



PAINTED PRAIRIE

TAB 10 - URBAN DESIGN STANDARDS

SPECIAL URBAN
DESIGN FEATURE

BRIEF DESCRIPTION OF THE FEATURE

LOCATION OF THE STANDARDS IN
APPLICATION PACKAGE

1. Entry Monumentation

The primary gateways to Painted Prairie will be at the following intersections: E. 64th Ave and Himalaya Rd, E. 64th Ave and Town Center, E. 64th Ave and Boulevard, E. 64th Ave and Picadilly Rd, E. 60th Ave and Himalaya Rd, E. 60th Ave and Picadilly Rd, E. 56th and Himalaya Rd, E. 56th Ave and Boulevard, and E. 56th and Picadilly Rd.

Urban Design Standards, pages 18-19.

2. Retaining Walls

Concrete and steel retaining walls will be used throughout the community, parks, and open space to gracefully negotiate changes in terrain. These walls shall be scaled to double as seating elements wherever possible.

Urban Design Standards, page 14.

3. Fence Types and Retaining Walls

Stone, lumber and galvanized metal fencing along perimeter linear parks and buffers will provide visual access to the open space, and evoke the rustic modern character of the Painted Prairie development. Fence types for residential lots shall match the quality and character of the Painted Prairie development using a simplified material palette and form.

Urban Design Standards, pages 4-13.

4. Lighting Standards

Street lighting along perimeter roads (64th, Picadilly, 56th, and Himalaya) shall meet City of Aurora standards and shall be consistent along the length of each street. Painted Prairie will work with the City of Aurora to utilize new City standard street lights within each neighborhood. Parks are intended to provide visual access to the night sky and will use pedestrian lighting, bollard lighting or landscape lighting sparingly in strategic locations using special fixtures that speak to the prairie aesthetic. Pedestrian lighting will also be utilized within the town center park, plazas, pedestrian vias, and gathering areas.

Urban Design Standards, page 15.

5. Paving

All public sidewalks shall be concrete with broom finish. At key locations in the park and open space network, sand finish concrete shall be used to enhance the experience, create a warmer tone and signal points of interest. Garden walks and jogging trails shall be comprised of buff/tan crusher fines. Speciality paving (stone, pavers, etc.) will be utilized in mixed use and commercial areas, in combination with concrete to define gathering areas, special uses and providing a more urban experience.

N/A

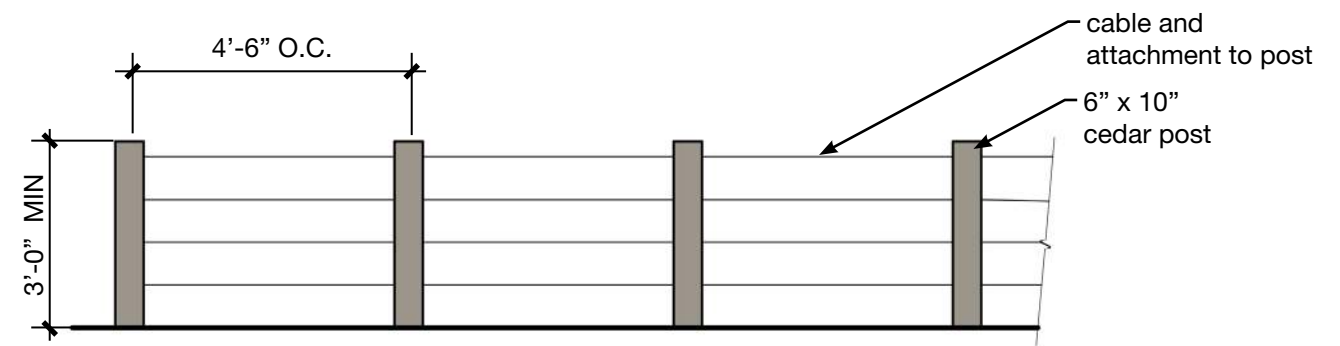
SPECIAL URBAN
DESIGN FEATURE

BRIEF DESCRIPTION OF THE FEATURE

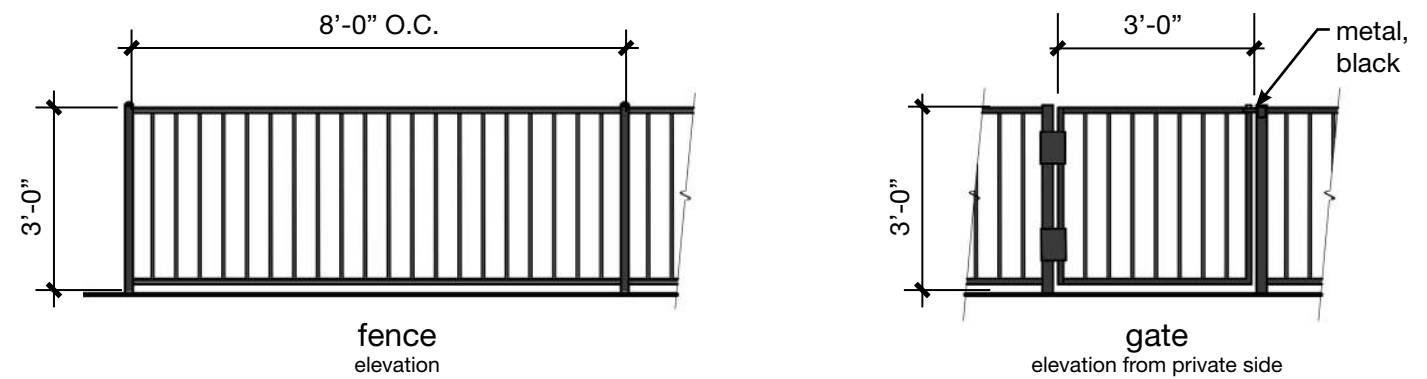
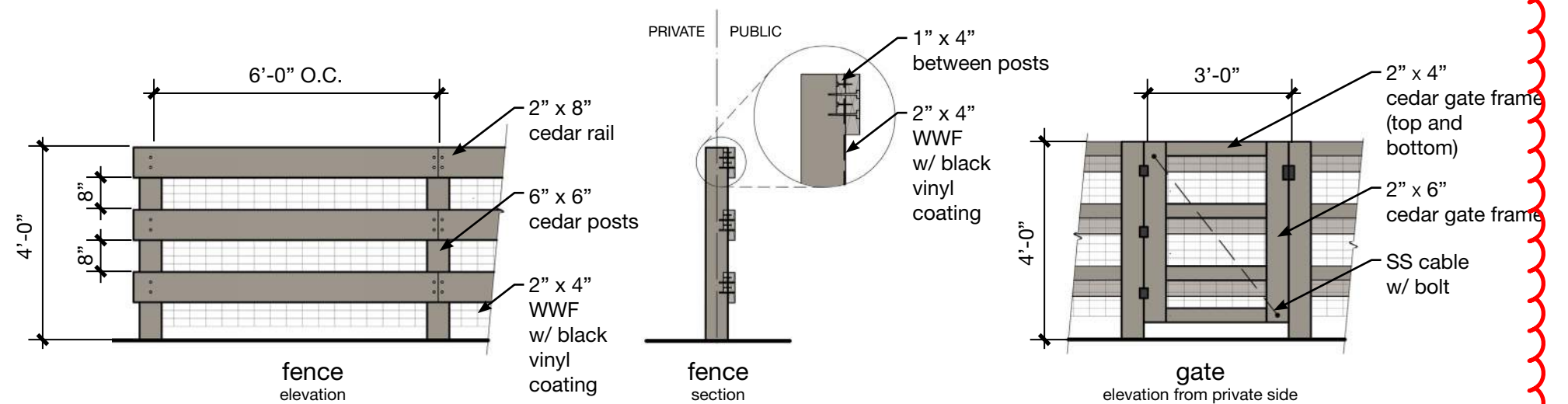
LOCATION OF THE STANDARDS IN
APPLICATION PACKAGE

6. Street Furniture	In the residential neighborhoods there will be minimal furnishings distributed throughout. These may include: benches, trash/recycling receptacles and pet litter stations that promote a clean and walkable environment. Within parks and open spaces, a number of integrated seat walls, picnic areas, benches and the like will provide ample seating and gathering opportunities. In the Town Center, commercial and mixed commercial areas site furnishings will be coordinated providing a variety of opportunities for gathering.	Urban Design Standards, page 18.
7. Signage	Park identity and wayfinding signage shall be designed for each individual park. Town Center identity and wayfinding signage shall be designed and submitted at time of Site Plan.	Developer to submit separate amendment
8. Special Neighborhood Concepts	Pedestrian paseos and semi-public green courts are used to provide a finer grain of pedestrian connectivity within the neighborhood. All houses should have a usable front porch. Garages on corner lots should be placed closer to the interior lot line. Creation of a sustainability plan provides objectives for the community to be a steward of sustainable building development in the City of Aurora.	Urban Design Standards, pages 16-17.
9. Special Facilities and Structures such as clubhouses and recreation facilities.	Linear parks are located along the edges of the community to provide a 4 mile pedestrian/bicycle loop. Internal linear urban parks create connectivity throughout the community and to the Town Center, Neighborhood Park, Community Park, High Line Canal and the Neighborhood Activity Center. Throughout the park and open space network special facilities, such as; shade structures, pavilions, recreation facilities, play elements, and gathering areas will be provided.	Urban Design Standards, pages 20-23 Tab 9 - Open Space, Circulation and Neighborhood Tab 5 - FDP Narrative

