

TAB 10: URBAN DESIGN STANDARDS

Urban Design Standards

FORM F-1: URBAN DESIGN STANDARDS MATRIX

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in Application Package
1. Monument Signage	A modern theme will be used in all monument design. Similar materials will be used on all monummentation including metal, stones, wood, concrete, and lighting to create continuity throughout the community. Primary, secondary, residential, park, commercial, and community monument signs will be complimentary to each other while creating a signage hierarchy through unifying design elements.	Imagery is located in the Urban Design Standards - Tab 10.3-10.7
2. Retaining Walls	All efforts will be made to reduce the number and size of retaining walls. When retaining walls are needed a variety of options can be used depending on the setting and function of the wall. The use of pre-cast concrete, poured in place concrete, board form concrete, manufactured stone or masonry, and corten steel are acceptable. Walls should have muted tones and be contemporary in appearance to build upon the modern themes throughout the site. Railings are required for walls over 30”.	Imagery is located in the Urban Design Standards - Tab 10.8
3. Fence and Privacy Walls	Contemporary fence designs will be the standard in the Everlea community and should be utilized to provide a unifying element throughout the community. These fence styles can generally be described with horizontal picketing in a variety of sizes to create interest. A signature open rail style fence is required by the UDO when properties abut open space. Stone veneer columns are required by the UDO along collector and arterial roads to break up long runs of fencing. Columns are not required along local streets or fencing adjacent open space and parks.	Imagery is located in the Urban Design Standards - Tab 10.9-10.12
4. Lighting Standards	Lighting will be used to both accentuate the property by lighting monuments, architecture, and gathering space but will also provide safety for pedestrians as they navigate and use public spaces. The use of landscape lighting such as tree up-light and path lighting along with pedestrian scale pole lighting will enhance the public realm and provide a comfortable atmosphere. Street lighting will follow the City of Aurora street standards. Pedestrian and accent lighting will be in a modern style using muted finish tone to provide a unifying design charter for the Everlea community.	Imagery is located in the Urban Design Standards - Tab 10.13
5. Paving Standards	A combination of concrete, colored concrete, pavers, concrete banding, decorative enhancements, and in ground planters will be used to define public spaces, compliment architecture, control pedestrian and vehicular circulation, and increase visual interest. Pavers are not permitted within Right – of -ways.	Imagery is located in the Urban Design Standards - Tab 10.14
6. Steet Furniture	Site furnishings such as benches, bike racks, picnic tables, pet clean up stations, trash receptacles, and stand-alone planters will be used to enhance both streetscapes and public areas such as plaza, parks and open space. The street furniture will be of a modern and sleek character using muted finish tones and a variety of materials such as powder coated metals, concrete, and sustainable wood alternatives. The furnishing should complement adjacent programming and architecture where applicable.	Imagery is located in the Urban Design Standards - Tab 10.15-10.16
7. Signage Standards	Individual commercial signage will complement the architecture to which it is mounted. A variety of sign styles, both illuminated and non-illuminated are permitted and will meet all of City of Aurora sign standards.	Imagery is located in the Urban Design Standards - Tab 10.17
8. Commercial & Mixed-Use Commercial Standards	The Everlea commercial and mixed-use areas will provide important opportunities for offices, hotels, shopping, recreation, dining, and other services within the community. The buildings will be architecturally interesting in massing and setbacks to help create pedestrian scale architecture.	Imagery is located in the Urban Design Standards - Tab 10.18-10.21
9. Special Facilities and Structures	The community and neighborhood parks will include a variety of programming including but not limited to playgrounds for all ages and abilities, shade shelters, picnic areas, hard court games, passive fields, programable athletic fields, stage / amphitheater, pool, clubhouse, seating, bike racks, lighting, gathering spaces, hard & soft trails for connectivity, and enhanced landscape areas. Adjacent to the community park, an event center is being proposed with a large public plaza to serve as an interface between the two elements and to memorialize the site’s high point and provide panoramic view preservation as desired by the City.	Imagery is located in the Urban Design Standards - Tab 10.22-10.31
10. Street Network	In general, the neighborhood as designed is in a traditional gridded fashion with a north south connection traversing the entire site. A mixture of home types – attached and detached- alley loaded and front loaded will create a diverse street frontage around the community.	Imagery is located in the Urban Design Standards - Tab 10.32

Monument Signage
PRIMARY COMMUNITY MONUMENT



Primary monument



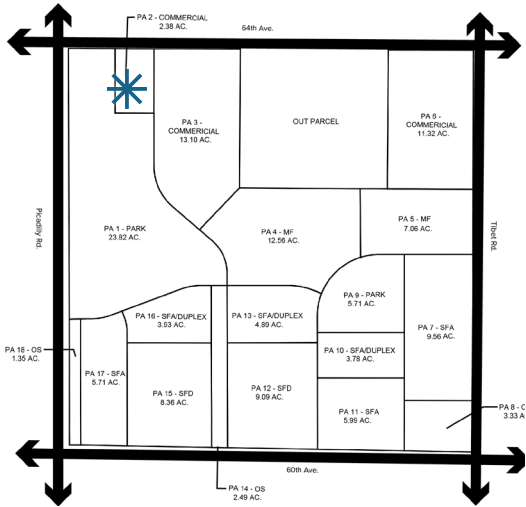
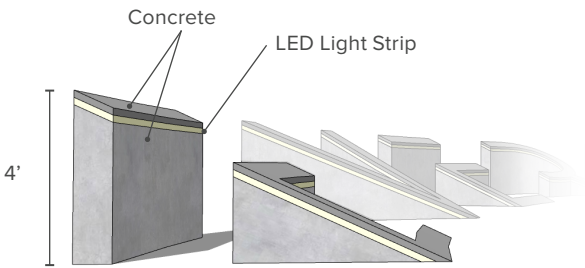
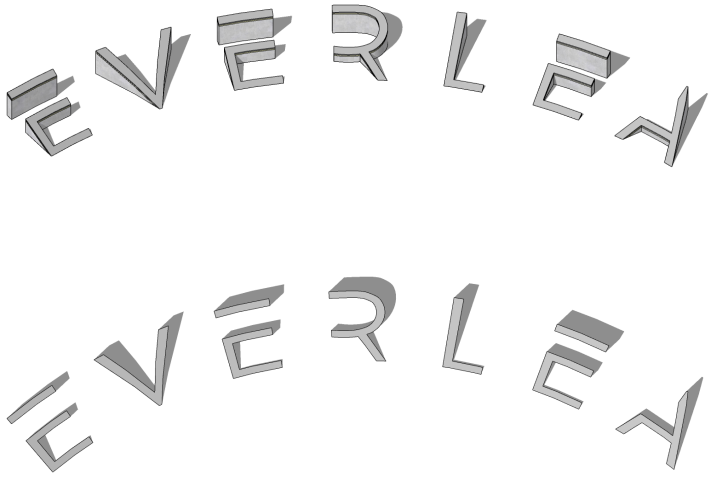
Capable of changing colors with LED lighting.

For those seeking an energetic place to support their life journey, Everlea is conceived of as an experiential lifestyle district in Aurora that features immersive indoor and outdoor spaces built to flex with the moment.

In this vain, the primary monument has been incorporated within the northwestern most mixed use commercial center, in association with the main public plaza that overlooks the community park from the area’s high point.

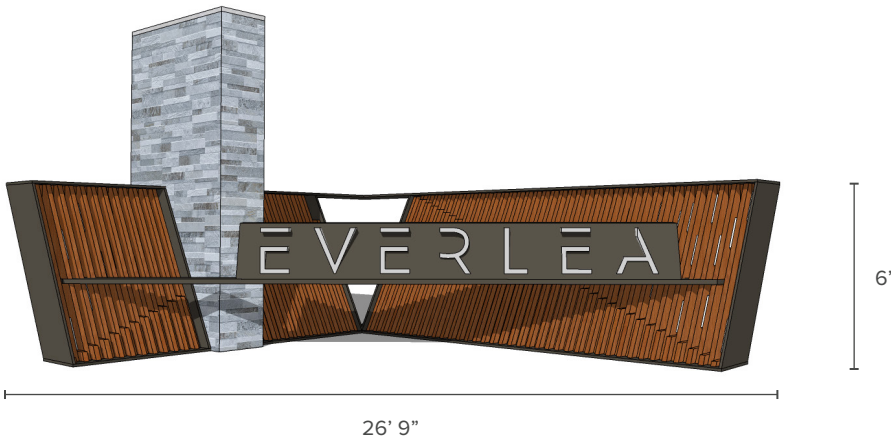
Conceived of as an artistic interpretation of neighborhood’s namesake, the monument is both unique and interactive, and presents a welcoming embrace for those arriving at the planned event center.

Contemporary LED lighting embedded into the monument adds to its’ interactive nature, allowing light and seasonal colors to enhance the space and the activities within it.



Primary Monument Location

Monument Signage
PRIMARY RESIDENTIAL MONUMENT

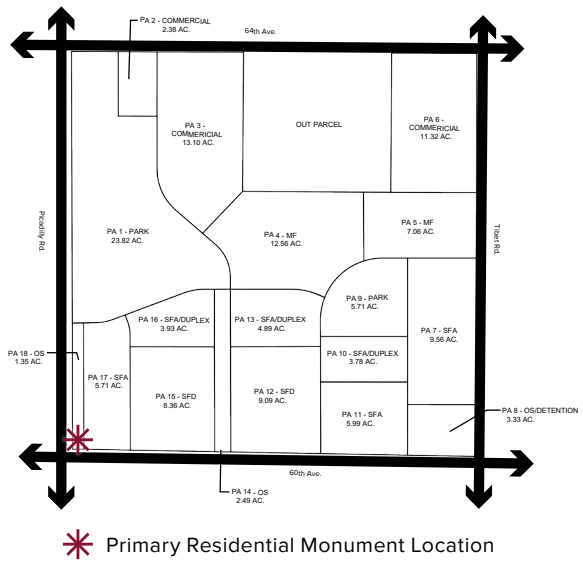


Note: All dimensions are approximate

The primary residential monument will be a contemporary design with clean lines and materials such as stone, metal, wood and concrete, with the inspiration for the monument taken from the design of the proposed Event Center. Materials have been intentionally placed to incorporate shadows into the design. A vertical element will be featured above the pedestrian scale. This will help bring attention to the primary monument and create a focal point for the community entrances. The materials used on the monument will also be used throughout the site, on the secondary and commercial monumentation, to tie the community together.

Native plantings will be used to extend the design into the site and tie into the surrounding prairie landscape, while accentuating the monument design, where appropriate. Grasses, low shrubs, and annual color could be used. Subtle LED lighting will also be incorporated to accent the monument and the surrounding landscape, allowing the monument to serve as a focal point and defining feature, day or night.

Signs will comply with the City of Aurora sign code. Graphics shown here are not to scale.



Note: All final monument sign locations to be determined during the Site Plan process.

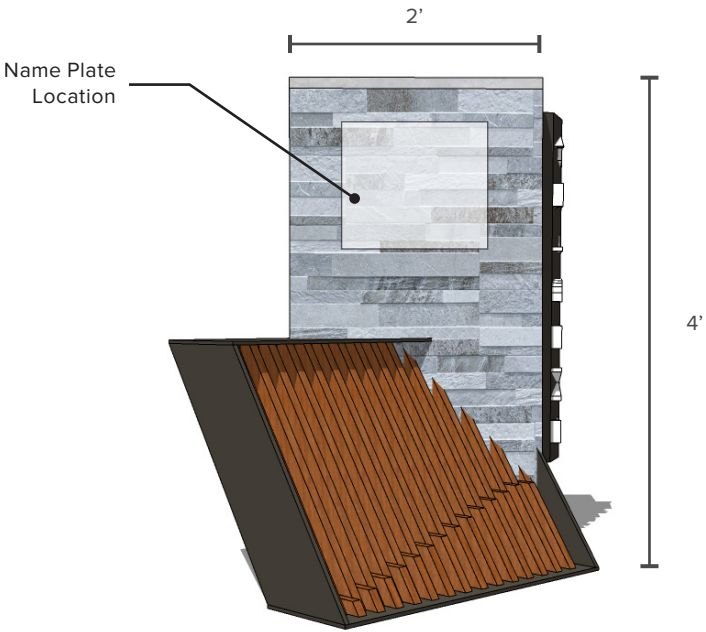
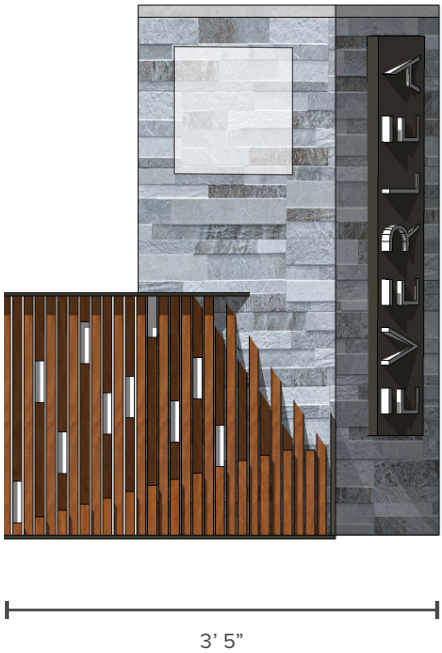


Monument at night showcasing lighting.

