

TAB 12: ARCHITECTURAL STANDARDS

Architectural Design Standards

FORM G: ARCHITECTURAL DESIGN STANDARD MATRIX

Architectural Design Standards	Brief Description of the Feature	Location of the Standards in the Application Package
Commercial/Mixed Use Commercial		
Materials Palette	Materials shall be selected which complement the architecture style of the building. Traditional buildings should be constructed with masonry as their defining materials and with architecturally appropriate accents. Modern buildings may contain a range of materials such as: metal, wood, concrete, etc. as long as they are in compliance with the rest of the standards contained herein.	Imagery is located in the Architectural Design Standards Tab 12.5
Color Palette	Colors will consist of earth tones and hues. Brighter accent colors may be used, but shall not constitute more than 20% of the area of each elevation	Imagery is located in the Architectural Design Standards Tab 12.5
Architectural Features	Buildings shall be designed to a pedestrian scale adjacent to enhanced outdoor spaces such as plazas, patios and pedestrian thoroughways. Additionally, entrances shall be easily identifiable through architectural enhancement and/or distinguishing features.	Imagery is located in the Architectural Design Standards Tabs 12.4-12.11
Residential: SFD, Duplex, SFA		
Materials Palette	Most of the homes will consist of stone siding, bat and boards, stucco, brick, metal, timber and lap siding. Stone or brick shall be used on the exterior of homes. Wood and iron accents shall be used where appropriate. Roof shingles shall be dimensional architectural shingles, or concrete tile. Materials shall be consistent with and complementary to architectural styles.	Imagery is located in the Architectural Design Standards Tabs 12.12-12.13
Color Palette	Colors will consist of earth tones and hues. Light colors such as white, buff, tans, along with darker tones for variation will be used. Roof shingles (dimensional architectural shingles, or concrete tile) will be variations of earth tones, browns and grays.	Imagery is located in the Architectural Design Standards Tab 12.14
Architectural Styles	The architectural styles used at Everlea will include Mid-Century Modern, Cottage, Denver Square, Farmhouse, Prairie, Contemporary, Craftsman, High Plains Traditional, and other innovative styles and interpretations.	Imagery is located in the Architectural Design Standards Tabs 12.15-12.22
Architectural Features	Everlea is conceived of as a Colorado modern-urban community. As such, innovative architecture that utilizes modern technology is strongly encouraged. Similarly, homes with modern styling, metal accents, wood accents and interesting forms are also encouraged.	Imagery is located in the Architectural Design Standards Tabs 12.12-12.13 and 12.15-12.22
Multifamily *		
Materials Palette	Materials shall be selected which complement the architecture style of the building. Traditional buildings should be constructed with masonry as their defining materials and with architecturally appropriate accents modern buildings may contain a range of materials such as: metal, wood, concrete, siding etc. as long as they are in compliance with the rest of the standards contained herein.	Imagery is located in the Architectural Design Standards - 12.23-12.25
Color Palette	Colors will consist of earth tones and hues. Brighter accent colors may be used, but shall not constitute more than 10% of the area of each elevation.	Imagery is located in the Architectural Design Standards - 12.23-12.25
Architectural Features	Buildings shall be designed to a pedestrian scale adjacent to enhanced outdoor spaces such as plazas, patios and pedestrian thoroughways. Additionally, entrances shall be easily identifiable through architectural enhancement and/or distinguishing features.	Imagery is located in the Architectural Design Standards - 12.23-12.25

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current landscape standards provided by the Unified Development Ordinance and/or the landscape standards in effect at the time of submittal.

All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. 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 details.

*Note: If affordable housing (as defined in the UDO) is included in Everlea, these designs standards will not apply to them.

Architectual Design Standards

INTRODUCTION

Descriptions of architectural styles, materials, building form, colors, roof form, etc., will facilitate the design approach and overall feel for Everlea. Where these standards don’t address a specific issue, Residential and Non-Residential architectural standards as defined by the City of Aurora ordinances will be complied with, unless specific adjustments are approved through separate approvals. The more stringent standards will apply.

The following elements are displayed within the architectural standards:

Commercial

Standards Applicable to all Commercial:

- Exterior Building Materials and Colors
- Fenestration
- Roof and Parapets
- Scaling Elements
- Building Form, Facade, and Massing
- Sustainable Building Design

Residential (SFD, SFA)

- General Residential Design Standards
- Residential Design Standards Single-Family Detached, Duplex
- Residential Design Standards for Single-Family Attached
- Single Family House Color
- Single-Family Detached Residential Styles

Multifamily

- General Multifamily Design Standards



Pedestrianized street provides a sense of community and a unique shopping boulevard



Commercial area with an enhanced entrance



Building using a mixture of facade materials & enhanced articulation addressing the intersection



Buildings located close to the street making use of grade separation for privacy.



Creating and maintaining pedestrian walkways within parking lots



Outdoor seating and cafe space is encouraged to enliven the streetscape



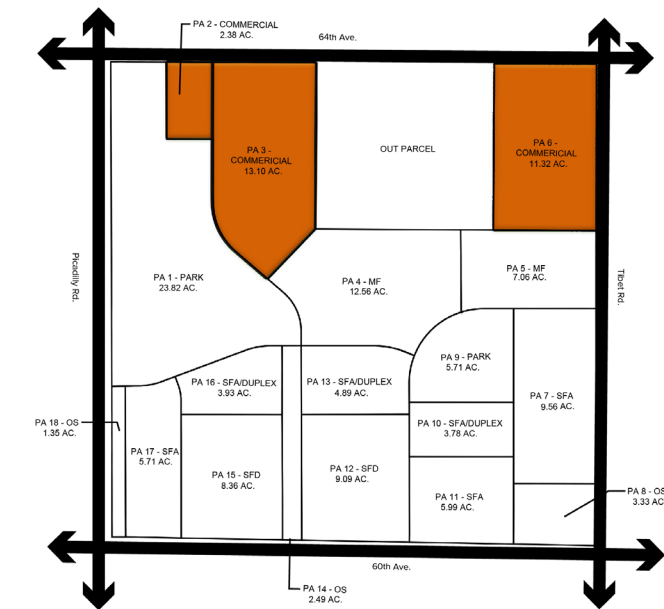
Single Family Detached home making use of multiple roof lines to add interest

Commercial

DESIGN STANDARDS

This section is applicable for traditional big box and service commercial, including gas stations and grocery or standalone retail stores, if they are included within Everlea.

