Site Plan 5

Letter of Introduction

LETTER OF

INTRODUCTION

Mr. Dan Osoba
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Site Plan 5 - Letter of Introduction

On behalf of Melcor, PCS Group is please to present this narrative for the next phase of the successful Harmony Community.

Site Plan 5 proposes an addition of 358 units on approximately 125 acres to the Harmony Community which equates to approximately 3 dwelling units per acre. The areas identified in the Master Plan as development areas include PA-8, 9, 10, 18, 29, 45, 46, 47, and 48. This next phase of the community is located just south of Phase/Site Plan 4 bordered by Exposition Avenue to the north, Mississippi Avenue to the south, Trussville Street to the east and Powhaton Road to the west.

The interior layout of this portion of Harmony is dictated heavily by a drainage channel that runs west from Trussville street then turn north to head toward & intersect Exposition Avenue. Connections have been provided alongside & across this drainage channels to allow for connectivity between planning areas. There is also a future APS school site planned for the northeast corner of this parcel that is not associated with Site Plan however access will be provided for its future construction from the surrounding collector and local streets. As, well there is an existing church site on the northwest corner and multi-family outparcel on the southwest corner that are both unassociated with this Site Plan or the Harmony Community.

The drainage channels within the open space areas have been developed with a 10’ wide community path trail network and loop trails to provide recreation, access around the site and connections to other portions of the Harmony Community including Site Plan 4 to the north. Additionally, these trails also provide access to a Neighborhood Park in the center of site, which has been developed in accordance with the current Parks & Open Space standards. This Neighborhood Park has is selected as a public art site as part of Harmony’s updated Public Art Plan. Likewise, we’ve provided a small open space park on the southern edge of the site. Bordering streets such as Mississippi Avenue, Exposition Avenue, Monaghan Road & Powhaton Road will have a meandering right-of-way sidewalk & raised landscape berms that provides a natural & flowing streetscape character.

As part of this preliminary plat, we’ve also submitted accompanying subdivision plats, an amendment to the Harmony Master Plan which is detailed in a separate narrative as well as the request for a Minor Adjustment Request (Administrative) detailed on the next page of this letter.

Minor Adjustment Request – Section 146-4.3.10.C and 146-4.3.9.B.1

1. The Harmony team respectfully requests a Minor Adjustment Request to Section 146-4.3.10.C for 5 lots double fronting on to E. Walsh Place and E. Exposition Ave. These 5 lots that are backing to E. Exposition Ave have a tract buffer that is 43ft wide from rear lot line to right-of-way, which is over double the required 20ft width per code. Within this 43ft wide tract, a landscape buffer consisting of deciduous and evergreen trees species have been added that exceeds the required open space tract planting required and provided a generous screen for the rears of these lots to E. Exposition Avenue.
2. We are also requesting a Minor Adjustment request to Section146-4.5.3.B.1 for 5 lots on E. Tennessee Place that do not comply with the 2-turn rule. We are requesting this very minor adjustment based on the desire to have these lots buffered from E. Ford Drive & S. Robertsdale Street with an open space tract buffer anywhere between 30ft to 60ft wide. E. Tennessee Place dead ends to cul-de-sac and is only 200ft in length as well as this configuration avoids a double frontage lot situation.
3. We are also requesting a Minor Adjustment Request to Section 146-4.3.10.C for 5 lots double fronting on to S. Trussville Street and S. Titus Court. Like the lots along Exposition Ave, these 5 lots that are backing to S. Trussville Street have a tract buffer that is 53-56ft wide from rear lot line to right-of-way, which is over double the required 20ft width per code. Within this 53-56ft wide tract, a landscape buffer consisting of deciduous and evergreen trees species have been added that exceeds the required open space tract planting required and provided a generous screen for the rears of these lots to S. Trussville Street.

We are excited to move forward with another successful addition to the Harmony Community and would like to thank you for your time in reviewing this Site Plan 5 submittal.

The project team assembled has a significant amount of experience in the City of Aurora.

PROJECT CONTACTS

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Per Section 146-405(F) - Criteria for Review and Approval, the following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:

1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.
- The Harmony Community is depicted as an Emerging Neighborhood on the Placetype Plan in the City of Aurora Places Comprehensive Plan. The proposed site plan is consistent with the designation, the variety of housing types being proposed, and the unique places being created support many of the goals of the Comprehensive Plan.

2. Impact on existing city infrastructure and public improvements. - The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- The proposed site plan is part of a larger Framework Development Plan that includes the required Public Improvement Plans. The site plan is consistent with the overall plans, however any changes required to Master Plan and other documents have been submitted as part of Site Plan 5.

3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.
- The density of the proposed site plan is of a similar character as the adjacent Harmony community, and will be consistent with the future phases of Harmony as well.

4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.
- There are no significant open space or natural areas, wildlife habitat, riparian corridors, wetlands or floodplains that will be affected by the proposed site plan.

5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.
- The site plan includes landscape design drawings to depict how the proposal conforms to the adopted landscape standards of the City of Aurora and the Harmony Master Plan.

6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

- The site layout utilizes a modified grid layout and provides an efficient, but visually appealing design that incorporates park spaces, and trails that create a desirable environment for the future Harmony residents.

7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.

- While these conditions of approval seem to be more appropriate for a commercial site plan we believe that the site design for this extension of the Harmony community does control any potential nuisance impacts. The modified grid street network mitigates traffic congestion, the landscape design, park and green areas, most notably the drainage channel open spaces, provide places for residents to congregate and provide access to light and air, and provide areas beneficial to public health, safety and general welfare.

8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.

- The site design does indeed establish a high quality of urban design with a diversity of home types and lot sizes proposed throughout the community.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design, efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.

- The site design includes a connected street network, with access to open space, trails and park spaces. The site design includes an extension of the wide pedestrian sidewalk system that is an important part of the initial Harmony neighborhoods, and provides safe and efficient pedestrian access to adjacent portions of Harmony to the north. As well, large linear swaths of open spaces along drainage channels provide excellent opportunities to provide community paths and loops within Site Plan 5 for pedestrians and other foot traffic.

10. Street standards. Public and private streets included in the site plan shall conform with city street standards.

- The streets have been designed to conform with the City street standards as a minimum. In certain cases, the site design may exceed the minimum City standards for the benefit of creating a higher quality of urban design.

11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.

- The design team that has been assembled for the Harmony project has a significant amount of experience in Aurora and throughout the Front Range of Colorado, including many award winning communities throughout the area.

Finally, we have included the Harmony Sustainability Master Plan as a supplement to this letter of introduction. The Sustainability Master Plan, along with the City of Aurora standards and requirements and the Harmony Master Plan lead our overall design efforts and provide guidance to our team as we make design decisions for this exciting addition to the Harmony community. Thank you for your time and we look forward to working with you on this proposal.

Sincerely,

Garrett Graham

Garrett Graham, Associate Landscape Architect, PCS Group, Inc.

BEHIND THE DESIGN

SNEAK PEEK

The Harmony Sustainability Master Plan is designed as a guide – a resource that can be shared and referenced at every step in the planning and development process.

