

Skydance - Master Plan
AURORA, CO

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 12; THENCE S 00°21'13" E, ALONG THE CENTER SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1906.30 FEET TO A POINT; THENCE S 89°38'55" W A DISTANCE OF 2602.89 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 60 FEET WIDE PICCADILLY ROAD; THENCE N 00°15'34" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1947.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE S 89°26'29" E, ALONG SAID NORTH LINE, A DISTANCE OF 2600.02 FEET TO THE POINT OF BEGINNING.

PARCEL B:

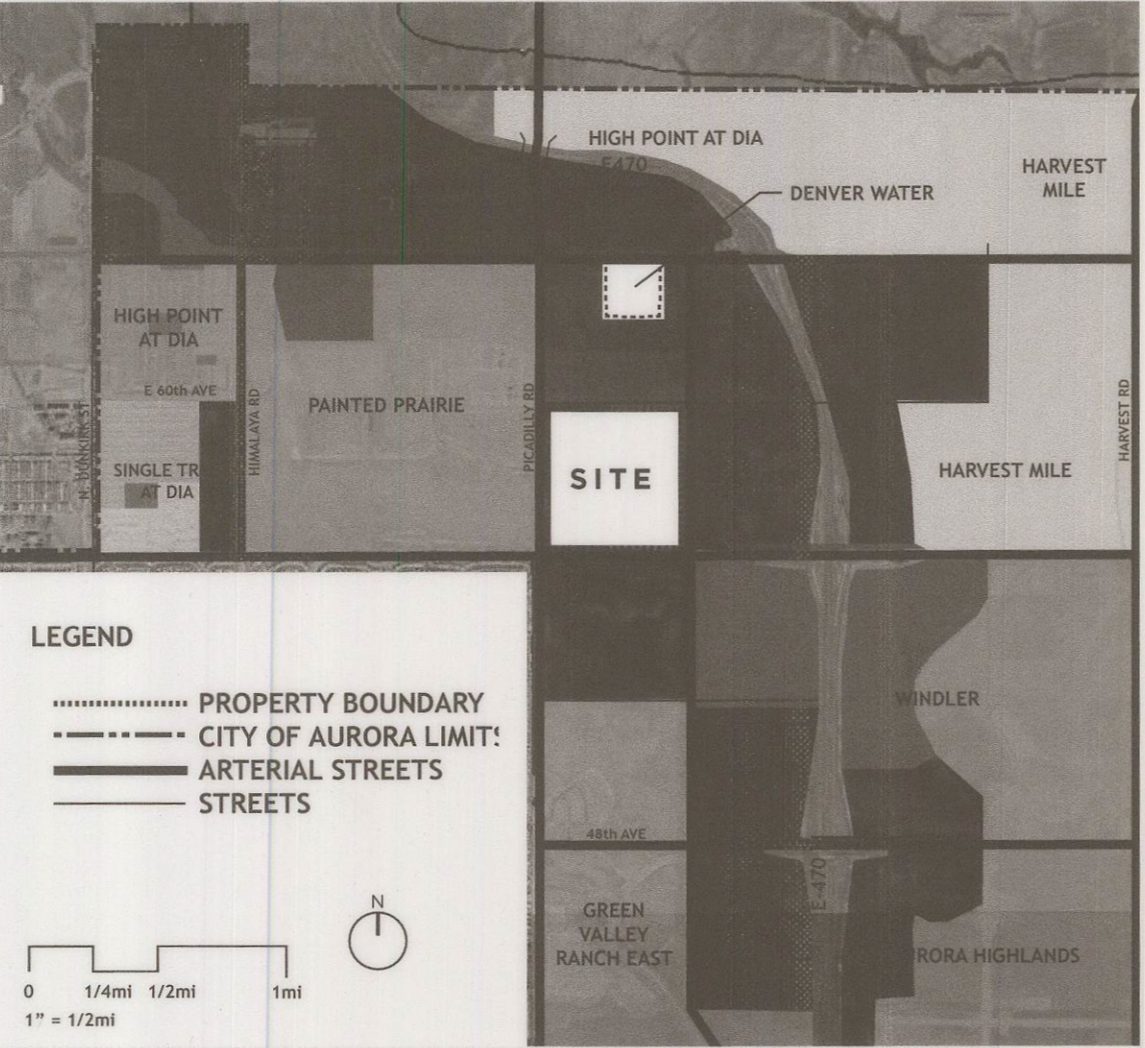
A TRACT OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 12; THENCE S 00°21'13" E, ALONG THE CENTER SECTION LINE OF SAID SECTION 12, A DISTANCE OF 1906.30 FEET, TO THE POINT OF BEGINNING; THENCE S 00°21'13" E, ALONG SAID LINE, A DISTANCE OF 600.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 110 FEET WIDE EAST 56TH AVENUE; THENCE S 89°38'55" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2603.88 FEET TO THE EAST RIGHT OF WAY LINE OF 60 FEET WIDE PICCADILLY ROAD; THENCE N 00°15'34" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 600.00 FEET TO A POINT; THENCE N 89°38'55" E A DISTANCE OF 2602.89 FEET, TO THE POINT OF BEGINNING.

NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City CodeSection 126-236.
3. Archeological finds. The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative FDP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the FDP, including, but not limited to, thesize, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to CSP review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the FDP. Final approval of these documents is required before acceptance of an application for the first CSP within the project.
10. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in Article 14 of the Zoning Code apply to this FDP. Where the standards outlined in Article 14 conflict with standards within this FDP, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved FDP standards.
12. FDP Waivers. Except for the waivers listed below, this FDP will be interpreted to mean that all standards contained in the FDP will meet or exceed all city code requirements.
13. Design Standards. An FDP amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the FDP Manual will be required to be submitted either with the application for the FDP or as an amendment to the FDP to be submitted with the application for the first CSP in the development.
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with P&OSD Public Median Standards. (These policies are pending completion.)
15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with P&OSD Private Median Standards. (These policies are pending completion.)
16. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossing improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

VICINITY MAP



PROJECT CONTACTS

Owner Contact: Megan Waldschmidt Westside Investment Partners 4100 East Mississippi Avenue, Suite 500 Denver, CO, 80246 (p) 303-984-9800 meganw@westsideinv.com

Civil Engineer: Sarah Kolz Westwood 10333 E. Dry Creek Road, Suite 240 Englewood, CO, 80112 (p) 720-482-9526 Sarah.kolz@westwoodps.com

Land Planning, Landscape Architecture: Al Cunningham PCS Group, Inc. 200 Kalamath Street Denver, CO, 80223 (p) 720-482-9526

Traffic Engineer: Cassie Slade Fox Tuttle Transportation Group (p) 303-652-3571 Cassie.slade@foxtuttle.com

AMENDMENT BLOCK:

NO.	REVISIONS	DATE
1	MYLAR CHANGE TO UPDATE TAB 9 TO SHOW THE NET ACREAGES THAT WILL BE DEDICATED TO PROS FOR PARKS AND OPEN SPACES	3/22/2023
2	MYLAR CHANGE TO TAB 9 FORM D TO TRANSFER 100 UNITS FROM THE PA-11 MIXED USE PARCEL TO MULTI-FAMILY PLANNING AREAS	

SIGNATURE BLOCK

This Framework Development Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, ACM Moffitt, VII Resi LLC has caused these

(Corporation, Company, or Individual)

presents to be executed this 10 day of November AD, 2022

By: Andrew R. Klein, Manager Authorized Signatory (Principals or Owners) Corporate Seal

State of Colorado) ss County of Arapahoe)

The foregoing instrument was acknowledged before me this 11 day of November AD, 2022

by Andrew R. Klein (Principals or Owners)

Witness my hand and official seal

(Notary Public)

BLAKE AMEN Notary Public State of Colorado Notary ID # 20204027915 My Commission Expires 08-12-2024

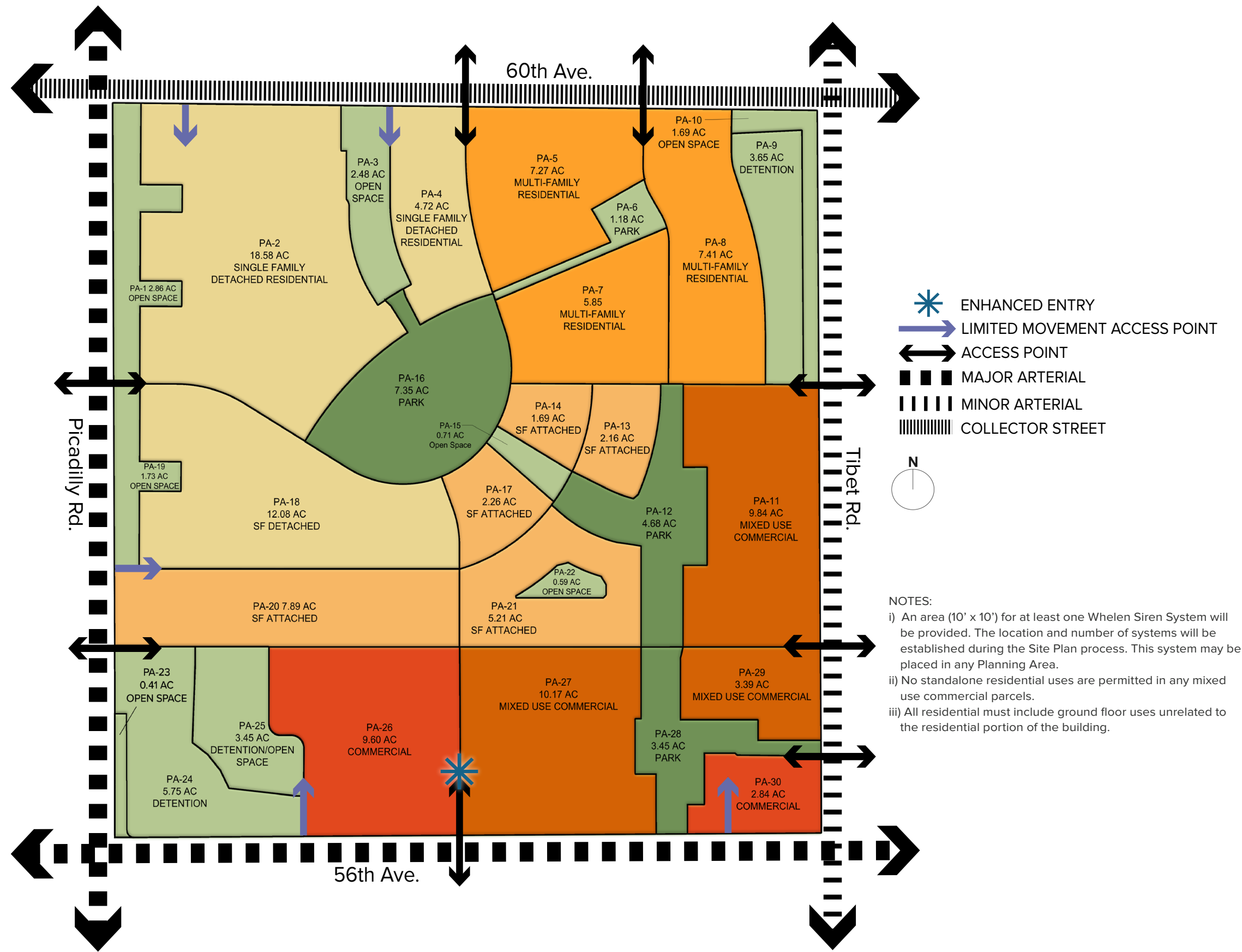
Notary Seal

My commission expires 8/12/24 Notary Business Address: 4100 S. Mississippi Ave Ste 500 Glendale, CO 80246