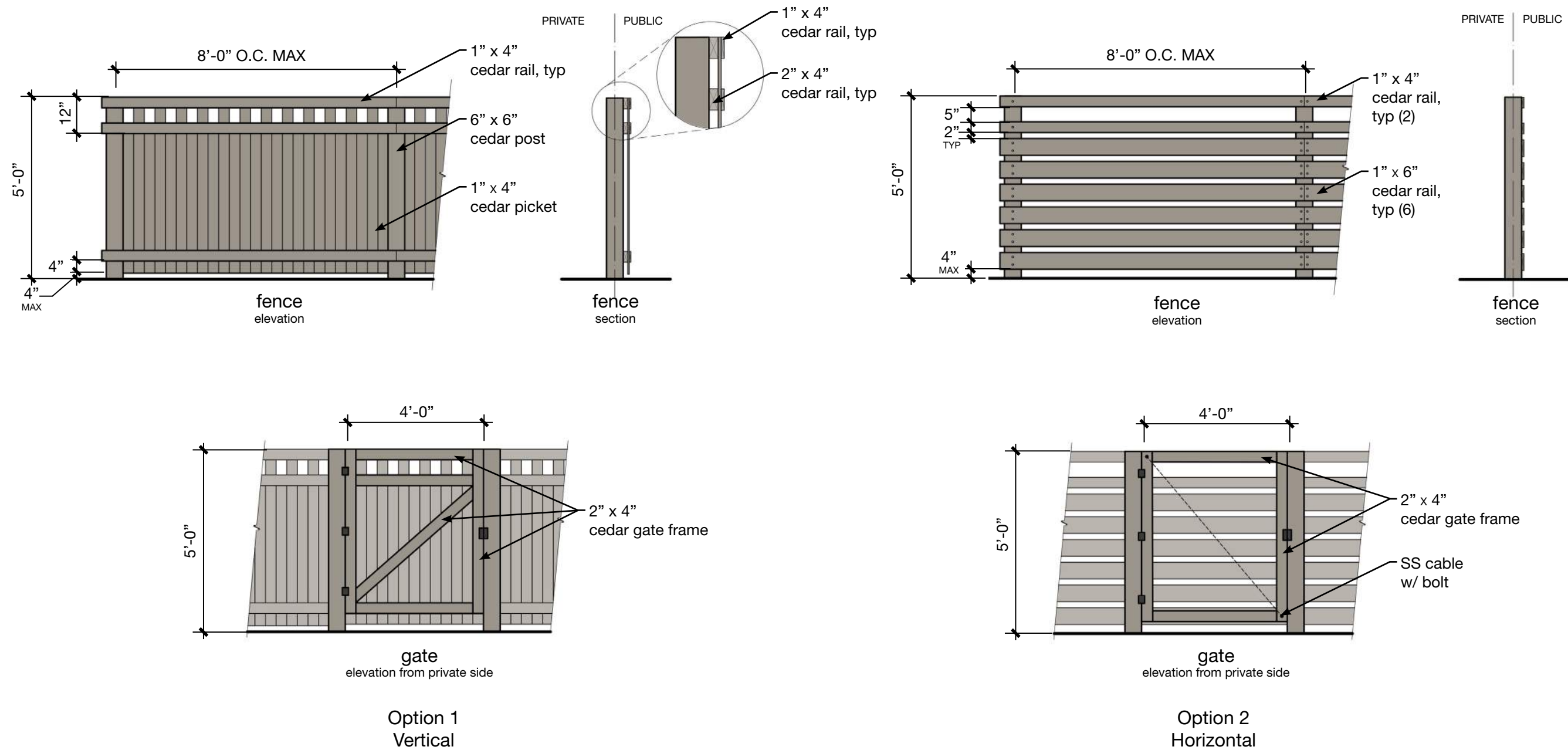
All photos, sketches and illustrations referenced by this matrix are representative of the design quality required by the FDP. Final designs to be submitted with the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and characteristics as shown,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



SIGNATURE FENCE

3FT FRONT YARD FENCE
entire fence and gate will be metal

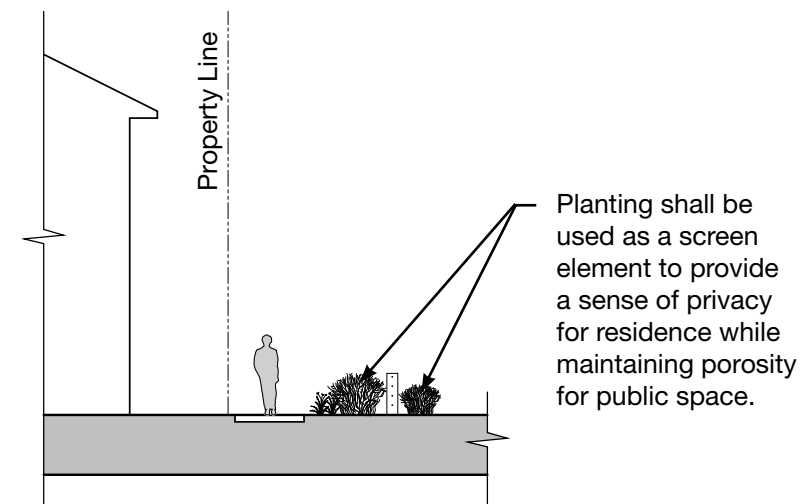
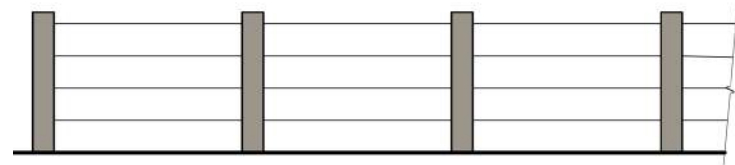
4FT DEMARCATION FENCE



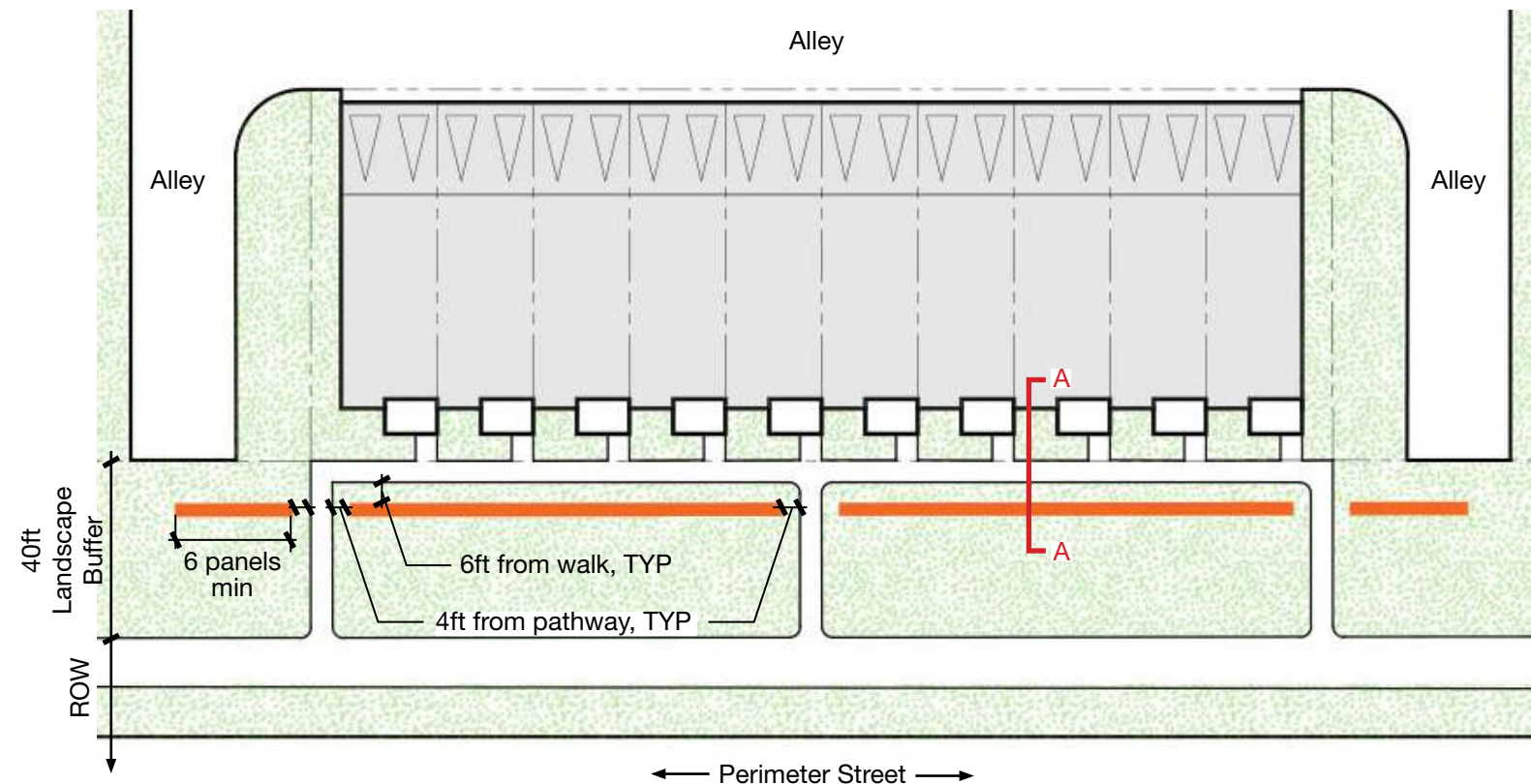
5FT PRIVACY FENCE

Fence Types

The Signature Fence shall be located along the perimeter of Painted Prairie in or just outside the 40ft Landscape Buffer and in front of Green Courts, Paseo Tracts, and Lots that are facing the perimeter streets (E 64th Ave, Picadilly Rd, E 56th Ave, and Himalaya Rd). The Master Developer is responsible for the construction of all Signature Fencing. The fence is made of thick wood posts connected by stainless steel wire with planting layered in front and behind it. The design intent of the fence is to establish a visual buffer between the public right-of-way and townhomes facing the perimeter streets and to accentuate entryways at the Green Court.

