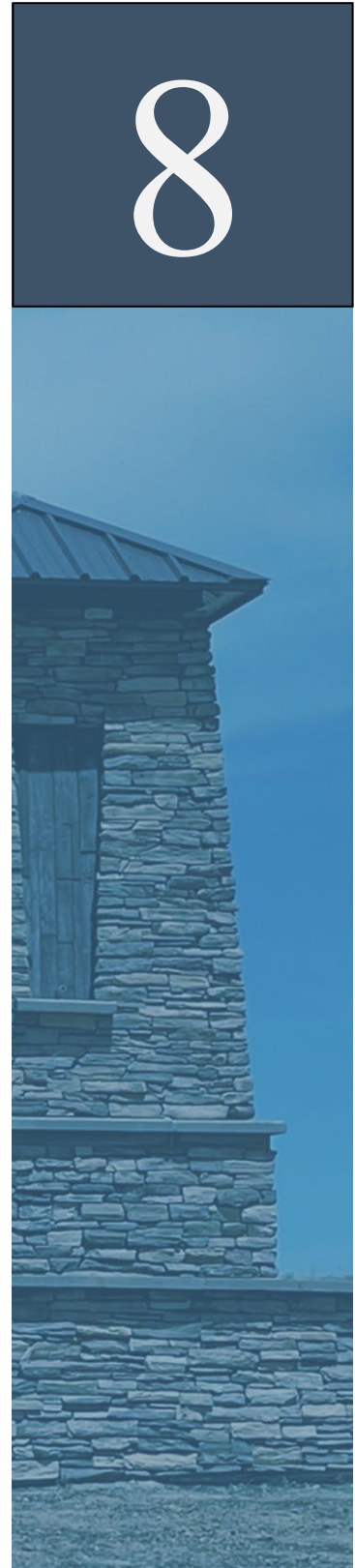


MP LAND USE MAP MATRIX AND STANDARD NOTES

- Land Use Plan Narrative
- 470-RMED Spreadsheet
- Land Use Plan (Color)
- Neighborhood Plan
- Neighborhood Boundary Spreadsheet
- Fire Exhibit and Notes
- Standard MP Notes



8.1 Land Use Plan Narrative

The Master Plan for Green Valley consists of 884.1 acres. Proposed land use is Residential Medium Density, Multi-Family Residential, Commercial/Retail and Mixed-Use.

A total of approximately 3,250 dwelling units are planned, ranging in density from 4.1 to 20.0 dwellings per acre. A broad range of housing types will be offered, including single-family detached homes, motorcourts with both single-family detached homes and single-family attached duplex homes, front loaded single-family attached duplex and multi-family homes.

A total of 5 Neighborhood Parks on 21.5 acres, along with 5.9 acres of pocket parks and 64.8 gross acres of open space make up the parks and open space system that are interconnected by a network of corridors. The public dedications and open space areas expressly provided for in this MP will satisfy all dedication and open space requirements applicable to the MP site.

With respect to school dedications, the total acreage allocated under this MP for that purpose equals approximately 18.0 acres. This school dedication plan has been designed with input from Aurora Public Schools (APS). One P-8 school is proposed to serve this development west of E-470.

The Land Use Plan (Tab 8.4) shows the configuration of these land uses. Acres, density, and total number of dwelling units are detailed in Tab 8.3, below. All lots size standards and setbacks will follow code unless specified.

during the Site Plan process.

Revised

8.2 Land Use Summary

GREEN VALLEY MASTER PLAN¹

TOTAL PROJECT

LAND USE	ACRES	DENSITY	DU	% OF RES DU
Active Adult Residential	232.7	5.8	1295	39.8%
Single Family Residential	289.8	4.1/6.3	1660	51.1%
Multi Family Residential	9.6	20.0	192	5.9%
Mixed Use	17.2	6.0	103	3.2%
Commercial	141.7			
Sub Total	691.0		3250	100.0%
Neighborhood Activity Center / Clubhouse	5.3			
P-8 School	18.0			
Neighborhood Parks	22.0			
Pocket Parks & Credited Open Space	58.4			
Non-Credited Open Space	12.3			
Detention	14.3			
Floodway Channel	7.7			
Easements	8.8			
Right of Way	46.4			
Sub Total	193.1			
TOTAL	884.1			

Active Adult Residential will contain a mix of standard, small, motorcourt (standard and small), and duplex (front-loaded and motorcourt) lots.

Removed

Single Family Residential will contain a mix of standard, small (front loaded), and motorcourt (standard and small) lots.

¹ Master Plan area includes development proposed in Amendments 1 and 2. Area east of E-470 has been permanently removed from the Master Plan

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
1. Floodway Channel	PA-28	CHANNEL	3.4				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-29	CHANNEL	2.0				Storm flow conveyance. Not Credited towards public land dedication requirement.
	PA-30	CHANNEL	2.3				Storm flow conveyance. Not Credited towards public land dedication requirement.
Subtotal			7.7				
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-10	CLUBHOUSE	3.5				Amenity Area and Pool
	PA-11	CLUBHOUSE	1.8				Amenity Area and Pool
	PA-12	SCHOOL-P-8	18.0				Public School P-8
	PA-13	NEIGHBORHOOD PARK	6.2	3.0 ACRES PER 1,000 RESIDENTS			6.2 AC net Credited toward neighborhood park requirement.
	PA-14	NEIGHBORHOOD PARK	5.7	3.0 ACRES PER 1,000 RESIDENTS			5.7 AC net Credited toward neighborhood park requirement.
	PA-15	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-16	OS-D	18.1	7.8 ACRES PER 1,000 RESIDENTS			15.6 AC net Credited toward open space requirement.
	PA-17	OS-D(Corridor)	2.8	7.8 ACRES PER 1,000 RESIDENTS			2.4 AC net Credited toward open space requirement.
	PA-18	OS-D(Corridor)	1.7	7.8 ACRES PER 1,000 RESIDENTS			1.2 AC net Credited toward open space requirement.
	PA-19	OS-D (Collector)	3.8	7.8 ACRES PER 1,000 RESIDENTS			2.5 AC net Credited toward open space requirement.
	PA-20	OS-D(Corridor)	10.6	7.8 ACRES PER 1,000 RESIDENTS			9.0 AC net Credited toward open space requirement.
	PA-21	OS-D(Collector)	1.6	7.8 ACRES PER 1,000 RESIDENTS			1.6 AC net Credited toward open space requirement.
	PA-22	OS-D(Corridor)	3.9	7.8 ACRES PER 1,000 RESIDENTS			2.1 AC net Credited toward open space requirement.
	PA-23	OS-D(Corridor)	9.8	7.8 ACRES PER 1,000 RESIDENTS			7.7 AC net Credited toward open space requirement.
	PA-24	OS-D(Corridor)	6.5	7.8 ACRES PER 1,000 RESIDENTS			4.4 AC net Credited toward open space requirement.
	PA-25	DETENTION	5.4				0 AC net Credited toward open space requirement.
	PA-26	DETENTION	6.8				0 AC net Credited toward open space requirement.
	PA-27	DETENTION	2.1				0 AC net Credited toward open space requirement.
	PA-31	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
2. Required Land Dedication Areas for Park, Schools, & Fire Stations	PA-32	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-33	OS-D	0.8	7.8 ACRES PER 1,000 RESIDENTS			0.8 AC net Credited toward open space requirement.
	PA-34	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-35	OS-D	0.4	7.8 ACRES PER 1,000 RESIDENTS			0.4 AC net Credited toward open space requirement.
	PA-36	OS-D	1.1	7.8 ACRES PER 1,000 RESIDENTS			1.1 AC net Credited toward open space requirement.
	PA-37	OS-D	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.
	PA-38	OS-POCKET PARK	0.9	7.8 ACRES PER 1,000 RESIDENTS			0.9 AC net Credited toward open space requirement.
	PA-39	NEIGHBORHOOD PARK	3.0	3.0 ACRES PER 1,000 RESIDENTS			3.0 AC net Credited toward neighborhood park requirement.
	PA-40	OS-POCKET PARK	2.0	7.8 ACRES PER 1,000 RESIDENTS			2.0 AC net Credited toward open space requirement.
	PA-41	OS-POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-42	EASEMENT	0.5				0 AC net Credited toward open space requirement.
	PA-43	EASEMENT					0 AC net Credited toward open space requirement.
	PA-44	EASEMENT	1.7				0 AC net Credited toward open space requirement.
	PA-59	OS Revised	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-60	OS- POCKET PARK	0.5	7.8 ACRES PER 1,000 RESIDENTS			0.5 AC net Credited toward open space requirement.
	PA-61	OS-D(Corridor)	1.0	7.8 ACRES PER 1,000 RESIDENTS			1.0 AC net Credited toward open space requirement.
	PA-62	OS-D(Corridor)	1.7	7.8 ACRES PER 1,000 RESIDENTS			1.7 AC net Credited toward open space requirement.
	PA-63	NEIG Revised ARK	4.1	3.0 ACRES PER 1,000 RESIDENTS			4.1 AC net Credited toward neighborhood park requirement.
	PA-64	EASEMENT	6.1				0 AC net Credited toward open space requirement.
Subtotal			139.0				

add easm't type in
parenthesis. typ

139.1 ?

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and
Standard Notes
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
3a. Development Areas Subzone: R-2 Subarea-C	PA-1	SFD STAND, SFD SMALL	30.2	5.2 DU/AC	241	157	Max. Potential Density by Code is 8 DU/AC
	PA-2	SFD STAND, SFD SMALL, SFA DUPLEX	42.2	5.6 DU/AC	338	236	Max. Potential Density by Code is 8 DU/AC
	PA-3	SFD STAND, SFD SMALL	30.0	5.0 DU/AC	240	150	Max. Potential Density by Code is 8 DU/AC
	PA-4	SFD STAND, SFD SMALL	26.3	4.0 DU/AC	210	105	Max. Potential Density by Code is 8 DU/AC
	PA-5	SFD STAND, SFD SMALL	26.4	4.1 DU/AC	211	108	Max. Potential Density by Code is 8 DU/AC
	PA-6	SFD STAND, SFD SMALL	78.9	5.3 DU/AC	631	418	Max. Potential Density by Code is 8 DU/AC
	PA-7	SFD STAND, SFD SMALL	91.9	5.9 DU/AC	735	542	Max. Potential Density by Code is 8 DU/AC
	PA-8	SFD STAND, SFD SMALL	30.1	Revised	241	186	Max. Potential Density by Code is 8 DU/AC
	PA-9	SFD STAND, SFD SMALL	62.5	6.5 DU/AC	500	406	Max. Potential Density by Code is 8 DU/AC
	PA-45	SFD STAND, SFD SMALL, SFA DUPLEX	26.5	5.8 DU/AC	212	153	Max. Potential Density by Code is 5 DU/AC
	PA-46	SFD STAND, SFD SMALL, SFA DUPLEX	39.2	5.8 DU/AC	314	227	Max. Potential Density by Code is 5 DU/AC
	PA-47	SFD STAND, SFD SMALL, SFA DUPLEX	15.8	7.0 DU/AC	126	110	Max. Potential Density by Code is 8 DU/AC
	PA-48	SFD STAND, SFD SMALL, SFA DUPLEX	22.5	7.0 DU/AC	180	157	Max. Potential Density by Code is 8 DU/AC
	PA-49	MULTI FAMILY RESIDENTIAL	9.6	20.0 DU/AC	192	192	Max. Potential Density by Code is 20 DU/AC
		RIGHT-OF-WAY dedicated, public?	46.4				
Subtotal			578.5				
3b. Development Areas Subzone: MU-A & MU-R			9.6				Revised
			16.4				
			15.3				
			13.2				
	PA-54	COMMERCIAL	29.9				
	PA-55	COMMERCIAL	23.7				
	PA-56	COMMERCIAL	19.8				
	PA-57	COMMERCIAL	13.8				
	PA-58	MIXED USE	17.2	6.0 DU/AC	310	103	Max. Potential Density by Code is 18 DU/AC
			158.9				
Subtotal							
SUB AREA TOTAL			884.1		4681	3250	

Revised

this is old code, so remove.

Revised

Max density in R-2 is 5.0 du/ac. Old code permitted 8 du/ac for PAs that were previously approved for residential. Planning areas north of 52nd Ave do not have an entitlement for 8 du/ac per the original FDP

In MU-A, no more than 50 percent of the gross land area may be developed with single-family detached dwellings.

MU-A max is 40 DU/ac

correct, public ROW to be dedicated. currently or to be.

40 du/ac in Mu'A

Revised

Revised

Noted

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and Standard Notes

Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

May 27, 2022

Tab 8.3

TAB 8.3

FORM D: MP Land Use Matrix							
A. LAND USE ITEM	B. PLANNING AREA MAP NUMBER	C. MAP AREA CODE	D. GROSS LAND AREA IN ACRES	E. LAND USE FORMULA	F. MAX POTENTIAL DENSITY BY CODE (in DU's)	G. ACTUAL PROPOSED MAXIMUM DENSITY (in DU's)	H. LAND USE DETAILS AND COMMENTS
4. Total Map Acreage (Sub-Area Total Above)			884.1				
5. Less 1/2 of Perimeter Streets Not Owned by Applicant			16.3				
6. Applicant's Acreage Listed in Application (Line 4 minus Line 5)			867.8				
7. Total Floodplain Acreage			7.7				
8. Total Adjusted Gross MP Acreage (Line 4 minus Line 7)			876.4				
9. Total Active Adult Planning Areas			232.7	1.58 PERSONS PER UNIT	1861	1295	2047 Estimated Residents
10. Total Single Family Planning Areas			289.8	2.65 PERSONS PER UNIT	2318	1660	4399 Estimated Residents
11. Total Multi Family Planning Areas			9.6	2.5 PERSONS PER UNIT	192	192	480 Estimated Residents
12. Total Mixed Use Planning Areas			17.2	2.2 PERSONS PER UNIT	310	103	228 Estimated Residents
12. Total Residential			532.1		4681	3250	7154 Estimated Residents
13. Check for avg. residential density in subzone				5 DU's/AC TIMES LINE 8	4382	3250	
14. Small Lot Total				50% of TOTAL UNITS	2341	1625	
15. Check for maximum allowable number of multi-family units							
16. Total Retail Planning Areas			0.0				
17. Total Office Planning Areas			0.0				
18. Total Industrial Planning Areas			0.0				
19. Total Mixed Commercial Planning Areas			158.9				
20. Total Commercial			158.9				
21. Total Neighborhood Parks			22.0	3.0 AC / 1000 RESIDENTS			Required Land Dedication = 21.5 AC. Provided Land Dedication = 22.0 AC.
22. Total Community Parks			0.0	1.1 AC / 1000 RESIDENTS			Requirement of 7.9 AC will be met by applicant cash-in-lieu payment (6.6 AC. Cash-in-lieu payment made as part of Amendment 1) Remaining payment to be made by first residential plat of either PA45-48
23. Total other Credited Open Space including trail corridors, greenbelts, and special rec. sites			58.4	7.8 AC / 1000 RESIDENTS			Required Land Dedication = 55.8 AC. Provided Land Dedication = 58.4 AC.
24. Total Open Space			80.4				Required Land Dedication = 85.1 AC. Provided Land Dedication = 88.3 AC. Provided Cash-In-Lieu Payment = 7.9 AC.

7.9 ac for community parks should no be included in the total provided.
NP: 22
OS: 58.4
Total: 80.4ac provided

Required:
NP: 21.5
OS: 55.8
Total: 77.3

Sheet Title:

LAND USE MATRIX

Land Use Map, Matrix and Standard Notes

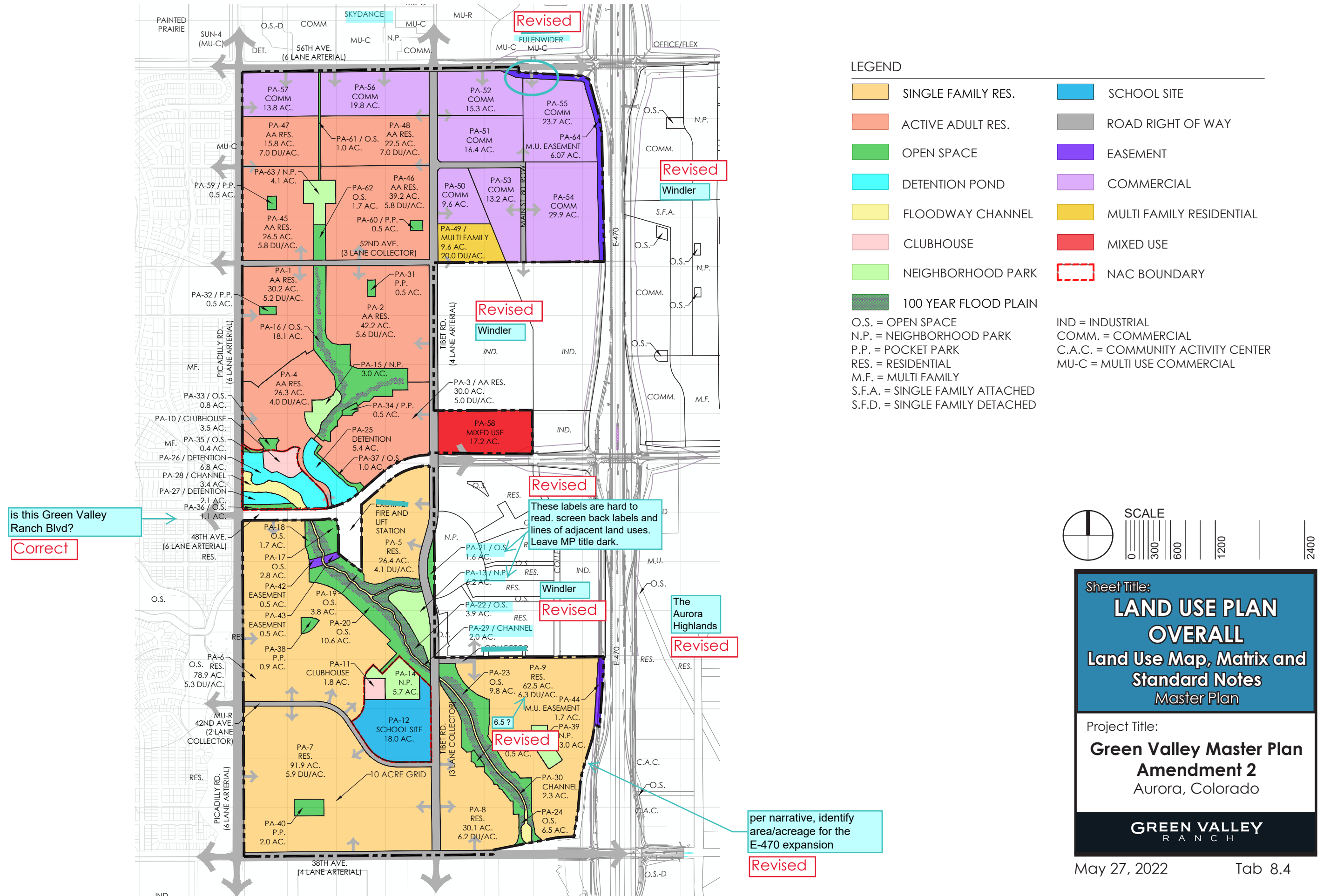
Master Plan

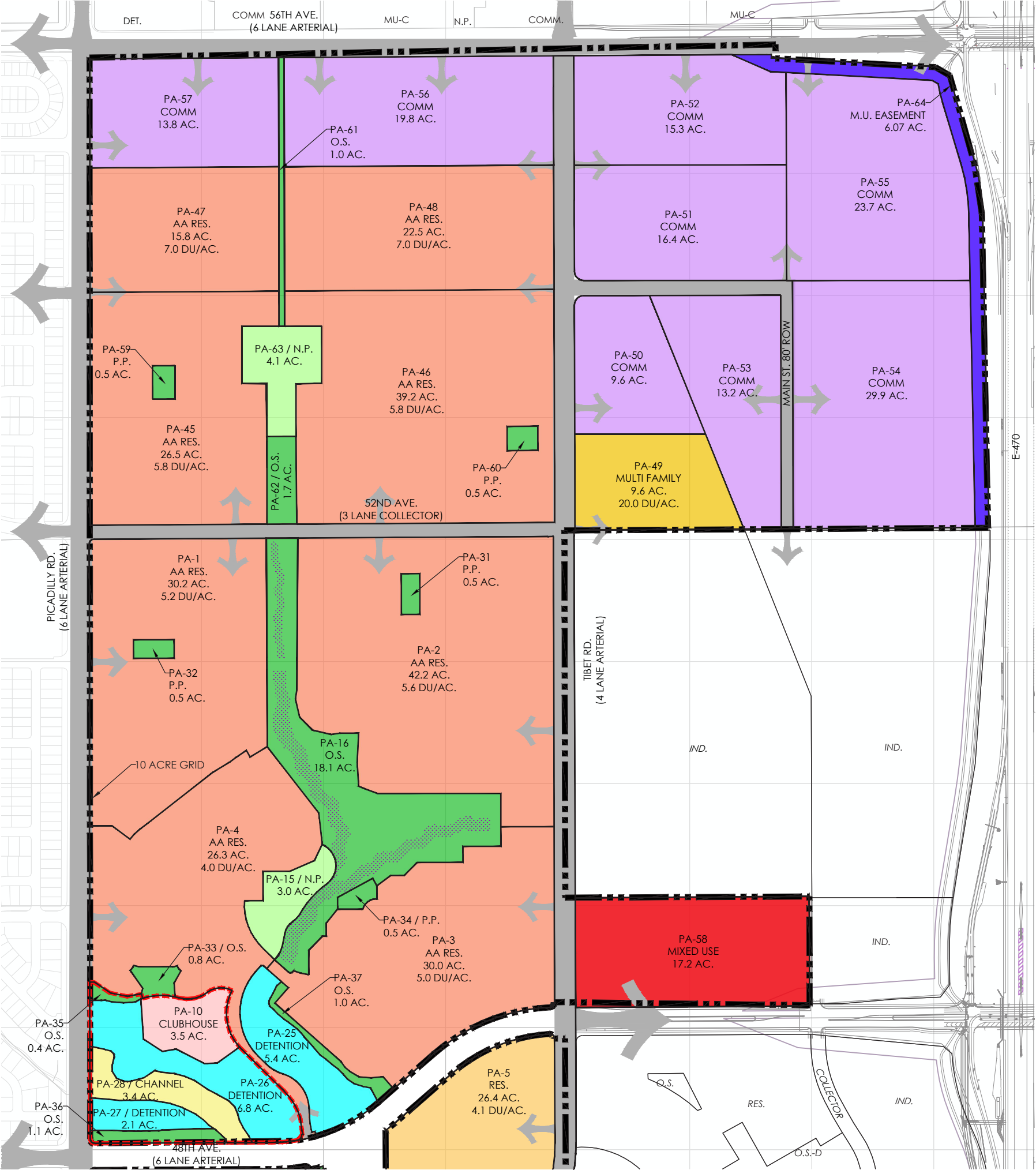
Valley Master Plan

Amendment 2

Corona, Colorado

GREEN VALLEY RANCH

TAB 8.4

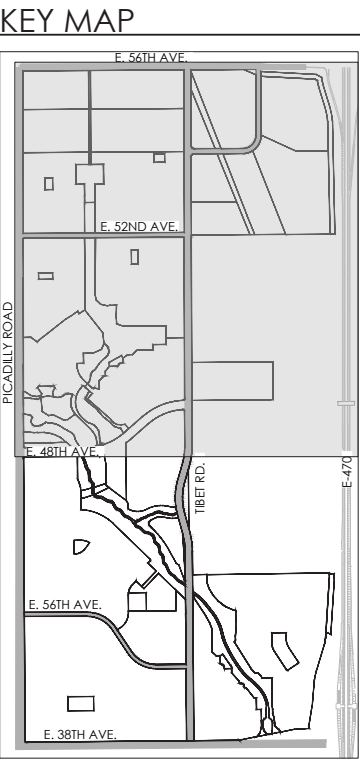


LEGEND

SINGLE FAMILY RES.	SCHOOL SITE
ACTIVE ADULT RES.	ROAD RIGHT OF WAY
OPEN SPACE	EASEMENT
DETENTION POND	COMMERCIAL
FLOODWAY CHANNEL	MULTI FAMILY RESIDENTIAL
CLUBHOUSE	MIXED USE
NEIGHBORHOOD PARK	NAC BOUNDARY
100 YEAR FLOOD PLAIN	

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
M.F. = MULTI FAMILY
S.F.A. = SINGLE FAMILY ATTACHED
S.F.D. = SINGLE FAMILY DETACHED

IND = INDUSTRIAL
COMM. = COMMERCIAL
C.A.C. = COMMUNITY ACTIVITY CENTER
MU-C = MULTI USE COMMERCIAL



SCALE

0 150 300 600 1200

Sheet Title:
**LAND USE PLAN
SHEET 1**
Land Use Map, Matrix and
Standard Notes
Master Plan

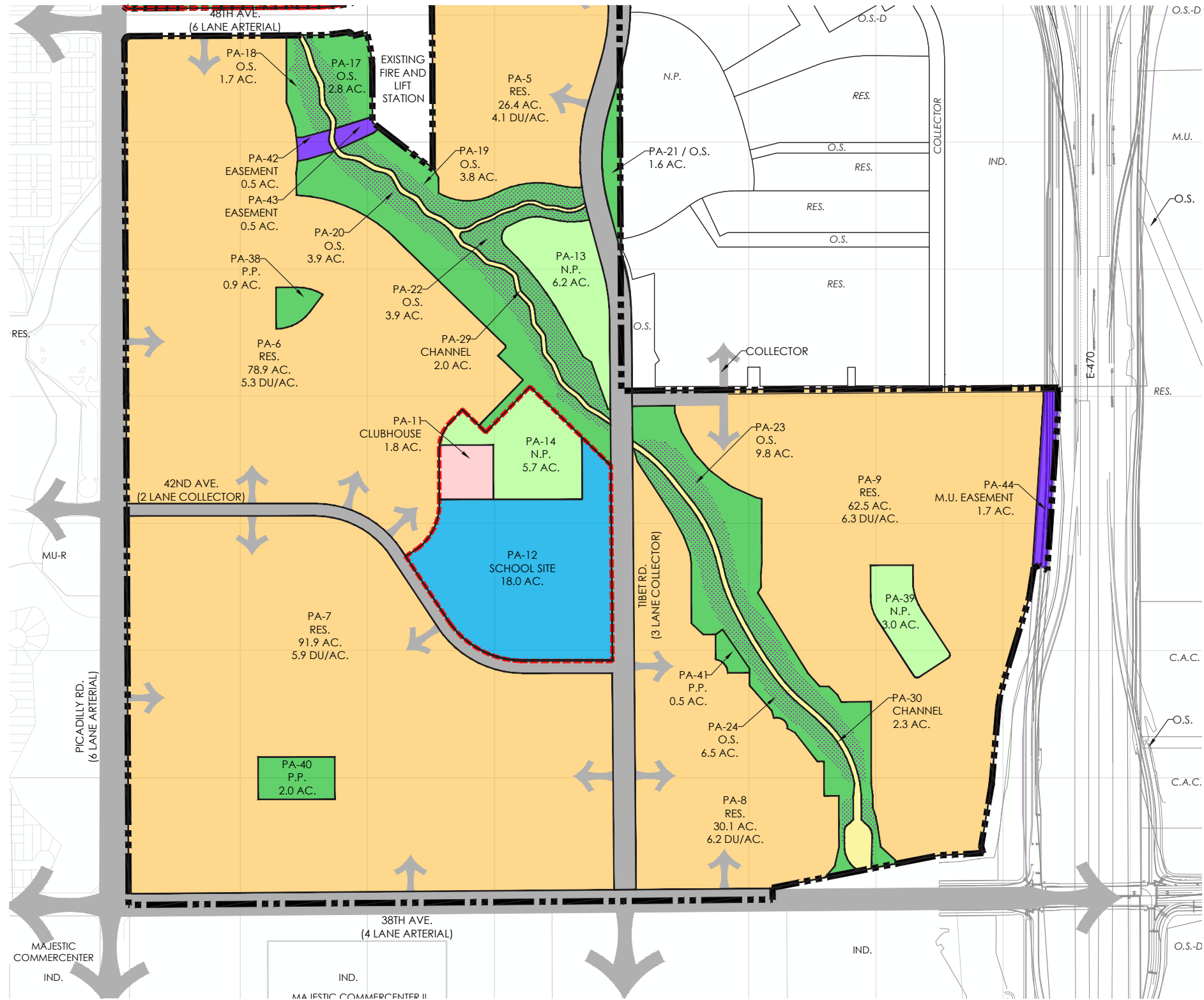
Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**
















May 27, 2022

Tab 8.4

TAB 8.4

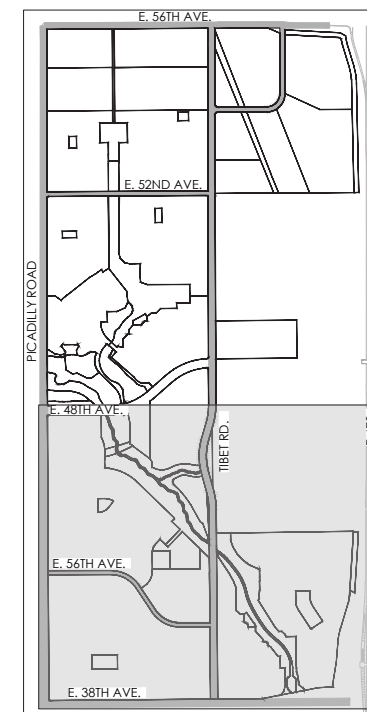


LEGEND

	SINGLE FAMILY RES.		SCHOOL SITE
	ACTIVE ADULT RES.		ROAD RIGHT OF WAY
	OPEN SPACE		EASEMENT
	DETENTION POND		COMMERCIAL
	FLOODWAY CHANNEL		MULTI FAMILY RESIDENTIAL
	CLUBHOUSE		MIXED USE
	NEIGHBORHOOD PARK		NAC BOUNDARY
	100 YEAR FLOOD PLAIN		

O.S. = OPEN SPACE	IND = INDUSTRIAL
N.P. = NEIGHBORHOOD PARK	COMM. = COMMERCIAL
P.P. = POCKET PARK	C.A.C. = COMMUNITY ACTIVITY CENTER
RES. = RESIDENTIAL	MU-C = MULTI USE COMMERCIAL
M.F. = MULTI FAMILY	
S.F.A. = SINGLE FAMILY ATTACHED	
S.F.D. = SINGLE FAMILY DETACHED	

KEY MAP



Sheet Title:

LAND USE PLAN SHEET 2

Land Use Map, Matrix and Standard Notes

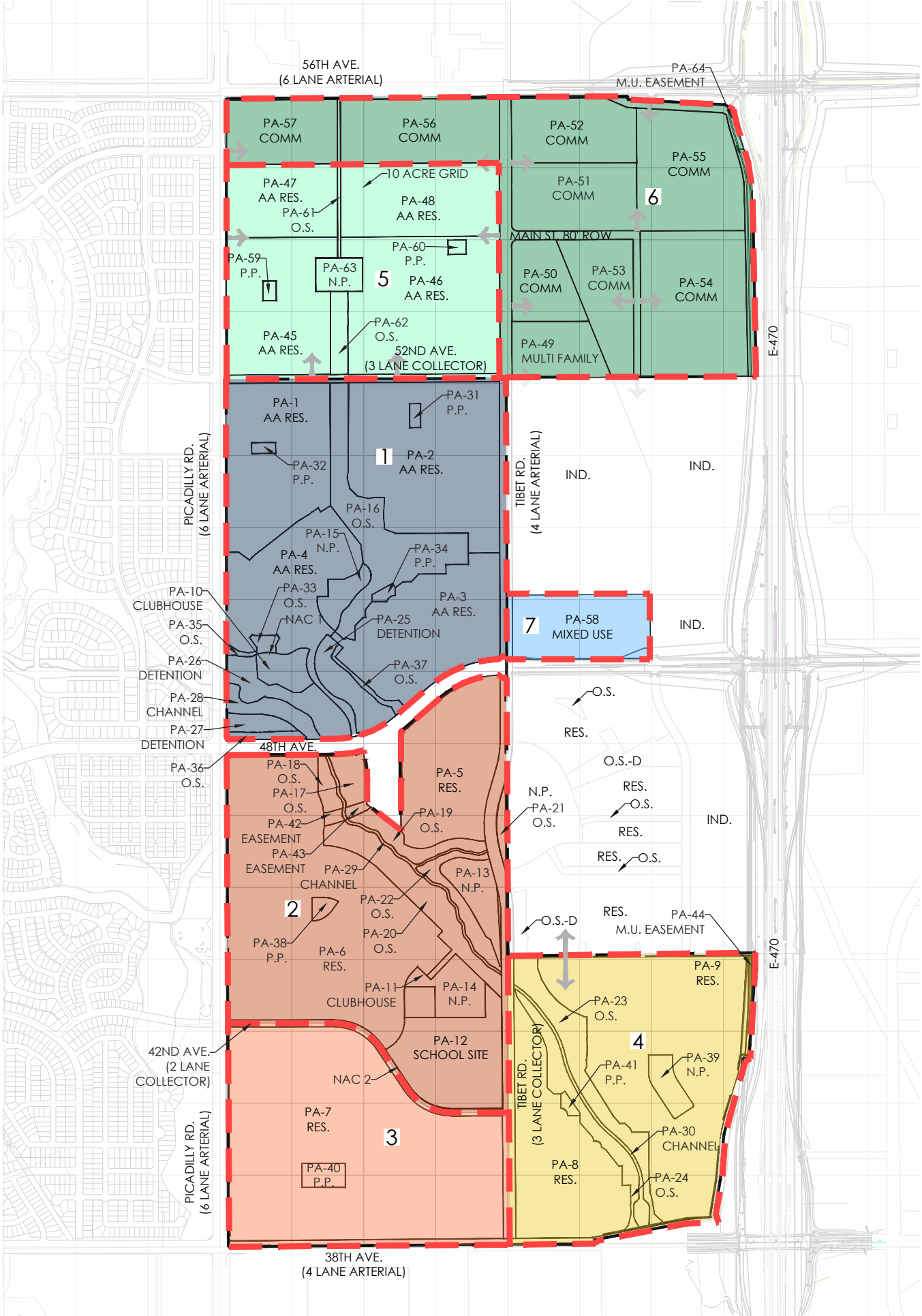
Project Title:

