

TAB 10

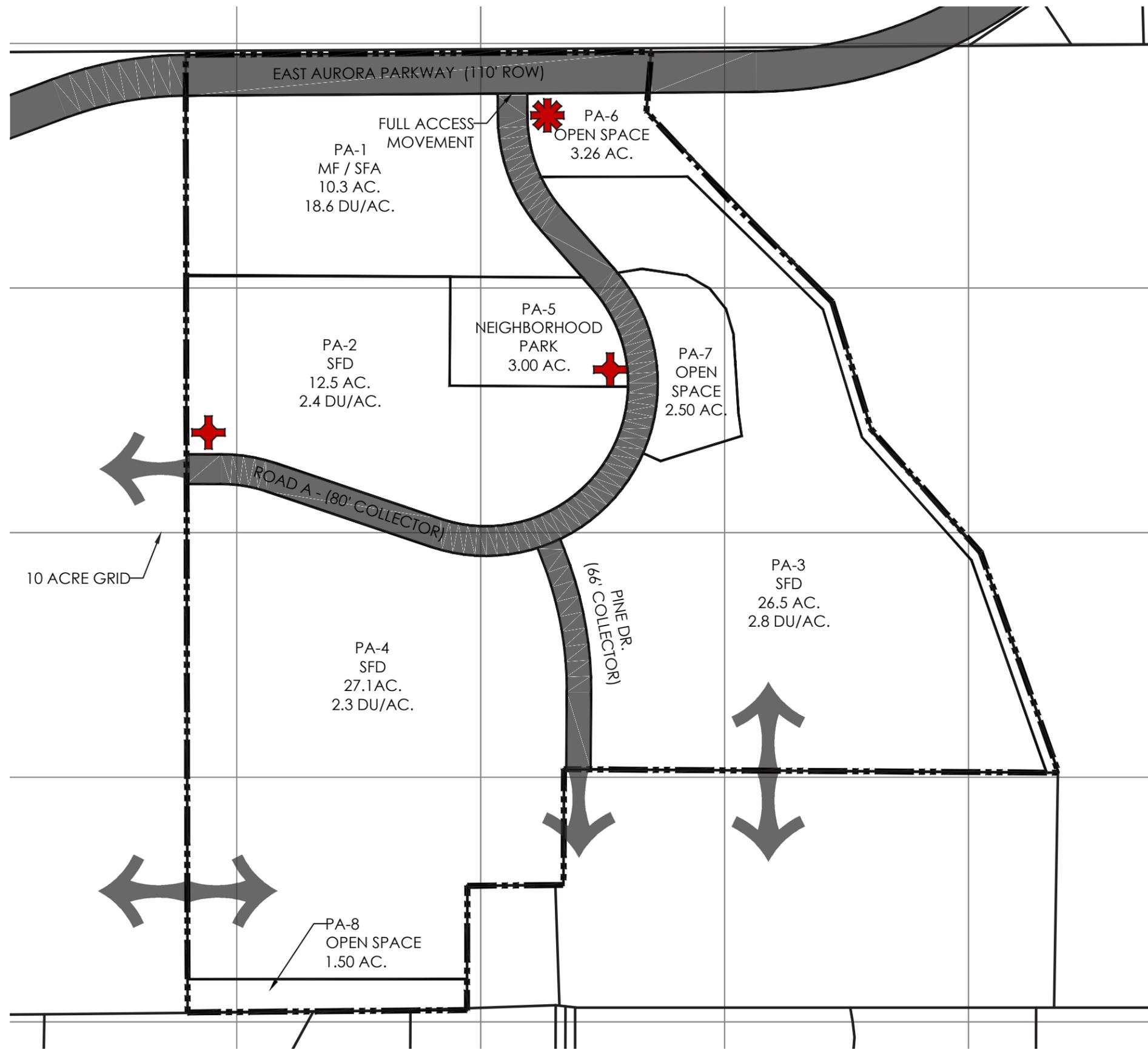
MP URBAN DESIGN STANDARDS

- Form F1 - Urban Design Standards 10.1
- Overall Monument Plan 10.2
- Primary Entry Monument 10.3
- Secondary and Tertiary Monument 10.4
- Walls and Fencing 10.5
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SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
	RESIDENTIAL	
1. ENTRY MONUMENTATION	THE PRIMARY FEATURES OF THE ENTRY MONUMENTATION WILL HELP TO PROVIDE COMMUNITY IDENTIFICATION, INCLUDING A TRAPEZOIDAL SHAPED COLUMN THAT WILL BE REPEATED THROUGHOUT THE PROJECT. WOODEN BEAMS AND PANELS IN THE MONUMENTATION WILL ALSO BE ESTABLISHED AS A RECURRING THEME. ALL ENTRY MONUMENTS WILL BE CONSTRUCTED OF STONE OR NATURAL LOOKING STONE VENEER; PRE-CAST CONCRETE OR LIMESTONE WILL BE USED FOR THE CAP AND TRIM PIECES; METAL ROOFS WILL CAP COLUMN AND TOWERS. PANELS WITHIN PARTS OF THE ENTRY FEATURES WILL BE MADE OF ACRYLIC PANELS TRIMMED IN METAL TO SUGGEST THE APPEARANCE OF LIGHTED GLASS PANES. SIGN LETTERING SHALL FOLLOW THE STANDARD LOGO STYLE SHOWN IN THE SIGNAGE STANDARDS.	10.3 & 10.4
2. RETAINING WALLS	RETAINING WALLS SHALL BE SPLIT FACE MASONRY BLOCK IN A VARIETY OF EARTH TONED COLORS THAT INTEGRATE RANDOM SIZES AND PATTERNS FOR INTEREST. RAILING OR BARRIER IS REQUIRED ON ALL WALLS GREATER THAN 30".	10.5
3. FENCE AND PRIVACY WALLS	FENCING ALONG LOTS ADJACENT TO OPEN SPACE AND DETENTION FACILITIES WILL BE THREE-RAIL OR OPEN RAIL WOOD FENCE. INTERNAL FENCING ALONG LOTS ADJACENT TO OTHER LOTS OR NEARBY ROADS WILL BE PRIVACY FENCING CONSISTING OF COMPOSITE WOOD WITH MASONRY COLUMNS, OR COMPOSITE WOOD WITHOUT COLUMNS. COLUMNS SHOULD BE PLACED AT LOT CORNERS AND USED IN HIGH VISIBILITY AREAS. ALONG ARTERIAL AND COLLECTOR ROADS COLUMNS SHOULD BE PLACED EVERY 60 FEET MIN.	10.5