CITY OF AURORA APPROVALS

City Attorney: Date: 12/6/22 Planning Director: Date: 11/28/22 Planning and Zoning Commission: N/A Date: N/A (Chairperson) City Council: N/A Date: N/A (Mayor) Attest: N/A Date: N/A (City Clerk) Database Approval Date 4/13/22

MASTER PLAN LAND USE MAP



STANDARD NOTES

- Traffic Signal Costs.** Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
- Street Lights.** Street lights must be constructed along all public streets as required by City Code Section 126-236.
- Archeological finds.** The owner, developer and/or contractors will notify the City if archeological artifacts are uncovered during construction.
- Parks.** Neighborhood park sites shall not exceed 3 percent maximum finished grades.
- Residential Density Reductions.** The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
- Master Drainage Plan.** No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
- 404 Permit.** The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
- Emergency Access.** The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer/applicant is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
- The Master Utility Study, Master Drainage Study and Master Traffic Study** are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
- Landscaping Standards.** Unless otherwise noted herein in a waiver, the landscaping standards outlined in the Zoning Code apply to this Master Plan. Where the standards outlined in the Unified Development Ordinance conflict with standards within this Master Plan, the more restrictive shall apply.
- Future Amendments.** Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.

STANDARD NOTES

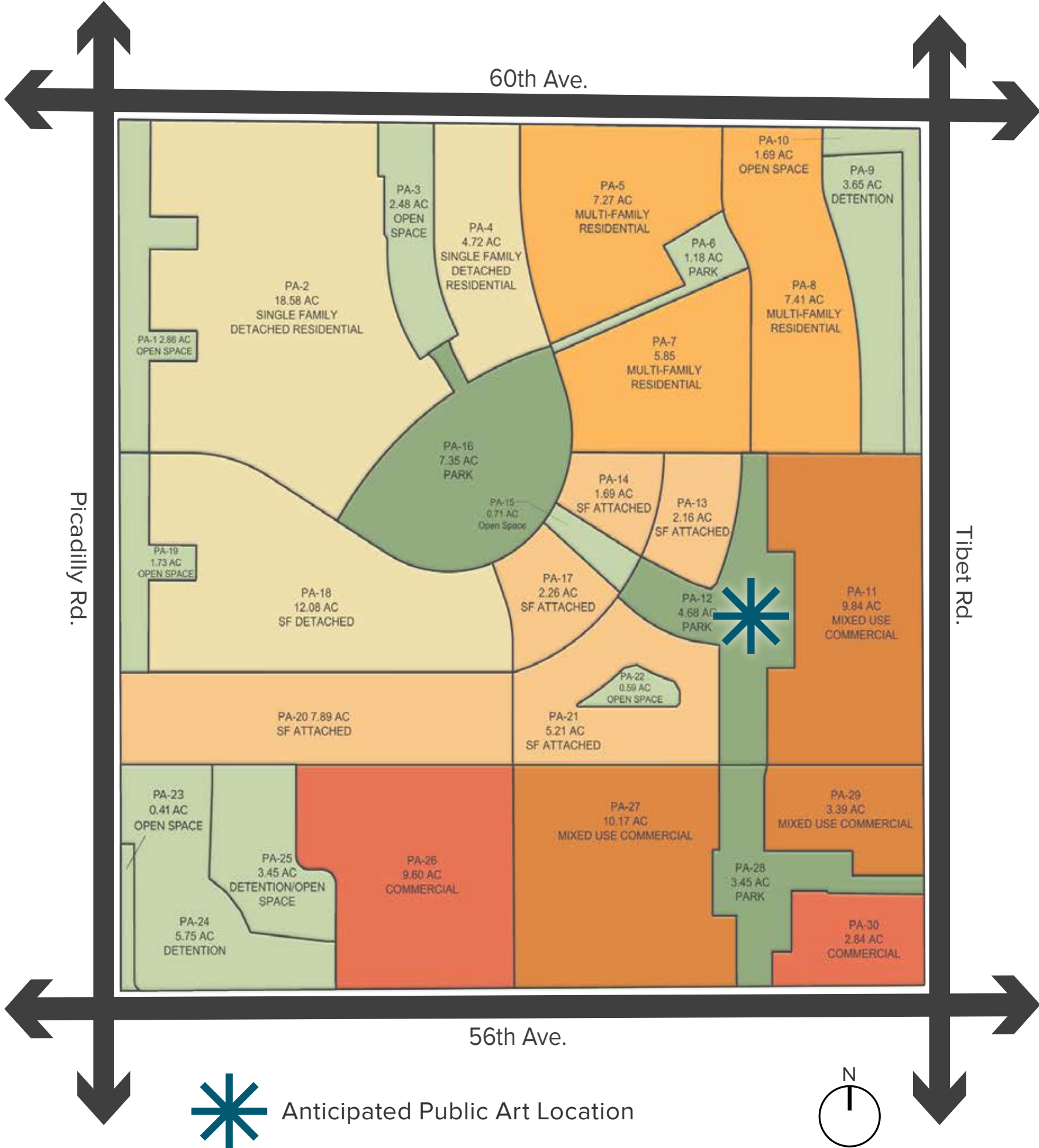
- Master Plan Adjustments.** Except for the waivers listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.
- Design Standards.** An Master Plan amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.
- Major arterial medians** to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards.
- Major arterial medians** to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards.

LAND USE MATRIX

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX, page 2					
A.	D.	E.	F.	G.	H.
LAND USE ITEM	GROSS LAND AREA IN ACRES	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs)	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
			40 DU/AC		
9. TOTAL SFD PLANNING AREAS	35.38	2.65 PERSONS PER UNIT	1415	163	ESTIMATED RESIDENTS (COLUMN E x G) = 432
			(40 DU/AC)	(4.6 DU/AC)	
10. TOTAL SFA	19.21	2.65 PERSONS PER UNIT	768	197	ESTIMATED RESIDENTS (COLUMN E x G) = 522
			(40 DU/AC)	(10.3 DU/AC)	
11. TOTAL MF PLANNING AREAS	20.53	2.5 PERSONS PER UNIT	821	300	ESTIMATED RESIDENTS (COLUMN E x G) = 750
			(40 DU/AC)	(14.6 DU/AC)	
12. TOTAL RESIDENTIAL*	75.12		3940	1596	* TOTAL RESIDENTS = 4,044
13. PROPOSED SMALL LOTS (SFA/SFD)		Maximum of 50% of SFA/SFD Lots		180	
14. TOTAL RETAIL PLANNING AREAS	12.44				
15. TOTAL OFFICE PLANNING AREAS	N/A				
16. TOTAL INDUSTRIAL PLANNING AREAS	N/A				
17. TOTAL MIXED USE COMMERCIAL AREAS	23.4	2.5 PERSONS PER UNIT	936	936	ESTIMATED RESIDENTS (COLUMN E x G) = 2,340
18. TOTAL COMMERCIAL	35.84				
19. TOTAL NEIGHBORHOOD PARKS	15.48	3 AC/1,000 population Required			Required PLD = 12.1 Ac Provided PLD = 15.48 Ac
20. TOTAL COMMUNITY PARKS	4.45	1.1 AC/1,000 population Required			Requirement of 4.45 Ac will be met by applicant cash-in-lieu payment.
21. TOTAL OTHER OPEN SPACE INCLUDING TRAIL CORRIDORS, GREENBELTS, SPECIAL RECREATIONAL SITES (EXCLUSIVE OF FLOOD PLAIN)	15.1	7.8 AC/1,000 population Required			Required PLD = 31.5 Ac Provided PLD = 15.1 Ac
22. TOTAL PARK & OPEN SPACE	30.58				Total Required PLD = 48.1 Ac. Total Provided PLD = 30.6 Ac. Remainder of requirement to be met by applicant with cash-in-lieu payment.
*Notes: i) The anticipated residential units within the mixed use commercial parcels have been included in the residential/population totals.					
ii) No standalone residential developments are permitted within the Mixed Use Commercial PA's and all residential must include ground floor uses unrelated to the residential portion of the building					

