



TAB No.11

LANDSCAPE STANDARDS

Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
1. Overall landscape concept and palette of plant materials used to carry it out.	<p>Landscape elements shall establish and enhance the unique character of Colorado’s creekside regions. The landscape design will blend the creekside and the natural beauty of Colorado’s plains to visually unify the community, all the while paying homage to the native riparian community. The landscape character will provide a fluid transition from the public community spaces, such as streets, alleys, and parks, to private residences.</p> <p>Different planting palettes will connect architectural structures within the environment, uniting the community through distinct landscape characteristics. Plant materials shall be selected based on their ability to withstand a dry, warm and sunny climate, as well period of inundation along First Creek. A mix of deciduous and evergreen plants will provide year-round interest, prioritizing low water-use plants throughout the landscape. Water-tolerant plants will be used near First Creek, or other drainage ways, or in areas with natural runoff. Irrigated turf will be limited to functional activity areas only. Use of dry stream bed applications will be utilized throughout Tributary to emphasize and reinforce the creek and stream characteristics of the community. In certain areas along First Creek, existing conditions will be reclaimed and transformed into modern riparian zones. Landscape shall be provided in accordance with City of Aurora UDO Standards.</p>	4-5
2. Landscape design at entry monumentation and key entry points	Landscape character at entry monuments and key arrival points shall reflect the key defining points of the creekside aesthetic. Planting shall be lively in these spaces, and complement the texture and color palette of Tributary. Horizontal bands of dry stream beds, shrubs, perennials and native grasses shall weave through these key spaces, providing a seamless transition to the adjacent communities, while creating a dynamic backdrop that accentuates the vertical signage and foliage. Landscape shall be provided in accordance with City of Aurora UDO Standards.	6
3. Landscape standards along I-70	Naturalized open space corridors will be used along I-70 corridor to buffer and screen the adjacent mixed-use land use. These corridors will feature rolling berms and topography, extensive plantings, including native evergreen and deciduous trees intermingled with tall native grasses, aligning with the creekside aesthetic. The landscape in this zone will primarily function as a visual buffer and provide noise abate for the adjacent highway. Landscape shall be provided in accordance with City of Aurora UDO Standards.	7
4. Landscape standards along arterial and collector roadways	Bands of landscape should weave in and out of tree lawns, across walks and into adjacent buffer areas to convey a sense of fluidity as pedestrians and vehicles move along these traveled corridors. Landscape shall be condensed and formal at intersections, slowly transitioning to more natural forms that ‘spill’ out as intensity decreases. Street trees shall be uniformly spaced, where applicable, to provide a sense of repetition across the lively street-scape. Where applicable, landscaped medians shall incorporate the same design principals as the adjacent curbside landscape, crating a cohesive ‘flowy’ landscape that winds along the roadway. All landscape shall be provided in accordance with City of Aurora UDO Standards and the PROS Dedication & Development Criteria Manual.	8
5. Landscape standards along local roadways	Local roads will adopt a scaled-down creekside-influenced design similar to that of arterial and collector roads. Street trees and plantings will enhance the aesthetic appeal and ensure a pedestrian-friendly atmosphere that caters to multi-modal users. In areas with on-street parking, street-scape planting beds will facilitate easy access to parked vehicles for drivers, while sight triangles will be preserved to ensure clear pedestrian crossings. Landscape shall be provided in accordance with City of Aurora UDO Standards.	9
6. Landscape standards in public gathering areas	Public gathering areas should serve as central focal points, emphasizing the creekside-influenced style. These areas will feature flowing bands of ornamental plantings for enhanced aesthetics and seasonal variety. Large canopy trees will offer shade and cool expansive pavement areas, with limited turf concentrated near trails and activity nodes. Planting buffers will ensure privacy without obstructing view corridors. Tree grates, planters, screening, bike racks, lighting, and bollards will compliment adjacent architecture and provide a comfortable pedestrian environment. Raised planters and seating elements are encouraged within large plazas to create intimate spaces that break up the expansive areas. Decorative paving or scoring is recommended to enhance the ground-plane in nodes and trail stops, encouraging spontaneous community gatherings and moments of connection. Internal park spaces should feature more active elements to invigorate the community. Landscape shall be provided in accordance with City of Aurora UDO Standards.	10
7. Landscape standards at detention/retention ponds and water features	Given water’s pivotal role in shaping the creekside-inspired aesthetic, it is essential to embrace and elevate the design of detention and retention areas. A wide range of wetland plants will enrich the standard native plant palette, with fluid clusters of evergreens and cottonwoods used to further enhance natural character and increase visual appeal. Weaving bands of native shrubs and ornamental grasses are encouraged along the trails to define these and establish clear sightlines and view corridors. Emphasis on drainage ways and water courses through the use of naturalized creeks and dry stream bed applications will reinforce the First Creek influence on Tributary. Landscape shall be provided in accordance with City of Aurora UDO Standards.	11