4. LIGHTING STANDARDS	LIGHT FIXTURES INDICATIVE OF THE ARTS AND CRAFTS AND CRAFTSMAN STYLES FOUND WITHIN THE MONUMENTATION. STREET LIGHTS IN PUBLIC RIGHT OF WAY WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.	10.6
5. RESIDENTIAL PAVING STANDARDS	SCORED AND COLORED CONCRETE PAVING AREAS MAY BE USED AT THE PLAZA AREAS WITHIN THE PARK.	10.7
6. STREET FURNITURE STANDARDS	BENCHES AND TRASH RECEPTACLES WILL BE MADE OF WROUGHT IRON/METAL TO MATCH THE METAL DETAILING ON THE MONUMENTATION. BOLLARDS, WHERE NEEDED, ARE TO BE METAL. VARIATIONS IN COLOR MAY OCCUR PER AMENITY SPACE.	10.8
7. SIGNAGE STANDARDS	STANDARDIZED TYPE FACE, LOGO, AND A SERIES OF THEMATIC COLORS SHALL BE USED THROUGHOUT THE COMMUNITY'S SIGNAGE. WITHIN COMMERCIAL DEVELOPMENTS, SIGNAGE STANDARDS SHOULD HAVE A HIERARCHY OF COLORS AND FONT TYPES, FROM THE MAIN MONUMENT TO THE BUILDING SIGNS.	10.10 & 10.11
8. SPECIAL NEIGHBORHOOD CONCEPTS	THIS DEVELOPMENT IS FOCUSED ON THE SPECTACULAR VIEWS THE SITE HAS TO OFFER. A SERIES OF OPEN SPACES AND TRAILS WILL ALLOW RESIDENTS ACCESS TO THE ENTIRE DEVELOPMENT WITHOUT THE USE OF AUTOMOBILES. ALONG THIS CORRIDOR WILL BE NEIGHBORHOOD PARKS, SCHOOLS, AND OPEN SPACE.	
9. SPECIAL FACILITIES AND STRUCTURES SUCH AS CLUBHOUSES AND RECREATIONAL FACILITIES	VARIOUS POTENTIAL PLAYGROUND COMPONENTS CONSISTING CLIMBING BOULDERS, NATURE PLAY, AND LOG STEPPERS. A SHADE STRUCTURE ALONG WITH VARIOUS OTHER FURNISHINGS TO BE PLACED THROUGHOUT THE NEIGHBORHOOD PARK	10.9
10. STREET STANDARDS	60' LOCAL, 64' LOCAL, 80' COLLECTOR, 66' COLLECTOR, AND 110' ROW FOUR LANE ARTERIAL PER CITY OF AURORA STANDARDS.	10.12
11. COMMERCIAL STANDARDS	NOT APPLICABLE	N/A

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the unified development ordinance (UDO). Unless a waiver 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 standards 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 concepts as shown, and will be at the same or higher level of design quality, extent, and detail.