- Common Architectural Themes. All uses, buildings, and areas in the same planning area shall share a common architectural and landscape theme, materials, and style. This area shall create its own identity with a unique design theme based on a palate of compatible rooftops, materials, and colors. Both pads and anchor stores shall incorporate all such thematic design, materials, landscaping, roof types, and colors. This theme shall be established at the time of the first Site Plan for these Planning Areas.
- Buildings may use brick as a primary facade material, but should incorporate at least one other material to reduce monotony.
- Each commercial area shall include at least two pedestrian and auto connections to the local street system in the adjacent residential neighborhood.
- Parking lots shall be divided into parking blocks of no more than 100 spaces for structures of less than 100,000 sq. ft. and parking blocks of no more than 120 spaces for uses over 100,000 sq. ft. Parking blocks shall be separated by landscaped islands with detached sidewalks. This standard does not apply to structured parking or parking garages.



KEY MAP - COMMERCIAL AREAS



Distinctive architecture can create a unique feel within a commercial development.



Lower density commercial areas may be appropriate for the commercial areas in PA-6, along the eastern side of the property at Tibet Road.



Commercial

COMMERCIAL - ALL BUILDINGS UNLESS OTHERWISE SPECIFIED

EXTERIOR BUILDING MATERIALS AND COLORS

INTENT

- To create a rich variety of visual qualities that reinforce the local architectural styles through the use of materials, finishes and details that are lasting and durable.
- To encourage human-scaled buildings through the use of smaller material modules and detailed combinations of materials on the first floor of multistory buildings.
- To ensure the consistent use of quality materials appropriate to the urban environment.

DESIGN STANDARDS

- Color palettes shall tie building elements together and shall be used to enhance the architectural form of the building.
- All exterior elements of the building that are metal, such as flues, flashings, etc. shall be painted a flat color or one that is a compatible color with the building and not be left nor allowed to become bare metal. Exceptions to this standard may occur, such as for copper roofs, which do not require painting.



Horizontal and vertical breaks in the facade with different colors and materials to help to reduce wall plane monotony.



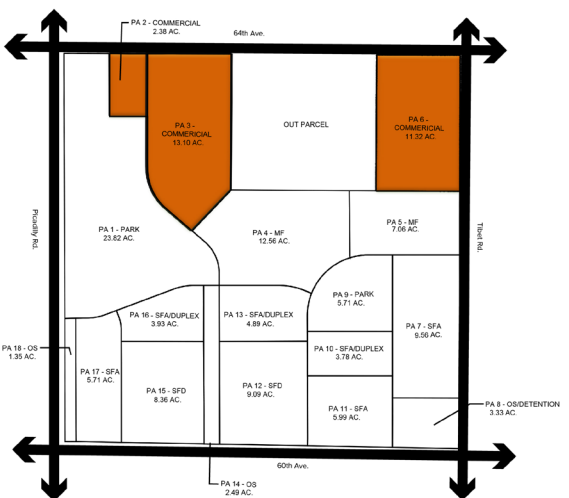
This building uses contrasting primary and secondary materials to add interest.

DESIGN STANDARDS (CON'T)

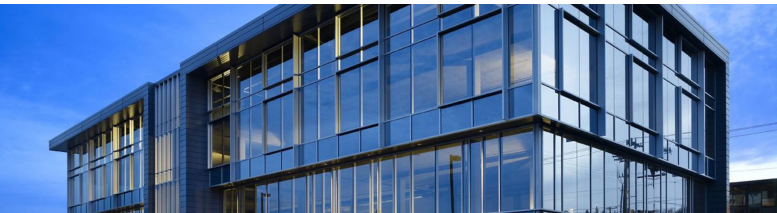
- Highly reflective or glare producing glass with a reflectance factor of .25 or higher is prohibited on all facades. Such prohibition shall apply regardless of whether the glass is used in window or spandrels areas.
- Architectural detailing and articulation: Materials shall be applied, balanced, and articulated in a high quality and logical manner. Materials shall support the strategy by which buildings comply with the standards for breaking masses down horizontally and vertically.
- Primary exterior building materials shall be high-quality and durable. Permitted exterior building materials include: Brick, Wood lap or fiber cement siding, Stone, Integrally colored, textured, or glazed concrete masonry units (CMU), Pre-finished metal panel systems, and stucco.
- Primary exterior building materials restricted to 20% of the facade: Split shakes, Smooth-faced gray concrete, Painted concrete block, Standard (T) or double (TT) concrete systems, metal siding.
- For free-standing structures with a gross floor area of 20,000 square feet or less, at least 50 percent of the street facing building facade shall be surfaced in brick, decorative architectural tile, or stone. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, standard brick masonry units, architectural metal panels, wood or other architecturally appropriate materials.
- For free-standing structures with a gross floor area of more than 20,000 square feet, at least 40 percent of the street facing building facade area shall be surfaced with integrally colored decorative concrete masonry units, brick, decorative architectural tile, stone, or pre-cast concrete panels with exposed aggregate. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, standard brick masonry units, architectural metal panels, wood or other architecturally appropriate materials.

DESIGN GUIDELINES

- Building materials at the pedestrian level should respond to the character of the streetscape environment through scale, texture, color and detail.
- In selecting materials, consideration should be given to ongoing maintenance and vandalism.
- Building materials should include new technologies and materials that promote sustainability and energy resource responsibility.



KEY MAP - COMMERCIAL AREAS



Glass used as a primary building material



Building with 50% masonry



A variety of colors and textures are used on this building

Commercial

COMMERCIAL - ALL BUILDINGS UNLESS OTHERWISE SPECIFIED

FENESTRATION

INTENT

- To provide a high degree of transparency of building facades at the street level for pedestrians.
- To create patterns and rhythm for architectural detailing of buildings.
- To provide daylight into buildings, while reducing glare on the street.
- For mixed use buildings with a live-work component, these standards will not apply to that component of the building. In those instances, the live-work design standards included below will govern.

DESIGN STANDARDS

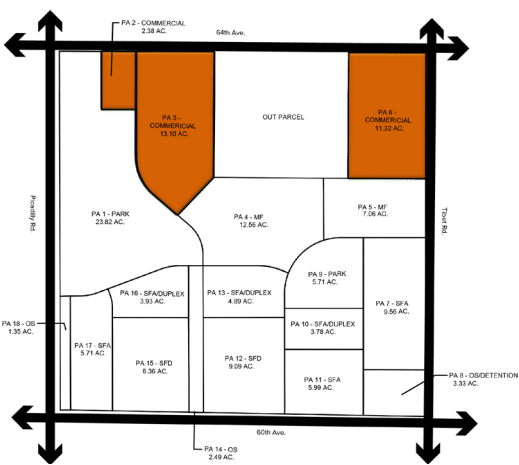
- All glazing shall have a minimum of sixty percent (60%) light transmittance factor.
- No highly reflective glazing shall be permitted. All glazing shall have a maximum reflectance factor of 0.25. No first-surface reflective coatings shall be permitted.
- Ground level windows shall be a minimum of 5 feet in vertical dimension. (see above)

DESIGN GUIDELINES

- The location and patterns of glazing should enhance building function and scale. Variations in fenestration patterns should be used to emphasize building features such as entries, shifts in building form or differences in function and use.
- Areas of buildings that are functionally restricted from providing vision glass may be exempted provided other architectural scaling techniques are employed.
- Recessed glazing and substantial glass framing and mullion patterns may be used to provide depth and visual character to building facades and should consider the play of sunlight across the facade.
- Buildings should utilize a variety of glass-to-wall ratios to provide depth and visual character to building facades and to reflect the different uses within the building.
- Clear, Low E or slightly tinted glazing should be used to ensure the visibility of main street areas and to limit glare off of glazed areas.
- A variety of glass types may be used such as translucent glass, etched glass, glass block, acrylic channel glass as long as the minimum transparency standards are met.
- Opaque glass or spandrel glass may be used but may not be counted towards meeting the minimum percentage for transparency.
- Sun screens and shades are encouraged as long as they don't significantly obstruct views through the windows.



