

TAB TWELVE

Architectural Design Standard	Brief Description of the Feature	Location in Application Package
Four-Sided Architectural Design	A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public when facing a designated view corridor, public or private open space, or public or private street rights-of-way, shall display a similar level of quality and architectural interest.	Retail / Commercial Use Character Imagery Page 12.5 Also refer to Section 146-1019 – Non-Residential Building Design Standards
Building Form	Building mass, form and configuration shall be designed to create an image of high quality development. Facades oriented to the street or open space shall provide a variety of scale, fenestration, horizontal and vertical plane changes, or similar features to avoid uninterrupted and monotonous facades. For Commercial and Retail uses, these features shall not be restricted to a single façade. Designs shall avoid long, unbroken flat walls of 50 feet or greater. One or more elements such as banding, wainscots, sills, lintels, mullions, textures or patterns shall be used to reduce the appearance of large expanses of building walls greater than 50 feet in length, as well as changes of plane, and/or interlocking of building forms. Screen back-of-house functions from public streets.	Retail / Commercial Use Character Imagery Page 12.5 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards
Roof Forms	Buildings shall have distinctive roof profiles and colors, and provide variations in roof lines and forms. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, unique scuppers, fascias, or other features. Visible roof surfaces shall be made of durable materials such as standing seam metal, concrete tile, copper, or other pre-finished architectural metal roof systems. Asphalt shingle roofs are prohibited.	Retail / Commercial Use Character Imagery Page 12.5
Exterior Building Materials	Building materials and finishes shall present an image of high quality and permanence. Such materials shall be predominantly durable materials such as masonry (brick, ground or split-face CMU), site-cast concrete and stone veneer, except that site-cast concrete panels are prohibited on Retail or Restaurant uses. Metal panels, cement fiber boards, composite panels, phenolic wood and similar materials may be used as accents up to 40% of the aggregate façade area.	Retail / Commercial Use Character Imagery Page 12.5 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards
Exterior Color Palette	Color palettes shall tie building elements together and enhance the overall project's design concept. Primary building colors shall be derived from natural building material colors and textures. Strong color accents may be used to emphasize main pedestrian and/or vehicular entrances and other important features of the development or building.	Retail / Commercial Use Character Imagery Page 12.5
Architectural Features	Create bold features and unique materials at main entrance(s) that are complimentary to the overall project and provide a balanced transition to adjacent building forms. Articulate fenestration with functional sun-shading devices or similar features. Internally lit lantern features to create night interest are encouraged.	Retail / Commercial Use Character Imagery Page 12.5
Rooftop and Ground-Mounted Equipment Screening	All roof-top mounted equipment including vents, flues, and similar elements greater than 8 inches in diameter, shall be screened where commercial uses abut commercial, retail, office, or hospitality uses. Screening material shall be constructed of the same or similar materials used on the main building. Screening height shall be equal to or greater than the height of the equipment to be screened. Screening is not required where equipment is not visible from other adjoining uses.	Retail / Commercial Use Character Imagery Page 12.5
Loading Docks and Service Area Screening	Loading docks and service operations shall be conducted within an enclosed structure or screened area. Trash receptacles shall be fully screened and preferably covered for protection from the elements.	Retail / Commercial Use Character Imagery Page 12.5
Site and Building Lighting	Site lighting shall not infringe onto adjacent property. Building lighting shall be appropriate for each use and minimize glare, and be used to promote safety, security and walk-ability. Lighting fixture design should complement the overall building architecture. All fixtures shall be equipped with full-cutoff shields or equivalent technology such that light does not infringe onto adjacent property.	Retail / Commercial Use Character Imagery Page 12.5
Building Signage	Building signage shall be designed to provide clarity and legibility, while being compatible and consistent with the building's architectural character and scale. Signs shall be placed so as not to obscure architectural features such as entrances, windows, cornices, eaves and other decorative elements.	Retail / Commercial Use Character Imagery Page 12.5 Also refer to Aurora City Code, Chapter 146, Article 16 – Sign Regulations
Additional Standards	For Commercial, Entertainment, Restaurant and Retail uses, and Big-Box Retail Buildings, refer to Section 146-1019 (K) and (L).	Northeast Plains Zone District, Article 10, Chapter 146, Aurora Municipal Code