LEGEND

-  Primary Entry Monument
-  Secondary Entry Monument
-  R.O.W.
-  Property Boundary

GENERAL NOTES

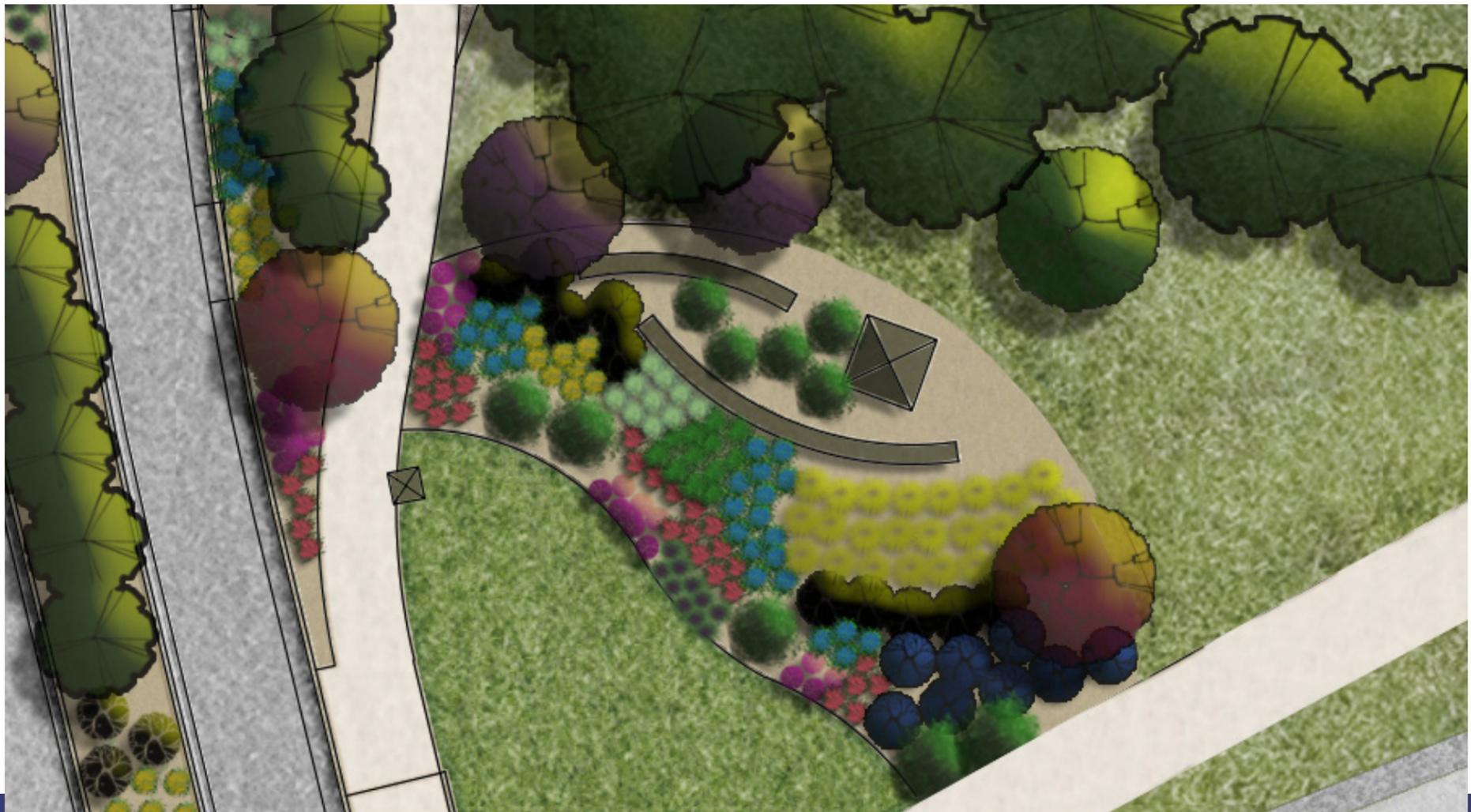
Primary residential entry monuments will be located where the collector (Road A) intersects with Aurora Parkway to distinguish primary points of interest within the development.

Secondary entry monuments will be located at entry points into the community along local streets and collector roads. Parks may utilize secondary monuments as identification signs. Final locations of monuments will be determined at Site Plan. Locations of tertiary monuments will be determined at Site Plan level.

GENERAL NOTES

The primary residential entry monument will consist of a series of stone walls with a sign face and a separate vertical stone elements. Both the wall, sign face, and vertical monument should utilize similar stone, metal, and barn wood materials.

The sign face shall be a maximum of 96 square feet. Sign dimensions to be specified in corresponding Site Plan, not to exceed city code.



Monument Plan View



Entry Monuments



Secondary Monument



Tertiary Monument

GENERAL NOTES

The secondary and tertiary residential entry monuments should resemble the Colorado theme by utilizing similar forms and materials to the primary entry monument. Secondary or tertiary entry monuments should be placed based upon hierarchy of points of interest.