Monument Signage
SECONDARY RESIDENTIAL/PARK/IDENTIFIER MONUMENT



Secondary monument at park entrance



Note: All dimensions are approximate

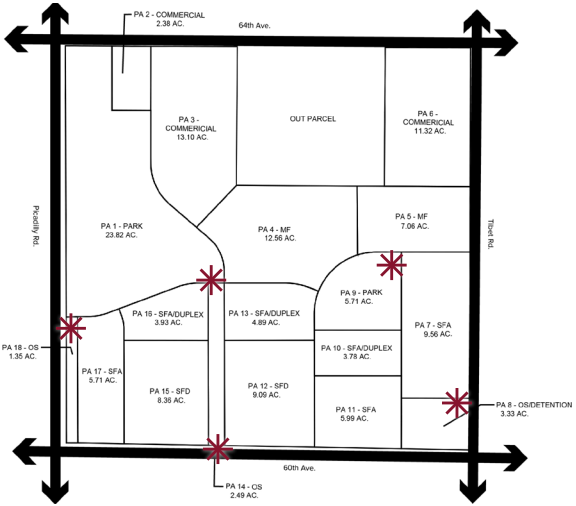


Secondary monument & LED lights (7')



A smaller scale, secondary residential / park identifier monument has been developed to compliment the primary monument, and provide flexibility for monumentation in smaller spaces, and at additional entry points. More pedestrian in scale, this monument can be integrated within the pedestrian and trail system to identify parks and open spaces within Everlea. The monument also has the potential to incorporate a naming plate to more specifically identify parks within the community brand, as naming is developed.

Signs will comply with the City of Aurora sign code. Graphics shown here are not to scale.

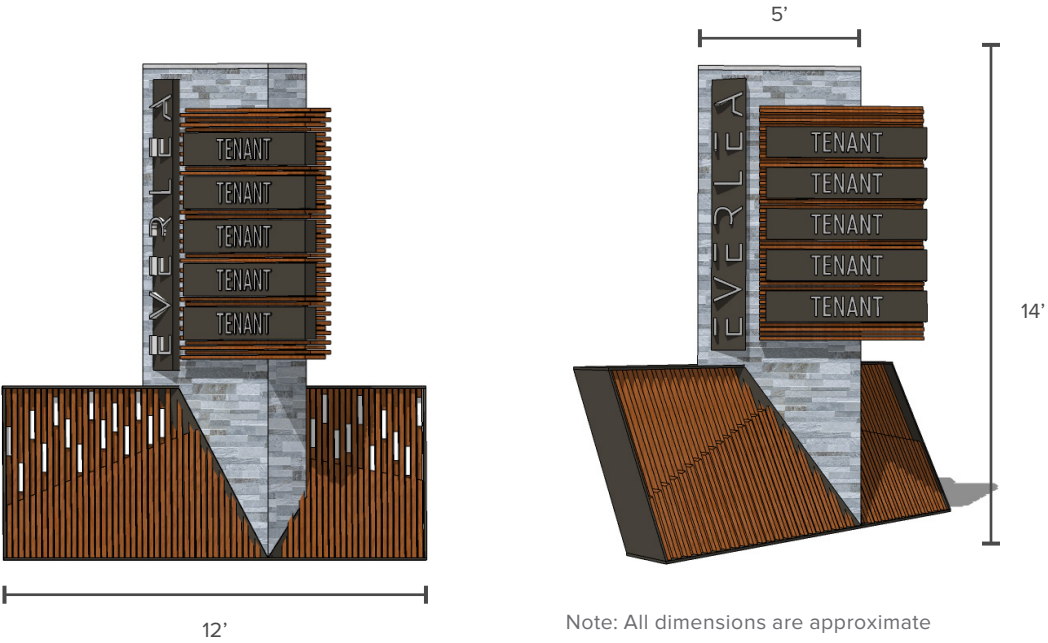


* Possible Secondary Monument Location

Note: All final monument sign locations to be determined during the Site Plan process.

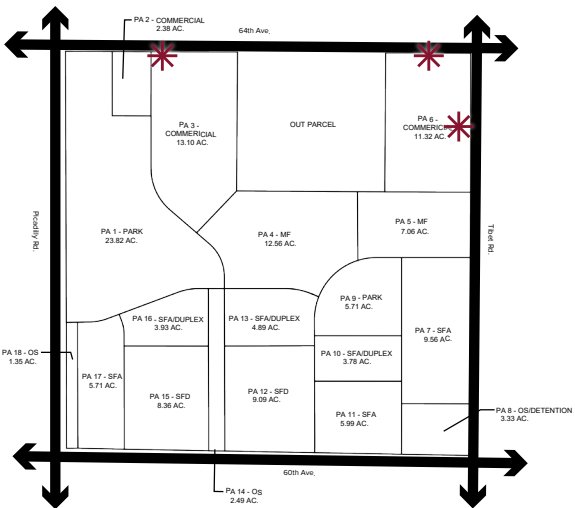
Monument Signage

PRIMARY COMMERCIAL MONUMENT



The primary commercial monument is also a contemporary design with clean lines and materials such as stone, metal, wood and concrete, with the inspiration for the monument taken from the design of the proposed Event Center. This monument is more vertical in nature to catch the eye of visitors approaching Everlea along 64th Ave, and identify the tenants within the mixed use commercial parcel at 64th Ave and Tibet Road, and the parcel located closer to Picadilly Road, adjacent to the Community Park.

Primary commercial monument



* Primary Commercial Monument Locations

Note: All final monument sign locations to be determined during the Site Plan process.

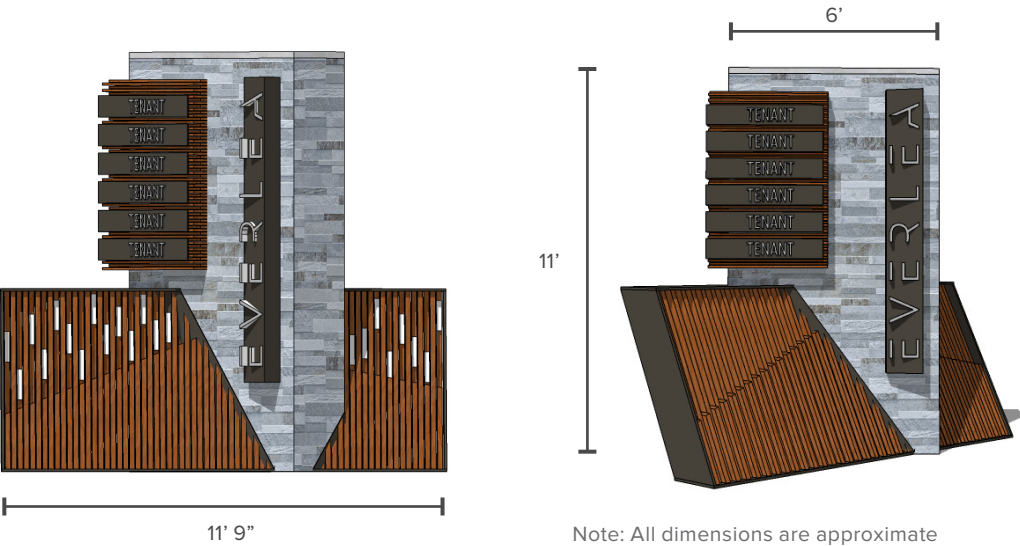


Native plantings will be used to anchor the monument within the landscape, but these will be smaller, due to the more urban setting for these monuments. Lighting will be integrated within the monument to both provide visual interest, and tenant visibility at night.

Signs will comply with the City of Aurora sign code. Graphics shown here are not to scale.

Monument Signage

SECONDARY COMMERCIAL MONUMENT

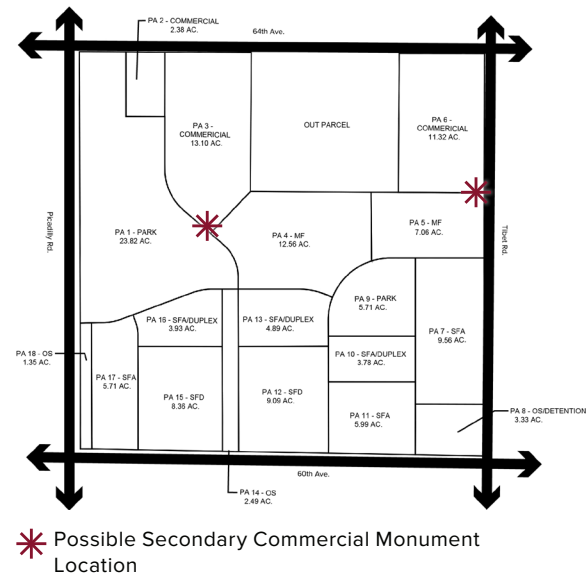


The secondary commercial monument is a scaled down version of the primary monument, that can be used in smaller spaces or more interior to the community, to provide commercial identification along smaller roads and/or for smaller areas with less commercial tenants.

Native plantings will be used to anchor the monument within the landscape, but these will be smaller, due to the more urban setting for these monuments. Lighting will be integrated within the monument to both provide visual interest, and tenant visibility at night.

Signs will comply with the City of Aurora sign code. Graphics shown here are not to scale.

Secondary monument sign



Note: All final monument sign locations to be determined during the Site Plan process.



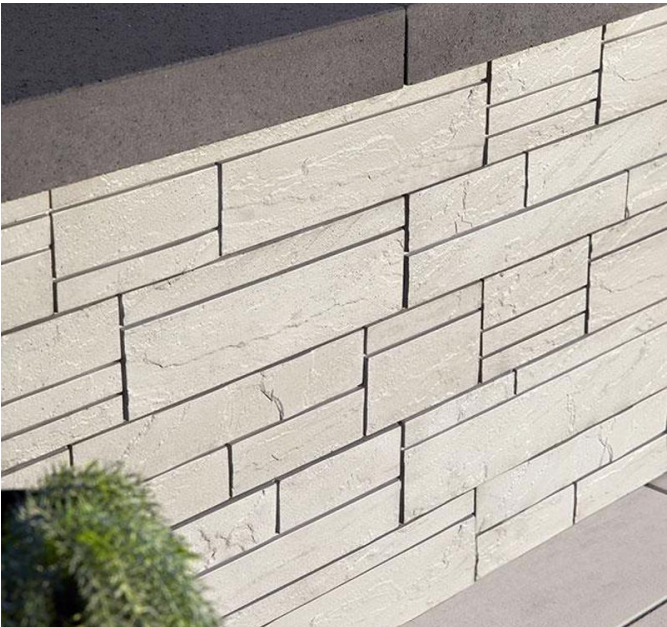
Secondary monument sign with lighting

Retaining Walls

WALL MATERIALS AND DESIGN



Corten steel, board formed concrete, or architectural finished concrete walls may be used in public spaces (ie. parks), commercial, mixed use commercial, multi-family, and single family attached areas. If corten steel is used the side edges shall not be visible and the wall may not be free standing. Board formed concrete should not be used on curving walls. These materials may also be used in single family detached lots provided that the home style is Modern or Contemporary. Color: Natural Concrete or Weathered Steel. In most circumstances retaining wall height should not exceed 30” where a fall hazard exists or 48” when no fall hazard exists. Walls greater than 30” require railing or barrier. Free standing walls shall be treated as fences (when located in non-public areas) and are visible from the ROW, but in other instances are limited to a maximum of 48” tall.



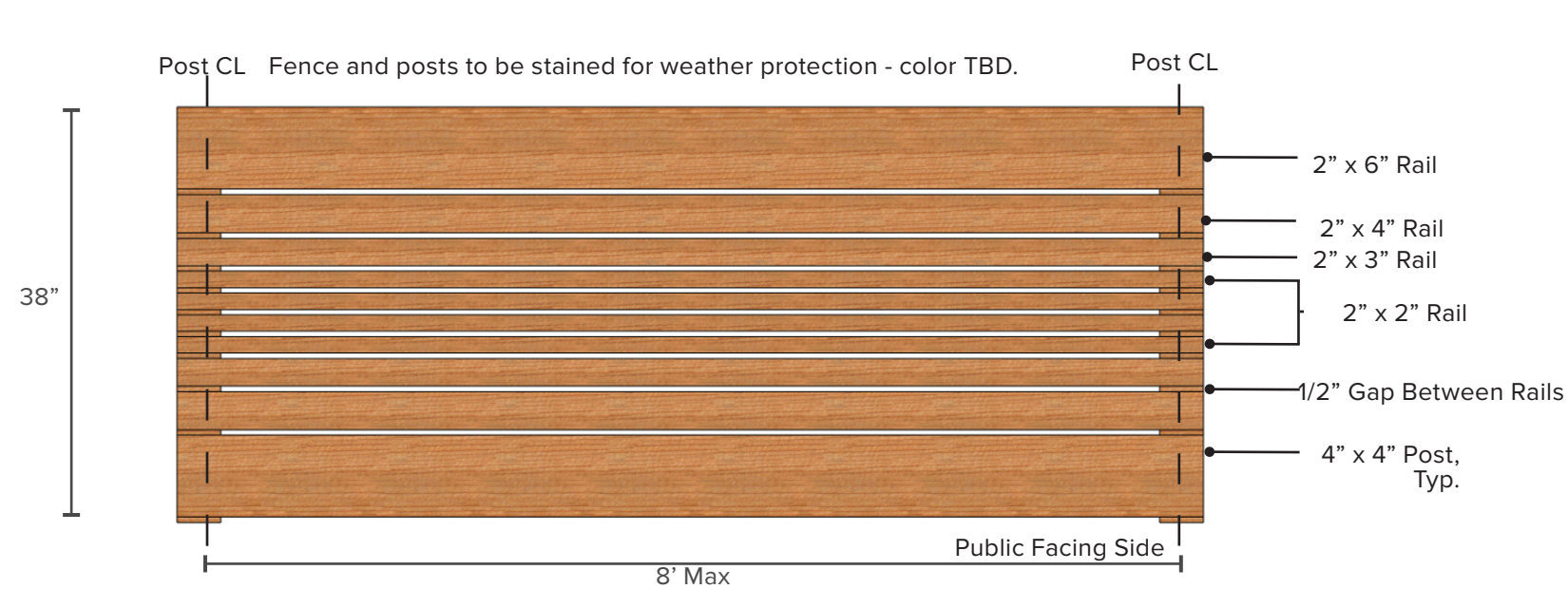
Dry stack stone walls may be used in the front yards (the side facing ROW) and the ROW facing side yards of single family detached lots. Color: Gray or Tan. Retaining wall height should not exceed 30” where there is a fall hazard or 36” when no fall hazard exists. Free standing walls are not permitted in the ROW facing front or sides of single family detached homes.