Retail / Commercial Use

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Four-Sided Architectural Design	A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public when facing a designated view corridor, public or private open space, or public or private street rights-of-way, shall display a similar level of quality and architectural interest.	Parking Use Character Imagery Page 12.6 Also refer to Section 146-1019 – Non-Residential Building Design Standards
Building Form	Building mass, form and configuration shall be designed to create an image of high quality development. Facades oriented to the street or open space shall provide a variety of scale, fenestration, horizontal and vertical plane changes, or similar forms to avoid uninterrupted and monotonous facades. Designs shall avoid long, unbroken flat walls of 50 feet or greater. One or more elements such as banding, wainscots, sills, lintels, mullions, textures or patterns shall be used to reduce the appearance of large expanses of building walls greater than 50 feet in length, as well as changes of plane, and/or interlocking of building forms. Screen back-of-house functions from public streets with solid walls matching the main building, or landscaping.	Parking Use Character Imagery Page 12.6 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards
Roof Forms	Buildings shall have distinctive roof profiles and colors, and provide variations in roof lines and forms. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, unique scuppers, fascias, or other features. Visible roof surfaces shall be made of durable materials such as standing seam metal, concrete tile, copper, or other pre-finished architectural metal roof systems. Asphalt shingle roofs are prohibited.	Commercial Use Character Imagery Page 12.6
Exterior Building Materials	Building materials and finishes shall present an image of high quality and permanence. Such materials shall be predominantly durable materials such as masonry (brick, ground or split-face CMU), site-cast concrete and stone veneer. Cement fiber boards, composite panels, phenolic wood and similar materials may be used as accents up to 30% of the aggregate façade area. Metal panels may be used up to 40% of the aggregate façade area. For Pre-Engineered Metal Buildings, metal is permitted as the primary exterior surface material, provided that wainscoting, at least 42" high, surfaced in stone masonry or decorative concrete is provided when facing a public street, view corridor, drainage, public or private open space, or public rights-of-way.	Parking Use Character Imagery Page 12.6 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards
Exterior Color Palette	Color palettes shall tie building elements together and enhance the overall project's design concept. Primary building colors shall be derived from natural building material colors and textures. Strong color accents may be used to emphasize main pedestrian and/or vehicular entrances and other important features of the development or building.	Parking Use Character Imagery Page 12.6
Architectural Features	Create bold features at main vehicular entrances that are complimentary to the overall project and provide a balanced transition to adjacent covered parking structures and canopies. Internally lit lantern features to create night interest are encouraged. Integrate screening elements for Parking areas/structures with other screening elements used at the building.	Parking Use Character Imagery Page 12.6
Rooftop and Ground-Mounted Equipment Screening	All roof-top mounted equipment including vents, flues, and similar elements greater than 8 inches in diameter shall be screened where commercial uses abut commercial, retail, office, or hospitality uses. Screening material shall be constructed of the same or similar materials used on the main building. Screening height shall be equal to or greater than the height of the equipment to be screened. Screening is not required where equipment is not visible from other adjoining uses.	Parking Use Character Imagery Page 12.6
Loading Docks and Service Area Screening	Loading docks and service operations open to public view shall be conducted within an enclosed structure or screened area. Trash receptacles shall be fully screened and preferably covered. Outdoor storage, terminals, motor vehicle storage, contractor's yards, and transfer stations shall be implemented as stated in Section 146-1017 of the Northeast Plains Zone District.	Parking Use Character Imagery Page 12.6
Site and Building Lighting	Site lighting shall not infringe onto adjacent property. Building lighting shall be appropriate for each use and minimize glare, and be used to promote safety, security and walkability. Lighting fixture designs should complement the overall building architecture. All fixtures shall be equipped with full-cutoff shields or equivalent technology such that light does not infringe onto adjacent property. Parking Lot Light pole height for parking uses are allowed to be a maximum of 38 ft above grade, including concrete bases, where occur.	Parking Use Character Imagery Page 12.6
Building Signage	Building signage shall be designed to provide clarity and legibility, while being compatible and consistent with the building's architectural character and scale. Signs shall be placed so as not to obscure architectural features such as entrances, windows, cornices, eaves and other decorative elements.	Parking Use Character Imagery Page 12.6 Also refer to Aurora City Code, Chapter 146, Article 16 – Sign Regulations