Secondary and tertiary entry monument shall not exceed 8' in height.

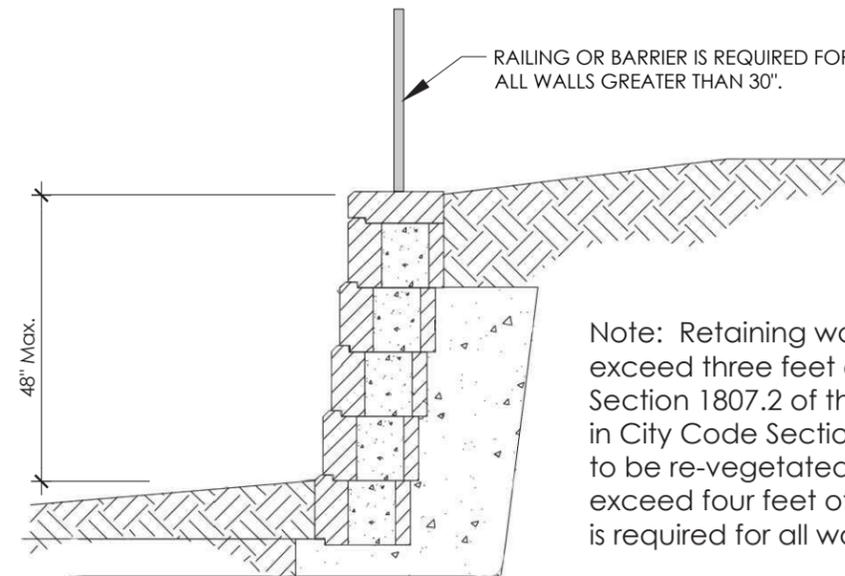
Sign area and dimensions to be specified in corresponding Site Plan, not to exceed city code.

GENERAL NOTES

Walls and fencing throughout the development will further embrace the Colorado theme and accent other built structures on the site.

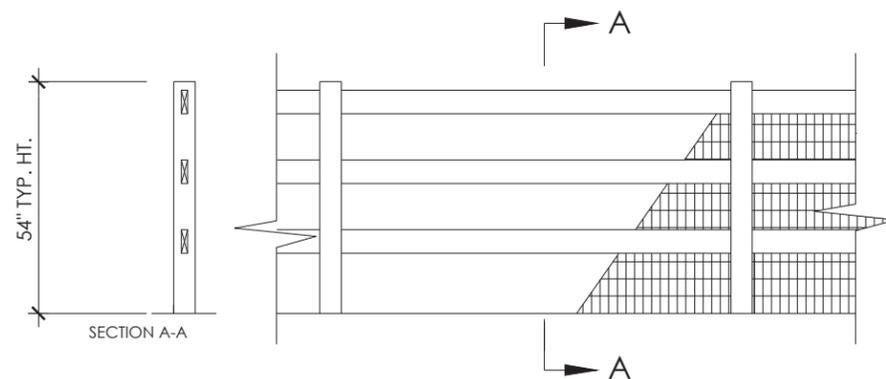
Fencing will have a sense of openness where desirable landscape features and beneficial views will enhance the quality of the development. Privacy fencing, in contrast, will provide the opportunity for privacy while framing vistas to the landscape. Fencing along local roads and interior lots should be made of composite material or wood and utilize earth tone colors. Fencing along arterial and collector roads should be made of composite material and utilize earth tone colors. Along arterial and collector roads columns should be placed every 60 feet. Open rail fencing will be used along open space areas.

Walls will utilize local and on-site materials when possible to create parallels between the built and native environment. Where retention on site is necessary, modular block walls will be utilized. On-site boulders will also be used throughout planting beds and for soil retention.

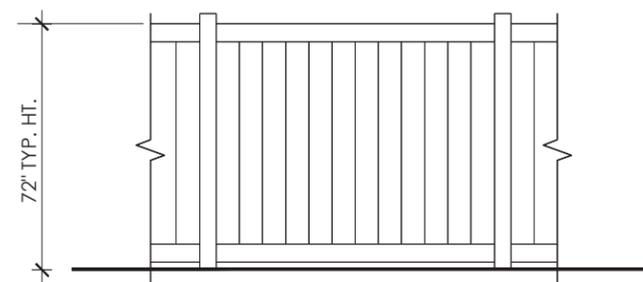


Note: Retaining walls shall be required whenever slopes exceed three feet of run to one foot in rise (3:1). Refer to Section 1807.2 of the International Building Code, as adopted in City Code Section 22-131, for additional design criteria. Slopes to be re-vegetated and to be maintained by Aurora shall not exceed four feet of run to one foot of rise (4:1). Railing or barrier is required for all walls greater than 30\".