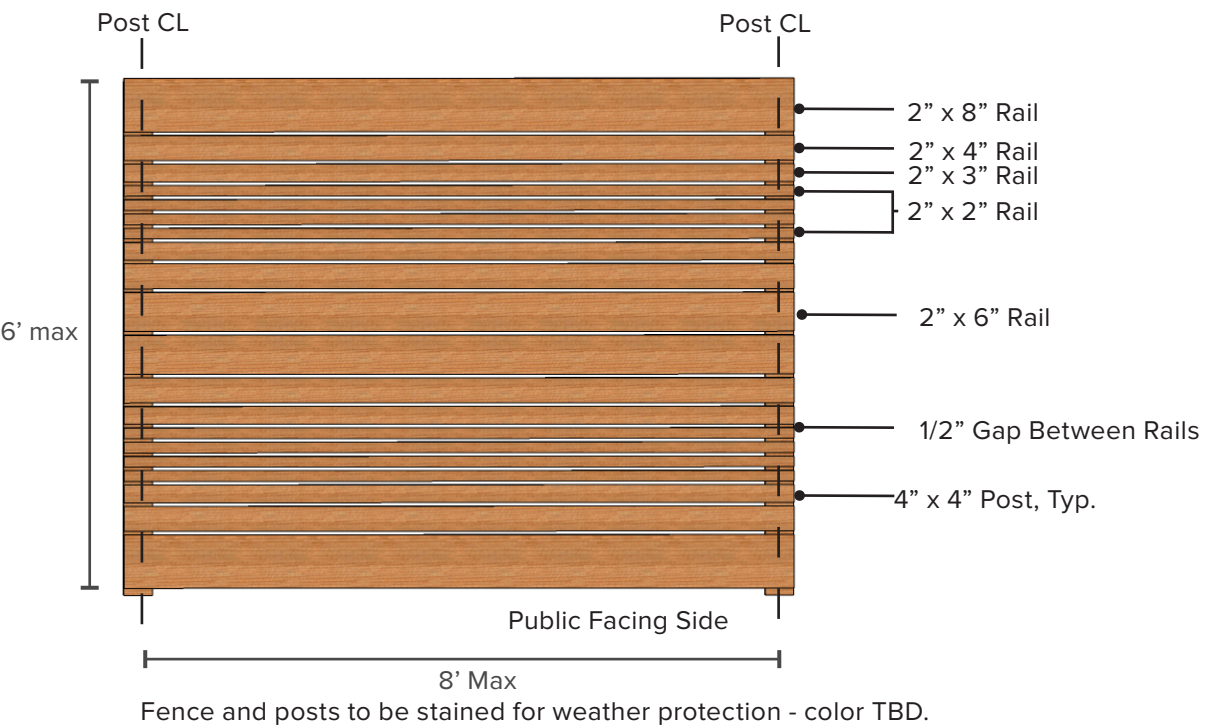
Block retaining walls with split face with an ashlar layout may be used in low visibility areas including detention ponds (in all instances) rear yards (in all instances) and side yards (if not facing ROW). Color: Gray or Tan.

Fencing Standards

SINGLE FAMILY ATTACHED / MULTI-FAMILY - FRONT YARD (ROW FACING) DEMARCATION FENCING



SINGLE FAMILY ATTACHED / MULTI-FAMILY - REAR & SIDE YARD PRIVACY FENCING

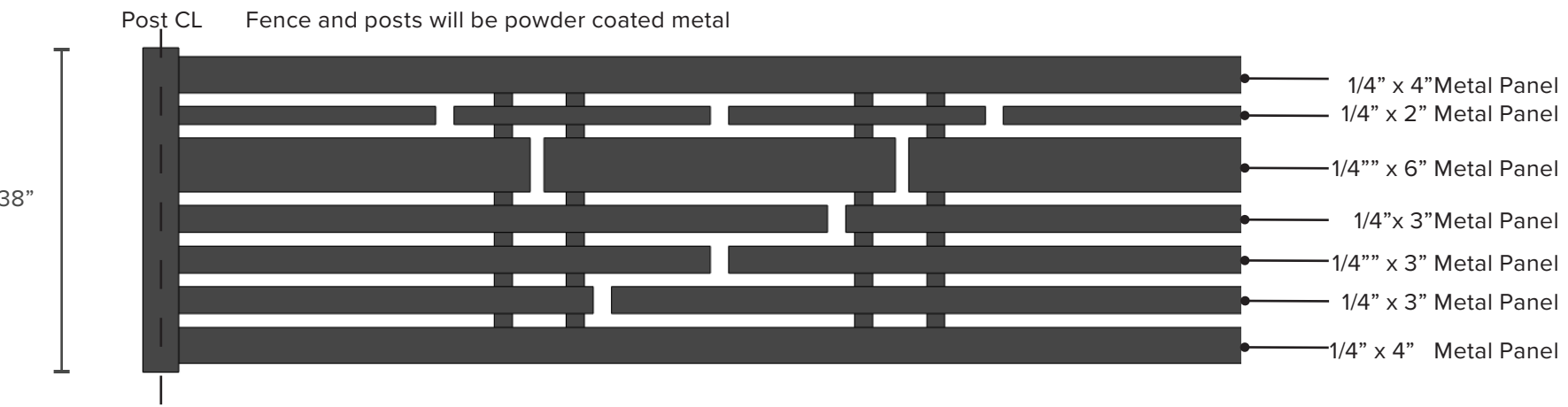


COMMERCIAL & MIXED USE COMMERCIAL - FENCING

Metal panel fencing shall be a minimum of 36" or a maximum of 6' tall. Fencing over 38" tall shall only be used for screening purposes. Both the panels and posts shall be a durable metal powder coated.