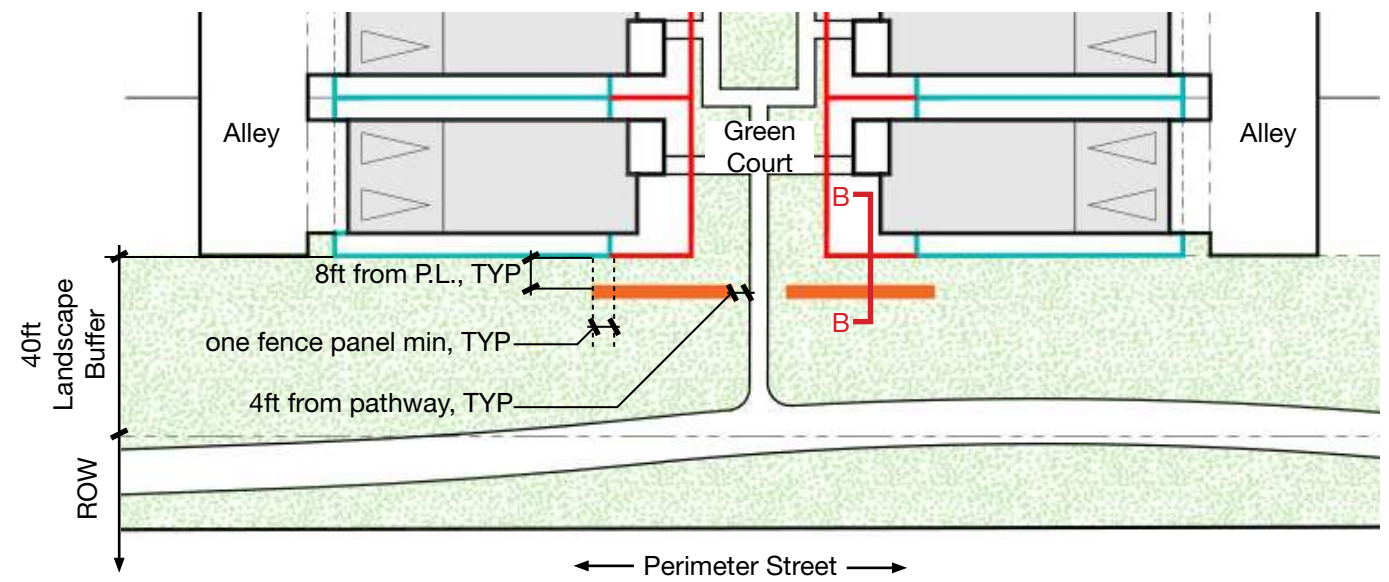


Conceptual Section A-A
Signature Fence
at Lots Fronting Perimeter Street

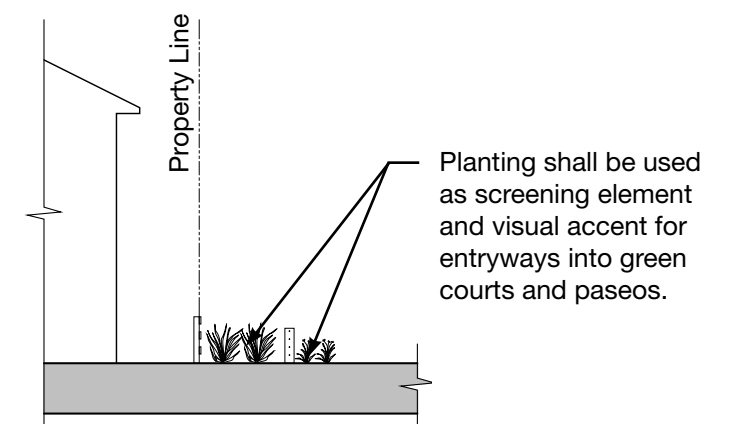


Conceptual Plan Type 1
Signature Fence at Lots Fronting Perimeter Street

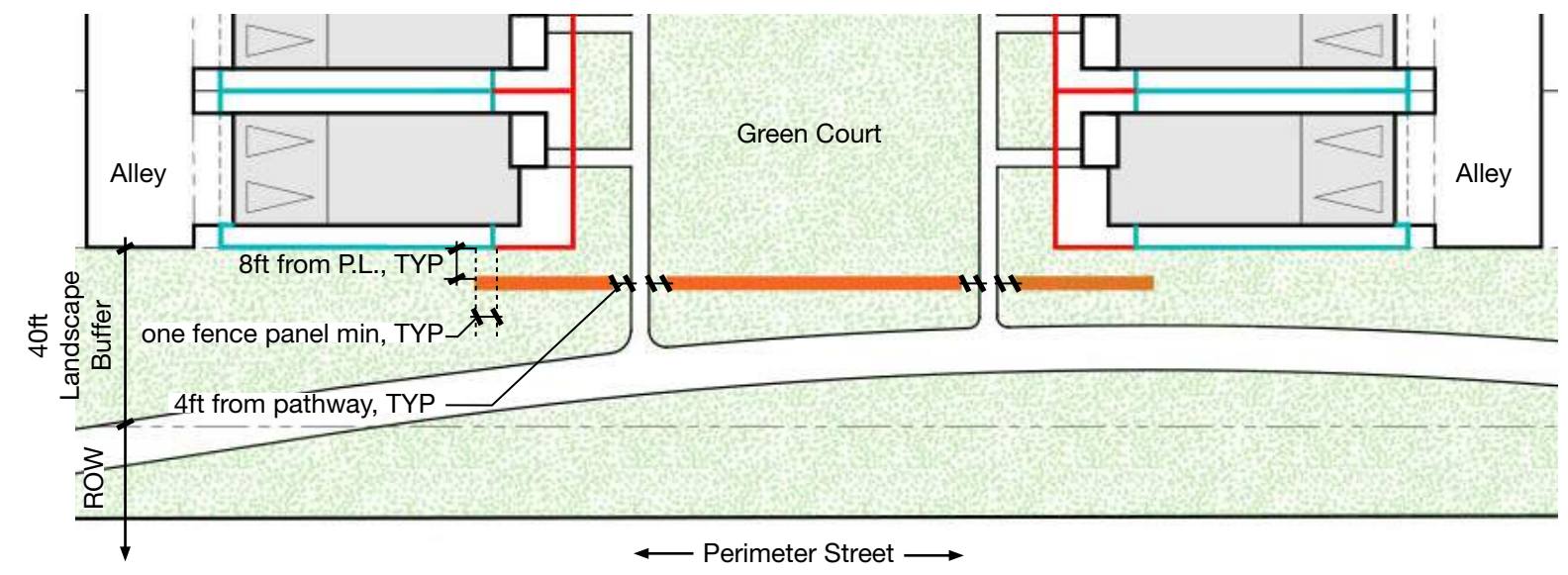
KEY Signature Fence



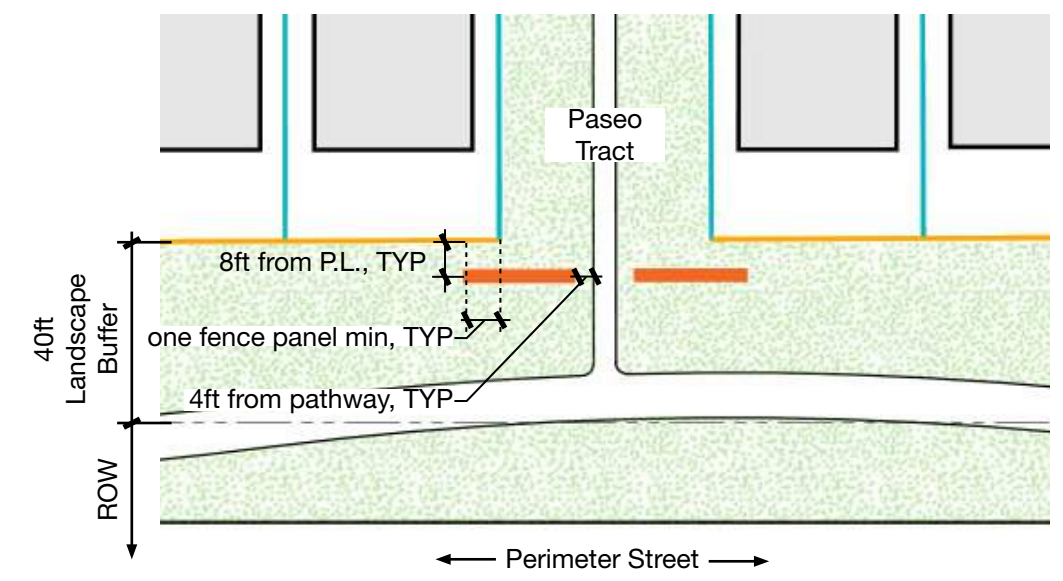
Conceptual Plan Type 2
Signature Fence at Green Court with One Pathway



Conceptual Section B-B
4ft Demarcation Fence at
Green Court



Conceptual Plan Type 3
Signature Fence at Green Court with Two Pathways



Conceptual Plan Type 4
Signature Fence at Paseo Tract

KEY — Signature Fence — 3ft Front Yard Fence — 5ft Privacy Fence

Signature Fence

4 REVISIONS TO FENCING

The 3ft Front Yard Fence is used to demarcate private front yards for lots with a narrow width that results in the primary usable outdoor space in front of the house. The 3ft front yard fencing shall be located on lots intentionally designed with the front yard as the primary outdoor space, including the following, other similar lot types may be considered by the DRC:

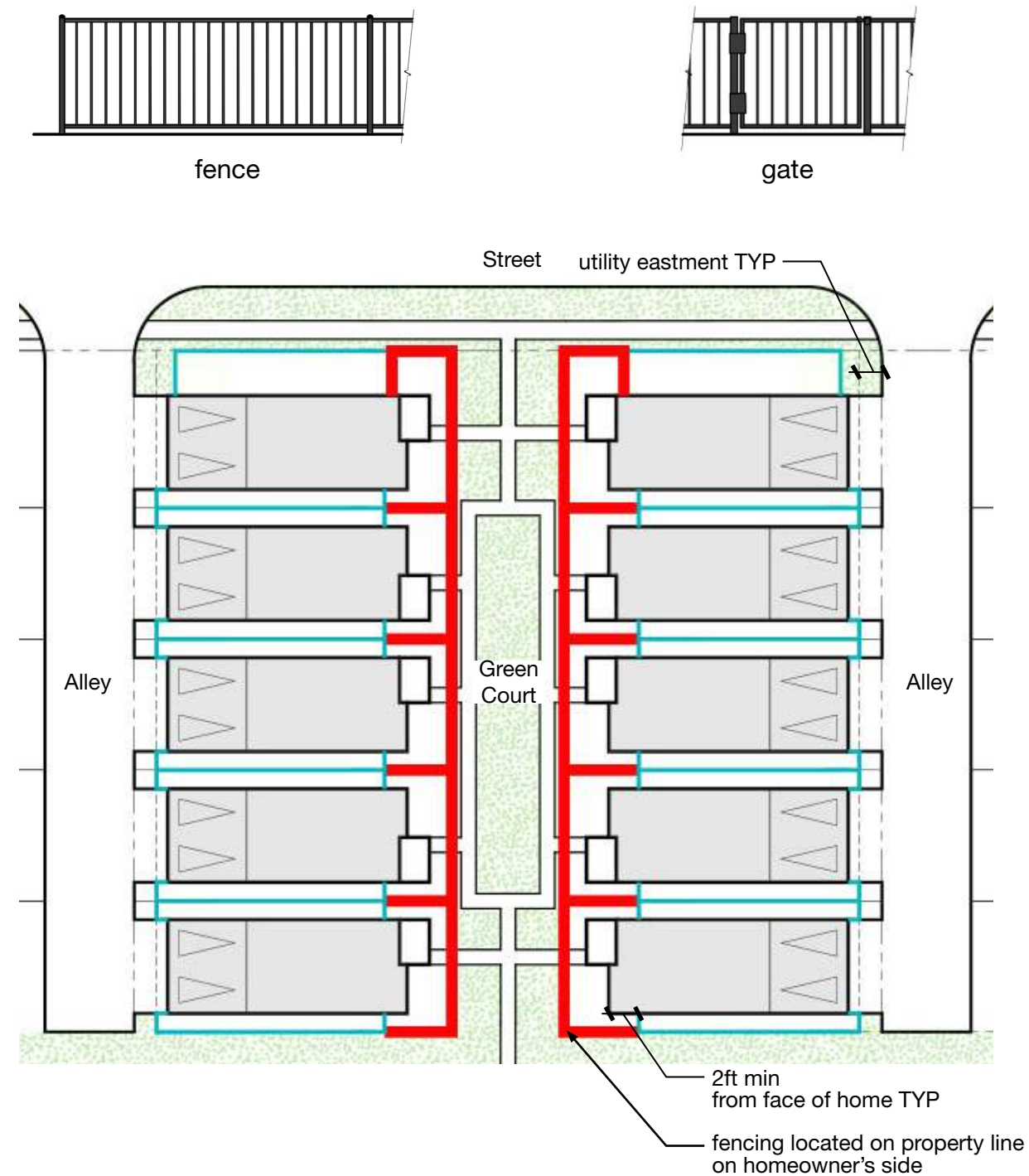
- single family detached green court lots
- single family detached alley-accessed lots, less than 34ft in width
- single family detached tuck-behind garage lots
- single family attached row-homes

The 3ft front yard fencing will be evaluated and is only allowed with DRC approval. DRC evaluation will include but is not limited to the following criteria: neighborhood context, landscape design, house design, front setback, dimensions and usability.