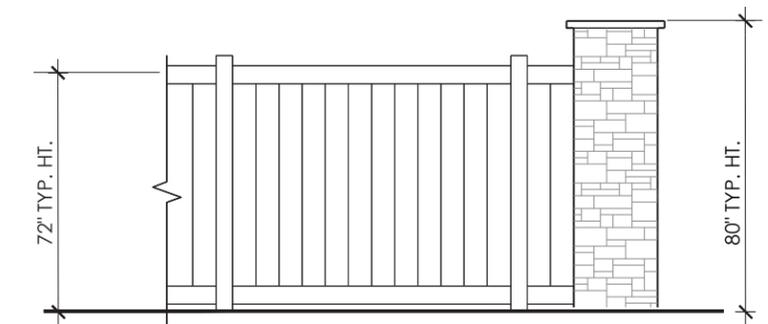
Modular Block Retaining Wall



Open Rail Fence



Typical Privacy Fence



Privacy Fence with Stone Column

Note: Any front yard fencing or corner lot side yard fencing less than 4 feet from the back of sidewalk are 42" Max height.



Accent Lighting



GENERAL NOTES

Lighting will occur within right-of-ways, near shared sidewalks, trails, and at entry monuments located throughout the development. The goal of lighting is to assure safety and encourage circulation between amenities within the area. Lighting shall also accent other built and natural structures within the site to embrace the Colorado theme.

Lighting will include a mixture of street pole lighting, bollard lighting, and accent lighting for entry features, landscape, and other important elements.

Sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff fixtures no more than 16 feet tall and providing consistent illumination of at least one foot-candle on the walking surface. On-site streets and parking areas shall be lit with full cutoff type fixtures no more than 20' feet tall for local streets, and 30' for Collector streets. Fixtures should be of the downcast type. Street lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards.



Landscape Lighting



Street Lighting



Bollard Lighting



Monument Lighting

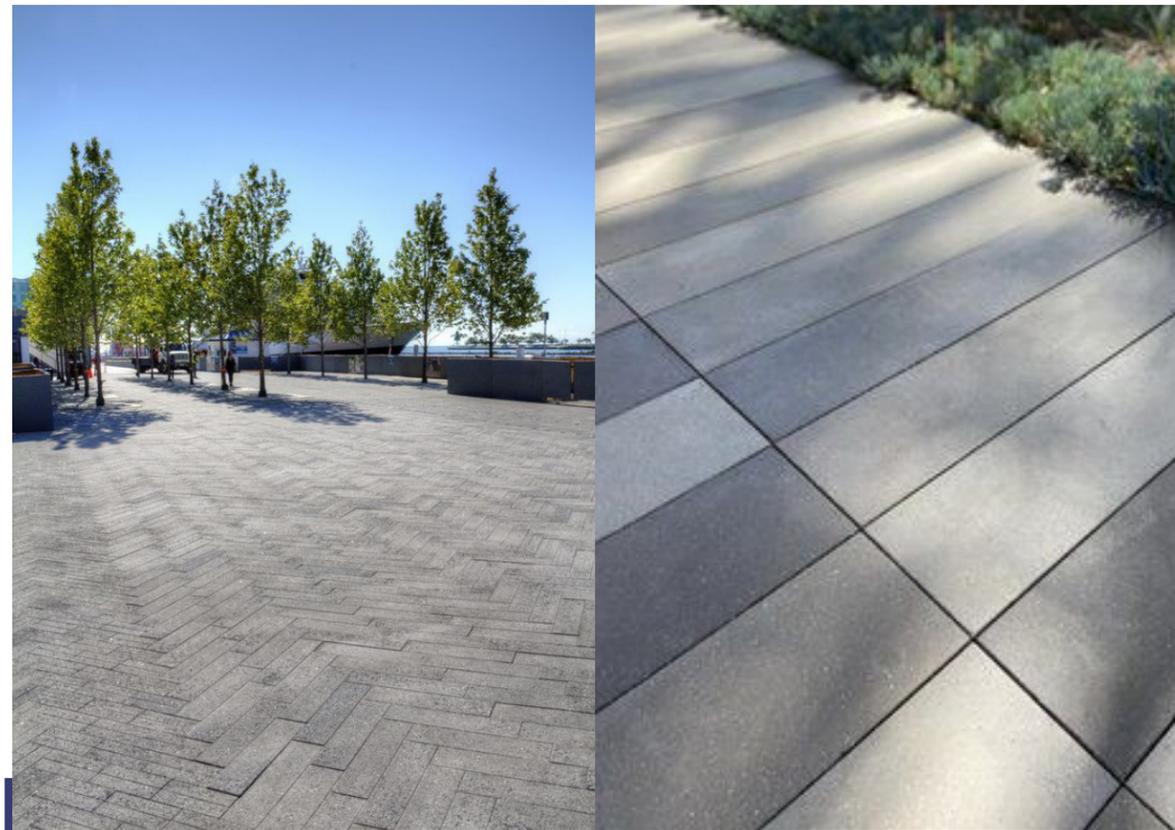




Gravel Walk



Trail Paving



Pavers



Open Space Path



Brushed Concrete

GENERAL NOTES

A variety of paving material, finishes, and patterns may be used throughout the site. To add visual interest to community spaces, amenity sites, and parks may have enhanced paving that may include pavers, colored concrete or paving inlays. Special paving is not permitted within ROW.