Buildings using appropriate fenestrations and parapets



KEY MAP - COMMERCIAL AREAS



Building using large windows



Building using large windows and pedestrian scale along the streetscape



Window placement enhances building function and scale



Commercial

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ROOF AND PARAPET

INTENT

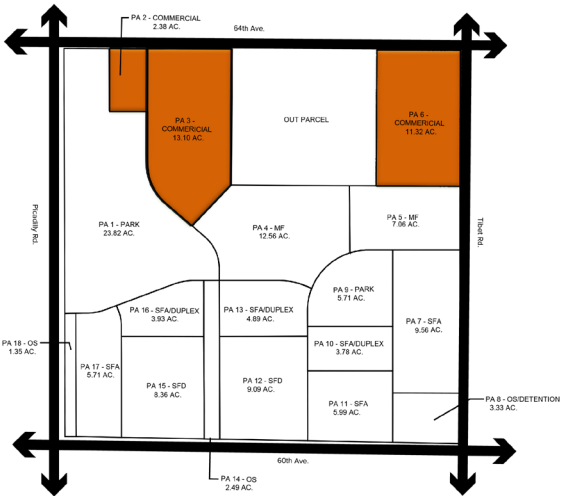
- To make a positive contribution to the city skyline by visually creating upper building forms with roof lines that respect the context in which they are viewed.
- To encourage architectural integrity through consistency of building elements.
- Incorporate rooftop screening elements into the architectural design of the building.

DESIGN STANDARDS

- All rooftop-building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material.
- Building elements shall be consistent so as to establish architectural integrity.
- Rooftop design shall be designed either to be unobtrusive or subordinate to the building’s form and facade architecture, or should be designed to complete the building’s architectural expression.
- When sloping roofs are used, at least one of the following elements shall be incorporated into the design for each 50 lineal feet of roof:
 - a. Projecting gables
 - b. Hips
 - c. Horizontal/vertical breaks
 - d. Other similar techniques
- Buildings under 3 stories may have downspouts on primary facades. Downspouts shall be metal (with leader boxes) and oriented so as not to discharge water in a manner that hinders pedestrian areas.
- Standards for standalone commercial buildings:
 - a. Roof planes or parapet walls shall include at least 1 variation of a minimum of 3 feet in height for every 50 linear feet of building frontage.
 - b. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 50 lineal feet of facade.

DESIGN GUIDELINESS

- Building roof forms should respect the context in terms of height, proportions, views of the building from other buildings and the skyline.
- The architecture of the building’s upper floors and termination should complete the building form within an overall design concept for the Pedestrian, Base Course, and Upper Zones that works in concert with architectural scaling requirements.
- Additional elements such as parapets, canopies or other shaped roof forms or rooftop open space that will provide visual interest and additional amenity, seen from above or below are encouraged.
- Consider the possibility of rooftop patios, green roofs, or decorative ballast on flat roofs, where appropriate.



KEY MAP - COMMERCIAL AREAS



A repetitive and layered tower element helps to break up the roof line



A parapet wall may be used to screen mechanical equipment.



Building using multiple roof lines to add interest and define the building entry



A tower element indicates a building entrance.



A building with multipliable roof lines help to reduce the scale of the building and help it to achieve a more pedestrian scale.

Commercial

COMMERCIAL - ALL BUILDINGS UNLESS OTHERWISE SPECIFIED

SCALING ELEMENTS

INTENT

- Visually emphasize the major entry or entries to a building or ground floor use.
- Provide convenient access to buildings from streets, drives and pedestrian corridors.
- To enhance corners with a coherent and cohesive architectural presence that expresses the character of the redevelopment area.
- To provide human-scaled architectural elements that bring out changes in plane, material texture, and detail through the interplay of light and shadow.
- To avoid large areas of undifferentiated or blank building facades.

Design Standards

- Pedestrian Scale Details. To promote a sense of human scale, special accent materials and design details shall be incorporated into first floor facades and paving areas abutting pedestrian walkways. Such features may include, but are not limited to:
 - a. Changes in paving patterns and materials at pedestrian building entrances and other significant pedestrian locations
 - b. Special decorative wall patterns, textures, accent materials, or graphics
 - c. Trim banks and reveals
 - d. Special architectural features marking pedestrian entries
 - e. Display windows.
 - f. Outdoor seating areas / patio spaces
- Major building entries shall be emphasized through such design elements as changes in plane, material, and color, differentiation in canopy or awning design, greater level of detail, enhanced lighting, ornament, art, and building graphics.
- An entrance shall be one of the following three types:
 - a. Protruding: An entrance set out beyond the plane of the subject building by at least 6 feet.
 - b. Recessed Entrance: An entrance inset behind the plane of the subject building facade by no more than 10 feet.
 - c. Corner Entrance: An angled or rounded street-facing entrance located on the corner of a building 45 degrees to the intersecting streets.
- Architectural scaling elements (such as banding, belt coursing, sills, lintels, mullions, and changes in texture, material module and pattern) shall be used to break down the appearance of large building facades into architectural patterns and component building forms. Horizontal and/or vertical variation shall be used.
- Architectural scaling elements shall continue around the corner of the building from any facade facing a public right-of-way for a distance appropriate to the scale and architecture of the building.
- Elevations of buildings on corners should be given particular emphasis include treatment on walls facing the street, and should incorporate design features such as