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FORM G: LANDSCAPE STANDARDS MATRIX

Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
8. Landscape standards buffers at parks, open space, and drainage	To seamlessly integrate the built environment with the surrounding natural surroundings, a native plant palette should be employed, particularly along drainage ways where water-tolerant vegetation would thrive. Deciduous and evergreen plantings should enhance walkways and trails, providing noise abatement from activity of neighboring streets while capturing captivating views of key site features. Heavy buffering is unnecessary along parks, open spaces, and drainage ways; instead, it should be strategically placed to channel users towards the communities creek and drainage way attraction. The overall landscape design should encourage exploration and discovery. Loading, storage areas, and parking should be concealed from parks and open space networks using strategic placement and landscape buffering. Landscape shall be provided in accordance with City of Aurora UDO Standards.	12
9. Landscape standards at retaining walls	Landscape elements will complement the low, meandering aesthetic of retaining walls at prominent intersections and throughout the site. Waving bands of grasses, ground-covers, and low shrub materials will smoothly transition retaining walls into the surrounding landscape, creating a unified visual experience in these areas. Vines and hanging evergreens will be incorporated into tiered wall designs to seamlessly integrate retaining into the landscape. Manicured turf should be avoided directly adjacent to retaining walls. Landscape shall be provided in accordance with City of Aurora UDO Standards.	13
10. Landscape standards at special facilities	Landscape design for special facilities, including employee and business guest areas, monuments, and commercial centers, will emphasize the traditional creekside ambiance while incorporating modern urban elements. The Tributary landscape palette should be prominently featured in these areas to create a unified sense of place, particularly in areas where buffers separate non-compatible land uses. Landscape shall be provided in accordance with City of Aurora UDO Standards.	N/A
11. Buffer and setback exemptions for traditional street frontages	At prominent intersections and along major roadways, landscape buffers and setbacks will provide ample space for graded retaining walls, thoughtfully crafted landscaping, and a harmonious blend of natural elements, ultimately contributing to the overall cohesiveness and aesthetic appeal of the community. Landscape shall be provided in accordance with City of Aurora UDO Standards.	N/A
12. Special standards at residential lots (if residential backyards border open space or parks, indicate special standards).	Residential lots abutting open space or parks will feature consistent open-style community fencing to maintain continuity and visual transparency along borders. View corridors are encouraged throughout the open space corridor to enhance connectivity and foster a sense of openness. Buffering and fencing should be minimized to preserve the scenic beauty and promote a seamless transition between the urban setting and the open trail areas. Rear yards that abut open space or parks shall have a minimum of 2 trees and should adopt a landscaping style that mirrors the character of the adjacent park or open space type, fostering a harmonious integration. Curbside landscape design shall incorporate wavy patterns that meander across the walk into the front and side yard landscape design. Where residential lots abut major roadways, screening methods such as landscape screening, berms, fences, or walls may be employed to mitigate potential adverse impacts. Landscape shall be provided in accordance with City of Aurora UDO Standards.	N/A
13. Landscape standards along key local roads	Landscape along local roads shall include dedicated landscape tracts and will be enhanced with wavy bands of planting that meander through the sidewalks, in-and-out of the curbside landscape. Landscape shall be provided in accordance with City of Aurora UDO Standards.	14
14. Street frontage buffer	Planting styles will reflect wavy bands of planting that meander throughout the buffer. Street frontage buffers shall be provided in accordance with City of Aurora UDO standards.	N/A
15. Non-street buffer	Planting styles will reflect wavy bands of planting that meander towards and away from the building perimeter. Non-street buffers shall be provided in accordance with City of Aurora UDO standards.	N/A

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FORM G: LANDSCAPE STANDARDS MATRIX