Green Valley Master Plan Amendment 2 Aurora, Colorado

GREEN VALLEY
RANCH

May 27, 2022

Tab 8.4



LEGEND

NEIGHBORHOOD BOUNDARY

O.S. = OPEN SPACE
 N.P. = NEIGHBORHOOD PARK
 P.P. = POCKET PARK
 RES. = RESIDENTIAL
 IND. = INDUSTRIAL

Neighborhood	Size (AC)	North Boundary	South Boundary	East Boundary	West Boundary
1	180.7	52nd Ave	48th Ave	Tibet Road	Picadilly Road
2	174.7	48th Ave	42nd Ave	Tibet Road	Picadilly Road
3	101.8	42nd Ave	38th Ave	Tibet Road	Picadilly Road
4	115.1	44th Ave	38th Ave	E-470	Tibet Road
5	114.5	Neighborhood 6	52nd Ave	Tibet Road	Picadilly Road
6	171.3	56th Ave	Windler	E-470	Tibet/Picadilly Road
7	18.1	Windler	48th Ave	Windler	Tibet Road
Total	876.2				

Sheet Title:

**NEIGHBORHOOD
DEFINITION PLAN**

Land Use Map, Matrix and
Standard Notes

Master Plan

Project Title:

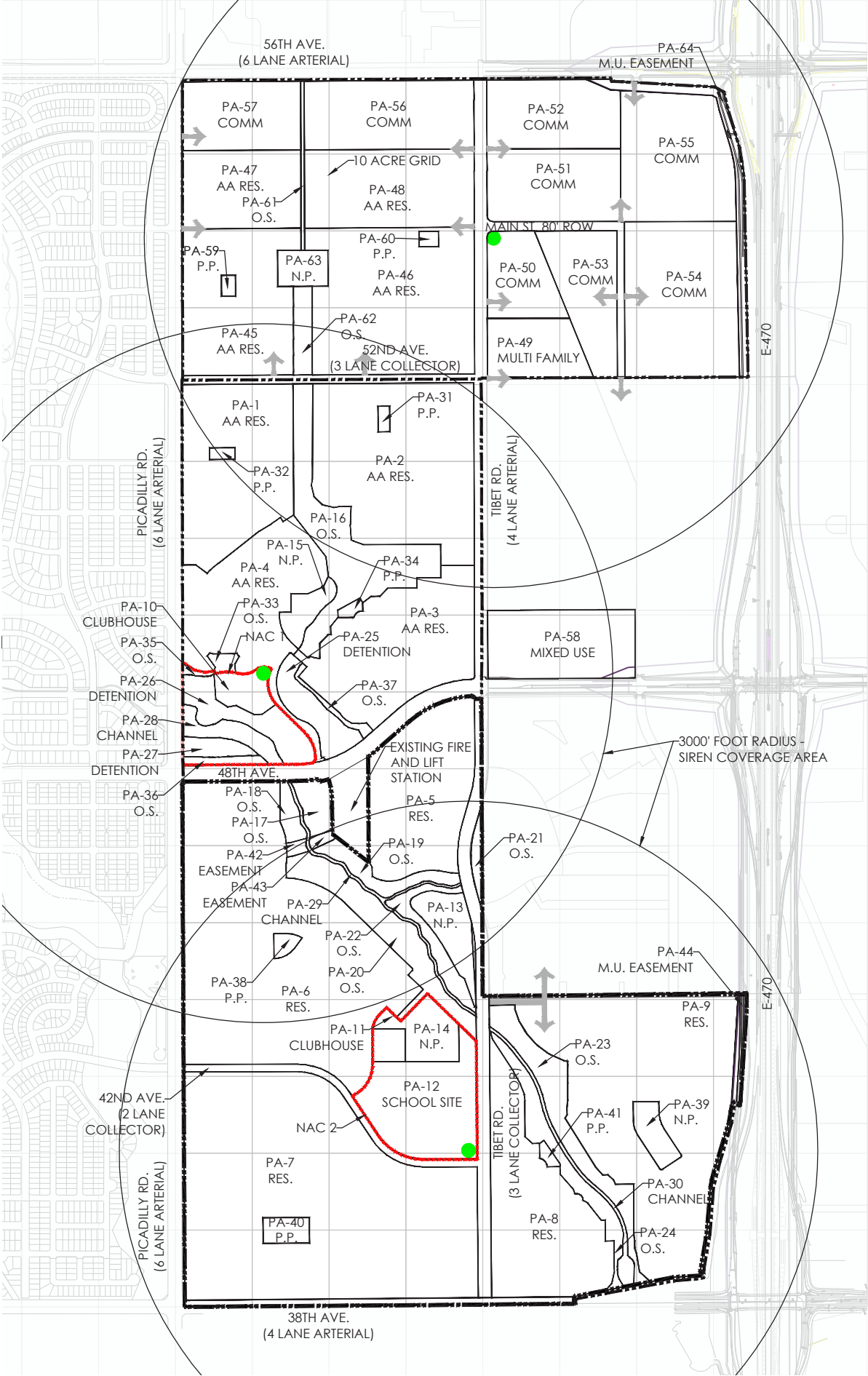
**Green Valley Master Plan
Amendment 2**

Aurora, Colorado

GREEN VALLEY
RANCH

May 27, 2022

Tab 8.5



LEGEND

- PROPOSED ENTRY POINT
- WHELEN ALERT SIREN TOWER LOCATION
- DEDICATED FIRE STATION
- PROPERTY LINE
- NEIGHBORHOOD ACTIVITY CENTER

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL

STANDARD FIRE NOTES

- In the event that a permanent fire station is not operational, the Aurora Fire Department may require that a temporary fire station be provided by the developer and/or annexing party. The property has been dedicated to the City and is no less than 1 ¼ acres with the location and dimensions such that optimal emergency response times can be achieved.
- The City of Aurora requires that a permanent station be platted at the time of development approval. The property has been dedicated to the City and is no less than 1 ¼ acres with the location and dimensions such that optimal emergency response times can be achieved. Shared use sites (police, fire, etc) must be at least 8 acres in size and situated such that optimal emergency response times can be achieved. These sites shall be contiguous to collector streets.
- Permanent or temporary fire stations: the exact placement of permanent or temporary fire stations will be determined and approved by the city of aurora's fire marshal to insure that coordinated coverage is provided within the city. For specific questions, the fire marshal can be reached through the fire department main switchboard, 303-326-8999, or 303-326-8986 (fax).
- The FEMA requirement for outdoor emergency warning systems is a 60-70 foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10' x 10' easement. Each siren covers approximately 3,000 radial feet at 70 db and is typically spaced one siren per square mile.
- In newly annexed/developing areas of the city, sirens should be sited on every ½ section of ground (320 acres) or 6000 feet apart to provide edge to edge coverage.
- The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to insure that coordinated coverage is provided on a system wide basis. For specific questions, the Office of Emergency Management can be reached at 303-739-7636 (phone), 30-326-8986 (fax), or afd_oem@auroragov.org.



Sheet Title:

**FIRE AND SAFETY
EXHIBIT**

**Land Use Map, Matrix and
Standard Notes
Master Plan**

Project Title:

**Green Valley Master Plan
Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**

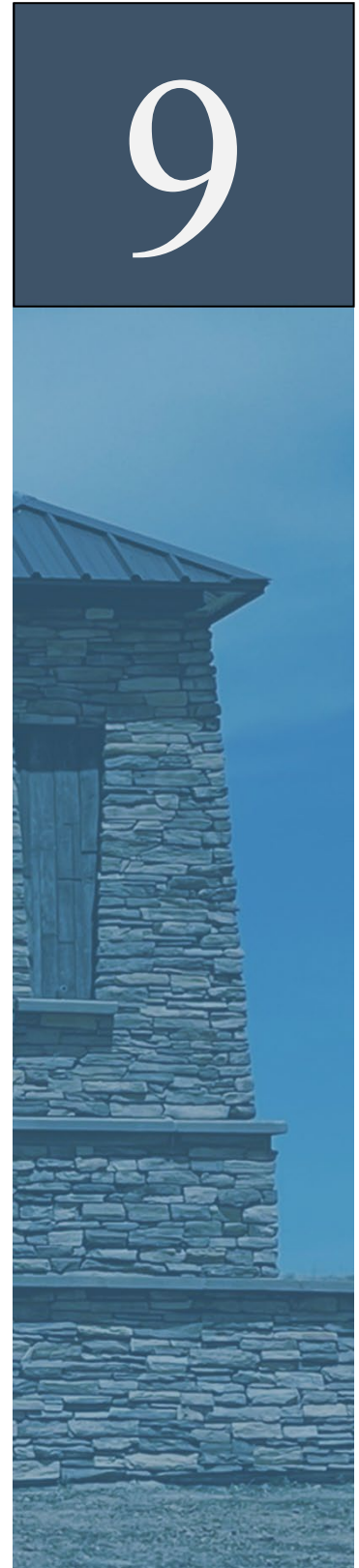
8.7 Standard MP Notes

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. Public Improvement Funding Agreement (PIFA) will dictate the payment and timing of signals at perimeter intersections.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 4:1 slopes.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative MP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the MP, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to preliminary plat or site plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two separate and approved points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the MP. Final approval of these documents is required before acceptance of an application for the first within the project.

10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the UDO apply to this MP. Where the standards outlined in the UDO with standards within this MP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved MP standards.
12. MP Adjustments. Except for any adjustments listed below, this MP will be interpreted to mean that all standards contained in the MP will meet or exceed all city code requirements.
13. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
14. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)

MP OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

- Open Space Narrative
- Form J
- OS Neighborhood Map (Color)



9.1 Open Space/ Circulation/ Neighborhood Map

1. Open Space

The parks and open space system for Green Valley is extensive and includes 22.0 acres in 5 Neighborhood Parks and over 71.1 net gross acres of open space. The open space includes a 200 to 400 foot wide open space known as the Grand Park Corridor, runs northwest to southeast along the Tributary T Drainageway and connects all park, school, and NAC sites together. The Grand Park Corridor is scheduled for improvement with a trail system, benches, scenic overlooks, and landscaping. See Form J for further detail.

2. Connectivity

In concert with the Zone District requirements, all subdivisions and developments within Green Valley will be designed to create an integrated system of lots, streets, sidewalks, trails, and bikeways that provides for optimal movement of people, bicycles, and automobiles within the Green Valley community to and from adjacent streets, developments and uses.

3. Pedestrian and Bicycle Circulation System

The pedestrian circulation system at Green Valley consists of detached meandering pedestrian trails along the arterials and collectors, in addition to walks along local streets. All community facilities including parks, schools, the Grand Park Corridor, and the NAC's are connected to the trail system. This system is shown on the Open Space, Circulation, and Neighborhood Map.

The Green Valley Amendment 2 Plan encourages pedestrian and bicycle activity throughout the community by providing:

- 10 foot regional off-street trails leading through the Grand Park Corridor and its associated greenways that connect to Community and Neighborhood Activity Centers, parks, open space, schools, and neighborhoods. All regional trails will cross arterials at either a signalized intersection or a grade separated crossing. Signalized intersections may include Rectangular Rapid flashing Beacon (RRFB) signs. The potential of a grade separated crossing will be evaluated at time of Site Plan;
- 8-foot community detached trails along Minor Arterials.
- Landscaped tree lawns adjacent to a majority of the local streets will be provided;
- 6-foot neighborhood trails will be provided within each neighborhood.

4. Primary Access

One principal Arterial 48th Avenue, traverses Green Valley in an east/west direction; this is planned to eventually accommodate 6-lanes. 56th Avenue along the northern boundary is also a 6-lane arterial and will be the main thoroughfare for commercial/retail in this area. 38th Avenue is planned as a four-lane Minor Arterial. Along 52nd Avenue, a three-lane collector is planned.

In a North/South direction, Picadilly Road is planned as a six-lane Principal Arterial. East of Picadilly, a three-lane collector is planned along Tibet Road between 38th Ave. and 48th Ave. Tibet Rd. is a 4 lane arterial between 48th Ave. and 56th Ave.

In addition to these roadways, local roadways will serve the individual neighborhoods, designed to meet the City of Aurora Subdivision Ordinance.

Sidewalks are planned along all streets, and pedestrian/bicycle trails are planned along the Grand Park Corridor and all its associated greenways. These trails will be 10 feet wide, constructed of concrete or other materials determined at the SP level.

Tab 10.13, Street Standards, show the cross sections for these streets.

5. Public Land Dedication Requirements

The City's parks/open space dedication requirements under the current City Code, when applied to the MP site, would require approximately 21.5 acres of neighborhood parks, 7.9 acres of community parks, and 55.8 acres of further open space/parks, resulting in an aggregate public land dedication requirement of approximately 85.1 acres. This proposed MP Amendment 2 does not reduce the amount of dedicated open space within the approved Green Valley MP Amendment 1 and is not meant to stand alone, but be a portion of the overall approved Green Valley MP. Therefore, any public land dedication calculations should be inclusive of the entire MP area. Any PLD shortfalls for community park requirement will be provided with a cash in-lieu payment to the City accordance with City Code Section 147-48(b)(4).

Under this MP Amendment, the applicant will dedicate 22.0 acres for neighborhood parks, 7.9 acres Cash-In-Lieu payments for Community Parks, and another 58.4 acres to credited open space. As a part of the 58.4 acres the applicant will establish "pocket parks" within the development to minimize any gaps in service. These are further described hereinafter as contemplated in the approved MP.

Pocket Parks will be maintained through one or more metropolitan districts, which will be implemented at the Site Plan (SP) stage. Applicant will determine the improvements and amenities for the pocket parks based on the criteria outlined below. These pocket parks will enhance the recreational and open space amenities afforded to Green Valley, and the Parks and Open Space Department Dedication and Development Criteria specifically mandate open space credit for such pocket parks. The City will also derive economic benefit from the implementation of this system because the pocket parks will not be dedicated to the City, and accordingly the City will not have to absorb ongoing maintenance responsibilities with respect thereto (which responsibilities the City would bear for incremental neighborhood parks). From a policy standpoint, the desired land use

utility to be derived from open space is realized, but the City does not have to bear the resulting economic burdens.

Pocket parks may range from one-half to 2.0 acres in size and generally serve as neighborhood focal points to supplement park and open space opportunities in close proximity to residents' homes. A minimum of one park will be at least three (2.0) acres. This park is intended to be a passive park space for unstructured recreational activity and contemplative use unless it will serve as a key site for a neighborhood where no other type of park or school is nearby and if projected recreational needs warrant supplemental park facilities.

Pocket parks will be typically located on a local street and be bordered by low intensity uses, including primarily residential lots. Open turf lawns suitable for informal play and games, landscaping, and site furniture such as benches, tables, trash receptacles and lighting will be the standard program for each site. Additional facilities that may be provided to augment pocket park opportunities may include, but not be limited to playgrounds, picnic pavilions, basketball courts and volleyball courts depending on the needs of the neighborhood being served by the park and the character of adjoining land uses. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale.

The final location, size and park program for each pocket park will be determined in the SP based, in part, on the overall design intent of the neighborhood, the relationship of the park land to other land use components of the development and recreation facility needs.

The pocket parks will be constructed, owned, and maintained by the Metropolitan Districts of Green Valley as indicated on Form J. The pocket park land acreage dedicated by each SP will be tracked to ensure that the dedication requirement in Form J is being sufficiently met with for the amendment area.

When the parks and open space dedications and credits outlined above for the proposed MP are totaled (as summarized in the Form J table), they produce an aggregate area of approximately 79.8 acres. The MP also integrates the parks, open space and trail system in a coherent fashion that will effectively serve the recreational needs of the Green Valley community as well as greater interests of the City.

6. Park and Recreational Improvement Requirements

The applicable Metropolitan District(s) will be responsible for the improvement of parks within the MP Amendment as herein after set forth. The City will be responsible for maintenance of the parks upon dedication by the applicant / land owners (pocket parks will not be dedicated to the City.) The program elements for the parks to be improved by the applicable Metropolitan District(s) shall be limited to the list shown below. No further improvements will be required by the City. Refer to the Development Agreement for details on funding of the park improvements.

Applicant will construct pedestrian/bicycle/recreational trails provided for in the Open Space/Circulation/Neighborhood Map which is a part of this MP

Amendment 1. The 10-foot regional trails will be dedicated to and maintained by one or more of the metropolitan districts unless determined otherwise. The 8-foot and 6-foot community and neighborhood trails will be dedicated to and maintained by one or more of the metropolitan districts.

Neighborhood parks and the improvements therein (including irrigation) that are dedicated to and maintained by the city will be designed and constructed by the applicable Metropolitan districts(s). The following is a list of program elements that may be provided within a city neighborhood park in Green Valley. Additional items may be provided at the discretion of the applicable Metropolitan District(s).

- Play Features
- Informal multi-purpose field
- Loop trail system
- Picnic pavilion with seating
- Picnic Tables
- Grills
- Benches (as needed)
- Trash receptacles (as needed)
- On street parking (no parking lot)
- Landscaping with automatic irrigation system
- Park sign

Be specific to Playground/
Playstructure for multiple
age groups and inclusive for
all. PROS manual requires
play structures for multiple
age groups regardless of
specific demographic within
the neighborhood.

Revised

Neighborhood parks and the improvements therein (including irrigation) that are dedicated to and maintained by the city will be designed and constructed by the applicable Metropolitan districts(s). The following is a list of program elements that may be provided within a Metropolitan District neighborhood park. Additional items may be provided at the discretion of the applicable Metropolitan District(s).

- Play Features
- Loop Trail System
- Picnic Pavilion
- Picnic Tables
- Grills
- Benches
- Community Garden
- Trash
- Parking Lot
- Landscape
- Activity Systems

At the SP stage, the program elements shown above may be reduced in parks located adjacent to school sites in order to avoid duplication with equipment located on the school site.

TAB 9.2

9.2

Form J: Parks and Open Space Inventory and Phasing Approval					
A.	B.	C.	D.	E.	F.
Planning Area Designation (Or feature in an area)	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Final Ownership & Facility Funding	Phasing Plan and Trigger for Each Phase
PA-13	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 5 and 6, which total 106.4 acres and 613 dwelling units. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as open grass areas that offer scenic vistas to the west, benefit conservation by preserving land to establish an interconnected park and open space system, and benefit education thru the implementation of land management practices that support interpretation goals. Trail connections to the school will be provided.	6.2	6.2	Metro District to construct and the City of Aurora to own/maintain.	Dedication concurrent with adjacent planning area final plats. Construction shall be complete by the issuance of the 300th certificate of occupancy within Planning Areas 5 and 6 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-14	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Area 7, which totals 90.9 acres and 572 dwelling units. Conceptual design determined at CSP. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by providing trail connections to the school and facilities primarily oriented to active recreation, including athletic fields, sports courts, playgrounds, etc. that will coordinate well with the neighboring school, benefit conservation by fostering the concept of outdoor classrooms by setting aside natural areas for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	5.7	5.7	Metro District to construct and the City of Aurora to own/maintain.	Dedication concurrent with adjacent planning area final plats. Construction of the park shall be phased. The first phase including all programmatic elements of the park, except the multi-purpose playfield and a section of the internal park trail loop, shall be complete by the issuance of the 300th C.O. within planning areas 6 and 7 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later. Construction of the multi-purpose playfield and completion of the looped trail for Phase 2 shall be complete within 6 months of approval of final civil construction drawings for Tributary T, which should include design for the drainageway and Tibet Road, adjacent to the park.
PA-15	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 1-4, which total 137.0 acres and 793 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 1, 2, 3 and 4 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-39	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 5 and 6, which total 106.4 acres and 613 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 300th certificate of occupancy within Planning Areas 5 and 6 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-63	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 5 and 6, which total 106.4 acres and 613 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	4.1	4.1	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 300th certificate of occupancy within Planning Areas 5 and 6 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA 16, 33, 35-37, 61, 62 (Outside the 100 Year Floodplain)	Open Space Corridor with trails, street furniture, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP.	19.1	19.1	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site. Improvements and landscaping to be completed with construction of associated drainage improvements.

8' wide trails and 30'+ wide corridors will be provided

REPEAT COMMENT: For the 310 area, 62 must meet the local trail standards at a minimum (30' wide, 6' walk) - include this within this narrative. PA 61 should be noted as a 8' wide trail with 30' wide corridor.

REPEAT COMMENT: Although this is within the older adult community, playgrounds need to be provided to meet the service radius requirements and compliance with PROS manual. (PROS suggests doing 2-5 and 5-12 combined small playground area and small 'older adult' playground)

PA 16 (Within the 100 Year Floodplain)	Open Space Corridor with trails, street furniture, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP.	5.0	2.5	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA: 17-20, 22-24 (Outside the 100 Year Floodplain)	Open Space in 200-400 foot wide Open Space Corridor with trails, site furnishings, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP.	19.8	19.8	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site or approval of the CLOMR/LOMR and construction of drainage improvements, whichever is later. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA: 17-20, 22-24 (Within the 100 Year Floodplain)	Open Space in 200-400 foot wide Open Space Corridor with trails, site furnishings, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at CSP.	19.7	9.8	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site or approval of the CLOMR/LOMR and construction of drainage improvements, whichever is later. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA-21	Windler Homestead	1.6	1.6	City of Aurora to own and Windler to construct.	Dedication to be concurrent with dedication of adjacent open space by Windler under the Windler MP entitlements(AC37). Landscaping and maintenance by Windler as outlined in the Agreement Regarding Realignment of Tibet Street South of 48th Avenue, executed March 2004.
PA 31, 32, 34, 38, 40, 41, 59, 60	Pocket parks will be typically located on a local street and be bordered by low intensity uses, including primarily residential lots. Open turf lawns suitable for informal play and games, landscaping and site furniture such as benches, tables, trash receptacles and lighting will be the standard program for each site. Additional facilities that may be provided to augment pocket park opportunities may include but not be limited to playgrounds, picnic pavilions, basketball courts and volleyball courts depending on the needs of the neighborhood being served by the park and the character of adjoining land uses. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at CSP. The pocket parks will provide a combination of conservation, recreational, and educational benefits.	5.9	5.9	Metro District to construct, own, and maintain.	Metro District improvements complete prior to issuance of 50% of C.O.'s of residential units within the Filing in which the proposed pocket park is located.
Landscape Medians	Located in 6-Lane Arterials. Refer to Open Space / Circulation / Neighborhood Map for specific locations.	N/A	N/A	Metro District to construct and the City of Aurora to own/maintain.	Construction by Metro District per P&OSD Dedication & Development Criteria Manual. To be dedicated to the City for maintenance.
TOTAL		93.1	80.7		92.9 acres of neighborhood park and open space provided.
Director of Parks, Recreation, and Open Space					
Date:_____			Signature:_____		

*1.3 Ac. Community parks deficit will be made up with cash in lieu unless otherwise specified.

Sheet Title:

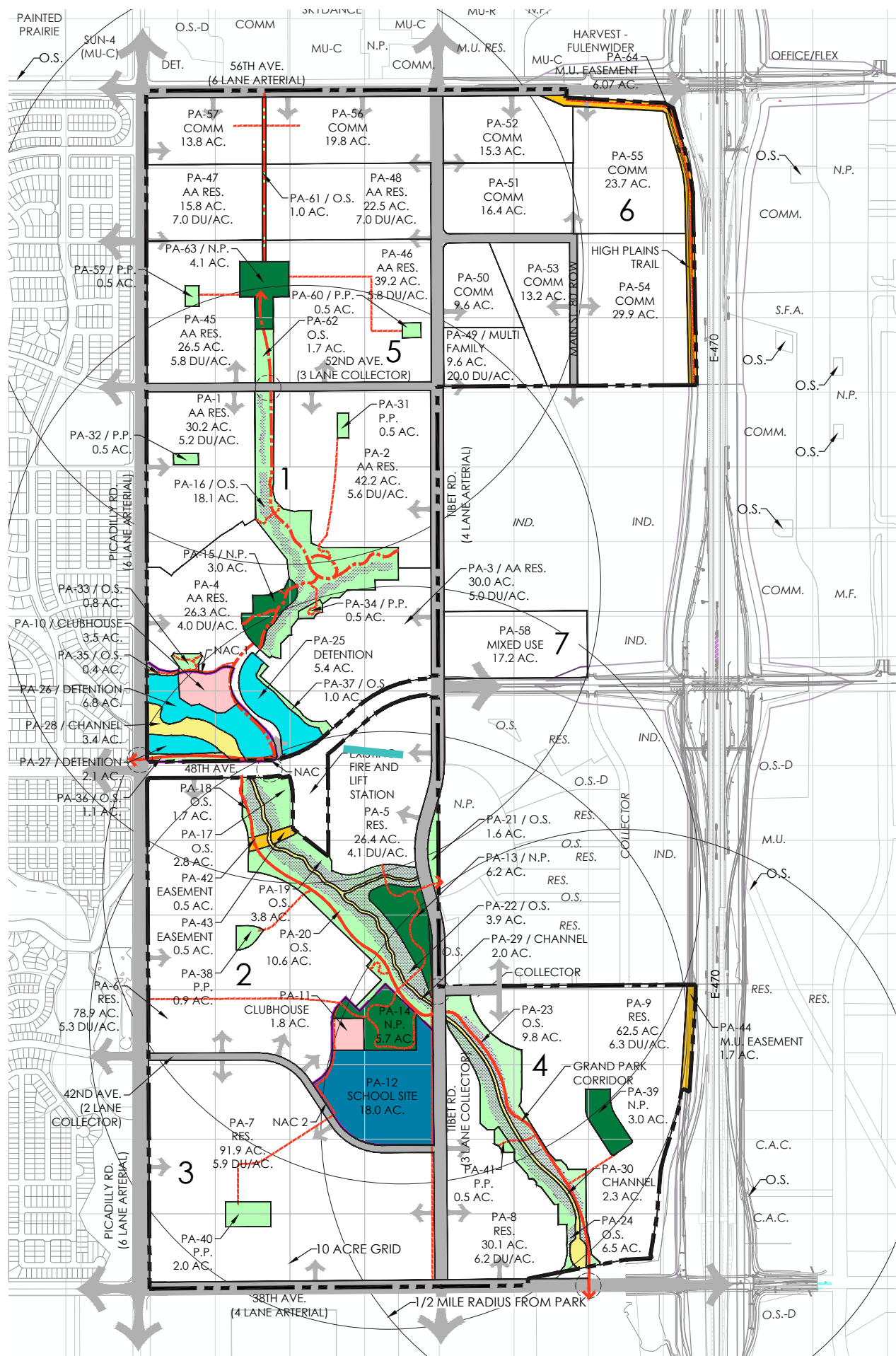
FORM J

Open Space, Circulation & Neighborhood Plan Master Plan

Project Title:

Green Valley Master Plan Amendment 2 Aurora, Colorado

GREEN VALLEY RANCH



Provide trail widths for each trail type.

Revised

LEGEND

6 LANE ARTERIAL (144' ROW)

4 LANE ARTERIAL (114' ROW)

3 LANE COLLECTOR (80' ROW)

2 LANE COLLECTOR (80' ROW)

OPEN SPACE

DETENTION POND

CHANNEL

EASEMENT

CLUBHOUSE

NEIGHBORHOOD PARK

SCHOOL SITE

100 YEAR FLOODPLAIN

PROPOSED ENTRY POINT

1

NEIGHBORHOOD BOUNDARY & NUMBER

RIGHT OF WAY

REGIONAL TRAIL

COMMUNITY TRAIL

NEIGHBORHOOD TRAIL

POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING

O.S. = OPEN SPACE

N.P. = NEIGHBORHOOD PARK

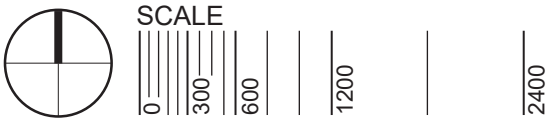
P.P. = POCKET PARK

RES. = RESIDENTIAL

IND. = INDUSTRIAL

M.F. = MULTI FAMILY

COMM. = COMMERCIAL



Sheet Title:

OPEN SPACE PLAN
OVERALL
Open Space, Circulation &
Neighborhood Plan
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP.

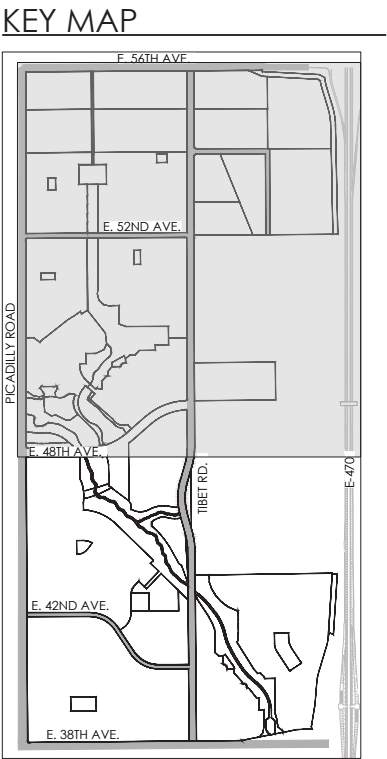
TAB 9.3



LEGEND

- 6 LANE ARTERIAL (144' ROW)
- 4 LANE ARTERIAL (114' ROW)
- 3 LANE COLLECTOR (80' ROW)
- 2 LANE COLLECTOR (80' ROW)
- OPEN SPACE
- DETENTION POND
- CHANNEL
- EASEMENT
- CLUBHOUSE
- NEIGHBORHOOD PARK
- SCHOOL SITE
- 100 YEAR FLOODPLAIN
- PROPOSED ENTRY POINT
- 1 NEIGHBORHOOD BOUNDARY & NUMBER
- RIGHT OF WAY
- REGIONAL TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD TRAIL
- POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
IND. = INDUSTRIAL
M.F. = MULTI FAMILY
COMM. = COMMERCIAL



SCALE

0 150 300 600 1200

Sheet Title:

OPEN SPACE PLAN

SHEET 1

Open Space, Circulation & Neighborhood Plan Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH

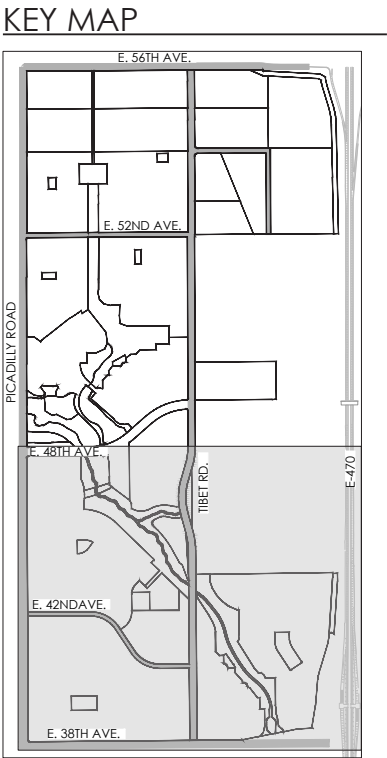
NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP submittals.



LEGEND

- 6 LANE ARTERIAL (144' ROW)
- 4 LANE ARTERIAL (114' ROW)
- 3 LANE COLLECTOR (80' ROW)
- 2 LANE COLLECTOR (80' ROW)
- OPEN SPACE
- DETENTION POND
- CHANNEL
- EASEMENT
- CLUBHOUSE
- NEIGHBORHOOD PARK
- SCHOOL SITE
- 100 YEAR FLOODPLAIN
- PROPOSED ENTRY POINT
- 1 NEIGHBORHOOD BOUNDARY & NUMBER
- RIGHT OF WAY
- REGIONAL TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD TRAIL
- POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING

O.S. = OPEN SPACE
N.P. = NEIGHBORHOOD PARK
P.P. = POCKET PARK
RES. = RESIDENTIAL
IND. = INDUSTRIAL
M.F. = MULTI FAMILY
COMM. = COMMERCIAL



Sheet Title:
OPEN SPACE PLAN
SHEET 2
Open Space, Circulation &
Neighborhood Plan
Master Plan

Project Title:
Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP submittals.