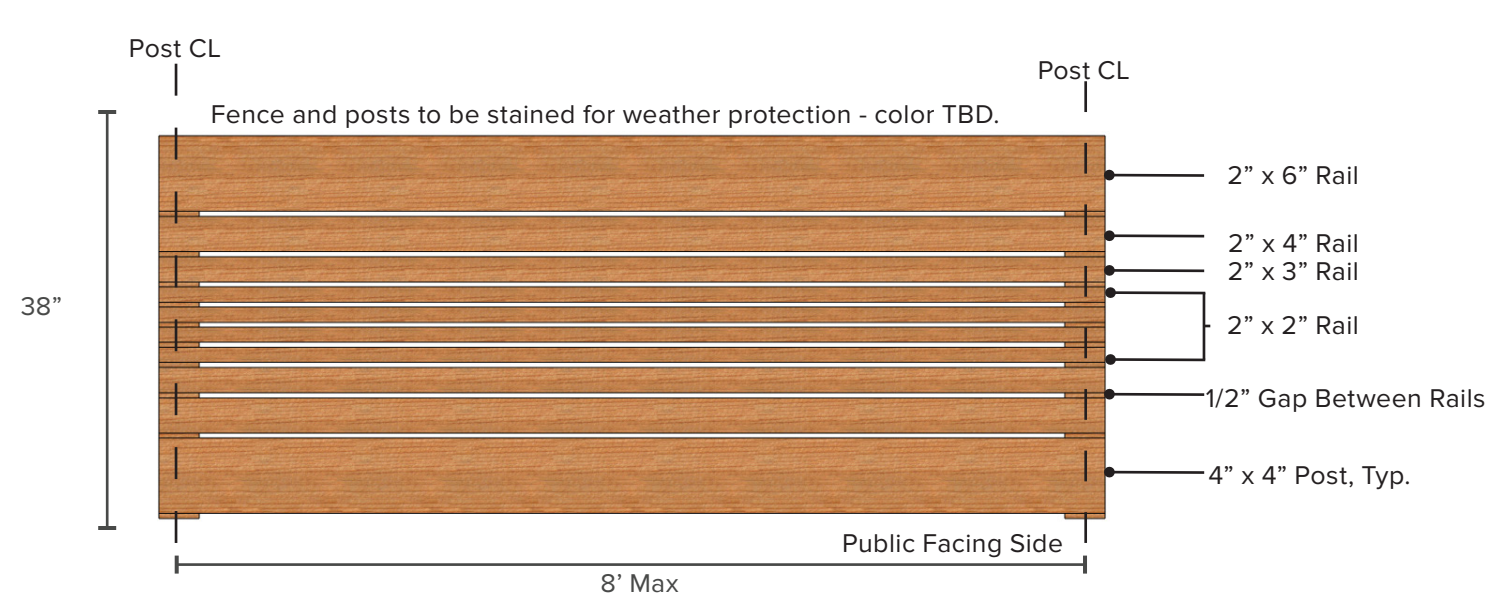
Post Color: Powder coated Black

Panel Color: Powder coated Black

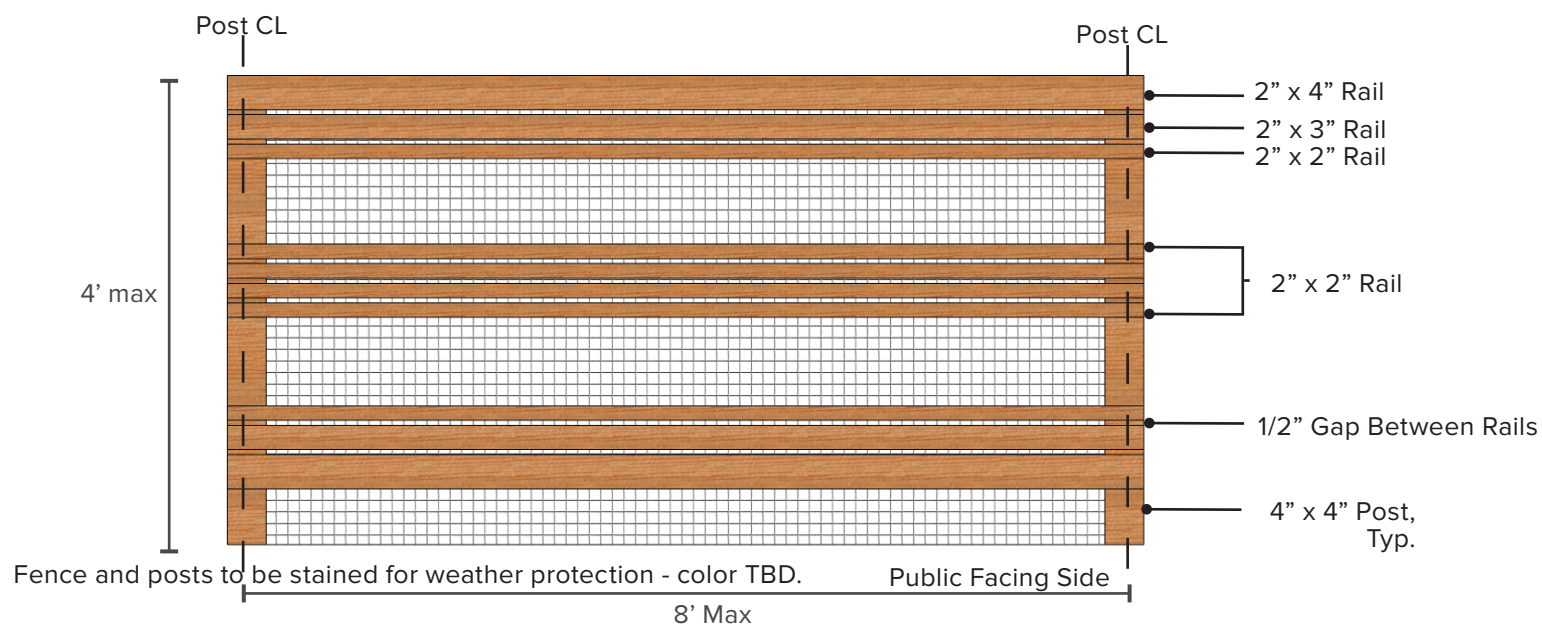


Fencing Standards

SINGLE FAMILY DETACHED - FRONT YARD (ROW FACING) DEMARCATION FENCING

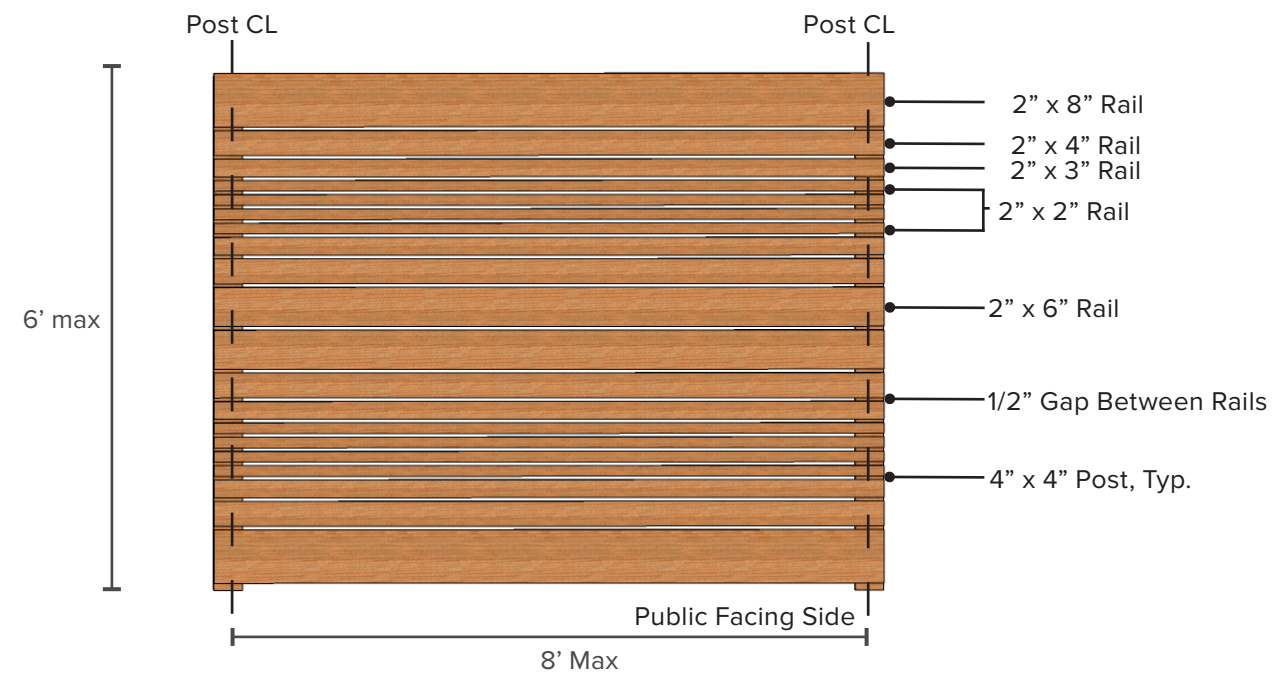


SIGNATURE OPEN RAIL FENCE



Where fencing is used in rear/side yards, open rail fencing is required between private yards and arterial streets, public open space, public parks, and the street facing sides of corner lots. This requirement is applicable for single family attached/detached land use areas and multi-family buildings (under 3-stories). It is not applicable for commercial, mixed use commercial land uses, or multi-family buildings (3-stories or greater).

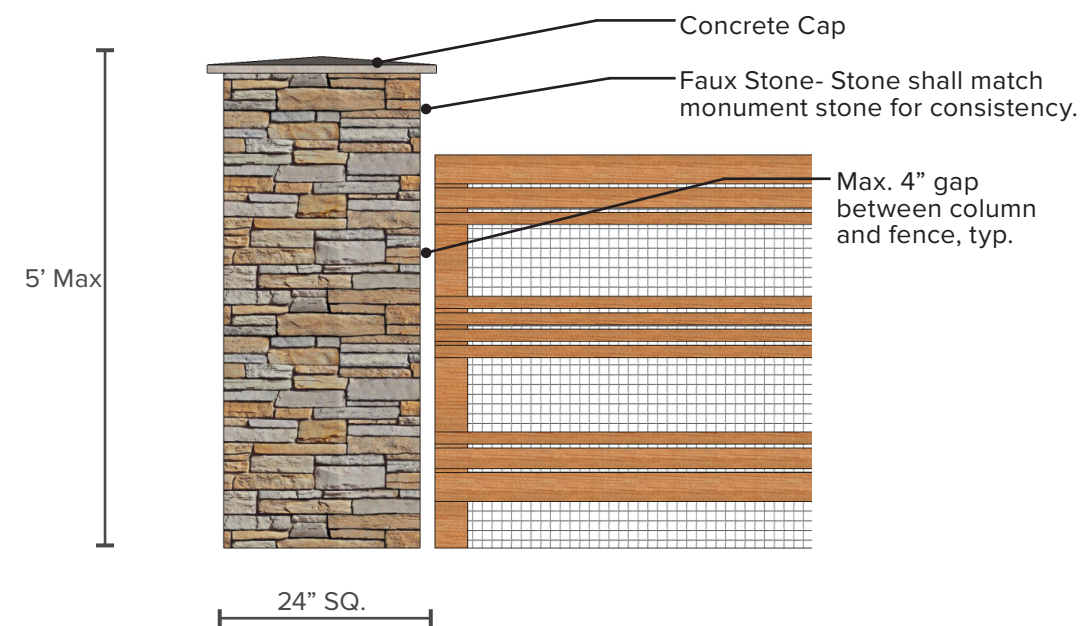
SINGLE FAMILY DETACHED - REAR & SIDE YARD PRIVACY FENCING



Fence and posts to be stained for weather protection - color TBD.

Fencing Standards

PILASTER FOR SIGNATURE FENCE

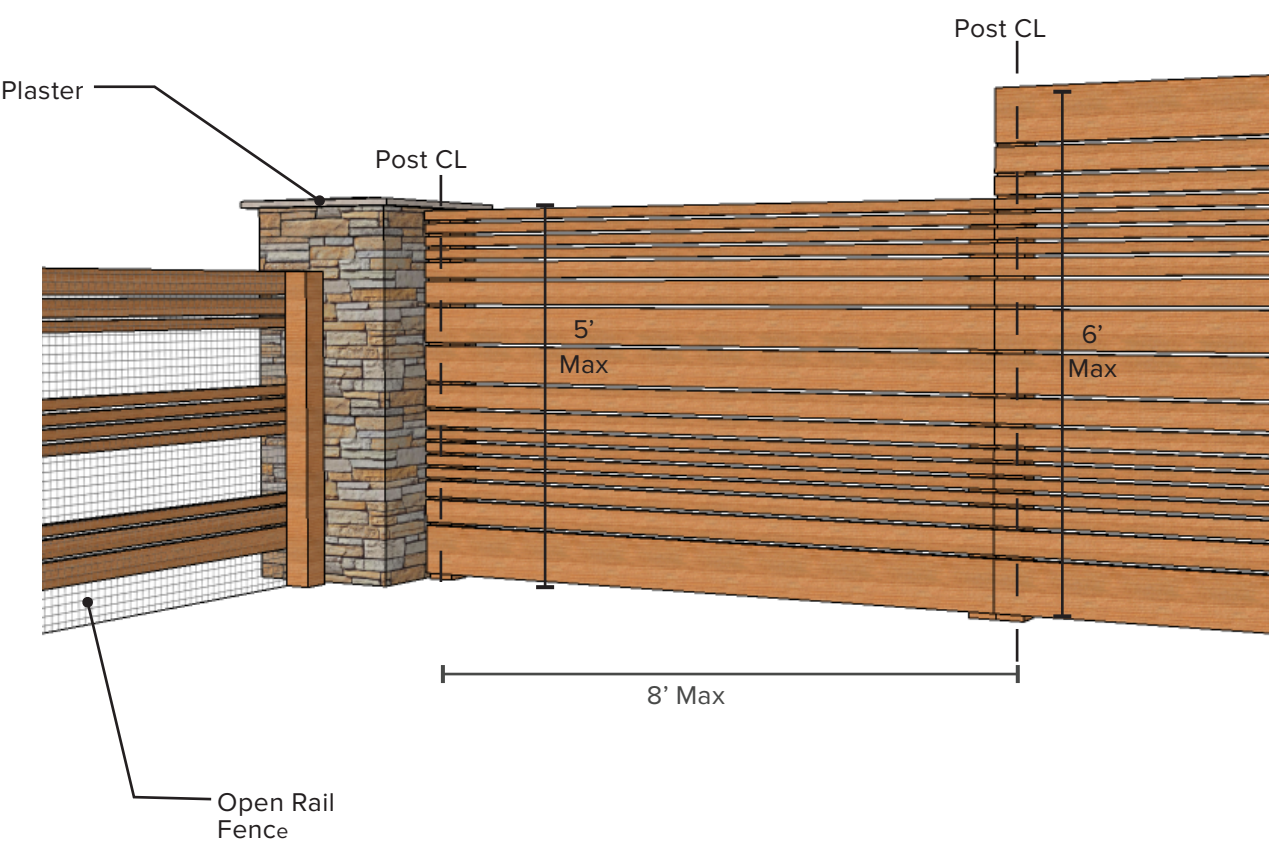


Where fencing is used along arterial & collector roadways, columns shall be used with a minimum spacing of 60' O.C. Columns shall be used with open rail fencing, and at the junction where side lot privacy fencing abuts the open rail fence.



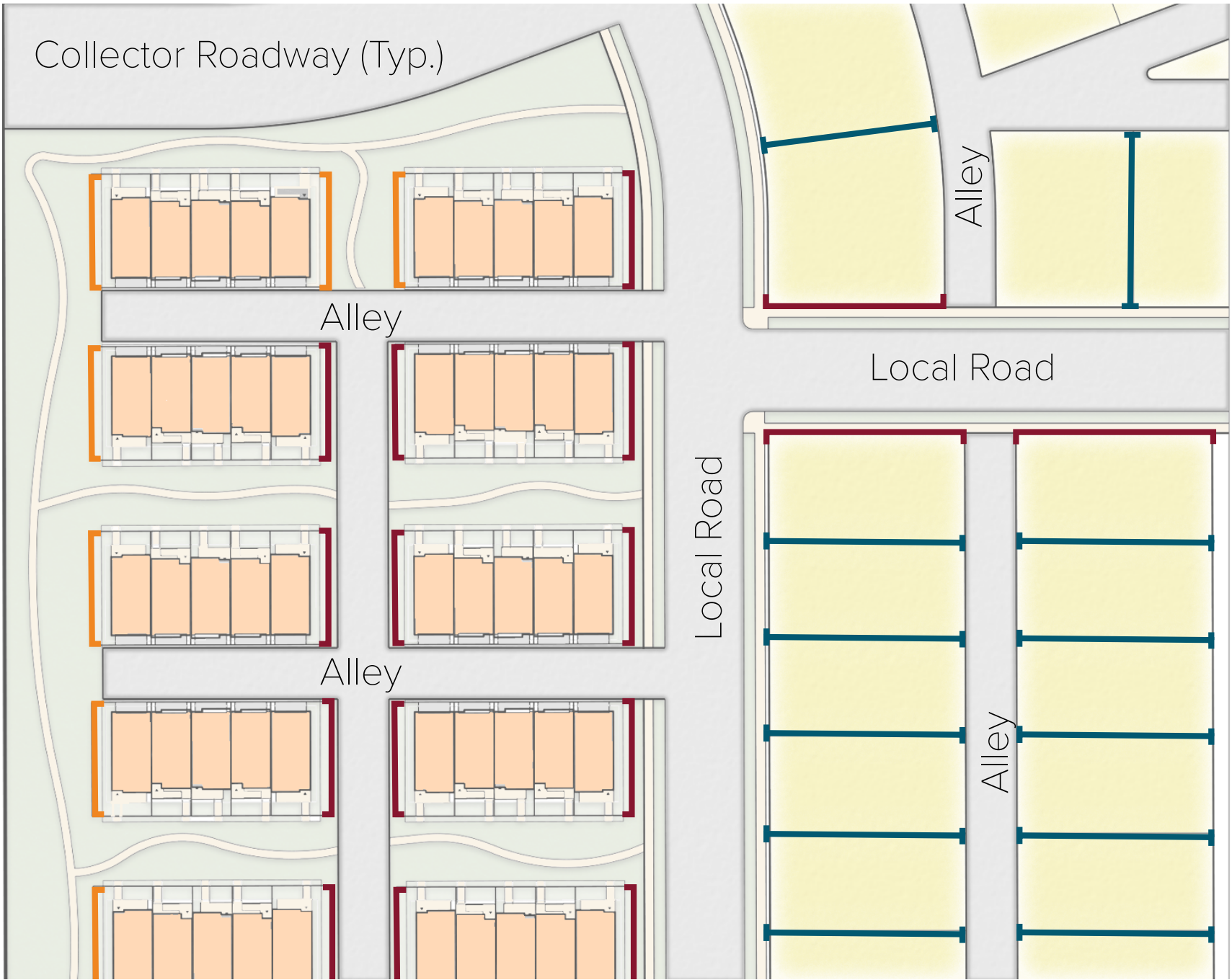
Signature fence used along Arterial and Collector roadways provides visual interest from both sides of the fence and helps to avoid fence canyons.







PILASTER INTERFACE WITH PRIVACY FENCE



Fencing Standards

FENCE LAYOUT CONCEPT PLAN



LEGEND	
	SINGLE FAMILY DETACHED
	SINGLE FAMILY ATTACHED
	PARK / OPEN SPACE
	4' SIGNATURE OPEN RAIL FENCE
	6' PRIVACY FENCE
	38" DEMARCATION FENCE

- Notes:
- Wing fences shall match the side lot fencing, on same side of the house, and shall tie into the house at a location behind the front facade that complements the architectural style of the home.
 - Front yard fencing is optional and at the discretion of the Homeowner/Builder. If used, fencing must be consistent with the fencing styles shown herein.

Lighting Standards

STREET LIGHTING



All street lighting shall comply with the City of Aurora lighting standards.

Standard Luminaire: Eaton Archeon LED.*

Standard Pole: Valmont*

*Reference the City of Aurora design standards for specific model numbers

PEDESTRIAN LIGHTING



BOLLARD LIGHTING



Lighting Standards

Lighting will be used to both accentuate the property by lighting monuments, architecture, and gathering space but will also provide safety for pedestrians as they navigate and use public spaces. The use of landscape lighting such as tree up-light and path lighting along with pedestrian scale pole lighting will enhance the public realm and provide a comfortable atmosphere. Street lighting will follow the City of Aurora street standards. Pedestrian and accent lighting will be in a modern style using muted finish tone to provide a unifying design charter for the Everlea community.