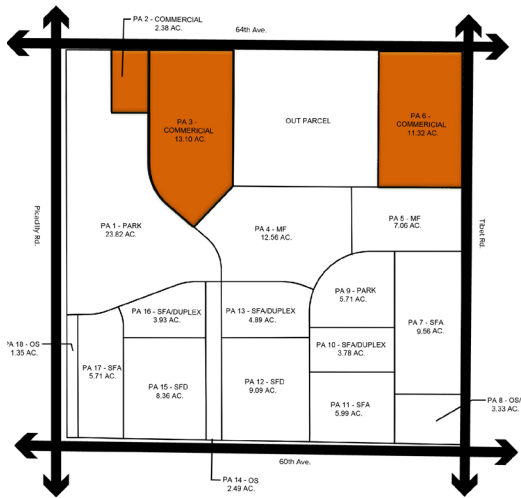
- variation in wall plane, variation in building mass, and window placement.
- Columns, wall plane projections, and other visual relief shall provide visual depth and shade and shadow interest.
 - Additional Standards for Retail Uses. Each primary structure of 20,000 square feet or more containing predominantly retail uses shall include at least two of the following features:
 - a. An outside pedestrian covered walkway or arcade
 - b. Awnings
 - c. Visible areas of sloped roofs at a pitch of 1 in 3 or greater
 - d. One or more architectural tower features
 - e. Buildings designed with an easily recognized historic architectural style
 - f. Patio or seating area
 - g. Pedestrian plaza with benches
 - h. Transit stop
 - i. Outdoor playground area
 - j. Other deliberately shaped and highly visible outdoor amenity

DESIGN GUIDELINES

- Pedestrian scaled entry should be a prominent feature of the front elevation. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
- Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
- Architectural detail may relate to but not necessarily mimic traditional building details, such as pilasters and belt courses, to establish a human-scale vocabulary. Detail patterns may also relate to the inherent formal qualities of architectural structural systems.
- Required scaling elements for buildings should be integral with the building form and construction, and not a thinly applied facade or veneer.



Architecture helps to visually emphasize major building entries



KEY MAP - COMMERCIAL AREAS



Enhanced corner architecture helps to express the architectural character



Commercial

COMMERCIAL - ALL BUILDINGS UNLESS OTHERWISE SPECIFIED

BUILDING FORM, FACADES, AND MASSING

INTENT

- Provide a high quality architectural character in all non-residential and mixed use developments.
- Provide pedestrian scaled elements to break down the scale of large facades and buildings.
- To provide human-scaled architectural elements through changes in plane, material, texture and detail.
- To moderate scale changes between adjacent buildings, including buildings across the street from each other.
- Enhance corners of buildings with appropriately composed architectural elements that support their function as “gateway” buildings as well as providing iconic features throughout the Project.
- Promote sun and sky exposure to public streets, parks and plazas, allowing for shade and shelter as appropriate.

DESIGN STANDARDS

- Building Form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, change in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall avoid long, unbroken, flat walls of 50 feet or greater.
- All stairwells, corridors, and circulation components of the building shall be completely enclosed within the building envelope.
- The base or ground floor of all buildings shall be appropriately articulated, and pedestrian scaled, while meeting the UDO requirements for distinction between base, middle and upper building layers.
- Utilize forms (such as corner elements, protruded or recessed bays, changes of materials or, expressed structural elements), to transition between higher and lower buildings.
- Architectural features such as corners or tower elements shall be 4 sided elements and clearly be differentiated at the parapet line.
- Buildings having single walls exceeding 50 feet in length shall incorporate one or more of the following for every 50 feet in length:
 - a. Changes in color, graphical patterning, changes in texture, or changes in material
 - b. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches
 - c. Windows and fenestration
 - d. Arcades and/or pergolas
 - e. Towers
 - f. Gable projections
 - g. Horizontal/vertical breaks
 - h. Other similar techniques

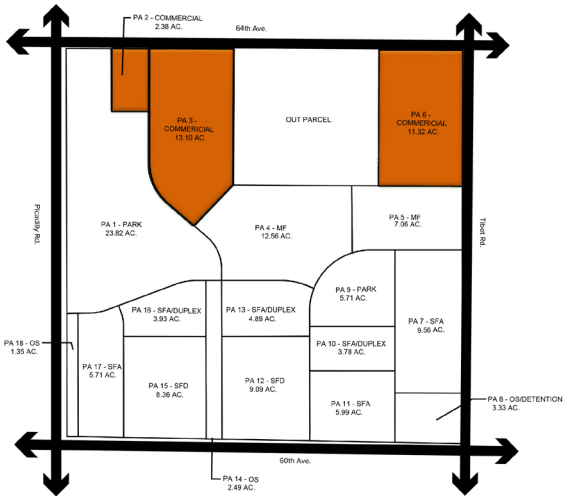
- Facade Articulation: Each facade greater than 150 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 2 percent of the length of the facade (or at least two feet), and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 150 horizontal feet.
- Facade Design. Each building facade over 150 feet shall have a repeating pattern that shall include no less than three instances of either (1) color change, (2) texture changes, (3) material module change, or (4) expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an off set reveal, or projecting rib. At least one of those elements shall repeat horizontally at an interval of no more than 30 feet.
- Standards for standalone commercial / retail buildings:
 - a. Building facades shall provide variation of building detail corresponding to architectural or structural bay dimensions or tenant space dimensions.
 - b. Customer Entrances. Each building shall have clearly defined, highly visible customer entrances featuring at least three of the following elements:
 - i) Canopies or porticos
 - ii) Arcades, arches, peaked roof forms, outdoor patios, display windows, architectural tile work or moldings integrated into the building design
 - iii) Overhangs, recesses or projections
 - iv) Integrated planters or wing walls that incorporate landscaped areas or seating areas
 - c. Drive-through service lanes and windows will be screened from view through the use of landscape, decorative walls, or placement of buildings.

DESIGN GUIDELINES

- Pedestrian scaled entry should be a prominent feature of the front elevation. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
- Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
- Incorporate a variety of upper level building setbacks to contribute visual interest on buildings that are taller than two stories.
- Ground floors along primary pedestrian routes should be given extra attention to achieve a higher level of architecture, by using pedestrian scaled facades and transparency.
- Use variations in fenestration patterns to emphasize building features such as entries, shifts in building form or difference in function and use.



A Building using various projections and reveals to break down the scale of the building.



KEY MAP - COMMERCIAL AREAS



Large windows and a tower element helps to reduce facade monotony and define the main pedestrian entry.



Building using various materials on the facade

Commercial

COMMERCIAL - ALL BUILDINGS UNLESS OTHERWISE SPECIFIED

SUSTAINABLE BUILDING DESIGN

INTENT

- Encourage the use of high quality energy-efficient building materials that will have long term value.
- Incorporate durable and environmentally responsible building materials and systems that reduce resource and energy consumption.
- Applies to all non-residential buildings.

DESIGN STANDARDS

- Regional materials shall be used where practical in order to minimize transportation costs and benefit the local economy.
- Energy efficient lighting shall be used indoors and outdoors.
- Day-lighting, cross ventilation solar orientation and views shall be a consideration when buildings are designed.

