


tab 10  
**URBAN DESIGN STANDARDS**

**WINDLER**  
MASTER PLAN

URBAN DESIGN STANDARDS

FORM F-1: URBAN DESIGN GUIDELINE MATRIX

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in Application Package
1. MU-R Diagram 	N/A	N/A
2. Entry Monumentation	Primary gateways to WINDLER will be at the following intersections: Denali Rd. & 48th Ave., Denali Rd. & 56th Ave., as well as all corners of the property. A variety of signage options have been developed utilizing consistent typeface and materials. A sign program/signage master plan will be submitted separately to further refine the locations and proposed signs throughout the WINDLER property.	Page 5-8
3. Retaining Walls	Concrete, masonry block, or buff saw cut natural stone retaining walls will be used throughout the community, parks, and open space to gracefully negotiate changes in terrain. In certain highly visible locations brick, buff saw cut stone, gabion wall, and steel walls may be used as accents. Walls should be scaled to double as seating elements wherever possible. A railing or barrier is required on all walls greater than 30”.	Page 9
4. Fence and Privacy Walls	A clean signature two rail fence along perimeter linear parks and buffers will provide visual access to the open space, and evoke the modern character of the WINDLER development. Additionally, a low demarcation fence and privacy fence are included in these guidelines to ensure community consistency. A buffer wall is also proposed to screen adjacent uses.	Page 10-13
5. Lighting Standards	Street lighting along Arterial roads (56th Ave, Harvest Rd.,48th Ave., Tibet Rd.), Collectors and Local Streets, shall meet City of Aurora standards and shall be consistent along the length of each street. Parks are intended to provide visual access to the night sky and will use pedestrian lighting, bollard lighting or landscape lighting sparingly in strategic locations using special fixtures that speak to the surrounding aesthetic. Pedestrian lighting will also be utilized within the village center park, plazas, pedestrian ways, and gathering areas.	Page 14
6. Paving Standards	All public sidewalks shall be concrete with broom finish. At key locations in the park and open space network, sand finish concrete shall be used to enhance the experience, create a warmer tone and signal points of interest, high quality unit paving will be used in special areas, such as parks. Garden walks and jogging trails shall be comprised of crusher fines trails. Specialty paving (stone, pavers, etc.) will be utilized in mixed use and commercial areas, in combination with concrete to define gathering areas, special uses and providing a more urban experience. Specialty paving is not permitted in public right of way.	
7. Street Furniture Standards	In the residential neighborhoods there will be minimal furnishings distributed throughout. These may include: benches, trash/recycling receptacles and pet litter stations that promote a clean and walkable environment. Within parks and open spaces, a number of integrated seat walls, picnic areas, benches and the like will provide ample seating and gathering opportunities. In the Village North and Village South areas, commercial and mixed commercial areas site furnishings will be coordinated providing a variety of opportunities for gathering. Furniture styles can be varied based on established character zones.	Page 15-17
8. Signage Standards	Park identity and wayfinding signage shall be designed for each individual park. Village North and Village South identity and wayfinding signage shall be designed and submitted at time of Site Plan.	Page 5-8
9. Special Neighborhood Concepts	Pedestrian paseos and semi-public green courts are used to provide a finer grain of pedestrian connectivity within the neighborhood. All houses should have a usable front porch. Garages on corner lots should be placed closer to the interior lot line. Specific Flexible Residential Lot Option Standards have been developed for the community, and high level Mixed Use area standards are also included.	Page 3, 18-44
10. Special Facilities & Structures	The Master Plan includes larger, uniquely designed parks - a Community Center and Recreation facility open to all residents in the development, an urban park to serve Village North, and the 1881 Park which is a park surrounding the existing WINDLER homestead.	Page 45-48

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the UDO standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive shall govern.

All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this MP. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.



tab 10

# URBAN DESIGN STANDARDS



WINDLER SHELTERS



LOCAL PARK



LINEAR PARKS



WINDLER SHELTER IN LOCAL PARK







# Signage

Signage throughout WINDLER will be coordinated through a separate sign program submittal and will serve as a thread of continuity throughout the community. The site signage has adopted a standardized type face, logo, and thematic colors for use in project identification signage. In general signs related to residential neighborhoods feature wood/glulam elements.

- The signs will provide a balance of distinction and personality, while blending into their context.
- The signage design expresses an imaginative character that is fresh and innovative.
- The signage design reflects high quality, durability, legibility, practicality.



C.1 - Potential Neighborhood Identification Monument



B.1 - WINDLER cohesive monument concepts include an LED lit band as an accent

## Landscape Design At Entry Monumentation - Character/Look and Feel

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 WINDLER neighborhoods, and is integrated into the landscape design surrounding the entry monuments. The integrated landscape inspiration for WINDLER is a sophisticated interpretation of the high plains landscape and the interaction between the built environment and the natural environment, focusing on water wise plantings.

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.



D.1 - Primary Street Wayfinding in context.



D.2 - Secondary Street Wayfinding in context.

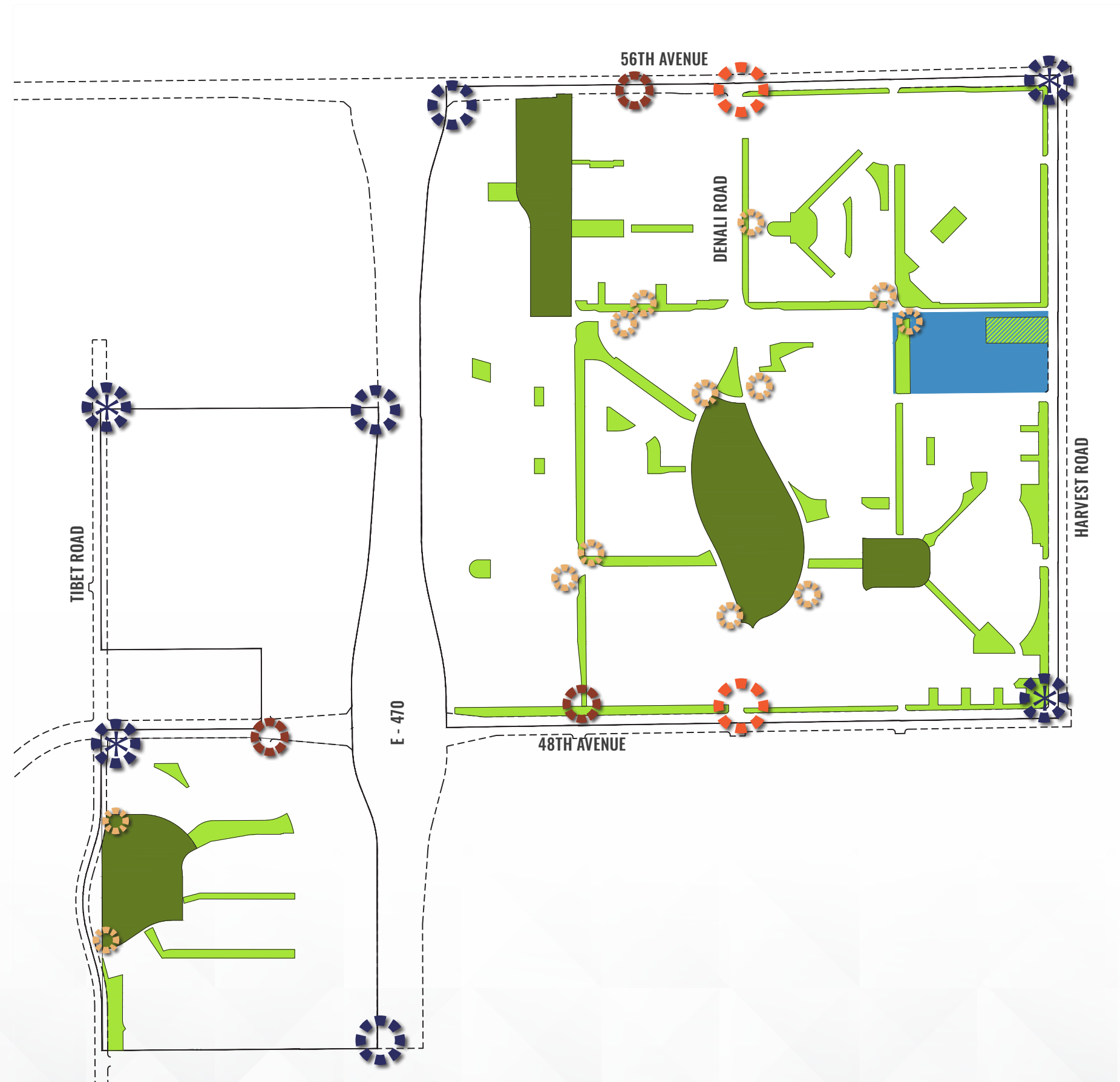


## Typologies

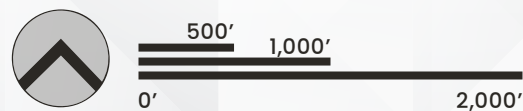
- A. Entry Monumentation
  - A.1 - Primary Entry Monument
  - A.2 - Secondary Entry Monument
- B. Community Identity Monumentation
  - B.1 - Primary Community Identity Monument
  - B.2 - Secondary Community Identity Monument
- C. Neighborhood Identity Monumentation
  - C.1 - Primary Neighborhood Identity Monument
- D. Community Wayfinding Signage (locations determined with Site Plan)
  - D.1 - Primary Community Wayfinding Sign
  - D.2 - Secondary Community Wayfinding Sign
- E. Community Facilities Identity Signage
  - E.1 - Primary Street Wayfinding
  - E.2 - Secondary Street Wayfinding

## Legend

-  A.1 - Potential Primary Entry Monument
-  A.2 - Potential Secondary Entry Monument
-  B.1 - Potential Primary Community Identification Monument
-  C.1 - Potential Neighborhood Identification Monument
-  Potential Park Space
-  Potential Open Space
-  Potential School
-  Denotes 45 degree orientation



*Note: Monumentation/Sign locations depicted are conceptual only and not intended to represent the number or final locations. Final signage designs and locations will be approved by the WINDLER DRC and City of Aurora.*





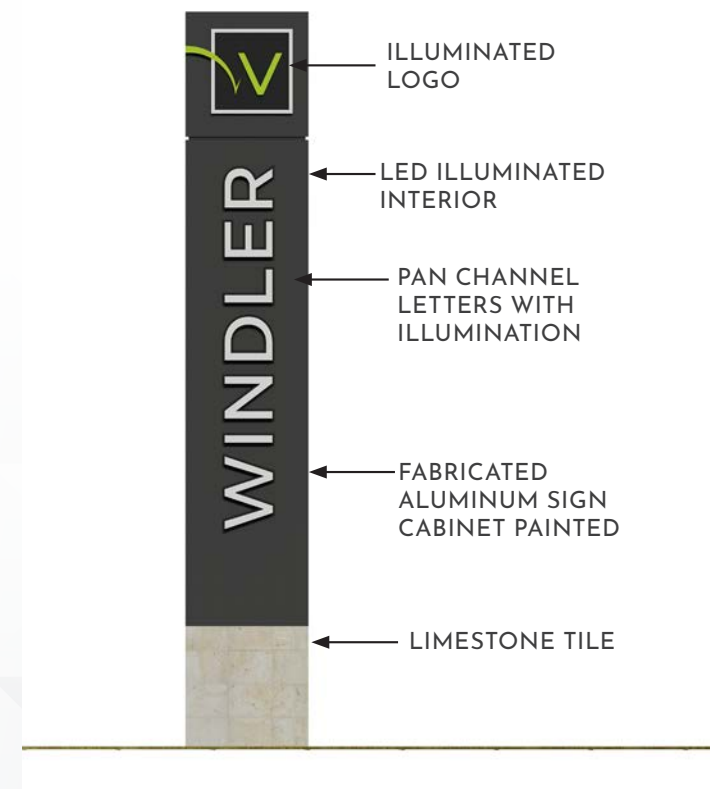
## A - Entry Monumentation

Primary and secondary community identification signs, along the perimeter streets provide community identity, wayfinding and express the overall character of the place. Potential pylon identification along E-470 provide another opportunity to express the overall character of the WINDLER community.

The project identity highway signage will create high visibility in the market place, and set WINDLER apart from surrounding projects. Per Section 146.4.11.8 E. Large, Integrated Development, the Planning Director may approve a sign that exceeds the height, area, or location limitations in this Section 146-4.11.8 if it finds such increase is appropriate because the sign relates to a large integrated development or development in an MU-R zone district.

Walls shall be used to support the pylon signage as independent landscape treatments, whose use may vary in location and dimensions, depending on site context.