Community trails shall utilize a brushed concrete surface to be optimal for all proposed recreational uses in the development. Trails within parks may also utilize decomposed granite for more passive trail types.



Crusher Fines Path

GENERAL NOTES

Site elements throughout Vistas will be selected to include like material and forms. In general, site furnishings such as benches, bike racks and trash cans will all utilize powder coated steel as the main material. Vistas site furnishings will include horizontal forms to embrace the Colorado theme.

BENCHES

Benches should be located along open space trails, sidewalks within the right-of-way, and parks. Benches may vary in size from 4'-6' length.

TRASH RECEPTACLES

Trash receptacles should be located at points of interest such as park, trail head locations, and gathering areas.

BIKE RACKS

Bike Racks should be located at the park to enhance bicycle usability.

PET WASTE STATION

Pet waste stations should be offered at the park and in trail locations.



Pet Waste Station



Trash Receptacles



Metal Bike Racks



Metal Benches



Slope Playground Components

PLAYGROUND COMPONENTS:

Playground equipment should abide by the Colorado Mountain theme. Colors and structures will be selected to accent its surrounding landscape. Pre-manufactured playground equipment shall be selected for the neighborhood park. Nature play equipment along with Slope Play equipment will be chosen to take advantage our site. Playground colors should be consistent throughout all play structures and vary in form to add visual interest. The landscape architect shall approve color samples prior to construction. All play equipment within the community shall be owned and maintained by the Kings Point South Metropolitan District.

PAVILIONS:

Pavilions varying in size may be provided in the neighborhood park and other community gathering spaces. The pavilion structures may be designed and composed with treated timber or metal materials to accent the Colorado Mountain theme. Colors shall be complimentary to those chosen for site furnishings.

PARK SHADE STRUCTURES:

Shade structures should be provided near selected site amenities throughout Vistas. Structures may be custom built to utilize similar treated timber and iron materials as the pavilions. Colors shall be complimentary colors to those chosen for site furnishings.



Nature Play Components



Steppers



Climbing Boulder



Pavilion



Hillside Play



Shade Structure

GENERAL NOTES

The Vistas shall have consistently themed signage to identify with the Colorado theme. Signage should appear on local street intersections, beginnings of pedestrian trails. All signage shall conform to local code regulations.

LOCAL STREET SIGNAGE

All local street signage shall comply with the Manual for Uniform Traffic Control Devices (MUTCD). Material for these signs is to be powder coated metal; detailing on the top and bottom of post will be encouraged for additional interest. The nameplates are to be metal.

TRAIL HEAD SIGNS

Trail head markers should delineate the destination and length of trail. Markers will be composed of 6"x6" cedar posts with metal signage. The ownership and maintenance of all trail head signage shall be the responsibility of the Kings Point South Metro District.



Trail Signage



TRADITIONAL APARTMENT BLADE WALL AND SIGN



DIRECTIONAL SIGNS SHOULD BE PROVIDED FOR PEDESTRIAN AND VEHICULAR CIRCULATION.



CREATE A FAMILY OF WAYFINDING SIGNAGE FOR IDENTIFICATION AND ADDRESSING, ETC. USE SIMILAR FONTS, SHAPES, FORMS, AND BRANDING LOGOS/ COLORS.



MONUMENT WITH CREATIVE AND COLORFUL SIGN



Multi Family Signage - Major and Minor Signs

The Vistas Multi Family signage program should have a complementary theme to the overall Vistas theme. It is recommended that signage for multi family be brighter in color and more contemporary with materials and font styles. The multi family monument and signage should reflect the style and character of the architecture and brand.