THE HARMONY APPROACH

1

MASTER PLANNING

HOLISTIC BLUEPRINT FOR THE FUTURE

2

RESOURCE PROTECTION

SAFEGUARDING HARMONY

3

INTEGRATED LANDSCAPE DESIGN

CONNECTING TO THE LAND

4

THE TRAILS NEIGHBORHOOD

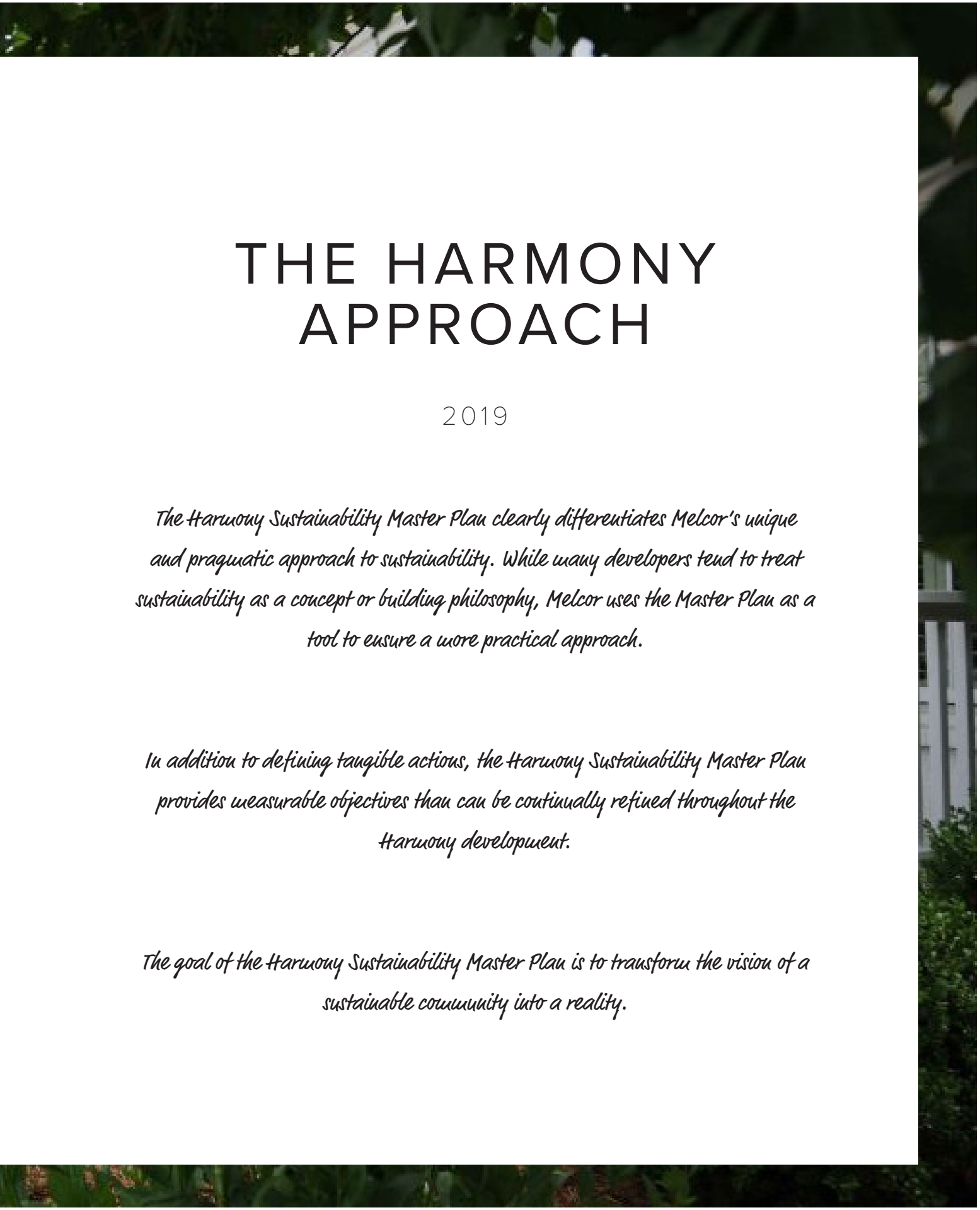
CREATING HOME

WE ARE PROUD TO SHARE OUR STORY OF A FAMILY REAL ESTATE BUSINESS THAT SPANS FOUR GENERATIONS. WHILE OUR BUSINESS HAS EVOLVED OVER THE YEARS, SOME THINGS REMAIN THE SAME – OUR TRADITIONAL VALUES AND OUR BELIEF THAT RELATIONSHIPS ARE THE CORNERSTONE OF OUR BUSINESS.

AS A FULLY INTEGRATED REAL ESTATE DEVELOPMENT AND ASSET MANAGEMENT COMPANY, MELCOR HAS HELPED TO SHAPE MUCH OF ALBERTA'S HIGH-GROWTH LANDSCAPE AND ALSO HAS DEVELOPMENTS SPANNING WESTERN CANADA AND IN COLORADO AND ARIZONA.

WE DEVELOP COMMUNITIES WHERE PEOPLE LIVE, BUILD AND MANAGE THE OFFICES WHERE THEY WORK, THE RETAIL CENTRES WHERE THEY SHOP AND THE GOLF COURSES WHERE THEY PLAY.

OUR STRONG VALUES AND THE RELENTLESS PURSUIT OF EXCELLENCE ARE WHAT DEFINE US.



THE HARMONY APPROACH

2019

The Harmony Sustainability Master Plan clearly differentiates Melcor's unique and pragmatic approach to sustainability. While many developers tend to treat sustainability as a concept or building philosophy, Melcor uses the Master Plan as a tool to ensure a more practical approach.

In addition to defining tangible actions, the Harmony Sustainability Master Plan provides measurable objectives than can be continually refined throughout the Harmony development.

The goal of the Harmony Sustainability Master Plan is to transform the vision of a sustainable community into a reality.

1

MASTER PLANNING

HOLISTIC BLUEPRINT FOR THE FUTURE

MULTIPLE TRAIL TYPES PROVIDE COMMUNITY CONNECTIVITY

MASTER PLANNING

At Harmony, sustainable land planning design fosters a community that integrates the very best features of today's community life, including a network of open spaces, parks, homes and community amenities. When complete, the Harmony neighborhoods will create a holistic community, providing a diversity of places to live, work, shop and play. Harmony will be home to multiple schools supporting this area of Aurora.

Harmony presents a new ideal for suburban living. Rather than following conventional subdivision models, Harmony is designed to create connectivity throughout the community – from homes to community amenities, to parks and open spaces. This design philosophy defines how Harmony's neighborhoods will be constructed. The goal is to incorporate a comprehensive design that ensures a distinct and enduring way of life for the people who live and play at Harmony.

Promoting Connectivity

Harmony's Master Plan design calls for neighborhoods with a diverse selection of housing in close proximity to community amenities, neighborhood pocket parks, and open space corridors and trails. This integrated design promotes a more inviting and walkable community – where people can enjoy tree-lined streets, sidewalks and pathways that connect homes and community social settings and reduce automobile travel within the community.

At the same time, the design emphasizes site planning, building design and scale in order to create visually dynamic and inviting streetscapes that blend natural elements and high quality architecture. Every Harmony home is held to design standards that promote a sense of neighborhood, while encouraging architectural distinction. The centrally located community pocket parks and open spaces encourage community building and connection.

Achieving Master Plan Design

Master Planning

- Listen to the land and complement the intrinsic natural site features.
- Street patterns, block lengths and road connections consider topography, natural features, view sheds, focal points, and amenities.
- Neighborhoods with diverse product types and styles foster walking and engagement with open space.
- Neighborhoods include amenities representing target buyers' preferences within a 5-minute walk of their homes.