### B.1 - Primary Community Identification Monument



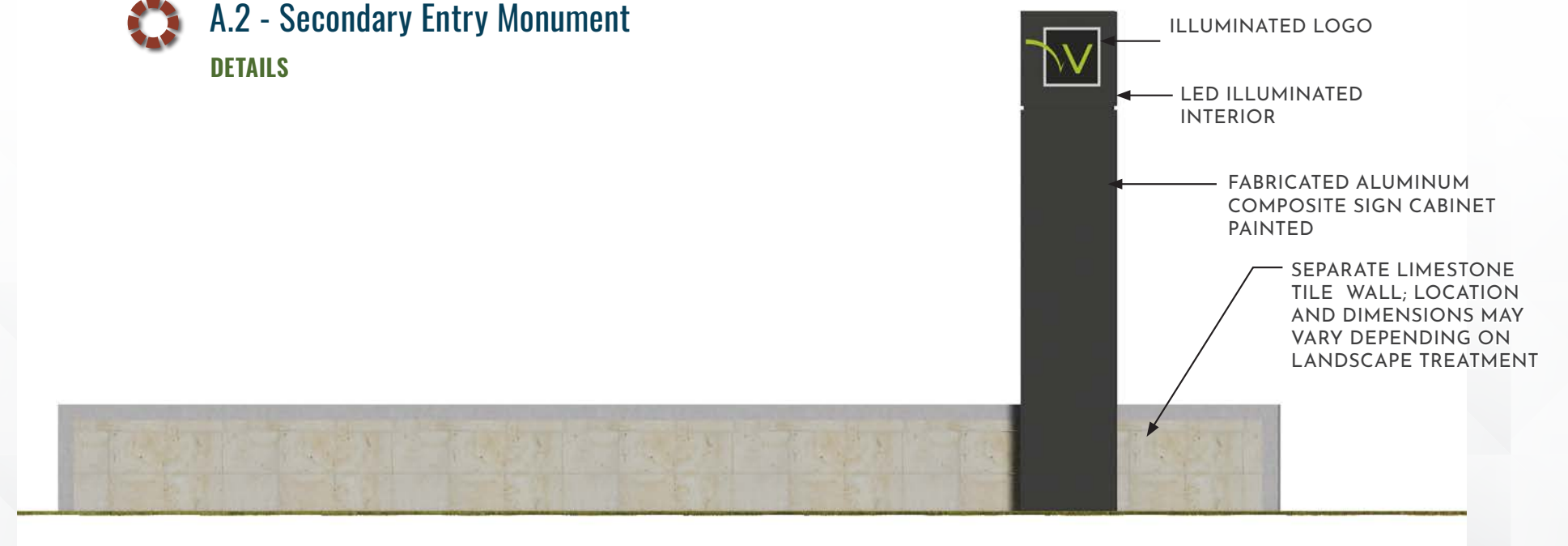
### A.1 - Primary Entry Monument

#### DETAILS



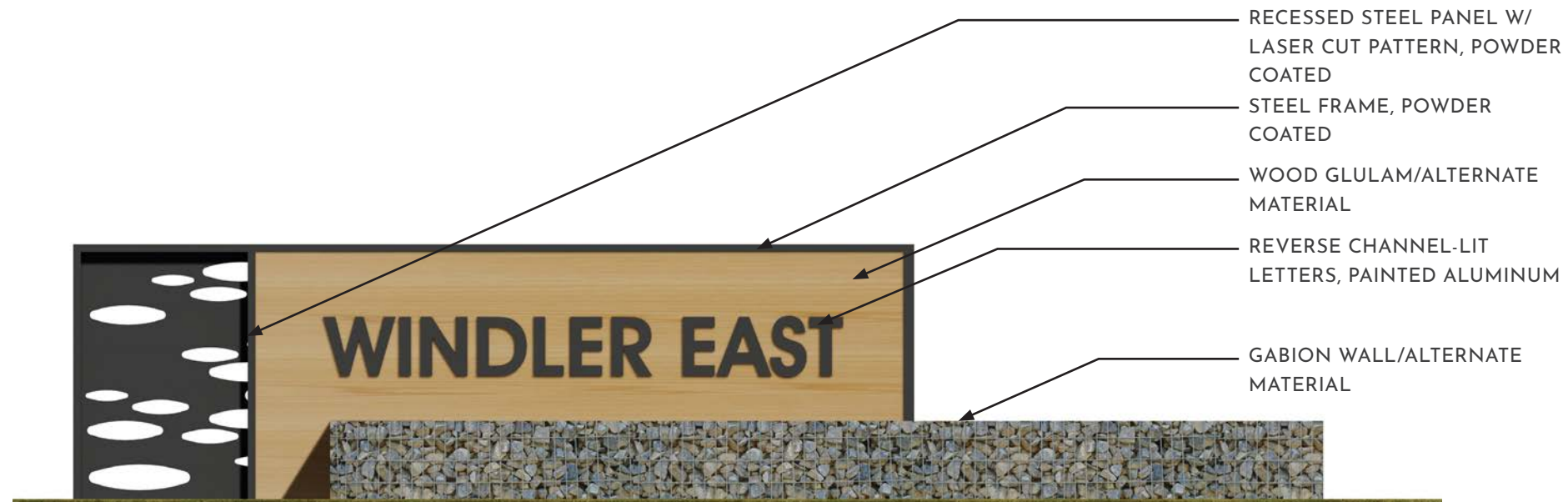
### A.2 - Secondary Entry Monument

#### DETAILS



## C.1 - Neighborhood Identification Monument

### DETAILS



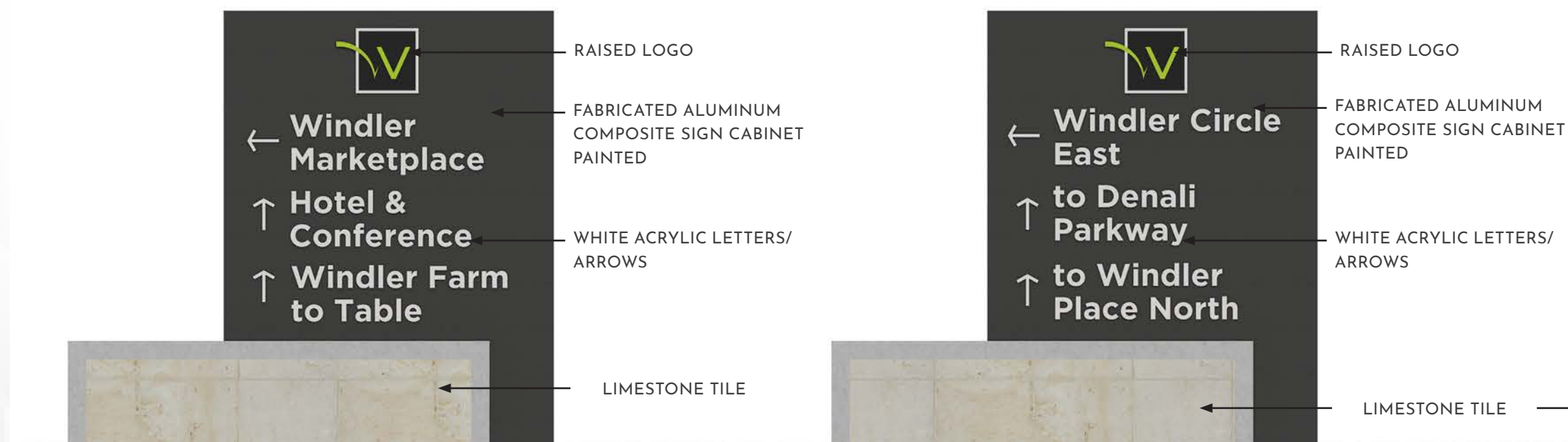
## E - Park & Mileage Signage Concepts

### DETAILS



## D.1 - Primary Street Wayfinding

### DETAILS



## D.2 - Secondary Street Wayfinding

### DETAILS





# Retaining Walls

## DESIGN STANDARDS

Retaining walls shall be used throughout the parks and residential lots where necessary to gracefully negotiate changes in terrain. In public spaces, these walls shall be scaled to double as seating elements wherever possible. Walls will comply with section 146-4.7.9 Fence and Wall Regulations of the City of Aurora UDO, as well as section 4.02.7 of the Roadway Manual.

Gabion, Brick and/or Stone walls may be used in high visibility locations. The walls shall utilize warm earth tone colors.

Corten steel walls, or similar accent walls, may be used in special locations, subject to Design Review Committee approval.

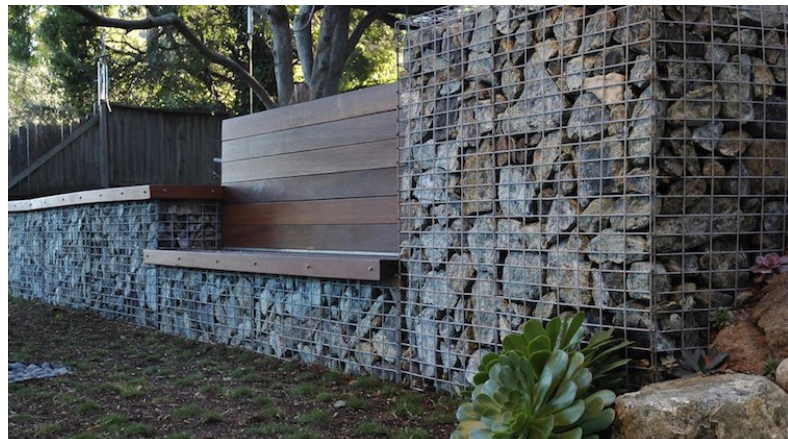
A railing or barrier is required on all walls greater than 30”.



Gabion Wall as iconic feature, may include a wood or concrete cap in high traffic seating areas



Gabion Wall



Gabion Wall



Brick seating wall



Buff Saw Cut Natural Stone Veneer with CMU Core



Block Wall



Corten Steel Wall, limited to special feature locations



# Fencing

## INTENT

Privacy fences at the sides and rears of residential lots are intended to provide privacy, but also allow for visual and conversational connections between neighbors. Demarcation fences are intended to be used to delineate property lines, primarily within greencourt configurations, but may also be used intentionally as front property line delineation fencing. See privacy and demarcation fencing styles to the right. Fencing will comply with section 146-4.7.9 Fence and Wall Regulations of the City of Aurora UDO.

## SIGNATURE FENCE

A contemporary interpretation of the traditional form and characteristics of a low perimeter fence has been designed and may be proposed along perimeter streets to reinforce the character of the WINDLER community, with exception of Village Center frontage, in order to create a cohesive identity for the neighborhoods. Elements of this fence may also be carried throughout the project at paseos and green courts. These fences should be a maximum of 36” high and open to provide visual connection between private property and public spaces and avoid creating fence canyons. This fence is intended to provide a visual reinforcement along the development perimeter, and may begin and end at key entries or topographic shifts.

The WINDLER signature fence detail may be used along the edges of the perimeter linear parks to create a subtle, but iconic neighborhood identity. This detail will also be replicated at key locations within the neighborhood to create a cohesive neighborhood identity, identify public connections, and promote ‘eye’s on public spaces’.



### SIGNATURE FENCE

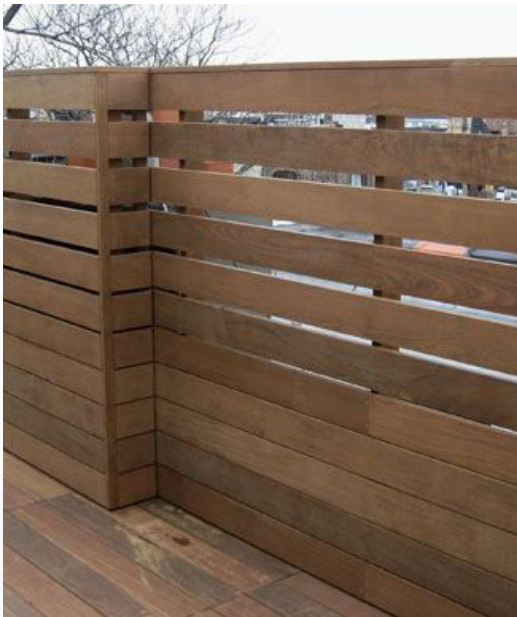
This distinctive fence design provides a signature element for the WINDLER community.



DEMARCATIION FENCE STYLE

### DEMARCATIION FENCING

The demarcation fence may be utilized in greencourt configurations or in other locations on a case by case basis. A gate may be added to these fences as an option.



5' PRIVACY FENCE STYLE - 1



5' PRIVACY FENCE STYLE - 2

### PRIVACY FENCING

The adjacent images are depicted to convey the intent to utilize a modern horizontal feel to the fencing for WINDLER. Specific designs will be included in the future Site Plans.

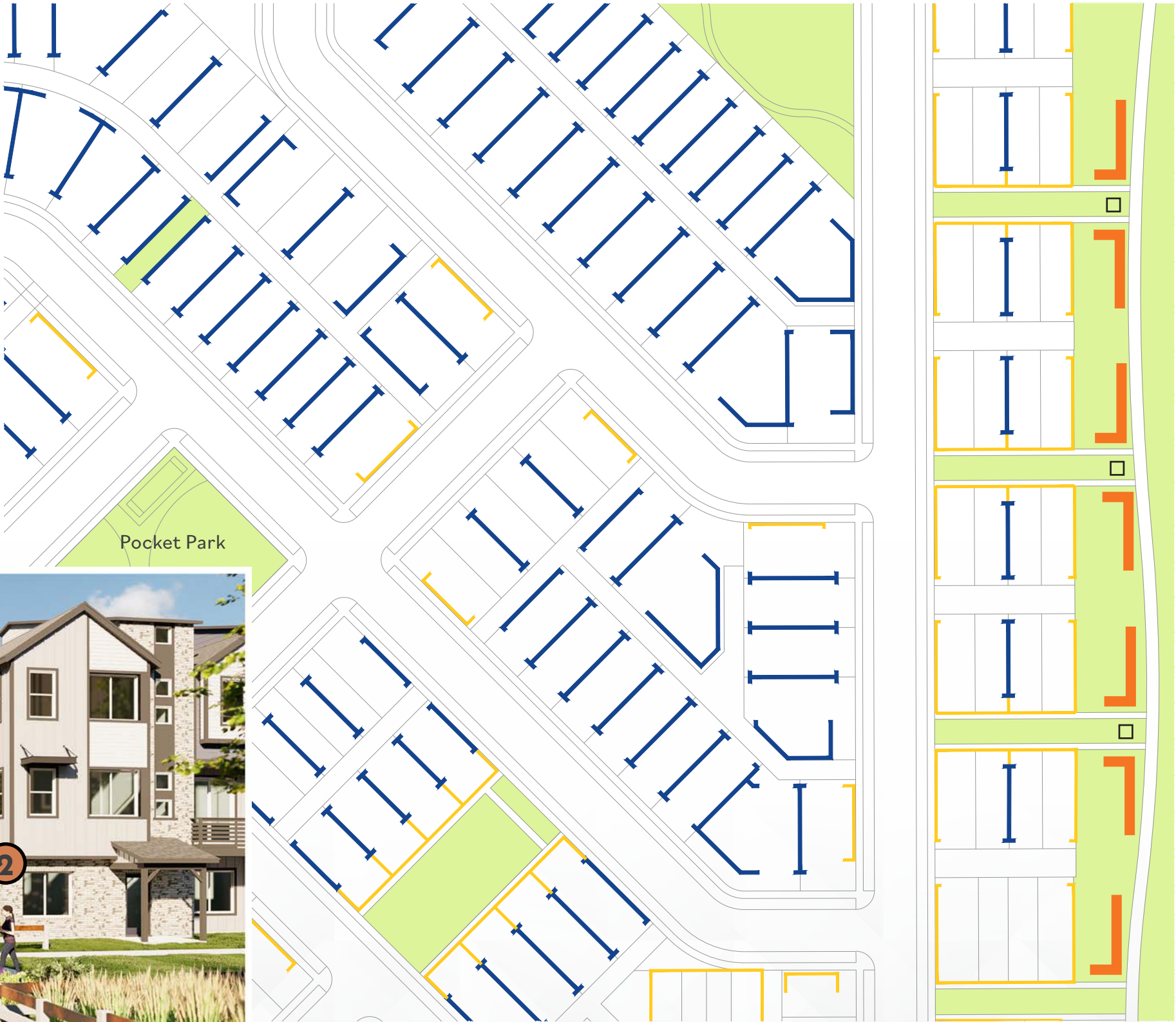


Fence Locations

The WINDLER signature fence detail may be proposed along portions of the perimeter of the community to create a subtle, but iconic neighborhood identity. This detail will also be replicated at key locations within the neighborhood to create a cohesive neighborhood identity, identify public connections, and promote ‘eye’s on public spaces’.