3ft front yard fencing shall be provided to the homeowner as an option to the homeowner and shall be installed by the builder.

Fencing shall be installed on private property and not on property maintained by the HOA or District.

3ft front yard fencing shall be the “Merchants Metals” Monroe (2-rail) product or approved equal. 3ft front yard fencing shall be metal with a black powder-coated finish and narrow picket spacing (4” max), without decoration, intended to be simple to reduce its visual prominence.

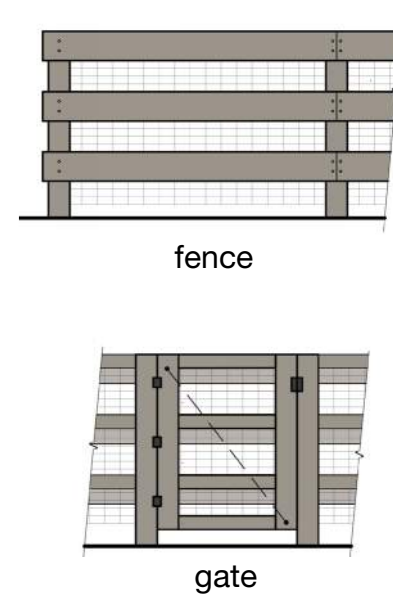
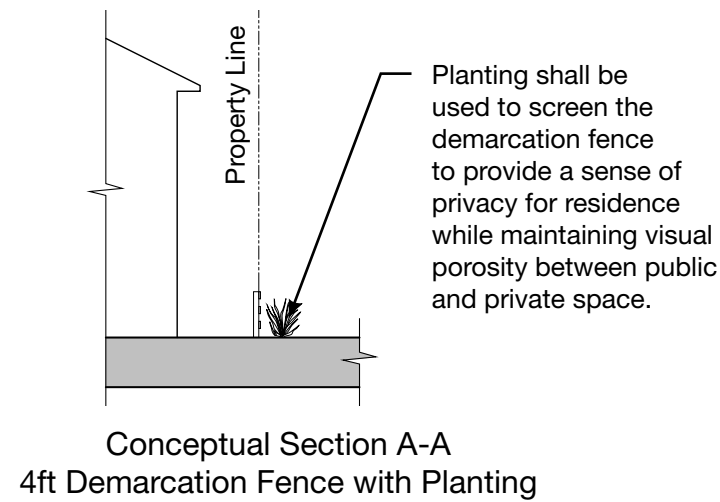


Conceptual Plan Type 1
3ft Front Yard Fence at Green Courts

KEY ■ 3ft Front Yard Fence ■ 5ft Privacy Fence

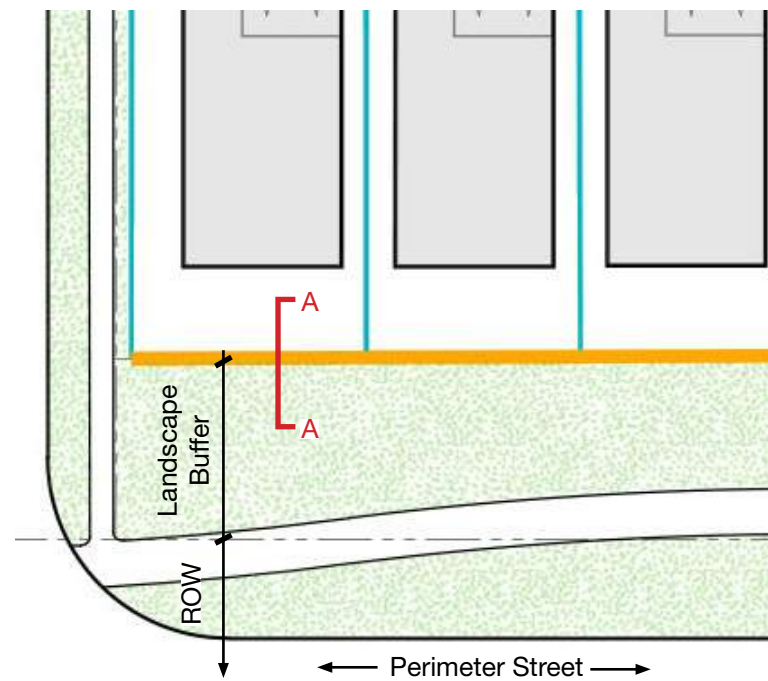
3ft Front Yard Fence

△ 4 REVISIONS TO FENCING

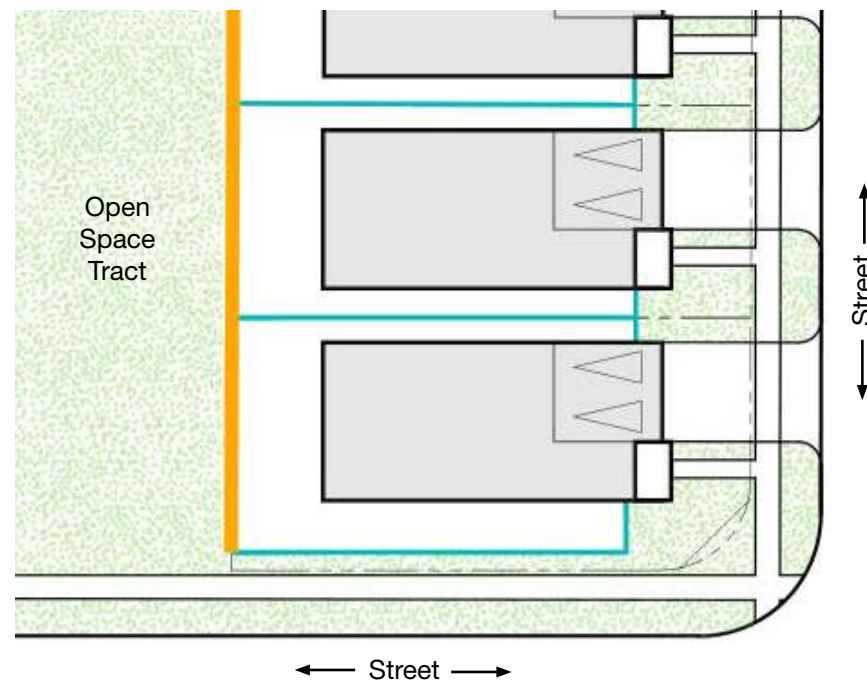


If there is a fence directly adjacent to High Prairie Park or Prairie Retreat Park, it shall be the 4ft Demarcation fence. In addition, the 4ft Demarcation fence may be used adjacent to other open space tracts, including the perimeter landscape buffer.

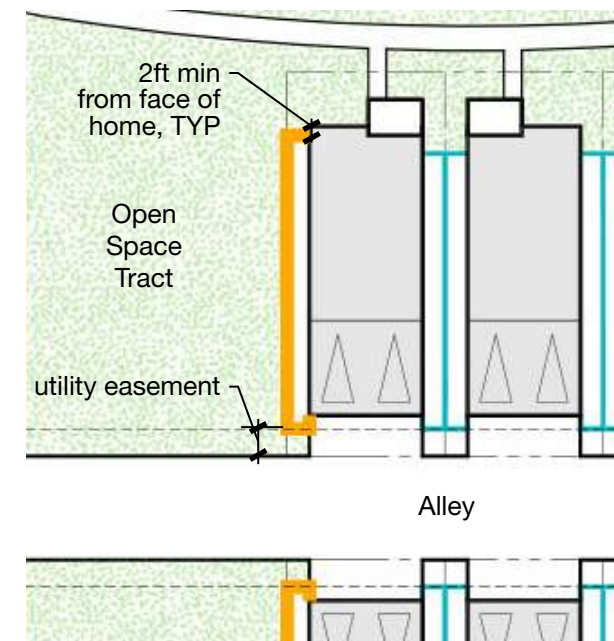
The fence is composed of (3) 2"x8" horizontal wooden rails with 2"x4" WWF black vinyl coated mesh mounted on the private side, intended to create visual porosity between the public space and private lot boundaries. To help maintain a sense of privacy for the lots, the public side of the fencing shall be lined with planting.



Conceptual Plan Type 1
4ft Demarcation Fencing at Perimeter Streets - Back of Lots



Conceptual Plan Type 2
4ft Demarcation Fencing at Open Space - Back of Lots



Conceptual Plan Type 3
4ft Demarcation Fencing at Open Space - Side of Lots

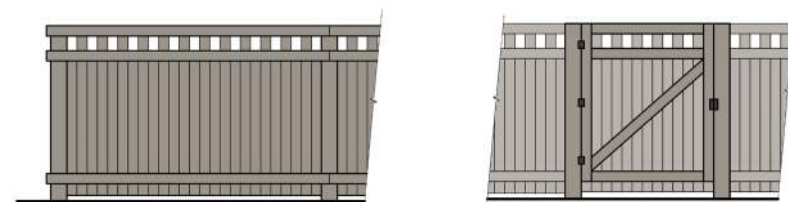
KEY ■ 4ft Demarcation Fence ■ 5ft Privacy Fence

4ft Demarcation Fence

4 REVISIONS TO FENCING

The 5ft Privacy Fence shall be located parallel and within property lines in between lots and adjacent to Paseo Tracts, Side Lot Tracts, and Alleyways. It also shall be located 1.5ft - 3ft offset from the property lines where lots are directly adjacent to Streets. To maintain an aesthetic cohesion in the neighborhood with the Privacy Fence, only two style options are available, one with a vertical orientation and the other horizontal. The intention of the fence is meant for privacy, but also to allow for visual and conversational connections between neighbors.