Parking Use

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Prepared for: DIA 56th LLC

March 10, 2016

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FINE POINT BUSINESS PARK
Aurora, Colorado

NOT APPLICABLE

Architectural Design Standards

Matrix Form H
MASTER PLAN



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Building Form	Building mass, form and configuration shall be designed to create an image of high quality development. Facades oriented to the street or open space shall provide a variety of scale, fenestration, horizontal and vertical plane changes, or similar forms to avoid uninterrupted and monotonous facades. One or more elements such as banding, wainscots, sills, lintels, mullions, textures or patterns shall be used to reduce the appearance of large expanses of building walls greater than 50 feet in length, as well as changes of plane, and/or interlocking of building forms. Screen back-of-house functions from public streets.	Industrial Use Character Imagery Page 12.7 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards; Section 146-1019 (D)
Roof Forms	Buildings shall have distinctive roof profiles and colors, and provide variations in roof lines and forms. Buildings with flat roofs shall be designed to create visual interest by using variations in parapet height, unique scuppers, fascias, or other features. Visible roof surfaces shall be made of durable materials such as standing seam metal, concrete tile, copper, or other pre-finished architectural metal roof systems. Asphalt shingle roofs are prohibited.	Commercial Use Character Imagery Page 12.7
Exterior Building Materials	Building materials and finishes shall present an image of high quality and permanence. Such materials shall be predominantly durable materials such as masonry (brick, ground or split-face CMU), site-cast concrete and stone veneer. Cement fiber boards, composite panels, phenolic wood and similar materials may be used as accents up to 30% of the aggregate façade area. Metal panels may be used up to 40% of the aggregate façade area. For Pre-Engineered Metal Buildings, refer to additional architectural requirements per Section 1019 (Q), when facing a view corridor, drainage, public or private open space, or public rights-of-way.	Industrial Use Character Imagery Page 12.7 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards Section 1019 (O), (P), (Q)
Exterior Color Palette	Color palettes shall tie building elements together and enhance the overall project's design concept. Primary building colors shall be derived from natural building material colors and textures. Strong color accents may be used to emphasize main pedestrian and/or vehicular entrances and other important features of the development or building.	Industrial Use Character Imagery Page 12.7
Architectural Features	Create bold features at main entrances that are complimentary to the overall project and provide a balanced transition to adjacent covered parking structures and canopies.	Industrial Use Character Imagery Page 12.7
Screening of Rooftop and Ground-Mounted Equipment	All roof-top mounted equipment including vents, flues, and similar elements greater than 8 inches in diameter, shall be screened where commercial uses abut commercial, retail, office, or hospitality uses. Screening material shall be constructed of the same or similar materials used on the main building. Screening height shall be equal to or greater than the height of the equipment to be screened. Screening is not required where equipment is not visible from other adjoining uses.	Industrial Use Character Imagery Page 12.7
Screening of Loading Docks, Service Areas, and Outdoor Storage	Loading docks and service operations shall be conducted within an enclosed structure or screened from view from all public and private rights of way by walls or fences that are a maximum of 10 ft high and are compatible with the buildings on site regarding colors and materials. <i>Shared or back-to-back loading and truck parking areas are encouraged.</i> Trash receptacles shall be fully screened and preferably covered. Outdoor storage, terminals, motor vehicle storage, contractor's yards, and transfer stations shall be implemented as stated in Section 146-1017 of the Northeast Plains Zone District.	Industrial Use Character Imagery Page 12.7
Site and Building Lighting	Site lighting shall not infringe onto adjacent property. Building lighting shall be appropriate for each use and minimize glare, and be used to promote safety, security and walk-ability. Lighting fixture designs should complement the overall building architecture. All fixtures shall be equipped with full-cutoff shields or equivalent technology such that light does not infringe onto adjacent property.	Industrial Use Character Imagery Page 12.7
Building Signage	Building signage shall be designed to provide clarity and legibility, while being compatible and consistent with the building's character and scale. Signs shall be placed so as not to obscure architectural features such as entrances, windows, cornices, eaves and other decorative elements.	Industrial Use Character Imagery Page 12.7 Also refer to Aurora City Code, Chapter 146, Article 16 – Sign Regulations
Additional Standards	Refer to Chapter 146, Section 146-1019 (O), (P), AND (Q) of the Aurora City Code for Additional Standards.	Industrial Use Character Imagery Page 12.7