Fencing Legend

- +/- 3’ tall Signature fence
- +/- 3’ tall Demarcation fence
- 5’ tall Privacy fence



**SIGNATURE FENCE**  
As part of the proposed 4 mile looped trail along the perimeter of the eastern part of WINDLER, a meandering trail with connections to the community, as well as wayside seating areas, and the signature fence play an important role in the character of the community.

**SITE LEGEND**

1 Sections of the signature fence.

2 Articulated connections to the community.

3 Meandering perimeter 10’ concrete trail with berming and primarily native landscape, wayside bench areas at strategic locations.

# Overall Community Signature Fence Locations, Buffer Wall Location

## Legend

- Signature Fence Locations
- Brick Buffer Wall location
- Potential Brick Buffer Wall location, the adjacent areas may be developed as Mixed Use/Residential, if that is the case the same buffering will be required as with the Brick Buffer Wall.

- Potential Sound Attenuation Wall - if residential is proposed adjacent to the MUE area adjacent to E-470, per section 4.7.9.G, In all residential developments adjacent to E-470, a minimum eight-foot high solid sound attenuation wall shall be constructed along the development's E-470 frontage, and shall meet all the material and design requirements for fences and walls along arterial streets. The sound attenuation wall shall be constructed and maintained by the developer, Title 32 District, homeowners' association, or business district.

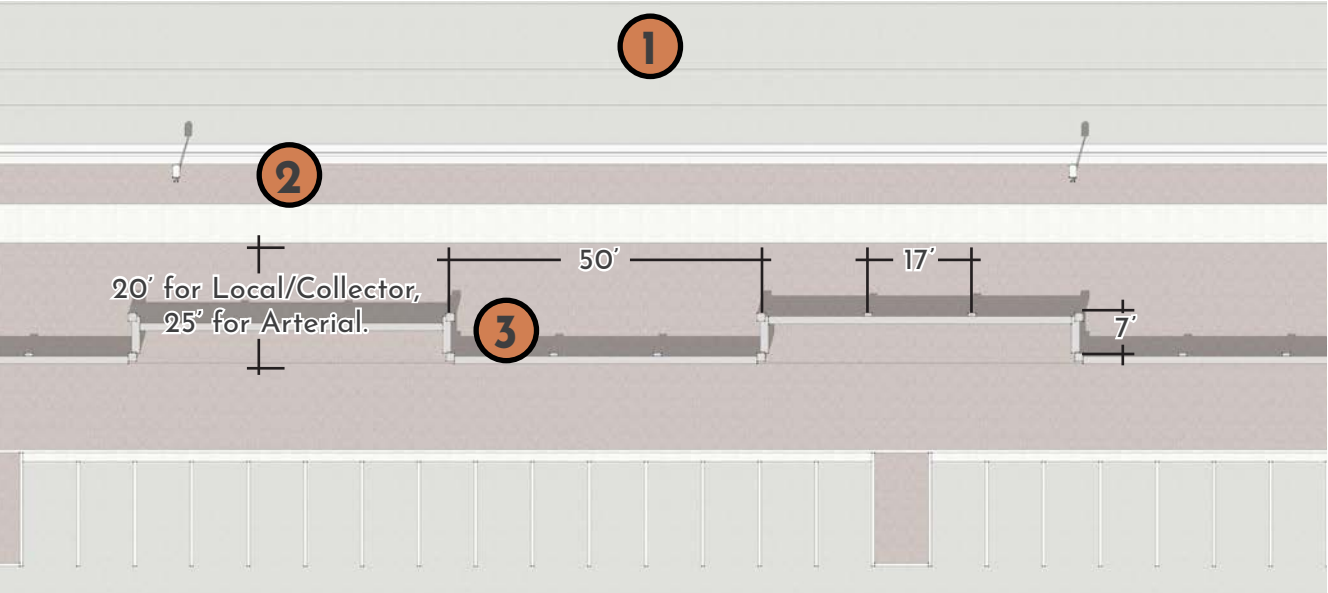
At this time residential is not anticipated adjacent to E-470, if that changes in the future UDO requirements will be met.





# Landscape Design At Buffer Wall

WINDLER is proposing a minimum seven foot tall brick/masonry wall in a twenty foot easement adjacent to warehouse/industrial uses where those uses are across the street or adjacent to residential uses. The wall incorporates an offset of approximately seven feet, approximately every fifty feet to provide planting areas and break up the appearance of the wall. Columns are incorporated into the wall at approximately seventeen foot intervals.



- 1 Adjacent Local, Collector or Arterial Road.
- 2 Typical ROW, curbside landscape.
- 3 Seven foot wall stagger to break up the wall and create areas for increased planting opportunities.



Buffer Wall - Aerial View



Buffer Wall with adjacent curbside planting - eye level view



Buffer Wall highlighting wall stagger with evergreen planting



# Lighting

## PEDESTRIAN/BIKE PATHS

Pedestrian scale lights shall be provided within the Village Center, neighborhood park, community park and along key pedestrian/ bicycle paths throughout the community that will create an identity for WINDLER. At plazas, key gathering places and park promenades, a rustic modern pole and fixture shall be used. As an identity marker, custom LED light bollards may be used throughout.





Parks Open Space & Streetscape Furniture

PARK BENCHES



Balance Bench from Forms & Surfaces



Freeform bench Bench from Maglin



Park Bench from Maglin



Custom Gabion wall Bench



Ogden bench from Maglin



Simple backless bench from Maglin



Contemporary bench from Maglin



MOVABLE SEATING



Movable Adirondack Chair



Movable Adirondack Chair

PICNIC TABLES



Trio Table Ensemble from Forms & Surfaces



Movable Bistro Table and Chairs



Movable Bistro Table and Chairs



Picnic Table with pop of color



PICNIC TABLES



Contemporary Picnic table from Maglin



Picnic table from Maglin with ADA access



Contemporary Picnic table from Maglin

LITTER/RECYCLING



AIRI Leaf Trash receptacle from Anova



Trash receptacle from Maglin



Trash receptacle from Maglin

BIKE RACKS



Trio Bike Rack from Forms & Surfaces



5 Ring Bike Rack from Maglin

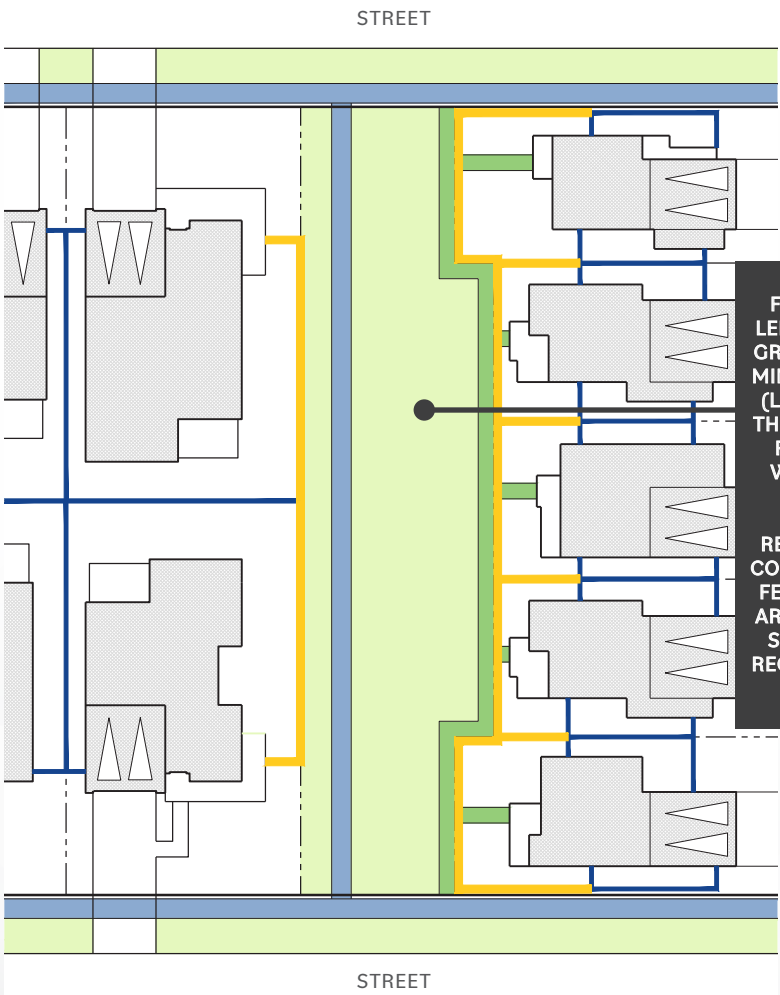


# Special Neighborhood Concepts in FRLO Areas

## GREEN COURT WITH PUBLIC WALK

Green Courts should be designed to encourage use by the greater community for pedestrian connectivity. WINDLER demarcation fencing located along the side lot lines, wide sidewalks, and ornamental trees signal that public access is allowed and encouraged as part of a walkable and connected community. Where rear lot line privacy fences meet the fence along side lot lines, pedestrian gates are encouraged to provide direct access from adjacent home to the open space.

- Garages shall not be located along Green Courts.
- Consider wrapping front porches to front along Green Courts.
- Consider locating gates along side lot lines that link back yards directly to Green Courts providing direct access, use, and informal oversight.



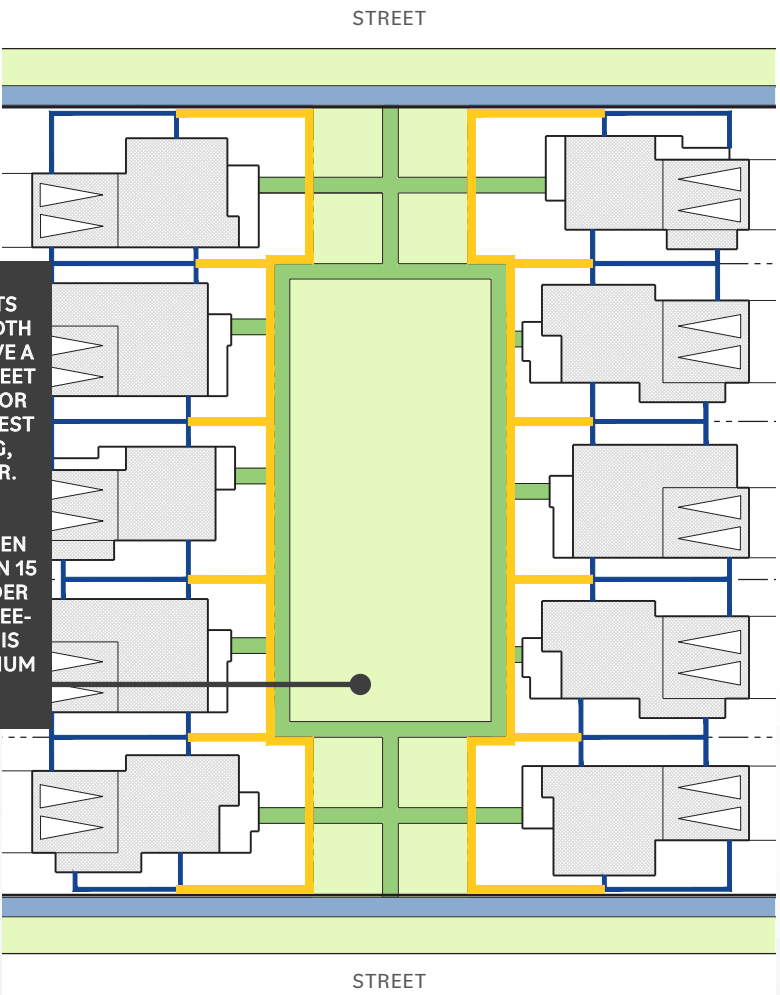
FOR AT LEAST 75% OF ITS LENGTH, A VARIABLE WIDTH GREEN COURT MUST HAVE A MINIMUM WIDTH OF 30 FEET (LOT LINE TO LOT LINE), OR THE HEIGHT OF THE TALLEST RESIDENTIAL BUILDING, WHICHEVER IS GREATER.

NO PORTION OF THE REMAINDER OF THE GREEN COURT MAY BE LESS THAN 15 FEET, AND ANY REMAINDER AREA FRONTED BY A THREE-STORY DWELLING UNIT IS REQUIRED TO BE A MINIMUM OF 25 FEET IN WIDTH.

## SEMI PUBLIC GREEN COURT

Green Courts should be designed to encourage use by immediate residents and the greater community. Fencing may be located in the front yards facing the green court providing the definition of the semi-public space of the green court and the semi-private space of the front yards. This creates the signal that public access is allowed and encouraged as part of a walkable and connected community.

- Front yard 3' demarcation fence defines the boundary of semi-public and semi-private space.
- Front porches shall front along Green Courts.
- Maximum length of 700 feet along arterials.