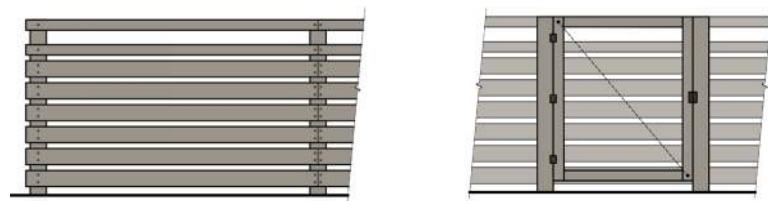
While privacy fences will be permitted along dedicated open space tracts (adjustment from UDO Article 146-4 Development Standards, Section 4.7.9 Fence and Wall Regulations), privacy fences will not be permitted adjacent to large dedicated open space parks of High Prairie Park or Prairie Retreat Park, with the exception that they may be permitted in paseo conditions which connect to High Prairie Park or High Line Canal Park.



fence

gate

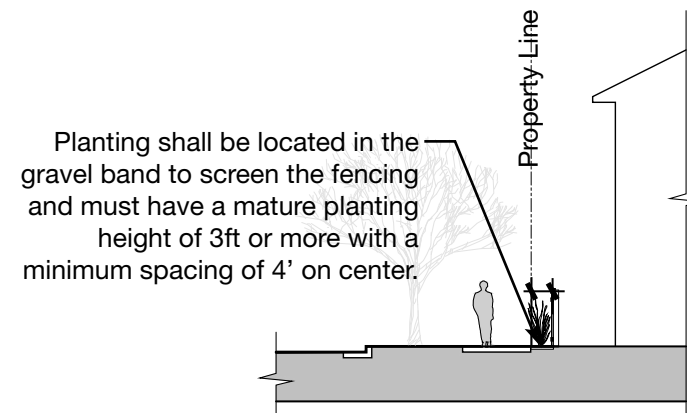
Option 1 - Vertical



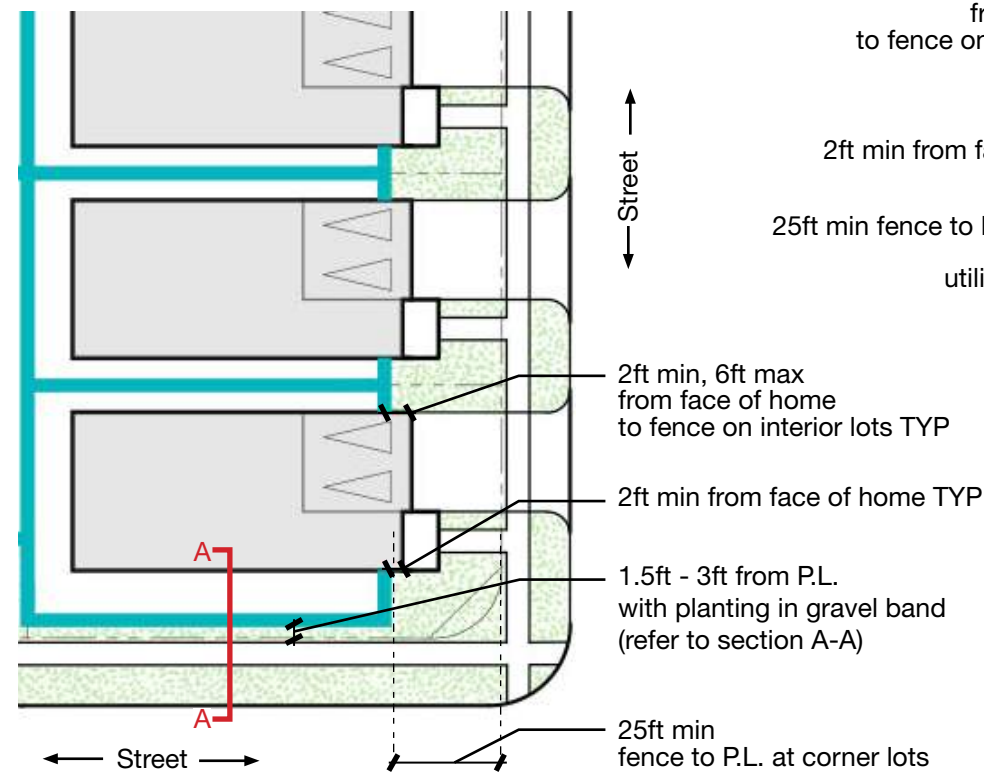
fence

gate

Option 2 - Horizontal



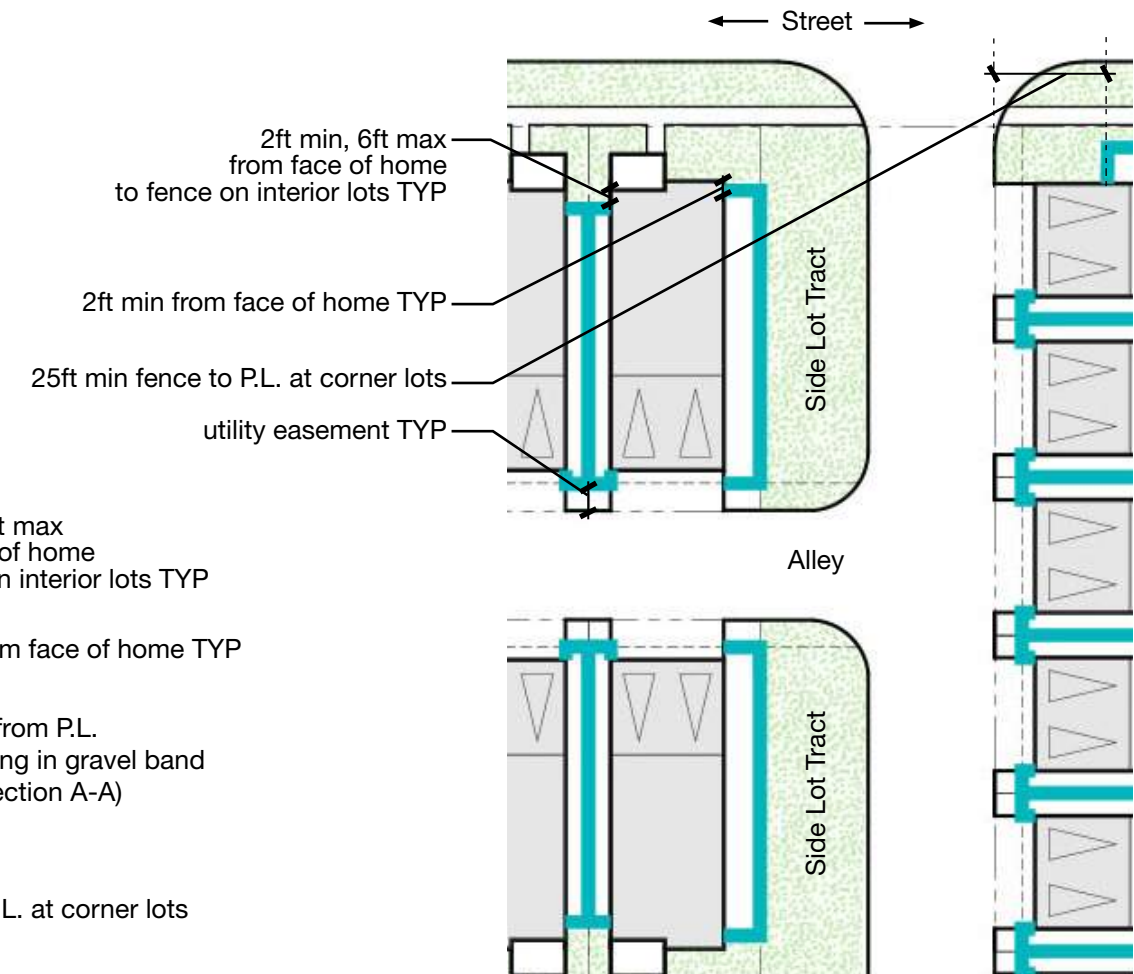
Conceptual Section A-A
Privacy Fence Corner Lot



Conceptual Plan Type 1
5ft Privacy Fencing at Corner Lots

Permitted location of Privacy fence in paseo connected to Prairie Retreat Park, or High Prairie Park TYP

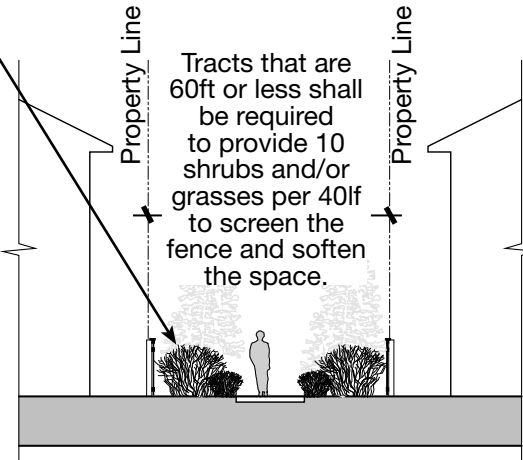
Location where privacy fence shall not be permitted adjacent to Prairie Retreat Park, or High Prairie Park TYP



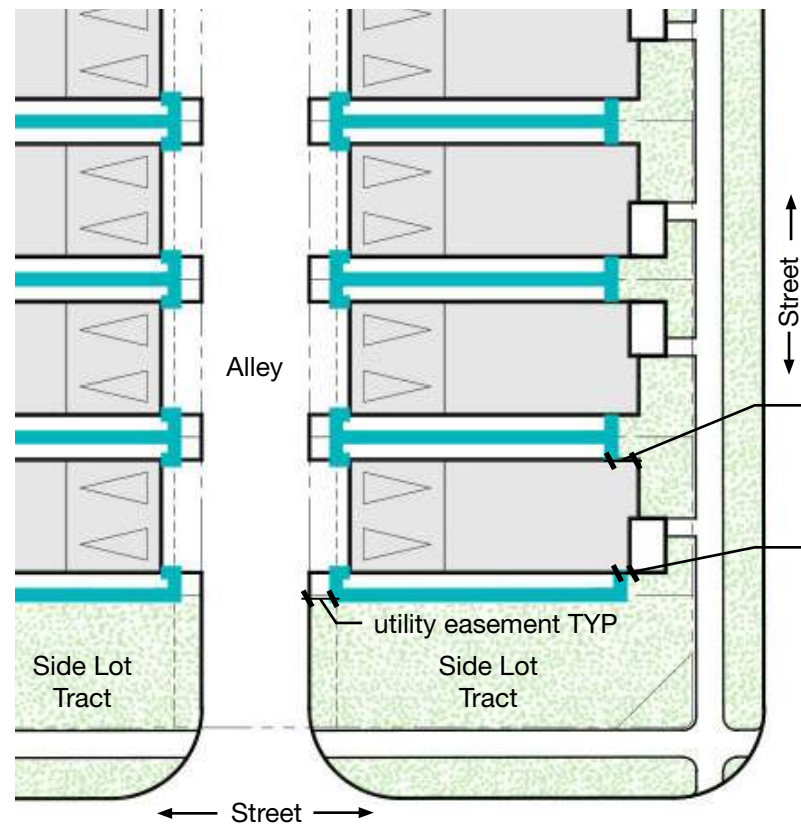
Conceptual Plan Type 2
5ft Privacy Fencing at Alleyways