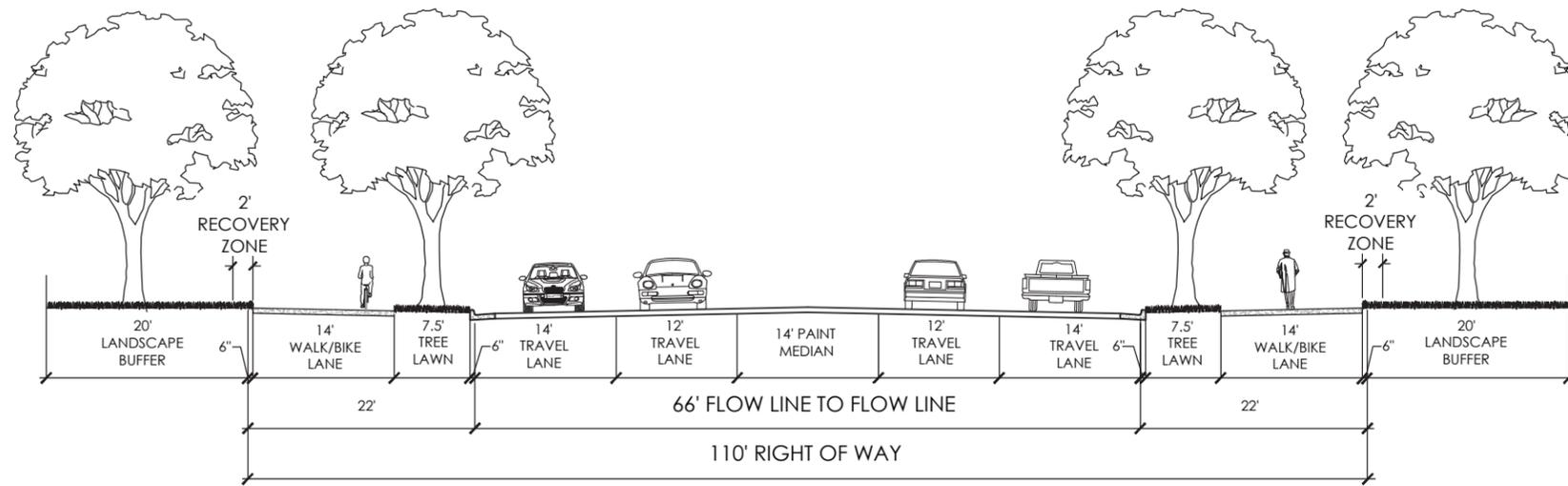
It is highly recommended that the developing entity implement a signage program for the development. This could include the overall branding, primary and secondary monuments, directory, wayfinding, etc. Multi Family signage programs could also include placemaking signs for amenity spaces, trails or parks.



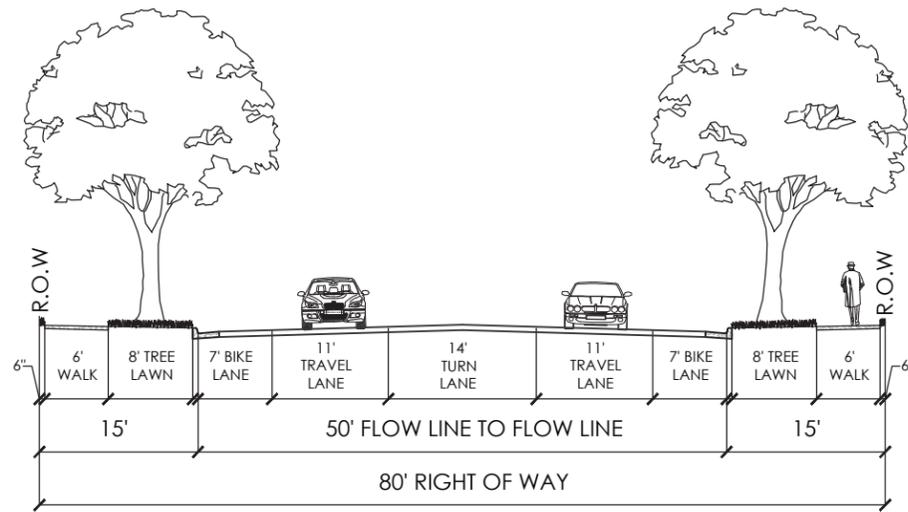
PROVIDE CLEAR DIRECTIONAL SIGNS FOR LEASING



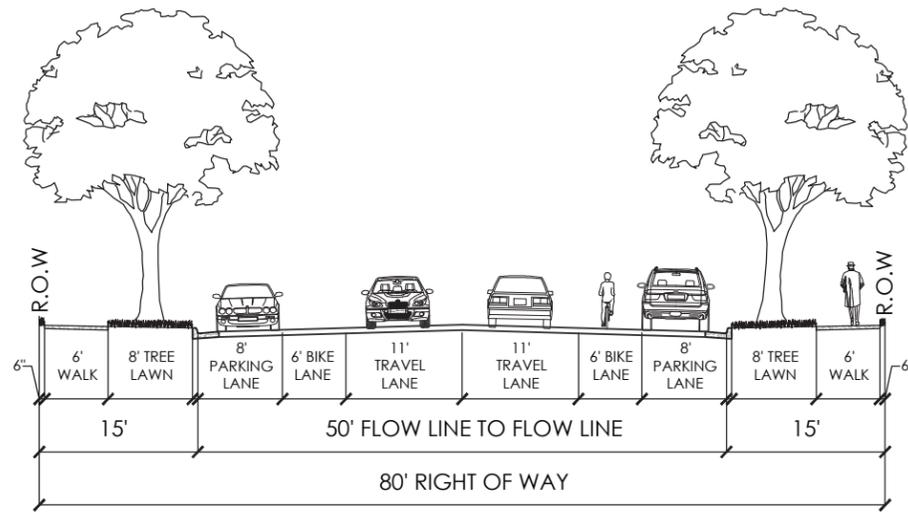
UNIT NUMBER, LEVELS OR OTHER IDENTIFICATION SIGNS SHOULD BE HIGHLY VISIBLE FOR USERS AND CONSISTENT WITH OVERALL SIGNAGE PROGRAM.