GREEN COURTS COULD HAVE ATTACHED OR DETACHED HOMES

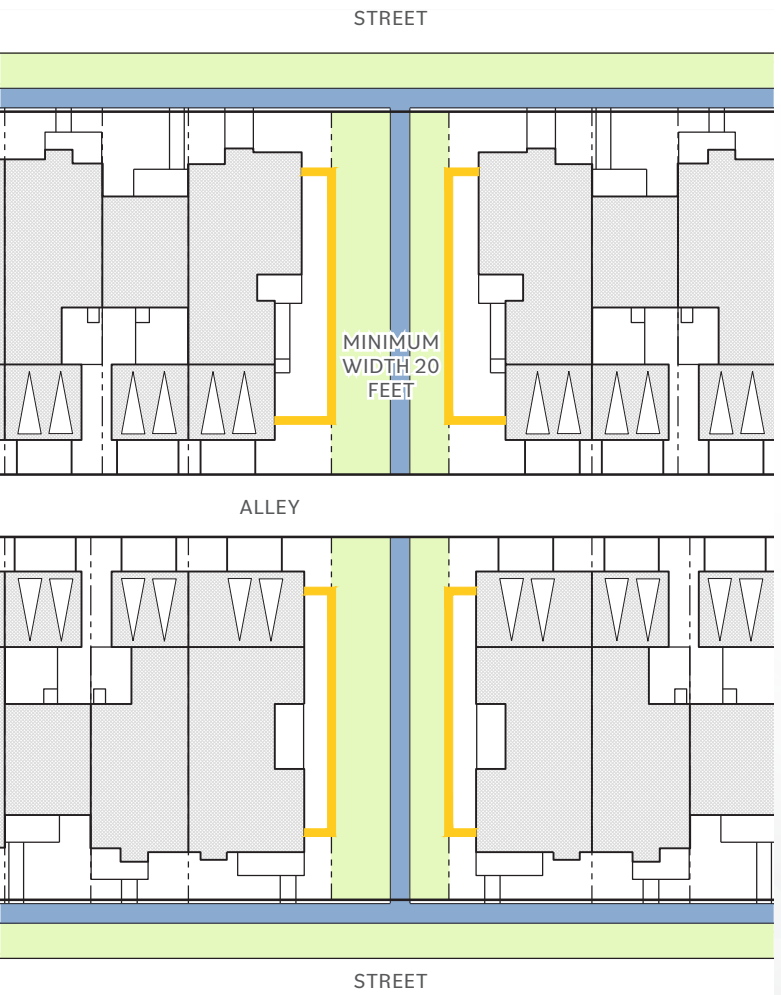
## LEGEND

- +/- 3' tall Demarcation fence
- 5' tall Privacy fence
- 5' width Public Walk
- 4' width Sidewalk

## PEDESTRIAN PASEOS

Paseos should be designed to encourage use by the greater community for pedestrian connectivity. 3' demarcation fencing along the side lot lines and sidewalks encourage public access and promote a walkable and connected community. Where rear lot line privacy fences meet the fence along side lot lines, pedestrian gates are encouraged to provide direct access from adjacent home to the open space.

- Where feasible, locate the wider garage side yard setback adjacent to Paseos.
- Consider wrapping front porches to front along Paseos.





SUSTAINABILITY & CONNECTIVITY

The WINDLER project strives to be a model and a steward of sustainable building development for the City of Aurora. The plan below outlines the model for sustainable development in this community.

Flexible Residential Lot Option Sustainability Objectives:

Each neighborhood shall utilize a minimum of three of the objectives listed below. These objectives shall be identified within each Site Plan application for overall neighborhood elements and or the permit process for builder and individual home specific elements.

Renewable Energy

Through contract negotiations and through the Design Review Committee process, we will require builders to incorporate renewable forms of energy into their homes or provide infrastructure for homeowners to easily incorporate those features at a later date. Primary targets to satisfy this goal include:

- 1. Solar Roof Panels or Shingles
- 2. Solar water heaters

Home Monitoring

Home Monitoring systems that either connect to the home’s electrical panel, or meter serves as a communication platform for homeowners, appliances, and devices. These systems can also deliver homeowners valuable data that can help them track how they are using their energy daily, weekly, and monthly. This information can be beneficial when discovering practices and behaviors that contribute to increased energy usage. For example, if you are alerted that several lights were left on in the house, you can use that information to turn off those lights with smart lighting control.

Indoor Air Quality

Indoor airPLUS is a voluntary partnership and labeling program that helps new home builders improve the Indoor Air Quality by requiring construction practices and product specifications that minimize exposure to airborne pollutants and contaminants. Clean air is good for everyone’s health, but it can be especially important to those who have chronic respiratory conditions.

Light Pollution

To reduce energy costs and improve material life cycle costs over the course of the lifetime of the development, WINDLER parks, open spaces and streetscapes shall furnish fully LED light fixtures. To reduce light pollution and mitigate its associated human and environmental impacts, WINDLER parks, open spaces and streetscapes intend to be excellent stewards of the night sky. The Master Developer shall also work with builders to foster Dark

Sky techniques with new home construction. The development shall comply everywhere possible to follow International Dark Sky Association guidelines to:

- 1. Provide light only where light is needed for safety and evening gathering
- 2. Reduce wattage/provide lighting that is only as bright as necessary
- 3. Properly shield/downcast outdoor lighting

Walkable Streets/Bicycle Networks

The WINDLER master plan provides great amenities to foster walkability and public health. These designed features include:

- 1. Continuous park network system with numerous points of access from across the development;
- 2. Planned bicycle trails and multimodal paths;
- 3. Enhanced amenities along the walks associated with arterials - this is anticipated to include bench seating approximately every 1/2 mile; and
- 4. Frequent and careful location of bike racks and pet waste receptacles

Increased Civic Fabric

WINDLER provides for significant park and open space amenities over and above the minimum City standards in order to foster an enhanced civic fabric that will contribute to place-making and resident involvement. These include:

- 1. An interconnected network of parks and open spaces that fosters a stewardship of the outdoors by all residents
- 2. Enhanced Neighborhood Park features such as a community play feature, educational xeric plant gardens, community gardens and a variety of gathering and dining spots;
- 3. Educational signage throughout the parks and open space tracts that tells the story and the history of the prairie;
- 4. Community mail kiosks encourage civic and neighborly engagement.

Water

Conservation: Both to serve as stewards of the land and to honor the prairie ethos, WINDLER parks and open spaces strives to conserve water wherever possible:

- 1. Parks and open spaces shall utilize xeric plant materials and encourage targeted watering regimes.
- 2. Wherever possible, swaths of drought-tolerant grasslands will be incorporated to reduce or eliminate the need for irrigation.
- 3. Builders are encouraged to incorporate methods of water savings through: water saving toilets, rain gardens, rain barrels, irrigation water sensors, etc.

Education: Parks and open spaces provide numerous opportunities to engage and educate the public on water conservation through signage and live demonstrations.

Plant Palette & Materials

Plant species throughout the development shall be selected from a range of drought tolerant and/ or native communities that draw inspiration from the native prairie and set the framework for resilient landscapes. In parks and open spaces, particular attention will be paid to plants that simultaneously foster:

- 1. Human connections to plants and nature
- 2. Enhanced plant and animal biodiversity
- 3. Minimized water use
- 4. Planting should evoke a bold yet simple gesture to mimic a grass prairie aesthetic.

Materials for the parks and open spaces shall be selected from a range of local and durable elements that both minimize transportation and waste. Builders are encouraged to source local and/or recycled materials that are locally sourced, authentic and lasting.

WINDLER DESIGN REVIEW

As part of the Design Review Committee(s) (DRC), Applicants shall demonstrate compliance with the WINDLER Sustainability Design Guidelines as well as all other applicable City of Aurora requirements.





# Example Flexible Residential Lot Option Plan

A mosaic of lot types and sizes creates a mix of housing choices within the community, providing opportunity for a variety of family types, age groups, and income levels to live within WINDLER.

Most blocks and street faces includes a mix of lot types and sizes to encourage a mix of building form and architectural style in order to create interesting and varied streetscape.

Alley loaded products are strategically located along streets and along pocket parks to create an attractive and consistent street frontage. Alley loaded homes front streets as well as Green Courts typically located perpendicular to perimeter streets in order to create a handsome rhythm and avoid creating a fence canyon. The Green Courts also provide neighborhood connections to linear park spaces or other open areas.

SITE LEGEND

1

Linear park with homes facing the park typically 40-60 feet in width.

2

Linear park with green court connections typically 40-60 feet in width.

3

Local Park areas, no less than 10,000 sq.ft. with programmatic elements as described in these standards.

4

Minimum 30' landscape/open space area providing connections to other neighborhoods, parks, or open space areas. (Greencourts that are a part of open space or serve as block breaks shall have 6' min. trails.)

5

Small neighborhood level parklet space.

6

Greencourt areas.

7

Neighborhood identification signage.

An aerial photograph of a residential development. It shows a mix of modern townhomes with light-colored siding and dark roofs. There are green spaces, including a small park area with a gazebo and a larger green court area. Streets are visible with cars and pedestrians. The overall atmosphere is a well-planned, walkable community.

View into neighborhood.

A detailed site plan diagram of a residential lot option plan. The plan shows a grid of streets with various lot sizes and shapes. Numbered callouts 1 through 7 are placed throughout the plan to indicate specific features: 1. Linear park with homes facing the park typically 40-60 feet in width. 2. Linear park with green court connections typically 40-60 feet in width. 3. Local Park areas, no less than 10,000 sq.ft. with programmatic elements as described in these standards. 4. Minimum 30' landscape/open space area providing connections to other neighborhoods, parks, or open space areas. (Greencourts that are a part of open space or serve as block breaks shall have 6' min. trails.) 5. Small neighborhood level parklet space. 6. Greencourt areas. 7. Neighborhood identification signage. The plan also shows a street named 'DENALI ROAD' and various green spaces and parking areas.

WINDLER 20



1 Linear park with homes facing the park typically 40-60 feet in width.



3 Local Park areas, no less than 10,000 sq.ft. with programmatic elements as described in these standards.



2 Linear park with green court connections typically 40-60 feet in width.



4 Minimum 30' landscape/open space area providing connections to other neighborhoods, parks, or open space areas.





**5** Small neighborhood level parklet space.



**6** Greencourt areas.



## Flexible Residential Lot Option Standards

### UNIQUE NEIGHBORHOODS

These standards are intended for the four Flexible Residential Lot Option areas in the WINDLER community. Traditional neighborhood design does not promote creating an arbitrary or contrived identity; however, each area has an opportunity to create distinct place-making, fostering community pride and a sense of belonging. Arrival features, focal points, natural elements, public art and other symbols of the community will be integrated at important intersections and other locations within the areas.

Architecture and site design express creativity, a distinct ‘look and feel’ for each area, including relationships between buildings and public space, size of homes, choice of materials and architectural character.

- Integration of existing features & land forms
- Preservation of history or heritage features
- Building design and layout
- Area identification signage
- Wayfinding (signage, banners, etc.)
- Focal points, neighborhood features (park and open space, natural areas, views, etc.)
- Public art

### STREETS AND BLOCKS

1. Design an interconnected street network that respects the City’s established hierarchy of roads that directly connects with proposed or existing arterials, collectors and main entrances of adjacent developments.
2. Design grid or modified grid street patterns to increase route options and connections.
3. Design the layout of streets to minimize any dead end streets.
4. In addition to the Collector Streets (Denali Rd and 52nd Ave), WINDLER has developed a number of unique, non-standard roadway sections designed to enhance pedestrian connectivity. These modified local roads serve as secondary thoroughfares through the community, similar to Collectors, but without the higher traffic volumes typically associated with a Collector designation. The WINDLER Street Classification Exhibit provides additional information related to the street network within WINDLER. Any modifications to city standard street sections beyond the Public Improvements Plan are provided in this document, including the ‘Connector’ street sections unique to WINDLER.

### WALKABILITY

1. Locate key destinations (commercial areas, neighborhood parks, trail corridors) within a quarter to a half-mile (5-10 minutes walking distance) of the majority of residents.
2. Locate mini-parks or parklets within 800 feet of sub-neighborhoods for the use of all residents.
3. Provide sidewalks and trails to commercial areas, neighborhood parks and trail corridors.

### HOUSING TYPE AND MIX

1. Incorporate a variety of at least six housing types to provide for housing choice and buying capacity of future residents for each FRLO Area.

A range of housing types has been identified as (but is not limited to):

1. Dwelling – single-family detached, front loaded
2. Dwelling – single-family detached, alley loaded



3. Dwelling – single-family detached, Green Court
4. Dwelling – single-family detached, Motor Court
5. Dwelling -two-family (duplex)
6. Dwelling -single-family attached -2-story -(townhouse), alley loaded
7. Dwelling -single-family attached -3-story -(townhouse), alley loaded
8. Dwelling -single-family attached -(townhouse), Green Court
9. Dwelling -small multi-family
10. Dwelling -multi-family

2. On FRLO Area entry streets (generally streets entering an FRLO Areas from a collector or connector street to be defined specifically at Site Plan), include two or more housing types per block. This can be achieved by anchoring corner lots with a different but complimentary housing type.
3. Block ends are encouraged for higher density housing types, especially when adjacent to parks, or other community amenities.
4. No more than 50% of an FRLO Area may be constructed of one housing type, and no one of the required 6 housing types will make up less than 2.5% of the FRLO Area.
5. No more than 2 contiguous blocks, or 100 lots whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddie corner is acceptable.

#### PARK SIZES AND TYPES

1. Include a variety of park sizes and types from the following list:
  - **Neighborhood Parks:** large multi-functional open spaces that may be co-located with the school site, larger community and/or recreational facilities and amenities (sports fields, etc.) and social amenities (community gardens, market spaces, etc.) WINDLER includes four neighborhood parks, as well as the co-located school site park. The Neighborhood parks are more community wide amenities than specifically focused on the four Flexible Residential Lot Option Areas, refer to PROS standards.
  - **Pocket Parks:** supplement available recreation opportunities in proximity to residents’ homes and are a minimum of 1/2 acre in size, and no larger than 5 acres. Pocket Parks qualify towards Park and Open Space dedication requirements and have a 1/4 mile service radius, refer to PROS standards.
  - **Mini Parks:** a mini park is a small recreation space surrounded entirely by streets. This type of park offers very limited recreation facilities and serves the dual purpose of meeting the unstructured recreation needs of persons living in immediately surrounding residential areas and being an aesthetic landmark or focal point around which a sub-neighborhood is oriented. Because mini parks are neither required for land dedication nor endorsed as a way to meet traditional park needs, PROS does not allow such sites to be counted toward satisfying park land dedication requirements. However, mini park acreage may be used to help satisfy the open space land dedication requirement. Mini Parks are a minimum of 1/2 acre in size, and receive credit towards the requirement of providing amenity spaces within 800 feet of residents within the Flexible Residential Lot Option Areas. Refer to PROS standards.
  - **Local Parks:** are unique to WINDLER, a local park is a small open space accessible by a street, alley or paseo. This type of park offers limited recreation facilities, if any, and serves the dual purpose of meeting the unstructured recreation needs of residents living in immediately surrounding residential areas. Local Parks also provide an aesthetic benefit or focal point which contributes to the environment and livability of a sub-neighborhood. Local Parks do not qualify towards Park dedication requirements, but are eligible to satisfy Open Space dedication requirements.