FORM D: MASTER PLAN LAND USE MAP MATRIX							
Last Revision: 01/21/24							
ZONE							
A.	B.	C.	D.		E.	F.	G.
LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSS LAND AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	LAND USE FORMULA	POTENTIAL DENSITY BY CODE (IN DUs OR SF)	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs OR SF)
1. FLOOD PLAIN AREAS, DETENTION AREAS & WETLAND AREAS	PA-9	DETENTION	3.65	2.4%	DETENTION	N/A	N/A
	PA-24	DETENTION	5.75	3.8%	DETENTION	N/A	N/A
2. REQUIRED LAND DEDICATION AREAS FOR PARKS, SCHOOLS, FIRE STATIONS, POLICE STATIONS, LIBRARIES	PA-1	OPEN SPACE	2.86	1.9%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-3	OPEN SPACE	2.48	1.6%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-6	POCKET PARK	1.18	0.8%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-10	OPEN SPACE	1.69	1.1%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-12	NBH PARK	4.68	3.1%	3.0 acres per 1,000 resident population	N/A	N/A
	PA-15	OPEN SPACE	0.71	0.5%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-16	NBH PARK	7.35	4.9%	3.0 acres per 1,000 resident population	N/A	N/A
	PA-19	OPEN SPACE	1.73	1.1%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-22	OPEN SPACE	0.59	0.4%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-23	OPEN SPACE	0.41	0.3%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-25	OPEN SPACE	3.45	2.3%	7.8 acres per 1,000 resident population	N/A	N/A
	PA-28	NBH PARK	3.45	2.3%	3.0 acres per 1,000 resident population	N/A	N/A
3. DEVELOPMENT AREAS	PA-2	SINGLE FAMILY DETACHED	18.58	12.3%	40 DU / AC	743	58
	PA-4	SINGLE FAMILY DETACHED	4.72	3.1%	40 DU / AC	189	21
	PA-5	MULTI-FAMILY	7.27	4.8%	40 DU / AC	291	142
	PA-7	MULTI-FAMILY	5.85	3.9%	40 DU / AC	234	114
	PA-8	MULTI-FAMILY	7.41	4.9%	40 DU / AC	296	144
	PA-11	MIXED USE COMMERCIAL	9.84	6.5%	40 DU / AC	394	294
	PA-13	SINGLE FAMILY ATTACHED	2.16	1.4%	40 DU / AC	86	22
	PA-14	SINGLE FAMILY ATTACHED	1.69	1.1%	40 DU / AC	65	15
	PA-17	SINGLE FAMILY ATTACHED	2.26	1.5%	40 DU / AC	90	19
	PA-18	SINGLE FAMILY DETACHED	12.08	8.0%	40 DU / AC	483	54
	PA-20	SINGLE FAMILY ATTACHED	7.89	5.2%	40 DU / AC	316	84
	PA-21	SINGLE FAMILY ATTACHED	5.21	3.5%	40 DU / AC	208	57
	PA-26	COMMERCIAL	9.6	6.4%	N/A	N/A	N/A
	PA-27	MIXED USE COMMERCIAL	10.17	6.7%	40 DU / AC	407	407
	PA-29	MIXED USE COMMERCIAL	3.39	2.2%	40 DU / AC	136	135
	PA-30	COMMERCIAL	2.84	1.9%	N/A	N/A	N/A
4. TOTAL MAP ACREAGE			150.94	100.0%			
5. LESS 1/2 OF PERIMETER STREETS NOT OWNED BY APPLICANT			8.6				
6. APPLICANT'S ACREAGE LISTED IN APPLICATION (LINE 4-LINE 5)			142.34				
7. TOTAL FLOOD PLAIN ACREAGE			9.68				

PUBLIC ART PLAN



The mission of the (Aurora) Art in Public Places Program “is to create great places that contribute to the neighborhood development, economic vitality and enrich and engage the community of Aurora. The Skydance community intends to embrace the mission of the City of Aurora’s Art in Public Spaces Program by providing art in a strategic location that engages community members and creates a meaningful public space.

As can be seen in Tab 10 of this Master Plan, we are proposing a few different neighborhood parks within Skydance. One of the parks, which bridges a transitional space between proposed mixed use commercial uses and a single family attached residential enclave is slated to include a splash pad as a unique feature. With it’s centralized location among higher intensity uses, we believe that this would be an excellent location for a distinctive art piece that can also function as part of the splash park. In keeping with the theming and monument design for Skydance, we envision this public art component to be kinetic in its orientation, and for it to be an active and engaging part of the splash pad design, whether that includes water as an integral part of the sculpture or not. We look forward to working with a commissioned artist on the best way to integrate their ideas into this important Skydance park, for community residents and guests to enjoy.

PUBLIC ART BUDGET

Residential:
75.1 AC. x \$330.77 / AC. = \$24,840.83
Mixed Use:
23.4 AC. x \$508.88 / AC. = \$11,907.80
Non Residential:
52.4 AC. x \$540.00 / AC. = \$28,296.00

Total Budget = \$65,044.63

75% Professional Artist Budget: \$48,783.48
5% Application Fee: \$3,252.23
10% Future Maintenance and Repairs: \$6,504.46
10% Project Coordinator: \$6,504.46



LANDSCAPE STANDARDS

FORM G: LANDSCAPE STANDARD MATRIX

Landscape Item	Brief Description of the Feature	Location of the Standards in Application Package
1. Overall landscape concept and palette of plant materials used to carry it out.	The landscape character will be a defining characteristic for the community; and the landscape design will generally respect the contextual prairie landscape through the use of an indigenous and adapted native plant palette, selective use of turf grass, and bold landscape design.	Imagery is located in the Landscape Design Standards - TAB 11:3-11:8
2. Landscape design at entry monumentation and key entry points	The landscape design surrounding the entry features will compliment the monumentation without competing with it. Through the use of native plantings, the monuments can either be integrated into more passive spaces for vehicular viewing or into more active plaza type spaces for pedestrian interaction, where the landscape design will be used to define the use areas. The landscape will provide year round interest.	Imagery is located in the Landscape Design Standards - TAB 11:3
3. Landscape standards along E-470 or I-70 (If applicable)	N/A	N/A
4. Landscape standards along arterial and collector roads	The landscape along arterial and collector roads will provide year round interest, while being engaging for both the vehicular and pedestrian experience. Plant materials will be used for architectural effect through the design of curvilinear planter beds that also integrate horizontal and vertical layering of plants. This will serve to create interesting and dynamic visual corridors for drivers that also allow for a different experience for pedestrians. Plant quantities and buffer widths for all development within Skydance will meet or exceed the City of Aurora landscape requirements. Homes backing to arterial streets will have signature fencing along with a landscape buffer. Dense plantings along arterials is encouraged to provide privacy and reduce noise pollution from the adjacent roads.	Imagery is located in the Landscape Design Standards - TAB 11:4
5. Landscape standards along local roadways	The landscape along the local roadways will primarily consist of street trees. Street trees have a significant impact on the overall experience of a neighborhood, and will consist of deciduous canopy trees that provide for winter exposure and summer shade. The landscape along local roads will have more formal tree spacing and should strive to blend with the landscape on adjacent parcels. Where commercial or multifamily buildings are located along local roads the requirements in the Unified Development Ordinance (UDO) shall apply. Where roadways have detached sidewalks curbside landscaping shall be required per the UDO requirements.	Imagery is located in the Landscape Design Standards - TAB 11:4
6. Landscape standards in commercial and public gathering areas. (Tree openings, planters, flower beds, screening at parking lots, etc.)	The landscape design in commercial and public gathering areas will utilize the native plant palette, albeit in a more formal setting. A variety of raised planters, in grade planters and pots can be used in these more urban spaces to aid in circulation and define space, while providing a comfortable setting for resting and social interaction. Planter beds with enhanced planting of signature species will be utilized to enhance key areas of the plan to bring attention to entrances, architectural features and gathering spaces.	Imagery is located in the Urban Design Standards - 10:12 and 11.3
7. Landscape standards at detention/ retention ponds and water features	A mixture of adaptable native plants and riparian vegetation shall be used to integrate detention ponds with their surroundings. Further, these plants will be utilized to aid in water quality filtration, flood control and the creation of wildlife habitat. Where necessary, the integration of walls shall be permitted in detention areas and should follow the wall standards established in this Master Plan, but vegetated slopes are still preferable. In hardscape / more urban settings, creative solutions for the integration of water quality treatment are encouraged. The requirements for detention/ retention ponds will comply with the City of Aurora Unified Development Ordinance.	Imagery is located in the Landscape Design Standards - TAB 11:6

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. If a conflict should exist between the Master Plan standards and the Unified Development Code or code in affect at the time of development, the more restrictive shall apply.

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.

LANDSCAPE STANDARDS

FORM G: LANDSCAPE STANDARD MATRIX

Landscape Item	Brief Description of the Feature	Location of the Standards in Application Package
8. Landscape buffers at parks, open space, and drainage	The main open space in the development will be our centrally located park and open space/park spine that runs north/south through Skydance.	Imagery is located in the Landscape Design Standards - TAB 11:4
9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards.)	The landscape design for residential lots along open space corridors and parks will be designed to create privacy for the homes as well provide interest along the public spaces. Elements such as large shrubs, dense trees, berming, and privacy fencing are encouraged. Privacy fencing along lot lines will also be allowed except when abutting parks and open space. Open rail fencing with individual gates may also be used along the edges of blocks, open space and park spaces.	Imagery is located in the Landscape Design Standards - TAB 11:4
10. Landscape integration at retaining walls	While we do not anticipate a significant amount of retaining walls within the community we acknowledge that it is likely that we will have some. The intent of the landscape design integrating with the retaining walls will be to anchor the walls to the environment while softening them. The planting styles will be consistent with the landscape design of the greater area surrounding the specific retaining walls. Plant material should be appropriate to the space created by the retaining walls. No trees should be planted within 5' of the wall foundation or in any area that would compromise retaining wall geo-grid integrity. If trees are required in these areas that shall be allowed to be transferred to the surrounding landscape so as to not negatively affect the viability of the retaining wall. Retaining walls shall be designed/located such that their placement does not negate the required buffer plant material should buffers be required where walls have been proposed.	Imagery is located in the Urban Design Standards - TAB 10:4
11. Landscape standards at special facilities	Specimen plants and trees may be used to highlight civic and mixed use buildings. The landscape design shall compliment the architecture and may be used to assist in pedestrian circulation. Shade trees may be located along trails and sitting areas to provide pedestrians with shade and create an inviting environment.	Imagery is located in the Urban Design Standards - TAB 10:18 - 10:23
12. Buffer and setback exemptions for traditional street frontages	N/A	N/A
13. Commercial Area Screening Adjacent to Residential	Along the north side of PA-26 where commercial uses are directly across the street from proposed residential uses, specific buffering standards that exceed the UDO have been included.	Imagery is located in the Landscape Design Standards - TAB 11:5
14. Drive through screening, median landscaping, parking lot internal & external landscaping and building perimeter landscaping.	These landscape items will comply with the Unified Development Ordinance version in effect at the time of site plan approval.	N/A

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. If a conflict should exist between the Master Plan standards and the Unified Development Code or code in affect at the time of development, the more restrictive shall apply.

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.