Landscape Item	Brief Description of Feature	Location of the Standards in Application Package
16. Building perimeter landscaping	Planting styles will reflect wavy bands of planting that meander throughout the buffer. Building perimeter shall be provided in accordance with City of Aurora UDO standards.	N/A
17. Parking lot	To create a welcoming, safe, and easily navigable parking experience, walkways will be shaded with canopy trees to provide shade and reduce surface temperatures. Planting styles will reflect wavy bands of planting that meander throughout plantable areas. Incorporate seasonal interest plantings to enhance the space and strengthen the development’s identity. Extend the plantings used near building entrances throughout the parking lot to establish visual connections and create a cohesive visual theme. For mixed-use planning areas, primarily locate and screen parking behind buildings to minimize visual impact. Parking lot landscaping shall be provided in accordance with City of Aurora UDO standards..	N/A
18. Landscape standards adjacent to Data Center and proposed transformer yard	Landscape buffering adjacent to the proposed data center and transformer yard shall incorporate a diverse selection of native plants that provide seasonal interest and as a natural transition to seamlessly blend the area into the surrounding environment. In addition to the screening and buffering techniques, included in the City of Aurora UDO, i.e. berming and screen walls, an additional one (1) evergreen tree per 30 linear feet shall be required to create a dense vegetative buffer that clearly delineates the differing land uses. Landscape requirements in this area shall meet and/or exceed the open space standards of the City of Aurora UDO and the PROS Dedication & Development Criteria Manual.	N/A
19. Landscape standards for single-family residences adjacent to the existing Oil & Gas site	Landscape buffering along the existing oil and gas facilities shall feature a naturalized mix of deciduous and evergreen plant material designed to buffer views and blend in with surrounding prairie/creekside theme. In addition to the screening and buffering techniques, included in the City of Aurora UDO, i.e. berming and screen walls, an additional 1 evergreen tree and 2 evergreen shrubs (min. height 4’) per 30 linear feet shall be required to create a dense vegetative buffer that clearly delineates the differing land uses. Minimum building setback in these areas shall be minimum 150’. Landscape requirements in this area shall meet and/or exceed the open space standards of the City of Aurora UDO and the PROS Dedication & Development Criteria Manual .	N/A
20. Landscape standards within utility corridor	Residential lots abutting the utility corridor will feature consistent open-style community fencing to maintain continuity and visual transparency along borders. View corridors are encouraged throughout the utility corridor to enhance connectivity and foster a sense of openness. Dense buffering and opaque fencing should be minimized in favor of open style fencing, in an effort to preserve the scenic beauty and promote a seamless transition between the residential lots and the utility corridor. Rear yards that abut the utility corridor open space or parks shall have a minimum of 2 trees and should adopt a landscaping style that mirrors the character of the adjacent open space/utility corridor. Evergreen shrubs shall be provided at an enhanced rate of 10% extra than required to provide low hedge screening without disturbing views. Landscape requirements in this area shall meet and/or exceed the open space standards of the City of Aurora UDO and the PROS Dedication & Development Criteria Manual.	N/A

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LANDSCAPE CONCEPT

The Tributary community will feature a wide variety of land uses, in which landscape will serve as the connecting element, creating a lively, dynamic community, that will be seen as a collective whole. A uniform approach to plant choices and their application will establish a distinct sense of belonging within the broader Front Range region.

THE COMMUNITY

Tributary, a place where rejuvenating waters and a flourishing community live side by side on the banks of Aurora foremost tributary. Here, a friendly current connects you to the people you care about most thanks to a natural rise and fall that's restful and invigorating. With First Creek coursing through the landscape, the site has a built-in feature that other sites simply don't have. Couple that with easy access, room for a much needed mixed-use heartbeat and a varied and welcoming housing vision, Tributary has the perfect framework for an award-winning community with urban density in a natural setting.

CREEKSIDE AESTHETIC

The creekside aesthetic embraces a natural look and feel that showcases the creek as the defining feature. The creekside community embodies life's invigorating ebb and flow, influenced by long, meandering forms, that wax and wane throughout the landscape, branching

out and drawing life to the heart of the community. This 'creekside influence' will be celebrated through a stylized expression of the forms and materials inherent to the native riparian regions of the front range. This vision of a thriving, living, creekside community will be achieved through the use of bands of varying landscape elements that weave together contrasted against vertical forms that rise and fall. Landscape character shall reflect the overall theme of creekside influence.