**7** Neighborhood identification signage.



View into neighborhood.



Open Space Credit - Any area accessible by a street alley or paseo that is not otherwise characterized as a park under the PROS park classification system, may be eligible to receive open space land dedication credit if the below criteria is met.

Size - At least 10,000 square feet of contiguous land shall be required per individual site. Areas occupied by lands or uses which are prohibited from receiving land dedication credit also shall not count toward the minimum site size.

Service Area - Because of their limited size and facilities, local parks serve concentrated population areas. No service area standard is established for these parks because they are ineligible to receive park land dedication credit and may not be used to fill in gaps between neighborhood park service area radii. These parks do qualify towards the requirement of providing amenity spaces within 800 feet of residents within the Flexible Residential Lot Option neighborhoods.

Programmatic Elements - Because the geometry of a street network can result in irregularly shaped tracts with marginally usable spaces, not all land that falls inside a tract/parcel surrounded by streets may qualify for land dedication credit. The below criteria shall set the standards for spaces deemed eligible as well as areas that will not be eligible to satisfy land dedication requirements.

Boundary Criteria - Area calculations and dimensions shall be measured from the rights-of-way of public streets and from the back of curb of private streets.

Street Classification Criteria:

- (a) A maximum of one (1) abutting street may be a collector street.
- (b) Other abutting streets shall be local streets or private streets that are the equivalent of a local street.
- (c) Arterial streets shall not abut.

Dimensional Criteria:

- (a) Any area that is less than twenty-five feet (25') in width shall not count toward the minimum site size or be eligible for land dedication credit.

Buffer Criteria:

- (a) A Local Park may include a combination of the following vertical elements to provide a physical barrier between the street and the interior programmatic elements that provide recreation value for the site.
  - (i) Landscaping
  - (ii) Berm landforms
  - (iii) Raised planters
  - (iv) Walls
  - (v) Seatwalls
  - (vi) Open style fencing
- (b) Variation in the vertical elements along the perimeter will be allowed, with gaps in the buffer provided for physical and visual access to the site, as appropriate.
- (c) The distance that recreation uses are set back from the street and the nature of the facilities themselves shall be determinants for the appropriate scale and type of vertical elements. For example, a fence or wall will be less important as a safety measure if sufficient distance between the facilities and streets is provided.
- (d) Sidewalks, and soft surface or hard surface paths, may meander through the buffer space or parallel the curbs of the streets.

Recreation Value Criteria: The area may provide recreation value by offering the following programmatic elements;

- (a) Allowable Elements:
  - (i) Internal circulation paths
  - (ii) Benches
  - (iii) Tables
  - (iv) Trash receptacles
  - (v) Pet waste stations
  - (vi) Landscaping
  - (vii) Low level lighting
  - (viii) Art work
  - (ix) Planter beds
  - (x) Gardens
  - (x) Flexible Lawn space for general recreation
- (b) May include the following:
  - (i) Demonstration xeric garden or perennial/shrub garden
  - (ii) Small shelter
  - (iii) Other facilities and features as approved by PROS

Design Requirements - Coordination with PROS is necessary to define programmatic park elements if open space land dedication is sought.

- **Linear Parks:** are unique to WINDLER, they are greenspaces integrated into street network and trail systems to increase open space and opportunities to gather, play, and recreate within neighborhoods, linear parks provide connections between larger parks or nodes. Linear Parks are a minimum of 40 feet in width as measured from outside of ROW, are eligible to satisfy Open Space dedication requirements and receive credit towards the requirement of providing amenity spaces within 800 feet of residents within the Flexible Residential Lot Option Areas. Where Linear Parks abut an Urban Street Frontage, the 40' minimum width shall be measured from back of curb and shall receive open space credit for the area between back of curb and right-of-way, which shall include planting and a minimum 10' multi-use path. Example designs are provided within this document.

Size - At least 15,000 square feet of contiguous land shall be required per individual site. Areas occupied by lands or uses which are prohibited from receiving land dedication credit also shall not count toward the minimum site size.

Service Area - Because of their configuration linear parks serve as an area to provide connections between larger parks or nodes. No service area standard is established for these parks because they are ineligible to receive park land dedication credit and may not be used to fill in gaps between neighborhood park service area radii. These parks do qualify towards the requirement of providing amenity spaces within 800 feet of residents within the Flexible Residential Lot Option neighborhoods.

Programmatic Elements - The below criteria shall set the standards for spaces deemed eligible as well as areas that will not be eligible to satisfy land dedication requirements.

Boundary Criteria - Area calculations and dimensions shall be measured from the rights-of-way of public streets and from the back of curb of an Urban Street frontage to the edge of private lots or tracts.

Street Classification Criteria:

- (a) A maximum of one (1) abutting street may be a collector street.
- (b) Other abutting streets shall be local streets or private streets that are the equivalent of a local street; however, the linear park will not be bounded on two sides by a street.
- (c) Arterial streets shall not abut unless part of the perimeter trail.



Dimensional Criteria:

- (a) Any area that is less than forty feet (40’) in width shall not count toward the minimum site size or be eligible for land dedication credit.

Buffer Criteria:

- (a) A Linear Park may include a combination of the following vertical elements to provide a physical barrier between the street and the interior programmatic elements that provide recreation value for the site.
  - (i) Landscaping
  - (ii) Berm landforms
  - (iii) Raised planters
  - (iv) Walls
  - (v) Seatwalls
  - (vi) Open style fencing
- (b) Variation in the vertical elements along the perimeter will be allowed, with gaps in the buffer provided for physical and visual access to the site, as appropriate.
- (c) The distance that recreation uses are set back from the street and the nature of the facilities themselves shall be determinants for the appropriate scale and type of vertical elements. For example, a fence or wall will be less important as a safety measure if sufficient distance between the facilities and streets is provided.
- (d) Sidewalks, and soft surface or hard surface paths, may meander through the linear park or parallel the curbs of the streets.
- (e) Where homes front to linear parks a low fence may be permitted to define the private yard from the public linear park space.

Recreation Value Criteria: The area may provide recreation value by offering the following programmatic elements;

- (a) Allowable Elements:
  - (i) Internal circulation paths
  - (ii) Benches
  - (iii) Tables
  - (iv) Trash receptacles
  - (v) Pet waste stations
  - (vi) Landscaping
  - (vii) Low level lighting
  - (viii) Art work
  - (ix) Planter beds
  - (x) Gardens
  - (xi) Small scale play areas such as climbing boulders or similar
  - (xii) Bike racks
- (b) May include the following:
  - (i) Demonstration xeric garden or perennial/shrub garden
  - (ii) Small shelter
  - (iii) Other facilities and features as approved by PROS

Design Requirements - Coordination with PROS is necessary to define programmatic park elements if open space land dedication is sought. Refer to Form J for specific buffer and recreation criteria.

- **Perimeter Parks:** are unique to WINDLER, they are greenspaces integrated into the perimeter arterial street network and create a continuous trail system to increase open space and trail opportunities. Connections from the Perimeter Parks to the WINDLER neighborhoods will be made. Perimeter Parks are a minimum of 40 feet in width, the 40’ minimum width shall be measured from back of curb and shall receive open space credit for the area between back of curb and right-of-way, which shall include planting and a minimum 10’ multi-use path (the path along 56th Ave is a minimum 12’ multi-use path and will include a 3’ soft surface trail approximately adjacent to the multi-use path).

Size - At least 15,000 square feet of contiguous land shall be required per individual site. Areas occupied by lands or uses which are prohibited from receiving land dedication credit also shall not count toward the minimum site size.

Service Area - Perimeter parks provide trail connections around the WINDLER boundary. No service area standard is established for these parks because they are ineligible to receive park land dedication credit and may not be used to fill in gaps between neighborhood park service area radii.

Programmatic Elements - The below criteria shall set the standards for spaces deemed eligible as well as areas that will not be eligible to satisfy land dedication requirements.

Boundary Criteria - Area calculations and dimensions shall be measured from the back of curb to the edge of private lots or tracts.

Street Classification Criteria:

- (a) Arterial streets shall not abut unless part of the perimeter trail.

Dimensional Criteria:

- (a) Any area that is less than forty feet (40’) in width shall not count toward the minimum site size or be eligible for land dedication credit.

Buffer Criteria:

- (a) A Perimeter Park may include a combination of the following vertical elements to provide a physical barrier between the street and the interior programmatic elements that provide recreation value for the site.
  - (i) Landscaping
  - (ii) Berm landforms
  - (iii) Raised planters
  - (iv) Walls
  - (v) Seatwalls
  - (vi) Open style fencing
- (b) Variation in the vertical elements along the perimeter will be allowed, with gaps in the buffer provided for physical and visual access to the site, as appropriate.
- (c) The distance that recreation uses are set back from the street and the nature of the facilities themselves shall be determinants for the appropriate scale and type of vertical elements. For example, a fence or wall will be less important as a safety measure if sufficient distance between the facilities and streets is provided.
- (d) Sidewalks, Multi-Use Paths, and soft surface or hard surface paths, may meander through the perimeter park or parallel the curbs of the streets.

Recreation Value Criteria: The area may provide recreation value by offering the following programmatic elements;

- (a) Allowable Elements:
  - (i) Internal circulation paths
  - (ii) Benches
  - (iii) Trash receptacles
  - (iv) Pet waste stations
  - (v) Landscaping
  - (vi) Art work
  - (vii) Planter beds



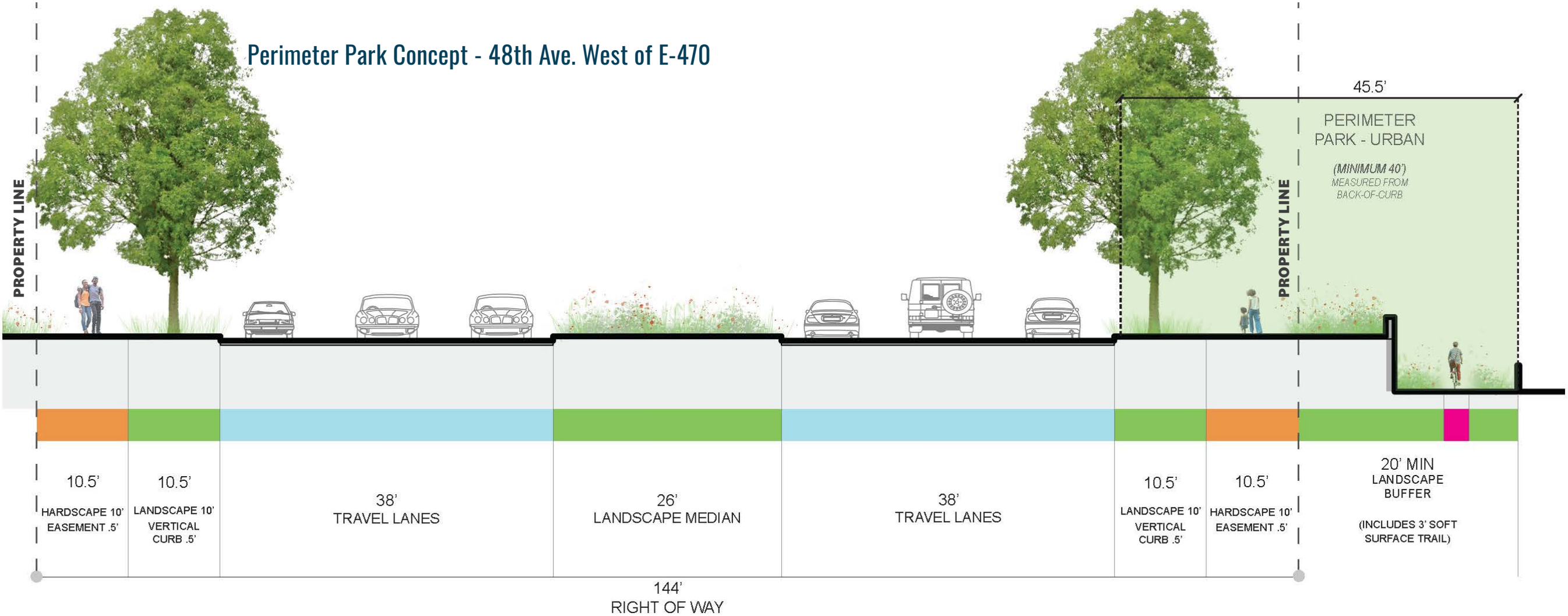
- (b) May include the following:
- (i) Demonstration xeric garden or perennial/shrub garden
  - (ii) Other facilities and features as approved by PROS

Design Requirements - Coordination with PROS is necessary to define programmatic park elements if open space land dedication is sought.

- Parklet:** Small greenspaces less than 10,000 sq.ft., providing opportunities for ‘social spaces’ and passive enjoyment of greenspace. These social spaces are unique to WINDLER. These spaces are eligible for open space dedication requirements and receive credit towards the requirement of providing amenity spaces within 800 feet of residents within the Flexible Residential Lot Option Areas.
2. Distribute parks (and park types) throughout the community for accessibility to residents and to best serve intended users within the FRLO Areas, ensure that there is at least one local park, or similar, for every 200 homes.