Paving Standards

PAVING STANDARDS



If used, pavers for commercial, mixed use commercial, multi-family, and single family attached areas shall be a neutral color ranging from concrete gray to black. At least three shades of gray/black should be used and at least two sizes of rectangular pavers should be used. The pavers should be arranged in a horizontal pattern like shown in the above images.

Pavers are not permitted in the public ROW.



If used, pavers for single family detached and park areas shall be a neutral color ranging from concrete gray to black. At least three sizes of rectangular or square pavers should be used. The pavers should be arranged in an ashlar or a horizontal pattern like shown in the above images. Pavers should not be tumbled, but have definitive cut or champherd edges. If stamped concrete is used it should have a similar pattern with a sandstone finish and integral color in the gray/black range. Pavers should not be used in high vehicular traffic areas.

For single family detached homes, these standards apply only for the front yards. There are no requirements for rear yards. Pavers are not permitted in the public ROW.

Street Furniture Standards

BENCHES & SEATING



TRASH RECEPTACLES



SINGLE AND MULTIPLE BICYCLE RACKS



PICNIC TABLES



Site and Street Furnishings.

Site furnishings such as benches, bike racks, picnic tables, pet clean up stations, trash receptacles, and stand-alone planters will be used to enhance both streetscapes and public areas such as plaza, parks and open space. The street furniture will be of a modern and sleek character using muted finish tones and a variety of materials such as powder coated metals, concrete, and sustainable wood alternatives. The furnishing should complement adjacent programming and architecture where applicable.

Street Furniture Standards

INGROUND PLANTERS



5' x 15' Tree openings with understory planting

FREE STANDING PLANTERS

Free standing planters can be concrete, metal, stone, but shall be of high quality utilizing muted colors that compliment surrounding spaces and architecture.



FIXED PLANTERS

Fixed or built in planters shall compliment the style of retaining walls (commercial) shown in the Urban Design Standards.



Signage Standards

COMMERCIAL

Signage is divided into 2 distinct types:

- Permitted permanent signs for businesses: Building mounted wall signs are allowed. All proposed sign systems shall be consistent with the existing sign environment, architecture, and use of the site. One wall sign per tenant per exposed building face is allowed provided that the total square footage of the signs do not exceed the City of Aurora’s signage code requirements. The top of signage is allowed within 8 feet of the top of a parapet wall. Individual back-lit channel letters are acceptable. As long as the overall sign square footage allowances for the building are not exceeded, one ornamental blade sign per building entry is encouraged, in addition to fascia signage at the entry. The ornamental blade sign shall be double sided and shall not exceed 16 square feet per side.
- Permitted permanent signage for project identification: Permitted project identification signs / monument signs serve to distinguish the uniqueness of the development within the project area or can be used to identify civic buildings. See the Urban Design standards for proposed monumentation.



Wall signs can be integrated into the architecture, creating a distinctive identity for each tenant.



Another example of wall signs being integrated into the architecture, this shows the potential for second story signage as well.



Ornamental blade sign in conjunction with a fascia sign on the building provide identity. Blade signs can also be used as directional or informational signs.



An example of signage used to enhance the corner of a building.



Creative lighting used in building mounted signage provide another level of visual interest.



Commercial Standards

COMMERCIAL DEVELOPMENT

Intent

- To create buildings with mass and form that provide an appropriate relationship between structures, streets and plazas.
- To create interesting and comfortable scale variation within the site through vertical and horizontal modulation of building massing and relationships in scale between buildings.
- To promote the exposure of streets and plazas to the sun and sky.
- Any automobile oriented facilities, such as gas stations, car washes or drive through served restaurants shall be limited to the PA-6 parcel.

Design Standards

- Buildings shall provide attractive architecture fronting to 64th Ave, Picadilly and Tibet Streets
- Buildings along arterial roadways shall be setback a maximum of 15’ from the ROW.
- Along 64th Ave a minimum of 50% of the project street frontage shall be building fronts, within PA-2, PA-3, and PA-6
- Buildings shall be a minimum of 19 ft tall.
- Commercial building front shall be oriented towards a public or private roadway or a street corner if oriented at an intersection.
- Sidewalks located on building sides with an entry or adjacent to parking shall be a minimum of eight (8) feet in width.
- Service, loading and trash enclosures shall be located in the rear or side of the building away from view of the public realm and be screened.

Corner Treatment

- a. Buildings shall be oriented to front the intersection of a road with another road or with an internal private street and shall be articulated with transparent openings and an active prominent entry and architectural elements on the corner.
- b. Parking shall be located on the side and/or rear of the building to the greatest extent possible.
- c. Corner treatments shall include two front primary facades, which are equally designed and articulated as follows:
 - i. Two (2) front facades facing both of the adjacent roadways or internal streets, with one (1) front façade that is designated as the primary customer entrance that is located on or near the building corner.
 - ii. All exposed facades shall be equally designed and articulated.
- d. Service areas shall be located away from any building side facing the intersection, and screened from visibility.

Commercial Buildings with a Drive-Through Facility

- a. Commercial developments shall avoid the placement of drive-through lanes and canopies, food-pick up windows, speaker box locations and other ancillary back-of house functions along major public roadways and shall be located away from view of the public realm.
- b. Speaker boxes and drive-through windows shall be located on building facades that do not face major public roadways, or face single family residential uses or residential zoned lots.
- c. Drive-through lanes shall be located so that vehicle queuing does not



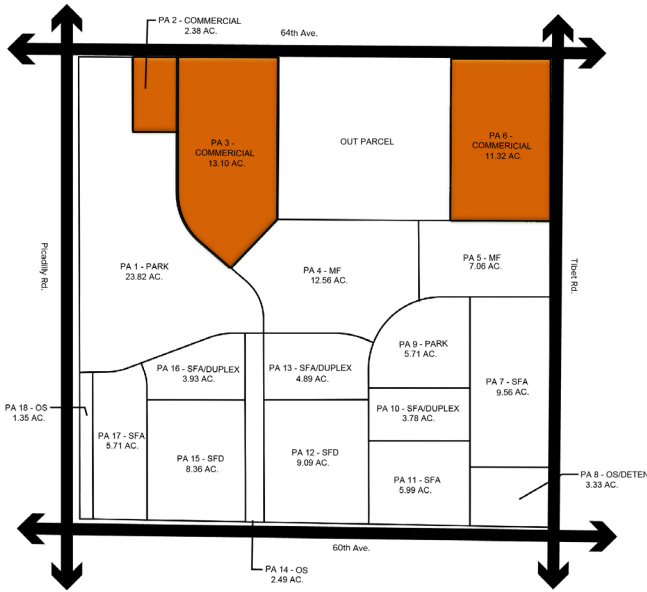
- stack onto a public roadway or drive aisle.
- d. Drive-through lanes shall not be designed to exit vehicles directly onto a public roadway.
- e. Drive-up ATMs shall have architectural fins or overhangs to create shelter for users and tie them to the building architecturally.

Gas Station

- a. Canopy and gas pump locations shall be oriented on the site as follows:
 - i. The shorter side of a gas station canopy (side of the canopy) shall be oriented facing the major public roadway.
 - ii. The longer side of the gas station canopy shall not be permitted to face a major public roadway.
 - iii. Gas pumps shall be located behind or to the side of the retail building or kiosk.
 - iv. Canopies shall not be located adjacent to single family detached residential land uses along a shared property line.
- b. Longer sized gas station canopies (larger than 100 feet in length) should be broken down into two or more smaller sized canopies (no larger than 100 feet in length) with a maximum of four (4) gas pumps per canopy.
- c. Parking shall be located in the rear or side of the building and a maximum of one double-loaded bay of parking shall be located between a building and any public roadway.
- d. Service and loading areas shall not face a major public roadway, and shall be located at the rear or side of the building.

Car wash and Car Repair

- a. The retail portion of the building with the primary entrance shall be located facing the public roadway.
- b. Garage door bays and car wash tunnel openings shall not face or be visible from a major public roadway or adjacent



KEY MAP - COMMERCIAL AREAS

- single family residential uses.
- c. All equipment within car wash tunnels shall be contained within the building and must be screened from a public roadway and adjacent properties through building design or screening walls.
- d. All ancillary structures and vacuum stations shall be designed with similar material, color, and detailing as the main structure.
- e. Where a site has three (3) or more sides that face multiple public roadways, garage doors may be permitted and shall be oriented facing an internal street, or a street facing the lowest volume of traffic. The building shall be equally articulated on all four sides and the garage door bays shall be screened from view from a public roadway.



Commercial Standards

DESIGN GUIDELINES

- Parking lots are encouraged to be located internally to the site and away from surrounding roads. This does not preclude the ability to incorporate on street parking.
- Parking may be located along and adjacent to roads that run along the Denver water out parcel.
- One story buildings may be designed with a tall first floor and a false second story, or parapet feature in order to accomplish the 19ft minimum height requirement.
- Variation in building massing may include changes in wall plane or height and may relate to primary building entries, important corners or other significant architectural features.
- Architectural scale relationships between buildings of varying heights should be expressed through a compatible horizontal relationship of architectural features. These may include, but are not limited to, the alignment of cornices or other architectural expressions such as belt courses, fenestration, changes in material, color or module, and building step backs. More than one method of achieving architectural scale relationship may be appropriate or necessary to achieve a harmonious relationship.
- Building massing and form should be modulated so as to minimize the impact of shadows on plazas and other open spaces.



Commercial Standards

COMMERCIAL DEVELOPMENT

Intent

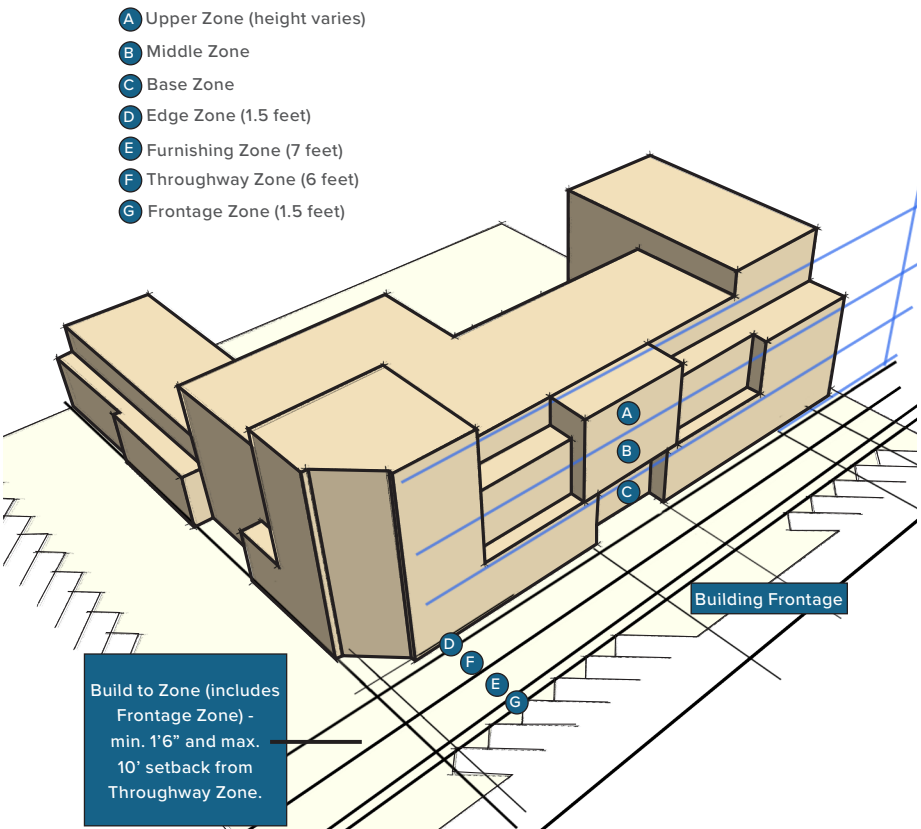
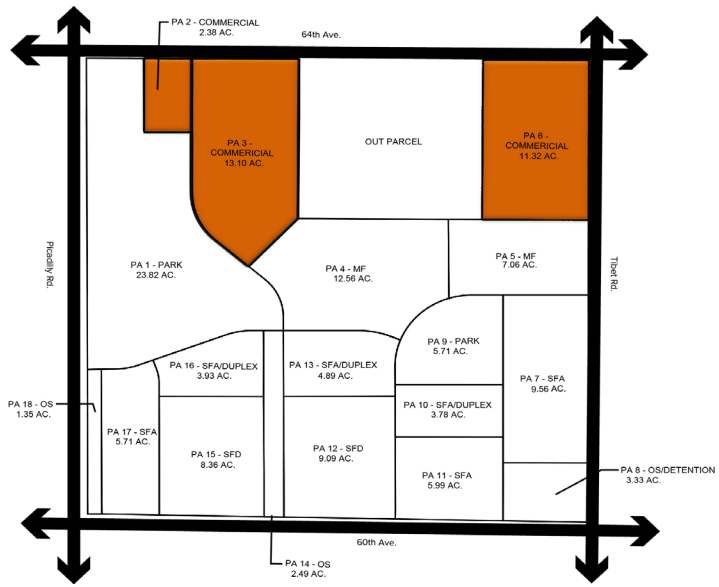
- To create buildings with mass and form that provide an appropriate relationship between structures, streets and plazas.
- To create interesting and comfortable scale variation within the site through vertical and horizontal modulation of building massing and relationships in scale between buildings.
- To promote the exposure of streets and plazas to the sun and sky.
- To use building forms to create interesting skylines, create iconic corners, enhance entrances to the site.
- To utilize built to zones to architecturally define the streetscape.