Industrial Use

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Building Form	Building mass, form and configuration shall be designed to create an image of high quality development. Facades oriented to the street or open space shall provide a variety of scale, fenestration, horizontal and vertical plane changes, or similar forms to avoid uninterrupted and monotonous facades. For Hospitality and Office uses, these features shall not be restricted to a single façade. Designs shall avoid long, unbroken flat walls of 50 feet or greater. One or more elements such as banding, wainscots, sills, lintels, mullions, textures or patterns shall be used to reduce the appearance of large expanses of building walls greater than 50 feet in length, as well as changes of plane, and/or interlocking of building forms. Screen back-of-house functions from public streets.	Office/Hospitality Use Character Imagery Page 12.8 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards
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Exterior Building Materials	Building materials and finishes shall present an image of high quality and permanence. Such materials shall be predominantly durable materials such as masonry (brick, ground or split-face CMU), site-cast concrete and stone veneer, except that site-cast concrete panels are prohibited on hotels and motels. Metal panels, cement fiber boards, composite panels, phenolic wood and similar materials may be used as accents up to 40% of the aggregate façade area, as per Section 1019 (K).	Office/Hospitality Use Character Imagery Page 12.8 Also refer to Aurora City Code, Article 10, Section 146– Non-Residential Building Design Standards
Exterior Color Palette	Color palettes shall tie building elements together and enhance the overall project's design concept. Primary building colors shall be derived from natural building material colors and textures. Strong color accents may be used to emphasize main pedestrian and/or vehicular entrances and other important features of the development or building.	Office/Hospitality Use Character Imagery Page 12.8
Architectural Features	Create bold features at main vehicular entrances that are complimentary to the overall project and provide a balanced transition to adjacent covered parking structures and canopies. Internally lit lantern features to create night interest are encouraged.	Office/Hospitality Use Character Imagery Page 12.8
Rooftop and Ground-Mounted Equipment Screening	All roof-top mounted equipment including vents, flues, and similar elements greater than 8 inches in diameter shall be screened where commercial uses abut commercial, retail, office, or hospitality uses. Screening material shall be constructed of the same or similar materials used on the main building. Screening height shall be equal to or greater than the height of the equipment to be screened. Screening is not required where equipment is not visible from other adjoining uses.	Office/Hospitality Use Character Imagery Page 12.8
Loading Docks and Service Area Screening	Loading docks and service operations shall be conducted within an enclosed structure or screened area. Trash receptacles shall be fully screened and preferably covered.	Office/Hospitality Use Character Imagery Page 12.8
Site and Building Lighting	Site lighting shall not infringe onto adjacent property. Building lighting shall be appropriate for each use and minimize glare, and be used to promote safety, security and walkability. Lighting fixture designs should complement the overall building architecture. All fixtures shall be equipped with full-cutoff shields or equivalent technology such that light does not infringe onto adjacent property.	Office/Hospitality Use Character Imagery Page 12.8
Building Signage	Building signage shall be designed to provide clarity and legibility, while being compatible and consistent with the building's architectural character and scale. Signs shall be placed so as not to obscure architectural features such as entrances, windows, cornices, eaves and other decorative elements.	Office/Hospitality Use Character Imagery Page 12.8 Also refer to Aurora City Code, Chapter 146, Article 16 – Sign Regulations
Additional Standards	For Concrete Tilt-Up for Hospitality uses, refer to Section 1019 (K) and (N).	Northeast Plains Zone District, Article 10, Chapter 146, Aurora Municipal Code