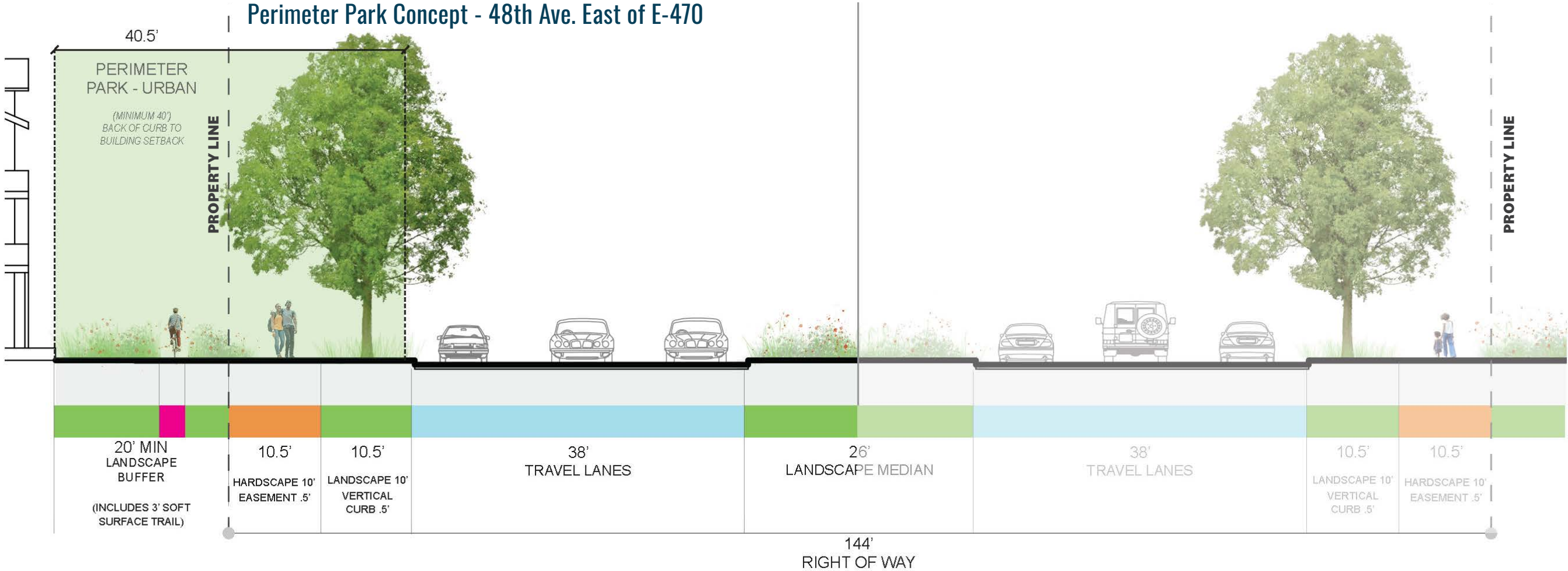
Park Type Summary Table

Park Type	Min. Size	Qualifies for	Unique/ Standards
Neighborhood Park	5 acres to be eligible for dedication	Park Credit	PROS Standards
Pocket Park	Min. 1/2 acre, Max 5 acres	Park or Open Space Credit	PROS Standards
Mini Park	Min. 1/2 acre	Open Space Credit & 800’ FRLO requirement	PROS Standards
Local Park	Min. 10,000 sq.ft.	Open Space Credit & 800’ FRLO Requirement	WINDLER Standards
Linear Park	Min. 15,000 sq.ft.	Open Space Credit & 800’ FRLO Requirement	WINDLER Standards
Perimeter Park	Min. 15,000 sq.ft.	Open Space Credit & 800’ FRLO Requirement	WINDLER Standards
Parklet	Less than 10,000 sq.ft.	800’ FRLO Requirement	WINDLER Standards

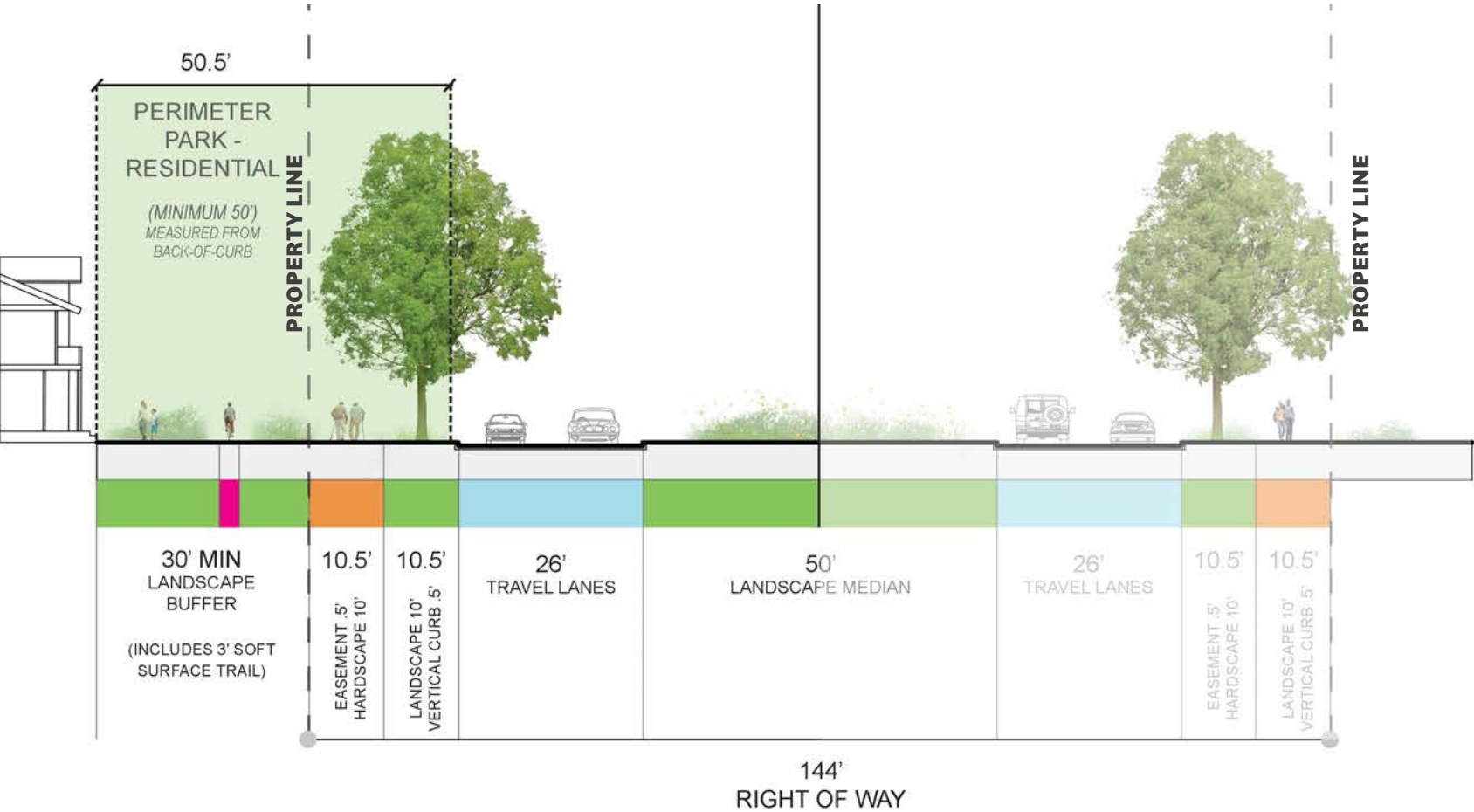




Perimeter Park Concept - 48th Ave. East of E-470

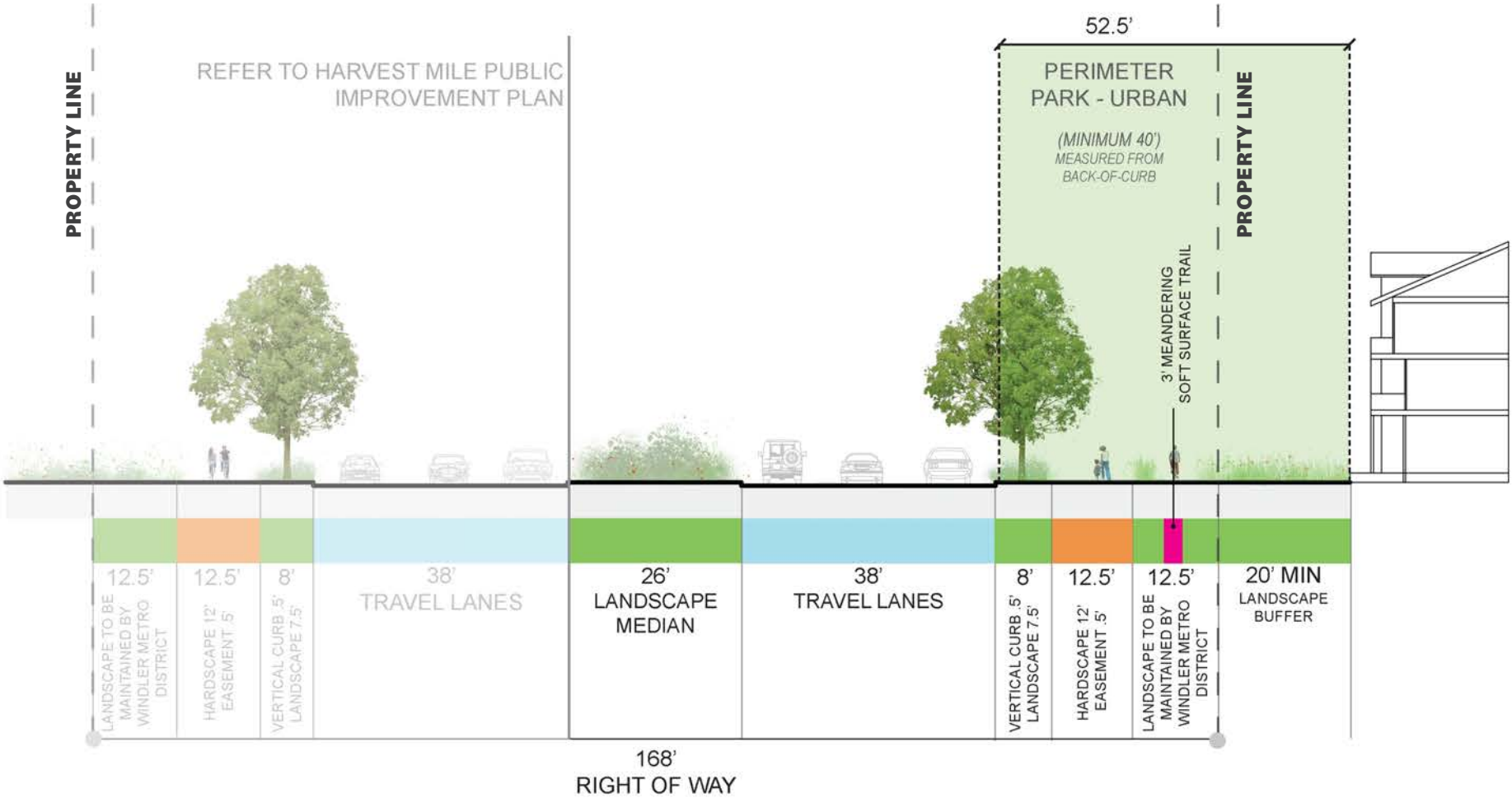


Perimeter Park Concept - Harvest Road





Perimeter Park Concept - 56th Ave.







- ① Attached Multi-Modal walk based on COA Urban Center Roadway Cross Sections - 16' hardscape with tree planting areas.
- ② Site furniture including bike racks, benches, tables, trash receptacles, pet waste stations, seat walls, etc.
- ③ Buffer planting to screen building sides and the ends of alleys.
- ④ Neighborhood amenity landscape to encourage interaction and provide areas for walking pets.
- ⑤ Planting areas help define linear park areas with defined access locations.
- ⑥ Defined access locations to Green Court connections, these connections bring the neighborhood to the linear parks.

## Linear Park Concept with Green Court Connections

Linear Parks: are unique to WINDLER, they are greenspaces integrated into street network and trail systems to increase open space and opportunities to gather, play, and recreate within neighborhoods, linear parks provide connections between larger parks or nodes. Linear Parks are a minimum of 40 feet in width outside of ROW, but are typically between 45 feet to 60 feet in width. Linear Parks are not required to incorporate the 25 foot special landscape buffer as typically required with parks/open space, the intent is to feel cohesive along the linear park system in WINDLER.





1

Homes of various types can face Green Courts, Green Courts connect to the Linear Parks.

2

Green Court connections should feature a unique/identifiable design feature such as a covered entry, signage, etc.

3

Signature plantings such as ornamental tree plantings, demonstration gardens, etc., highlight where Green Courts connect to Linear Parks. These features highlight the connections into the neighborhoods.

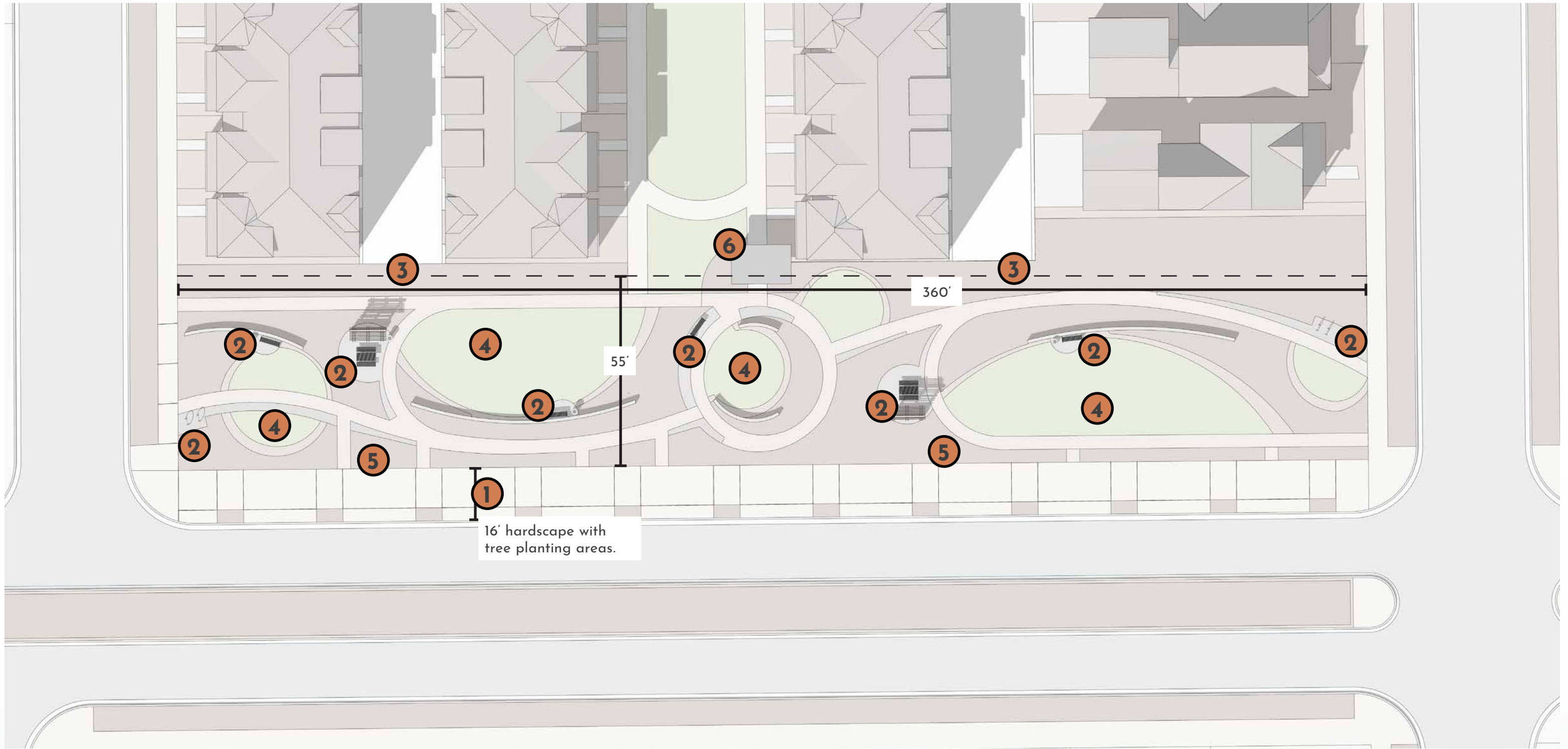
4

Buffer planting to screen alley areas and the sides of buildings where appropriate.