DESIGN GUIDELINES

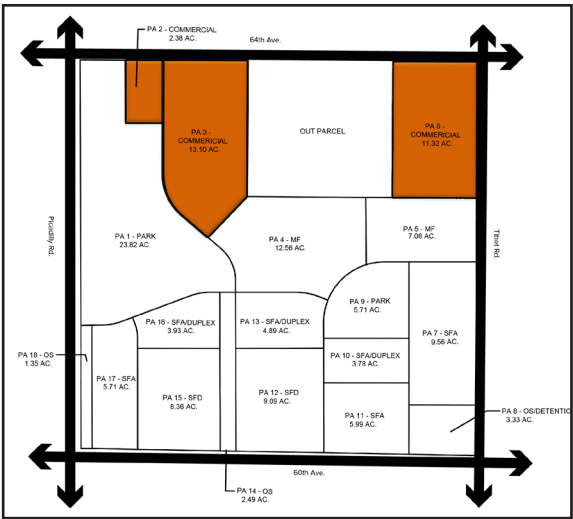
- Natural climate control features such as roofs with larger overhangs and trellises or deciduous trees over south-facing windows are encouraged to reduce energy demand.
- Use of windows for natural light indoors as much as possible is encouraged. Windows should be placed for cross-ventilation and airflow to promote natural cooling where appropriate.
- Building materials that are less hazardous and/or are made from recycled materials are encouraged.
- Building designs that incorporate opportunities for renewable energy production such as solar panels are encouraged.



Green roof can help to provide amenities while being environmentally sensitive



Sky lights provide light during the day without the need for electric light during the day.



KEY MAP - MIXED-USE COMMERCIAL AREAS



The use of solar panels are encouraged



Energy efficient lighting

Residential

RESIDENTIAL: SINGLE FAMILY DETACHED

INTENT

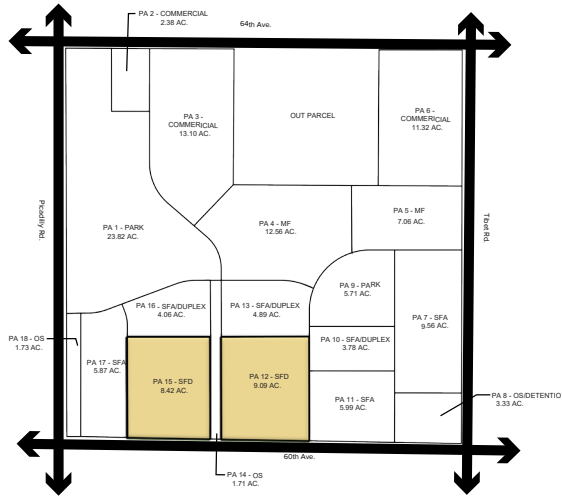
- The residential architecture at Everlea is intended to draw from successful modern developments in the metro area and abroad, while allowing builders the flexibility to provide homes that are desired by the marketplace. The community has been designed around a large, central neighborhood park, and with a curving, modified grid street network, and the homes should respond to this in terms of orientation and recognize that the representative styles included herein are not intended to be exclusively required.
- Everlea embraces unique solutions and recognizes that builders often bring new & creative residential product to market to meet current conditions. These standards are not meant to preclude this from happening at Everlea, as this is encouraged to keep Everlea on tract to becoming a vibrant and diverse community.
- Innovative architectural styles that respond to the marketplace should be embraced and included within the Everlea community, and these standards are not intended to preclude this from happening.
- Provide a distinctive architectural character in residential developments that avoids featureless design and repetition of plain facades.
- Provide variety along the streetscape to avoid monotony.

DESIGN STANDARDS

- All roof materials shall have a minimum 30-year warranty.
- When asphalt shingles are used, the use of dimensional/architectural shingles is required.
- Where stairs run to the front door, single runs of stairs shall be limited to 6 steps facing the street. All risers on stairs leading to the front door shall be enclosed or have a solid, painted backing.

DESIGN GUIDELINES

- Porches raised above the sidewalk level are encouraged.
- When homes are alley loaded, patios and courtyards are strongly encouraged, to compliment porches.
- Side use easements are desirable to maximize usable yard space.
- Creative use of stucco finishes that add visual depth is encouraged.
- Creative and appropriate use of color is encouraged.
- Use of color should be consistent with the overall architectural style or theme of the project and home.
- Front or side porches add to the architectural ambiance of a neighborhood and are encouraged. Front entry gates and sidewalks leading to a side entry may be considered.
- Recessed front doors add an aesthetically pleasing design element to residential structures and are encouraged.



KEY MAP - SINGLE-FAMILY DETACHED



Residential

RESIDENTIAL: SINGLE FAMILY ATTACHED

INTENT

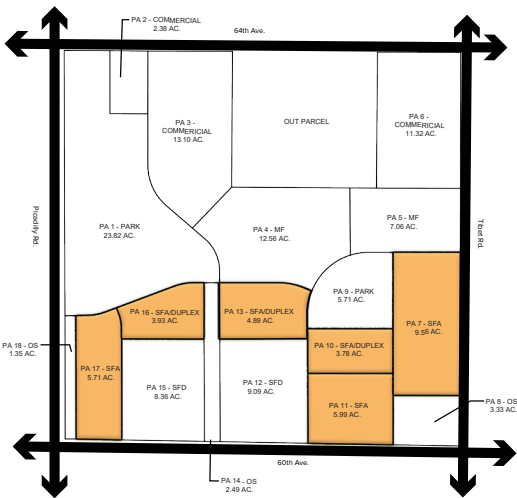
- Provide a distinctive architectural character in residential developments that avoids featureless design and repetition of identical facades.
- Provide variety along the street scape to avoid monotony.

DESIGN STANDARDS

- The facades of single-family attached townhouses shall be articulated to differentiate individual units unless the units are designed to look like one large coherent building.
- Prohibited Exterior Materials. Plain concrete block, including split face and ground face block, is not permitted as an exterior finish on any elevation.
- A minimum of 3 house color palettes, 3 architectural styles, and 3 roof colors per building shall be offered in each subdivision filing. Where tile roofs are provided, multiple roof colors are not required.
- All roof materials shall have a minimum 30-year warranty.
- When asphalt shingles are used, the use of dimensional / architectural shingles is required.
- Where stairs run to the front door, single runs of stairs shall be limited to 6 steps. All risers on stairs leading to the front door shall be enclosed or have a solid, painted backing.
- Porch and deck columns and roofs shall be integrated into the overall design of the house to which they are attached, and shall be constructed of materials consistent with those found elsewhere on the house. All porch or deck columns located on the front of a house, or on elevations facing a public open space, shall have a minimum cross-section of at least 5 1/2 inches.
- Where a front door is located in an open entry space recessed into the body of the house, the maximum depth of the space shall not exceed one-and-a-half (1.5) times the entry space width.
- No two townhome buildings with the same color palette package shall be allowed adjacent to one another, nor directly across the street from one another. Townhome buildings with the same floor plans may be sited adjacent to or across the street from each other if they have different color palettes or elevation styles.