KEY  5ft Privacy Fence

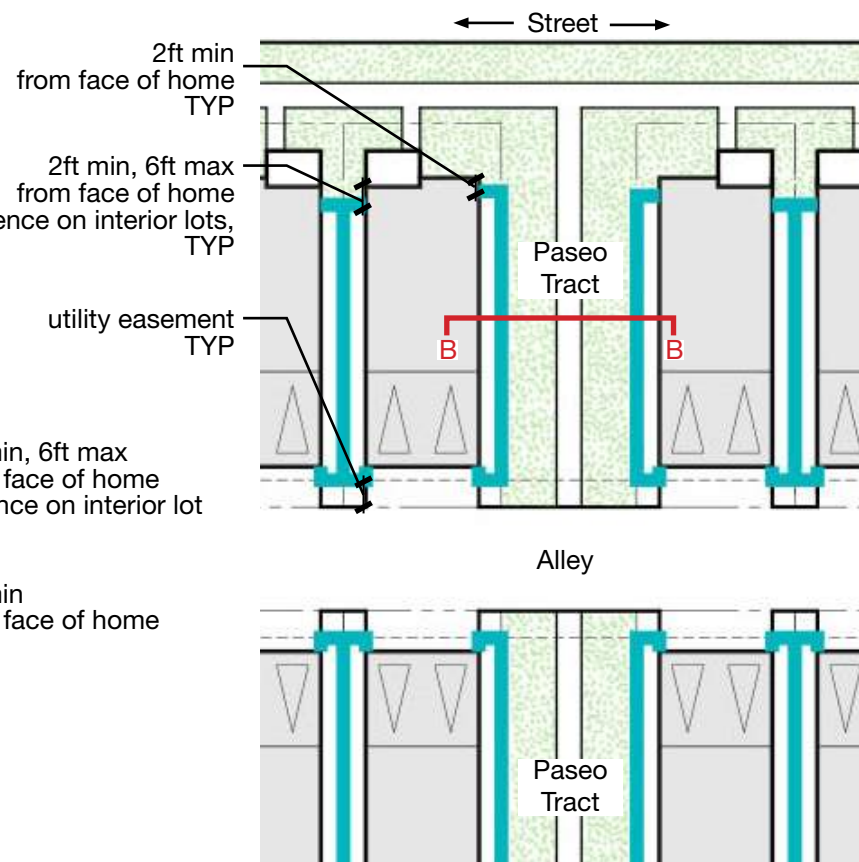
Additional shrub and grass planting shall be provided as mitigating measures to the adjustment request to use privacy fence adjacent to open space. Planting shall be used to screen the fence. If the tract is less than 60ft, it shall have a mature planting height of 3ft or greater and will be located directly adjacent to the fence. Where ornamental grasses are used they shall be a minimum mature height of 3ft and width of 2ft. Additional smaller planting may be located within the paseo tract to help with the comfort and scale of the space.



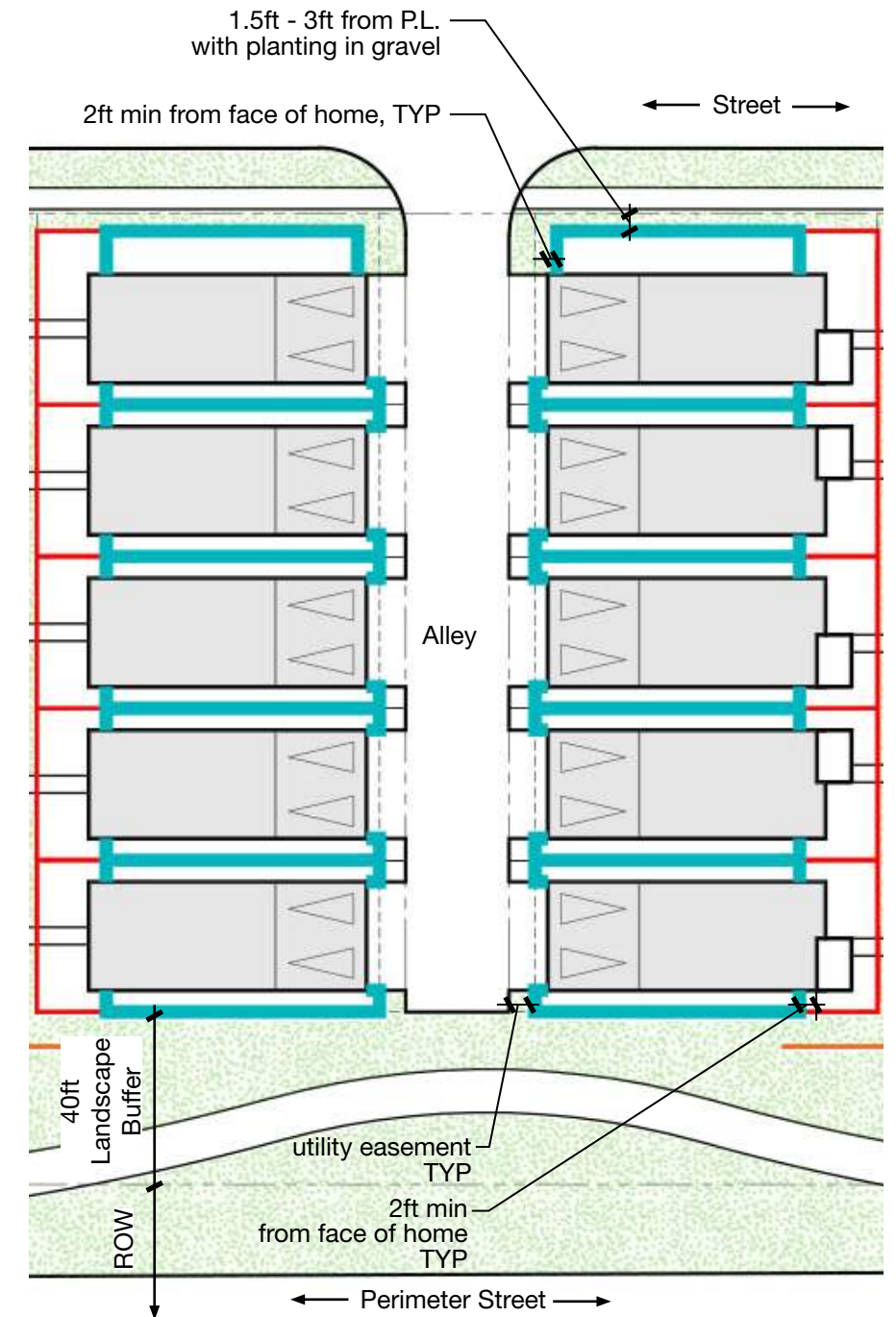
Conceptual Section B-B
Privacy Fence at Tracts



Conceptual Plan Type 3
5ft Privacy Fencing at Side Lot Tracts



Conceptual Plan Type 4
5ft Privacy Fencing at Paseo Tracts



Conceptual Plan Type 5
5ft Privacy Fencing at Perimeter Street - Side of Lots

KEY — 5ft Privacy Fence — 3ft Front Yard Fence — Signature Fence

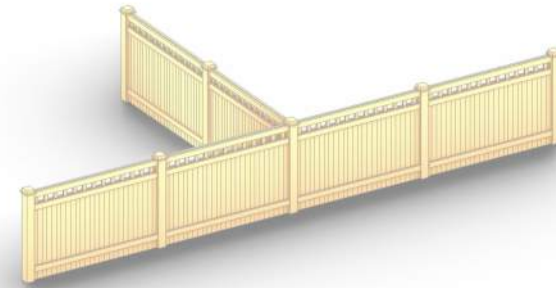
5ft Privacy Fence

4 REVISIONS TO FENCING

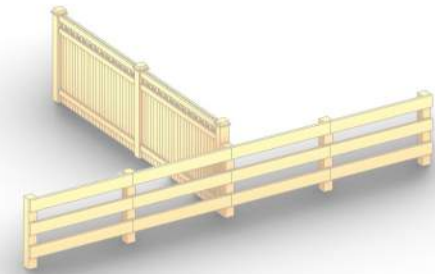
PAINTED PRAIRIE
URBAN DESIGN STANDARDS
TAB 10

The Fence Connection Types shall be used to provide a visual understanding for how different fence types connect to one another and how fence corners will look. The intent is to avoid fencing running past corner posts and to set a standard for cleaner connections for all fencing. For “T” Connection types, it is not required that fence posts align (only recommended) - equal length fence panelling shall take precedents over fence post alignment.

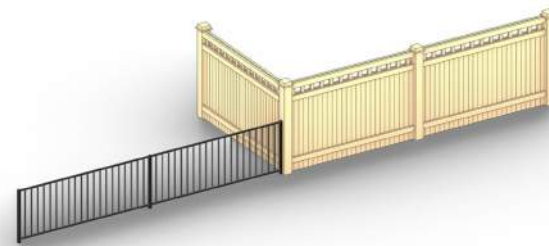
The standard stain color of the all wood fencing shall be the *behr semi-transparent boothill grey (ST-159)* or approved equal.