DESIGN CONCEPT

The Ebb and Flow of Life - In the same way that water flows differently within the changing seasons, the landscapes at Tributary will be fluid, adapting with the ever-changing seasons to create year-round aesthetic appeal. Natural bands of color featuring a variety of shapes and forms will accentuate the warm spring and summer months of the Colorado front range, with evergreens and ornamental grasses providing winter color. Water loving riparian species will flow along the meandering first creek and gradually transition to a high prairie plant palette typical of the front range. Plants will preserve and celebrate wildlife, by utilizing an ever-changing yet cohesive blend of native plants that transition across a variety of ecotones. Sustainability will act as a potential differentiator, showcasing pollinator gardens and native landscapes that can not only withstand but thrive

in often adverse drought conditions. Landscapes will be defined by 4 defining characteristics; natural, wholesome, shared, active.

NATURAL

- Tributary will be defined by a return to nature. Natural plantings and forms will coalesce within the landscape and create a refreshing community that seamlessly blends development and nature into a cohesive, all-encompassing community.

WHOLESOME

- When you live by water, life flows differently. Tributary is a place where neighbors and nature flow together in a refreshing new way. A place where the invigorating ebb and flow of first creek creates a community overflowing with

happiness.

SHARED

- Landscapes will be able to be shared by all, welcoming a wide range of age groups and demographics. Community members and visitors alike will feel welcomed by the sights and sounds of nature, with the urban parts of the neighborhood feeling sinuous and serene.

ACTIVE

- *A distinct hierarchy of trails and network of parks and open spaces will spill out of the creek itself, creating a cascading stream of active opportunity in every direction.*

OVERALL LANDSCAPE CONCEPT

Landscape elements shall establish and enhance the unique character of Colorado’s creekside regions. The landscape design will blend the creekside and the natural beauty of Colorado’s plains to visually unify the community, all the while paying homage to the native riparian community. The landscape character will provide a fluid transition from the public community spaces, such as streets, alleys, and parks, to private residences.



Images are representative of intended character and purely conceptual in nature.

PLANT PALETTE

Different planting palettes will connect architectural structural within the environment, uniting the community through distinct landscape characteristics. Plant materials shall be selected based on their ability to withstand a dry, warm and sunny climate, as well period of inundation

along First Creek. A mix of deciduous and evergreen plants will provide year-round interest, prioritizing low water-use plants throughout the landscape. Water tolerant plants will be used near First Creek or in drainage ways areas with natural runoff. Irrigated turf will be limited to areas of high visibility and activity. In certain areas along First Creek, existing conditions will be reclaimed and transformed into modern riparian zones.

EBB & FLOW



CONTRASTING TEXTURES



SCREENING & BUFFERING



VERTICALITY



COMMUNITY ENTRANCES

Landscape character at entry monuments and key arrival points shall reflect the key defining points of the creekside aesthetic. Planting shall be lively in these

spaces, creating a fluid contrast with the surrounding monummentation and along areas of interest. Horizontal bands of shrubs, perennials and native grasses shall weave through these key spaces, providing a seamless transition to the adjacent communities, while creating a dynamic backdrop that accentuates the vertical signage and foliage.



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I-70

Naturalized open space corridors will be used along to I-70 corridor to buffer and screen the adjacent mixed-use land use. These corridors will feature extensive plantings, including native evergreen and deciduous trees intermingled with tall native grasses, aligning with the creekside aesthetic. The landscape in this zone will primarily function as a visual buffer and provide noise abate for the adjacent highway.