MP URBAN DESIGN

- Form F-1: Urban Design Standards Matrix 10.1-10.2
- Form F-2 Neighborhood Character Matrix 10.3
- Overall Monument Plan 10.4
- Primary Entry Monument 10.5
- Secondary and Tertiary Entry 10.6
- Gated Entries 10.7
- Walls and Fencing 10.8
- Lighting Standards 10.9
- Paving Standards 10.10
- Site Furnishings 10.11
- Specialty Structures 10.12
- Signage Standards 10.13
- Street Standards 10.14-10.15
- Commercial Design Standards 10.16
- Main Street Design 10.17
- Commercial Paving 10.18
- Commercial Plazas 10.19
- Commercial Signage 10.20-10.21
- Commercial Site Furnishings 10.22

10



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TAB 10.1
Form F-1: Urban Design Standards Matrix

SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE			LOCATION IN APPLICATION PACKAGE
1. ENTRY MONUMENTATION	RESIDENTIAL			10.4, 10.5, 10.6
	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.			
	COMMERCIAL/ RETAIL	MIXED-USE	OFFICE COMPLEX	
2. RETAINING WALLS	THE MAJOR MONUMENTS LOCATED ALONG ARTERIAL AND COLLECTORS SHOULD BE THE PRIMARY SIGN FOR THE DEVELOPMENT. THESE SIGNS SHOULD KEEP WITH THE COLORADO THEME, BUT COULD BECOME CONTEMPORARY RUSTIC, ALLOWING BOLDER FONTS, COLORS AND MATERIALS. WITH THE ESTABLISHED GVR TOWER, THE MAJOR SIGN SHOULD COMPLEMENT THE VERTICAL COLUMN AND CURVILINEAR WALLS.			10.8
	THE MINOR MONUMENTS AND SIGNS SHOULD BE SMALLER THAN THE MAJOR SIGN BUT LARGER THAN THE WAYFINDING AND BUILDING SIGNS. THEY SHOULD BE MULTI TENANT SIGNS WHERE APPLICABLE FOR SHOPPING CENTERS OR BUSINESS PARKS. THESE SIGNS ARE ALSO SIMPLIFIED FROM THE PRIMARY MONUMENTS. TYPICALLY, ONLY USING ONE OR TWO MATERIALS. THIS SIGN'S MAIN GOAL IS TO PROVIDE BUSINESS DIRECTION FOR VISITORS.			
3. FENCE AND PRIVACY	RETAINING WALLS SHALL BE SPLIT FACE MASONRY BLOCK IN A VARIETY OF EARTH TONED COLORS THAT INTEGRATE RANDOM SIZES AND PATTERNS FOR INTEREST.			10.8
4. LIGHTING STANDARDS	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 VINYL WITH MASONRY COLUMNS, OR VINYL FENCING 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 100 FEET OR EVERY TWO LOTS.			10.9
	LIGHT FIXTURES INDICATIVE OF THE ARTS AND CRAFTS AND CRAFTSMAN STYLE LIGHTING SHALL BE THE STANDARD IN THE POCKET PARKS AND NACS.			
5. RESIDENTIAL PAVING STANDARDS	SCORED AND COLORED CONCRETE PAVING AND TRIM SHALL BE USED AT THE NAC RECREATION CENTERS AS WELL AS THE PLAZA AREAS WITHIN THE POCKET PARKS. CONCRETE PAVING SHALL BE USED IN ALL CARRIAGE HOUSE AND MOTOR COURT DRIVEWAYS AS A STANDARD TRIM.			10.10
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.			10.11 & 10.22

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed E-470 (or Northeast Plains) and other ordinance standards. 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 higher 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 Contextual 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.

Sheet Title:

URBAN DESIGN STANDARDS MATRIX

Urban Design Standards Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

TAB 10.2

SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
7. SIGNAGE STANDARDS	STANDARDIZED TYPE FACE, LOGO, AND A SERIES OF THEMATIC COLORS SHALL BE USED PROGRAM 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.	10.13
8. SPECIAL NEIGHBORHOOD CONCEPTS	THIS DEVELOPMENT IS CENTERED AROUND THE GRAND PARK CORRIDOR WHICH MOVES THROUGH MOST OF THE AREA. 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, OPEN SPACE, CLUBHOUSES, POCKET PARKS, AND A VARIETY OF AMENITIES.	
9. SPECIAL FACILITIES AND STRUCTURES SUCH AS CLUBHOUSES AND RECREATIONAL FACILITIES	THIS MP INCLUDES A CLUBHOUSE LOCATED IN THE ACTIVE ADULT COMMUNITY THAT IS AVAILABLE TO RESIDENTS LIVING WITHIN THAT GATED COMMUNITY. A SECOND CLUBHOUSE WILL BE LOCATED FURTHER SOUTH AND BE OPEN TO ALL RESIDENTS OF Green Valley MP.	10.12
10. STREET STANDARDS	60' LOCAL, 64' LOCAL, 80' COLLECTOR, 110' FOUR LANE MINOR ARTERIAL WITH RAISED MEDIAN, 144' ROW SIX LANE ARTERIAL, AND 168' ROW SIX LANE ARTERIAL FOR 56TH, WITH RAISED MEDIAN PER CITY OF AURORA STANDARDS.	10.14 &10.15
11. COMMERCIAL STANDARDS	ALONG WITH DESIGN STANDARDS FOR COMMERCIAL PARCELS, THE MAIN FEATURE OF THE GREEN VALLEY EAST COMMERCIAL DEVELOPMENT WILL BE THE MAIN STREET DISTRICT. MAIN STREET EAST WEST, WILL PROVIDE A CITY CORRIDOR FOR THE NEW DEVELOPMENT. THIS DISTRICT WILL FOCUS ON A PEDESTRIAN EXPERIENCE WITH RETAIL, RESTAURANTS, OFFICE SPACES, AND OUTDOOR GATHERING PLAZAS. ALONG THE ROADSIDE ZONE, PROGRAMMED SHARED SPACES ALONG THE STREET WILL CREATE A SENSE OF COMMUNITY	10.16 & 10.17

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed E-470 (or Northeast Plains) and other ordinance standards. 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 higher 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 Contextual 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.

Sheet Title:

URBAN DESIGN STANDARDS MATRIX

Urban Design Standards Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

Form F-2: Neighborhood Character Matrix

DISTINGUISHING CHARACTERISTICS			
URBAN DESIGN	FEATURES	LANDSCAPE	ARCHITECTURE
<p>NAC 1 will include a clubhouse complex overlooking a large open space area. This complex includes a pool and may include other amenities such as pickle ball courts, event lawns, outdoor terraces, pergolas, outdoor fire pits. This complex will serve residents living north of 48th Avenue and south of 52nd Avenue.</p> <p>NAC 2 will contain a school site and neighborhood park. This complex will serve residents south of 48th Avenue and north of 38th Avenue.</p>	<p>Each NAC shall contain a public plaza or outdoor meeting area clearly visible from an adjacent street and at least two of the following:</p> <ol style="list-style-type: none">1. Civic/cultural facilities2. Clubhouse and recreational facilities3. Parks and open space4. Public uses or facilities5. Schools, elementary or secondary	<p>The primary landscape theme throughout the development is known as the “Colorado” theme. This consists of large sweeping native areas that use land forms and native plantings that is indicative of the Colorado foothills. Large planting beds located along streets and trails will be made up of masses of grasses, shrubs, and trees to provide both seasonal interest and views into and out of the site. Land forms will be accentuated with the use of berming and rock outcroppings to create spaces for both wildlife and residents to enjoy.</p>	<p>The architecture is not defined by neighborhood, but rather by a mix of product types. The residential areas throughout the development consist of five varying types: single family detached, single family attached (duplex), alley loaded single family, Carriage House, and Bungalow. When mixed together, these varying styles create diverse neighborhoods in both style and affordability. The architecture for the clubhouses will be included in a future site plan submittal.</p>

Sheet Title:

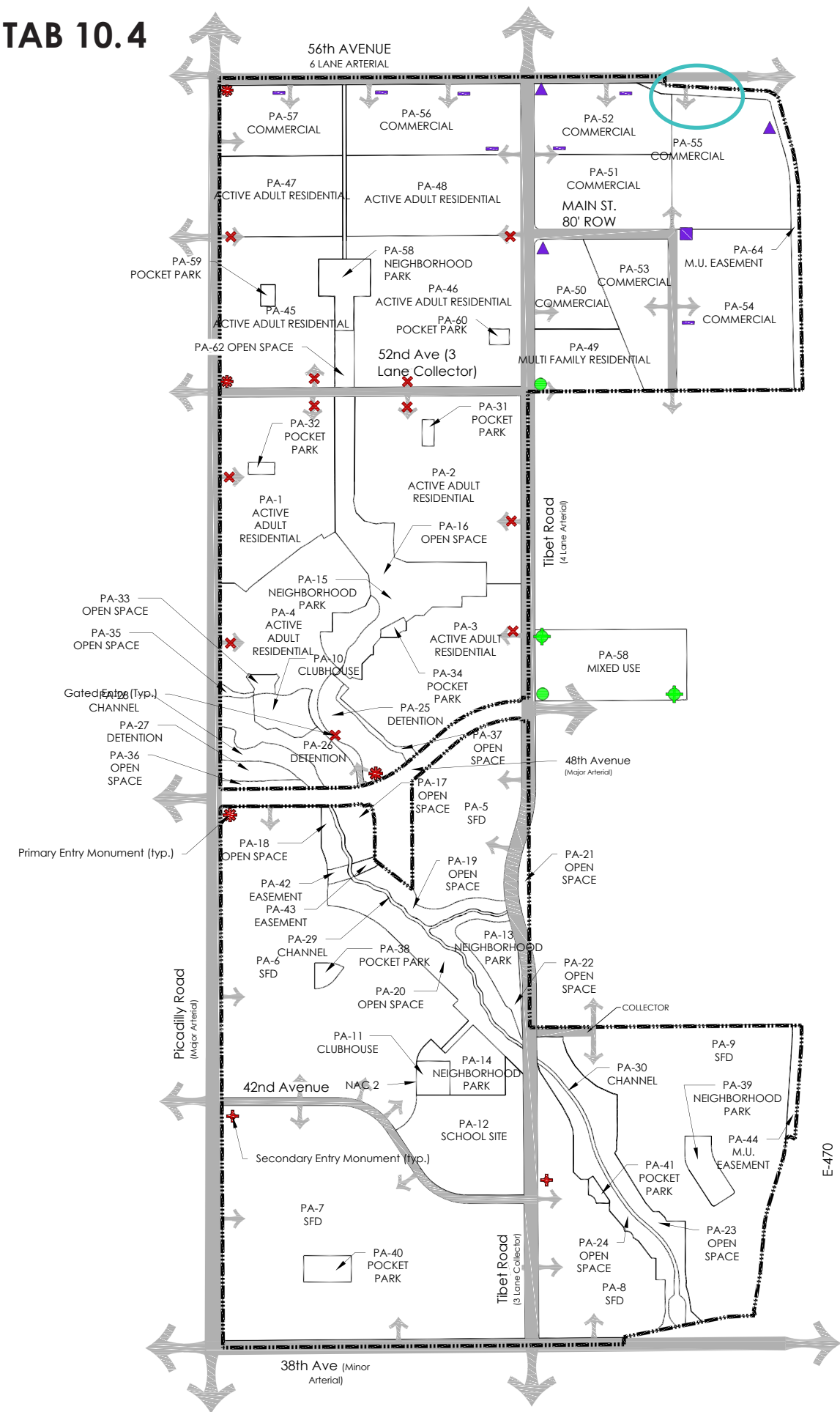
NEIGHBORHOOD
CHARACTER MATRIX

Urban Design Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH



GENERAL NOTES

Primary residential entry monuments will be located along arterial roads such as Picadilly Road, 48th Avenue, 56th Avenue, and Tibet Road to distinguish primary points of interest within the development. Secondary entry monuments will be located at collector streets and minor arterials such as Tibet Road and 42nd Avenue to identify the main points of entry into neighborhoods within the development. Parks may also utilize secondary entry monuments as identification signs. Locations of tertiary monuments will be located at the Site Plan level. Gated entries will be used to enclose the active adult neighborhood and will be located at all vehicular access points surrounding this neighborhoods.

Commercial Monuments may include a major gateway, featured focal points or minor monuments celebrating the Main Street District and surrounding commercial developments. For the minor tenant signs it is recommended to use joint signage.

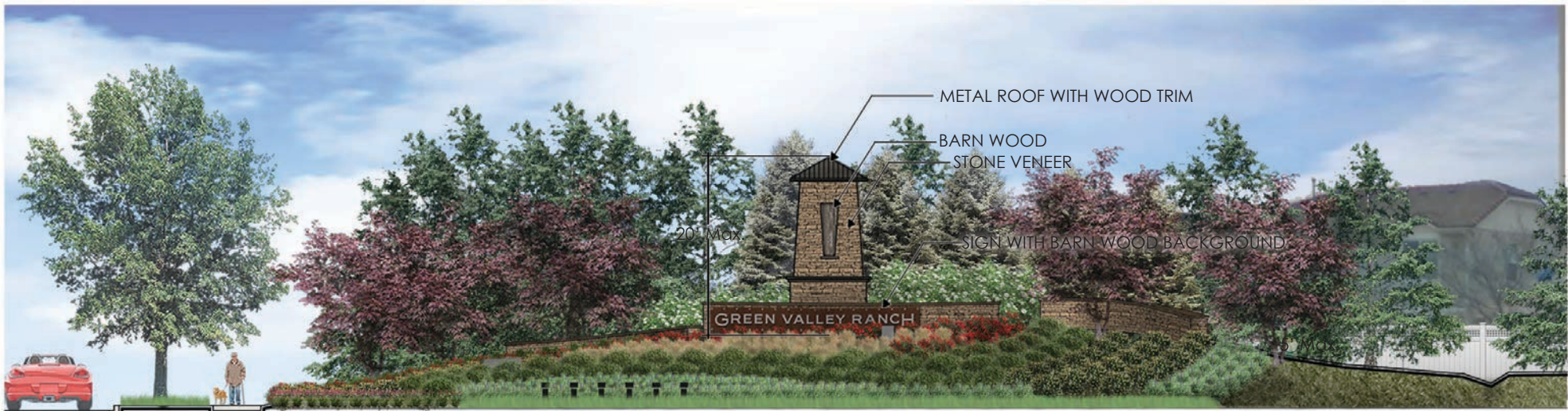
Multi Family and Mixed Use developments will include primary and secondary monuments. All locations will be submitted within separate Site Plan's.

These monuments will complement the existing Green Valley monuments and towers, focusing on the Colorado theme. Additional commercial signage or monuments will continue to complement the family of monument walls, materials, and lettering styles. All locations will be submitted within separate Site Plan's.

Sheet Title:
**OVERALL MONUMENT
PLAN**
Urban Design Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**



Primary Entry Monument Elevation
(Residential)

GENERAL NOTES

The primary residential entry monument will consist of a series of stone walls with a sign face and a separate vertical stone monument. 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.



Primary Entry Monument Plan View
(Residential)

Note: These images are not representative of the actual proposed architectural structures in Green Valley Amendment 2 and are solely a reference to material and style.

incorporate character elements for
Multi-family

Sheet Title:

**PRIMARY ENTRY
MONUMENT**

**Urban Design Standards
Master Plan**

Project Title:

**Green Valley Master Plan
Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**



SECONDARY ENTRY

The secondary entry monument will utilize similar stone materials to the primary entry monument. A hanging sign will be fashioned to a horizontal wooden beam to identify the location. It will be located at collector streets and minor arterials such as Tibet Road and 42nd Avenue to identify the main points of entry into neighborhoods within the development. Parks may also utilize secondary entry monuments as identification signs.



TERTIARY ENTRY

Tertiary entry monuments will utilize similar stone materials to the primary and secondary entry monument. Tertiary monuments will have no signage. Locations of tertiary monuments will be located in the SP.

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.

Sheet Title:

SECONDARY & TERTIARY ENTRY

Urban Design Standards Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

Note: These images are not representative of the actual proposed architectural structures in Green Valley Amendment 2 and are solely a reference to material and style.

GATED ENTRY ELEVATION

The gated entry monument may utilize similar stone materials to the primary entry monument and may also utilize black metal components. Gated entries will be used to enclose the active adult neighborhood and will be located at all vehicular access points surrounding this neighborhood.



CHARACTER IMAGES

Note: These images are not representative of the actual proposed architectural structures in Green Valley Amendment 2 and are solely a reference to material and style.



Stone Gate House



Stone Gate House



Stone Gate House



Stone Column



Wooden Entry Marker



Horizontal Wooden Material



Black Metal Gate

Sheet Title:

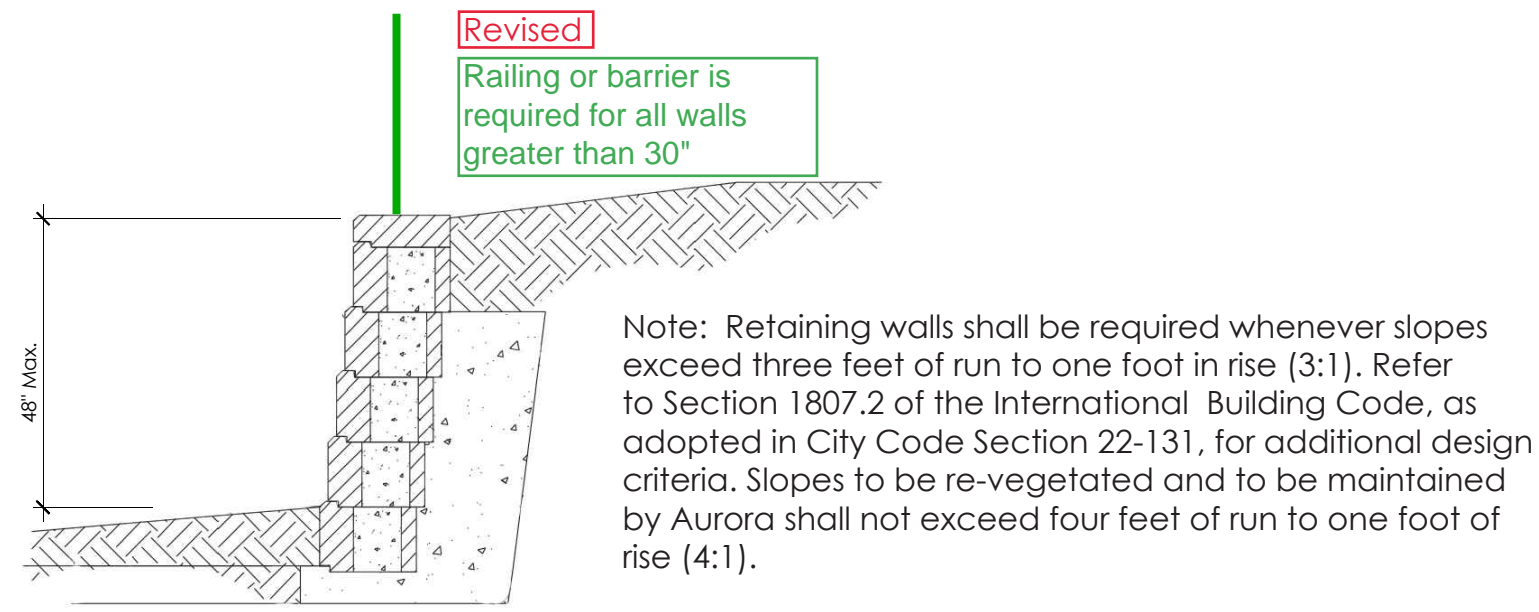
GATED ENTRIES

Urban Design Standards
Master Plan

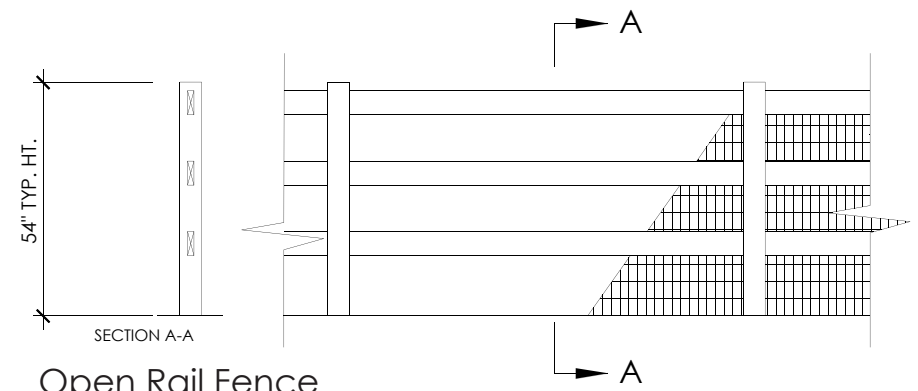
Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

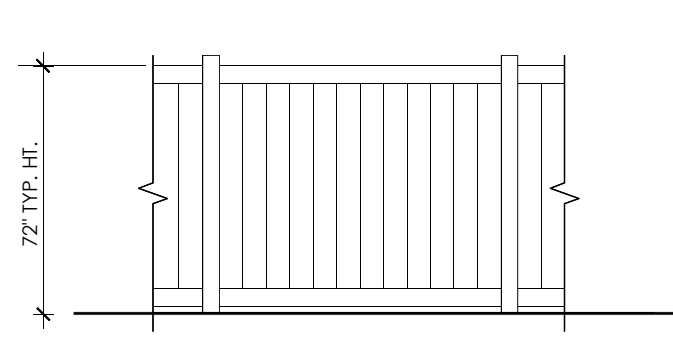
**GREEN VALLEY
RANCH**



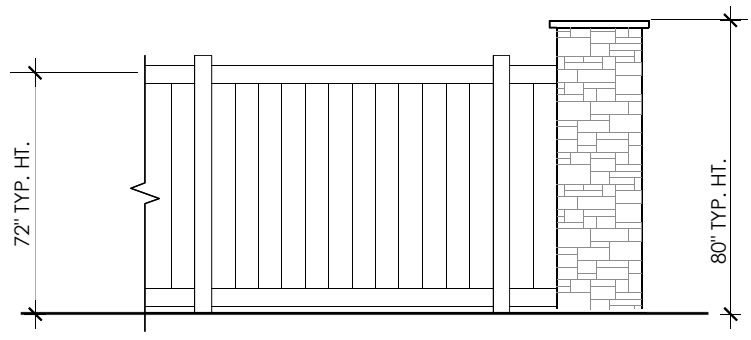
Modular Block Retaining Wall



Open Rail Fence



Typical Privacy Fence



Privacy Fence with Stone Column

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: These images are not representative of actual proposed architectural structures in Green Valley and are solely a reference to material and style.

Sheet Title:

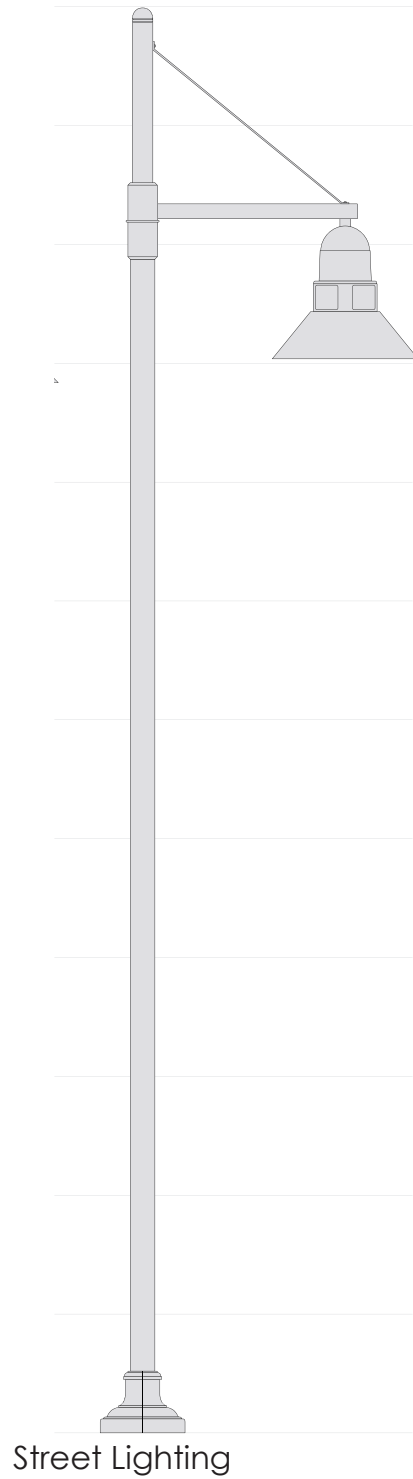
WALLS & FENCING

Urban Design Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH



Street lights in public right of way will be owned and maintained by the City of Aurora and must meet COA standards

Revised



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 25 feet tall. Fixtures should be of the downcast type.

Note: These images are not representative of actual proposed lighting fixtures in Green Valley and are solely a reference to material and style.

Sheet Title:

LIGHTING STANDARDS

Urban Design Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH



Carriage House/Bungalow Pavers



Brushed and Scored Concrete

MOTOR COURT PAVING

Paving within motor court clusters should utilize concrete pavers, or scored concrete paving to embrace a more pedestrian scale within the cluster. Asphalt is not permitted. This paving should also meet standards for fire truck access into the clusters.

TRAIL PAVING

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.

CLUBHOUSE PAVING ENHANCEMENT

Decorative pavers or scored/colored concrete are encouraged to bring additional visual interest to areas which may be most utilized by the community.



Concrete Trail Paving



Stone Clubhouse Pavers



Decomposed Granite Trail Paving



Stamped Concrete Clubhouse Pavers

Note: These images are not representative of actual proposed Paving in Green Valley and are solely a reference to material and style.

Sheet Title:

**RESIDENTIAL
STANDARDS**

Urban Design Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



Metal Bench



Metal Bench



Trash Receptacle



Trash Receptacle



Metal Bike Rack



Metal Bike Rack

GENERAL NOTES

Site elements throughout Green Valley 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. Green Valley's 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, parks and clubhouse locations. Benches may vary in size from 4'-6' length.

TRASH RECEPTACLES

Trash receptacles should be located at points of interest such as parks, clubhouse locations, and trail head locations.

BIKE RACKS

Bike Racks should be located at all parks and clubhouse locations to enhance bicycle usability.

Note: These images are not representative of actual site furnishings in Green Valley and are solely a reference to material and style.

Sheet Title:
**RESIDENTIAL SITE
FURNISHINGS**
Urban Design Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**



Playground Components



Playground Components



Solo Spinners



Climbing Boulder



Pavilion



Shade Structure

PLAYGROUND COMPONENTS

Playground equipment should abide by Green Valley's Colorado theme. Colors and structures will be selected to accent its surrounding landscape. Pre-manufactured playground equipment shall be selected for pocket parks, neighborhood parks, and neighborhood activity centers where specified. 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 Metropolitan District.

PAVILIONS

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

PARK SHADE STRUCTURES

Shade structures should be provided near selected site amenities throughout Green Valley. 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.

Note: These images are not representative of actual proposed structures in Green Valley and are solely a reference to material and style.

Sheet Title:

**RESIDENTIAL SPECIALTY
STRUCTURES**
Urban Design Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**



Trail Signage

Note: These images are not representative of actual proposed signage in Green Valley and are solely a reference to material and style.



Secondary Entry Marker



Tertiary Entry Marker

GENERAL NOTES

Green Valley shall have consistently themed signage to identify with the Colorado theme. Signage should appear on local street intersections, beginnings of pedestrian trails and NAC entries. 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 Metro District.

Sheet Title:

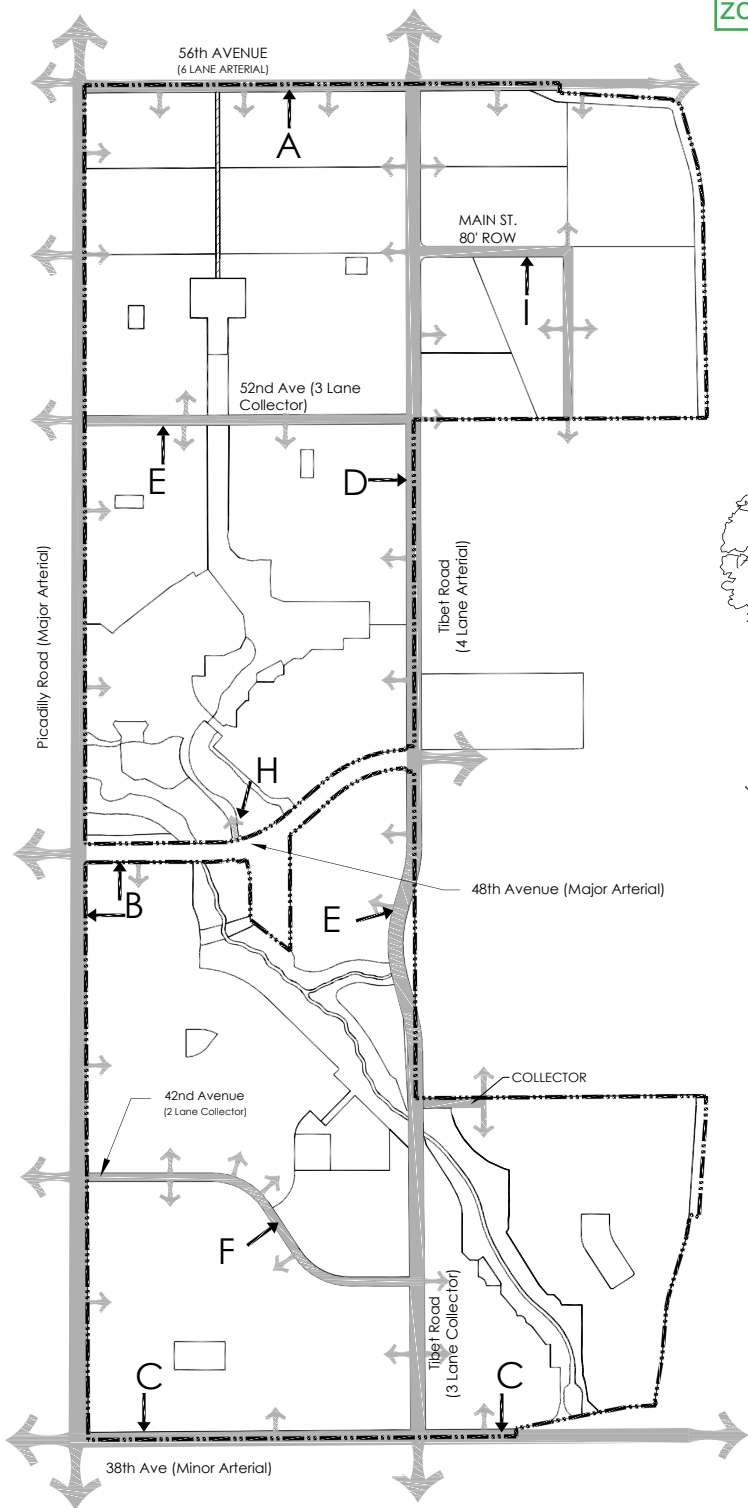
RESIDENTIAL SIGNAGE
STANDARDS

Urban Design Standards
Master Plan

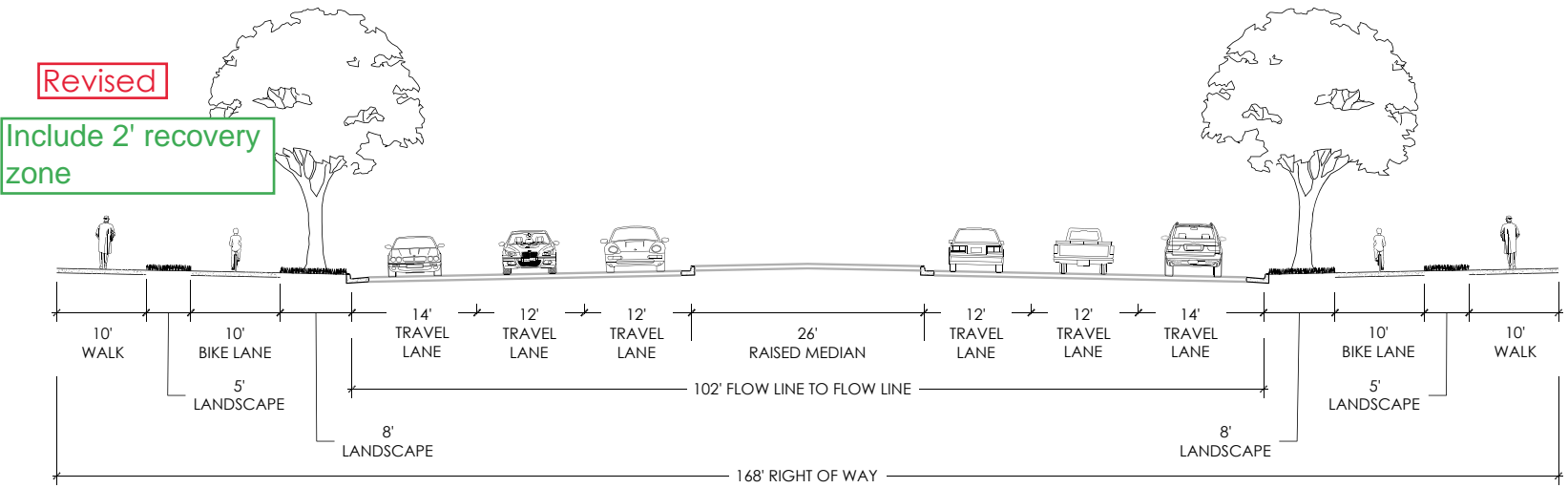
Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

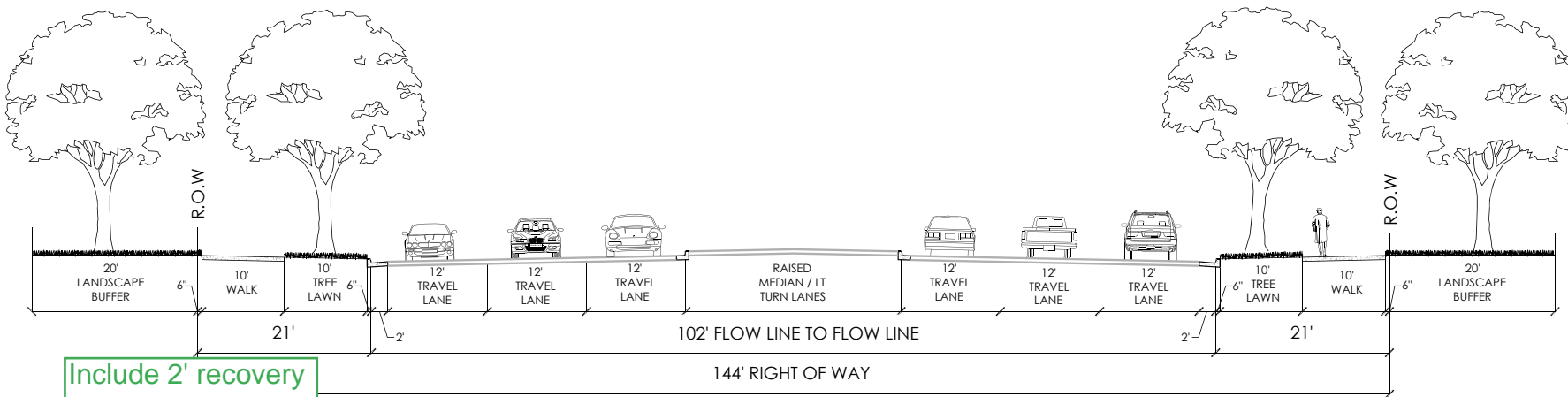
GREEN VALLEY
RANCH



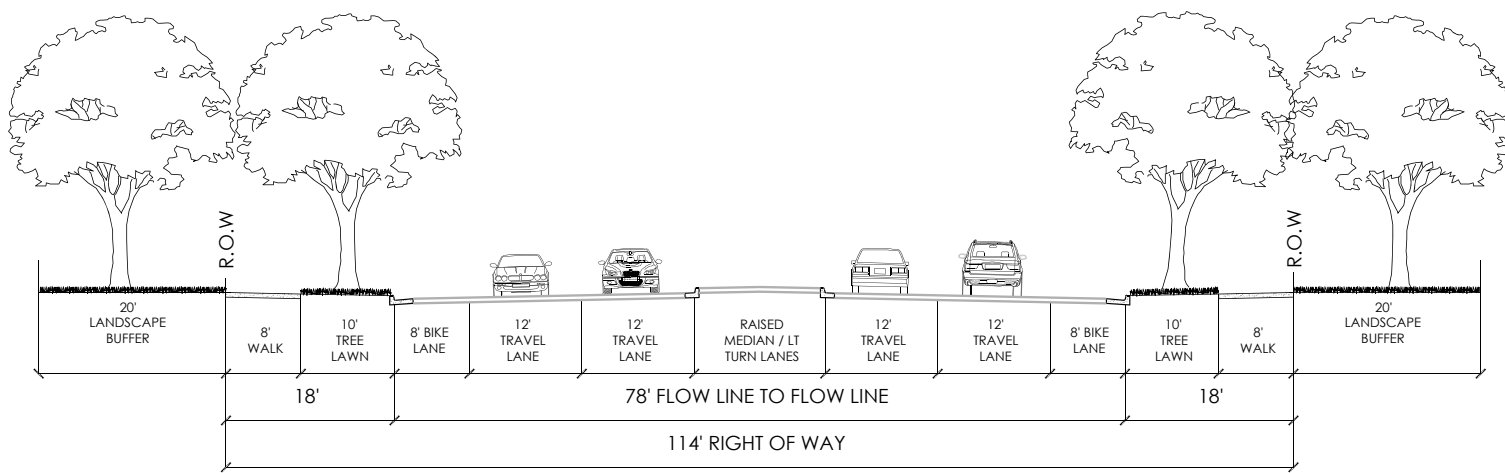
Street Key Map



A. MAJOR SIX LANE ARTERIAL W/ PROTECTED BIKE LANES



B. MAJOR SIX LANE ARTERIAL



C. MINOR FOUR LANE ARTERIAL (RAISED MEDIAN)

STREET INFORMATION

MAJOR ARTERIAL ROADWAY (6 LANE W/ PROTECTED BIKE LANES):

All six lane arterials within and adjacent to Green Valley will meet City of Aurora Street Standards.