Office / Hospitality Use

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NOT APPLICABLE

TAB TWELVE



5A. Articulated corner feature and transparent ground level



5B. Functional sun-shade devices integrated with window design



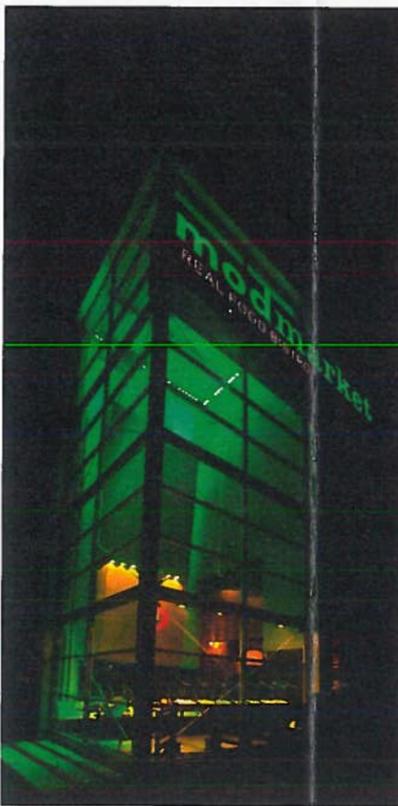
5C. Site materials match building materials, colors and texture



5D. Prominent canopy feature highlights main entrance



5E. Use of bold colors and forms, transparent ground level and integration of monument sign with building materials and colors



5F. Illuminated lantern element integrated with building signage



5G. Bold use of illuminated lantern feature to define building image

Retail / Commercial Use

- Buildings shall be articulated on all sides
- Materials and finishes shall present an image of high quality, permanence and durability
- Strong color elements or patterns against a backdrop of the primary building colors and materials are encouraged
- Articulate facades with unique elements such as banding, masonry belt coursing, sun-shades, screens, canopies and lantern features integrated with signage
- Roof-top mechanical units and equipment shall be screened from view

TAB TWELVE



6A. Architectural screening devices shield parked vehicles and double as signage



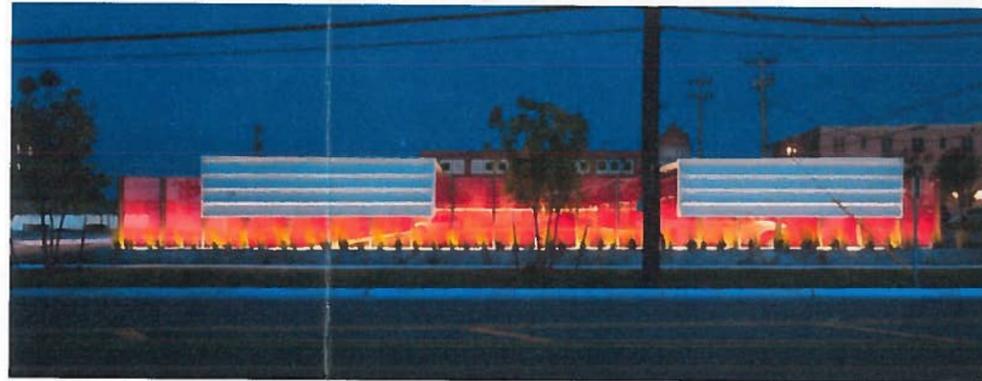
6C. Contemporary building materials, composition and colors are encouraged



6E. Consistency of roof forms with office/valet building with adjoining parking structures



6B. Overlapping of roof and screening forms and utilizing contrasting color integrated with landscaping



6D. Use of lighting to transform screenwall and enliven facade and landscaping while providing screening of vehicles



6F. Use of bold roof forms to help define company image and accommodate signage



6G. Perforated metal for screening of parking areas

Parking Use

- Materials and finishes shall present an image of high quality, permanence and durability
- Long expanses of parking facade structures shall be broken down with plane changes, variations of structural height, and overlapping or interlocking of forms
- Semi-transparent screening features are encouraged to screen parking areas where located adjacent to public streets or directly adjacent to different adjoining uses
- Screening features at parking structures shall be integrated with other buildings on the site
- Articulate facades with unique elements such as banding, masonry belt coursing, sun-shades, screens, canopies and lantern features integrated with signage