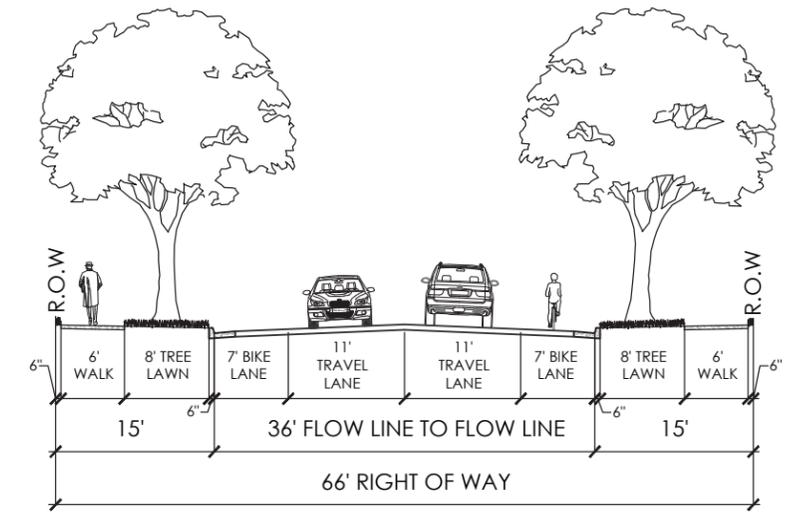
4-LANE ARTERIAL : PAINTED MEDIAN



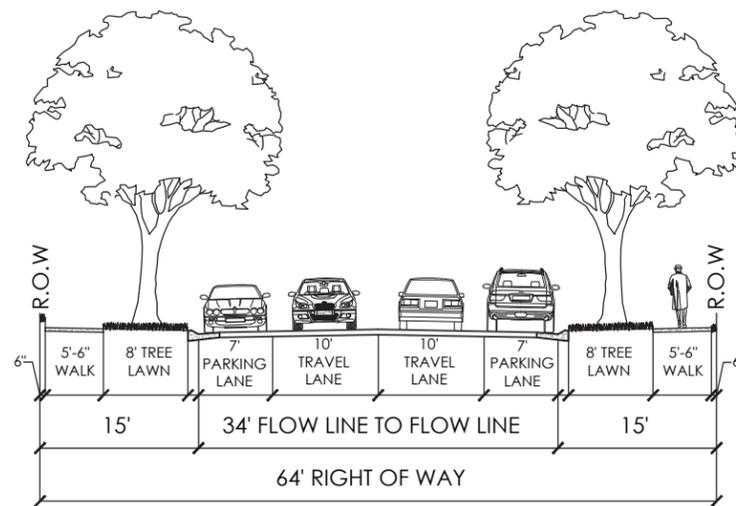
THREE LANE COLLECTOR - ROAD A OPTION



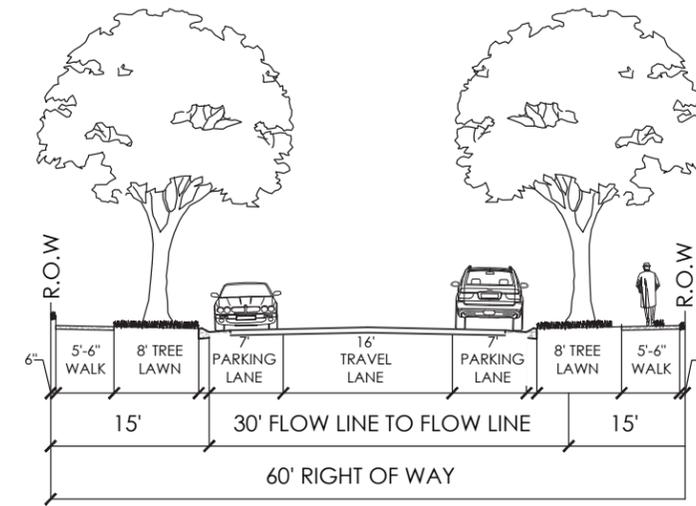
TWO LANE COLLECTOR - ROAD A OPTION



TWO LANE COLLECTOR - PINE DR.



LOCAL STREET #1



LOCAL STREET #2