MAJOR ARTERIAL ROADWAY (6 LANE):

All six lane arterials within and adjacent to Green Valley will meet City of Aurora Street Standards.

MINOR ARTERIAL ROADWAY (4 LANE):

All four lane arterials adjacent to Green Valley will meet City of Aurora Street Standards.

Sheet Title:

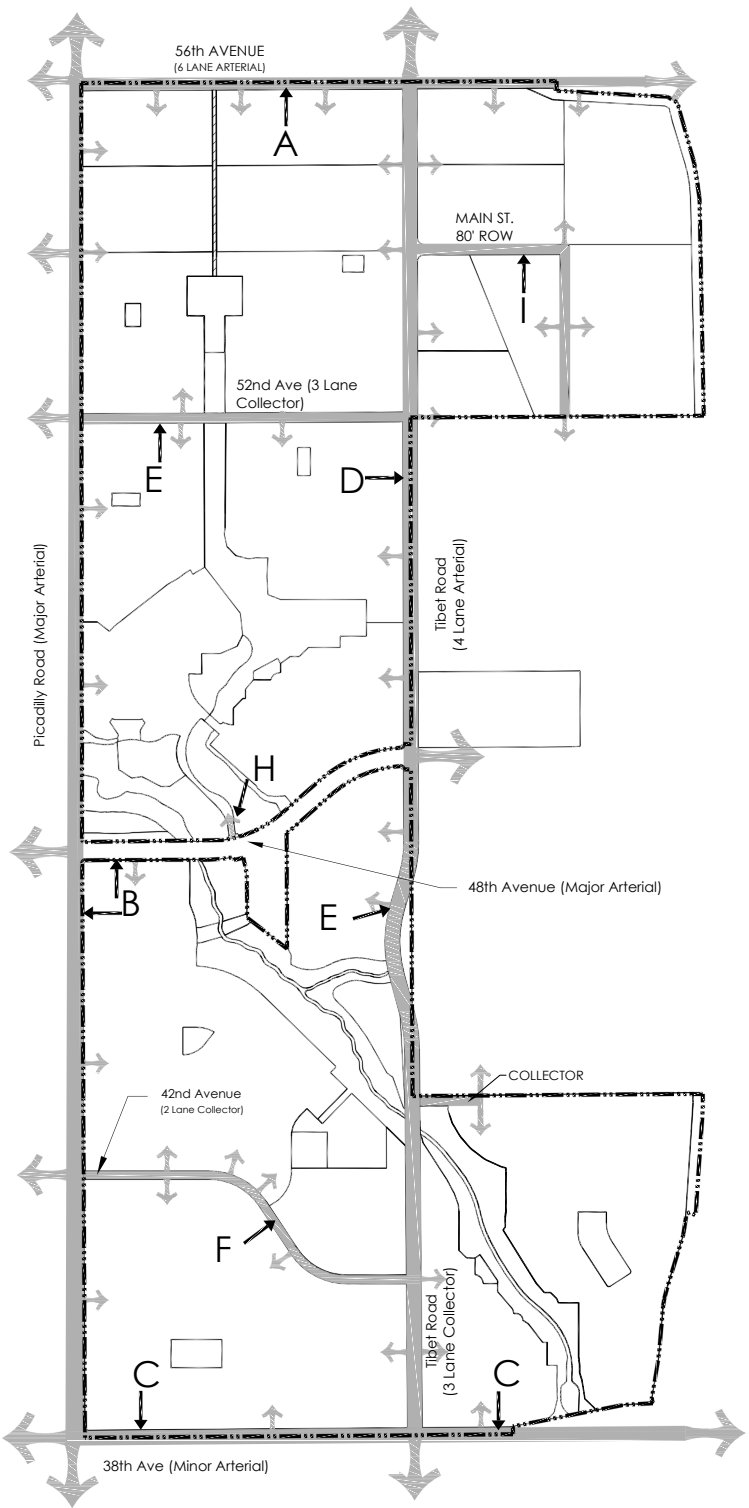
STREET STANDARDS

Urban Design Standards
Master Plan

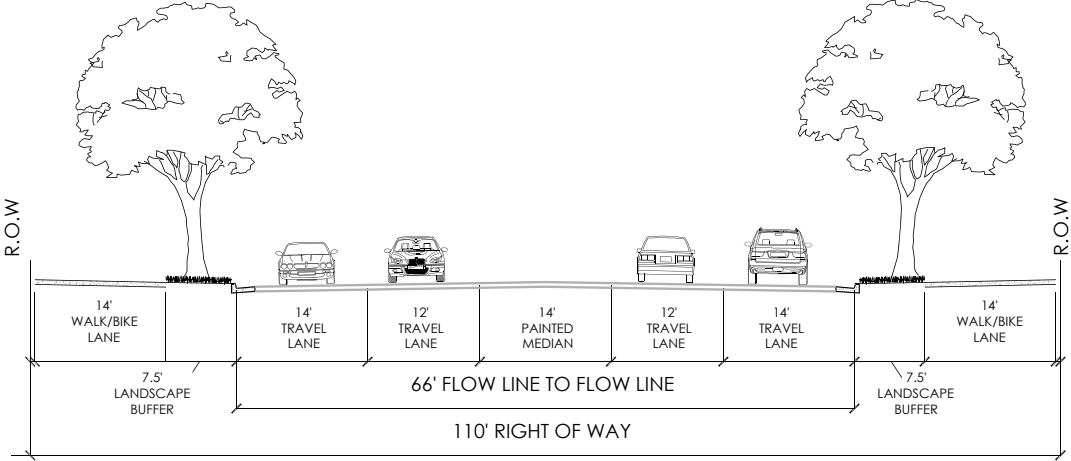
Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

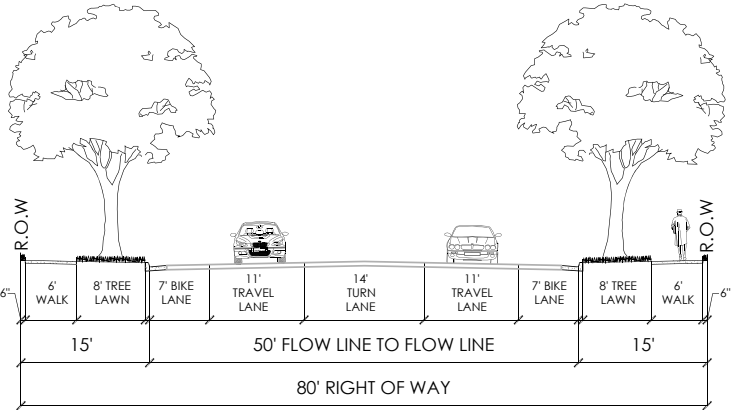
GREEN VALLEY
RANCH



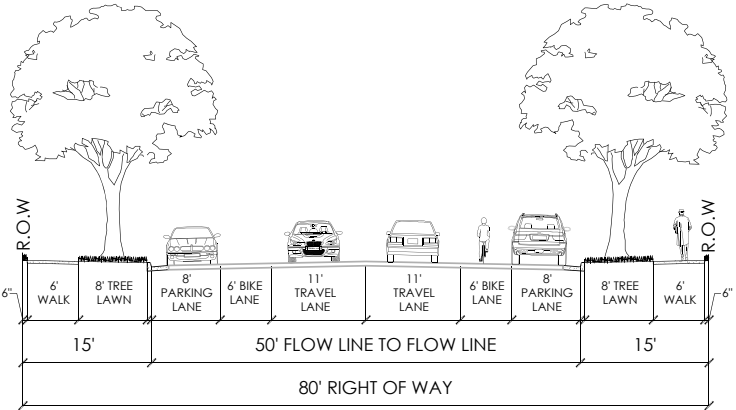
Street Key Map



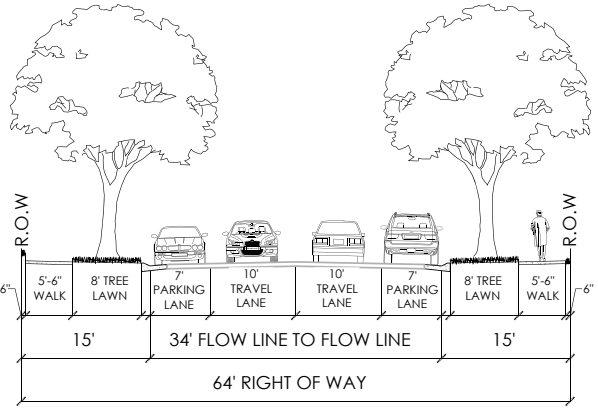
D. MINOR FOUR LANE ARTERIAL (PAINTED MEDIAN)



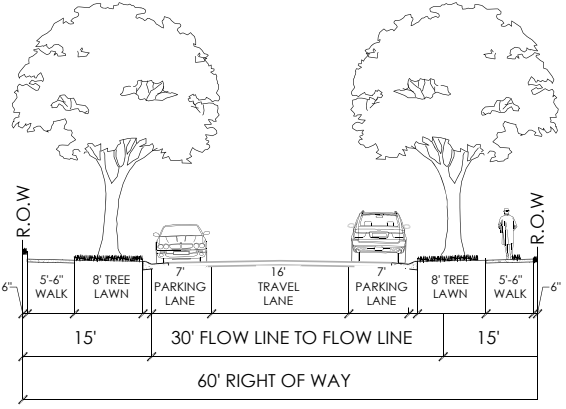
E. THREE LANE COLLECTOR



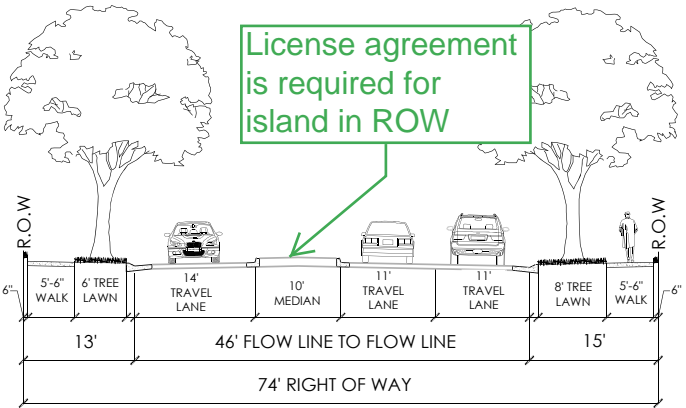
F. TWO LANE COLLECTOR



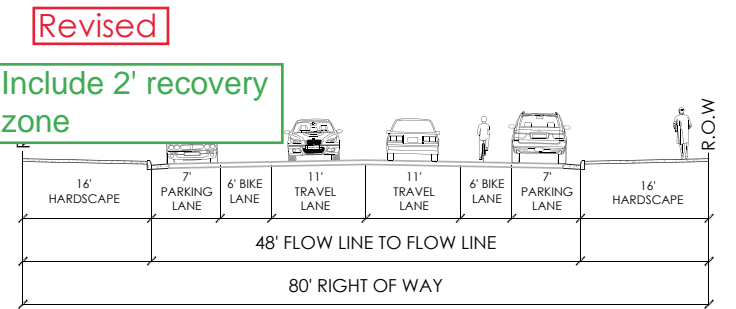
G. LOCAL STREET #1



G.1. LOCAL STREET #2



H. LOCAL STREET #1 INTERSECTION W/ ARTERIAL



I. MAIN STREET PARALLEL PARKING - 2 LANES

STREET INFORMATION

COLLECTOR (3 LANE):
All three lane collectors within and adjacent to Green Valley will meet City of Aurora Street Standards.

COLLECTOR (2 LANE):
All two lane collectors within Green Valley will meet City of Aurora Street Standards.

LOCAL ROADWAYS:
All local roadways within Green Valley will meet City of Aurora Street Standards.

ENTRYWAY (LOCAL-ARTERIAL INTERSECTION):
The primary entrance to the active adult neighborhood to Green Valley will contain a series of large medians with separated drive aisles. The drive lanes should meander to slow traffic and create views.

Sheet Title:

STREET STANDARDS

Urban Design Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH



OPEN PLAZAS AT MIXED USE BUILDINGS



PEDESTRIAN CONNECTIONS - BUSINESS PARK WITH WIDE CORRIDORS AND COFFEE SHOPS



OPEN TURF AREAS FOR OUTDOOR ACTIVITIES



CENTRALIZED OUTDOOR 'MEETING SPACE'



INDOOR/ OUTDOOR CONNECTIONS



AMPHITHEATER GATHERING AREAS

Commercial Design Standards

mixed use, office?
Revised to also include retail and office uses

The Green Valley MP commercial architecture, materials and outdoor spaces will be designed to identify with the Colorado theme. With commercial areas adjacent to active adult residential and multi-family residential, pedestrian nodes and connections are encouraged to promote walkability. Commercial developments shall tie into the surrounding community by using complementary themes. They will blend into the neighborhoods by using appropriately scaled buildings. Office complexes, medical campuses and light industrial should all include outdoor open spaces to enhance the visitors and employees experience. Small lunch nodes, large plazas that could host larger events, or promenades. Street and building signage should be consistent with the overall development theme and site. And site furnishings should promote uses such as outdoor offices and lunch breaks within business offices. Confirmed and Institutional furnishings shall be specific to the individual use.

confirm these uses are permitted.

Materials

- Preferred materials:
- Stone (Rustic natural or concrete veneer)
 - Brick (warm colors, tans and browns)
 - Concrete (precast and PIP)
 - Metal (i.e. Corten)
 - Contemporary colors or materials that contrast with the surrounding spaces
- Prohibited materials include:
- White stone or brick veneer
 - Red brick veneer or pavers



BUILDING CAMPUS WITH LANDSCAPE AND DECORATIVE HARDSCAPE



ACTIVATED PARK SPACES

Note: These images are not representative of actual commercial designs in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:
**COMMERCIAL
DESIGN STANDARDS**
Urban Design Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

TAB 10.17
LEGEND

- 1

MAIN STREET (EAST TO WEST)
- 2

ADJACENT PARKING LOTS
- 3

CONNECTING LOCAL/BOUNDARY ROAD
- 4

PARALLEL STREET PARKING
- 5

PARKING LOT PLAZA - SPACE FOR EVENTS WITH VENDORS AND FOOD TRUCKS
- 6

BIKE LANES
- 7

OUTDOOR COMMON AREA
- 8

OUTDOOR CAFE/ DINING
- 9

STRING LIGHTING AT MAIN STREET
- 10

ACTIVATED ALLEYS TO PARKING LOTS
- 11

PEDESTRIAN PLAZA
- 12

FOCAL POINT ARCHITECTURAL ELEMENT
- 13

PUBLIC PLAZA
- 14

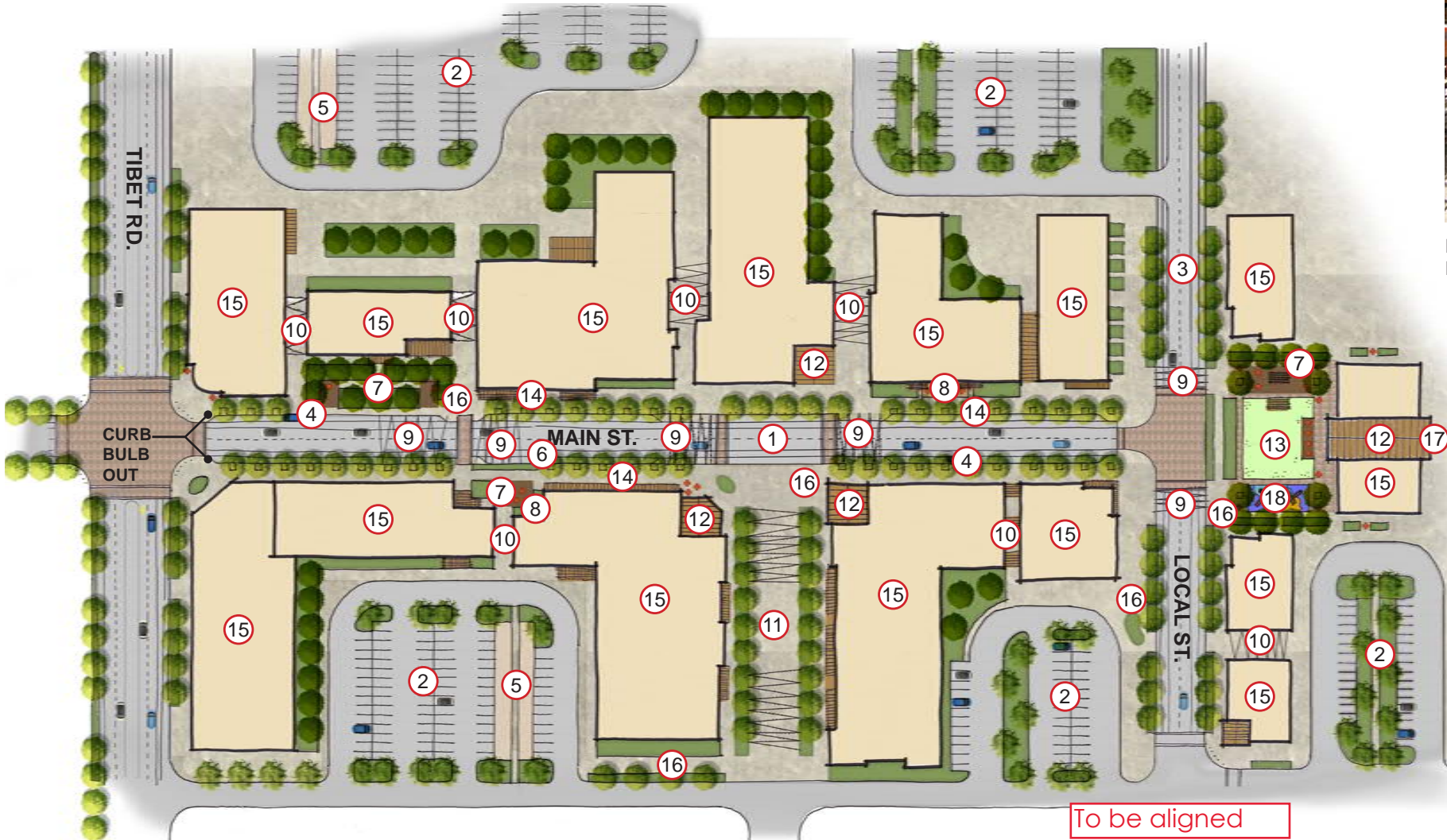
BUILDING STREET FRONTAGE (AWNING, ENHANCED LANDSCAPE AND STREET FURNISHINGS
- 15

MAIN STREET BUILDINGS
- 16

PEDESTRIAN WALK
- 17

SITE VIEWS TO E-470
- 18

PUBLIC ART/PLAY AREA



Note: These images and graphics are not representative of actual proposed main street design in Green Valley Ranch and are solely a reference to conceptual design standards.



PLAZA AND ALLEY CONNECTIONS



CENTRALIZED MAIN STREET INTERSECTION



PEDESTRIAN WALKS ACTIVATED WITH SITE FURNISHINGS



TYPICAL MAIN STREET SECTION - BUILDING RELATIONSHIPS WITH PEDESTRIAN CORRIDOR AND VEHICULAR PARKING

Main Street Design Standards

The Main Street District will be more urban in nature by providing enhanced building and street design within the community. These centralized streets will focus on the pedestrian experience by providing a walkable main street, outdoor common area, and a public plaza. The streets will also be bicycle friendly with bike lanes on both sides of the street and plenty of bike parking. By creating a unique experience, retail, restaurants, office and commercial will flourish by providing goods and services to the local community. Main Street will become a destination by hosting community events within the public plaza or common areas. The area will also be visible from adjacent communities and E-470.

Sheet Title:

MAIN STREET

Urban Design Standards

Master Plan

Project Title:

Green Valley Master Plan

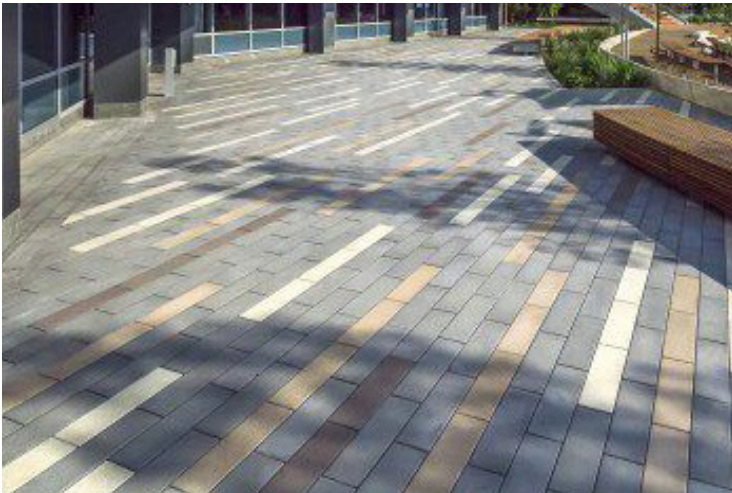
Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH



CONCRETE WITH PATTERNS AND TEXTURES



PLANK PRECAST CONCRETE PAVERS - RUNNING BOND PATTERN



SYNTHETIC TURF



NATURAL STONE



CRUSHER FINES



RECAST CONCRETE PAVERS - HERRINGBONE OR BASKET WEAVE FIELD WITH SOLDIER COURSE BORDER

COMMERCIAL PAVING

Paving within the commercial development should relate directly to the building architecture. There are many possibilities of what could be developed in the new Green Valley Ranch commercial spaces. Paving in this area could be simple for the main walkways and then enhanced at plazas, parks, seating areas or building courtyards. Paving should bring interest to the site and contribute to the overall design themes.

MAIN STREET PAVING

Pavers are not permitted in ROW or in an accessible route

The Main Street paving materials should represent an overall design theme for the street. The materials at intersections, raised pedestrian cross walks, and common areas should be consistent. At plazas, courtyards, or alley way connections a sense of identity should be incorporated by the changing of colors or materials. This could relate directly to the site furniture or art installations. Paving material could also be enhanced at building entries and restaurant outdoor seating spaces.

OFFICE COMPLEX PAVING

The paving material and patterns should directly relate to the office complex architecture. Continuing with the theme of Colorado, paving could be a natural gray concrete with different finishes or a field of warm tan and brawn pavers. Office complexes could include small seating areas to host lunches or breaks. The paving in these areas is encouraged to be more rustic or materials that contrast with the primary walk. If plank pavers are to be used, it is preferred that they are a minimum of 6" wide and used in a running bond pattern. Materials that are NOT encouraged to use are red color pavers. Standard 4"x8" pavers should reflect natural tan and browns and be designed as a herringbone or basket weave pattern.



'WOOD' PLANK PAVERS

Sheet Title:
COMMERCIAL PAVING
Urban Design Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

Note: These images are not representative of actual proposed Paving in Green Valley Ranch and are solely a reference to material and style.



PLAZAS WITH SEATING AND FIRE PITS



OPEN PLAZAS FOR COMMUNITY EVENTS

Main Street Outdoor Spaces and Public Plaza

Outdoor common areas and central plazas will enhance the Main Street Corridor. While focusing on the walkability of main street, these high activity spaces will provide outdoor seating for pedestrian users. By activating areas in front of, between, and behind buildings, the Main Street will create memorable experiences for visitors of all ages. Areas in front of buildings should encourage restaurants and retail to create café seating that tie into the overall Main Street character. The spaces between buildings that connect parking lots to Main Street could create entry ways. A memorable experience with lighting, unconventional seating, bright colors, or local art. And areas behind buildings, which still serve as entries to some buildings and include parking lots, should be considered as an extended outdoor space. With enlarged parking islands, spaces for white tent sales, events or food trucks could be created.



PEDESTRIAN CONNECTIONS BETWEEN OUTDOOR SPACES, RESTAURANTS AND RETAIL.



CENTRALIZED PLAZA SURROUNDED BY BUILDINGS

The Public Plaza should be at the center of Main Street, located at an intersection to take advantage of centralized views and focal points. The high visibility plaza should create space for large community events as well as intimate seating enclaves. A well-developed plaza could add many benefits to adjacent buildings. It could create a frontage to surrounding restaurants with shaded arcades, a courtyard approach to a mixed-use facility, or a centralized space to relax after a day of shopping. The plaza could be home to smaller kiosks offering boutique pop-ups, coffee, or ice cream. It could also have shade structures, fun seating opportunities, play pieces, public art, fountains, or a stage for local events. The main goal of the plaza is to create a memorable adventure for visitors of all ages, so they continue to return to Main Street. Additional public plazas maybe incorporated into other commercial development areas.



PLAZAS SHOULD ENCOURAGE MANY ACTIVITIES INCLUDING PLAY AND LOUNGING.



SPACES BETWEEN BUILDINGS SHOULD BE ACTIVATED WITH FURNISHINGS, LIGHTING AND LANDSCAPE.



PARKING LOTS COULD BE DESIGNED WITH USABLE SPACES FOR MARKETS OR FOOD TRUCK EVENTS.

Note: These images are not representative of actual proposed plazas in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:

COMMERCIAL PLAZAS

Urban Design Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH



TRADITIONAL STREET ARCHWAY



LIGHTING SCULPTURE

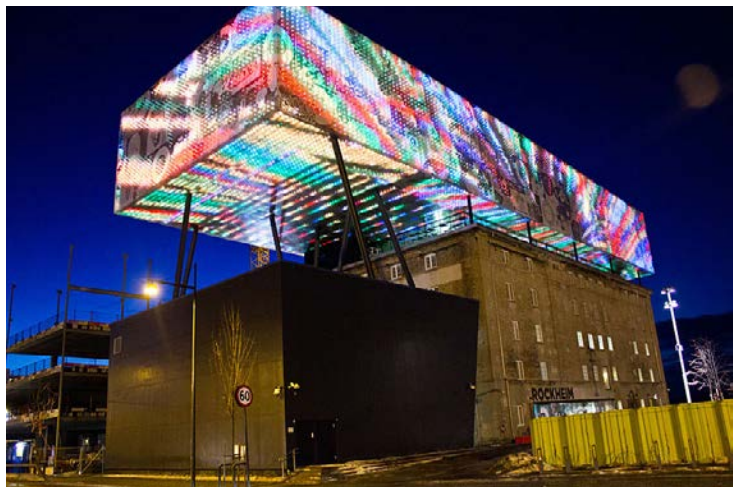


CONTEMPORARY SIDING

Commercial Signage - Focal Point

include separate standards/
images for office, mixed use

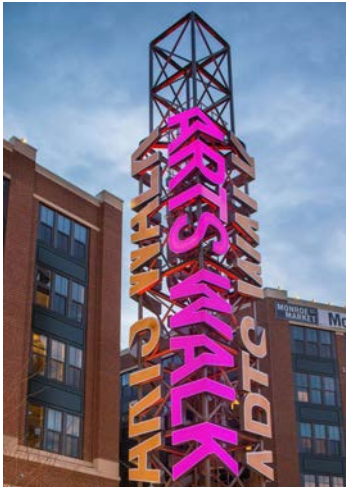
The Green Valley Ranch Focal Point should be about identifying the development. The focal point should celebrate the community and draws in visitors. It is about place making where the focal point has the ability to become the 'celebrity' of the site. Depending on where, what and when it is incorporated into the project, it could be a large public art installation at the Main Street terminus, a large building facing E-470 with bright colors and lighting, or a large tower. The overall goal is to create a focal point that attracts people, becomes a landmark, or even a well known post on social media. The focal point does not necessarily need to match with the community Colorado theme. It should stand out from the surrounding architecture and materials.



ENHANCED ARCHITECTURE WITH LIGHTING



VERTICAL TOWERS WITH BRIGHT COLOR AND LIGHTING
OPTIONS

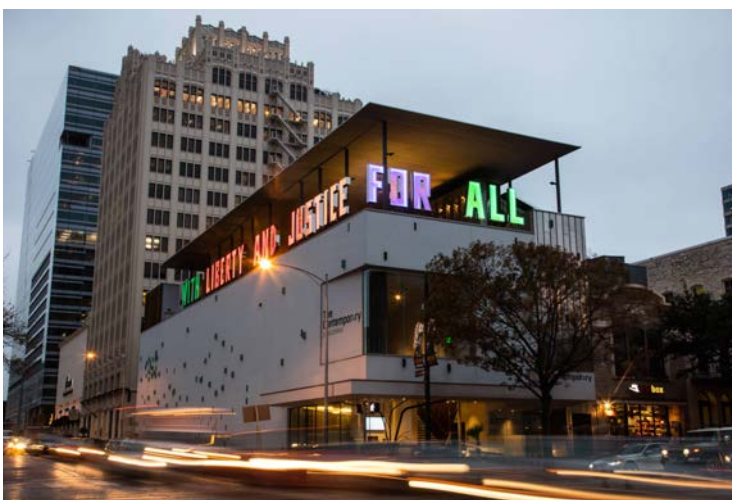


Contemporary BUILDING FACADE TO CONTRAST THE
COLORADO THEME

Sheet for Office
signage added.
Use images like
the bottom left
'office monument'
image on next
sheet.