**NOT
APPLICABLE**



7A. Entrances differentiated from warehouse building with articulated features, interlocking forms and accent colors



7C. Variation of building mass and form between building main entrance and warehouse building



7E. Loading dock areas and trash receptacles screened from view and enclosed with materials matching main building



7B. Use of functional shading devices at fenestration; and long facades broken up with plane changes and variations in wall



7D. Use of contemporary finishes, materials, forms and colors are encouraged



7F. Main entrance emphasized with canopy and fenestration features and textured finishes; Large adjacent warehouse facade broken up with screenwall features

Industrial Use

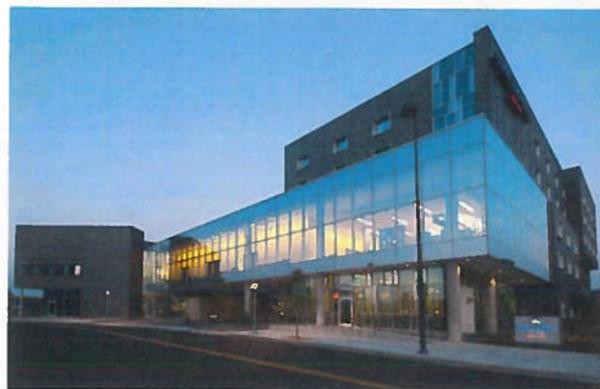
- Materials and finishes shall present an image of high quality, permanence and durability
- Main building entrances differentiated from warehouse building with articulated features, interlocking forms and accent colors
- Long expanses of warehouse facades/structures shall be broken down with plane changes, variations of wall height, and overlapping or interlocking of building forms
- Strong color elements or patterns against a backdrop of the primary building colors and materials are encouraged
- Loading docks screened from public streets and adjoining uses

TAB TWELVE

8A. Articulated corner treatment and incorporation of building signage



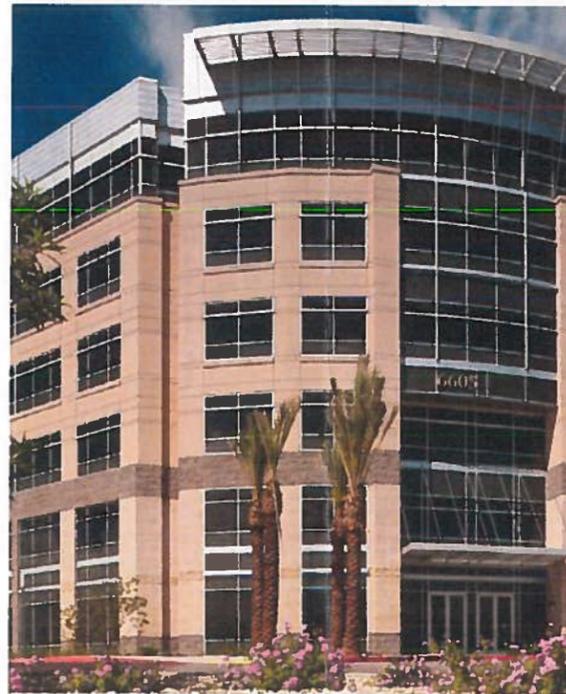
8C. Utilize roof forms for creative lighting effects



8E. Use of contemporary materials, colors, fenestration and composition is encouraged



8B. Creative interlocking of building materials, fenestration, and metal elements - presenting an asymmetrical composition



8D. Varied wall materials, patterns and fenestration

Office / Hospitality Use

- Buildings shall be articulated on all sides
- Materials and finishes shall present an image of high quality, permanence and durability
- Articulate facades with unique elements such as banding, masonry belt coursing, sun-shades, screens, canopies and lantern features integrated with signage
- Use creative lighting techniques to transform facades and roof elements into lively night features while integrated with building signage
- Roof-top mechanical units and equipment shall be screened from view

**NOT
APPLICABLE**