

LANDSCAPE STANDARDS

TAB NO. 11

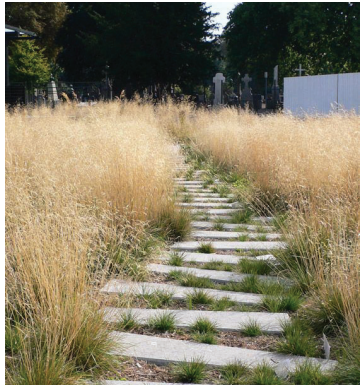
LANDSCAPE ITEM	Brief Description of Feature	Location of the Standards in Application Package
1. Overall landscape concept and palette of plant materials used to carry it out.	Landscaping across the community should reflect plains, prairie, and/or riparian qualities and should create a transition from a more dense urban character to looser, more naturalized open space areas. Landscaping should provide a sense of orderly nature - planting and design should embrace the history and environment of the place, while avoiding complete wilderness or disorder. Native and native-looking plants are encouraged in naturalized areas, amenity zones, and public open spaces- clustering in such a way that evokes a naturalized appearance. On top of the approved Aurora plant list, species should be chosen to accentuate all other landscape elements, mirroring proportion, color, and rhythm.	Tab 11, Page 3
2. Landscape design at entry monumentation and key entry points	Landscape character located near main entrances shall reflect the general landscape character of the community as stated above. Ornamental grasses, evergreens, shrubs with defined structure and ornamental trees shall be used and blended seamlessly with brand elements and the structure of the monuments. Landscape materials used should create a clear sense of arrival. Plantings may be more formal in arrangement in regards to mirroring and proportions, but should not have strict patterning or create rectilinear grids.	Tab 11, Page 5
3. Landscape standards along E-470 or I-70	NOT APPLICABLE	N/A
4. Landscape standards along arterial and collector roadways	Curbside landscape is encouraged to reinforce sight lines and force perspectives in key locations. Primary focal areas would be entryways, terminal views, and the clubhouse. Street tree spacing shall be primarily even when allowed by utilities and other obstructions.	Tab 11, Page 6
5. Landscape standards along local roadways	Curbside landscape is encouraged to reinforce sight lines and force perspectives in key locations. Primary focal areas would be entryways, terminal views, and the recreation center. Street tree spacing shall be primarily even when allowed by utilities and other obstructions, with occasional deviations in spacing.	Tab 11, Page 6
6. Landscape standards in public gathering areas	Turf in these areas should be limited, but may be used along trails to create activity nodes, or as part of a functional open space, such as for flexible sport programming. Nodes are encouraged to have more passive uses throughout so as to encourage spontaneous community gathering and moments of connection. Internal park spaces are encouraged to be programmed with more active elements that will help members of the community create their own adventures.	Tab 11, Page 7
7. Landscape standards at detention/ retention ponds and water features	Drainage ways are encouraged to remain native as much as possible with regards to plant material, but may include formalized elements for human interaction. Additional clusterings of trees such as cottonwoods or other riparian species should be considered to further promote the natural character. Other native-style shrubs and ornamental grasses are encouraged along the trails to define these zones and create view corridors.	N/A
8. Landscape buffers at parks, open space, and drainage	The parks and open space pockets of the site will not engage in heavy screening, rather there will be intentional concentrated areas of landscape and connected, meandering paths / trails throughout that draw users through the site. Moments of juxtaposition using other materials from the residential or commercial palette will help create unity in the more naturalized areas, such as concrete or metal elements, though with an emphasis on traditional materials like stone and wood.	Tab 11, Page 8
9. Special standards at residential lots (if residential backyards border open space or parks)	NOT APPLICABLE	N/A
10. Landscape integration at retaining walls	Retaining walls should transition into the landscaping where possible. Plantings are encouraged in pockets along the base and ends to help soften the transition. Grasses, native-style shrubs and draping/spreading evergreens are encouraged in tiered conditions. Like the overall standards, landscape at retaining walls should blend the native with the designed, being neither overly formal nor overly overgrown.	Tab 11, Page 9
11. Landscape standards at special features	Landscaping immediately adjacent to community fixtures such as the proposed clubhouse or focal points of community parks will more overtly apply the material palette and standards of design as at entry monumentation and key entry points.	N/A
12. Buffer and setback exemptions for traditional street frontages	NOT APPLICABLE	N/A

Note: The design of this matrix and the Master Plan are intended to complement or exceed the City ordinance minimums. Unless an adjustment has been specifically requested and granted, if a conflict should exist between the specific provisions of this matrix and any other ordinance standards, the most restrictive shall govern. Where the Master Plan is silent on specific landscape design standards, the UDO or the code in effect at the time of submittal shall govern.

OVERALL LANDSCAPE CONCEPT

Landscaping across the community should encourage self-guided exploration and reflection, and provide opportunities to connect with the community and with the Colorado environment. The community spaces at The Opal will expand upon the idea of gathering and amenity areas to become an integral part of both the landscape and the lives of community

members. In the same way The Opal bridges the gap between urban and open spaces and between modern and traditional values, use of materiality will transition and connect these spaces and standards as well. Site users will be able to feel at home in the community and landscape, and also feel the possibility of discovery in and around each curve.