Open Space Connectivity

- Provide maximum continuity of open space for wildlife and recreational use.
- Connect to open space and trail areas to ensure safe walking for children.
- Integrate recreation areas into a greenway network for easy access from neighborhoods.
- Programmed indoor and outdoor spaces connect and provide opportunities for an active and healthy lifestyle.

Walkable, Pedestrian Oriented Neighborhood Streets and Connectivity

- Connect neighborhoods via smart street design rather than arterials and cul-de-sacs, to create pedestrian friendly small streets.
- Integrate sidewalks and tree-lined streets to promote pedestrian-friendly walkways.
- Incorporate multi-use trails throughout the park and open spaces.
- Create boulevard streets with landscaped parkways.
- Maximum pedestrian flow is achieved through roads, sidewalks, pathways, trails and the open space network.
- Convenient pedestrian access to amenities and places of engagement reduces automobile travel within the community.

INTEGRATE OPEN SPACE WITH HOMES

PORCHES SOCIALLY CONNECT THE COMMUNITY

Appropriate Solar Orientation

- To the extent possible design north/south residential blocks to provide maximum southern exposure.
- Minimize the size of blocks to ensure maximum access to light and air.
- Minimize north-facing exposures where grades allow.

Views to Mountains/Visual Connections to Nature

- Preserve important natural vistas to reinforce sense of place and connection to natural environment.
- Home siting and design borrow scenery to maximize view sheds from within the home.

Topography Sensitive Design

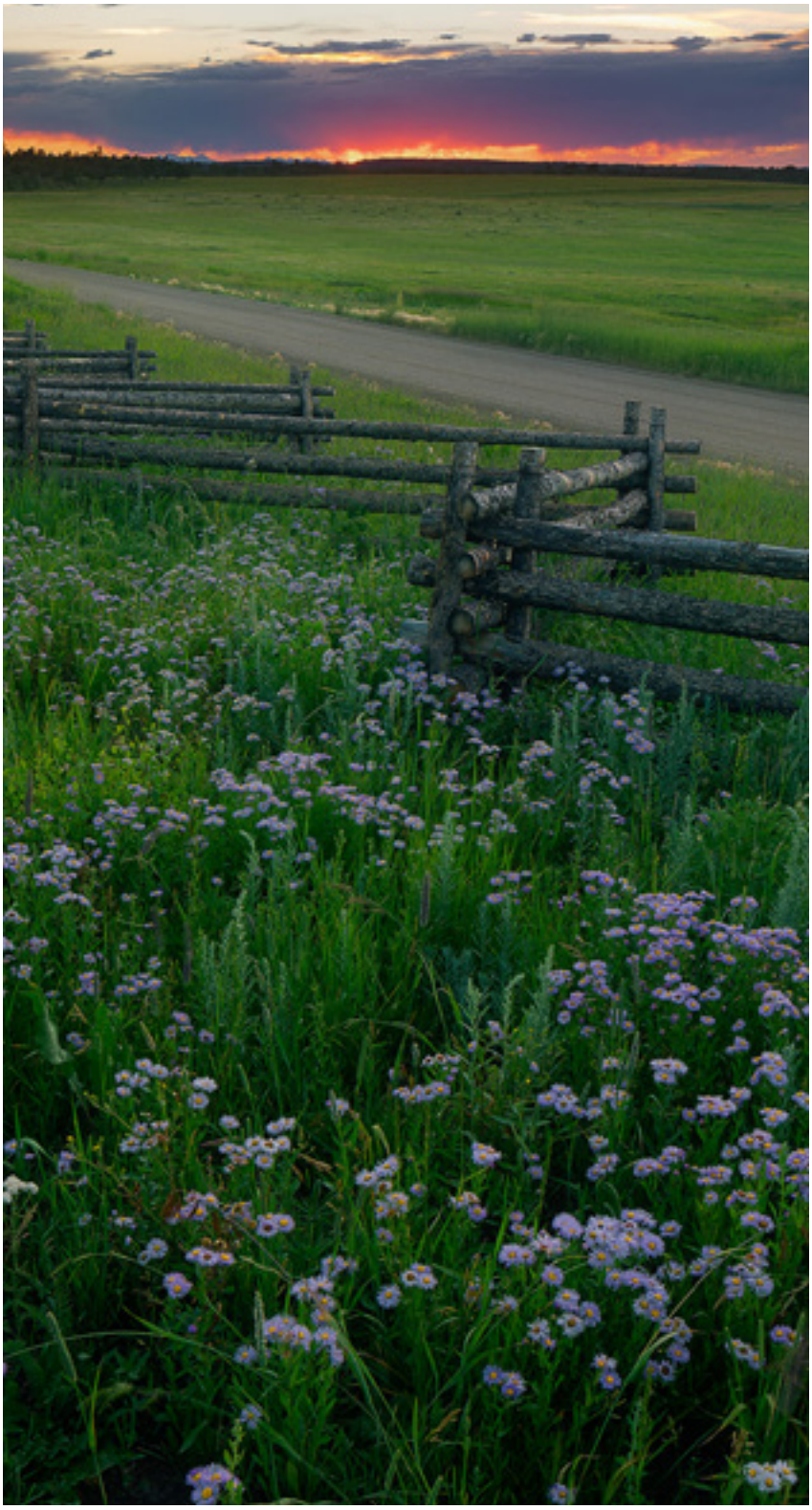
- Use topography to create continuous green space connectivity.
- Integrate topography to ensure access to views/vistas.
- Design land plan to work with rather than against existing topography by leveraging and complementing the intrinsic natural site features.
- Front and back yards should be designed as functional living spaces to maximize use.

Neighborhood Connections

- Include parks and pocket parks to offer convenient places for neighborhood socializing.
- Provide multiple street and trail connections to central community amenities to offer easily accessible venues for programming year-round events.

Demographic Sustainability

- Design variety of residential lot sizes.
- Design variety of housing types.
- Siting different product types and homes styles intentionally creates street character.



RESOURCE PROTECTION

SAFEGUARDING HARMONY

BOLD DESIGN WITH LOW WATER PLANTINGS

RESOURCE PROTECTION

Effective site design recognizes and respects the interdependent natural systems of the site in planning for the built environment. Resource protection can include consideration of natural view sheds that tie the community to the natural environment, and providing a network of linked green spaces and trails for recreation and wildlife movement. Protecting and enhancing drainage and wetland areas, and landscape concepts planned in context with the regional landscape setting all play an important role in Harmony's resource protection planning.

Colorado's semi-arid climate ensures that effective and sustainable water is a constant priority for every community, including Harmony. To address both current and future consumption needs, Harmony will follow a comprehensive and proactive plan that incorporates proven best practices in effective resource management as well as community-wide conservation efforts, sustainable landscape design, water reclamation and ongoing community education.

The goal at Harmony is to develop the site with sensitivity to natural features and systems, and to protect, conserve and ensure the long-term availability of one of the community's most precious and scarce natural resources: water.

WATER QUALITY

Effective resource management at Harmony will be accomplished through a number of initiatives including:

- Disconnecting impervious areas to provide maximum infiltration and natural irrigation on individual development parcels.
- Using available landscape areas, such as medians or edges along alleyways for bio-swales that break down pollutants and dissipate them in root systems.
- Instituting non-structural measures such as the use of public education to control outdoor storage, lawn care, street sweeping and maintenance to limit the amount of urban pollutants coming in contact with storm water.
- Employing low impact design, bio-retention and other best practices in storm water management.