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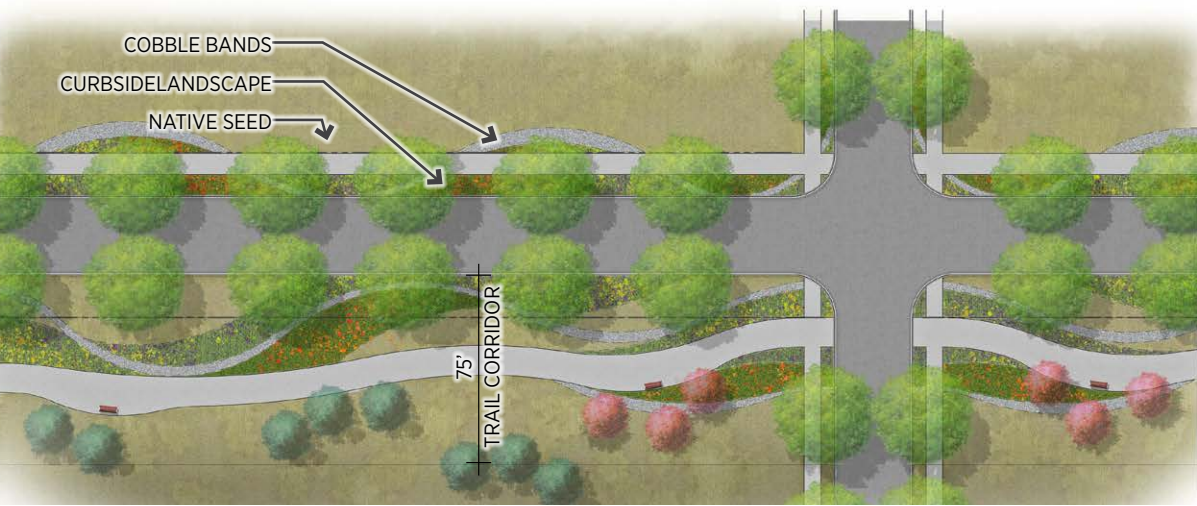
ARTERIAL & COLLECTOR ROADWAYS

Bands of landscape should weave in and out of tree lawns, across walks, into adjacent buffer areas to convey a sense of fluidity as pedestrians and vehicles move along the corridors. Landscape shall be condensed and formal at intersections, slowly transitioning to more natural forms that 'spill' out as intensity decreases. Street trees shall be uniformly spaced, where applicable, to provide a sense of repetition across the lively street-scape.



LOCAL ROADWAYS

Local roads will adopt a scaled-down creekside-influenced design similar to that of arterial and collector roads. Landscape along local roads shall be enhanced with wavy bands of planting meander through the sidewalks, in-and-out of the curbside landscape. Street trees and plantings will enhance the aesthetic appeal and ensure a pedestrian-friendly atmosphere that caters to multi-modal users. In areas with on-street parking, street-scape planting beds will facilitate easy access to parked vehicles for drivers, while sight triangles will be preserved to ensure clear pedestrian crossings.



Trail corridor along key local roads



Commercial street-scape along key local roads

COMMERCIAL & PUBLIC GATHERING AREAS

Public gathering areas should serve as central focal points, emphasizing the creekside-influenced style. These areas will feature flowing bands of ornamental plantings for enhanced aesthetics and seasonal variety. Large canopy trees will offer shade and cool expansive pavement areas, with limited turf concentrated near trails and activity nodes. Planting buffers

will ensure privacy without obstructing view corridors. Tree grates, planters, screening, bike racks, lighting, and bollards will compliment adjacent architecture and provide a comfortable pedestrian environment. Raised planters and seating elements are encouraged within large plazas to create intimate spaces that break up the expansive areas. Decorative paving or scoring is recommended to enhance the ground-plane in nodes and trail stops, encouraging spontaneous community gatherings and moments of connection. Internal park spaces should feature more active elements to invigorate the community.



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DETENTION

Given water’s pivotal role in shaping the creekside-inspired aesthetic, it is essential to embrace and elevate the design of stormwater detention areas. A wide range of wetland plants will enrich the standard native plant palette, with fluid clusters of evergreens and cottonwoods used to further enhance natural character and increase visual appeal. Weaving bands

of native shrubs and ornamental grasses are encouraged along the trails to define these and establish clear sightlines and view corridors. Promoting accessibility to drainage areas, including First Creek, can be achieved by introducing a network of trails, bike paths, underpasses and bridges.



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PARKS, OPEN SPACE & DRAINAGE WAYS

To seamlessly integrate the built environment with the surrounding natural surroundings, a native plant palette should be employed, particularly along drainage ways where water-loving vegetation would thrive. Deciduous and evergreen plantings should enhance walkways and trails, providing noise

abatement from activity of neighboring streets while capturing captivating views of key site features. Heavy buffering is unnecessary along parks, open spaces, and drainage ways; instead, it should be strategically placed to channel users towards the site's main attraction, the creek. The overall landscape design should encourage exploration and discovery. Loading, storage areas, and parking should be concealed from public streets and open space networks using strategic placement and landscape buffering.