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in Application Package
1. Monument Signage	A contemporary theme will be used on all the monument designs. Clean lines and similar materials such as metal, stone, wood and concrete will be used to create continuity through the community. Vertical elements and the use of kinetic elements will help create a focal point for the community and bring attention to the project. Primary, secondary, and commercial monument signs will be complimentary to each other while part of a signage hierarchy.	Imagery is located in the Urban Design Standards - Tab 10.2-10.3
2. Retaining Walls	Given the relatively gentle nature of the site we do not anticipate a significant use of retaining walls on the project. If retaining walls are needed, a variety of materials can be used such as pre-cast concrete, brick, natural or manufactured stone or ground/split face CMU, depending upon the situation / location. Walls will be located outside the minimum setback requirements.	Imagery is located in the Urban Design Standards - Tab 10.4
3. Fence and Privacy Walls	Signature open-rail fencing may be permitted where lots abut streets. The fences may not be located in the required setback, but on the lot line. The signature fence sections shall have masonry columns at 60' intervals along collector and arterial streets to provide interest and break up large runs of fencing. Columns are not required for open-rail fencing along local streets or other parks and open space areas.	Imagery is located in the Urban Design Standards - Tab 10.4-10.8
4. Lighting Standards	Lighting will be used to accentuate features such as monuments, architecture and gathering spaces. Sufficient street lighting as well as Landscape lighting, such as tree up-lights and path lighting, will help promote safety as well as enhance the pedestrian experience. Street and pedestrian lighting in the ROW will follow the City of Aurora design standards. Pedestrian lighting will be a modern style capable of serving as a unifying style element throughout the neighborhood / community and will be required at playgrounds and shade structures.	Imagery is located in the Urban Design Standards - Tab 10.9
5. Paving Standards	A combination of concrete, pavers, concrete banding and in ground planters will be used to define points of interest, compliment architecture, control and enhance pedestrian/vehicular traffic, and increase visual interest. Pavers are not permitted in the right-of-way or designated ADA paths.	Imagery is located in the Urban Design Standards - Tab 10.10
6. Street Furniture Standards	Street Furniture will be contemporary in design and have clean lines that will compliment the architecture and create unity throughout the community.	Imagery is located in the Urban Design Standards - Tab 10.11-10.12
7. Signage Standards	Individual commercial identification signage will complement the style of the architecture on which it is mounted and will comply with the City of Aurora's sign code.	Imagery is located in the Urban Design Standards - Tab 10.13
8. Commercial & Mixed Use Commercial Standards	The Skydance Commercial and Mixed Use areas will provide important areas for shopping and dinning within the community. The buildings will be architecturally interesting with massing and setbacks to help create pedestrian scale architecture.	Imagery is located in the Urban Design Standards - Tab 10.14-10.17
9. Special Facilities and Structures	The centralized neighborhood park spine will include amenities such as playgrounds, trails, grill stations, a half court basketball court, plazas, bike racks, shade structures, seating, picnic areas, lighting, splash pad, restroom and programmable multi-purpose field.	Imagery is located in the Urban Design Standards - Tab 10.18-10.23
10. Street Network	A modified grid urban design is being utilized for the layout of the neighborhood. A mixture of homes (alley loaded and front loaded) will help identify main thoroughfares and typical neighborhood streets. Higher density product such as multi family buildings, town-homes and duplex lots may help transition high activity areas with the lower density neighborhoods.	Imagery is located in the Urban Design Standards - Tab 10.24-10.25

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 Unified Development Ordinance and/or the 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. If a conflict should exist between any of the specific provisions of this matrix and any other ordinance standards, the most restrictive shall govern.

ARCHITECTURAL DESIGN STANDARDS

FORM H: ARCHITECTURAL DESIGN STANDARDS MATRIX

Architectural Design Standards	Brief Description of the Feature	Location of the Standards in 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 - 12.5
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 - 12.5
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 - 12.3-12.4,12.6-12.10
Residential: SFD, Duplex, SFA		
Materials Palette	Most of the homes will consist of stone siding, bat and boards, stucco, brick 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 - 12.11-12.12
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 - 12.13
Architectural Styles	The architectural styles used at Skydance 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 - 12.14-12.21
Architectural Features	Skydance is conceived of as a modern urban community. As such, innovative architecture that utilizes modern technology is strongly encouraged. Similarly, homes with modern styling and interesting forms are also encouraged.	Imagery is located in the Architectural Design Standards - 12.11-12.12, 12.14-12.21
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 - 12.22-12.23
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 - 12.22-12.23
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 - 12.22-12.23

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.

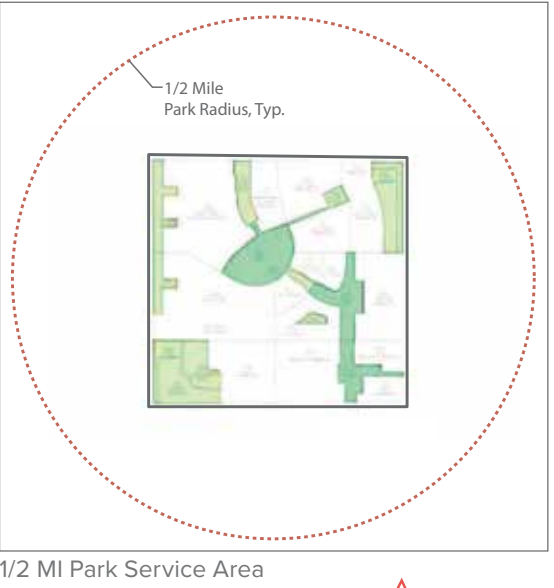
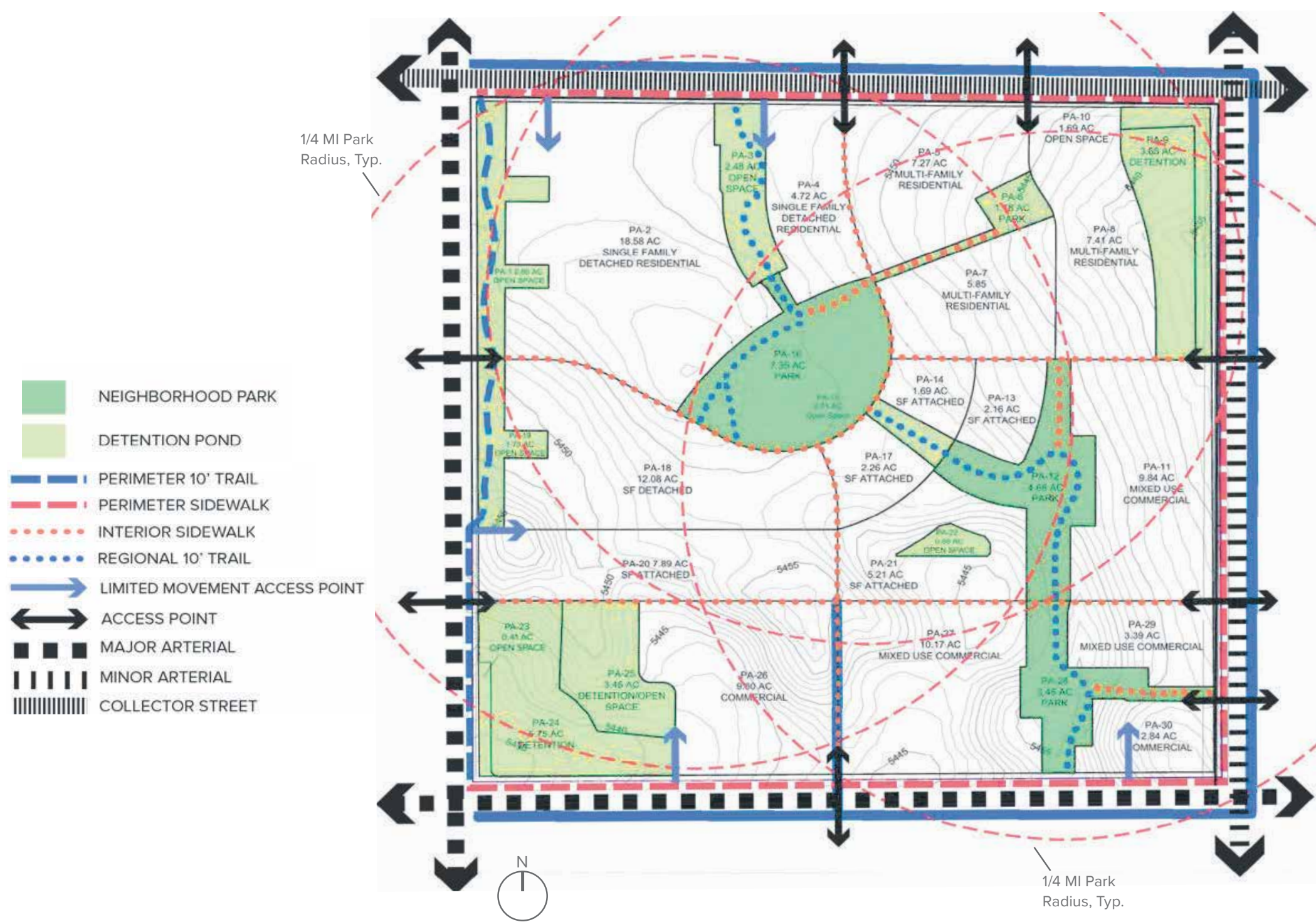
All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, 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 Skydance, these designs standards will not apply to them.

OPEN SPACE, CIRCULATION & NEIGHBORHOOD PLAN

ORGANIZATION ELEMENTS MAP/STREET NETWORK

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



PARK LAND DEDICATION REQUIREMENTS			
PLD TRACKING	EST POP.	PLD REQ. PER CODE (AC)	PLD PROPOSED (AC)
NEIGHBORHOOD PARKS (3AC/1000). TO BE MET ON SITE, ADDITIONAL ACREAGE TO COUNT TOWARDS OPEN SPACE.	4044	12.1	14.0
COMMUNITY PARKS (1.1AC/1000). TO BE PAID VIA CASH IN LIEU.	4044	4.4	0.0
OPEN SPACE (7.8 AC/1000). MAY BE MET PARTIALLY ON SITE WITH THE REMAINDER VIA CASH IN LIEU.	4044	31.5	10.0
TOTAL		48.1	24.0
		Shortage	24.1