Design Standards

- The buildings in these areas shall conform to the following three zones (see graphic to the right):
 - a. Base Zone — The lowest portion of the building at sidewalk level, extending up 14' minimum to a maximum of a 2nd story above the sidewalk.
 - b. Middle Zone — That portion of the building above the Base Zone that establishes the primary massing around the middle of the building. At least fifty percent (50%) of the Middle Zone massing between the base zone and seventh (7th) story shall align along the property setback or build-to line.
 - c. Upper Zone — The portion of the building above the Middle Zone. The Upper Zone can have varied heights that range from the top of the middle zone and up to 100'. At least fifty percent (50%) of the Upper Zone shall be set back a minimum of six feet (6') from the Middle Zone along the building frontage.
- Setbacks along local roadways shall be dictated by the build-to lines as shown in the associated diagram, however parking along collector and arterial roadways will be dictated by the relevant street section.
- Standalone retail buildings shall have a minimum height requirement of nineteen (19') feet.
- If any buildings are proposed within the view shed corridors, height restrictions as defined on Tabs 10.29 - 10.31 will govern to ensure that the view shed is not obstructed. Additional standards are provided on Tab 10.29.

Design Guidelines

- The Upper Zone should be set back at a visually significant distance from the Middle Zone. A change in material can also be used to increase visual significance.
- Building massing and form should be modulated so as to minimize the impact of shadows on plazas and other open spaces.
- Architectural scale relationships between buildings of varying heights should be expressed through a compatible horizontal relationship of architectural features. These may include, but are not limited to, the alignment of cornices or other architectural expressions such as belt courses, fenestration, changes in material, color or module, and building step backs.
- Variation in building massing may include changes in wall plane, height, or materials and may relate to primary building entries, important corners, or other defining architectural features.
- Facade recesses within the base zone may be utilized to address pedestrian scale while also contributing to variation in building articulation, to help achieve the goals of this section.



* Applies to local streets only. For Arterials and Collectors, build to zones will be used but parking will be dictated by the street section.



Good examples of architecture that provides; vertical and horizontal modulation, corner articulation, interesting skylines, and pedestrian scaled elements along the streetscape

Commercial Standards

COMMERCIAL DEVELOPMENT (PARKING)

Intent

- To utilize underground, structure above ground parking and “hidden” screened surface parking to accommodate a good portion of the parking requirements of the site and to minimize unscreened or fully visible parking surface parking.
- To promote a walkable, pedestrian-friendly site with minimum visual impact on the pedestrian experience and streetscape environment from parking.
- To create façades on parking structures that are compatible in character and quality with adjoining buildings including plazas and streetscapes and that are complimentary with retail or other Pedestrian-Oriented Uses on the ground level, and that provide human scale, and architectural interest when they are adjacent to street
- To avoid large areas of undifferentiated or blank walls along public streets or open spaces.
- To reduce the visual impact of car headlights and lighting emanating from parking structures, and to prevent angled ramps from being seen from public right-of-way.
- To recognize that with modern design, parking garages can form an important part of the urban aesthetic, without detracting from the spaces and architecture around them.

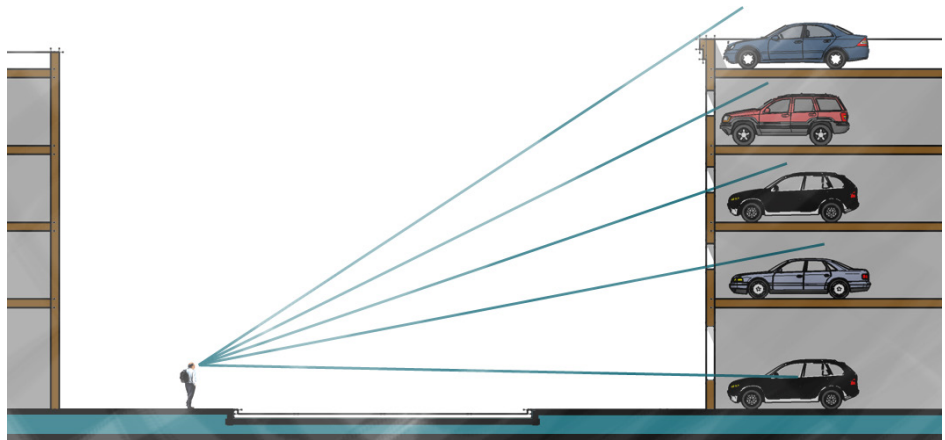
Design Standards

- Above-ground parking structures shall conform to the general building standards and guidelines pertaining to architectural scaling elements and building materials set forth in these Standards and Guidelines.
- Parking garages seen from the street, open space, or adjacent property, shall be designed to reflect or complement the design character of the building(s) the garage serves.
- Parking garage facades adjoining the street, open space, or adjacent property, shall include architectural elements that provide variety and human scale, such as:
 - a. expression of building structure
 - b. differing patterns or sizes of openings
 - c. changes in plane of walls or cladding systems (at least 3 inches);
 - d. changes in material, pattern or color
 - e. expression of material or cladding system modules
 - f. joint patterns and attachment details
 - g. signs, art or ornament integral with the building
 - h. quality, durable materials with smaller scaled modules
 - i. patterns, or textures
- Materials used on facades that front a right of way, or adjacent property, shall be of high quality, comparable to the building(s) which the garage serves.
- Façade openings that face any public right-of-way, plaza or open space shall be vertically and horizontally aligned.
- Spandrel panels or walls shall be at least 3 foot 6 inches high in order to conceal the headlights of parked cars from pedestrians on the opposite side of the street.
- Rooftop parking deck lighting shall be limited to 12 feet in height, and shall be low cut-off type fixtures.

- Structured parking shall have level external floors and have high quality screening.
- Surface parking shall be allowed on a limited basis when facing arterial streets. One double bay of parking associated with main building entrances and drop offs shall be allowed. The total amount of surface parking that can front an arterial or a collector shall not exceed 30% of total roadway frontage within that planning area.

Design Guidelines

- Parking garages visible from rights of way, open space, or adjacent property may be constructed or clad with architecturally finished precast concrete panels, or cast in place concrete. Other architectural cladding, such as metal or acrylic panels may be used on parking garages, if they compliment the adjacent building architecture.
- Structured parking, when visible, should be an attractive architectural element.



concealment of headlights of cars in parking structures



a good example of a building that orients public spaces of the architecture towards the primary street and relegates the parking component to access drives in the rear of the building.



a good example of wrapping a parking garage with building massing to disguise and limit the visibility of the parking area from adjoining streets.



a good example of parking located below or behind the street facing side of a commercial building.

Special Facilities and Structures

Intent

- To ensure that the commercial parcel PA-2 develops in a manner that is compatible with it's proximity to the community park and designated high point.
- To promote a design within PA-2 that is open to the park on the southern and western sides and provides connectivity to the park as appropriate.
- To properly screen service areas and mechanical equipment to minimize any negative impact on the community park.
- To promote architectural design that is civic in nature and respectful of the setting in terms of visual prominence and adjacency to the area's high point.

Design Standards

- An outdoor space / plaza with a minimum depth of 50 feet shall be integrated on the southern end of the parcel to ensure a proper transition between the architecture and the park.
- Architecture adjacent to the plaza shall include sufficient openings and entrances to relate to the plaza and outdoor space.
- To provide a high degree of transparency, the southern facade of the building(s) adjacent to the plaza shall be comprised of a minimum of 50% glass.
- Highly reflective glazing shall not be permitted. All glazing shall have a maximum reflectance factor of 0.25.
- Ground levels windows on buildings facing the park shall be a minimum of 6 feet in vertical dimension.
- Fencing is not permitted along the southern edge of PA-2 adjacent to the community park.
- Vehicular circulation such as roadways, parking or drop off areas shall be placed north of the required plaza area to ensure that they are a minimum of 50 feet from the park.
- Retail uses within this parcel shall be oriented to the streets and utilize the build to standards in this master plan to ensure that the architecture addresses the streets.

Design Guidelines

- Ground floors along the park and public plaza should be given extra attention to achieve a higher level of architecture, by using pedestrian scaled facades and transparency.
- Architectural detail such as windows, awnings, trellises, building articulation, covered walkways, and material changes at the plaza level should be used to soften the edge of the building and enhance pedestrian scale.
- Shading elements used within the plaza should be designed or chosen to compliment the adjacent building architecture.

Conceptual plaza and architectural imagery is included on tabs 10.26 - 10.27 to depict how PA-2 should interface with the community park along the southern edge of this parcel.



Parks

COMMUNITY PARK

NOTE:
FINAL COMMUNITY PARK DESIGN AND FEATURES TO BE DETERMINED DURING THE PARK MAST PLAN PROCESS.
IMAGES INCLUDED ARE CONCEPTUAL AND SHOW INTENT ONLY.



Aerial playground enlargement.



Playground from eye-level.



Bocce ball courts adjacent to basketball court and shade shelters.



Basketball Court adjacent to shelters and Bocce Ball court.

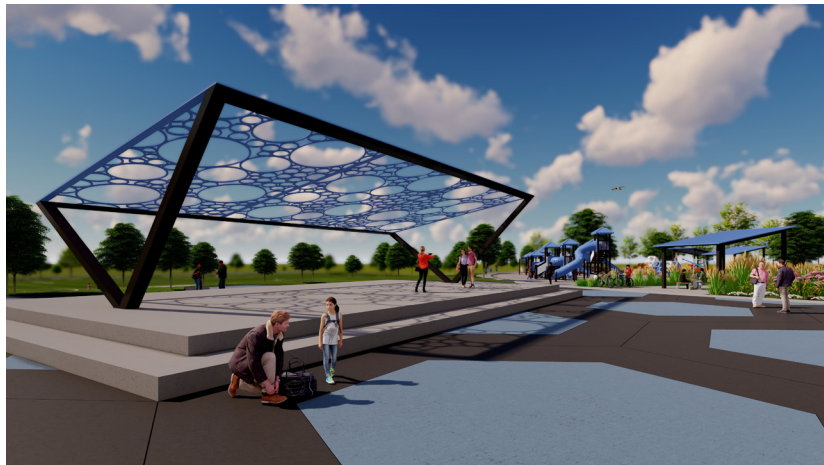


Bike parking adjacent to shade shelters and picnic tables that look out on the playground.

Parks

COMMUNITY PARK

NOTE:
FINAL COMMUNITY PARK DESIGN AND FEATURES TO BE DETERMINED DURING THE PARK MAST PLAN PROCESS.
IMAGES INCLUDED ARE CONCEPTUAL AND SHOW INTENT ONLY.



The park boasts a large stage suitable for live shows and public gatherings.



The splash pad at eye level.



Lawn adjacent to splash pad, looking up onto even center.



The park contains two soccer fields, which are also suitable for multi-use.



The bocce and basketball courts skirted by large lawns and shade shelters.

Parks

NEIGHBORHOOD PARK



Horseshoe toss adjacent to playground.



Playground and lawn area.



Pergola and sitting area between playground and pickleball courts.



Playground area.



Picnic tables and shelters adjacent to pickleball courts.

Event Center

NOTE:
EVENT CENTER AND ASSOCIATED PLAZA DETAILS TO BE DETERMINED AT THE SITE PLAN LEVEL,
HOWEVER STANDARDS PERTAINING TO THIS PARCEL ARE OUTLINED ON TAB 10.22.

PROPOSED EVENT CENTER ADJACENT TO COMMUNITY PARK



Event Center from dropoff.



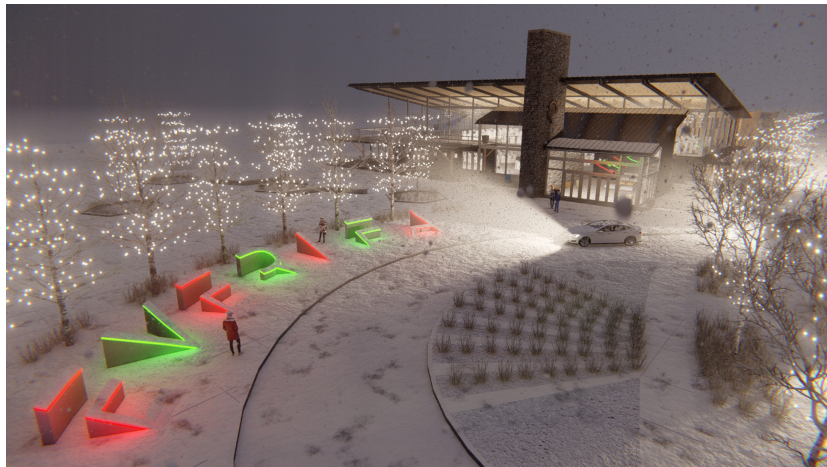
Architectural interest along entrance road.



Event Center gathering space along plaza.



Retail space integrated along entrance road from 64th Ave.



Seasonal interest at the Event Center

Event Center

NOTE:
EVENT CENTER AND ASSOCIATED PLAZA DETAILS TO BE DETERMINED AT THE SITE PLAN LEVEL,
HOWEVER STANDARDS PERTAINING TO THIS PARCEL ARE OUTLINED ON TAB 10.22.

PROPOSED EVENT CENTER ADJACENT TO COMMUNITY PARK



Directional planting design used to reinforce the orientation of the plaza.



Interactive monument elements that bring your eye towards the horizon.



Contemporary plaza design for gathering and taking in the view.