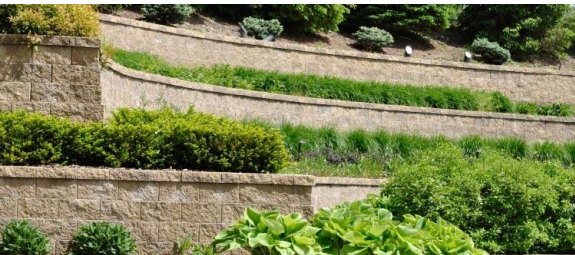


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RETAINING WALLS

Landscape elements will complement the low, meandering aesthetic of retaining walls at prominent intersections and throughout the site. Waving bands of grasses, ground-covers, and low shrub materials will smoothly transition retaining walls into the surrounding landscape, creating a unified visual

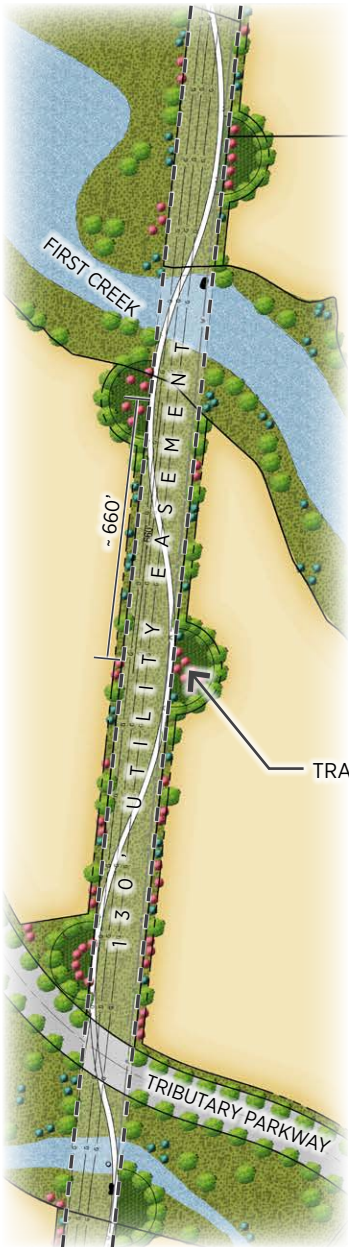
experience in these areas. Vines and hanging evergreens will be incorporated into tiered wall designs to seamlessly integrate retaining into the landscape. Manicured turf should be avoided directly adjacent to retaining walls.



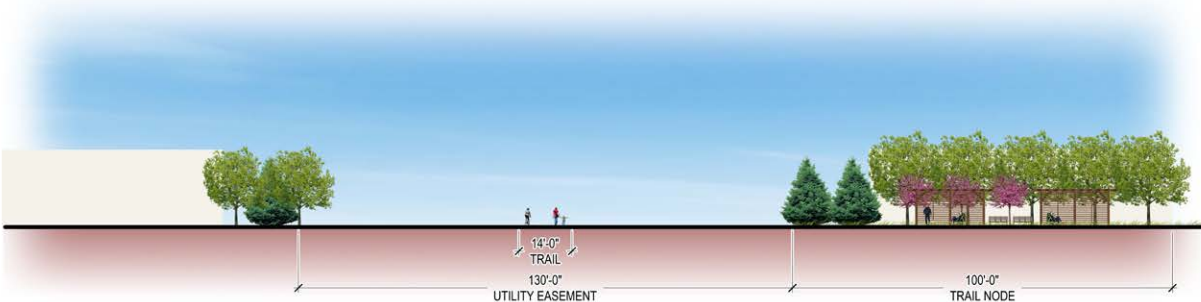
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TRAIL NODES

Tributary intends to amenitize the 130-foot existing utility easement as a trail corridor. Along the trail, activity nodes, each at least 0.3 acres in size, will be placed roughly every 660 feet outside the easement area to avoid interfering with existing utilities. These nodes will feature passive recreational amenities with a more developed landscape design, providing small, serene spaces for the community. They will serve as places for relaxation, quiet reflection, or social gatherings within the corridor.



TRAIL NODES



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