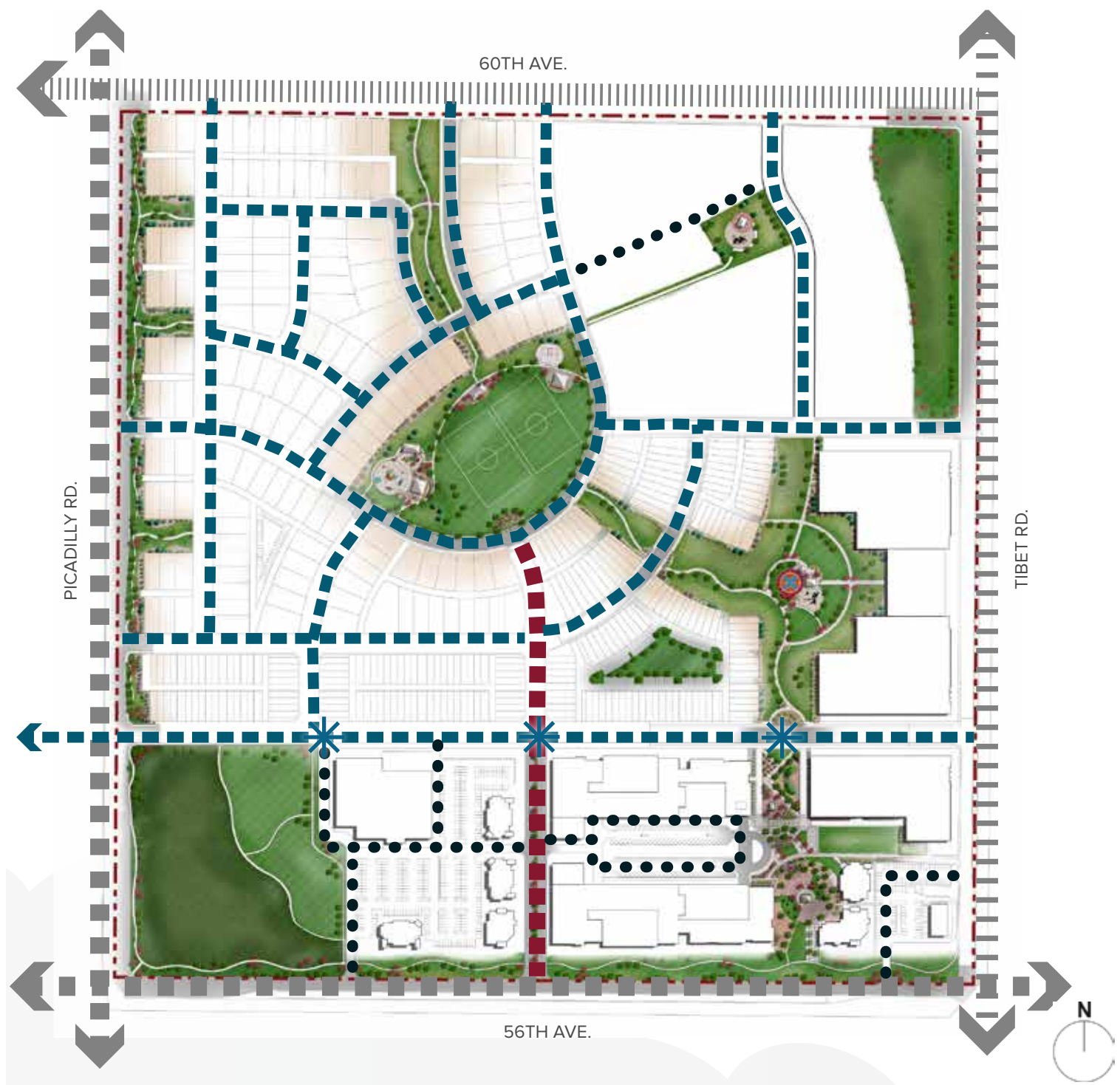
OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

Planning Area Designation (or feature in an area)	Description and Inventory of Facilities	Total Gross Acreage	Parks Dept. Credited Net Acreage	Facility Funding and Construction Responsibility	Final Ownership and Maintenance Responsibility	Trigger for Each Phase
PA-1	Open Space: 10' meandering perimeter trail running north-south in a minimum 70' wide corridor, with 8' connecting trails into the neighborhood in a minimum 48' wide corridor.	2.86	1.82	HOA/District	HOA/District	Plan submittal with PA-2. To be completed with construction of PA-2.
PA-3	Open Space: 10' regional trail connection in a minimum 70' wide corridor, planting beds, benches	2.48	1.48	HOA/District	HOA/District	Plan submittal with PA-2 or PA-4. To be completed with construction of PA-2 or PA-4, whichever comes last.
PA-6	Trail Connector and Pocket Park: Minimum 6' trail in a minimum 30' corridor, playground, shade structure, benches, bike racks. At least one inclusive play element will be provided at each playground. The type of the inclusive equipment will be established during the Site Plan phase.	1.18	1.03	HOA/District	HOA/District	Plan submittal with PA-5, PA-7 or PA-8. To be completed with construction of PA-5, PA-7 or PA-8, whichever comes last.
PA-10	Open Space: Detention pond perimeter trail, benches, landscaping, trash receptacle, security lighting	1.69	0.13	HOA/District	HOA/District	Plan submittal with PA-9. To be completed with construction of PA-9.
PA-12	Park: Plaza, splash pad, public art, playground, shade structures, restrooms, table tennis, bike racks, planting beds, benches. At least one inclusive play element will be provided at each playground. The type of the inclusive equipment will be established during the Site Plan phase.	4.68	4.36	HOA/District	HOA/District	Plan submittal with PA-11, PA-13 or PA-21. To be completed with construction of PA-11, PA-13 or PA-21, whichever comes last.
PA-15	Open Space: 10' trail connection in a minimum 70' wide corridor	0.71	0.57	HOA/District	HOA/District	Plan submittal with PA-14 or PA-17. To be completed with construction of PA-14 or PA-17, whichever comes last.

OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

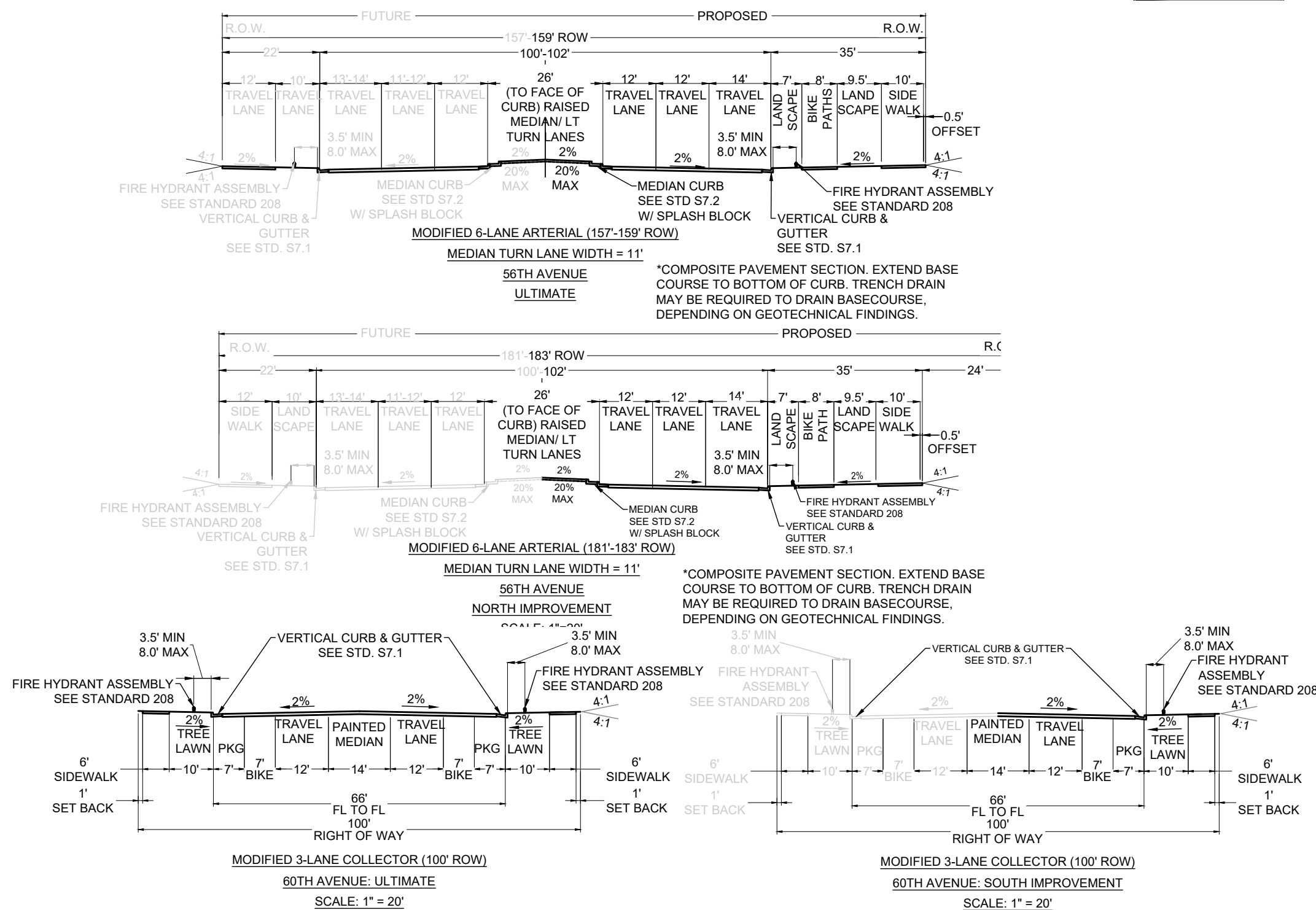
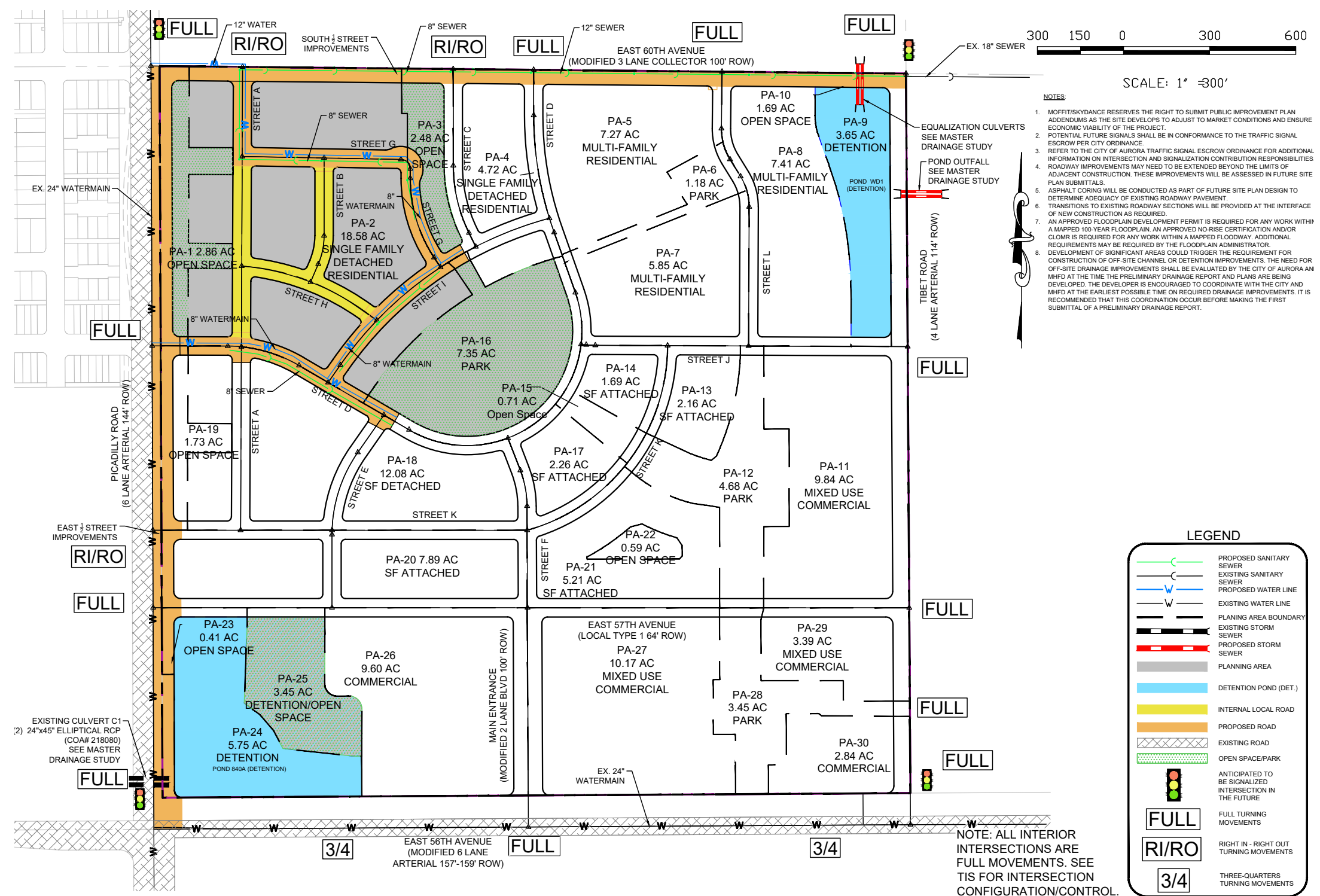
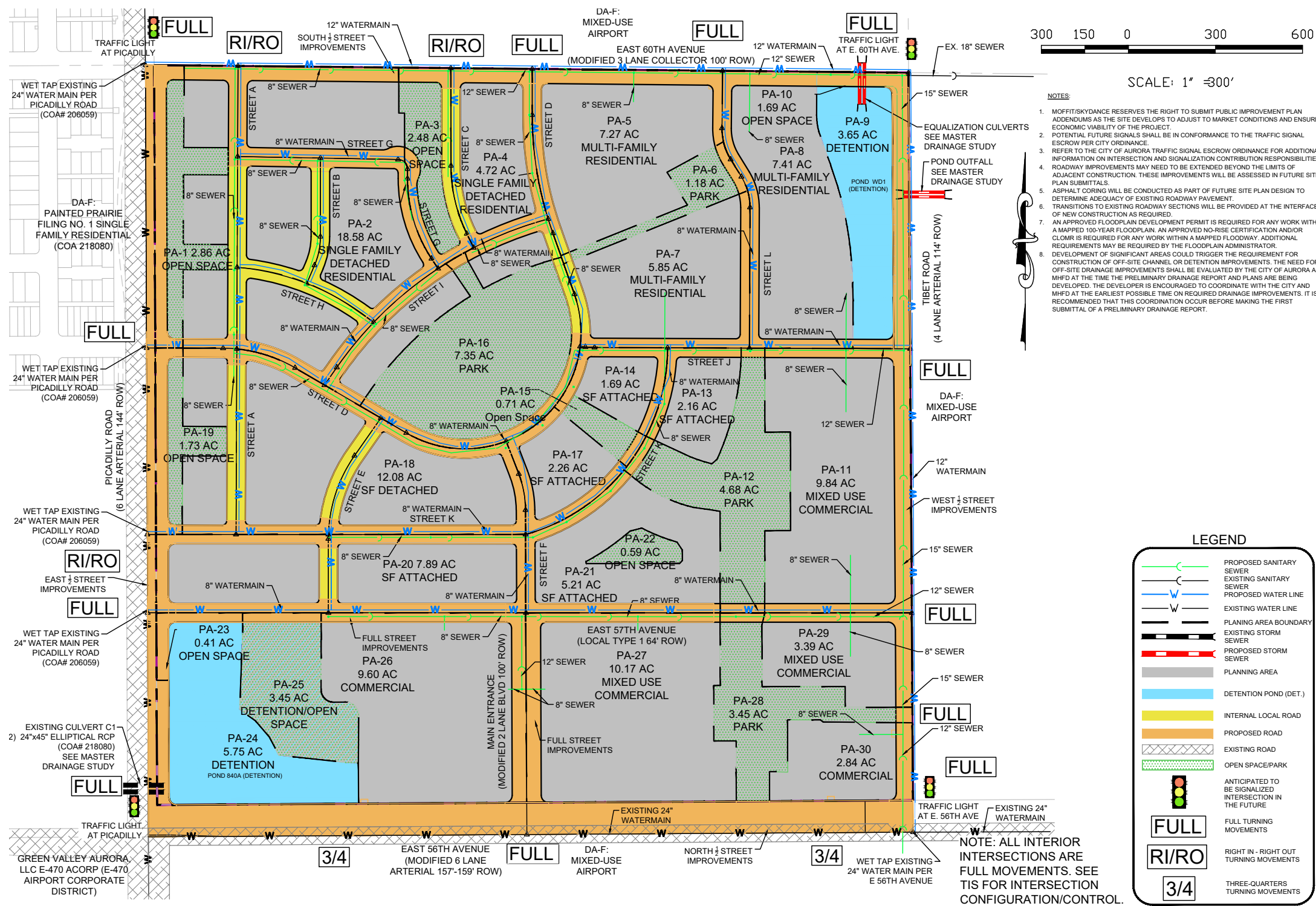
Planning Area Designation (or feature in an area)	Description and Inventory of Facilities	Total Gross Acreage	Parks Dept. Credited Net Acreage	Facility Funding and Construction Responsibility	Final Ownership and Maintenance Responsibility	Trigger for Each Phase
PA-16	Park: Playground, trails, grill stations, basketball court, bike racks, shade structures, benches, picnic areas, lighting, and programmable multi-purpose field, planting beds, community monument. At least one inclusive play element will be provided at each playground. The type of the inclusive equipment will be established during the Site Plan phase.	7.35	6.38	HOA/District	COA/COA	Plan submittal with the third abutting planning area. To be completed with construction of the fourth abutting planning area.
PA-19	Open Space: 10' meandering perimeter trail running north-south in a minimum 70' wide corridor, with 8' connecting trails into the neighborhood in a minimum 48' wide corridor.	1.73	1.07	HOA/District	HOA/District	Plan submittal with PA-18. To be completed with construction of PA-18.
PA-22	Mini Park: Landscaping, walks.	0.59	0.59	HOA/District	HOA/District	Plan submittal with PA-21. To be completed with construction of PA-21.
PA-23	Open Space: Detention pond perimeter trail, benches, landscaping, trash receptacle, security lighting	0.41	0.0	HOA/District	HOA/District	Plan submittal with PA-24. To be completed with construction of PA-24.
PA-25	Open Space: 24 hour recovery portion of detention pond, trail, benches, landscaping, trash receptacle, security lighting	3.45	3.26	HOA/District	HOA/District	Plan submittal with PA-24. To be completed with construction of PA-24.
PA-28	Park: Plaza, sculptural play areas, shade structures, lawn area, bike racks, planting beds, benches. At least one inclusive play element will be provided at each playground. The type of the inclusive equipment will be established during the Site Plan phase.	3.45	3.30	HOA/District	HOA/District	Plan submittal with PA-27 or PA-29. To be completed with construction of PA-27 or PA-29, whichever comes last.
All medians on the perimeter arterial streets	Median planting to meet COA PROS design standards.	n/a	n/a	COA	COA	a 3yr maintenance/warranty period is required

Director of Parks, Recreation and Open Space
Date: 3/16/23 Signature: Brooke Bell