## Linear Park Concept with Green Court Connections

This graphic depicts a Green Court connection to the Linear Park, these connections should include some type of entry element such as a covered entry, or signage, or potentially signature plantings.





1

Attached Multi-Modal walk based on COA Urban Center Roadway Cross Sections - 16' hardscape with tree planting areas.

2

Site furniture including bike racks, benches, tables, trash receptacles, pet waste stations, seat walls, etc.

3

Buffer area planting to screen building sides and the ends of alleys.

4

Neighborhood amenity landscape to encourage interaction and provide areas for walking pets.

5

Planting areas help define linear park areas with defined access locations.

6

Defined access locations to Green Court connections, these connections bring the neighborhood to the linear parks.





1

Attached Multi-Modal walk based on COA Urban Center Roadway Cross Sections - 16' hardscape with tree planting areas.

2

Site furniture including bike racks, benches, tables, trash receptacles, pet waste stations, seat walls, etc.

3

Defined public and private space with low front yard fencing.

4

Neighborhood amenity landscape to encourage interaction and provide areas for walking pets.

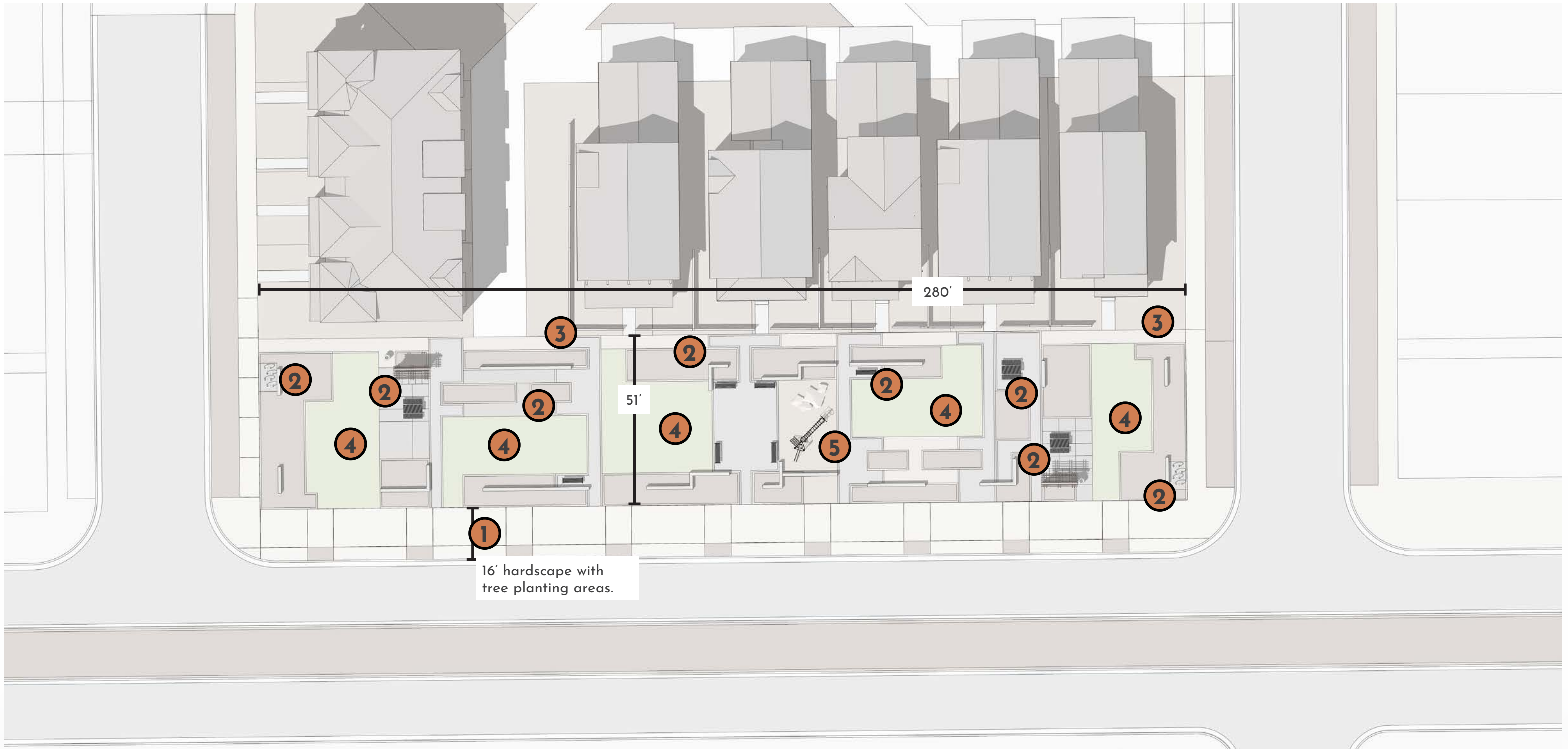
5

In appropriate defined locations, Linear Parks should include small playground areas with equipment that offers diverse play opportunities. These areas will be protected from external streets through seat walls or fencing, as well as buffer planting.

## Linear Park Concept with Homes fronting the Park

Linear Parks will include opportunities for areas where homes of various types will front directly to a Linear Park. This is an ideal condition for homeowners to have direct access to these unique amenities with WINDLER. Linear Parks are a minimum of 40 feet in width, but are typically between 45 feet to 60 feet in width.





1

Attached Multi-Modal walk based on COA Urban Center Roadway Cross Sections - 16' hardscape with tree planting areas.

2

Site furniture including bike racks, benches, tables, trash receptacles, pet waste stations, seat walls, etc.

3

Defined public and private space with low front yard fencing.

4

Neighborhood amenity landscape to encourage interaction and provide areas for walking pets.

5

In appropriate defined locations, Linear Parks should include small playground areas with equipment that offers diverse play opportunities. These areas will be protected from external streets through seat walls or fencing, as well as buffer planting.



TRAFFIC CALMING

WINDLER will encourage a variety of opportunities for Traffic calming. This level of detail will be explored at the site plan level, and this sheet simply depicts some ideas for traffic calming. This is not intended to depict exact implementation strategies for the WINDLER community. Additional traffic calming techniques will be explored, and will be fully vetted with the City of Aurora Public Works and Life Safety.

The most apparent benefit to a residential or commercial neighborhood from traffic calming is safety. Driving more slowly and carefully leads to fewer and less severe crashes. Residents, particularly families with young children, feel more comfortable walking or cycling through their neighborhood when they aren't worried about fast-moving cars.

A second important benefit is that traffic calming encourages more equitable balance among modes. When drivers are put in check, it sends the message that they don't own the road. Slower driving speeds mean cyclists and pedestrians get more time to detect and avoid cars.

Thirdly, traffic calming can improve the health of a neighborhood. As residents feel safer jumping on bicycles or going on walks, the physical activity has plenty of health benefits. And traffic calming can actually improve the air in which that physical activity take place. Slower moving vehicles generally emit fewer pollutants, leading to better air quality.

Traffic calming can also be beautiful, and create iconic neighborhood visual opportunities.





LOT/HOME TYPES

WINDLER will offer a variety of lot/home types and locations ranging from 18 feet to approximately 60 feet wide. These lot/home types are graphically depicted in the adjacent exhibits - other lot/home types may be considered.

Many of these lots and homes are rear lane/alley accessed - with continuous front yard landscaping uninterrupted by parked cars and driveways. Lot/home types are mixed throughout the community. In addition to the single-family lots, multi-family sites and small retail buildings have been integrated into the neighborhoods.

The images depicted are not intended to replicate exact designs anticipated for the WINDLER community, they are intended to convey the unique streetscape/character of the various lot/home types.



DWELLING - SINGLE-FAMILY DETACHED, FRONT LOADED



DWELLING - SINGLE-FAMILY DETACHED, ALLEY LOADED





DWELLING - SINGLE-FAMILY DETACHED, GREEN COURT



DWELLING - SINGLE-FAMILY DETACHED, MOTOR COURT



DWELLING - TWO FAMILY - DUPLEX (ALLEY LOAD DEPICTED)



DWELLING - TWO-FAMILY - DUPLEX, FRONT LOADED 





DWELLING - SINGLE-FAMILY ATTACHED, 2-STORY TOWNHOUSE 2



DWELLING - SINGLE-FAMILY ATTACHED, 3-STORY TOWNHOUSE



DWELLING - SINGLE-FAMILY ATTACHED, GREEN COURT



DWELLING - SINGLE-FAMILY ATTACHED, BACK-TO-BACK 2





DWELLING - SMALL MULTI-FAMILY



DWELLING - MULTI-FAMILY



Buildings front the streets with public open space.



Buildings front the street with pedestrian connections.



## Flexible Residential Lot Option Standards - Multi-Family

### DESIGN INTENT & PRINCIPLES

The intent of the Multi-Family Development Design Standards is to ensure that future development of multi-family housing contributes to the character of WINDLER. The Design Standards provide specific requirements related to the urban design of sites, buildings, exterior open spaces, and publicly accessible spaces.

Multi-family housing design principles relate to embracing the dignity of all residents to live in a well designed community with high-quality amenities, regardless of the type of housing type they live in or their ownership status. Elevating the level of design for multiple-family housing will enhance the livability and quality of life for all residents.

- Multi-family developments should create a sense of place contributing to the neighborhood feel.
- New multiple-family housing should be designed in a manner that promotes a variety of housing types to support families at any stage in life.
- Multi-family housing should be composed of high quality design, materials, color and palettes, and landscape design.
- Multi-family housing should be designed to enhance the livability of the residents and contribute to the larger community.
- Multi-family housing should be designed at a human scale, creating safe, walkable, pedestrian, and bicycle friendly environments that are visually interesting and support sidewalk and street activity.
- Multi-family developments should have safe, accessible, passive, and active outdoor functional public spaces that promote a sense of community and convey an inviting interactive experience.
- Multi-family neighborhoods should be organized into identifiable blocks, with buildings oriented towards streets, building entries should be designed to front streets. Creating blocks with clearly-defined publicly accessible and private realms ensures 'eyes on the streets' and builds natural surveillance into neighborhoods.

### STREETS AND BLOCKS

Public street rights-of-way and public open space define the edges of blocks and are generally fronted by buildings. Internal streets and open spaces should be strategically used to break larger sites up to meet the maximum allowable block sizes.

1. To ensure walkable, pedestrian-friendly, defensible neighborhoods with a sense of place, multi-family development sites should be divided into development blocks.
2. Blocks should be defined by publicly accessible edges. Each block should be bounded on all sides by one of the following:
  - a. Public streets define the edge of blocks. Buildings should face public streets, except in some cases of highways and arterials, where it may be more appropriate for buildings to side to those public streets.
  - b. Public greenways or open spaces may define the edges of blocks. Buildings shall front public greenways and open spaces.
  - c. Internal streets shall be located to define the edges of blocks. Buildings shall front internal streets. Along internal streets, fronts of buildings must face fronts of buildings across the street. Internal streets for multiple-family must meet the following criteria:
    - i. Internal streets shall have sidewalks or walkways along both sides of the street.
    - ii. Internal streets shall have street trees or other plantings to create a pedestrian-friendly walking environment.
    - iii. If internal streets include on-street parking, it shall be parallel parking. Internal streets for a



- multiple-family development shall not include head-in perpendicular or diagonal or angled parking.
- iv. Internal streets should connect to other streets. If an internal street does not connect, it shall provide a court to allow vehicles to turn around and to provide a visual terminus.
- d. Internal greenways or open space may be located to define the edge of blocks. Along internal open spaces, fronts of buildings should face fronts of buildings across the space.

**BLOCK TYPE**

Multiple-family blocks shall be designed and sized for the appropriate building types in order to ensure that developments are walkable and pedestrian friendly. Appropriately-sized blocks should adequately accommodate building frontage around the block perimeter, parking in the center of the block, and open spaces for residents.

- 1. Parking lots, garages, and service shall be located in the interior of the block, an adequate distance away from the rear of buildings.
- 2. Podium and tuck-under parking must be located a minimum of 20 feet behind the front facade of any building. The 20 feet in front of the parking shall be usable space.

**STRUCTURED PARKING BLOCK**

Structured Parking Blocks are designed to accommodate development that is integrated with garages. This includes stand-alone garages and wrapped garages.

- 1. Locate free standing garages, surface parking, or integrated garages in the center of blocks, wrapped by either stand-alone buildings or liner buildings attached to the garage.
- 2. Minimize the number of units that overlook the parking structure.
- 3. Podium and tuck-under parking must be located a minimum of 20 feet behind the front facade of any building. The 20 feet in front of the parking shall be usable space.

**BUILDING ORIENTATION**

Clearly define publicly accessible space from private amenity and service space; create comfortable, walkable streets and shared open spaces, create embedded security by ensuring eyes on the street.

Fronts and Backs

- 1. Single-aspect walk-ups shall be oriented with the fronts of the buildings along the perimeter of blocks.
- 2. Double-aspect and corridor buildings (where units face both front and back) shall select one side of the building and designate it as the front. Building fronts shall orient to the perimeter of blocks.
- 3. Fronts of buildings shall have a greater attention to building composition and building elements to dignify the public realm.