Hardscape and plaza connecting to the community park



A sundial integrated into the plaza to celebrate this unique location.

View Preservation Ordinance Exhibit and Standards

VIEW PRESERVATION AND THE SITE'S HIGH POINT

Intent

- To recognize the presence of the area's topographical high point, roughly in the NW corner of the site, and to meet the intent of City's view preservation ordinance by integrating and memorializing this important feature within the community.
- To recognize the infrastructure and construction requirements necessary to build a highly desirable mixed use center which will benefit the City of Aurora and this area within this urban district.
- To marry these two concepts, through collaboration and design, to create a unique and special place which celebrates the highpoint and preserves the spectacular views of the front range within the Community Park.

Design Standards

- The applicant will coordinate with all relevant city departments to ensure that the intent of the view preservation ordinance can be met, while still making construction of this mixed use center realistic and achievable.
- Recognizing that substantial earthwork and infrastructure will be required in the area, in combination with the accommodation of city standards for vehicular access, roadway construction, drainage and life safety, the current existing topographical high point can be relocated by up to 250' in a southwesterly direction, as long as the existing elevation of the high point is maintained or increased, and the view corridors defined by the ordinance are maintained as unobstructed within the Everlea community.
- Buildings located to the south of the community park, in PA-17, are substantially below the high point elevation, and in no event shall any part of the proposed structure exceed the mean elevation as depicted within Section 1 on Tab 10.29.
- When a structure lies partially within a designated view preservation area, only that part of the structure that lies within the preservation area shall be subject to these provisions.
- Any structures integrated into the design of the community park will need to adhere to these provisions, and all parts of said structures also need to remain below the mean elevation as defined on Section 2 & 3 on Tabs 10.30 and 10.31.
- Any structures proposed within the view shed corridors should be designed with materials that have natural colors and mesh within their setting within the view corridor and minimize any impact they may have on the site line.
- The landscape design of the community park will be coordinated with the City and defined in the Park Master Plan process, to ensure that all proposed tree planting within the preservation area conform to the landscaping standards prescribed by the Planning Department, to protect the panoramic views from encroachment.

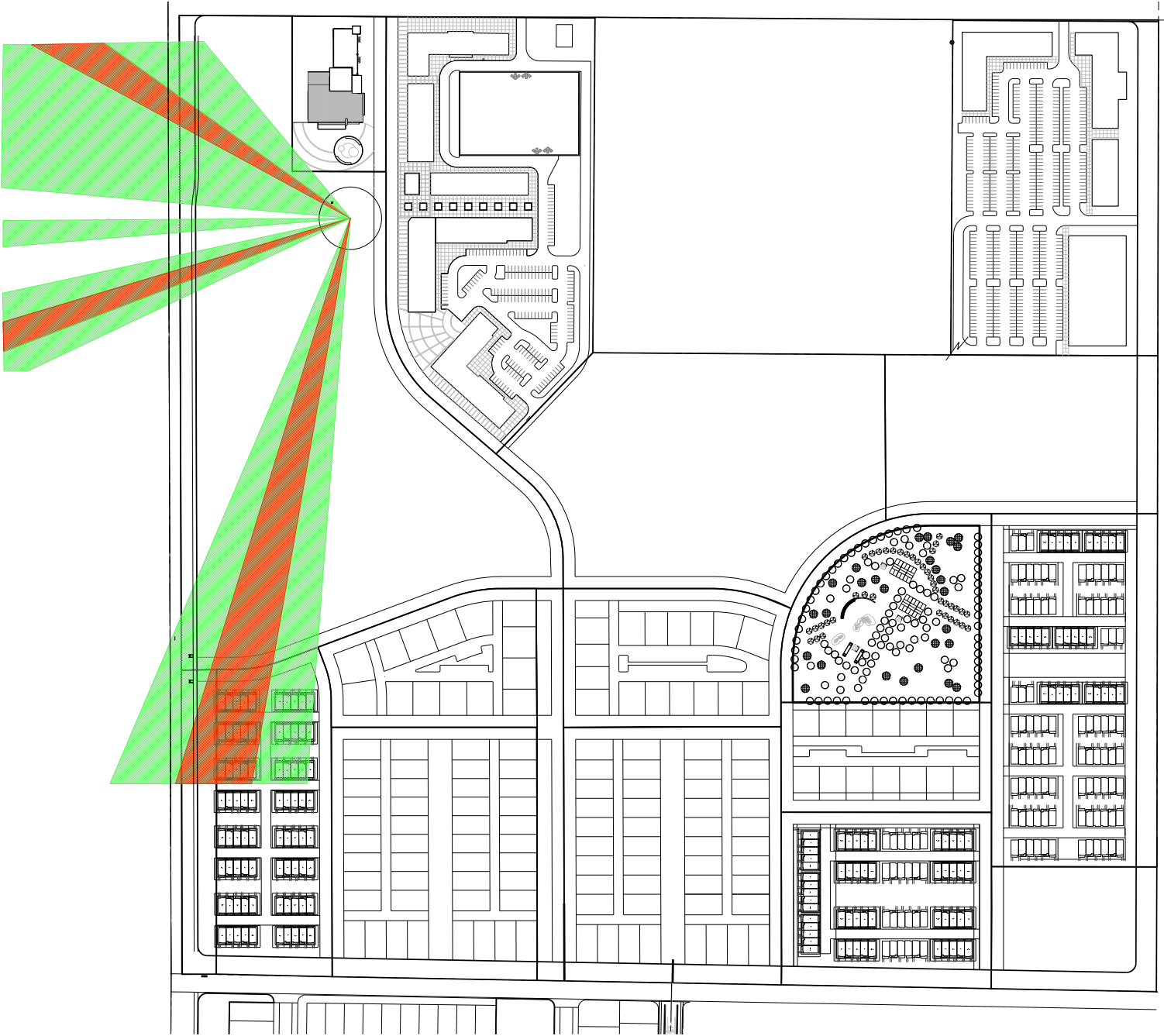
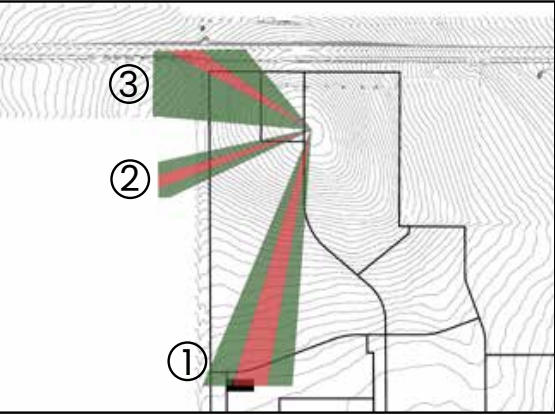


Exhibit depicting the view preservation corridors emanating from the proposed location with the Community park.

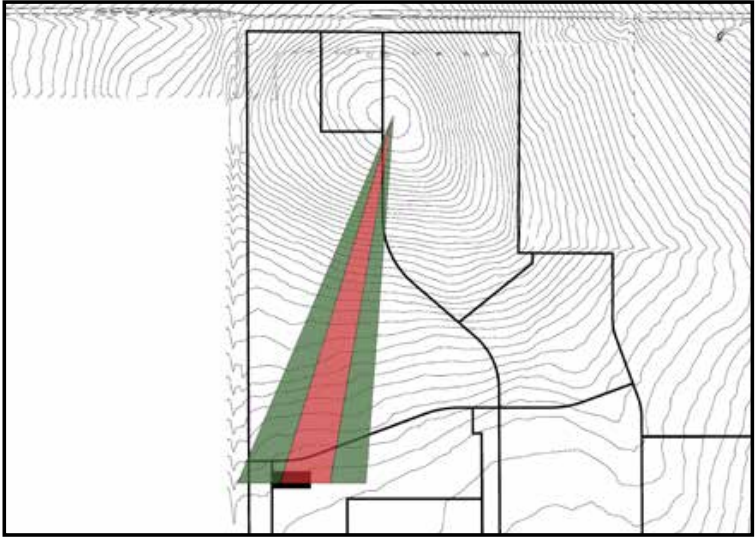
View Preservation Ordinance Exhibit and Standards (Cont.)

VIEW PRESERVATION AND THE SITE'S HIGH POINT

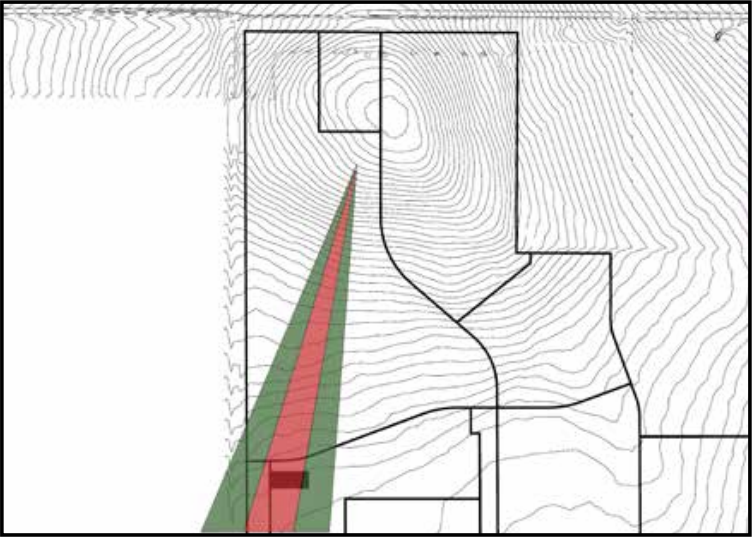
Section 1



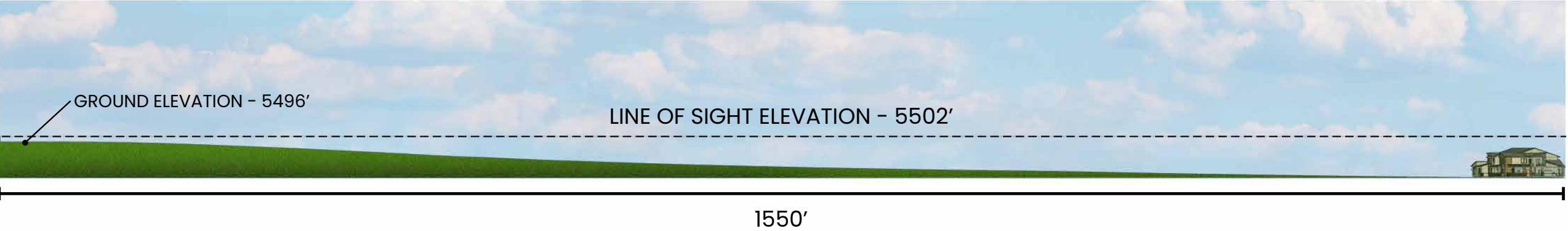
Original Highpoint Key Map



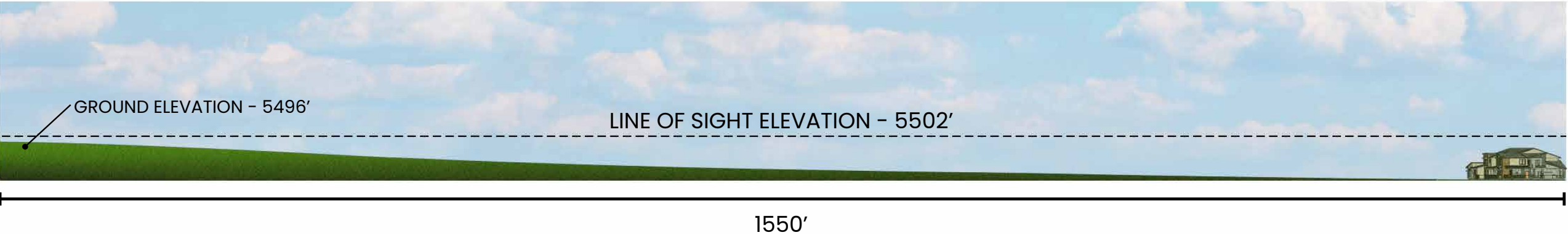
Relocated Highpoint Key Map



Original Highpoint



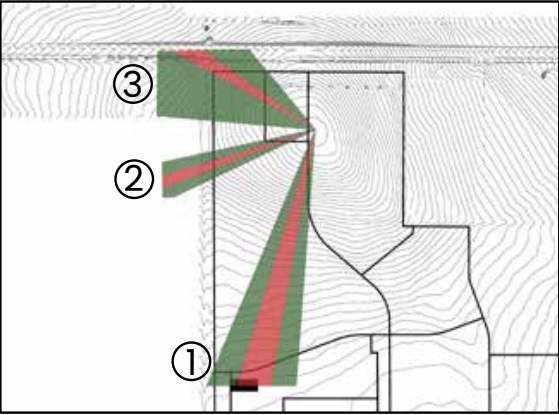
Relocated Highpoint



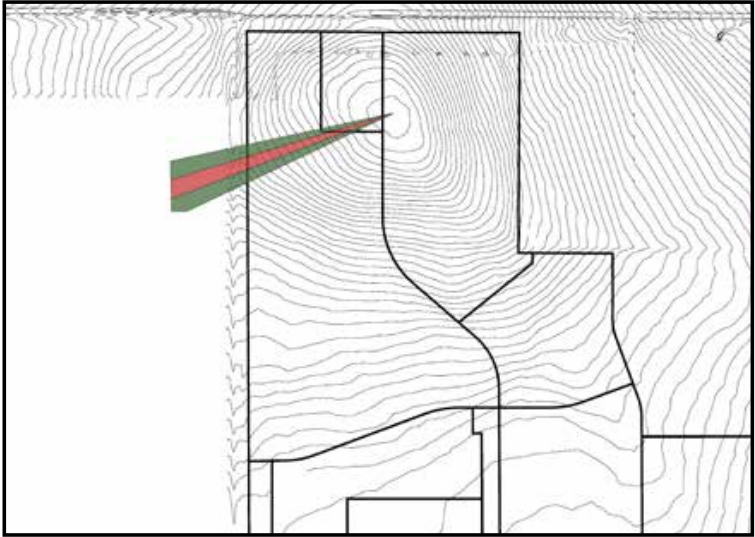
View Preservation Ordinance Exhibit and Standards (Cont.)