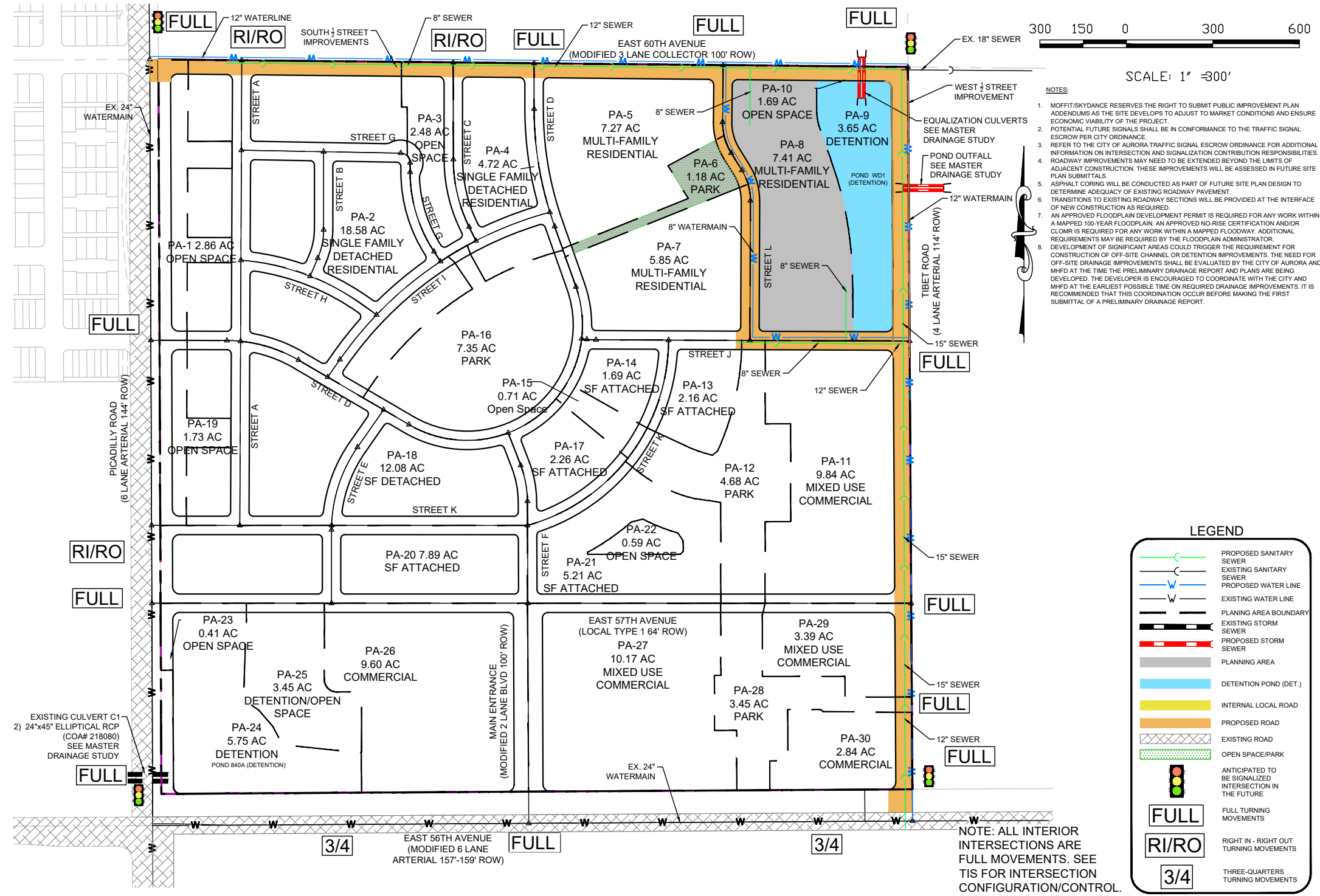
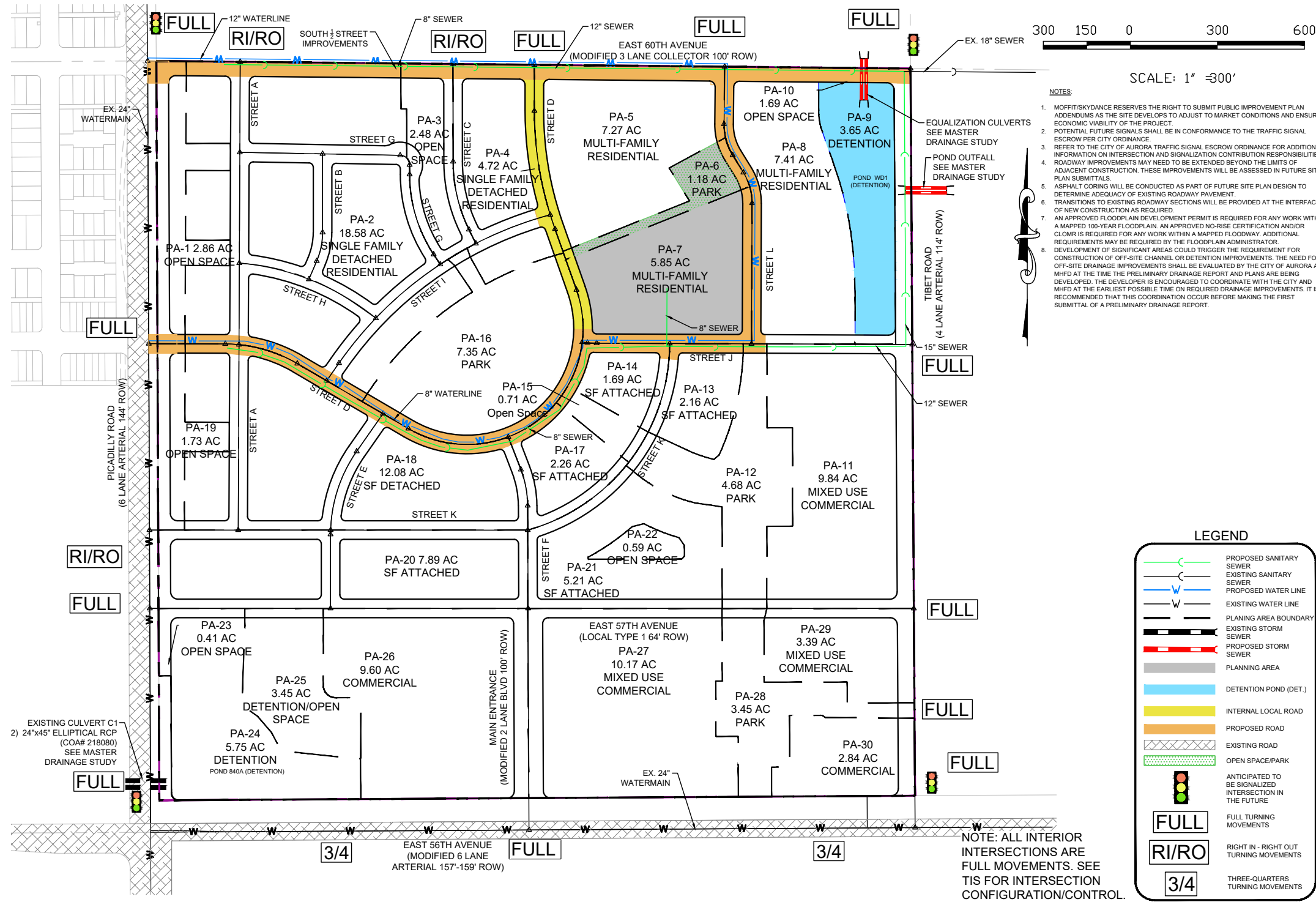
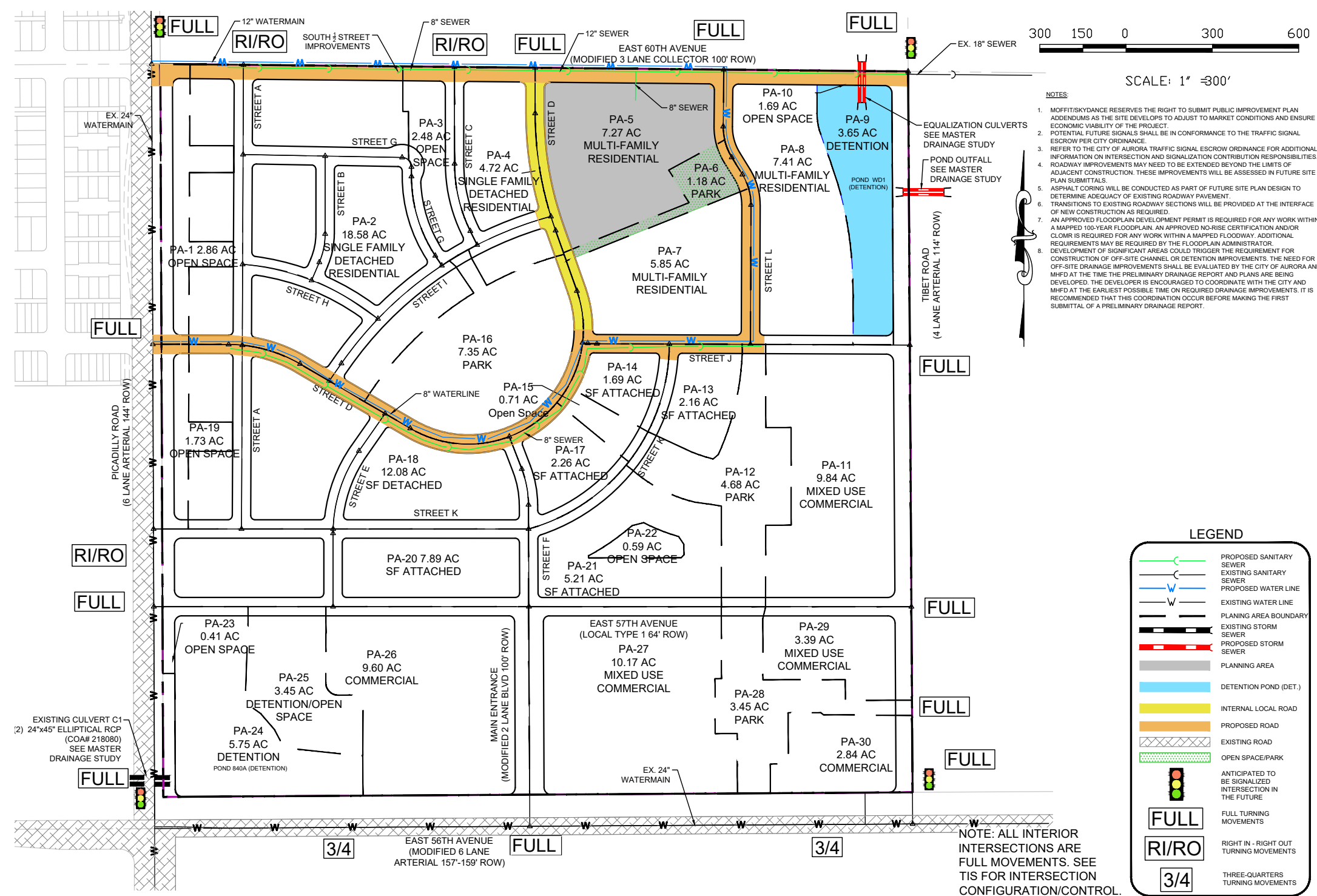
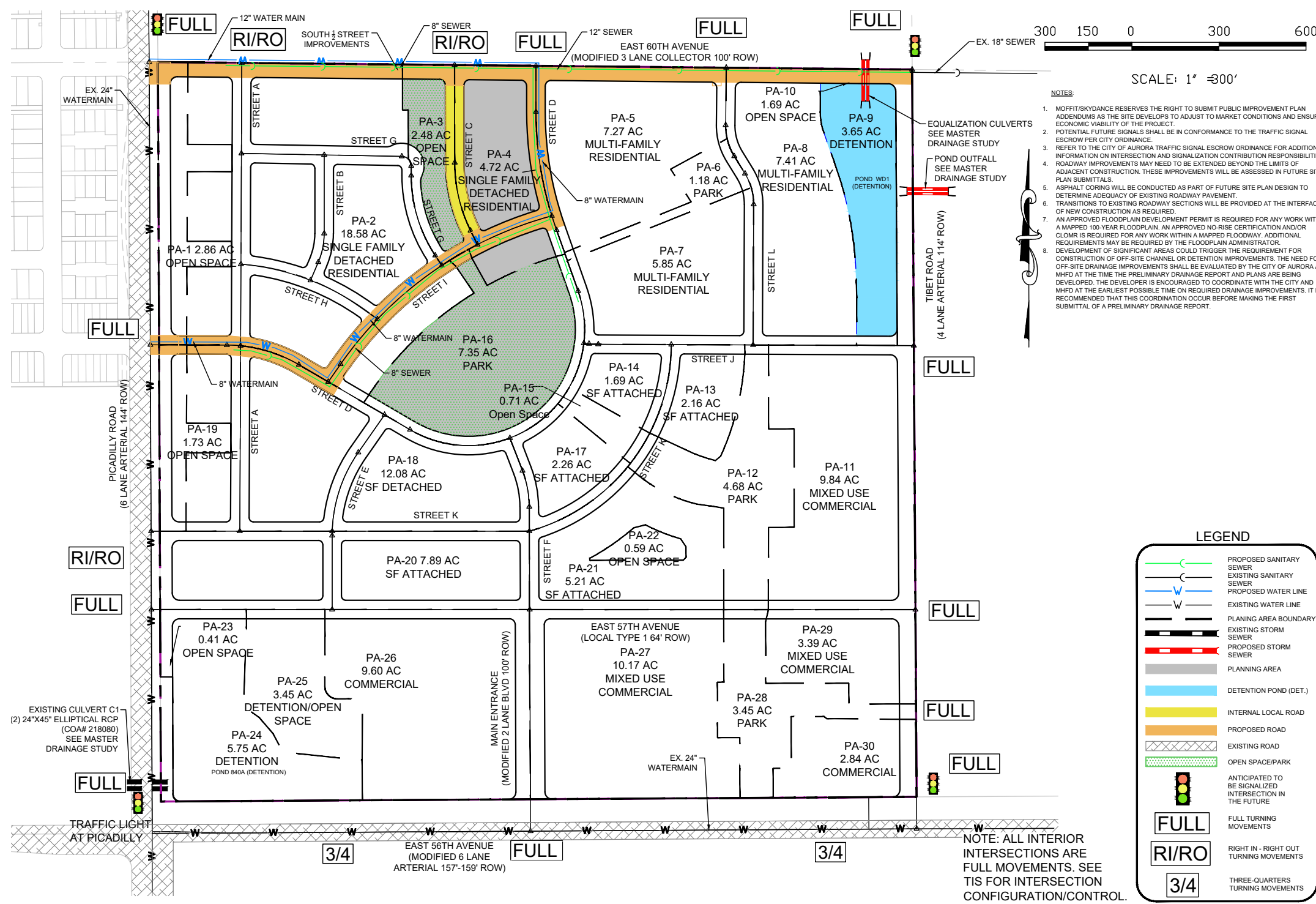


