDELINES

- Plant materials shall be selected for hardiness, including drought resistance, salt tolerance and resistance to compacted soils.
- Plant materials shall be comprised mostly of a coniferous, winter resilient palette that will provide aesthetic appeal even throughout the winter seasons.
- Landscape island design and tree placement should consider the effects and mitigation of heat island effect.
- 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.



PARKING LOT LANDSCAPE

INTENT: Along with other landscape required within the community, landscape within and surrounding parking areas shall complete the aesthetics of the community and take what may have otherwise been considered an eye sore and integrate it into the greater landscape. The parking lot landscape shall 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.
- 70% of the selected species (trees and/or shrubs) used in parking lot landscape shall be coniferous.
- 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.
- Gabion walls and mechanically stabilized earth walls shall be used along site edges and as retaining wall features as to preserve a natural aesthetic and promote biodiversity in design.
- 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

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 Blue Eagle will demonstrate a commitment to water conservation by use of native and low water demand plants. Plant materials will be selected to provide year-round interest through color and texture variations. The landscape will connect to the overall development through use of a coniferous tree and native plant palette.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 4-5
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 Blue Eagle Development. Enhanced landscaping shall consist of ornamental trees, colorful shrubbery, ornamental grasses and perennials.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 9
3. Landscape standard along E-470 or I-70 (If applicable)	Not applicable	Not applicable
4. Landscape standards along arterial and collector roads	All streetscapes will use drought tolerant, wintergreen/coniferous species to create year-round interest and aesthetic appeal 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.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 8
5. Landscape standards along local roadways.	All streetscapes will use drought tolerant, wintergreen/coniferous species to create year-round interest and aesthetic appeal 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.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 8
6. Landscape standard in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.)	Public gathering areas shall provide a mix of seating options including shaded seating areas. Enhanced landscaping consists of ornamental trees, colorful shrubbery, ornamental grasses and perennials.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 9-11
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 and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 10
8. Landscape buffers at parks, open space, and drainage.	Functional Open Spaces and tract landscapes shall be designed to achieve an organic and natural aesthetic look campus wide through use of native grass and select species (trees and shrubs).	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 10
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	Not applicable	Not applicable



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. 85% of the species (trees and/or shrubs) shall be coniferous.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 4
13.2 Residential Building Perimeter Landscape	Not applicable	Not applicable
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. 85% of the species (trees and/or shrubs) shall be coniferous.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 10
15. Tract Area Landscape	Tract area not defined as street buffers shall contain 1 tree and 10 shrubs per 4,000 square feet. 85% of the species (trees and/or shrubs) shall be coniferous.	Detailed standards and examples are included in the Blue Eagle Landscape Standards and Guidelines will meet City of Aurora UDO requirements; pg. 10

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.