Fence Connection Type 1
5ft Privacy Fence - 5ft Privacy Fence
“T” Connection



Fence Connection Type 2
5ft Privacy Fence - 4ft Demarcation Fence
“T” Connection



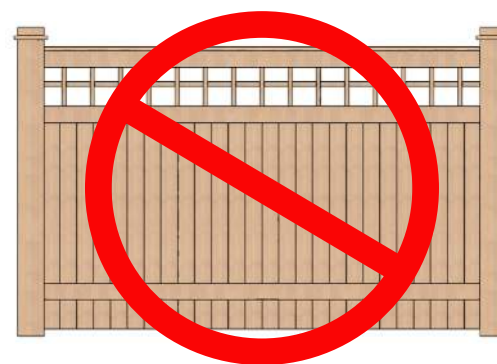
Fence Connection Type 3
3ft Front Yard Fence - 5ft Privacy Fence
Side by Side Connection



Fence Connection Type 4
5ft Privacy Fence - 4ft Demarcation Fence
Corner Connection



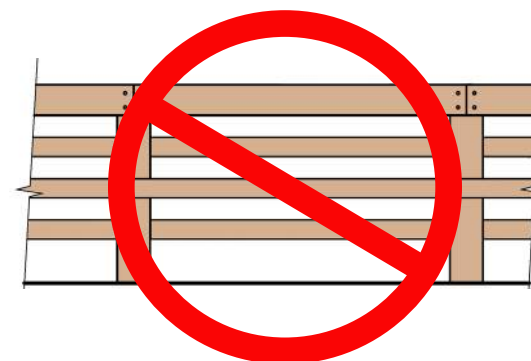
Privacy Fence w/ Grid Top (discontinued)



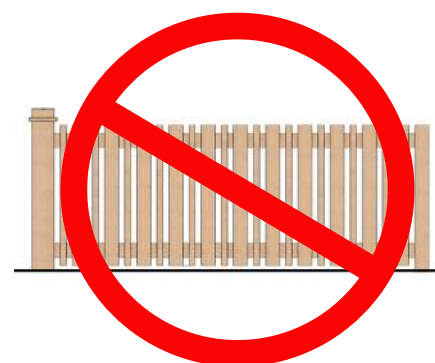
The current Privacy Fence (w/ Grip Top), Demarcation Fence and wooden Front Yard Fence will be grandfathered into Phase 1 but will be discontinued for all future phases. If any one of these fence types is to be replaced, it shall be reviewed by the Painted Prairie Design Review Committee and shall be brought up to current fence type standards. Repairing of existing grandfathered fences is permitted.



Demarcation Fence (discontinued)



Front Yard Fence (discontinued)



Discontinued Fencing

Retaining walls shall be used throughout the parks and residential lots where necessary to gracefully negotiate changes in terrain. In public spaces, these walls shall be scaled to double as seating elements wherever possible.

Concrete and stone walls shall be used to evoke the warmth of the prairie. Concrete walls shall have a sand finish and stone walls shall utilize warm tones in the buff to orange range. Corten steel walls may be used in special locations, subject to Design Review Committee approval.

Corten Steel Wall



Concrete Wall



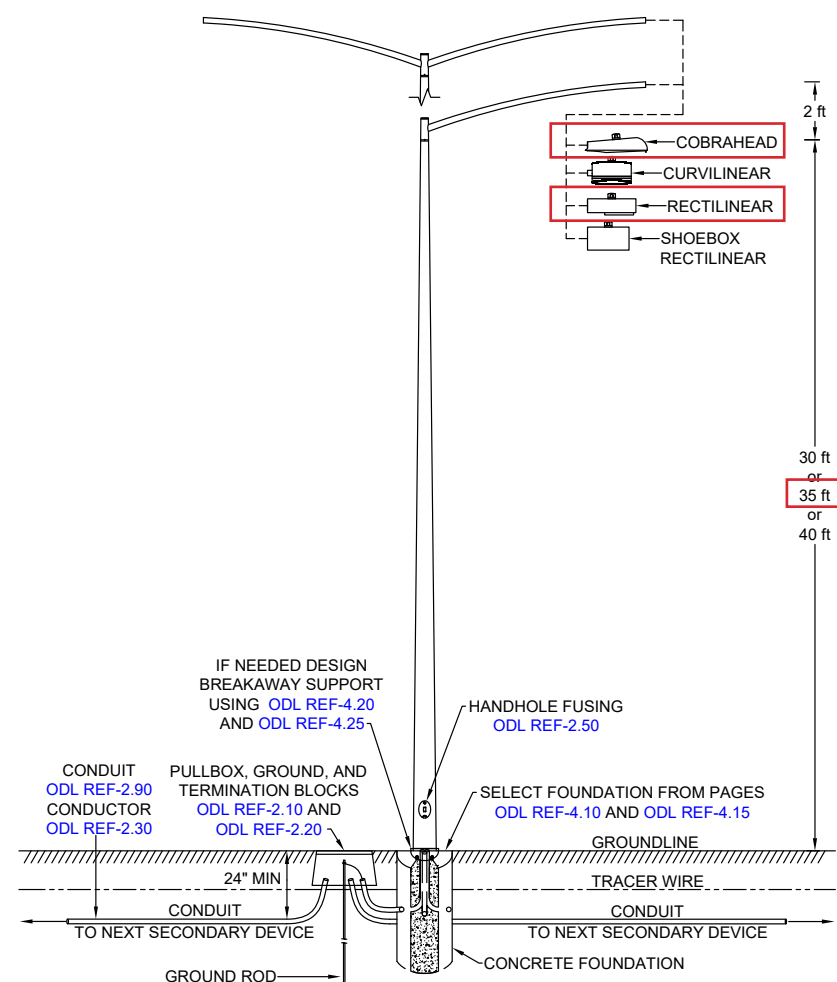
Dry Stacked or Natural Stone Veneer with CMU Core



A. LIGHTING - ON ARTERIAL AND CONNECTOR STREETS

The Painted Prairie will utilize City of Aurora standard lights.

35' Galvanized pole with cobra head LED fixture



B. LIGHTING - ON LOCAL STREETS

The Painted Prairie will work with the City of Aurora to utilize new City standard lights.

22' Dark bronze or black steel pole with LED fixture

Kim Lighting Ouro Side Arm Mount



C. LIGHTING - PEDESTRIAN/BIKE PATHS

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



Pedestrian light example

LUMCA CCP 0406 w/ CF2 Arm or lumenarea Allegra ALG 7200 w/ CS12 Arm fixture or approved equal with tapered wood pole at 16' height. Final fixture color to be standardized and incorporated into future FDP guidelines. Lights at parking lots shall match, with a 24' height wood pole.



Bollard light example

Bollard lights may be placed at gateways and entries. Forms + Surfaces Rincon bollard with optional custom Painted Prairie art work screens.

SUSTAINABILITY

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

SUN and Flexible Residential Lot Option Sustainability Objectives:

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



1. Renewable forms of energy (wind, solar, water)

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

- a. Solar Roof Panels or Shingles
- b. Solar water heaters

2. Reduce light pollution, use energy efficient lighting and incorporate community lighting plans

- a. To reduce energy costs and improve material life cycle costs over the course of the lifetime of the development, Painted Prairie parks, open spaces and streetscapes shall furnish fully LED light fixtures.
- b. To reduce light pollution and mitigate its associated human and environmental impacts, Painted Prairie parks, open spaces and streetscapes intend to be excellent stewards of the night sky. The Master Developer shall also work with builders to foster Dark Sky techniques with new home construction. The development shall comply everywhere possible to follow International Dark Sky Association guidelines to:
 - i. Provide light only where light is needed for safety and evening gathering
 - ii. Reduce wattage/provide lighting that is only as bright as necessary
 - iii. Properly shield/downcast outdoor lighting

3. Design for walkable streets and bicycle networks

- a. The Painted Prairie master plan provides great amenities to foster walkability and public health. These designed features include:
 - i. Continuous park network system with numerous points of access from across the development;
 - ii. Planned bicycle trails and multimodal paths;
 - iii. Enhanced streetscape amenities along arterials; and

- iv. Frequent and careful location of bike racks and pet waste receptacles

4. Increased civic fabric

- a. Painted Prairie provides for significant park and open space amenities over and above the minimum City standards in order to foster an enhanced civic fabric that will contribute to place-making and resident involvement. These include:
 - i. An interconnected network of parks and open spaces that fosters a stewardship of the outdoors by all residents
 - ii. Enhanced Neighborhood Park features such as a community arroyo and play feature, educational xeric plant gardens, community gardens and a variety of gathering and dining spots;
 - iii. Educational signage throughout the parks and open space tracts that tells the story and the history of the prairie;
 - iv. Community mail kiosks encourage civic and neighborly engagement.



5. Water

- a. Conservation

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

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

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



6. Plant Palette & Materials

- a. Plant species throughout the development shall be selected from a range of drought tolerant and/or native communities that draw inspiration from the native prairie and set the framework for resilient landscapes. In parks and open spaces, particular attention will be paid to plants that simultaneously foster:
 - i. Human connections to plants and nature
 - ii. Enhanced plant and animal biodiversity
 - iii. Minimized water use
- b. Materials for the parks and open spaces shall be selected from a range of local and durable elements that both minimize transportation and waste. Builders are encouraged to source local and/or recycled materials that are locally sourced, authentic and lasting.



Park Benches



Intervera (MMCite)

- Jarrah/Jatoba + Galvanized steel

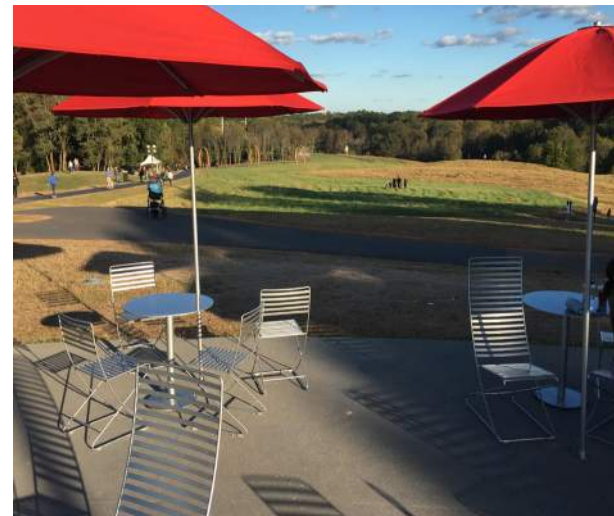


CIP or precast concrete bench

Movable Seating



Movable chairs may be located at key moments within the parks. These elements can be standard in discreet open spaces, but material and style variety between locations is encouraged.



Movable tables and chairs may be located at pavilions, plazas, and/or picnic areas. These elements can be standard in discreet open spaces, but material and style variety between locations is encouraged.

Litter / Recycling



Chase Park (Landscape Forms)

- Powdercoated steel (36 gal ea)

Bike Rack



LotLimit (MMCite)

- Galvanized or powdercoated steel

* All site furnishings shown here represent the desired style and character for the furnishings throughout Painted Prairie. Manufacturers and models listed may be replaced with equal providing similar style and character.

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

Each block and street face includes a mix of lot types and sizes to encourage a mix of building form and architectural style in order to create interesting and varied streetscape.

Alley loaded products are strategically located along important streets such as 60th Avenue and Lisbon Street, and along pocket parks to create an attractive and consistent street frontage. Alley loaded homes front and Green Courts are located perpendicular to perimeter arterials in order to create a handsome rhythm and avoid creating a fence canyon. The Green Courts also provide neighborhood connections to the perimeter linear park.