Building Orientation at Corners

- 1. Building corners that face or front onto public roadways or open space shall provide a higher level of architectural treatment, window fenestration, and massing to provide increased user activity and visual interest at the corner.
- 2. Buildings that wrap the corner at street intersections are encouraged to incorporate building cut-outs and plane offsets.
- 3. The open space created at the back of curb supports increased user activity and landscape interest and the opportunity for residential entry plazas and gathering space.
- 4. Buildings that meet at corner sites give prominence to two street frontages. This prime exposure warrants the incorporation of finer architectural detail, windows, special features, materials, and building articulation.
- 5. Plazas and courtyards at corner edges create strong visual interest through planting intensification, active and passive park space, public art, and pedestrian activity.





- SITE LEGEND
- 1 Buildings fronting streets and parks.
  - 2 Sidewalks and pedestrian oriented design.
  - 3 Internal streets with on street parking.
  - 4 Bay window articulation.
  - 5 Upper level patios.
  - 6 Entries front the streets.
  - 7 Varied roof forms and eave lines.
  - 8 Neighborhood amenity landscape features to encourage interaction.

**Multi-Family**  
Multi-Family areas will be woven into the community fabric of WINDLER.



# Industrial Buildings

## Building Orientation Requirements for Industrial Buildings

Industrial building types have unique physical features that differ from commercial building typologies. These features include multiple loading docks, truck courts, high ceiling heights in the interior space, showroom, office, and warehouse spaces. Industrial buildings can be designed with a combination of components such as a warehouse with office space and/or with a showroom or designed as a single or multi-tenant building. The Design Standards in this section apply to the site design of industrial developments by building type. Refer to Architectural standards for building massing and form.

Intent:  
Single-tenant industrial buildings will be designed to create a visually pleasing frontage, safe site circulation patterns, well-defined access points and pedestrian walkability.

- Standards:
- 1. Single-Tenant Building
    - a. The building front shall be oriented to a roadway.
    - b. The office, showroom or other publicly accessible portions of the building shall be located or oriented in the building so as to be highly visible from a roadway or the public realm, where possible oriented toward main access entries.
    - c. A building located on a corner site shall be oriented to address both street frontages, and shall have enhanced landscaping and architectural design features such as street-facing windows and doors.
    - d. Buildings shall be oriented so that service functions, such as utility pedestals, loading docks, etc, are hidden from public view and are well-screened by landscaping or a screening wall.
    - e. Warehouses shall be located to the side or rear of the building to minimize the visual impacts of warehousing/ distribution activities, vehicle maneuvering areas and back-of-house functions from the pedestrian and visitor experience.
    - f. Overhead door bays for any back-of-house operations (such as loading large merchandise for display inside of the building) shall be located in the rear or side of the building away from public view and well-screened.
    - g. In the event this cannot be achieved, service or garage bays shall be located on the site away from public roadways, open space, and/or residential land uses to minimize visibility. Screening walls shall be required.



Single-tenant building fronting a roadway.

- 2. Multi-Tenant and Flex Office Building
  - a. The building front shall create an activated street presence and front a public roadway.
  - b. The office, showroom or other publicly accessible portions of the building shall be located or oriented in the building so as to be highly visible from a public roadway or the public realm.
  - c. Overhead door bays shall be located in the rear or side of the building away from view of the public realm and well-



Multi-tenant industrial building with the warehouse portion located in the rear of the building.

screened. An industrial building located on a corner site shall be oriented to address both street frontages, and shall have enhanced landscaping and other design features to enhance the corners of the building. Locate the warehouse portion of the building to the rear of the building to minimize the visual impacts of warehousing/ distribution activities, vehicle maneuvering areas, and back-of-house functions on the pedestrian and visitor experience.



Buffer Wall - Aerial View



# Example of a Mixed Use Village Center Area

The intent for the Village Center/Mixed Use areas is to provide for a mix of retail, commercial, or office uses with attached residential in close proximity. As with the Flexible Residential Lot Option areas the street network is intended to be a series of well connected small blocks.

1

Connected street network with small blocks.

2

Incorporate Live Work opportunities if possible from a market perspective.

3

Buildings primarily face streets, minimize parking along street frontage to the extent possible.

4

Incorporate options for non-residential uses integrated within the block structure of the area.

5

Provide opportunities for attached residential uses that support the retail uses.

6

Provide opportunities for Townhome or Creative spaces over Retail uses.

7

Provide outdoor activity areas that support both the residential and non-residential uses.



View into Village Center/Mixed Use area.







1

Formalized/defined seating areas for restaurant uses.

2

Informal outdoor seating areas with shade umbrellas and potted plantings.

3

Unique lighting opportunities for urban spaces.

4

Unique paving opportunities could include colored concrete, pavers.

5

Retail buildings in this area should include a significant amount of glazing along the streets and outdoor urban spaces, including options such as roll up doors.

## Outdoor Urban Spaces

The Village Center/Mixed Use areas will incorporate at least one outdoor urban styled space of at least 10,000 square feet within 800 feet of the associated Administrative Activity Center.





The Village Center/Mixed Use areas may incorporate 2 lane main street angled parking street sections, based on the Urban Center typical road section. This road section creates a more urban character, and increases on street parking density to facilitate retail opportunities.



The Village Center/Mixed Use areas may include movable informal seating areas as part of the required outdoor urban spaces.







Certain non-residential uses often require facades that do not include significant fenestration, in those instances wall murals are proposed.



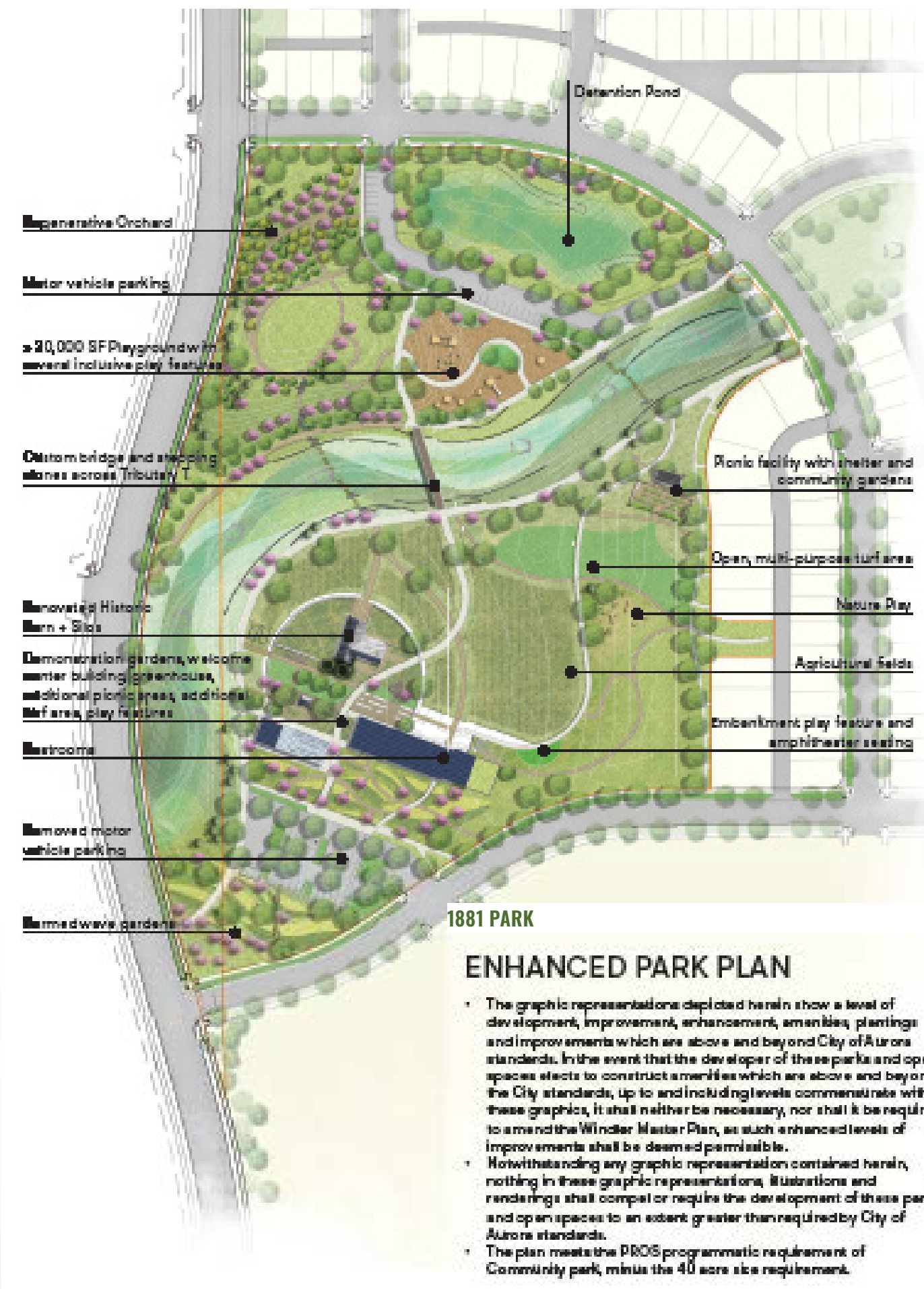
Another example depicting a mix of uses along the main street with angled parking.



Retail Character Imagery of a Mixed Use Village Center Area









## DISCOVERY PARK ENHANCED PARK PLAN

• The graphic representations depicted herein show a level of development, improvement, enhancement, amenities, plantings and improvements which are above and beyond City of Aurora standards. In the event that the developer of these parks and open spaces elects to construct amenities which are above and beyond the City Standards, up to and including levels commensurate with these graphics, it shall neither be necessary, nor shall it be required, to amend the Windler Master Plan, as such enhanced levels of improvements shall be deemed permissible.

• Notwithstanding any graphic representation contained herein, nothing in these graphic representations, illustrations and renderings shall compel or require the development of these parks and open spaces to an extent greater than that required by City of Aurora standards.

• The plan meets the PROS programmatic requirement of Community park, minus the 40 acre size requirement.



## DISCOVERY PARK STANDARD PARK PLAN

• The parks and open spaces depicted herein shall be developed, built, planted, enhanced and amenitized in accordance with City of Aurora standards. Nothing depicted herein shall infer or permit planting, development, enhancement, amenity and improvement standards which are less than City standards and minimums.

• Notwithstanding any graphic representation contained herein, nothing in these graphic representations, illustrations and renderings shall compel or require the development of these parks and open spaces to an extent greater than that required by City of Aurora standards.

• The plan meets the PROS programmatic requirement of Neighborhood park.





Special Facilities & Structures

BUTTERFLY PARK - ENHANCED PLAN

- The graphic representations depicted herein show a level of development, improvement, enhancement, amenities, plantings and improvements which are above and beyond City of Aurora standards. In the event that the developer of these parks and open spaces elects to construct amenities which are above and beyond the City Standards, up to and including levels commensurate with these graphics, it shall neither be necessary, nor shall it be required, to amend the Windler Master Plan, as such levels of improvements shall be deemed permissible.
- Notwithstanding any graphic representation contained herein, nothing in these graphic representations, illustrations and renderings shall compel or require the development of these parks and open spaces to an extent greater than that required by City of Aurora standards.
- The plan meets the PROS programmatic requirement of a Neighborhood Park.

- 1

LARGE CUSTOM PLAYGROUND WITH INCLUSIVE PLAY (5,500 SF)
- 2

NATURAL PLAYGROUND AREAS
- 3

CUSTOM SHADE SHELTER
- 4

LARGE SCALE BUTTERFLY ART
- 5

CUSTOM PICNIC SHELTER WITH RESTROOMS AND PARKING AREA, PICNIC TABLES, BIKE RACKS
- 6

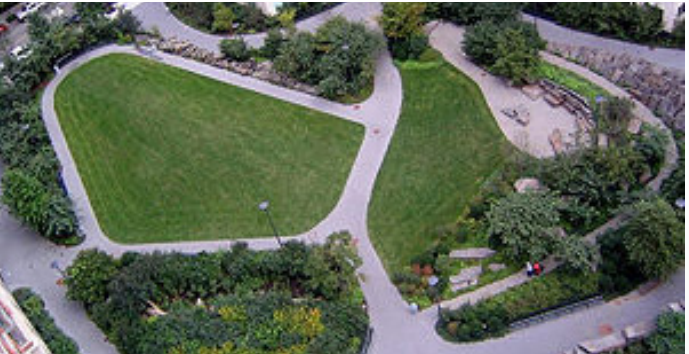
CUSTOM BEE PLAY STRUCTURE
- 7

OPEN MULTI-PURPOSE TURF AREA
- 8

CUSTOM POLLINATOR GARDENS WITH INTERNAL PATHS
- 10

INTERNAL PATHS
- 11

DOG PARK WITH BENCHES





# Special Facilities & Structures

## BUTTERFLY PARK - STANDARD PLAN

- The parks and open spaces depicted herein shall be developed, built, planted, enhanced and amenitized in accordance with City of Aurora standards. Nothing depicted herein shall infer or permit planting, development, enhancement, amenity and improvement standards which are less than City standards and minimums.
- Notwithstanding any graphic representation contained herein, nothing in these graphic representations, illustrations and renderings shall compel or require the development of these parks and open spaces to an extent greater than that required by City of Aurora standards.
- The plan meets the PROS programmatic requirement of a Neighborhood Park.

- 1 PLAYGROUND WITH INCLUSIVE PLAY (5,500 SF)
- 2 PICNIC FACILITY WITH SHELTER
- 3 OPEN MULTI-PURPOSE TURF AREA
- 4 INTERNAL PATHS
- 5 LANDSCAPING AND BEAUTIFICATION PLANTINGS
- 6 SITE FURNISHINGS







#### SITE LEGEND

1

Active park area with an urban character.

3

Drainage amenity with overlook, multi-use areas for active and passive uses.

2

Overlook area with a dog park and connections to the trail network.

4

Trails surrounding the drainage area will connect to the 4 mile perimeter loop trail.

#### NORTH PARK - STANDARD PLAN

- approximately 16 acres
- The parks and open spaces depicted herein shall be developed, built, planted, enhanced and amenitized in accordance with City of Aurora standards. Nothing depicted herein shall infer or permit planting, development, enhancement, amenity and improvement standards which are less than City standards and minimums.
- Notwithstanding any graphic representation contained herein, nothing in these graphic representations, illustrations and renderings shall compel or require the development of these parks and open spaces to an extent greater than that required by City of Aurora standards.
- The plan meets the PROS programmatic requirement of a Neighborhood Park.