ARCHITECTURE SIDING AND SIGN



BRIGHTLY LIGHT SIGNS TO ATTRACT VISITORS



VERTICAL SCULPTURES TO BRING INTERESTED INTO A SITE

Note: These images are not representative of actual proposed focal point designs in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:
Commercial/Mixed Use
SIGNAGE
Urban Design Standards
Master Plan

Project Title:
Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH



VERTICAL MAJOR SIGNS WITH MULTI TENANT SIGN INCORPORATED



VERTICAL MAJOR SIGNS WITH MULTI TENANT SIGN INCORPORATED



OFFICE SIGNAGE



RETAIL SIGNS ALONG MAIN STREET

Commercial Signage - Major and Minor Signs

The Green Valley Ranch Commercial signage program should have a consistent theme throughout the development. All way finding signage should have a variety of signs and hierarchy. Main Street signage should have a distinctive feel and look for the district. The signage family should have a variety of way finding signs, business signs and interactive signs for visitors.

The two main signs to consider are the Major and Minor signs. The Major signs should reflect the Colorado theme and have the development/ shopping center name. These are to be located along arterial and collector streets. The minor signs should be part of the overall signage family incorporating materials and fonts. They will indicate the shop names, typically shown as multi tenant signs.



BUSINESS OR SHOPPING CENTER WITH A MINOR SIGN AND OVERALL WAY FINDING SIGN.

Sheet for multi-family signage added



DESTINATION INTERACTIVE SIGN

Sheet Title:
Commercial/Mixed Use
SIGNAGE

Urban Design Standards
Master Plan

Project Title:
Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

Note: These images are not representative of actual proposed signage designs in Green Valley and are solely a reference to conceptual design standards.

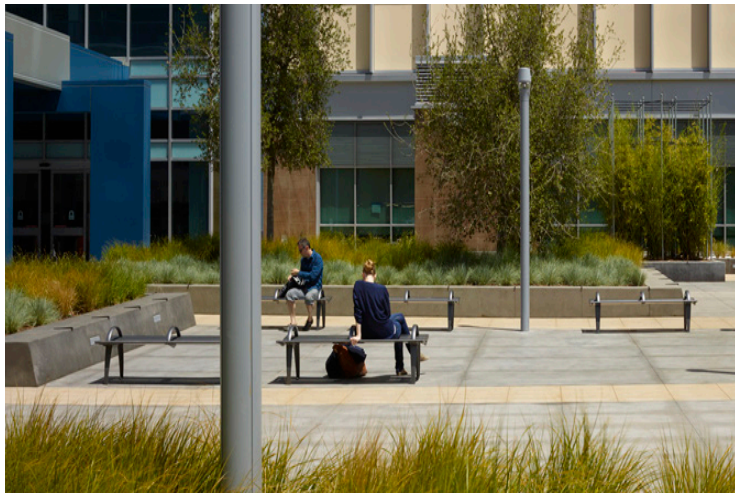
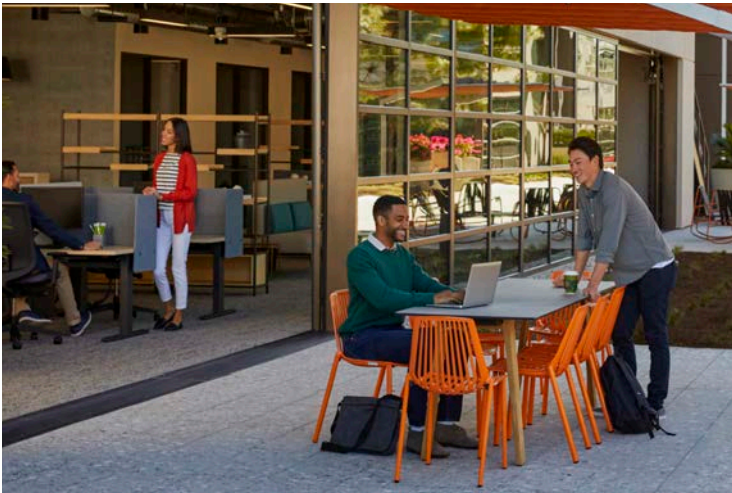
TAB 10.22



Site Furnishings

Main Street furnishing should be consistent with the overall district theme. Throughout the different areas on Main Street, furnishings are encouraged to provide different experiences. From the walkable main street, to common areas, to the main plaza, site furnishings should be creative and functional for all. Furnishing designs should use the element of lighting, metal, wood, and bright colors to enhance spaces at all times of the day.

Site furnishings for other commercial development areas including business parks, medical or 'large box' office will support the community theme. These furnishings should be appropriate for the intended use of the space.



Note: These images are not representative of actual proposed street furnishings design in Green Valley and are solely a reference to conceptual design standards.

Sheet Title:

COMMERCIAL SITE FURNISHINGS

Urban Design Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

MP LANDSCAPE STANDARDS

- Form G 11.1
- Front Yard Landscape 11.2
- Landscape Typicals 11.2
- Plant Materials 11.3
- Entry Monument Landscape 11.4
- Street Standards 11.5
- Clubhouse 11.6
- Neighborhood Park 11.7
- Pocket Park 11.8
- Detention and Drainage Channel Standards 11.9
- Open Space Landscape 11.10
- Commercial Landscape 11.11
- E470 Landscape Buffer 11.12

11



TAB 11.1

Form G: Landscape Matrix

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
1. OVERALL LANDSCAPE CONCEPT AND PALETTE OF PLAN MATERIALS USED TO CARRY IT OUT	THE PRIMARY LANDSCAPE THEME THROUGHOUT THE DEVELOPMENT IS KNOWN AS THE "COLORADO" THEME. THIS CONSISTS OF LARGE SWEEPING NATIVE AREAS THAT USE LAND FORMS AND NATIVE PLANTINGS THAT ARE INDICATIVE OF THE COLORADO FOOTHILLS. LARGE PLANTING BEDS LOCATED ALONG STREETS AND TRAILS WILL BE MADE UP OF MASSES OF GRASSES, SHRUBS, AND TREES TO PROVIDE BOTH SEASONAL INTEREST AND VIEWS INTO AND OUT OF THE SITE. LAND FORMS WILL BE ACCENTUATED WITH THE USE OF BERMING AND ROCK OUTCROPPINGS TO CREATE SPACES FOR BOTH WILDLIFE AND RESIDENTS TO ENJOY. THE COMMUNITY IS COMMITTED TO MAINTAINING XERIC PRINCIPLES THROUGHOUT THE LANDSCAPE DESIGN.	11.3
2. LANDSCAPE DESIGN AT ENTRY MONUMENTATION AND KEY ENTRY POINTS	DISTINCTIVE LANDSCAPED AREAS SHALL BE PROVIDED AT ENTRY MONUMENTS THAT VISUALLY FRAME AND ENHANCE THE ENTRY EXPERIENCE. LANDSCAPING IN THESE AREAS SHALL CONSIST OF PLANT SPECIMENS HAVING A HIGH DEGREE OF VISUAL INTEREST DURING ALL SEASONS. A MIXTURE OF SHRUBS, ORNAMENTAL GRASSES, ORNAMENTAL TREES, FLOWERS, AND/OR GROUND COVER SHALL BE PLANTED AROUND SIGN BASES AND AT CURB RETURNS NEAR SITE ENTRANCES. THE USE OF LAND FORMS INCORPORATED INTO THE ENTRY MONUMENT DESIGN IS ALSO ENCOURAGED. LANDSCAPE STANDARDS FOR PRIMARY ENTRY MONUMENTS ARE 1.5 TREES AND 12 SHRUBS PER 4,000 SQUARE FEET.	11.4 <div>Noted</div> <div>FYI. this will be for all land uses</div>
3. LANDSCAPE STANDARDS ALONG E-470 OR I-70 (IF APPLICABLE)	LAND FORMS AND NATIVE PLANTINGS INDICATIVE OF THE COLORADO FOOTHILLS ALONG WITH AN EIGHT (8) FOOT TALL DECORATIVE MASONRY SOUND WALL THAT WILL MITIGATE THE NEGATIVE EFFECTS OF THE NEARBY HIGHWAY WILL BE PROVIDED. A SEVENTY-FIVE (75) FOOT MULTI-USE EASEMENT IS LOCATED BETWEEN E-470 AND THE GVR MP PROPERTY. REFER TO ALTA IN TAB 14. ALL BUFFERS ADJACENT TO E-470 SHALL BE AT LEAST THIRTY (30) FEET IN WIDTH.	11.11

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
4. LANDSCAPE STANDARDS ALONG ARTERIAL AND COLLECTOR ROADS	THE PICADILLY ROAD, 48 TH AVENUE AND 38 TH AVENUE CORRIDORS ARE TO MAINTAIN A MINIMUM OF 20' LANDSCAPE BUFFER ALONG THEIR ENTIRE LENGTH. 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET IS REQUIRED WITHIN THIS BUFFER. THE STANDARD WITHIN THE RIGHT OF WAY BETWEEN DEVELOPMENTS FRONTING ON ARTERIALS WILL ESTABLISH A MINIMUM 10' WIDTH CURBSIDE LANDSCAPE AND COLLECTORS THAT HAVE DEVELOPMENTS FRONTING ON THEM WILL ESTABLISH A MINIMUM OF 8' WIDTH CURBSIDE LANDSCAPE. CURBSIDE LANDSCAPES WILL MAINTAIN 1 TREE PER 40 LINEAR FEET PLUS SOD, NATIVE SEED, OR A COMBINATION OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS FOLLOWING WATER WISE OPTIONS AS REQUIRED PER CODE.	11.5
5. LANDSCAPE STANDARDS ALONG LOCAL ROADWAYS	THE BUILDER/DEVELOPER IS RESPONSIBLE FOR ONE 2.5" CALIPER STREET TREE PER 40 LF. ALL OTHER LOCAL ROADS NOT FRONTED BY A RESIDENTIAL PROPERTY WILL BE PLANTED IN A SIMILAR MANNER WITH TREES 40' ON CENTER IN THE MIDDLE OF THE CURBSIDE LANDSCAPE. TO BE PLANTED WITH XERISCAPE PLANTING AT THE RATE OF 1 SHRUB EVERY 40 SF. WITH THE COMBINATION OF SHRUBS, GRASSES, AND PERENNIALS TO MEET THOSE REQUIREMENTS. <div>mention curbside since that what/where this is proposed</div> <div>Added</div>	11.5
6. LANDSCAPE STANDARDS IN COMMERCIAL AND PUBLIC GATHERING AREAS. (TREE GRATES & PROTECTORS, PLANTERS, FLOWER BEDS, SCREENING AT PARKING LOTS, ETC.)	THE LANDSCAPE AREAS FOR THE MAIN STREET DISTRICT WILL CONCENTRATE ON CONNECTIONS BETWEEN THE STREET FRONTAGE, FURNISHING ZONES, PREDESTRIAN THROUGH WAY AND FRONTAGE ZONES, AND LANDSCAPE BUFFERS. THE LANDSCAPE FOR THE CENTRAL PLAZA WILL FOCUS ON ENHANCING THE SPACE WITH RAISED PLANTER BEDS AND TREE GRATES, WHILE PROVIDING SHADE AND A LOW MAINTENANCE PLANT MATERIAL. THE COMMERCIAL LANDSCAPE WILL TIE INTO THE ADJACENT RESIDENTIAL DEVELOPMENTS. PEDESTRIAN LINKAGE IS ALSO ENCOURAGED BETWEEN COMMERCIAL AND RESIDENTIAL, PROMOTING NEIGHBORHOOD FRIENDLY CONNECTIONS. <div>openings. Traditional Grates are not permitted by forestry</div> <div>non-residential uses.....</div>	N/A

Revised

does adjacent have the same meaning?

Revised

I'm not sure how to interpret "fronting" for any use other than non-residential or multi-family. Please explain

Revised

Sheet Title:

LANDSCAPE STANDARDS

Landscape Standards Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH

TAB 11.1

Form G: Landscape Matrix

SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE	SPECIAL LANDSCAPE FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION IN APPLICATION PACKAGE
7. LANDSCAPE STANDARDS AT DETENTION/RETENTION PONDS AND WATER FEATURES	DETENTION, RETENTION, AND WATER QUALITY PONDS SHALL BE INTEGRATED PHYSICALLY, FUNCTIONALLY, AND AESTHETICALLY INTO THE TOTAL LANDSCAPE DESIGN. PEDESTRIAN ACCESS WILL BE CONSTRUCTED IN THE FORM OF MEANDERING TRAILS THAT PROVIDE BENEFICIAL VIEWS TO THE PONDS AND OTHER LANDSCAPE FEATURES PROVIDING ANNUAL INTEREST. MEANDERING POND EDGES AND OTHER LANDSCAPE FEATURES SUCH AS ROCK OUTCROPPINGS AND NATIVE PLANTINGS ARE ENCOURAGED TO INTEGRATE THE DETENTION AREAS INTO THE SURROUNDING OPEN SPACES. DETENTION PONDS WILL BE PLANTED WITH BOTH DRYLAND AND WETLAND SEED MIXES TO REESTABLISH A NATIVE STATE. TREE AND SHRUB PLANTINGS SHOULD BE SCATTERED THROUGHOUT THE EDGES OF DETENTION AREAS TO CREATE A MORE DIVERSE HABITAT FOR NATIVE WILDLIFE. EDGES OF PONDS SHALL BE PLANTED AT 1 TREE AND 10 SHRUBS PER 4,000 SQUARE FEET.	11.9	10. LANDSCAPE INTEGRATION AT RETAINING WALLS	LANDSCAPING PLANTINGS ABOVE AND BELOW ALL RETAINING WALLS WILL BE PER CITY OF AURORA STANDARDS OF 1 TREE AND 10 SHRUBS PER 4000 SQUARE FEET. EACH WALL SHALL BE SEPERATED AT A MINIMUM OF 36 INCHES PER WALL ALLOWING FOR LANDSCAPING.	N/A
8. LANDSCAPE BUFFERS AT PARKS, OPEN SPACE, AND DRAINAGE	LANDSCAPE BUFFERS BETWEEN GREEN VALLEY RANCH EAST AND ADJACENT LAND USES VARY PER CITY OF AURORA STANDARDS FOUND IN SECTION 146-4.7.5.F TABLE 4.7-2. WHERE RESIDENTIAL LOTS WITHIN THE DEVELOPMENT ABUT A NEIGHBORING RESIDENTIAL PARCEL, BUFFERS SHALL INCLUDE 1 TREE AND 5 SHRUBS PER 40 LINEAR FEET OF BUFFER. WHERE RESIDENTIAL LOTS ABUT NEIGHBORING NON-RESIDENTIAL LAND USES, BUFFERS SHALL INCLUDE 1 TREE AND 5 SHRUBS PER 25 LINEAR FEET OF BUFFER. FIFTY PERCENT (50%) OF THE TREES SHALL BE EVERGREEN SPECIES WITHIN THIS BUFFER. BUFFERS ADJACENT TO PUBLIC OPEN SPACE AND PUBLIC PARKS SHALL FOLLOW THE LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 146-4.7.5.H PER CITY OF AURORA STANDARDS. BUFFERS SHALL INCLUDE 1 TREE AND 10 SHRUBS PER 30 LINEAR FEET OF BUFFER. LANDSCAPE STANDARDS WITHIN POCKET PARKS WILL BE 1 TREE AND 10 SHRUBS PER 4000 S.F. PER CITY OF AURORA STANDARDS.	11.9 and 11.10	11. LANDSCAPE STANDARDS AT SPECIAL FACILITIES	LANDSCAPE FEATURES WILL BE PROVIDED AT THE TIME OF FUTURE SITE PLAN.	N/A
9. SPECIAL STANDARDS AT RESIDENTIAL LOTS. (IF RESIDENTIAL BACKYARDS BORDER OPEN SPACE OR PARKS, INDICATE SPECIAL STANDARDS.)	NO SPECIAL STANDARDS IN REAR YARDS ARE ANTICIPATED.	N/A	12. BUFFER AND SETBACK EXEMPTIONS FOR TRADITIONAL STREET FRONTAGES	REFER TO INDIVIDUAL SPs FOR SETBACK WAIVERS	N/A

Revised

Do not repeat plant quantities unless you're exceeding them. Cite landscape buffers shall meet the standards in the Unified Development Ordinance.

THE DESIGN STANDARDS LISTED IN THIS MATRIX IMPLEMENT THE DESIGN THEMES OF THE MP AND OTHER ORDINANCE STANDARDS. IF A CONFLICT SHOULD EXIST BETWEEN ANY SPECIFIC PROVISIONS OF THIS MATRIX AND ANY OTHER ORDINANCE STANDARDS, THE HIGHER 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 DIMENSIONS AS SHOWN, AND WILL BE AT THE SAME OR HIGHER LEVEL OF DESIGN QUALITY, EXTENT, AND DETAIL.

Sheet Title:

LANDSCAPE STANDARDSLandscape Standards Master Plan

Project Title:

Green Valley Master PlanAmendment 2Aurora, Colorado

GREEN VALLEY RANCH

TAB 11.2

Table 14.3A TURF OPTION		
Single-Family Detached, Duplex, Carriage House, and Bungalow Homes Front, Side, and Rear Yard Landscaping Requirements		
FRONT YARD		
	(A) PLANT QUALITY AND TYPE	(B) REQUIREMENTS
1	TURF	MINIMUM AND MAXIMUM TURF PER LOT SIZE: (+) SMALL - 40% MIN. AND 50% MAX STANDARD - 30% MIN. AND 40% MAX. DUPLEX - 40% MIN. AND 50% MAX CARRIAGE HOUSE - 40% MIN. AND 50% MAX BUNGALOW - 40% MIN. AND 50% MAX
2	1 SHADE TREE, AND EITHER	2 1/2" CALIPER
	1 ORNAMENTAL TREE	2" CALIPER
	OR 1 EVERGREEN TREE	6 FOOT HEIGHT
3	SHRUBS PER LOT SIZE:*,**: SMALL - 8 STANDARD - 16 LARGE - 26 ESTATE - 36 DUPLEX - 8 CARRIAGE HOUSE - 8 BUNGALOW - 8	SHRUBS – 5-GALLON CONTAINER MIN. – PLANT MATERIAL SHALL CONFORM TO <u>AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1</u> , CURRENT ADDITION. FABRIC MAY BE OMITTED UNDER ANNUALS, PERENNIALS AND GROUNDCOVERS. USE A VARIETY OF SHRUBS AND PLANT MATERIALS THAT WILL PROVIDE VISUAL INTEREST DURING ALL SEASONS.
SIDE YARDS		
	INTERNAL – TURF OR XERIC LANDSCAPING IS NOT REQUIRED. THEY MAY BE ROCKED. EXTERNAL – SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW – SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.	
REAR YARDS		
	TURF OR XERIC LANDSCAPING IS NOT REQUIRED. IN REAR YARDS THE USE OF TURF SHALL BE LIMITED TO NO MORE THAN 45% OF THE AREA TO BE LANDSCAPED. REAR YARDS AT CORNER LOTS EXPOSED TO PUBLIC VIEW SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.	
*PERENNIALS AND ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR SHRUBS AT 3 ONE GALLON PERENNIAL OR ORNAMENTAL GRASS SPECIES PER ONE FIVE GALLON SHRUB.		
** LOT SIZES: SMALL 2,100 SF – 5,499 SF; STANDARD 5,500 SF AND GREATER; DUPLEX 2,100 SF AND GREATER; CARRIAGE HOUSE 2,800 SF AND GREATER; BUNGALOW 2,800 SF AND GREATER.		

GENERAL NOTES

PURSUANT TO CITY CODE SEC. 146-4.7.5.P.6. REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT: THE BUILDER AGREES TO INSTALL FRONT YARD LANDSCAPING ACCORDING TO THE FOLLOWING REQUIREMENTS:

REQUIREMENTS FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY RESIDENCES. ALL NEW SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH BUILDER INSTALLED FRONT YARD LANDSCAPING (AND SIDE YARD, IF APPLICABLE SEE BELOW) WHICH SHALL BE INSTALLED BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1-OCTOBER 1) IN THE SAME YEAR. IF THE CLOSING OCCURS OUTSIDE OF THE GROWING SEASON, THE LANDSCAPING SHALL BE INSTALLED DURING THE NEXT GROWING SEASON BY THE BUILDER.

1. IRRIGATION: FRONT YARD LANDSCAPING SHALL INCLUDE AUTOMATIC IRRIGATION. SIDE YARD LANDSCAPING AND IRRIGATION SHALL ALSO BE INSTALLED WHERE THE SIDE YARD FACES A PUBLIC RIGHT-OF-WAY OR THE PUBLIC SPACE.

2. SIDE YARDS: FOR CORNER LOTS, SIDE YARD LANDSCAPING IS REQUIRED IN THE SIDE YARD SETBACK INCLUDING THE AREA BETWEEN A FENCE OR WALL AND BACK OF SIDEWALK (TO BACK OF CURB IN THE ABSENCE OF A SIDEWALK). LANDSCAPING SHALL CONSIST OF TURF GRASS OR EITHER SHRUBS, ANNUALS OR PERENNIALS, AND ORNAMENTAL GRASSES LOCATED IN A PLANT BED AND LANDSCAPED IN ACCORDANCE WITH SEC. 146-4.7.5.P.6 (TABLE 4.7-3). LIVING MATERIAL COVERAGE AND PLANT QUANTITY REQUIREMENTS FOR SINGLE FAMILY DETACHED UNITS ARE IN TABLES 14.3A OR 14.3B ABOVE.

no longer a code section or table. update

Table 14.3B - XERIC OPTION		
Single-Family Detached, Duplex, Carriage House, and Bungalow Homes Front, Side, and Rear Yard Landscaping Requirements		
FRONT YARD		
	(A) PLANT QUALITY AND TYPE	(B) REQUIREMENTS
1	APPLICABILITY	REQUIREMENTS APPLY TO ALL LOT SIZES
2	TURF	NO TURF IS REQUIRED. A COMBINATON OF LANDCAPE AND MULCH WILL BE USED IN LIEU OF TURF. ARTIFICIAL TURF IS NOT ALLOWED.
3	REQUEST LANDSCAPE PLAN	SUBMIT REQUEST IN WRITING TO DIRECTOR OF PLANNING ACCOMPANIED WITH LANDSCAPE PLAN AT A MINIMUM SCALE OF ONE INCH EQUALS 10 FEET
4	ROCK AND INORGANIC MULCHES	ROCK MULCH IS LIMITED TO NOT MORE THAN 50% OF THE AREA TO BE LANDSCAPED. 75% OF ALL ROCK AND OTHER MULCH AREAS SHALL BE COVERED WITH LIVING PLANT MATERIAL**
5	PLANT MATERIALS	ALL PLANT MATERIALS SHALL COMPLY WITH REQUIREMENTS FOUND IN <u>SEC. 1405</u> , PLANT MATERIAL REQUIREMENTS
	PAVERS	BRICK PAVERS, ASPHALT PAVERS, AND NATURAL STONE LIMITED TO NOT MORE THAN 40% OF THE LANDSCAPE AREA
7	FEATURES	ONE OF THE FOLLOWING FEATURES SHALL BE INCORPORATED: a. WALL – 1' TO 2 ½' HIGH DECORATIVE NATURAL STONE, STUCCO, OR APPROVED CMU WALL. b. FENCE – IN ACCORDANCE WITH ART. 17 FENCE c. BERMS – LOW EARTH BERM 2 ½' TALL MAX. SLOPES NOT TO EXCEED ONE FOOT RISE FOR EACH 4 FEET OF RUN. d. NATURAL BOULDERS – 3 – TWO FEET BY THREE FEET MIN.
8	1 SHADE TREE, AND EITHER	2 1/2" CALIPER
	1 ORNAMENTAL TREE	2" CALIPER
	OR 1 EVERGREEN TREE	6 FOOT HEIGHT
9	Shrubs:*,**	SHRUBS – 5-GALLON CONTAINER MIN. – PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, CURRENT ADDITION. FABRIC MAY BE OMITTED UNDER ANNUALS, PERENNIALS AND GROUNDCOVERS. USE A VARIETY OF SHRUBS AND PLANT MATERIALS THAT WILL PROVIDE VISUAL INTEREST DURING ALL SEASONS.
SIDE YARDS		
	INTERNAL – TURF OR XERIC LANDSCAPING IS NOT REQUIRED. THEY MAY BE ROCKED. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW – SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.	
REAR YARDS		
	TURF OR XERIC LANDSCAPING IS NOT REQUIRED. IN REAR YARDS THE USE OF TURF SHALL BE LIMITED TO NO MORE THAN 45% OF THE AREA TO BE LANDSCAPED. REAR YARDS AT CORNER LOTS EXPOSED TO PUBLIC VIEW SHALL BE LANDSCAPED WITH TURF OR XERIC LANDSCAPING.	
*SHRUB QUANTITIES IN LOTS EXERCISING THE TURF OPTION ARE DETERMINED BY DIVIDING 50% OF THE AREA TO BE LANDSCAPED WITH ORGANIC AND/OR INORGANIC MULCH BY 6.		
**PERENNIALS AND ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR SHRUBS AT 3 ONE GALLON PERENNIAL OR ORNAMENTAL GRASS SPECIES PER ONE FIVE GALLON SHRUB.		

Page removed

Sheet Title:

FRONT YARD LANDSCAPE Landscape Standards Master Plan

Project Title:

Green Valley Master Plan Amendment 2 Aurora, Colorado

GREEN VALLEY RANCH

TAB 11.3

PLANT MATERIALS

THE FOLLOWING LIST IS PROVIDED AS A GUIDE TO VEGETATION. WATER USE GROUPS HAVE BEEN DELINEATED TO ENCOURAGE XERICSCAPING PRINCIPLES OF DESIGN, WHICH RECOMMENDS PLANTING VEGETATION OF SIMILAR WATER REQUIREMENTS TOGETHER. BECAUSE OF AVAILABILITY UNCERTAINTY AT THE TIME OF CONSTRUCTION, ALTERNATE SPECIES MAY BE INCLUDED WITH INSTALLATION OF THE LANDSCAPE. ANY OF THE FOLLOWING SPECIES ARE APPROPRIATE THROUGHOUT GREEN VALLEY MASTER PLAN. ALL LANDSCAPE DESIGN AND MATERIALS SHALL COMPLY WITH THE CITY OF AURORA LANDSCAPE.

DECIDUOUS CANOPY TREES

- FALL FIESTA SUGAR MAPLE
- WESTERN CATALPA
- WESTERN HACKBERRY
- SEEDLESS KENTUCKY COFFEETREE
- IMPERIAL HONEYLOCUST
- SKYLINE HONEYLOCUST
- SIOUXLAND PLAINS COTTONWOOD
- SWAMP WHITE OAK
- BUR OAK
- CHINKAPIN OAK
- TEXAS RED OAK
- ENGLISH OAK
- SCHUMMARD ELM
- PRINCETON ELM
- TRIUMPH ELM

DECIDUOUS ORNAMENTAL TREES

- BIGTOOTH MAPLE
- FLAME AMUR MAPLE
- HOT WINGS MAPLE
- PATTERN PERFECT MAPLE
- COCKSPUR THORNLESS HAWTHORN
- GOLDENRAIN TREE
- PRAIRIE FIRE CRABAPPLE
- ROYAL RAINDROPS CRABAPPLE
- SRING SNOW CRABAPPLE
- SUCKER PUNCH CHOKECHERRY
- SCHUBERT/CANADA RED CHOKECHERRY
- JAPANESE TREE LILAC

EVERGREEN TREES

- PINON PINE
- BOSNIAN PINE
- AUSTRIAN PINE
- PONDEROSA PINE

EVERGREEN SHRUBS

- ARMSTRONG JUNIPER
- ALPINE CARPET JUNIPER
- SPARTAN JUNIPER
- BAR HARBOUR JUNIPER
- HUGHES JUNIPER
- WILTON CARPET JUNIPER
- ANDORRA YOUNGSTOWN JUNIPER
- ARCADIA JUNIPER
- BROADMOOR JUNIPER
- GRAY GLEAM JUNIPER
- MEDORA JUNIPER
- BLUE ARROW JUNIPER
- MOONGLOW JUNIPER
- WICHITA BLUE JUNIPER
- OLD GOLD JUNIPER
- SAYBROOK GOLD JUNIPER
- SHERWOOD MUGO PINE
- TANNENBAUM MUGO PINE
- WHITE BUD MUGO PINE
- DWARF MUGO PINE

Sheet Title:

PLANT MATERIALS

Landscape Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH

DECIDUOUS SHRUBS

- BAGATELLE JAPANESE
- ROSE GLOW JAPANESE
- BURGUNDY CAROUSEL JAPANESE BARBERRY
- PURPLE BUTTERFLY BUSH
- BLUE MIST SPIREA
- DARK KNIGHT BLUE MIST SPIREA
- TALL BLUE RABBITBRUSH
- RUSSIAN SAGE
- RUSSIAN 'LITTLE SPIRE' SAGE
- CREEPING WESTERN SAND CHERRY
- PURPLE LEAF PLUM
- CHEYENNE MOCKORANGE
- GOLD DROP POTENTILLA
- MCKAY'S WHITE POTENTILLA
- PINK BEAUTY POTENTILLA
- MANGO TANGO POTENTILLA
- DWARF FRAGRANT SUMAC
- SMOOTH SUMAC
- THREE LEAF SUMAC
- CREEPING THREE LEAF SUMAC
- RED LAKE CURRANT
- DOUBLE KNOCK OUT ROSE
- SUNNY KNOCK OUT ROSE
- FIRE MEIDILAND ROSE
- CORAL MEIDILAND ROSE
- FUCHSIA MEIDILAND ROSE
- SILVER BUFFALOBERRY

ORNAMENTAL GRASSES

- BIG BLUESTEM GRASS
- SIDEOATS GRAMA GRASS
- BLUE GRAMA GRASS
- BLOND AMBITION GRAMA GRASS
- FEATHER REED GRASS
- SWITCHGRASS
- LITTLE BLUESTEM GRASS
- GIANT SACATON GRASS

PERENNIALS

- COMMON RED YARROW
- MOONSHINE YARROW
- DOUBLE BUBBLEMINT HYSSOP
- KUDOS GOLD HYSSOP
- SUNSET HYSSOP
- DWARF DOUBLE COREOPSIS
- LIMEROCK RUBY COREOPSIS
- MOONBEAM COREOPSIS
- RED VALERIAN
- PURPLE CONEFLOWER
- ORANGE CONEFLOWER
- TOMATO SOUP CONEFLOWER
- RED WHIRLING BUTTERFLIES
- WHIRLING BUTTERFLIES
- VARIOUS DAYLILY
- BLACK EYED SUSAN
- MAY NIGHT PURPLE SALVIA
- HUMMINGBIRD FLOWER

Sheet Title:

PLANT MATERIALS

Landscape Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH



Entry Monument Landscape Elevation



Entry Monument Landscape Plan View



Typical Entry Monument Landscape Character



GENERAL NOTES

Distinctive landscaped areas shall be provided at entry monuments that visually frame and enhance the entry experience. Landscaping in these areas shall consist of plant specimens having a high degree of visual interest during all seasons. A mixture of shrubs, ornamental grasses, ornamental trees, flowers, and/or ground cover shall be planted around sign bases and at curb returns near site entrances. The use of land forms incorporated into the entry monument design is also encouraged.

PLANTING

The following are some general landscape requirements for the primary entry monument:
1.5 trees and 12 shrubs per 4,000 square feet.

Note: This imagery is an illustrative representation of proposed clubhouse amenities. Amenities shall be determined with future site plans in Green Valley.

Sheet Title:

**ENTRY MONUMENT
LANDSCAPE**

Landscape Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**

GENERAL NOTES:

All tree lawns shall be landscaped with a minimum of one landscape treatment, consisting of irrigated turf, non-living landscape material, and living plant material. The use of native grass is strongly encouraged. All tree lawns will have trees, which will be centered within the tree lawn and spaced 40' on center. Tree species diversity is strongly encouraged.

remove tree lawn references
and replace with curbside
landscape

Revised

ARTERIAL ROADWAYS:

All arterial roadways shall have a minimum 20' landscape buffer along its entire length. Street buffer not required when adjacent to 100' min. depth of open space.

COLLECTOR ROADWAYS:

See Arterials

LOCAL ROADWAYS:

Street trees to be provided by builders.