VIEW PRESERVATION AND THE SITE'S HIGH POINT

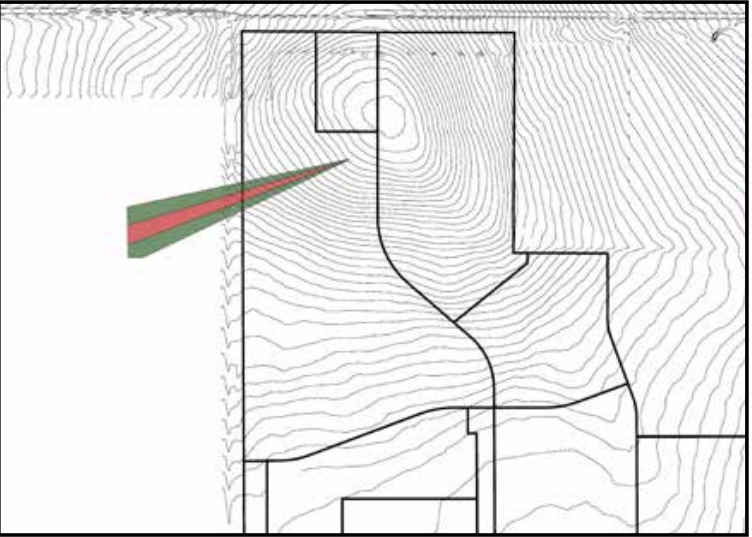
Section 2



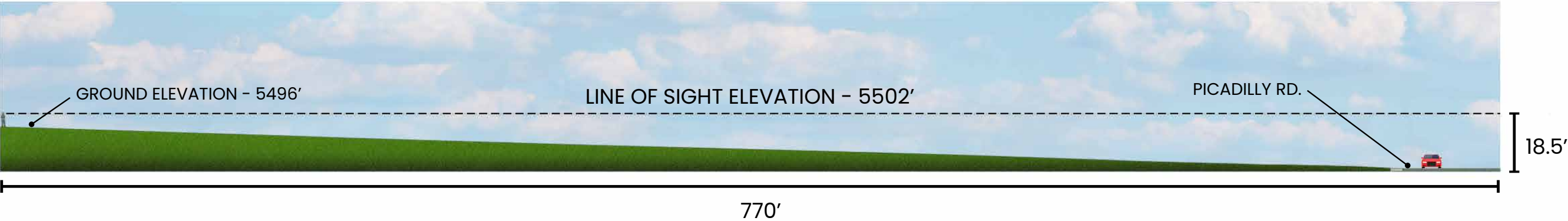
Original Highpoint Key Map



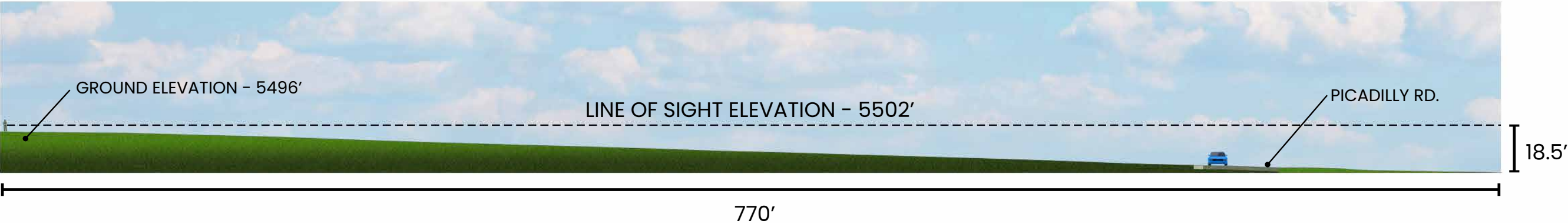
Relocated Highpoint Key Map



Original Highpoint



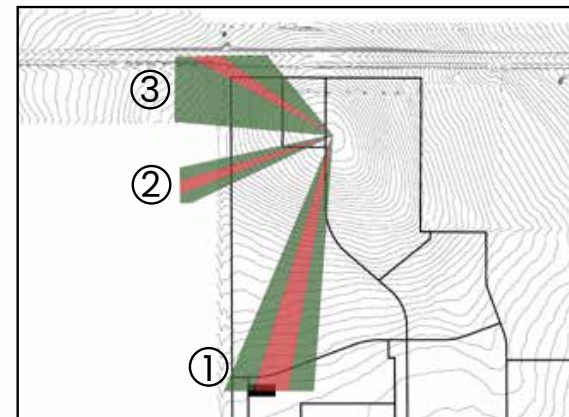
Relocated Highpoint



View Preservation Ordinance Exhibit and Standards (Cont.)

VIEW PRESERVATION AND THE SITE'S HIGH POINT

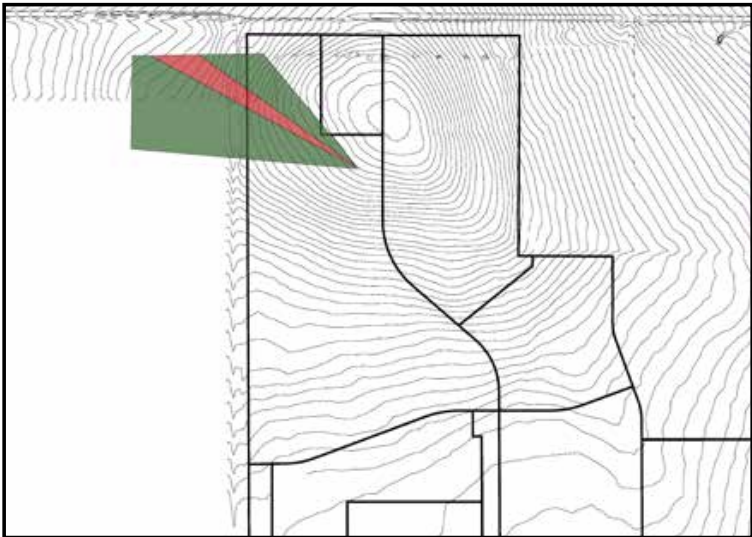
Section 3



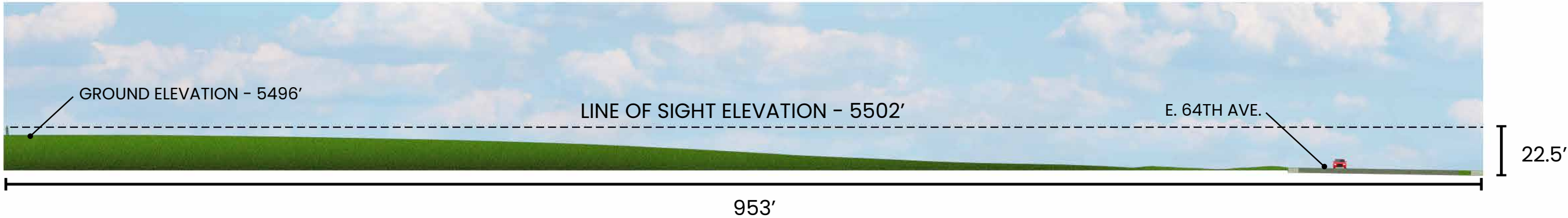
Original Highpoint Key Map



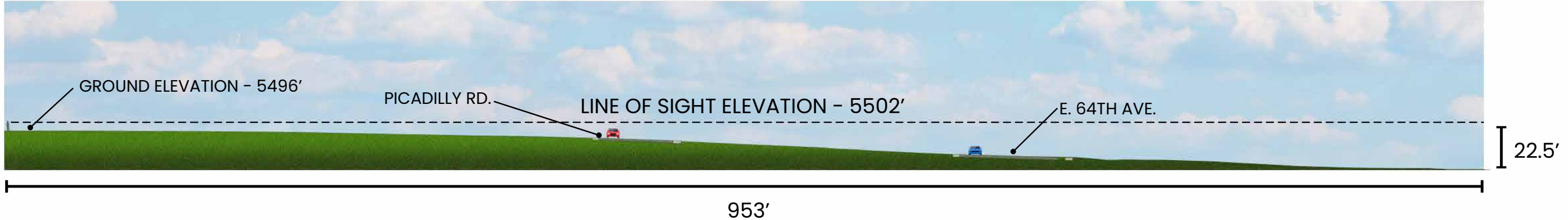
Relocated Highpoint Key Map



Original Highpoint



Relocated Highpoint

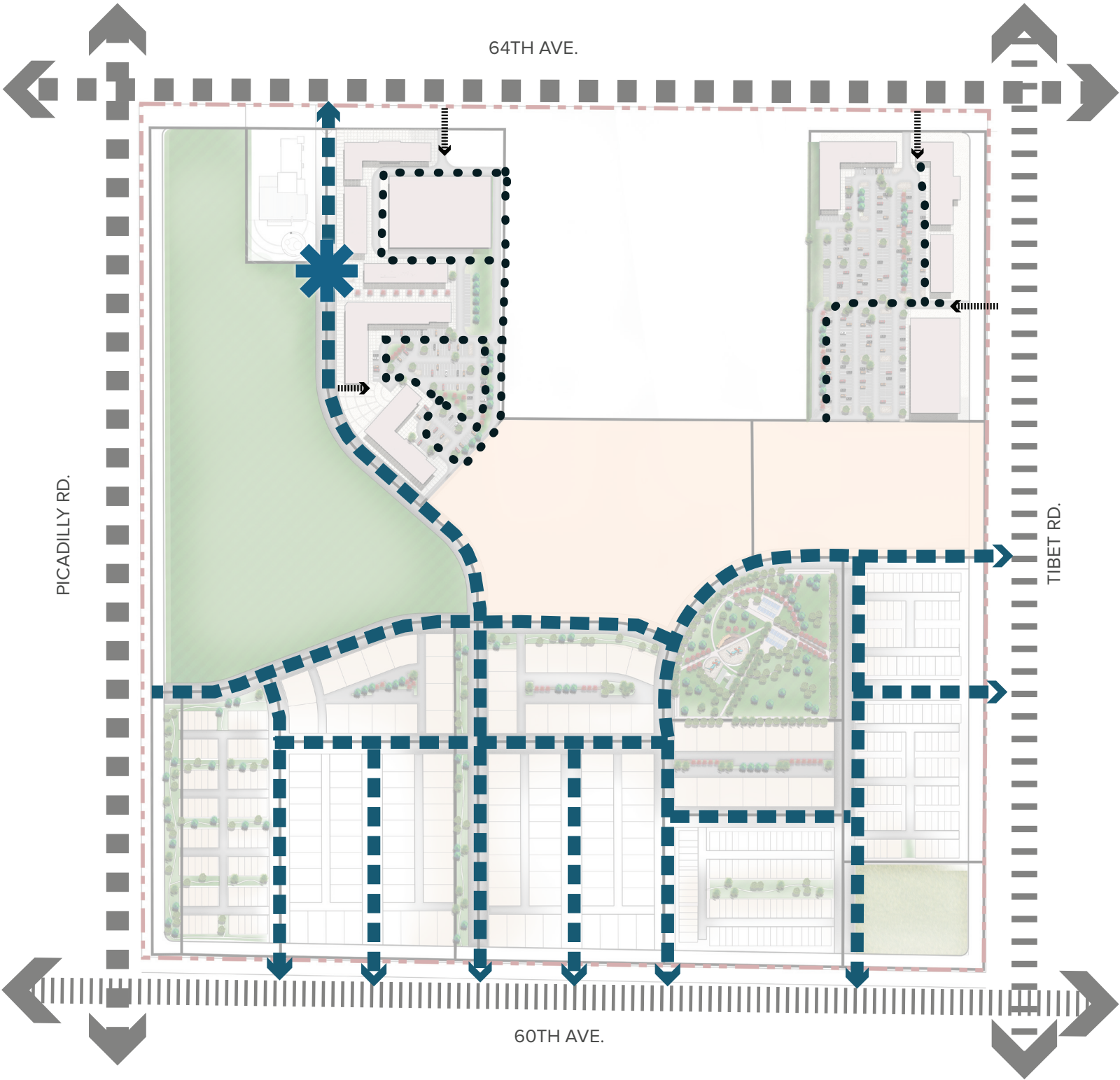


Illustrative Street Network & Lotting Plan

NOTE:
LAYOUT SHOWN BELOW IS CONCEPTUAL AND INCLUDED TO SHOW INTENT. FINAL STREET NETWORK
AND LOTTING ARE SUBJECT TO CHANGE, AND WILL BE DETERMINED AT THE SITE PLAN LEVEL.



Enhanced Pedestrian Crossing
To Community Park Detail



- COLLECTOR
- MAJOR ARTERIAL
- MINOR ARTERIAL
- ENHANCED BOULEVARD /MAIN STREET
- LOCAL STREETS
- PRIVATE ACCESS CONNECTIONS

Note: Internal block lengths shall not exceed 700LF.
Final design to be determined at the site plan level.
Additional private or public streets, or qualifying
open space breaks may be required to ensure code
compliance.