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

PLANT PALETTE

The following is a curated assortment of specific qualities and features that we intend to highlight through planting design within The Opal community. These selections have been made to illustrate desired textures, scales, and layering techniques within the plant palette to best align with the design of the site and the

design strategy. These photos are not inclusive of all plant types to be permitted within the community. Additional plant selections may be made that continue to align with the Opal character and are consistent with the City of Aurora’s approved plant species.

DEFINED STRUCTURE



CONTRASTING TEXTURES



SCREENING & BUFFERING



ETHEREAL BUT GROUNDED



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COMMUNITY ENTRANCES

Landscape character located near main entrances shall reflect the general landscape character of the community. This includes the aforementioned strategy of blending structure with naturalistic elements. Contrast may be achieved through the use of substantial, natural hardscape materials juxtaposed with softer

plant materials. These initial interaction areas will be an encapsulated representation of the overall community character too, incorporating the ideas of embracing modernity while paying homage to tradition. These areas may feature public art as well.



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ARTERIAL & COLLECTOR ROADWAYS

Curbside landscape is encouraged to reinforce sight lines and force perspectives in key locations. Primary focal areas would be entryways, terminal views, and the clubhouse. Street tree spacing shall be primarily even when allowed by utilities and other obstructions.

LOCAL ROADWAYS

Curbside landscape will celebrate the native qualities of Colorado while providing additional points of access in key areas, making use of enhanced paving conditions where appropriate. Street tree spacing shall be primarily even when allowed by utilities and other obstructions, with occasional deviations in spacing to highlight focal points or transitions.

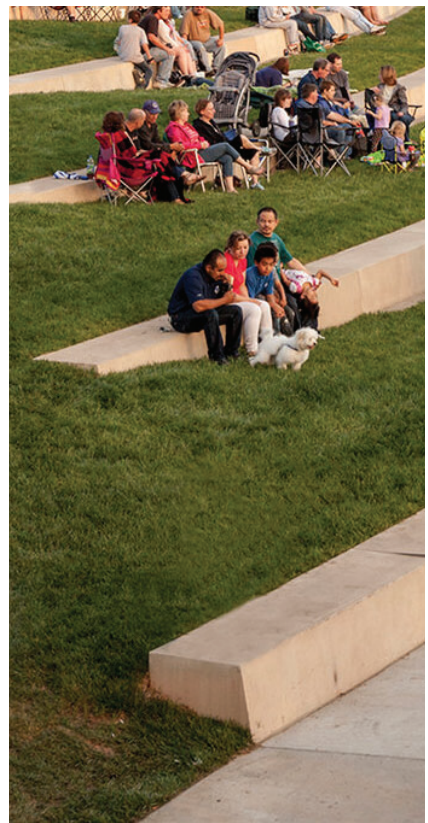


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PARKS, GATHERING AREAS, OR SPECIAL FEATURES

Turf in these areas should be limited, but may be used for active recreation or activity nodes. Nodes are generally encouraged to have more passive uses throughout so as to encourage moments of pause and reflection. Internal park spaces are encouraged to be programmed to reflect the opportunity of each individual, while

providing opportunities for connection. These spaces should be programmed with more active elements and should encourage spontaneous gathering. In addition, special icon features may be used such as public art, enhanced material use, or distinct paving conditions.



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OPEN SPACES

Drainage ways are encouraged to remain native as much as possible. Additional clusterings of trees such as evergreens or riparian species should be considered to further promote the natural character and create terminus points to the trail. Other native-style shrubs and ornamental grasses are encouraged along

the trails to define these zones and create view corridors. Viewsheds are encouraged throughout the community. Buffering along the open spaces should be limited so as to preserve the naturalistic scenery and better transition from the interior residential character to the shared open space.

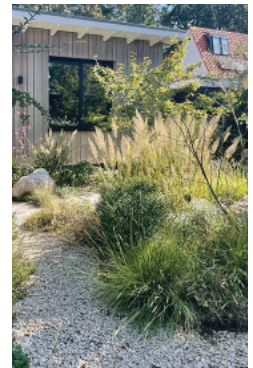


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BUFFERING BETWEEN LAND USES

Viewsheds are encouraged throughout community areas, adjacent to open spaces, and in or to amenity areas. Buffering and fencing should be limited or concentrated in strategic pockets so as to preserve the inviting nature of the open space and its scenery, serving as a contrast to the more urban character of the future communities.

Plantings shall be used to create a cohesive atmosphere across commercial and residential uses. Tactile and visual cues shall be used at thresholds between uses. The landscape shall be designed to promote pedestrian connectivity and thoughtful circulation between uses / zones.



RETAINING WALLS

Retaining walls should transition into the landscaping where possible. Plantings are encouraged in pockets along the base and ends to help soften the transition. Grasses, native-style shrubs and draping/spreading evergreens are encouraged in tiered conditions. Like the overall standards, landscape at retaining walls should blend the native with the designed, being neither overly formal nor overly overgrown.