STORMWATER MANAGEMENT

Effective resource management and application of emerging technologies for stormwater systems can improve water quality, increase groundwater recharge, and nourish the watershed. To minimize the water quality problems associated with stormwater runoff and release of excess nutrients, planning and site development should:

- Reduce flood impacts by dispersing and regulating flood flows.
- Implement an overall stormwater management plan.
- Incorporate best management practices to address water quality.
- Incorporate best management practices to address soil erosion.
- Protect drainages and wetlands from sedimentation with landscape buffers.
- Treat water quality through series of focused treatment structures and basins, and the introduction of pervious paving in select areas.
- Redirect runoff to support landscaping.
- Monitor water quality.
- Develop maintenance guidelines to minimize use of chemical fertilizers/ pesticides.

CONSERVATION & PRESERVATION

Reducing water consumption is critical to water conservation. In addition to promoting behaviors that contribute to conservation among residents, Harmony will incorporate water conservation measures into the following aspects of the community plan:

- Preserve significant areas of natural habitat and minimize disturbance areas by protecting & enhancing drainage/wetland areas.
- Development of more compact, suburban neighborhoods where lots as small as 3,150 square feet require less landscape to be irrigated, producing an estimated 40 percent reduction of water use per household.
- All homes in Harmony will be required to comply, at a minimum, with the water and energy conservation elements of the Built Green Colorado standards of the Home Builders association of Metro Denver. Using low flow fixtures and plumbing devices are standard.

LANDSCAPE GUIDELINES

The responsible use of natural resources and native materials within this geographic context is important as we develop visually appealing landscapes to serve the Harmony community over time. Landscape standards ensure quality development of a pedestrian-friendly community. These standards will create dynamic places that support a sense of place and livability within Harmony's neighborhoods. As it matures,

THOUGHTFUL

PUSH THE BOUNDARIES

this landscape will create intimate outdoor rooms, reinforce entrances to homes and enhance the architecture. Melcor will work closely with builders to develop appropriate soil amendments, irrigation systems and plant selections, and will conduct site visits to evaluate and ensure optimal, low-water landscape materials and designs are being implemented at Harmony.

- Overall landscape and plant palette comprises of indigenous natural plant material proven to thrive within the appropriate planting zone.
- Landscape concepts planned in context with the regional landscape setting.
- Focus on ease of pedestrian and automobile navigation through thoughtful road widths, sidewalk and trail placement, streetlights and signage.
- Develop landscape that will increase the attractiveness of the community over passage of time.
- Create Linkages between the homes and public spaces that are fostered by diverse plant palette and arrangement of plant materials to create a holistic setting.
- Provide man-made landscape that restores nature, leverages natural systems and enhances human interaction which can be reflected in preserved open space and landscape design.
- Landscape and hardscape palettes have unique characters, programming that match or compliment architecture and other hardscape materials throughout site to have a complimentary styling unique to Harmony.
- Landscape provides sensory connections (touch, smell, visual diversity)

HEALTHY LIVING

At Harmony, healthy living will be created in part through the built environment and a strong sense of community. Healthy living results from the cumulative impact of the all areas of the Harmony Sustainability Plan.

Harmony will offer its residents year-round programs and events, encouraging involvement among its residents.

ECOLOGY AND DESIGN

Effective site planning analyzes impact on water quality, wetlands and wildlife habitats. In order to protect and enhance wetlands and riparian habitats, development plans and activities should:

- Plan and design to strengthen open space habitat systems.
- Select specific plants and material to support habitat.
- Create conditions for supporting biodiversity.
- Link green spaces to support wildlife movement through corridors.
- Minimize the impacts of both construction and occupancy on sensitive systems.

3

INTEGRATED LANDSCAPE DESIGN

CONNECTING TO THE LAND

LANDSCAPE FLOWS AND ENHANCES THE
BUILT ENVIRONMENT

INTEGRATED LANDSCAPE DESIGN

There is an elegance and simplicity in the native high plains prairie. The presence of the expansive sky above the flowing golden grasses is an integral part of the landscape that grounds the Harmony neighborhoods. The integrated landscape inspiration for Harmony is a sophisticated interpretation of the prairie landscape and the interaction between the built environment and the natural environment.

The neighborhoods connect to this environment through a system of broad open space corridors that provide expansive mountain views and ample places for social interaction and recreation. The landscape character permeates the neighborhoods at an intimate scale through the meandering trail corridors, streetscapes, park areas, and front yards of each home. The objective of the landscape design is to respect the existing prairie through the use of indigenous and naturalized plant materials. Due to the semi-arid climate the reasonable use of water is emphasized.

Achieving an Integrated Approach

An integrated approach to the landscape design includes a focus on the ease of pedestrians and automobile navigation through thoughtful road widths, sidewalk and trail placement, community lighting, and signage. Careful consideration has been given to utilizing landscape that will increase the attractiveness of the community over the passage of time. Linkages between the homes and public spaces are fostered by the natural and diverse plant palette and arrangement of plant material to create a holistic design. Man-made landscape that restores the natural environment, leverages natural systems and provides human interaction is reflected in preserved open space and landscape design. Finally, it is critical that landscape and hardscape palettes have a unique character that relates to the programming, architectural language and material use of the space that they are designed for.

Refined Prairie Palette

Landscape design in Harmony is intended to highlight the various neighborhoods within the overall Community. Careful attention will be given to plant selection in terms of texture, variation of height, and seasonal color. The landscape will aid in creating a distinctive character for the project by adding aesthetic value through the creation of pedestrian scale, displaying the seasonal characteristics and beauty of our regions' plant material. The plant palette will employ a variety of forms, shapes, sizes, colors and textures to provide year round interest. Most importantly the landscape will emphasize pedestrian amenity areas and entry points into the various areas of the community.

Indigenous and Adapted Native Plant Species

The plant list for Harmony is largely comprised of adapted plants inspired by the prairie landscape. These plants reinforce the sense of place created by this environment, re-establish plant and animal habitat and create beautiful, comfortable places. Using regionally adapted plants celebrates the natural high prairie landscape and promotes a higher degree of sustainability due to the lower requirements for water, soil amendments and fertilizer.

Selective Use of Turf Lawn

Turf areas are intended to be used selectively in high activity, or highly visual areas. Allowable lawn area is defined as an area 8 feet minimum in any direction, 100 square feet minimum. Smaller patches of lawn are not allowed.

Bold Landscape Design

Throughout the Harmony community the landscape design will be bold in terms of forms and massing of plants. The intent is to encourage larger massing of species. Native shrubs, grasses, wildflowers, perennials, and groundcovers should be used as the dominant plant palette. These plantings create texture, color and contrast throughout the seasons.

Elements of a Low-Water Landscape

Waterwise landscapes deliver all the bold forms and colors of traditional landscapes, but with minimal resources and a lot less effort. As with any landscape, they incorporate all the elements necessary for outdoor living and entertaining: Paths, parks and plazas give the landscape form and direction.

Arbors, trellises, and plantings help divide the landscape into ‘rooms’, and create shade, and benches and outdoor furnishings for comfort. It’s possible to have a garden that’s both water-conserving and beautiful, with plenty of lush foliage and a generous dose of seasonal flowers. Waterwise gardens take a bit more planning than ordinary landscapes, but over time they offer significant savings in labor costs — and, of course, water. A waterwise landscape can be as inviting as any other, and the Harmony community landscape design will utilize the following water saving principles.