DESIGN GUIDELINES

- Breaks in long buildings are suggested, so as to provide for pedestrian circulation and access to alleys.
- Where attached garages are used, semi-private front yards and larger decks are encouraged.
- Staggered front setbacks are encouraged.
- A front elevation with the first floor clad in stucco, stone or brick, or other architecturally compatible material is encouraged.
- A non-repetitive front facade design is encouraged, and can be developed by mixing different window treatments, such as: transom windows, bay windows, and roof dormers containing windows.
- A front door containing at least one side light, or one transom window over the front door is encouraged.
- A fully landscaped rear yard and/or an outdoor private patio or deck is encouraged.



KEY MAP - SINGLE-FAMILY ATTACHED



Residential

RESIDENTIAL: HOME COLOR

INTENT
Color selection and placement on an individual residence and the overall composition of building colors on the block face are equally important in creating neighborhood character. Everlea seeks to create harmonious compositions using a diverse palette of colors.

Color preferences are often affected by local traditions and tend to change over time with specific colors or combinations coming in and out of fashion. Recognizing that creating a consensus in regard to specific standards for color selection is a controversial proposition, this section is composed mostly of guidelines accompanied by examples of color schemes that have been previously employed with success.

- DESIGN STANDARDS**
1. Variation in the range of colors on a block face is required. The same color scheme shall not be used more than three times on a block.
2. Buildings should typically express three main colors: roof, main body exterior wall, and trim elements. Limited use of a fourth color as an accent is permitted to create greater visual interest, identity, and, individuality. Two body colors can be used if complimentary.
3. Buildings clad in brick or stone may employ additional body colors, when other wall materials such as stucco, painted siding or shingles are combined with the brick or stone.
4. Strong colors should be muted shades or tints of the pure hue.
5. Highly saturated colors should be used sparingly, as accents only.
6. Vertical color changes should occur at an inside corner. Horizontal color changes should occur at massing articulations, a change in material, or a significant trim band.
7. Wall colors should be coordinated with roof colors.
8. Garage doors may be painted the accent or body color.

- DESIGN GUIDELINES**
1. A townhome group should be treated as one overall composition but individual body colors may have variations to express the identity of individual units.
2. When choosing an individual roof color, a selection that creates a harmonious composition with other roofs is encouraged. Subtle differences rather than stark contrast are preferred.
3. Roof colors should be selected from a palette limited to warm grays, rust, and earth tones. Bright primary colors are not permitted.

Example Palette	Body	Accent	Trim
1			
2			
3			
4			
5			
6			
7			
8			

Residential Styles

MID-CENTURY MODERN

The mid-century modern house is noted for its strong roof lines and angles. Roofs tend to be flat or at oblique angles. Windows tend to be located for privacy and often include the use of clear-story windows. The simple forms of this architecture reset in unique vaulted interior spaces allowing small and functional footprints to live larger than they would appear, which is partly responsible for this styles recent resurgence among buyers.

- Characteristics:
- Massing: Simple, low-pitched gable and shed dominant roof forms
 - Fenestration: Square and horizontally proportioned windows
 - Details: 16” or greater eave overhangs
 - Materials: Siding, stucco, brick or stone
 - Colors: High contrast and vibrant accent colors



Residential Styles

COTTAGE STYLE HOMES

Cottage home styles tend to be asymmetrical with multipliable front facing gables. Gabled, enclosed entry is common often with a catslide roof.

- Characteristics:
- Massing: Simple, gable dominant roof forms.
 - Fenestration: Rectangular and horizontally proportioned windows
 - Details: 12” or greater eave overhang
 - Materials: Brick, lap siding or shingle siding
 - Colors: Natural with high contrast



Architectural Shingles

Shaker Shingles

Lap Siding



Residential Styles

DENVER SQUARE

Denver Square style homes have an especially square layout and typically have a single dormer in the center of the home. Much like the dormer the front door is often (but not always) centered on the house.

- Characteristics:
- Massing: Simple, flat gable dominant roof forms
 - Fenestration: Rectangular and horizontally proportioned windows
 - Details: 24” or greater eave overhang
 - Materials: Siding or brick
 - Colors: Natural and muted



Architectural Shingles

Lap Siding

Brick Veneer



Residential Styles

FARMHOUSE

Farmhouse style homes are defined by the traditional gabled roof forms and typically feature a wide footprint, 2 stories, dormers, wood-frame construction and decorative details that exude a warm homey feel, and often a wraparound front porch.

Characteristics:

- Massing: Simple, gable dominant roof forms
- Fenestration: Rectangular and horizontally proportioned windows
- Details: 12” or greater eave overhang
- Materials: Siding, brick, or stone
- Colors: Natural and muted
- Minimum of 7 in 12 roof pitch on main elements.
- Minimum of 4 in 12 roof pitch on all other roofs



Architectural Shingles

Vertical Board &
Batten Siding

Brick Veneer

Residential Styles

PRAIRIE HOME STYLE

The style is usually marked by horizontal lines, flat or hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament. The unique style and placement of windows combined with its distinguishing roof form makes the prairie style home a diverse addition to any neighborhood.

This style is also one that translates well to residential community centers, helping to integrate them within the neighborhood while also anchoring them in the landscape.

Characteristics:

- Massing: Simple, low-pitched gable dominant roof forms
- Fenestration: Square and horizontally proportioned windows
- Details: 16" or greater eave overhang; eave brackets; and a well developed and detailed front porch with 18" paneled or masonry columns
- Materials: Siding, stucco, brick or stone
- Colors: Natural and muted



Lap Siding

Architectural Shingles

Stone Veneer

Residential Styles

CONTEMPORARY HOME STYLE

The contemporary house is noted for its use of right angles and mix of organic and inorganic materials. Roofs tend to be flat or slanted. Often metal trim or panels are used which may be mixed with, wood, stone or stucco siding.

With smaller lots and homes becoming more prevalent in the marketplace, we are seeing the integration of contemporary styling also gaining traction. We anticipate that this style will be a popular choice among builders, given the mix of small lots throughout the community.

Characteristics:

- Massing: Simple, low-pitched flat and shed dominant roof forms
- Fenestration: Square, horizontally or vertical proportioned windows
- Details: 6” or greater eave overhangs
- Materials: Siding, stucco, brick or stone
- Colors: High contrast



Residential Styles

CRAFTSMAN

The Craftsman style is defined by its low-pitched gabled roofs with broad eaves, large front porches, and exposed wooden structural elements.