MAIN STREET:

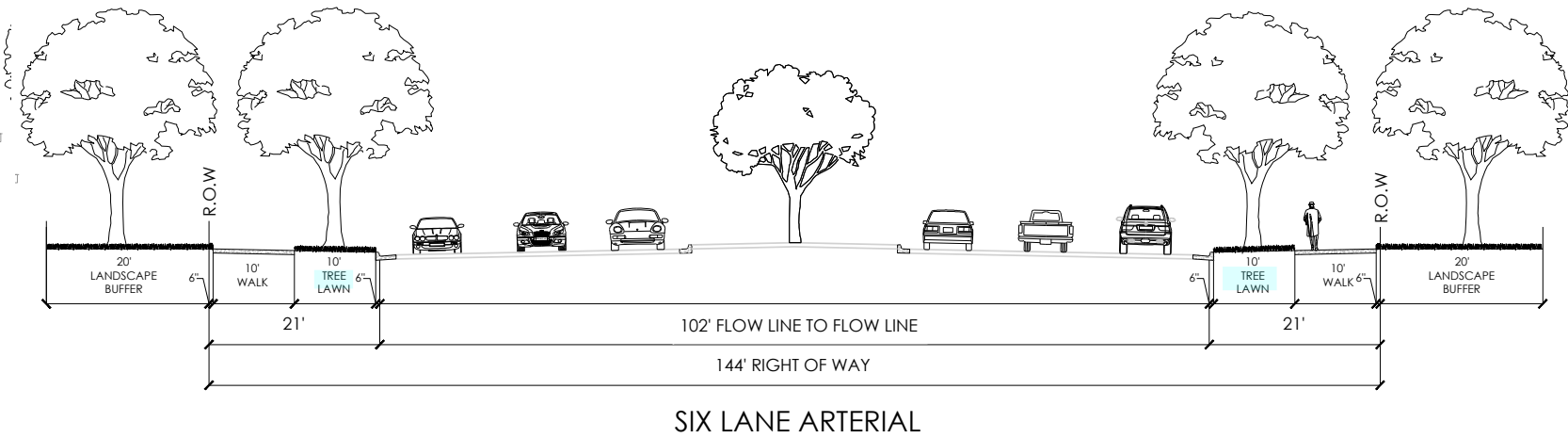
See Main Street Design Standards Tab 10.14.

STREET LANDSCAPE BUFFER STANDARDS:

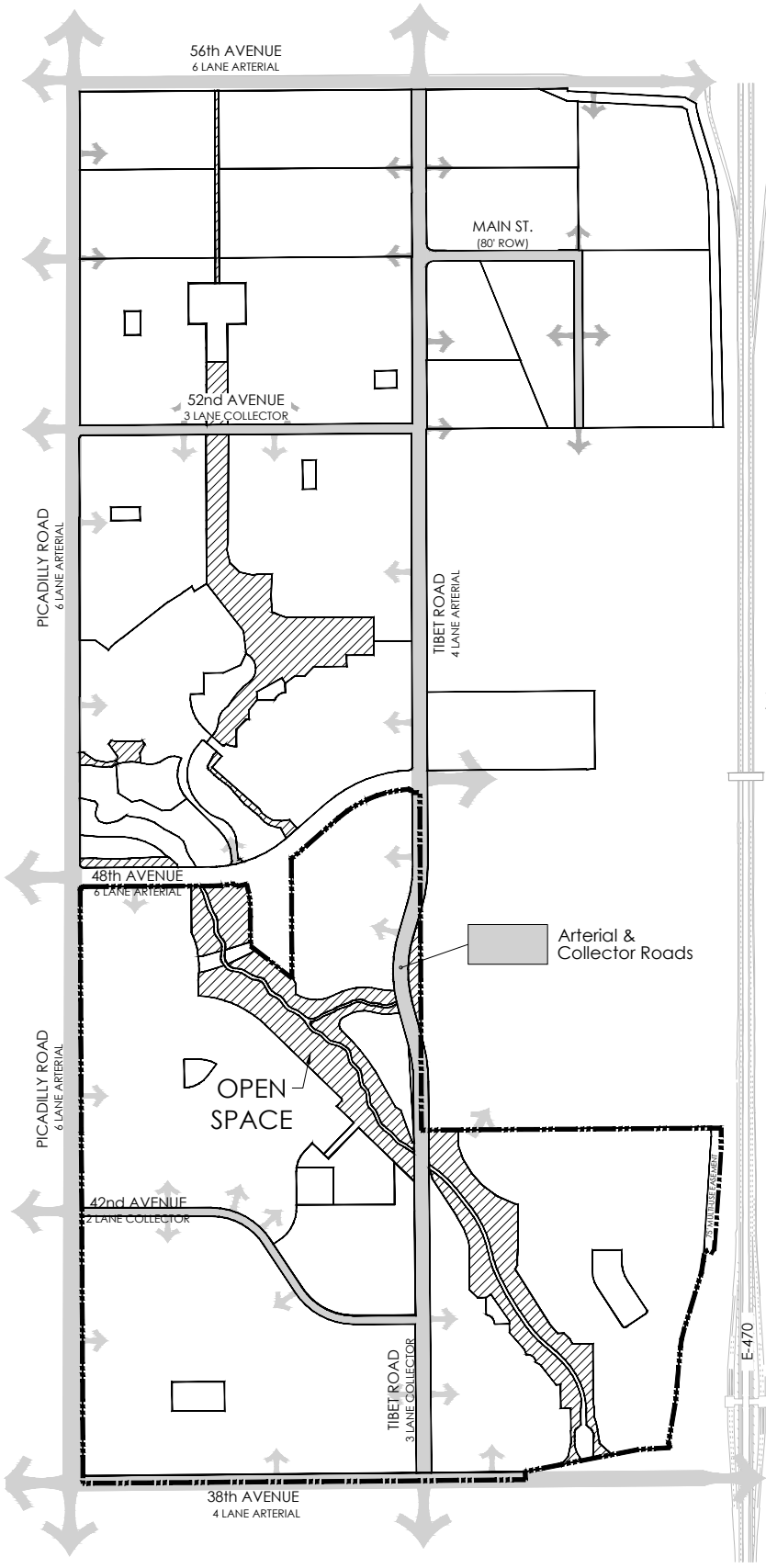
All landscape buffer adjacent to arterial and collector roads are to be a minimum of 20'. Landscape standards within the street frontage buffers shall be 1 tree + 10 shrubs per 40 LF in addition to the required right-of-way standard of 1 tree per 40' centered in the tree lawn.

ARTERIAL MEDIAN LANDSCAPE STANDARDS:

Landscape standards within arterial medians shall conform to current City of Aurora PROS standards.



Typical Arterial & Collector Buffer Landscape



Sheet Title:

**STREETSCAPE
STANDARDS**

**Landscape Standards
Master Plan**

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

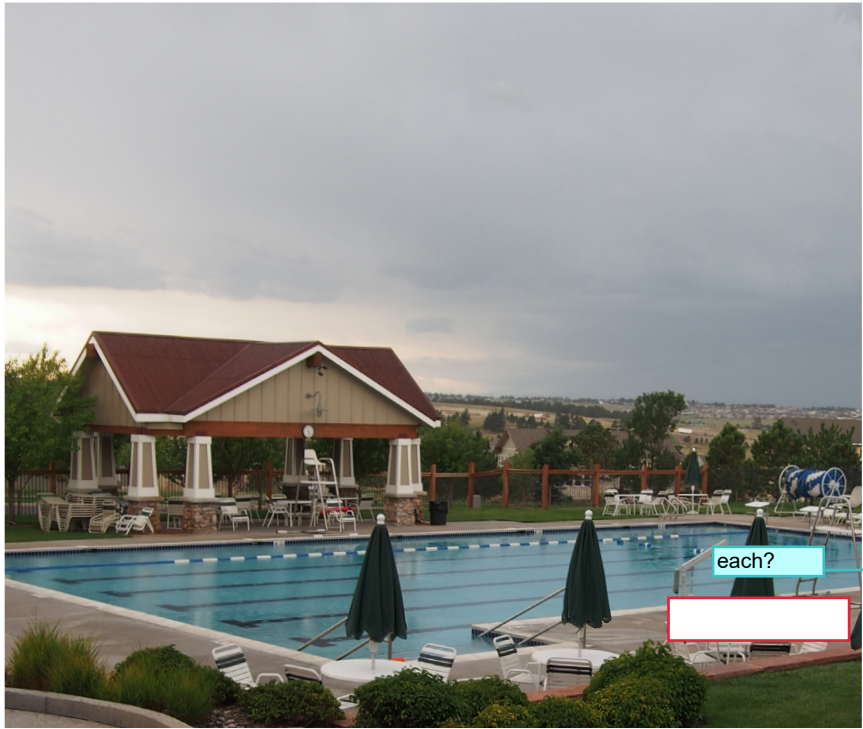
**GREEN VALLEY
RANCH**

May 27, 2022

Tab 11.5



Clubhouse Architectural Style



Lap Pool

GENERAL NOTES

The clubhouses may contain amenities such as athletic courts, an event lawn, and an outdoor terrace with a pergola and swimming pool. The clubhouse site in the active adult area is oriented towards the storm water mitigation areas and open space dedicated to the site and should take advantages of the benefits they provide. The clubhouse and pool terrace will be oriented to take advantage of any views created by the detention area as well as from the proposed pond.

PLANTING

The clubhouse site should host plant material that creates seamless transitions between the site and the adjacent mitigation areas. Multi-seasonal interest is encouraged to create a landscape which remains aesthetic throughout the entire year. Flowering plants and thorny plants should be avoided near sidewalk and terrace edges.



Seamless Landscape Transitions



Clubhouse & Pool Patio

Note: This imagery is an illustrative representation of proposed clubhouse amenities. Final design shall be determined with future site plans in Green Valley.

Sheet Title:

CLUBHOUSES

Landscape Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

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Open Lawn Area defined by plant groupings



Multi-Purpose Field



Groupings of vegetation to create spaces

Note: This is an illustrative representation of the proposed Neighborhood Park. Final design shall be determined in future site plans in Green Valley.



GENERAL NOTES

Neighborhood parks may host a diverse set of amenities and spaces which are open to interpretation. Multi-purpose fields will accommodate most sports related activities. Open lawn areas may also be designed for more passive activities. Other amenities such as pool complexes, basketball courts and tot lots should be considered.

PLANTING

The following are some general landscape requirements for the neighborhood parks: **1 tree and 10 shrubs per 4,000 square feet.**

Neighborhood parks should utilize groupings of dense vegetation to enhance the quality of spaces in the park.

Sheet Title:

NEIGHBORHOOD PARKS

Landscape Standards

Master Plan

Project Title:

Green Valley Master Plan

Amendment 2

Aurora, Colorado

GREEN VALLEY

RANCH



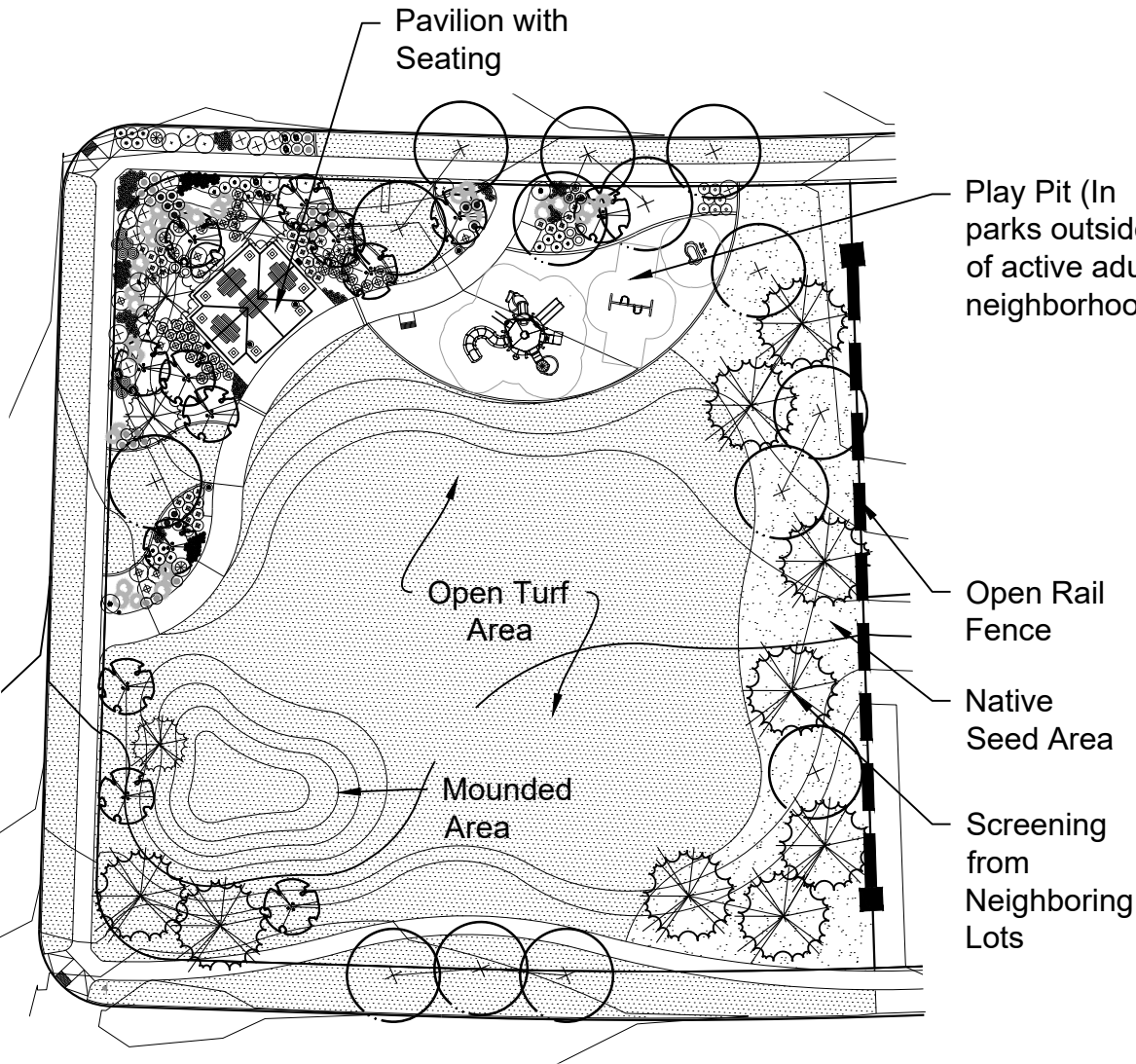
Open Turf & Native Buffer



Park Amenities



Utilizing Good Views



GENERAL NOTES

Pocket parks will accommodate a variety of uses for the surrounding neighborhoods. A pavilion may be located within the park to allow for group gatherings. The pavilion may include benches, barbecue grills, trash cans and other various amenities. A bicycle rack is encouraged to allow for residents to easily reach the park via bike. Play pits may be incorporated when appropriate that are designed for various age groups and abilities. Pocket park site layouts should utilize any views whenever possible.

PLANTING

The following are some general landscape requirements for the pocket park:

1 tree and 10 shrubs per 4,000 square feet.

The park should host an open turf area for active use. Native planting areas and xeric plantings should also be considered to lower water demands. Dense plantings should shape the spaces which contain the play pit and pavilion. Meandering trails that access various parts of the park while allowing for exploration are encouraged.



Pavilion with Seating



Play Pit

Sheet Title:

POCKET PARKS

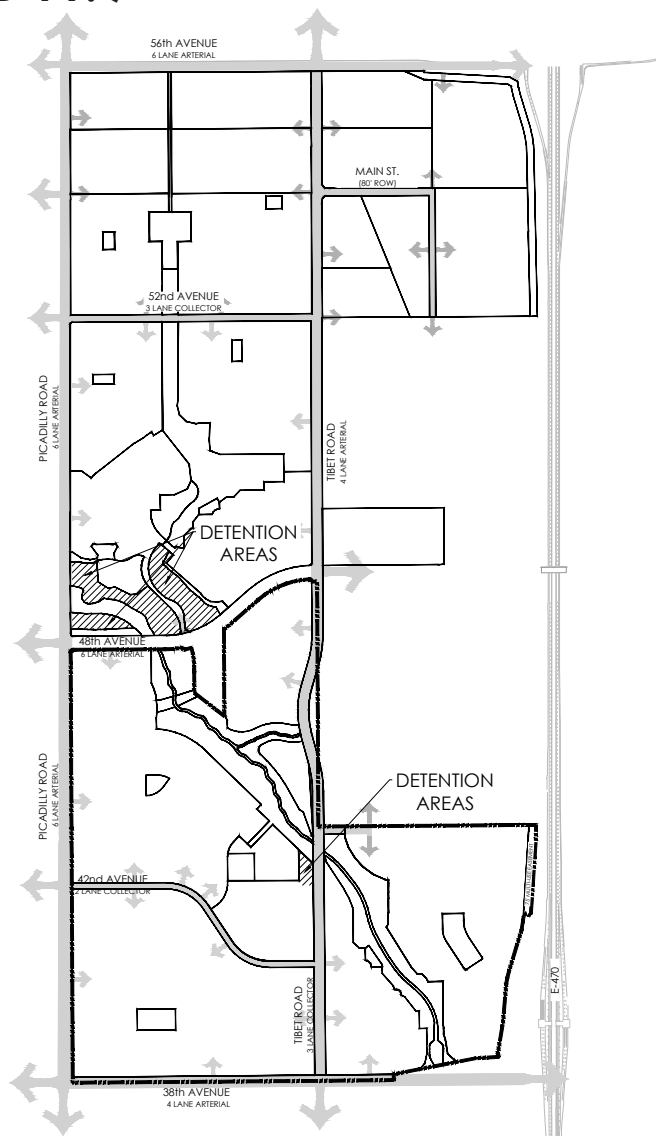
Landscape Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

Note: This is an illustrative representation of a proposed pocket park. Final design shall be determined in future site plans in the Green Valley.



Detention Areas



Typical Detention Area Edge Treatment

GENERAL NOTES

The detention and drainage channel areas shall have varying edge types which shall be integrated physically, functionally, and aesthetically into the total landscape design. Pedestrian access will be constructed in the form of meandering trails that provide beneficial views to the ponds and other landscape features providing annual interest. Meandering pond edges and other landscape features such as rock outcroppings and native plantings are encouraged to integrate the detention areas into the surrounding open spaces. Detention ponds will be planted with both dryland and wetland seed mixes to reestablish a native state. Tree and shrub plantings should be scattered throughout the edges of detention areas to create a more diverse habitat for native wildlife. When wet ponds are created, fountains may be considered for visual interest.

PLANTING

The following are some general landscape requirements for the detention areas:
1 tree and 10 shrubs per 4,000 square feet (*Exact location to be determined at corresponding SP. No plants will be located in wet locations*).



Pond Fountain



Typical Detention Planting



Rock Outcroppings

Sheet Title:

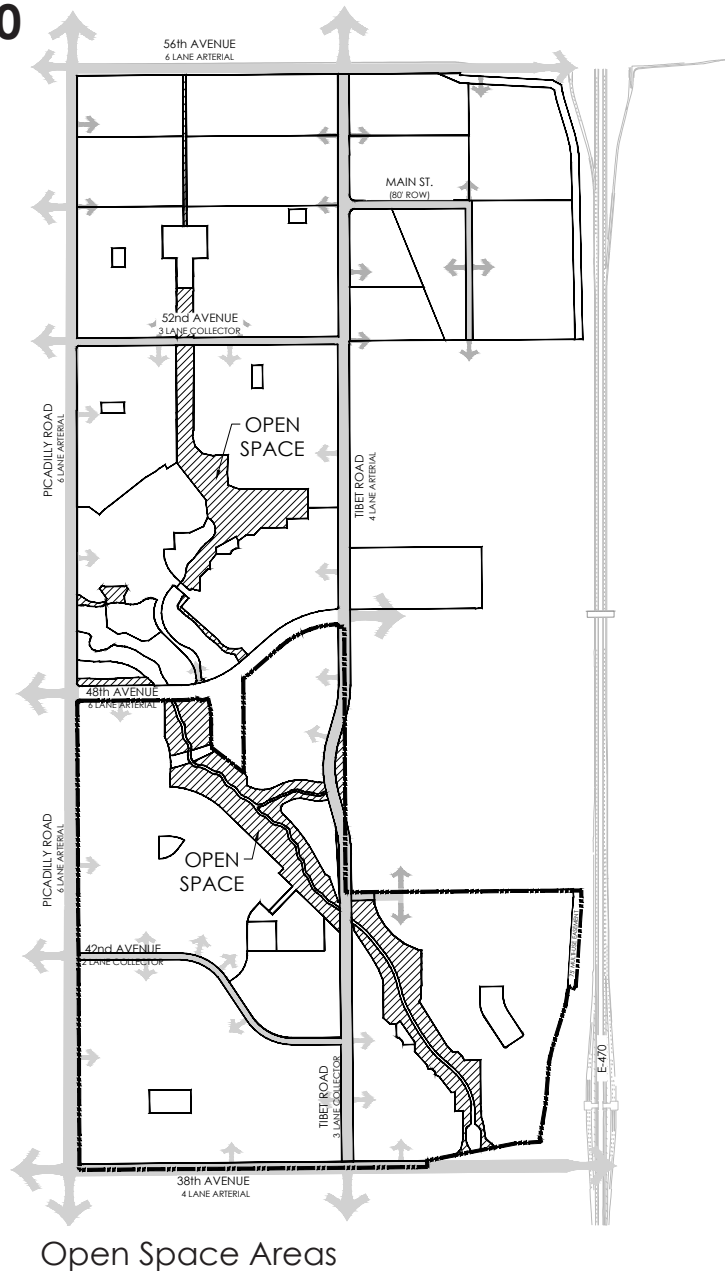
**DETENTION & DRAINAGE
CHANNEL STANDARDS**

Landscape Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



Colorado Prairie Buffer



Planted Trails



Scattered Pockets of Planting & Mounding



Trails Near Drainage Features

GENERAL NOTES

Landscape within the open space areas will identify with the native Colorado theme and be utilized to create beneficial spatial relationships. Spaces with different programmatic uses such as active recreation and passive recreation therefore will be distinctly identifiable.

Mounding should be used throughout the site as a useful strategy for this purpose. Mounding established with native trees, and shrubs, when used, should be strategically located to create organic transitions between these spaces.

Large and flat open space areas will be landscaped with Colorado native Prairie plantings for visual interest and to encourage native wildlife. Prairie plantings will host expansive grassland plantings and also groupings of coniferous and deciduous trees to create beneficial vistas into and out of the site.

PLANTING

The following are some general landscape requirements for the open space areas outside of the floodplain:
1 tree and 10 shrubs per 4,000 square feet

Sheet Title:

**OPEN SPACE
LANDSCAPE**

**Landscape Standards
Master Plan**

Project Title:

**Green Valley Master Plan
Amendment 2**

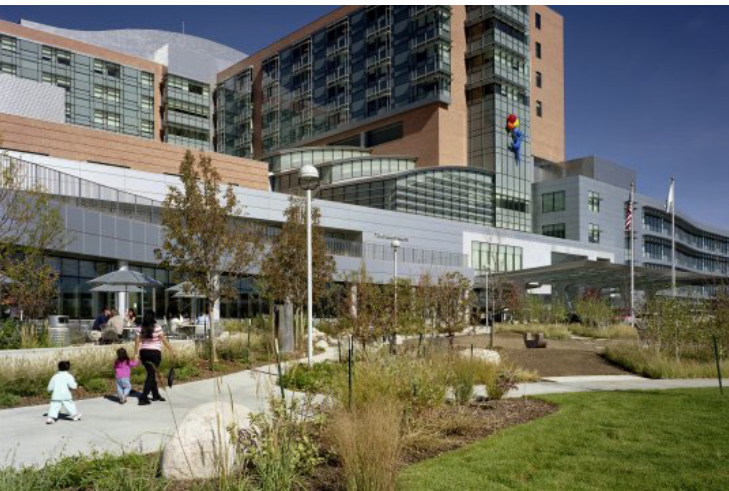
Aurora, Colorado

**GREEN VALLEY
RANCH**



GENERAL NOTES

The landscape standards will vary depending on the commercial development area. The landscape areas for Main Street District will concentrate on connections between the street frontage, furnishings zone, pedestrian through way and frontage zones, and landscape buffers. The landscape for the central plaza will focus on enhancing the space with raised planter beds and tree grates, while providing shade and a low maintenance plant material. The commercial landscape will tie into the adjacent multi-family or single family residential developments. Pedestrian linkage is also encouraged between commercial and residential, promoting neighborhood friendly connections. All landscape areas will be complementary to the surrounding areas, focusing on the Colorado theme and promoting the use of waterwise plant material.



Sheet Title:

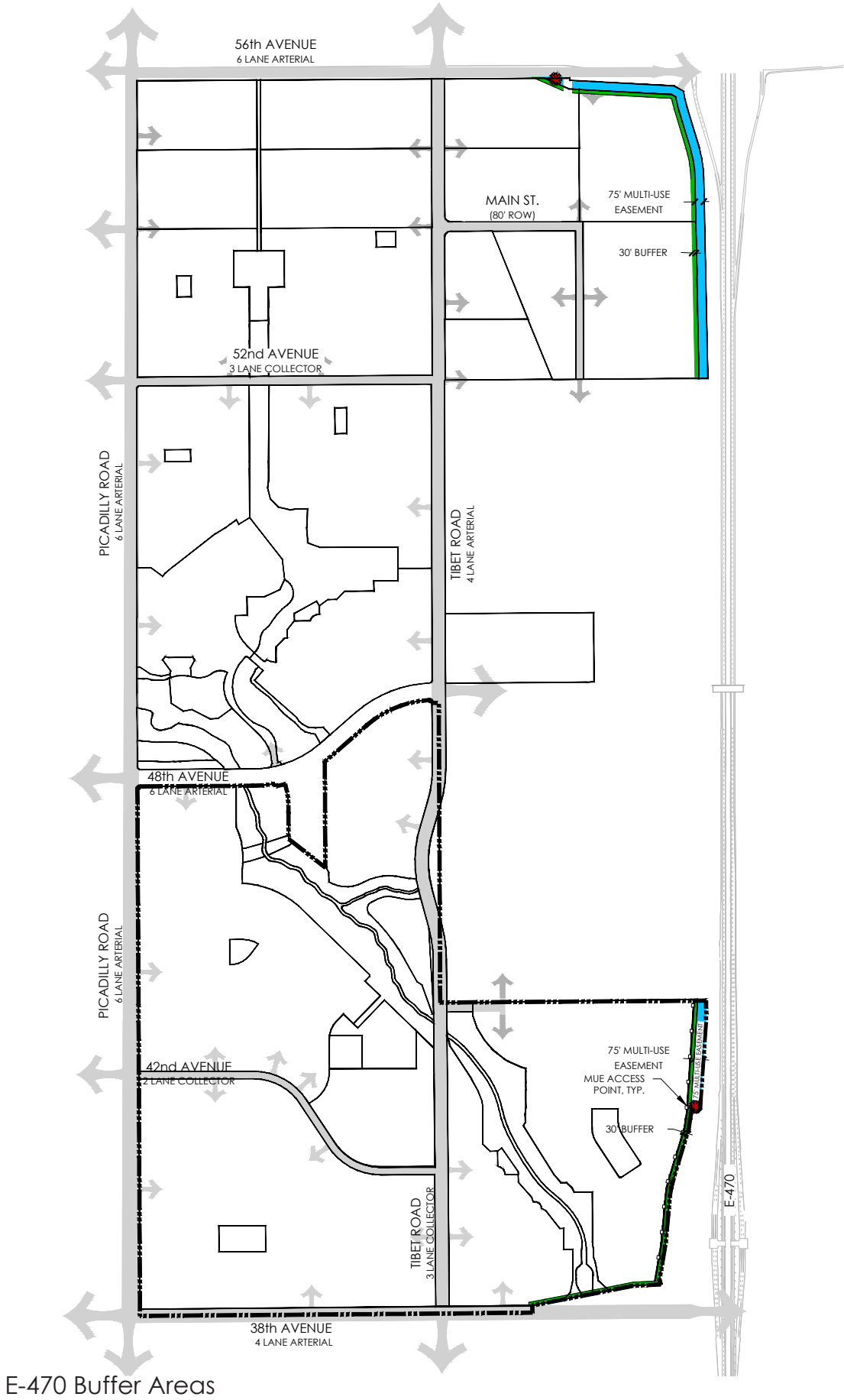
**COMMERCIAL
LANDSCAPE**

Landscape Standards
Master Plan

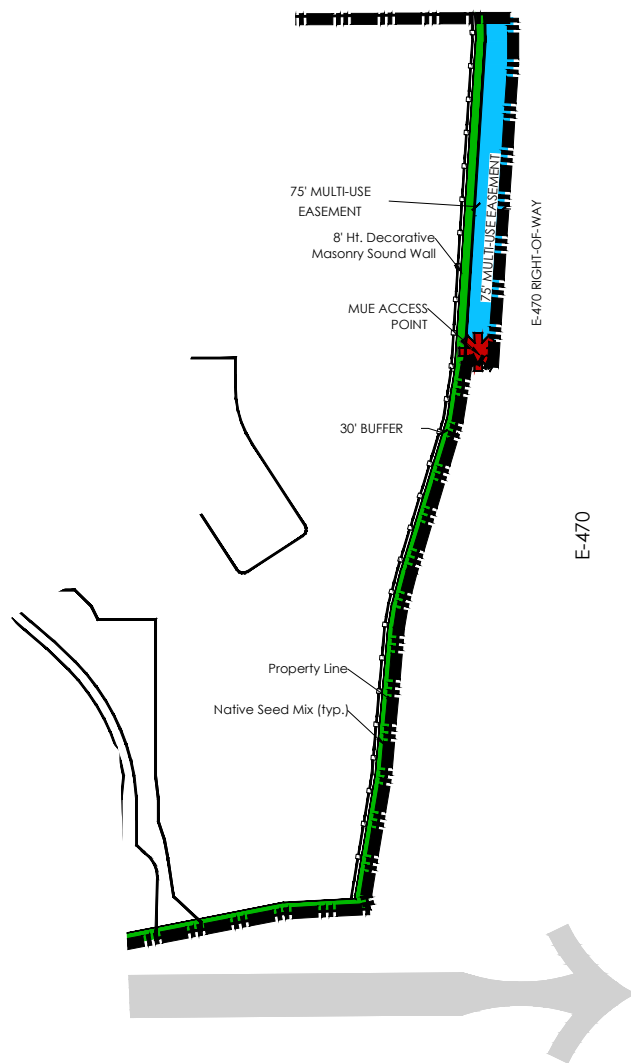
Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



E-470 Buffer Areas



Typical E-470 Buffer



Decorative Masonry Sound Wall

GENERAL NOTES

Land forms and native plantings indicative of the Colorado foothills along with an eight (8) foot tall decorative masonry sound wall that will mitigate the negative effects of the nearby highway will be provided. A seventy-five (75) foot multi-use easement will exist adjacent to E-470. All buffers adjacent to E-470 shall be at least thirty (30) feet in width. Refer to the ALTA.

Access to the future trail within the 75' MUE will be provided through a gate/wall opening or offset walls. Location may vary per site conditions.