Improve the Soil

- Test the existing soil in landscape areas for mineral and organic matter content to determine the proper soil amendment.
- Use swales and buffers to direct run-off flow and encourage infiltration.
- Plant in the right place
- Locate plants where they’ll get the sun (or shade) exposure and soil drainage they need.
- Group plants that have similar water needs so none gets too little or too much water.
- Shrink the lawn.
- Blue grass turf needs significant amounts of water to stay green and lush. Harmony will employ a philosophy of reducing the amount of bluegrass turf by only utilizing bluegrass turf as an accent in highly visual areas, or in areas that are actively walked on throughout the Community landscape.
- Control weeds - weeds steal water needed by desirable plants. Use landscape fabrics and mulches to discourage growth.
- Efficient irrigation system.
- A fully automated irrigation system is required to support landscaping.
- Use of spray irrigation should be limited to turf or seeded areas. Shrub and perennial beds should use point source drip or dripper line with integral emitters as appropriate based on plant types and spacing.
- The irrigation system will use a rain or moisture sensor with an automatic control system to suspend operation during rain events.
- Mulch - Cover bare ground around each plant with a 3-inch layer of mulch to help conserve soil moisture, suppress weeds, and keep the soil cooler; renew annually. Organic types such as bark chips, shredded bark, or compost improve the soil as they break down, and encourage beneficial microbes.

Parks/Open Space

Protecting and restoring natural systems is a vital party of the Harmony Sustainability Master Plan. With almost a third of the total acreage devoted to parkways, neighborhood parks, pocket parks, open space corridors, and trails, Harmony will provide and connect to the existing City of Aurora trail system, enriching the outdoor experience and creating a stronger sense of community.

Parkways

Planned throughout Harmony, the parkways provide a natural getaway for people to enjoy a wide variety of outdoor activities.

Pocket Parks

Located throughout the Harmony community, pocket parks serve as community-gathering areas that are pedestrian and family-friendly. Smaller in size than the larger neighborhood parks, these areas are designed to provide local play areas and passive gathering places for residents as well as to ensure a healthy balance between the natural and built environments.

Sustainable Design Principles

Harmony will use the following design principles when planning parks and open spaces:

- Use only what is essential to achieve the desired effect and nothing more.
- Use locally available materials such as compost for soil preparation.
- Balance suburban development with adequate natural areas and landscapes.
- Design for interest, diversity, connections, definition of spaces, interpretation and habitat.
- Provide storm water systems that reduce pollutants at their source – water quality ponds, landscape swales, etc.
- Use materials indigenous to the region, including trees, plants, grasses and stone.
- Design areas for flexibility in use.
- Incorporate opportunities for responsible use of resources such as solar power for irrigation control, centrally managed irrigation with weather sensors that apply just the right amount of irrigation, and using recycled potable water for irrigating parks and open space.
- Assure availability and convenience of pedestrian and bike paths.

Water Conservation

Harmony will install irrigation systems in parks to allow for spray irrigation in sod areas only and drip irrigation in all other areas. Plants used in the parks, corridors, trails will be low water species.

Community Lighting

At Harmony, lighting is an important resource that serves both practical and aesthetic needs within the community. Contributing to both visibility and safety, lighting is a key part of creating a walkable community. However, if used in excess, it can be intrusive and detrimental to the environment as well as a safety hazard. Harmony advocates a balanced approach that optimizes lighting benefits for residents and visitors, while minimizing negative effects on the community and the environment.

The key objective is to address the functional and safety needs of the community without negatively impacting or imposing on the natural environment. One of the most common lighting challenges many communities face is the issue of Dark Sky. Light pollution, or excessive and improper use of light within communities, is an increasing problem in this country and around the world. It's a problem most often recognized at night, when people are simply unable to see the stars because of the abundance of artificial light – hence the name Dark Sky.

Lighting Design

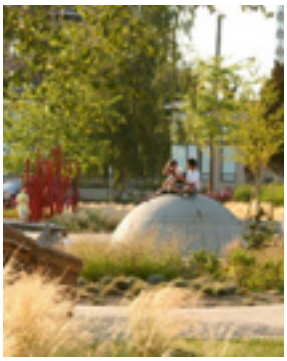
- Address community safety and functionality needs.
- Promote optimal energy conservation.
- Prevent common Dark Sky and light pollution issues.

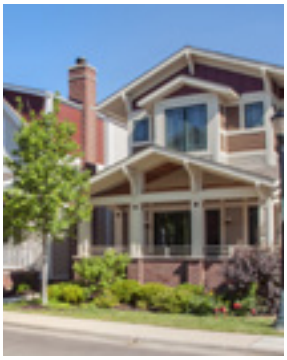
Areas of Focus

These strategic priorities will be shared with builders throughout Harmony to help ensure proper lighting installations in residential buildings.

- Quantity: use fewer but more effective lighting fixture to achieve design goals.
- Durability: use long-lasting, durable materials to prevent failure, thereby lowering maintenance and replacement costs.
- Recyclable: use recycled-content materials, packaging and other materials that can be safely recycled.
- Safety: use non-toxic materials.
- Energy efficiency: design lighting systems that require the least amount of energy.
- Imbedded sustainability: use local sources that eliminate energy consumption from freight costs and vehicle pollution.

RECAP

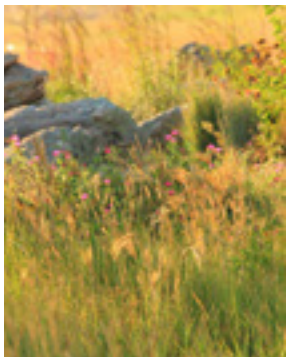


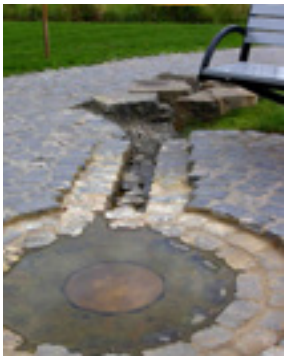


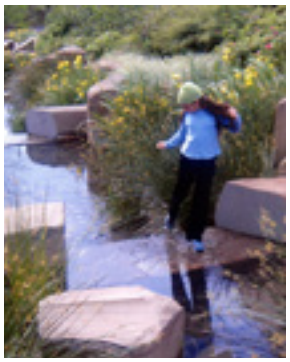
7

MASTER PLANNING

Sustainable Master Planning fosters a sense of community that integrates and connects the very best features of community life, including a network of open spaces, parks, homes, and community amenities.