Characteristics:

- Detailed covered porches with tapered or double columns.
- Low to moderately pitched gable roofs.
- Double gables and dormers used as secondary forms.
- Shed or hipped roofs used on porches and garages.
- Deep eaves with exposed rafters.
- Prominent trim elements, typically at gable ends and fenestrations.
- Columns are short and are often on masonry pedestals.
- Masonry used at the base of the house, generally 20% of the elevation.
- Shingle shake siding, lap siding, stone or brick (on the skirt of house or on columns) and batten siding material palette.
- Siding in the vertical and horizontal orientation, varying in sizes.
- Projecting beams, kneestyle brackets, corbels and roof bracing.



Architectural Shingles

Shaker Shingle Siding

Lap Siding

Stone Veneer



Residential Styles

HIGH PLAINS TRADITIONAL

The High Plains Traditional style is defined by its moderately pitched gabled roofs, covered front porches, and timber like trim elements.

- Characteristics:
- Moderately pitched roofs.
 - Decorative corbels and brackets are commonly used.
 - Gable, hipped and shed roofs are used.
 - Covered front porches.
 - Simple, stick columns.
 - Shutter or expressed trim around windows.
 - Vertically proportioned windows.
 - Use of darker, earth tones for color schemes.
 - Timber like trim elements.
 - Single hung and fixed window with grids.
 - Material palette includes; stone, board-and-batten, lap siding and stucco.
 - Generally 30% of the elevation must be stone masonry or stucco.



Architectural Shingles

Stucco

Stone Veneer

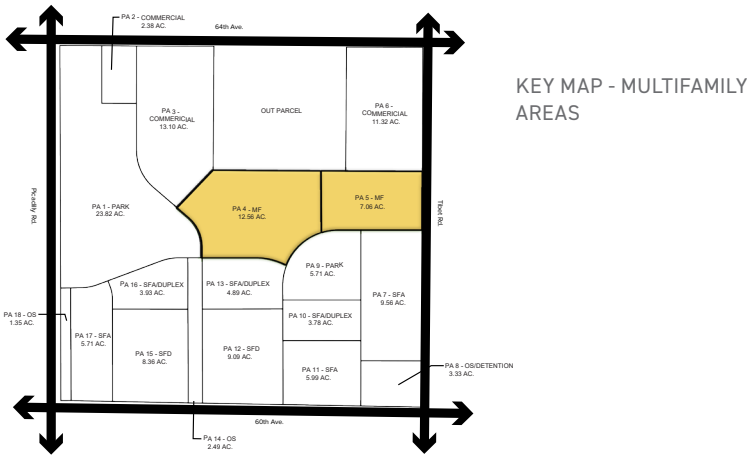
MULTIFAMILY

INTENT

- Multifamily residential architecture requires a creative approach to style and inspiration.
- Everlea multifamily architecture strives to complement the single family design styles, not imitate them, drawing upon the features and elements that recall their architectural heritage without thoughtless duplication.
- As with the single family homes, contemporary interpretations of historic architectural styles that are carefully designed and detailed are appropriate.
- The architectural style of multifamily buildings should be selected to complement and support the style of the surrounding planning areas.
- These standards do not apply when buildings contain affordable housing units as defined by the City of Aurora.

DESIGN STANDARDS

- Building heights shall avoid the perception that individual buildings are out of scale with the size of their lots or with neighboring buildings and shall avoid unnecessary shadowing of neighboring buildings.
- Buildings within fifty (50) feet of single-family detached or attached neighborhoods shall not exceed the height of adjacent single-family homes by more than one story.
- The design of individual residential buildings and groups of buildings shall employ a variety of design features. In addition to the design features used on the front facade, at least some design features of a compatible architectural style shall be used on all elevations as described below to avoid the creation of monotonous residential neighborhoods and streetscapes.
- All buildings taller than 30 feet shall be designed so that the massing or facade articulation of the building presents a clear base, middle, and top.
- All Multifamily buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long, monotonous, unbroken wall and roof plane surfaces of fifty (50) feet or more shall not be allowed.
- The facades of Brownstones shall be articulated to differentiate individual units.
- On buildings where flat roofs with parapets are the predominant roof type parapet walls shall vary in height and/or shape at least once in every fifty (50) feet of building wall length.
- All elevations on multifamily buildings shall contain windows and equivalent levels of architectural features.
- All Multifamily buildings, exclusive of senior facilities, shall provide private outdoor balcony or patio areas for at least 30 percent of their dwelling units. Such balcony or patio areas shall have a floor area with minimum dimensions of six (6) feet by eight (8) feet.
- All stair and elevator cores shall be internal to the building. Exterior staircases are prohibited.
- All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment and vents they hide.
- Multifamily developments with more than three buildings shall have multiple building elevations that are complementary, but not identical.



Complex massing configuration with a variety of wall and roof planes provides interest and avoids monotonous architecture



A multifamily building showing a clear base, middle, and top



Balconies are provided for many of the multifamily units



Street level access and variation in planes helps to enliven the streetscape



Complex massing configuration with a variety of wall and roof planes provides interest and avoids monotonous architecture

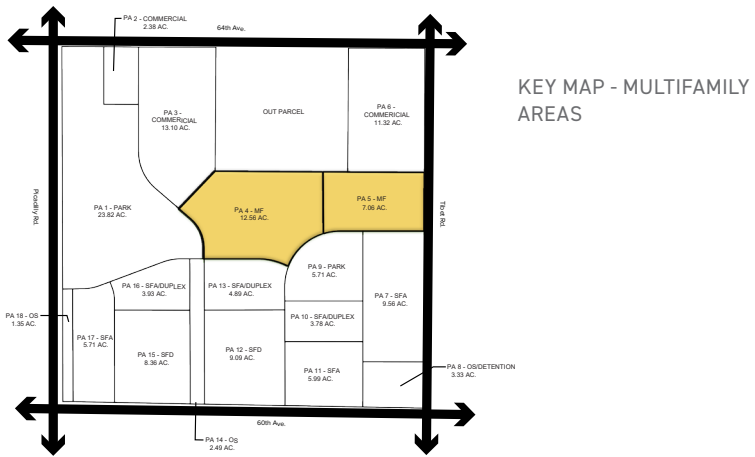
MULTIFAMILY

DESIGN GUIDELINES

- Given the large scale of multifamily buildings and the tendency to place such buildings at or near the edges of the community adjacent to public streets with greater traffic, multifamily buildings should be designed to be viewed from multiple angles unless visual obstructions obviate the need.
- Based on a dimensional lot analysis of corner lots and lots with higher public visibility such as those backing onto an arterial roadway, a site plan and building elevations that address the following shall be provided:
 - Condition A: Building Massing
 - Intended to be a continuation of the architectural style, the building massing and signature components thereof should continue to all visible side and rear elevations. Examples include but are not limited to roof forms and overhangs, articulation to the plane of the facade, and basic geometric qualities such as a horizontal emphasis.
 - Condition B: Building Details
 - Intended to be a continuation of architecturally significant stylistic elements, building details from the front/primary elevation should continue to all visible side and rear elevations. Examples include but are not limited to railing design, column style, and fenestration style and modules.
 - Condition C: Building Materials & Colors
 - Building materials and finishes from the front/primary elevation should continue to all visible side and rear elevations. Building materials at the ground floor of rear or non-public facades are specifically permitted to be simplified from the materials used on the primary elevations provided:
 - 1) The materials used on the ground floor of the primary facade are masonry (brick or stone)
 - 2) A logical and well-designed transition from the masonry to the less expensive material is provided, such as a projection on/recess within the facade against which the masonry can terminate cleanly; and,
 - 3) The new material is suitable for ground floor applications in terms of durability and finished appearance.
 - Where detached garages are used, they shall have a consistent architectural expression and be faced with the same mix and percentage of materials as the primary structure(s). This does not apply to the use of carports.