Sheet Title:

E-470 BUFFER

Landscape Standards
Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH

MP ARCHITECTURAL STANDARDS

- Form H 12.1
- Single Family - Craftsman 12.2
- Single Family - Classic 12.3
- Single Family - Homestead 12.4
- Single Family - Victorian 12.5
- Carriage House Elevations 12.6
- Carriage House Design Styles 12.7
- Duplex Elevations 12.8 - 12.9
- Bungalow Elevations 12.10 – 12.11
- Multi Family 12.12
- Commercial 12.13

12



12.1 Form H Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Residential Design Single Family Detached		
Residential Architectural Styles	Craftsman	Page 12.2
Residential Materials Palette	Siding with Masonry	Page 12.2
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.2
Residential Architectural Styles	Classic	Page 12.3
Residential Materials Palette	Siding with Masonry	Page 12.3
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.3
Residential Architectural Styles	Homestead	Page 12.4
Residential Materials Palette	Siding with Masonry	Page 12.4
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.4
Residential Architectural Styles	Victorian	Page 12.5
Residential Materials Palette	Siding with Masonry	Page 12.5
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.5
Residential Design Carriage House		
Residential Architectural Styles	Contemporary Craftsman	Page 12.6
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.7
Residential Design Duplex		
Residential Architectural Styles	Contemporary Craftsman	Page 12.8-12.9
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.8-12.9
Residential Design Bungalow		
Residential Architectural Styles	Contemporary Craftsman	Page 12.10-12.11
Residential Color Palette	Earth Tone Colors	
Residential Architectural Features	See Menu Items	Page 12.10-12.11
Multi Family Residential Design		
Residential Architectural Styles		Page 12.12
Residential Color Palette		
Residential Architectural Features		Page 12.12
Commercial Design		
Commercial Retail		Page 12.13
Commercial Office		Page 12.14
Institutional		Page 12.15

Sheet Title:

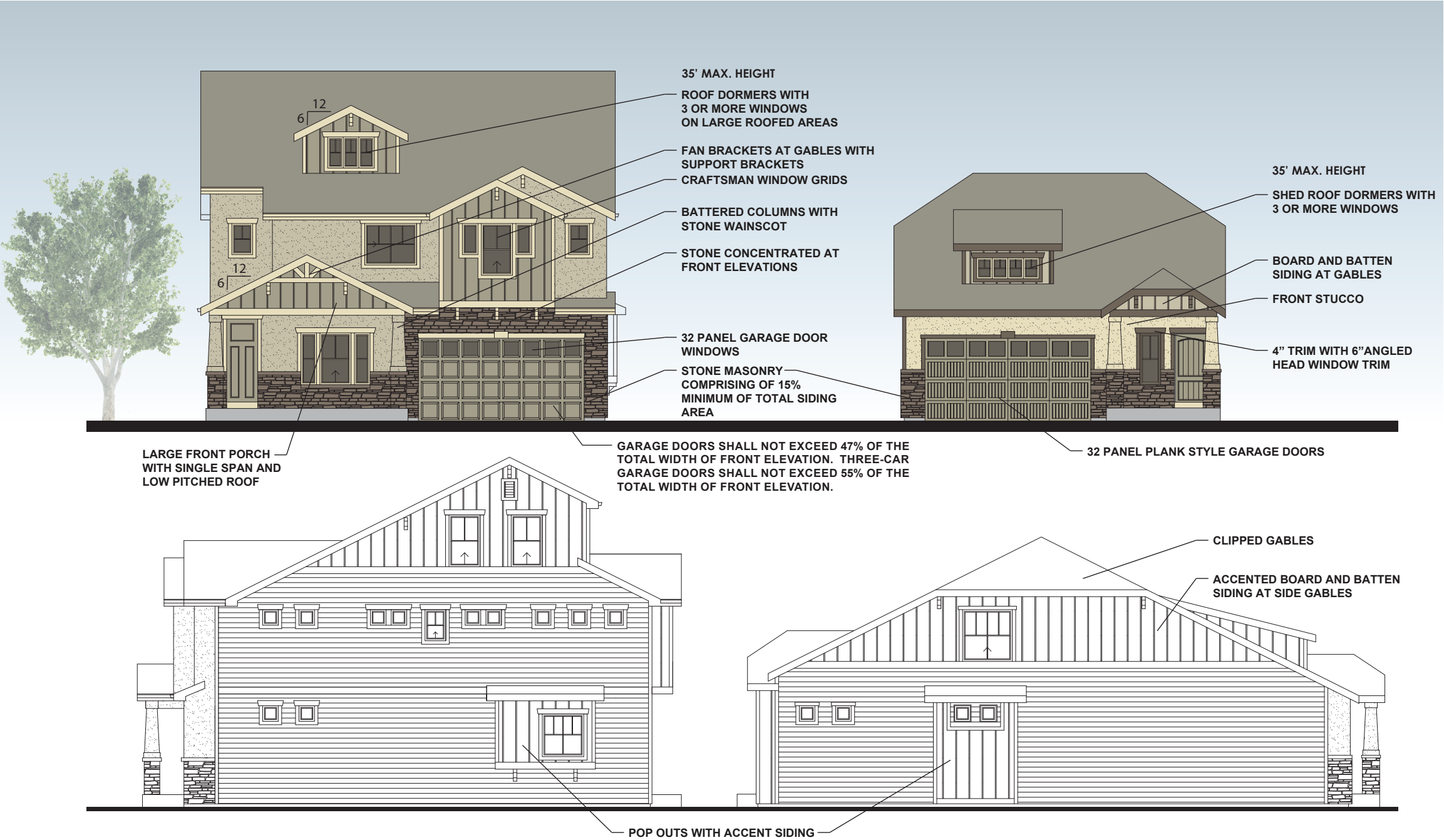
FORM H

Architectural Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH



Menu of Architectural Features

- Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:
- Craftsman style window grids on 75% of windows
 - Shed or gabled low pitch roof dormers with 3 or more windows
 - Plank Style shutters in fronts windows and windows facing open space or streets (2 Aurora points for 2 shuttered windows)
 - 32 panel plank style garage doors with windows
 - Stone masonry comprising 15% of the sided areas focused on the front elevation
 - Front Stucco and stucco accents to total 30% of all masonry (total percentage with stone)
 - Board and Batten in gables and pop outs with a separate color than the body color
 - Fan style brackets at larger front and rear gables that face streets and opens space supported by small brackets. Small support brackets on all other gables.
 - 4" wide trim around windows with 6" head trim and angled shoulders
 - Large front porch with single span low pitched roof
 - Tapered stone wainscot columns
 - Rectangular vents on prominent larger gables
 - Clipped Gables
 - Low pitched roofs of 6:12 pitch

- NOTE:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE TO DEMONSTRATE THE ARCHITECTURAL STYLES. ADDITIONAL MODELS AND DETAILS WILL BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
 2. 15% MASONRY PROVIDED. CALCULATIONS TO BE PROVIDED WITH MASTER ARCHITECTURE REVIEW AT TIME OF BUILDING PERMIT.
 3. SITE PLAN SHALL COMPLY WITH ALL APPLICABLE CITY CODES FOR LANDSCAPING, SETBACKS GARAGE ORIENTATION AND NON-REPETITIVE DESIGN.
 4. ARCHITECTURAL DESIGN SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ADOPTED STANDARDS FOR ELEVATION MATERIALS, WINDOWS AND PROMINENCE OF GARAGE DOORS.
 5. MAXIMUM GARAGE PERCENTAGE ON THE FRONT FACADE DOES NOT APPLY IF GARAGES FACE THE MOTOR COURT.

Sheet Title:

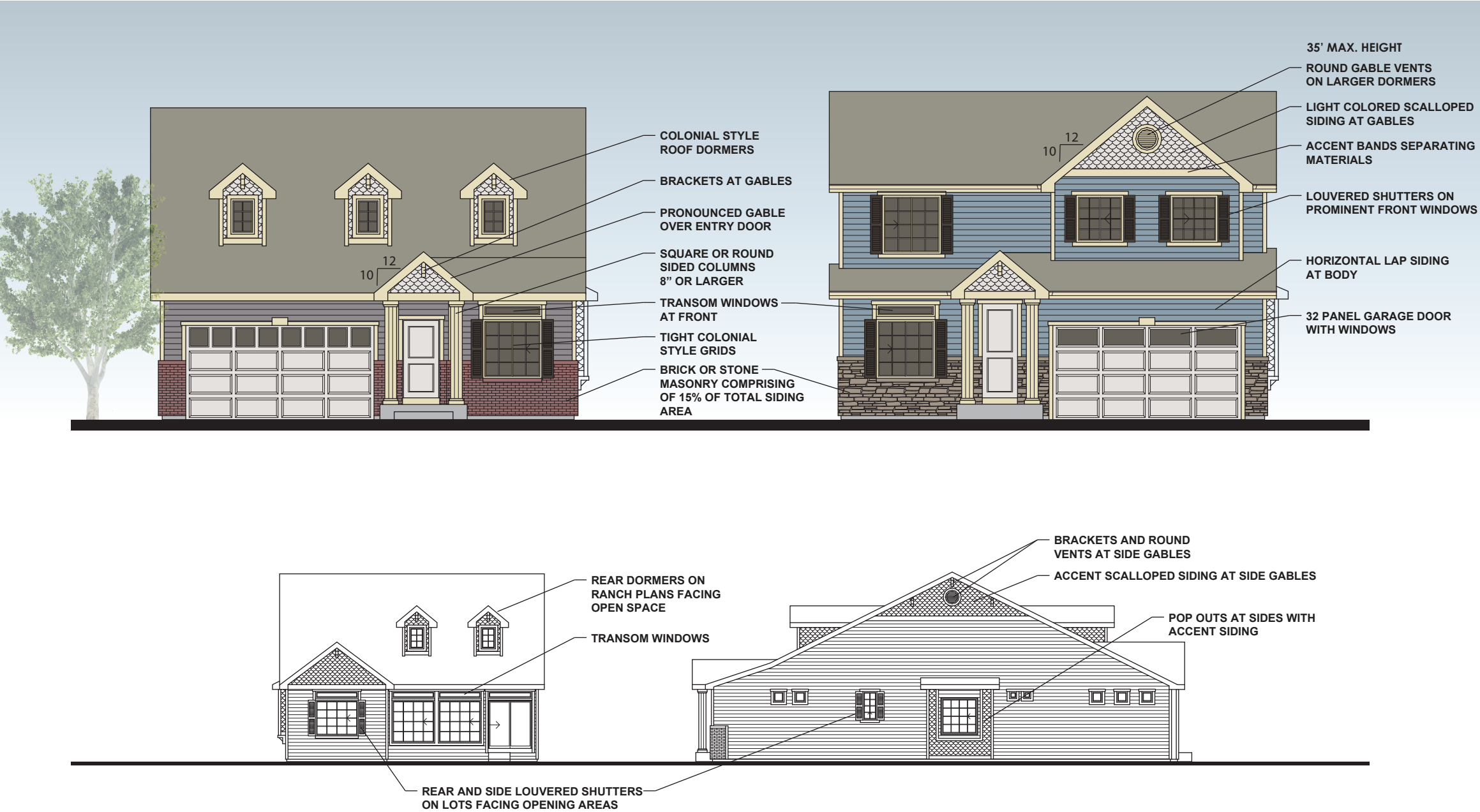
**SINGLE FAMILY
CRAFTSMAN DESIGN STYLES**

Architectural Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Classic Style tight window grids on 75% of windows
- Colonial style roof dormers with windows
- Decorative louvered shutters in front windows and windows facing open space or streets
- 32 panel garage doors with windows
- 2 panel entry door
- Brick or Stone masonry comprising 15% of the sided areas focused on the front elevation
- 4" wide trim around windows and doors with 1" shoulders at trim above
- Classical prominent covered entry porch of 50 sf minimum
- 8" diameter minimum square or round sided columns
- Round gable vents on prominent larger gables. Small brackets on gables without vents
- Gables with a separate lighter color than the body color and an accent band separating colors
 - o Scalloped Siding in gables (2 Aurora Points) or
 - o Horizontal siding in gables (no additional Aurora points)
- Medium pitched 10:12 roofs

- NOTE:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE TO DEMONSTRATE THE ARCHITECTURAL STYLES. ADDITIONAL MODELS AND DETAILS WILL BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
 2. 15% MASONRY PROVIDED. CALCULATIONS TO BE PROVIDED WITH MASTER ARCHITECTURE REVIEW AT TIME OF BUILDING PERMIT.
 3. SITE PLAN SHALL COMPLY WITH ALL APPLICABLE CITY CODES FOR LANDSCAPING, SETBACKS GARAGE ORIENTATION AND NON-REPETITIVE DESIGN.
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Sheet Title:

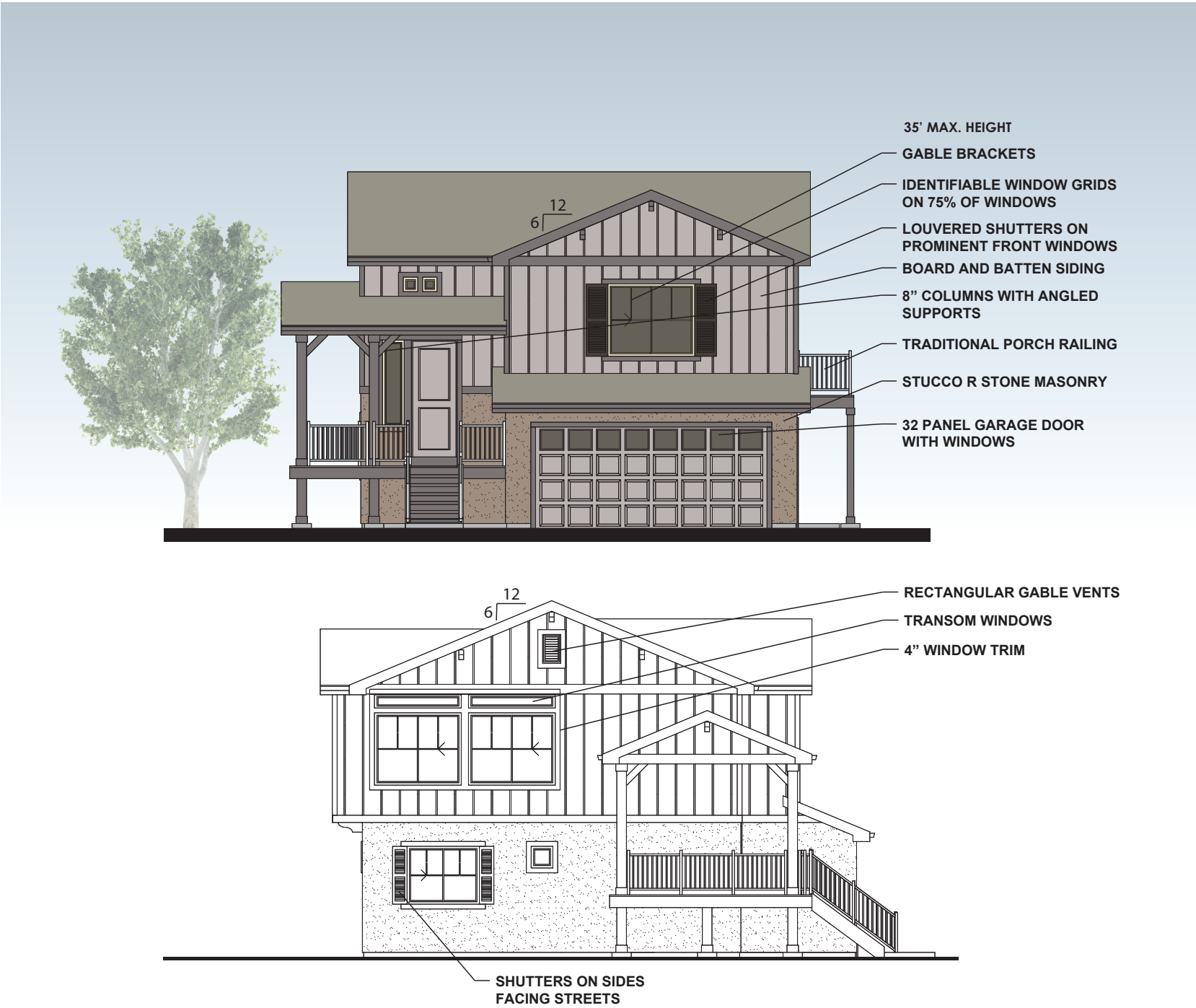
**SINGLE FAMILY
CLASSIC DESIGN STYLES**

**Architectural Standards
Master Plan**

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**



- NOTE:
1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE TO DEMONSTRATE THE ARCHITECTURAL STYLES. ADDITIONAL MODELS AND DETAILS WILL BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
 2. 15% MASONRY PROVIDED. CALCULATIONS TO BE PROVIDED WITH MASTER ARCHITECTURE REVIEW AT TIME OF BUILDING PERMIT.
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 5. MAXIMUM GARAGE PERCENTAGES ON THE FRONT FACADE DOES NOT APPLY IF GARAGES FACE THE MOTOR COURT.

Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Window grids on 75% of windows
- Shed Roof Dormers with windows
- Decorative louvered shutters in fronts windows and windows facing open space or streets
- 32 panel garage doors with windows
- 2 panel entry door
- Stone or Stucco masonry comprising 15% of the sided areas
- Board and Batten siding
- Decorative brackets on all gables
- 4" wide trim around windows and doors
- 8" columns with angled supports
- Rectangular gable vents on prominent larger side gables
- Low pitched roofs of 6:12 pitch

Sheet Title:

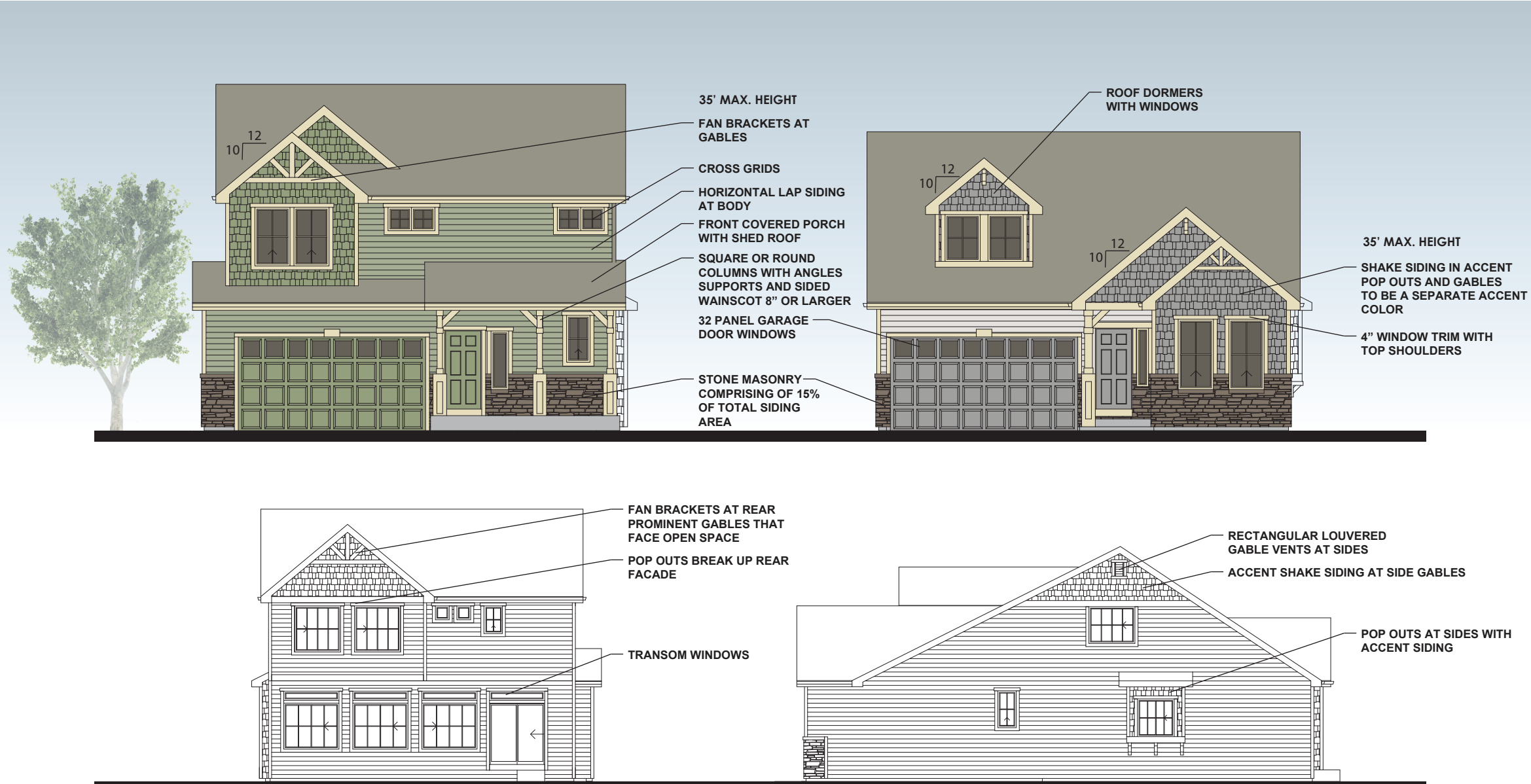
**SINGLE FAMILY
HOMESTEAD DESIGN STYLES**

Architectural Standards
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



Menu of Architectural Features

Architecture will comply with current city building and design standards. Features of this style shall include (7) of the following style criteria:

- Cross style window grids on 75% of windows
- Steep pitched roof dormers with windows
- Decorative louvered shutters in fronts windows and windows facing open space or streets
- 32 panel garage doors with windows
- Stone masonry comprising 15% of the sided areas focused on the front elevation
- Shake Siding in gables with a different accent color than the body color
- Fan style brackets in prominent larger front and rear gables that face streets and open space. Decorative brackets on all gables without fan brackets
- 4" wide trim around windows with 1" shoulders at trim above window
- Larger front porch area with lower pitched shed roof above
- 8" round or square columns with sided wainscot and angled brackets
- Rectangular vents on side gables
- Steep pitch roof of 10:12 to 12:12 pitch

NOTE:

1. THESE ELEVATIONS ARE CONCEPTUAL IN NATURE TO DEMONSTRATE THE ARCHITECTURAL STYLES. ADDITIONAL MODELS AND DETAILS WILL BE PROVIDED WITH MASTER ARCHITECTURE REVIEW.
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5. MAXIMUM GARAGE PERCENTAGES ON THE FRONT FACADE DOES NOT APPLY IF GARAGES FACE THE MOTOR COURT.

Sheet Title:

**SINGLE FAMILY
VICTORIAN DESIGN STYLES**

**Architectural Standards
Master Plan**

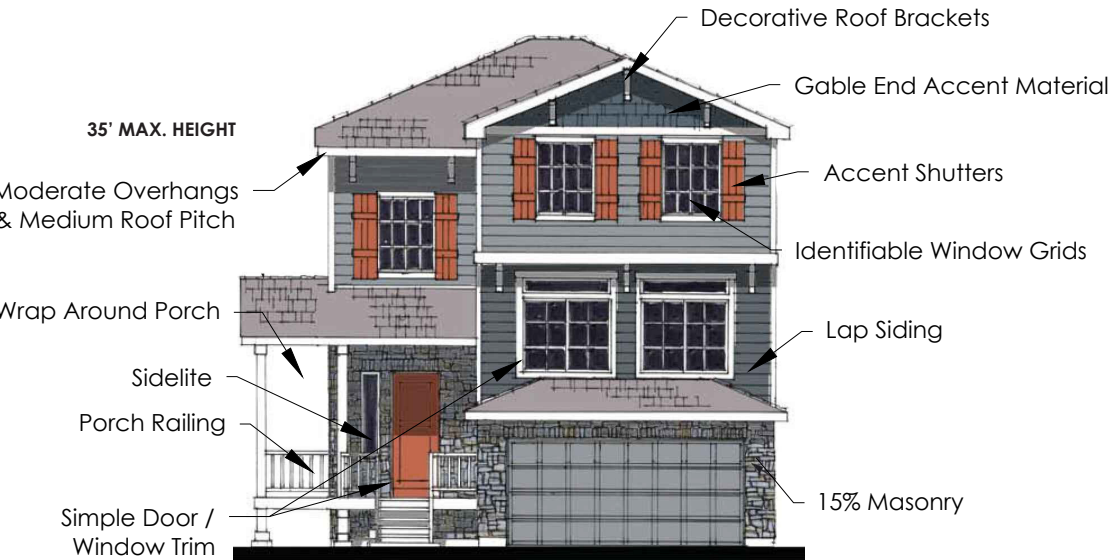
Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

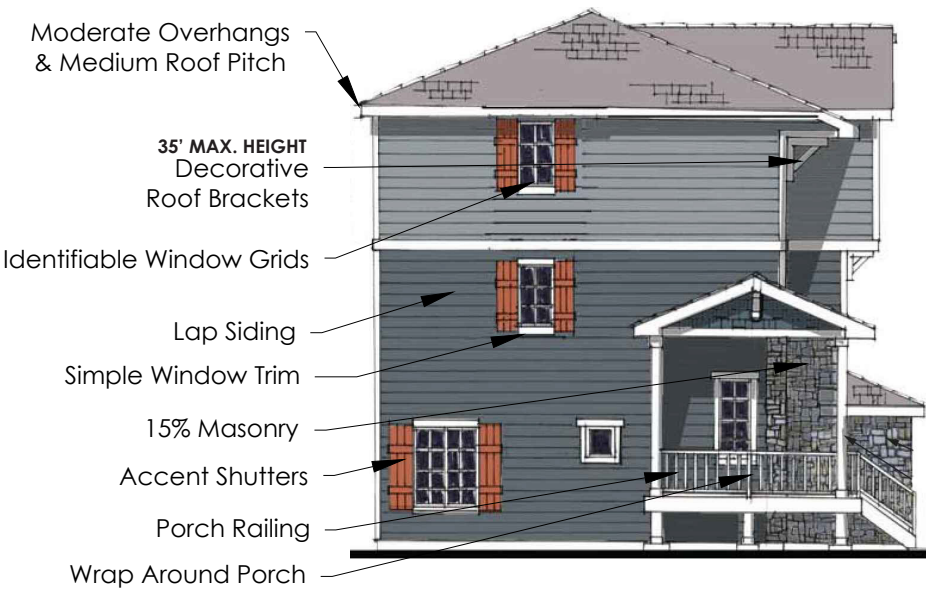
**GREEN VALLEY
RANCH**

TAB 12.6

CARRIAGE HOUSE



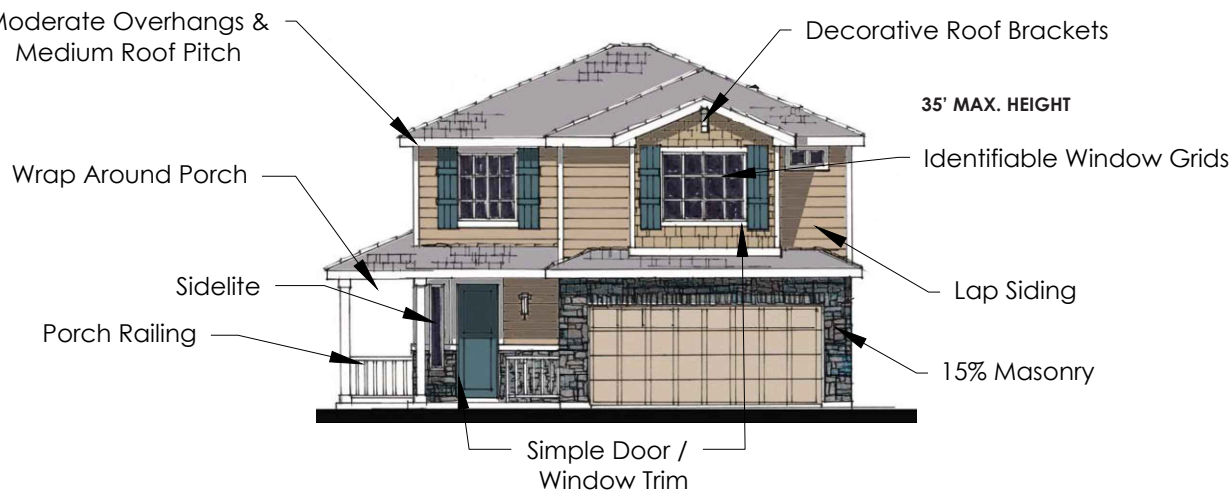
3 STORY FRONT ELEVATION B
CARRIAGE HOUSE



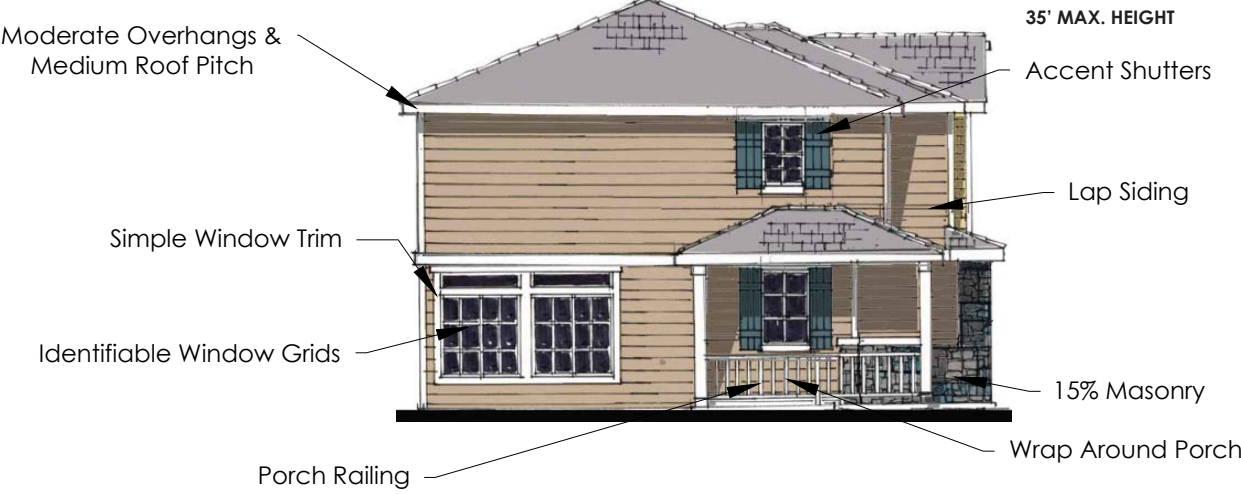
3 STORY SIDE ON STREET ELEVATION B
CARRIAGE HOUSE

THE CARRIAGE HOUSE STYLE IS INTENDED TO COMPLIMENT THE SURROUNDING ARCHITECTURE OF GREEN VALLEY RANCH. THE STYLE IS CHARACTERIZED BY HORIZONTAL LAP SIDING, GABLE END ACCENTS, EXPOSED RAFTERS AND BEAMS, COVERED PORCHES, AND ARTICULATED WINDOW ACCENTS. MASONRY MUST BE INCORPORATED TO ACCENTUATE THE FRONT FACADE. THE HIP ROOF FORMS ARE BROKEN UP WITH GABLE ACCENTS THAT INCLUDE DECORATIVE ROOF BRACKETS AND ARE TREATED WITH MATERIAL DIFFERENT FROM THE MAIN BODY OF THE HOUSE TO ADD CHARACTER TO THE FACADE. COVERED PORCHES ARE INTEGRATED INTO THE FRONT FACADE TO ACCENTUATE THE ENTRY. WRAP AROUND PORCHES ARE PROVIDED ON HOMES ADJACENT TO THE STREET TO PROVIDE AN ARTICULATED SIDE ON STREET ELEVATION. THE WINDOWS INCLUDE IDENTIFIABLE WINDOW GRIDS AND SHUTTERS. EACH HOME INCLUDES ONE SIDE ELEVATION THAT IS A PRIVACY SIDE. THIS ELEVATION IS SIMPLE WITH FEW WINDOWS IN ORDER TO PROVIDE PRIVACY FROM THE ADJACENT NEIGHBOR'S YARD.

THE COLORS ARE PRIMARILY EARTH TONED WITH ACCENT COLORS TO EMPHASIZE THE UPPER STORY AND ARCHITECTURAL FEATURES.



2 STORY FRONT ELEVATION B
CARRIAGE HOUSE



2 STORY SIDE ON STREET ELEVATION B
CARRIAGE HOUSE

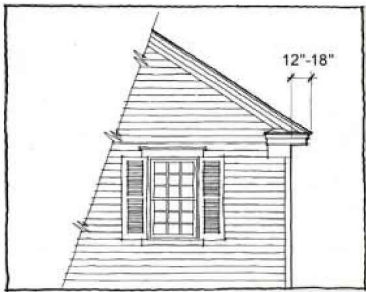
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Sheet Title:
**CARRIAGE HOUSE
ELEVATIONS**
Architectural Standards
Master Plan

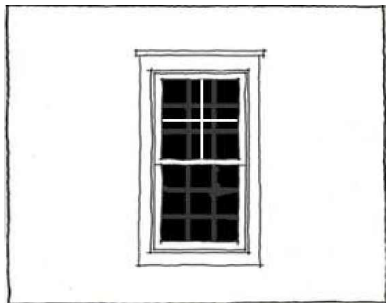
Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

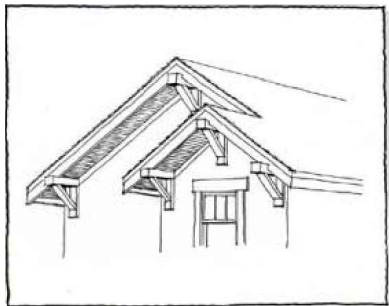
TAB 12.7



1. Moderate Roof Overhangs & Medium Roof Pitches



2. Window Grids



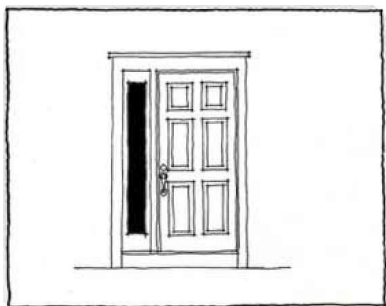
3. Decorative Brackets



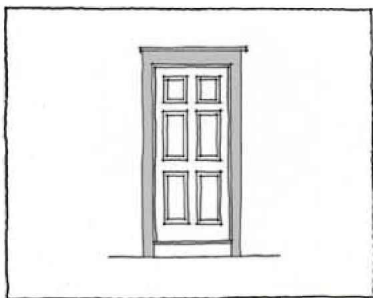
4. Gable End Accent Material



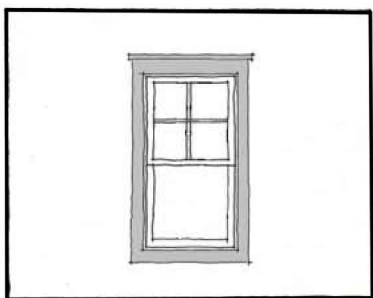
5. Accent Shutters



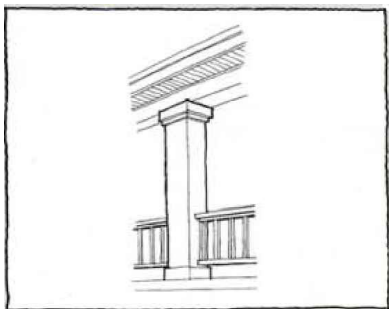
6. Sidelites



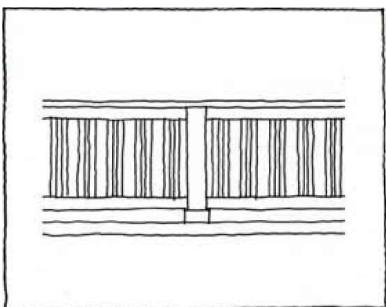
7. Simple Door Trim



8. Simple Window Trim



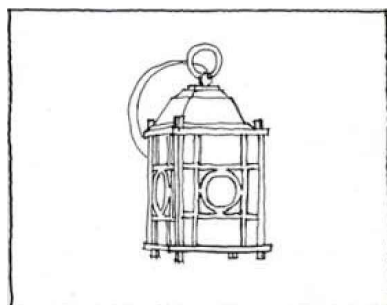
9. Square Porch Columns



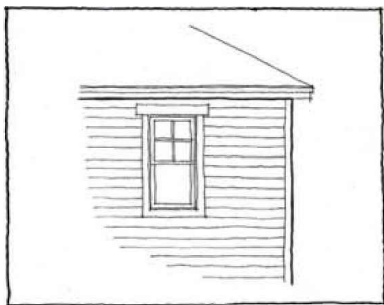
10. Porch Railing



11. Wrap Around Porch



12. Contemporary Light Fixture



13. Lap Siding

Menu of Architectural Features

Overall Design: The gabled roof massing will be based on the characteristics of the Contemporary Craftsman style seen in detached homes. Exterior materials will be siding and masonry. Architecture will comply with current city building and design standards. Features of this style shall include (10) of the following style criteria:

Design Features

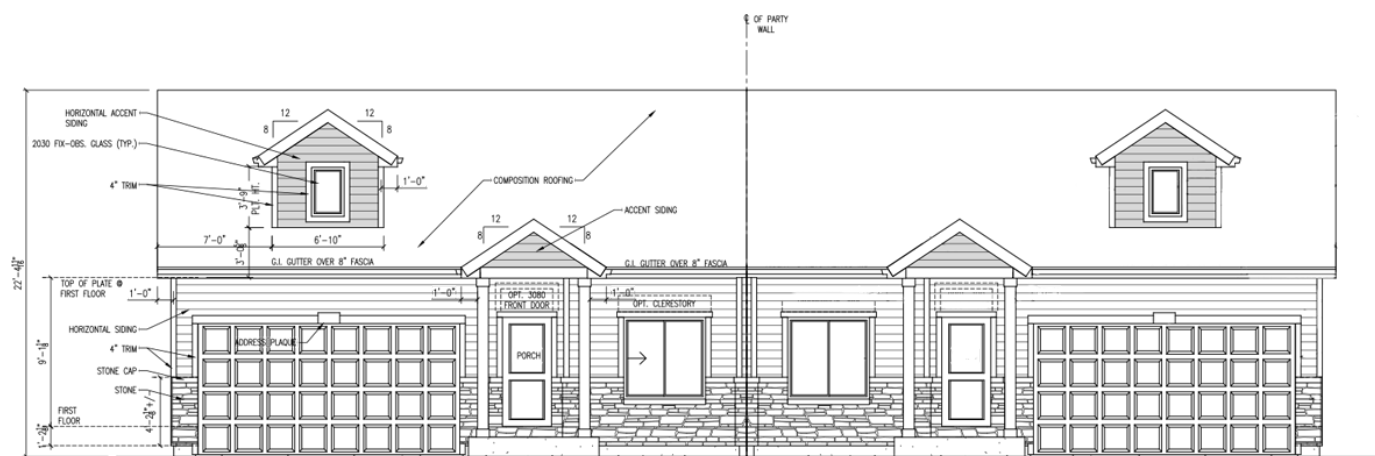
- 1. Moderate main roof overhangs: 12" measured horizontally.
- 2. Identifiable window grids.
- 3. Gable ends with decorative brackets.
- 4. Gable end accent material.
- 5. Accent shutters.
- 6. Sidelite at entry door.
- 7. Simple exterior door trim.
- 8. Simple exterior window trim.
- 9. Square porch columns.
- 10. Pickets at porch railing.
- 11. Wrap around porch.
- 12. Accurate exterior light fixtures.
- 13. Lap Siding with corner trim.
- 14. Masonry shall comply with Section 146-1302(G)1.