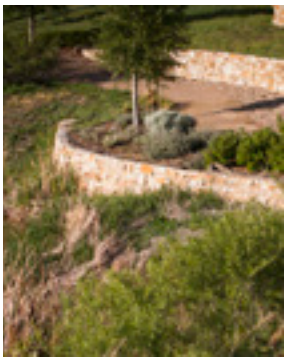
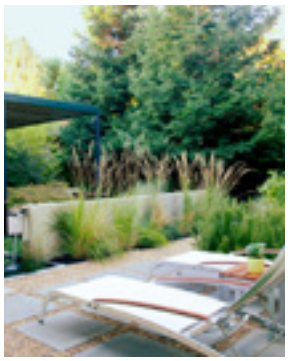
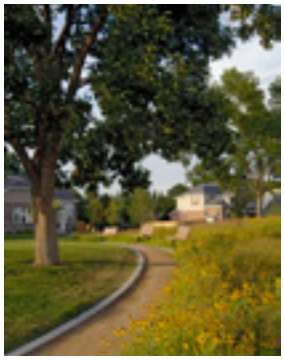


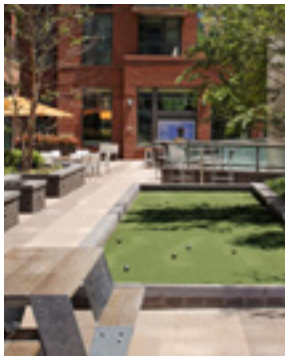


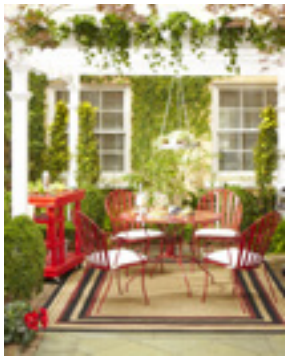
2

RESOURCE PROTECTION

Effective site design recognizes and respects the interdependent natural systems of the site in planning for the built environment. Protecting and enhancing drainage and wetland areas, and landscape concepts planned in context with the regional landscape setting all play an important role in Harmony's resource protection planning.





3

INTEGRATED LANDSCAPE DESIGN

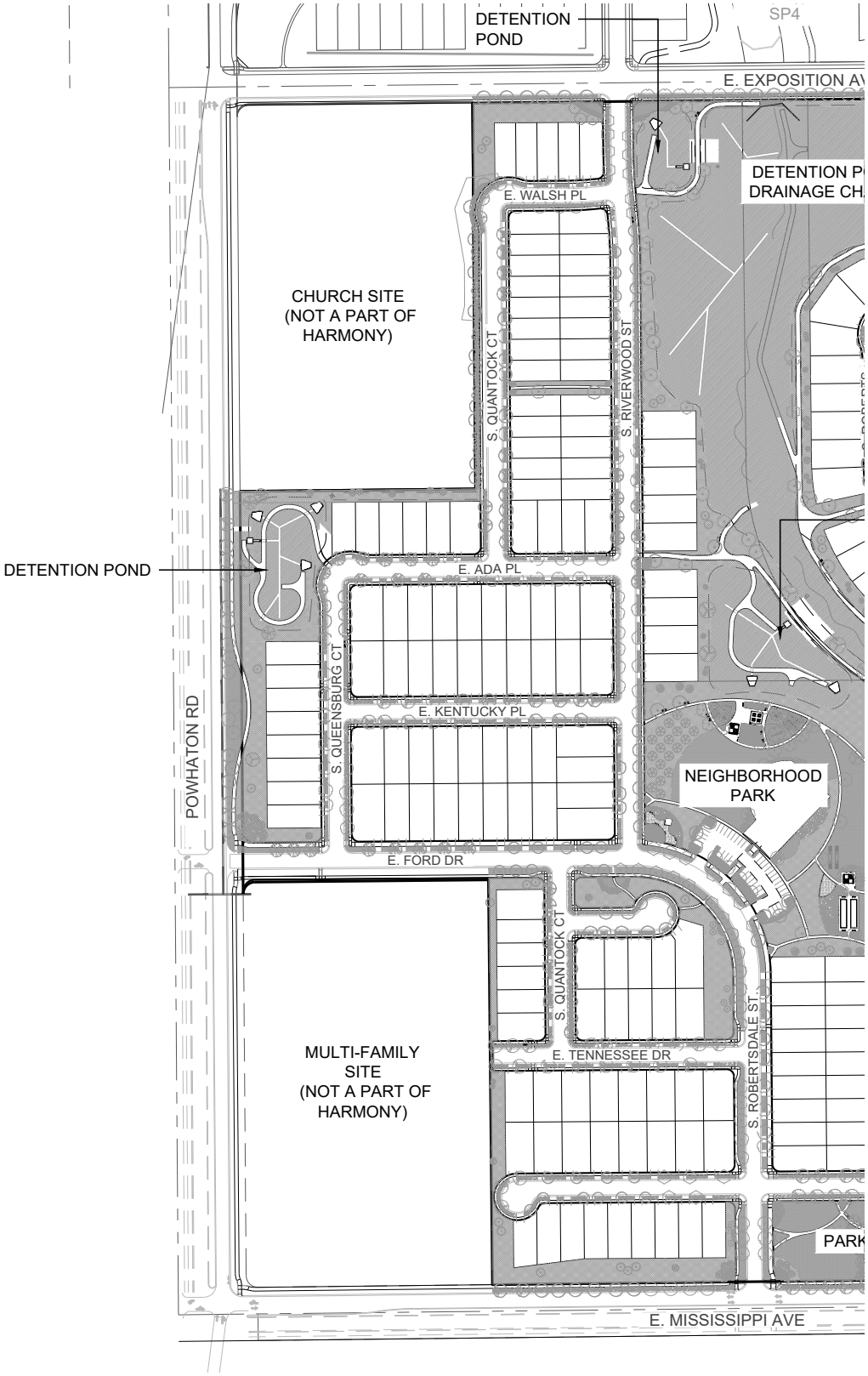
There is an elegance and simplicity in the native high plains prairie. The presence of the expansive sky above the flowing golden grasses is an integral part of the landscape that grounds the Harmony neighborhoods.