- LOW DENSITY RESIDENTIAL**
SFD Alley Loaded, SFD Tuck Behind Garage, SFD Front Loaded
- MEDIUM DENSITY RESIDENTIAL**
Casitas, Garden Courts, Paired Homes
- HIGH DENSITY RESIDENTIAL**
Mansion Homes, Townhomes, Stacked Carriage Homes, Rowhomes
- COMMUNITY BUILDINGS**
School, Church, Municipal, etc.



Note: Lot layouts are conceptual and have not been reviewed for compliance with the Unified Development Ordinance, and are not approved.

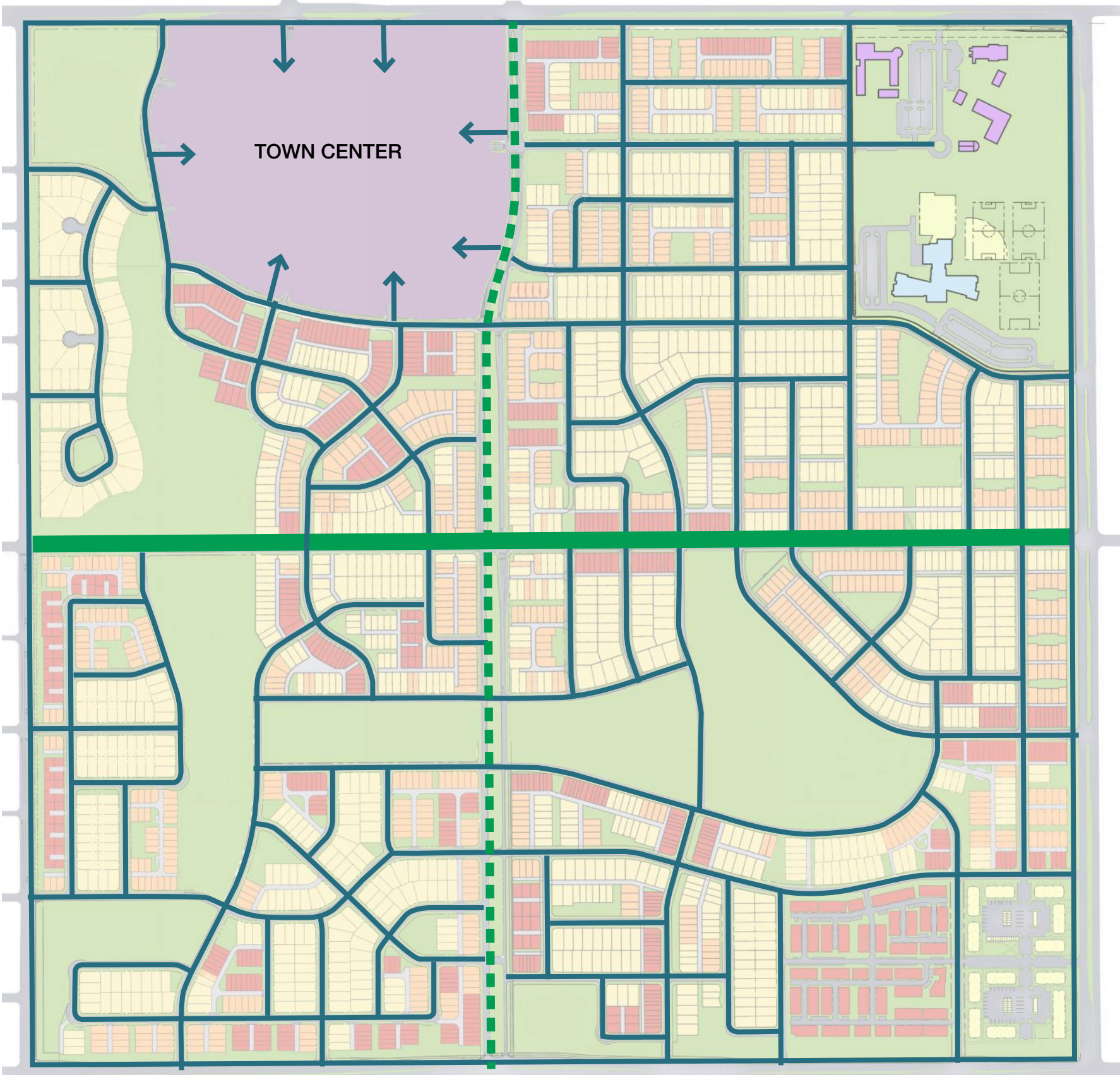


Lot Plan

Bicycle connectivity is an important part of a healthy and connected community. Multi-use trails set within a linear along perimeter roads are connected to bicycle lanes along 60th Avenue and Lisbon Street.

KEY

- Multi-Use Path
- Striped Bicycle Lanes
- Bicycles share the street
- Open space



Bicycle Connections

The physical design of the community encourages a healthy lifestyle by intentionally creating multiple walking loops of various lengths to encourage physical activity as well as interaction among neighbors to strengthen the social community. Detached sidewalks, shade trees, short block lengths, and mid-block pedestrian connections create a highly connected neighborhood that links a variety for parks, open spaces, and neighborhood destinations.

KEY

- ■ ■ ■ Pedestrian Connection
- Open space



Pedestrian Connections

Entrance monuments along the perimeter streets provide community identity, wayfinding and express the overall character of the place. The Monument Sign is located at the a main entrance at Picadilly and 69th Ave. Horizontal Entry Signs are located at the four primary intersection into Painted Prairie, signaling the most direct routes into and through the community. They consist of a rustic sandstone base and bronze powder coat sign with logo and lettering. The Tall Development Blade Signs delineate the four intersections at the corners of the neighborhood, and will match the same material, finish, lettering and logo as the horizontal signs, but oriented vertically. The Stone Entry Column indicate local entrances to neighborhoods within Painted Prairie, and display a steel Painted Prairie logo on a sandstone column. The Special Town Center Sign provides wayfinding at its most direct entrance along 64th Ave.

Note: Monumentation locations depicted are conceptual only and not intended to represent the final design. Final signage designs and locations will be approved by the Painted Prairie DRC and City of Aurora.

KEY



Monument Signs



Tall Development Blade Sign



Horizontal Entry Signs

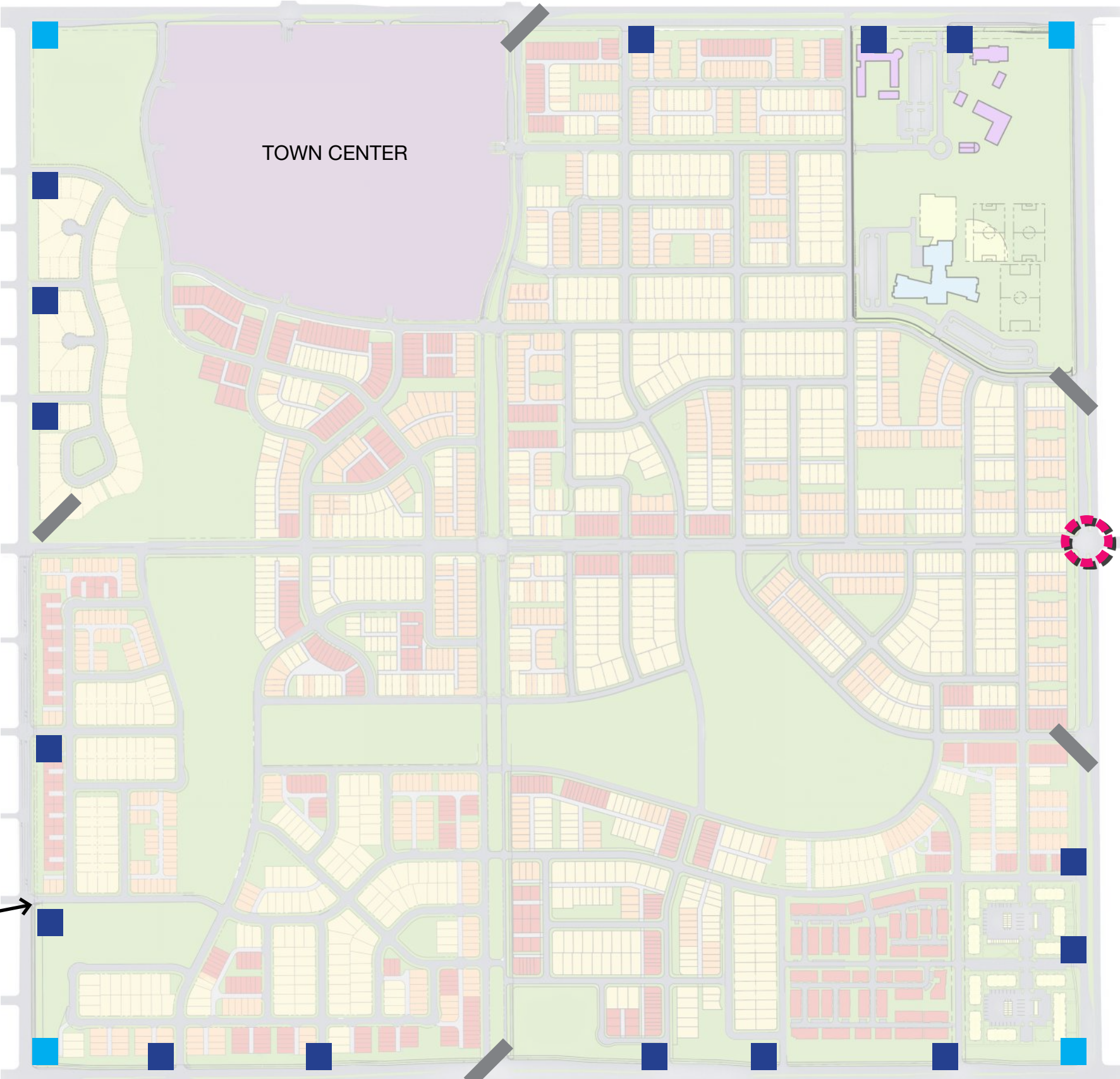


Stone Entry Column

TBD during High Line Canal Design



0 600 1200 ft



The primary gateway to Painted Prairie will be at the intersections: E. 64th Ave and Lisbon St , E. 64th Ave and Kirk St, E. 56th Ave and Lisbon St, E. 60th Ave and Picadilly Rd, E. 60th Ave and Himalaya Rd. The Monument Signs features project identification with two sandstone pillars on either side, and serve as wayfinding for the major east west axis of the neighborhood. The Horizontal Entry signs featuring a cut sandstone base will anchor Lisbon Street, and serve as wayfinding for the major north-south axis of the site . The Tall Development Blade Sign will be placed at each corner of the site and feature the project logo. The Horizontal Entry Signs with a rustic sandstone base will serve as secondary entry and wayfinding into the neighborhood at multiple locations along Himalaya Street and Picadilly Street. Project identification signs must be spaced at least 150 feet apart along arterial streets.

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