Sheet Title:
**CARRIAGE HOUSE
DESIGN STYLES**
Architectural Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

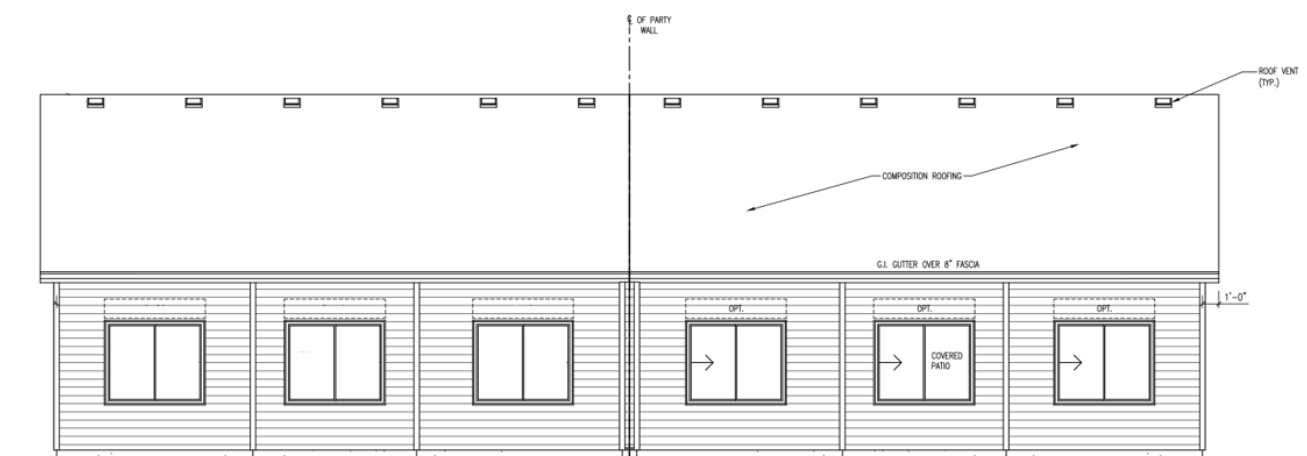
**GREEN VALLEY
RANCH**

MODEL 1901 - ELEVATION



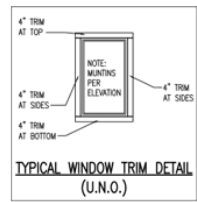
FRONT ELEVATION - UNIT A

FRONT ELEVATION - UNIT B



REAR ELEVATION - UNIT B

REAR ELEVATION - UNIT A

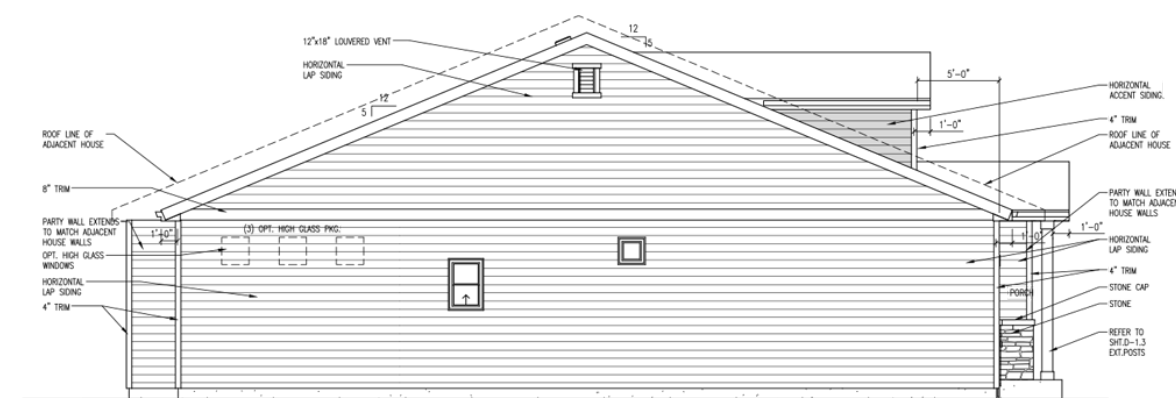


NOTE:
J-CHANNEL WINDOWS & DOORS TYP.
AT SIDES AND REAR U.N.O.

NOTE: SHADED AREAS
INDICATE ACCENT COLORS
8" BAND AND TRIM TO BE
A SEPERATE 3RD COLOR

NOTE:
REFER TO ROOF PLAN FOR DOWNSPOUT LOCATIONS
*CONTINUOUS SOFFIT VENTS AT TRUSS OR
RAFTER BAYS ADJACENT TO LIVING SPACE
*DOWNSPOUTS TO HAVE 48" ADJ. EXTENDERS TYP.

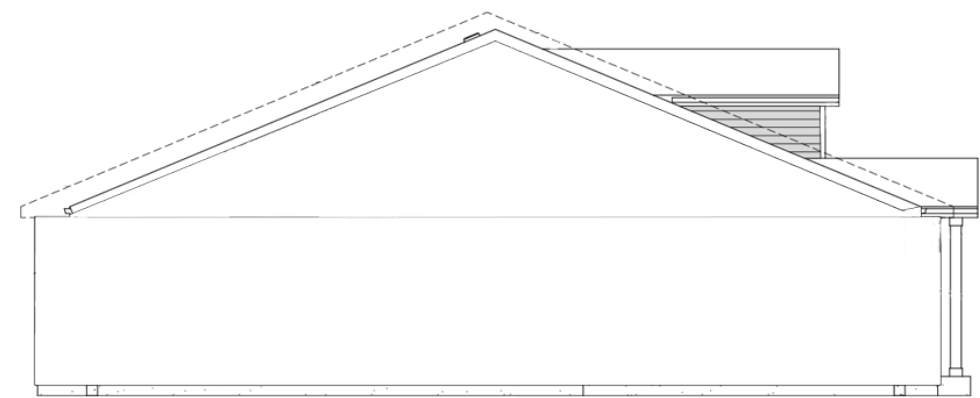
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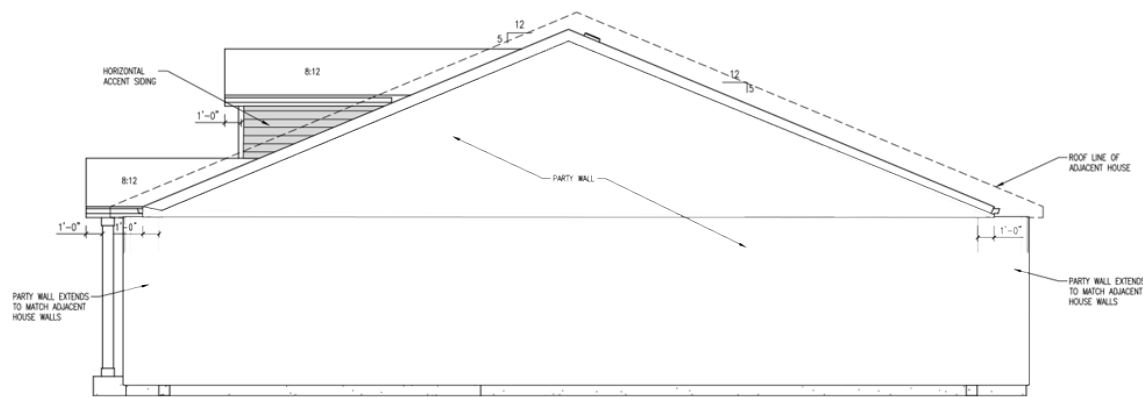
SIDE ELEVATION - UNIT A



SIDE ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT A

Sheet Title:

DUPLEX ELEVATIONS

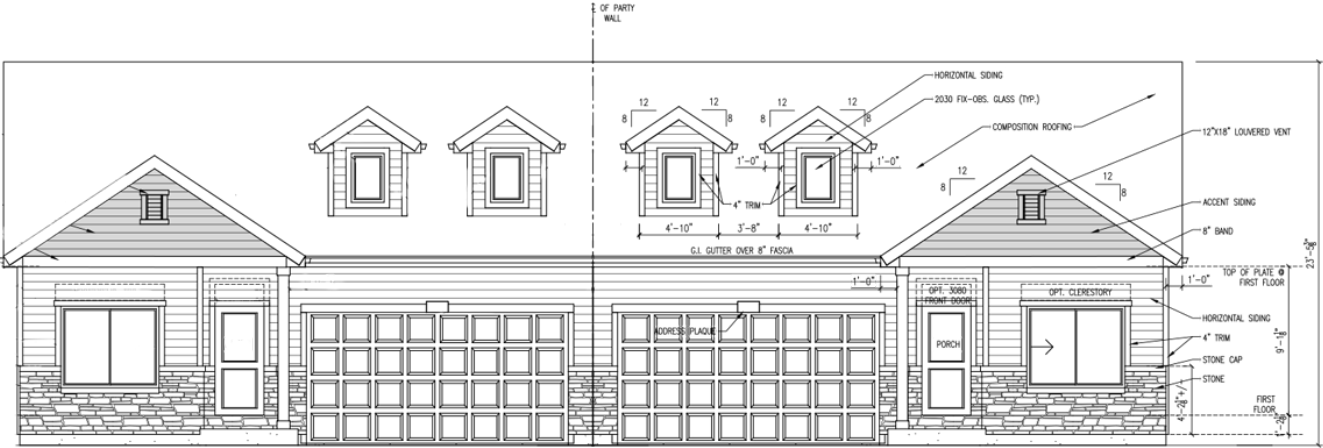
Architectural Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

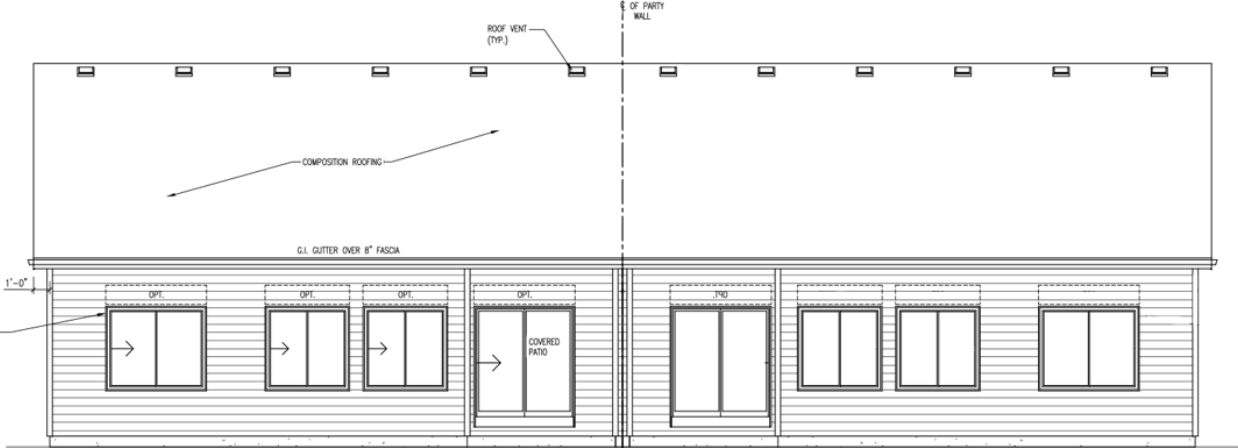
GREEN VALLEY
RANCH

MODEL 1902 - ELEVATION



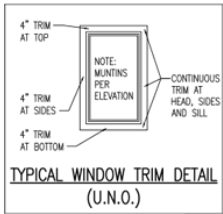
FRONT ELEVATION - UNIT A

FRONT ELEVATION - UNIT B



REAR ELEVATION - UNIT B

REAR ELEVATION - UNIT A



NOTE:
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AT SIDES AND REAR U.N.O.

NOTE: SHADED AREAS
INDICATE ACCENT COLORS
8\"/>

NOTE:
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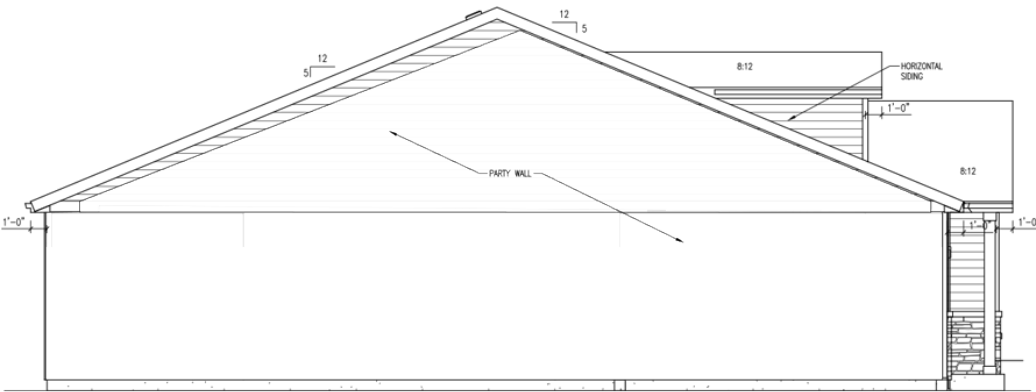
SIDE ELEVATION - UNIT A



SIDE ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT B



PARTY WALL ELEVATION - UNIT A

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Sheet Title:

DUPLEX ELEVATIONS

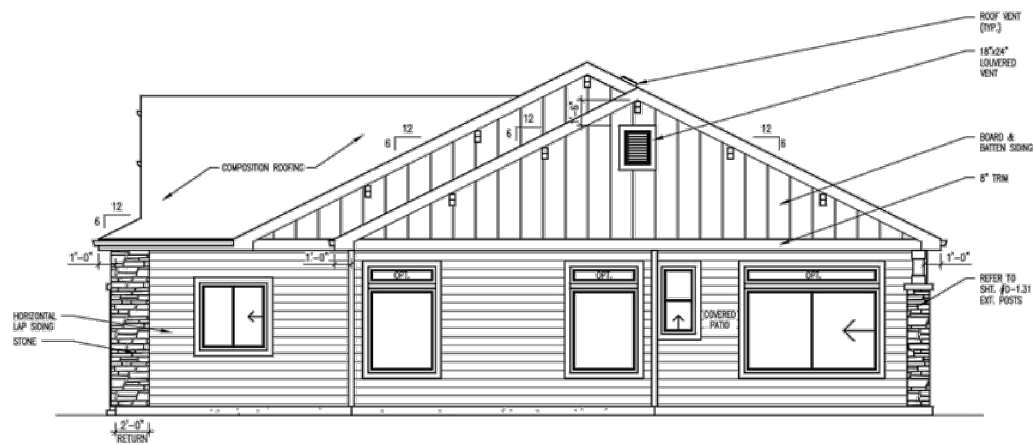
Architectural Standards
Master Plan

Project Title:

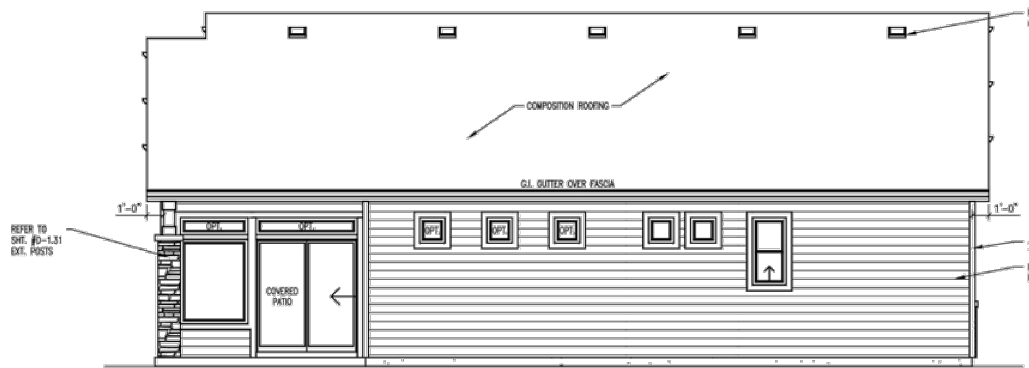
Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

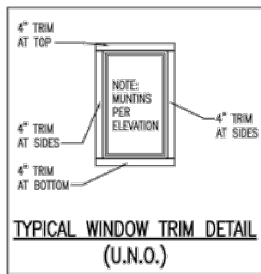
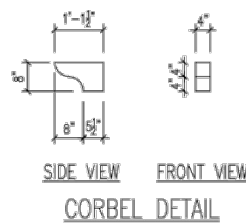
TAB 12.10



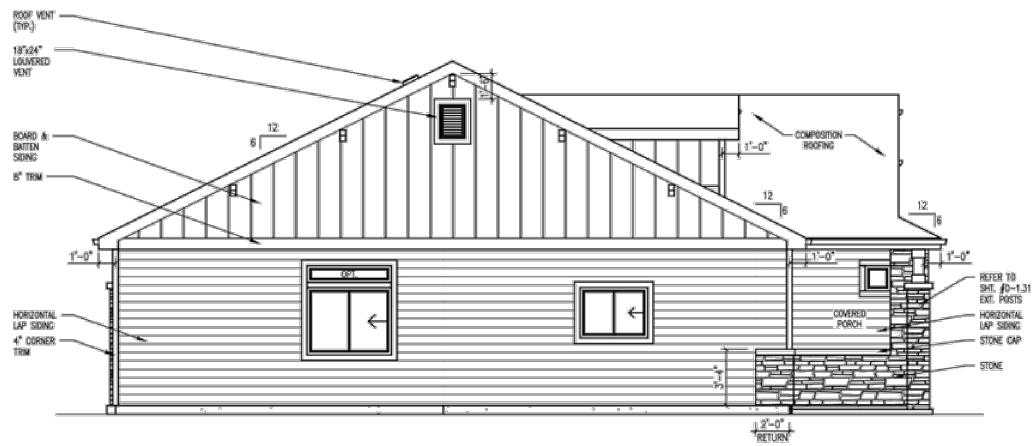
RIGHT SIDE ELEVATION



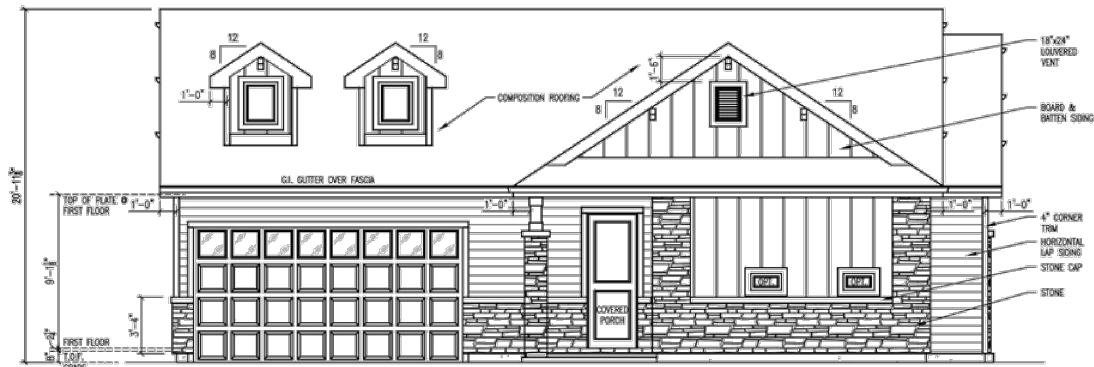
REAR ELEVATION



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LEFT SIDE ELEVATION



FRONT ELEVATION

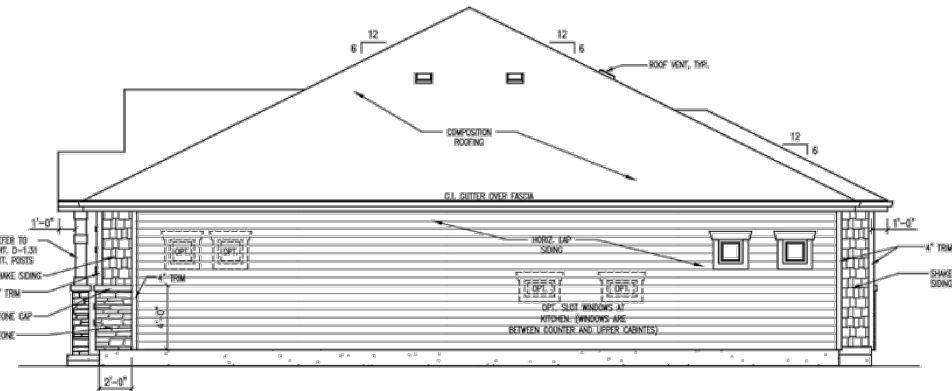
Model 401 Elevation A
REAR UNIT

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Sheet Title:
**BUNGALOW
ELEVATIONS**
Architectural Standards
Master Plan

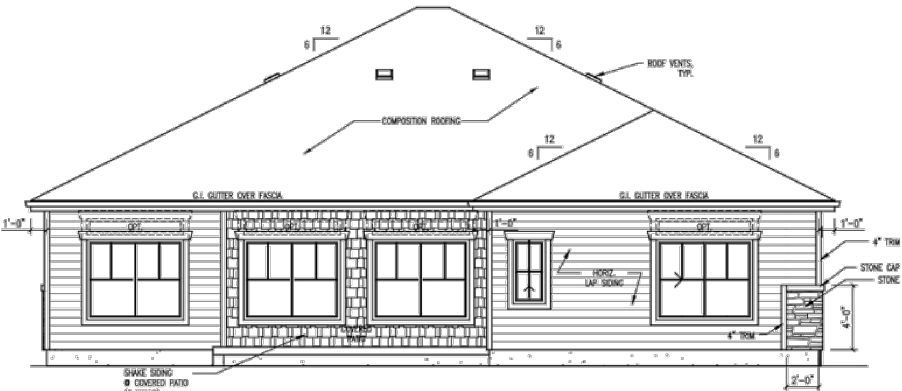
Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**

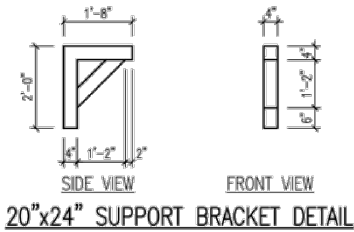
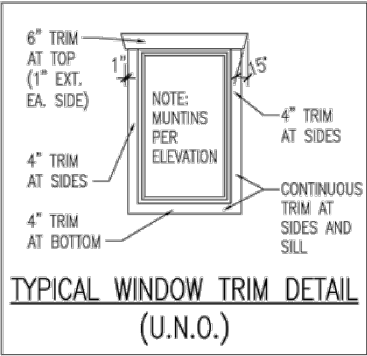


RIGHT SIDE ELEVATION

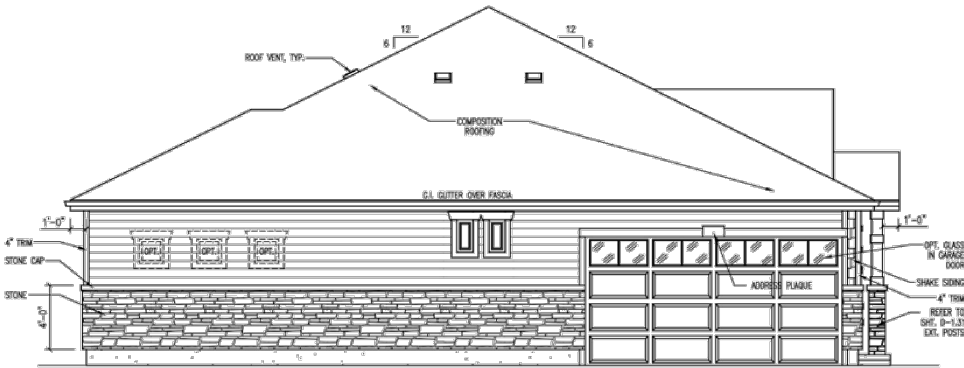
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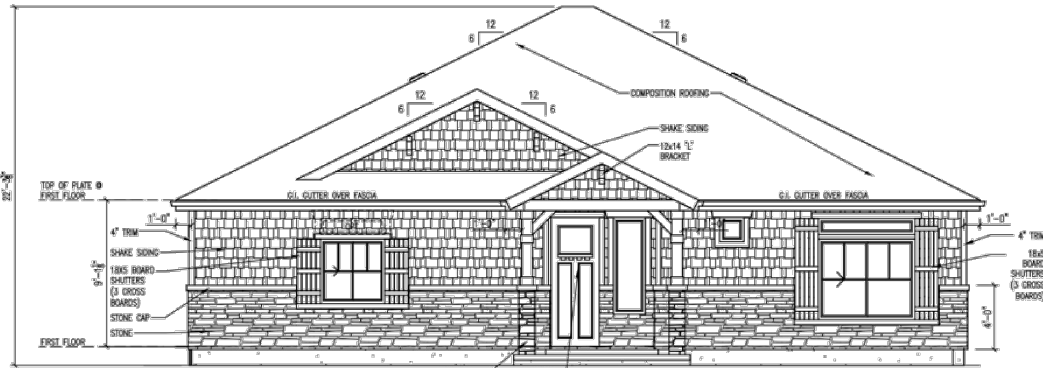
REAR ELEVATION



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LEFT SIDE ELEVATION



FRONT ELEVATION

Model 402 Elevation A
REAR UNIT

Sheet Title:
**BUNGALOW
ELEVATIONS**
Architectural Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

**GREEN VALLEY
RANCH**



DESIGN INTENT

Multi Family architecture should be complementary to the overall Colorado theme of Green Valley MP following the broad prairie environment. Depending on its location within the project, multifamily architecture could be used as a transitional zone between two different products or to buffer adjacent uses. Building facades can vary depending on the community location, from traditional to urban townhomes.

ARCHITECTUREAL FEATURES

ROOF AND BUILDING FORM

MATERIALS

COLOR PALETTE

include a list tht illustrates the "vision." these features

Sheet Title:

MULTI FAMILY

Architectural Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH



DESIGN INTENT

The commercial architecture should be complementary to the overall Colorado theme of Green Valley MP. Commercial buildings should also encourage the indoor outdoor lifestyle by incorporating outdoor patio spaces, roll up doors, or street facing windows. When possible, buildings may be clustered to create centralized gathering spaces and shared use areas. This may include seating areas, employee lunch zones or depending on the building use, small plazas with firepits and creative urban seating that hold various floor heights that mimic Green Valleys grading contours. The commercial areas may include a variety of shops, optimum commercial usage through the usage of seamless vehicular access. This especially should be considered when planning for the Main Street district as this will also attract others from surrounding communities as the destination retail center.

ARCHITECTUREAL FEATURES

ROOF AND BUILDING FORM

MATERIALS

COLOR PALETTE



Sheet Title:
**COMMERCIAL
RETAIL**
Architectural Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



DESIGN INTENT

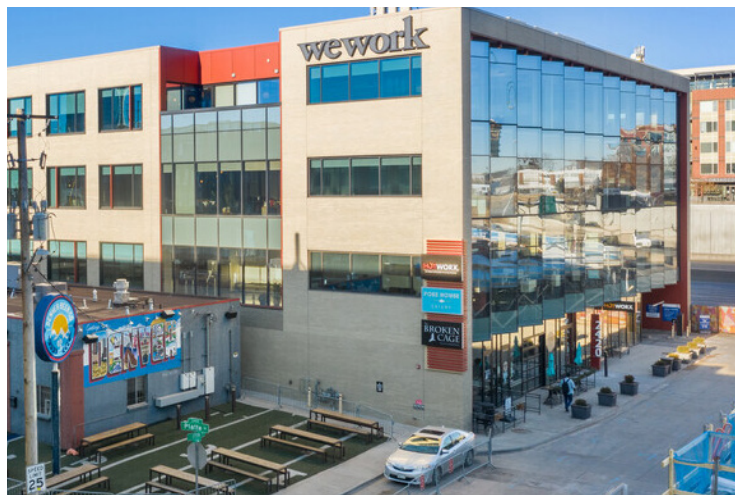
Business parks and office buildings should be complementary to the overall Colorado theme of Green Valley MP and surrounding developments. This architecture type could be used to transition from the main street into light industrial or residential areas. Pedestrian circulation and corridors should provide linkage along the commercial district. Open space programs for visitors and employees will reinforce the public spaces and streets. The vision for architecture should compliment surrounding land uses while following a sustainable aspect in nature through durable materials.

ARCHITECTUREAL FEATURES

ROOF AND BUILDING FORM

MATERIALS

COLOR PALETTE



Sheet Title:
**COMMERCIAL
OFFICE**
Architectural Standards
Master Plan

Project Title:
**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH



DESIGN INTENT

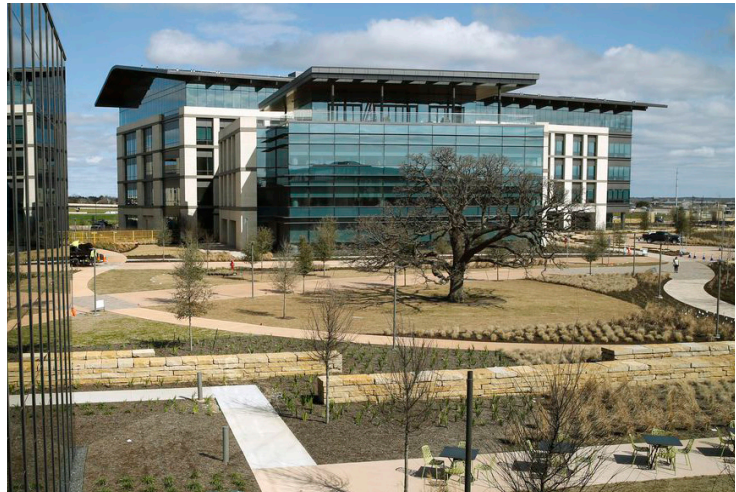
Medical and institutional architecture should be influenced by its surroundings including existing developments. The large mass buildings should take advantage of the views to the mountains. The campuses should be oriented into an interior plaza or courtyard to provide outdoor space for visitors and employees.

ARCHITECTUREAL FEATURES

ROOF AND BUILDING FORM

MATERIALS

COLOR PALETTE



Sheet Title:

INSTITUTIONAL

Architectural Standards
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH