

Tab 10 - Urban Design Standards

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Special Urban Design Features	Brief Description of the Feature	Location of the Standard in Application Package
1. Entry Monuments	All signs will comply with the Unified Development Ordinance. Entry monumenation and way-finding signs throughout the master plan will have a prairie architectural aesthetic with Bold, clean and simple expressions, as described in the architectural design standards. Monument signs shall use neutral/natural tones, colors and materials, taking the surrounding context into considerations.	See Tab 9 - Open Space, Circulation & Neighborhood Plan & Tab 10, page 4
2. Retaining Walls	Retaining walls, where required, shall be constructed in accordance with the City Aurora code requirements. It is anticipated retaining wall will be constructed of a tiered integrally colored segmental decorative block system. Landscape will be integrated into the walls systems as permitted by structural engineering limitations. Walls over 30" will require guardrails.	
3. Fence and Privacy Walls.	Fences and privacy walls will be used for the following purposes. <ul style="list-style-type: none"> ■ Screening of utilities ■ Security fencing Fences identified for screening of utilities may be tilt-up concrete (to match adjacent architecture), composite fencing, and concrete masonry units. Fences identified for security shall be a modern steel fence with clean lines with a maximum height of 8-feet. Security fencings shall be a powder coated or high-quality pre-finished paint in the color of black. Retaining walls over 30-inches in height shall have a guardrail installed meeting the city of Aurora code requirements. Guardrails shall be black in color	See Tab 10, page 2
4. Lighting Standards	Lighting fixtures and standards are incorporated into the project. A unified family of Xcel and City of Aurora approved fixtures will be used throughout the development of the street networks, parking lots, key pedestrian corridors and employee gathering spaces. Street lights in public Right-of-Way shall meet COA standards. Distinctive lighting may also be used to up-light Monumentation and well as key architectural features. The final design of all lighting is subject to detailed design resolution during the Site Plan stages of the project.	See Tab 10, page 2
5. Paving Standards	Paving shall be primarily standard gray concrete with a broom finish. Decorative paving may be used at key building entry points and employee break areas. Both key building points and employee break areas may utilize standard gray concrete with directional broom finish with saw cut joints. The final design of all paving and special design paving areas is subject to detailed design resolution during the Site Plan stages of the project. Paving in public right-of-way shall meet COA standards.	See Tab 10, page 3
6. Street Furniture Standards	Project identifiable contemporary street furniture has been selected for this project. Distinctive metal trash receptacle, benches and bike racks are incorporated to visually enhance and complement the surrounding architectural and landscape character.	
7. Signage Standards	All signs will comply with the Unified Development Ordinance. Entry monumenation and way-finding signs throughout the master plan will have a similar aesthetic and will be complimentary to the building architecture. A uniform sign program will be established and apply to wall, projecting, blade and monument signs.	
8. Special Neighborhood Concepts	The project is proposing a single building typology and will not have Special Neighborhood Concepts.	Not Applicable
9. Special Facilities and Structures such as Clubhouse and Recreational Facilities.	Not applicable for this project.	Not Applicable

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the UDO standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.

All the photos and illustrations referenced by this matrix are representatives 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.

Retaining Walls



Retaining Wall (decorative MSE)



Retaining Wall (decorative MSE)

Fences



Security Fence - (wire mesh)

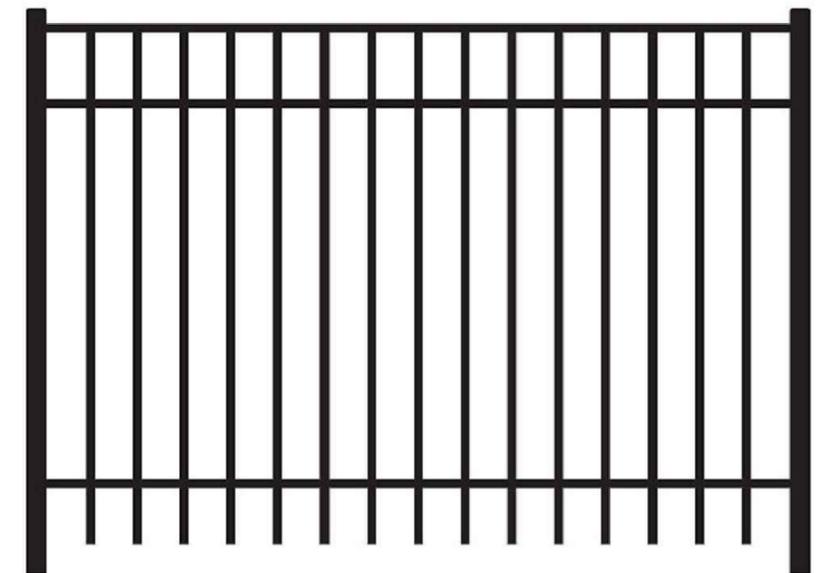
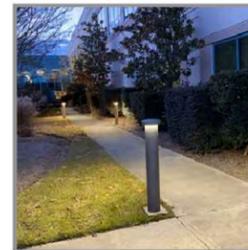
Lighting Standards



Parking Lot and Pedestrian Light Standard



Lighted Bollard



Security Fence - (steel fence products)

Decorative Paving



Decorative Paving (etched finish)



Decorative Paving (directional broom finish)

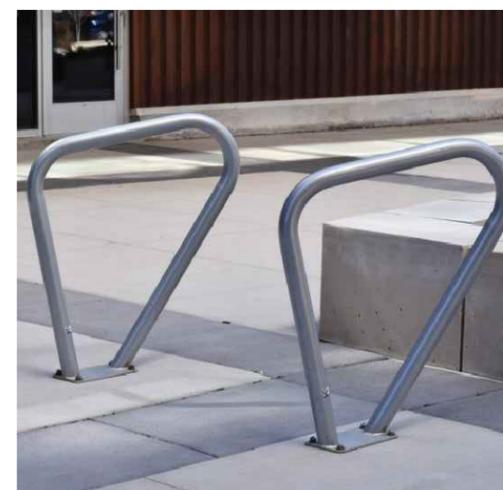
Site Furniture



Backless Bench



Backed Bench



Bike Racks



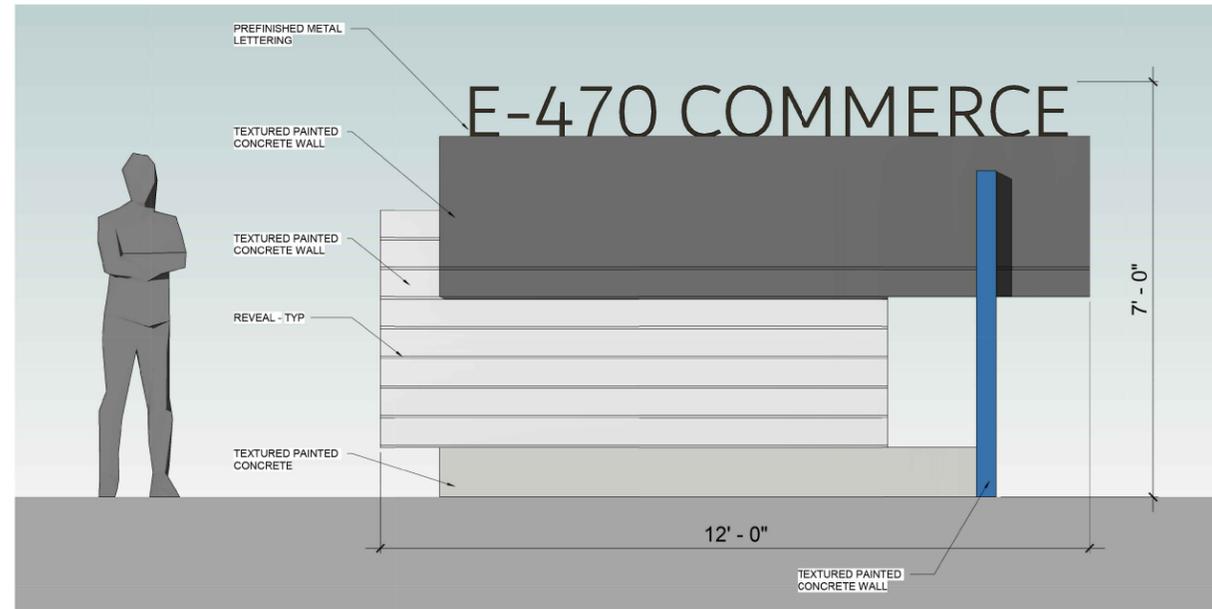
Table and Chairs



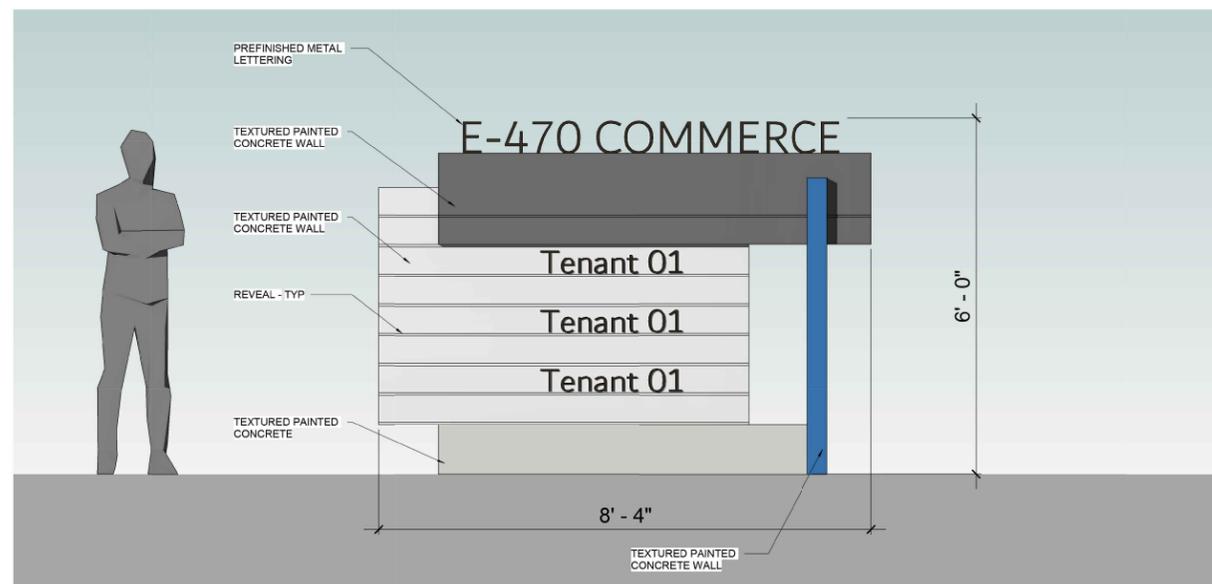
Trash Receptacle

MONUMENT SIGN

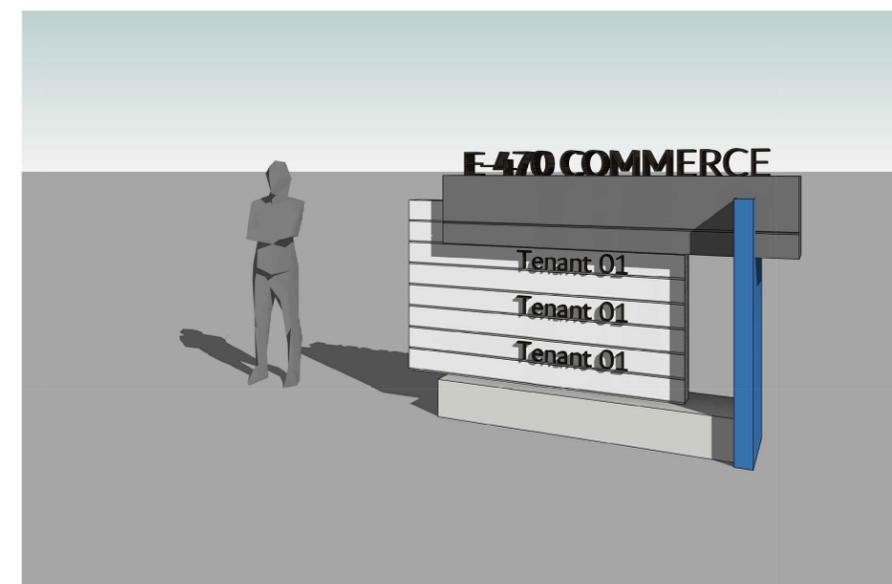
SCALE: 3/4" = 1'-0"



ENTRY MONUMENT SIGN



WAY-FINDING MONUMENT SIGN



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
 *ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

E-470 COMMERCE - MONUMENT SIGN
 A PROJECT FOR
TCC

DENVER

01/08/25

COLORADO Author 244030



Monument Signs