4

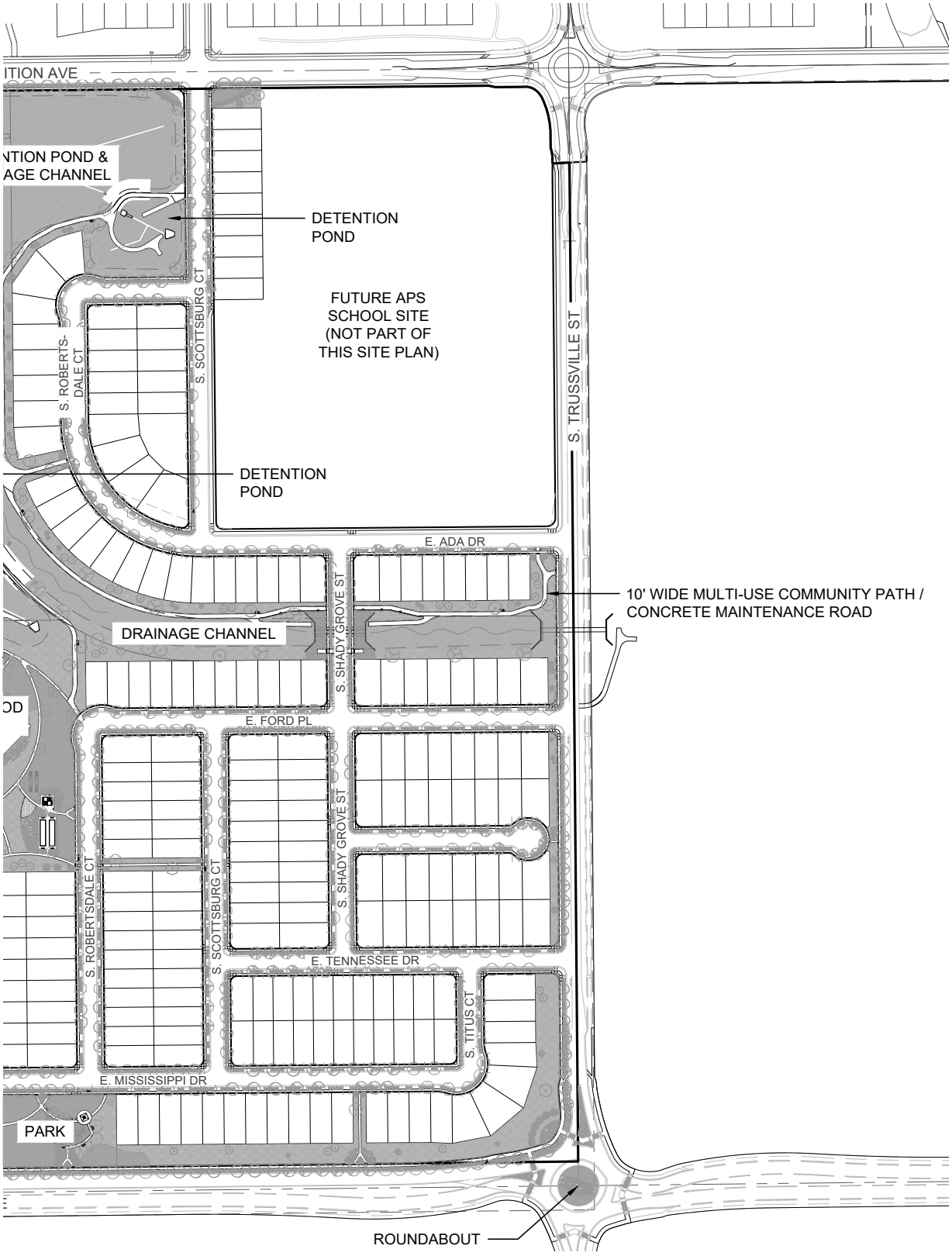
THE PARKSIDE NEIGHBORHOOD

CREATING HOME

LAND USE MAP



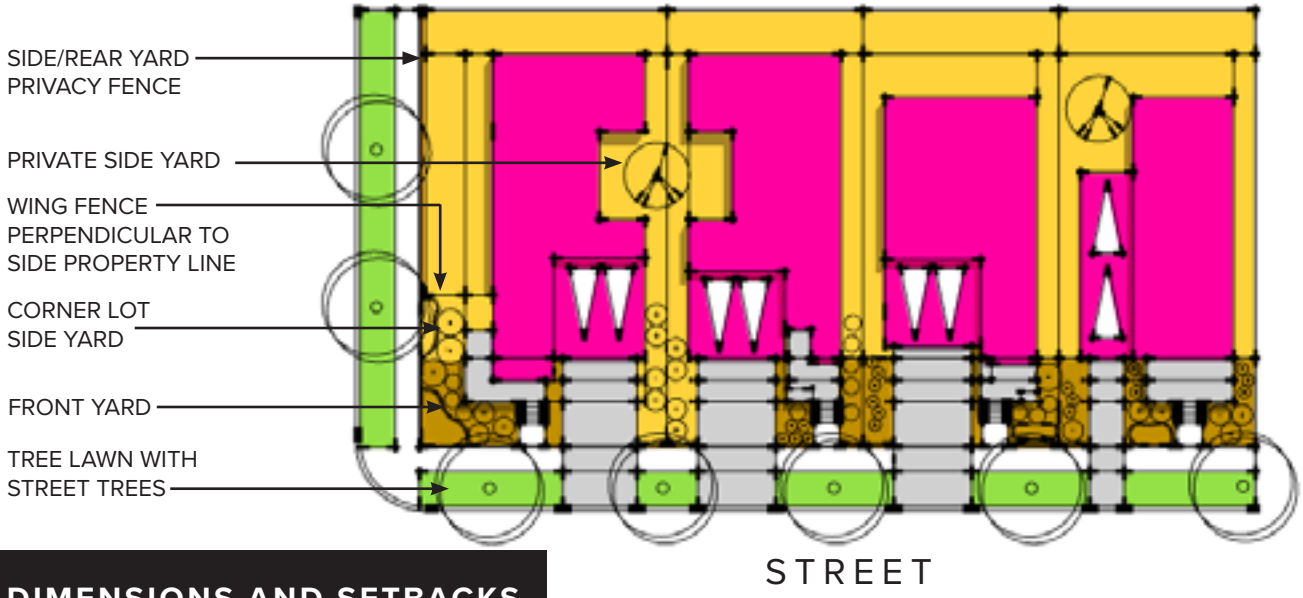
HARMONY SITE PLAN 5



HARMONY SITE PLAN 5

45' x 120' Front Load Homes / Small Lot

Lot size is a minimum of 45' wide by 120' deep, garages face the street and can be organized in a variety of configurations.



DIMENSIONS AND SETBACKS

GARAGE ORIENTATION	FRONT	FRONT PORCH	SIDE	REAR	MAX BUILDING
FRONT LOAD	HOUSE = 15 FT. GARAGE = 20 FT.	10 FT.	5 FT.	10 FT. MINIMUM, 20 FT. PREFERRED	35 FT. WIDE 72 FT. DEEP

RIGHT-OF-WAY & FRONT YARD

RIGHT-OF-WAY:
Street Trees - typical .....35' O.C.

FRONT YARD:
Front Yard Tree Per Lot .....1 required
Entry Walk .....5' min, 7' max.

REAR YARD

ALLEY LOAD LOT
Canopy/ Ornamental Trees .....1 required
10' from rear property line

FRONT/SIDE YARD

INFORMAL: 100% COVERAGE
4 - 8 types of perennials, ornamental grasses, and/or groundcovers.
3 - 6 shrub types.

FORMAL: 100% COVERAGE
3 - 4 types of perennials, ornamental grasses, and/or groundcovers.
3 - 4 shrub types.

SIDE YARD

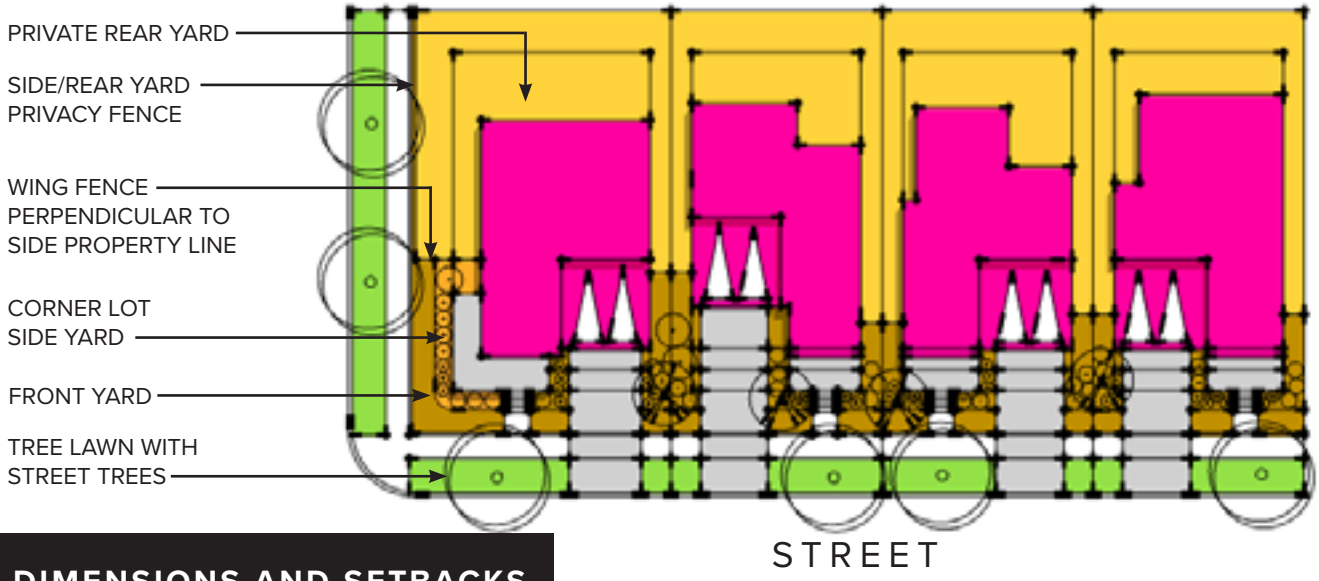
SIDE YARD VISIBLE FROM THE STREET: 60% MINIMUM COVERAGE
2 - 3 types of perennials, ornamental grasses, and/or groundcovers.
2 - 3 shrub types.