PRIMARY ENTRANCES

- Special attention should be paid to the role that building entries play in enlivening the streetscape. Stylistically appropriate entrances are required for all multifamily buildings, which would include, but not be limited to: porches, canopies and expressive doors and windows.



- Front doors: Front entry doors should be a prominent design feature.
- The style, materials and color of the door must reflect the overall building architectural style.
- Windows: Primary entries should have a greater amount of clear glass windows than the typical facade, enabling views into the lobby area and providing a sense of security to residents.



A multifamily building showing a clear base, middle, and top



A traditional 3-story apartment building with gabled roofs, a mix of materials, and colors.



Complex massing configuration with a variety of wall and roof planes provides interest and avoids monotonous architecture



Complex massing configuration with a variety of wall planes provides interest and avoids monotonous architecture



Balconies are provided for many of the multifamily units

MULTIFAMILY - SENIOR / ASSISTED LIVING

INTENT

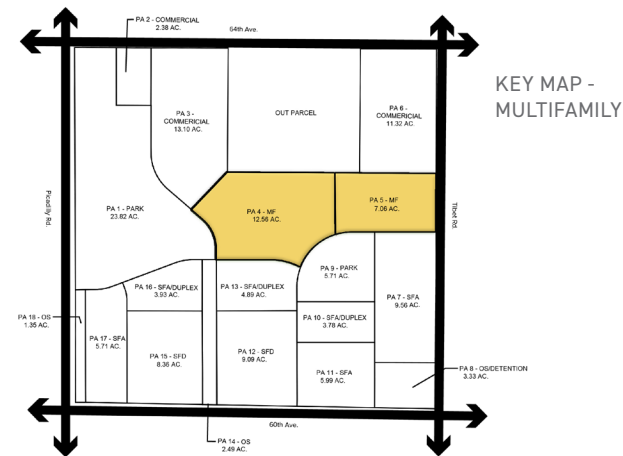
- Senior and Assisted Living facilities are a unique type of use that require different design standards than traditional multi-family.
- Everlea may include senior and assisted living uses within multi-family parcels of the master plan and to complement the architectural styles present within the community, while recognizing the specific needs of this use.
- The architectural style of senior housing buildings should be selected to complement and support the style of the surrounding planning areas.

DESIGN STANDARDS

- Given the specific needs of senior living facilities, the entrance standards and guidelines associated with other multi-family buildings will not apply here.
- The facility shall have an enhanced primary entry, including a porte cochere / covered drop off to protect visitors and residents from the elements upon arrival, and provide a controlled access location.
- Floor plans shall encourage movement between private rooms and common areas, as much as possible.
- Outdoor spaces shall be integrated with interior common areas to maximize the value of communal spaces.
- Outdoor spaces shall be easily accessible and well lit, and shall include gazebos, tables and chairs arranged for social interaction.
- Communal spaces, as well as staff-only areas, shall be designed to maximize natural lighting.
- Include flex space(s) that can be easily configured for community events, birthday parties with family, etc.
- Building architecture shall be comprised mainly of an earth tone color palette, but with pops of color for a stimulating environment. Use of bright colors shall be restricted to areas removed from the public streetscape.
- Diversity within the design of outdoor spaces is strongly encouraged. Examples of desired elements include: gathering areas, butterfly gardens, raised activity planters, fountains, and sculpture and art.

DESIGN GUIDELINES

- Diversity within the design of outdoor spaces is strongly encouraged. Examples of desired elements include: gathering areas, butterfly gardens, raised activity planters, fountains, sculpture and art.



A senior living facility showing distinct building articulation and change of building planes.



An easily accessible courtyard with central fire feature.



A senior living facility depicting a central entrance area with porte-cochere inclusion for protection from the elements and enhanced entrance experience.



A mix of hardscape and softscape elements, with the addition of sensory elements to create an engaging and stimulating environment.



Balconies are provided for many of the multifamily units for personal outdoor space, overlooking a central courtyard with communal amenities.

Note: Imagery is intended to depict the general character and quality of the architecture and not the final design or selection.

Design Review Committee

The goal of the Design Review Committee (DRC) and the Design Review Process is to work together to develop a community that complies with the City of Aurora requirements and the requirements in this Master Plan document.

All building designs must obtain approval from the DRC prior to the City of Aurora. Applicants shall demonstrate compliance with the Master Plan as well as all other applicable City of Aurora requirements.

DESIGN REVIEW PROCESS PRE-DESIGN MEETING

The Pre-design Meeting is a preliminary discussion between the applicant and the DRC to understand the applicant’s intended design approach and how that approach will support the community design values, principles and themes. Feedback will be provided by the DRC to help the applicant with submittal preparation.

DESIGN SUBMITTAL(S)

Design submittals by the applicant to the DRC should include:

- a. Site Plan
- b. Building Plan(s)
- c. Building Elevations
- d. Signage
- e. Colors and materials
- f. Landscape, hardscape, lighting and fencing
- g. Compliance with the City of Aurora requirements
- h. Any additional documents that the DRC requests or that the applicant believes are beneficial in depicting their proposal.

Revisions to and resubmittals of these materials will continue until final DRC approval is received.

FINAL DESIGN APPROVAL

Final construction drawings and any additional information to the above list shall be submitted to the DRC to receive a letter of approval, prior to the submittal to the City of Aurora. A simple majority of DRC members must agree to the approval.

DESIGN REVIEW COMMITTEE

DRC MEMBERS

The following will have representative(s) on the DRC:

- a. Master Developer
- b. Architect
- c. City Staff - Planner
- d. Landscape Architect and Urban Designer
- e. Civil Engineer
- f. Member of the Metro District

The design and development of this master-planned community development is unique. The DRC members should have relevant experience and apply best practices in response to the changeability of:

- a. Market conditions
- b. Consumer needs and trends
- c. Quality design