CORNER LOT SIDE YARD: 100% COVERAGE
4 - 8 types of perennials, ornamental grasses, and/or groundcovers.
3 - 4 shrub types.

***On Corner Lots where the lot width permits, a wrap porch is required.**

50' X 120' Front Load Homes / Standard Lot

Lot size is a minimum of 50' wide by 120' deep, garages face the street and can be organized in a variety of configurations.



DIMENSIONS AND SETBACKS

GARAGE ORIENTATION	FRONT	FRONT PORCH	SIDE	REAR	MAX BUILDING
FRONT LOAD	HOUSE = 15 FT. GARAGE = 20 FT.	10 FT.	5 FT.	10 FT. MINIMUM, 20 FT. PREFERRED	40 FT. WIDE 72 FT. DEEP

RIGHT-OF-WAY & FRONT YARD

RIGHT-OF-WAY:
Street Trees - typical .....35' O.C.

FRONT YARD:
Front Yard Tree Per Lot .....1 required
Entry Walk .....5' min, 7' max.

REAR YARD

FRONT LOAD LOT
Canopy/ Ornamental Trees .....1 required
10' from rear property line

FRONT/SIDE YARD

INFORMAL: 100% COVERAGE
4 - 8 types of perennials, ornamental grasses, and/or groundcovers.
3 - 6 shrub types.

FORMAL: 100% COVERAGE
3 - 4 types of perennials, ornamental grasses, and/or groundcovers.
3 - 4 shrub types.

SIDE YARD

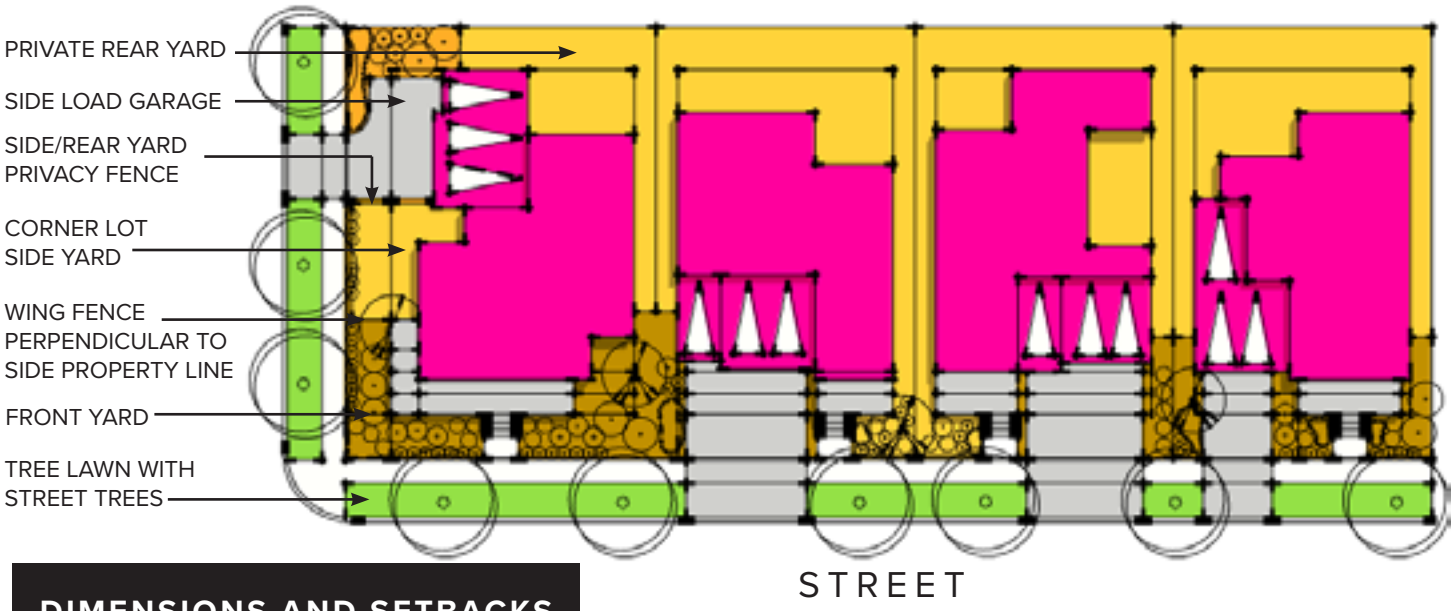
SIDE YARD VISIBLE FROM THE STREET: 60% MINIMUM COVERAGE
2 - 3 types of perennials, ornamental grasses, and/or groundcovers.
2 - 3 shrub types.

CORNER LOT SIDE YARD: 100% COVERAGE
4 - 8 types of perennials, ornamental grasses, and/or groundcovers.
3 - 4 shrub types.

***On Corner Lots where the lot width permits, a wrap porch is required.**

60' x 120' Front Load Homes / Standard Lot

Lot size is a minimum of 60' wide by 120' deep, garages face the street and can be organized in a variety of configurations.



DIMENSIONS AND SETBACKS

GARAGE ORIENTATION	FRONT	FRONT PORCH	SIDE	REAR	MAX BUILDING
FRONT LOAD	HOUSE = 15 FT. GARAGE = 20 FT.	10 FT.	5 FT.	10 FT. MINIMUM, 20 FT. PREFERRED	50 FT. WIDE 72 FT. DEEP

RIGHT-OF-WAY & FRONT YARD

RIGHT-OF-WAY:
Street Trees - typical .....35' O.C.

FRONT YARD:
Front Yard Tree Per Lot .....1 required
Entry Walk .....5' min, 7' max.

REAR YARD

FRONT LOAD LOT
Canopy/ Ornamental Trees .....1 required
10' from rear property line

FRONT/SIDE YARD

INFORMAL: 100% COVERAGE
4 - 8 types of perennials, ornamental grasses, and/or groundcovers.
3 - 6 shrub types.

FORMAL: 100% COVERAGE
3 - 4 types of perennials, ornamental grasses, and/or groundcovers.
3 - 4 shrub types.

SIDE YARD

SIDE YARD VISIBLE FROM THE STREET: 60% MINIMUM COVERAGE
2 - 3 types of perennials, ornamental grasses, and/or groundcovers.
2 - 3 shrub types.

CORNER LOT SIDE YARD: 100% COVERAGE
4 - 8 types of perennials, ornamental grasses, and/or groundcovers.
3 - 4 shrub types.

***On Corner Lots where the lot width permits, a wrap porch is required.**

HARMONY

COLORADO