- ENHANCED PEDESTRIAN CROSSING
- COLLECTOR
- MAJOR ARTERIAL
- MINOR ARTERIAL
- ENHANCED BOULEVARD / MAIN STREET
- LOCAL STREETS
- PRIVATE ACCESS CONNECTIONS

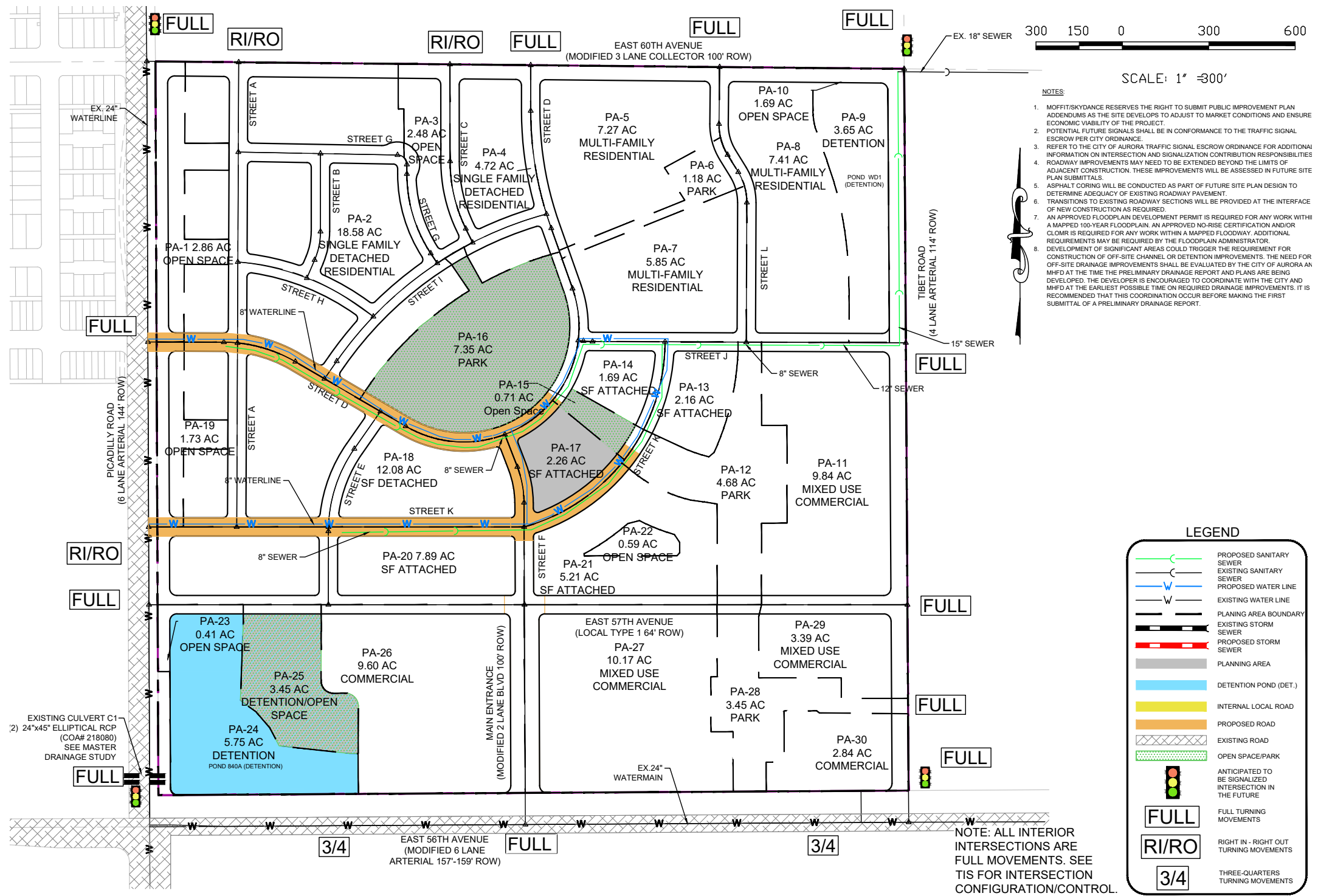
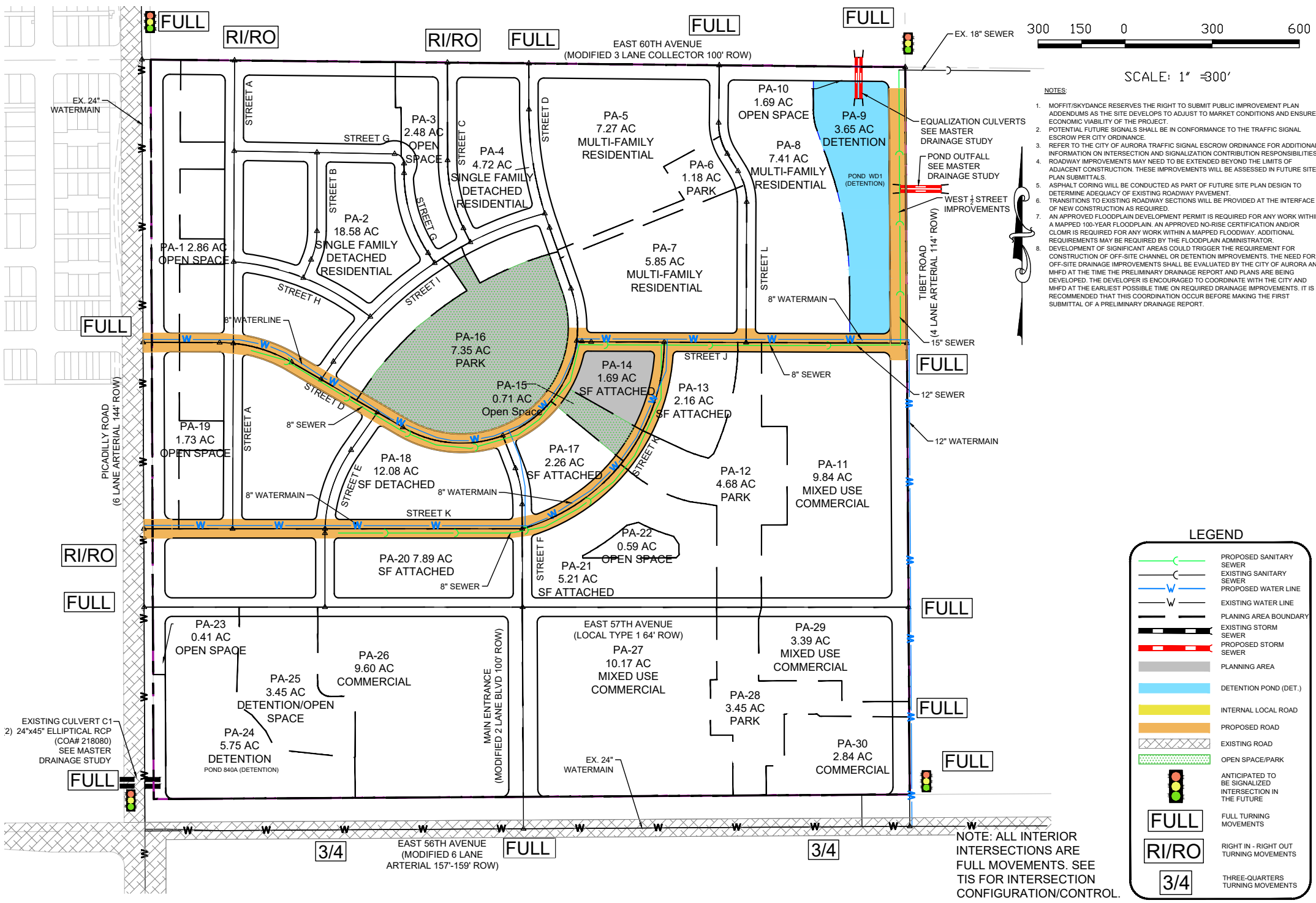
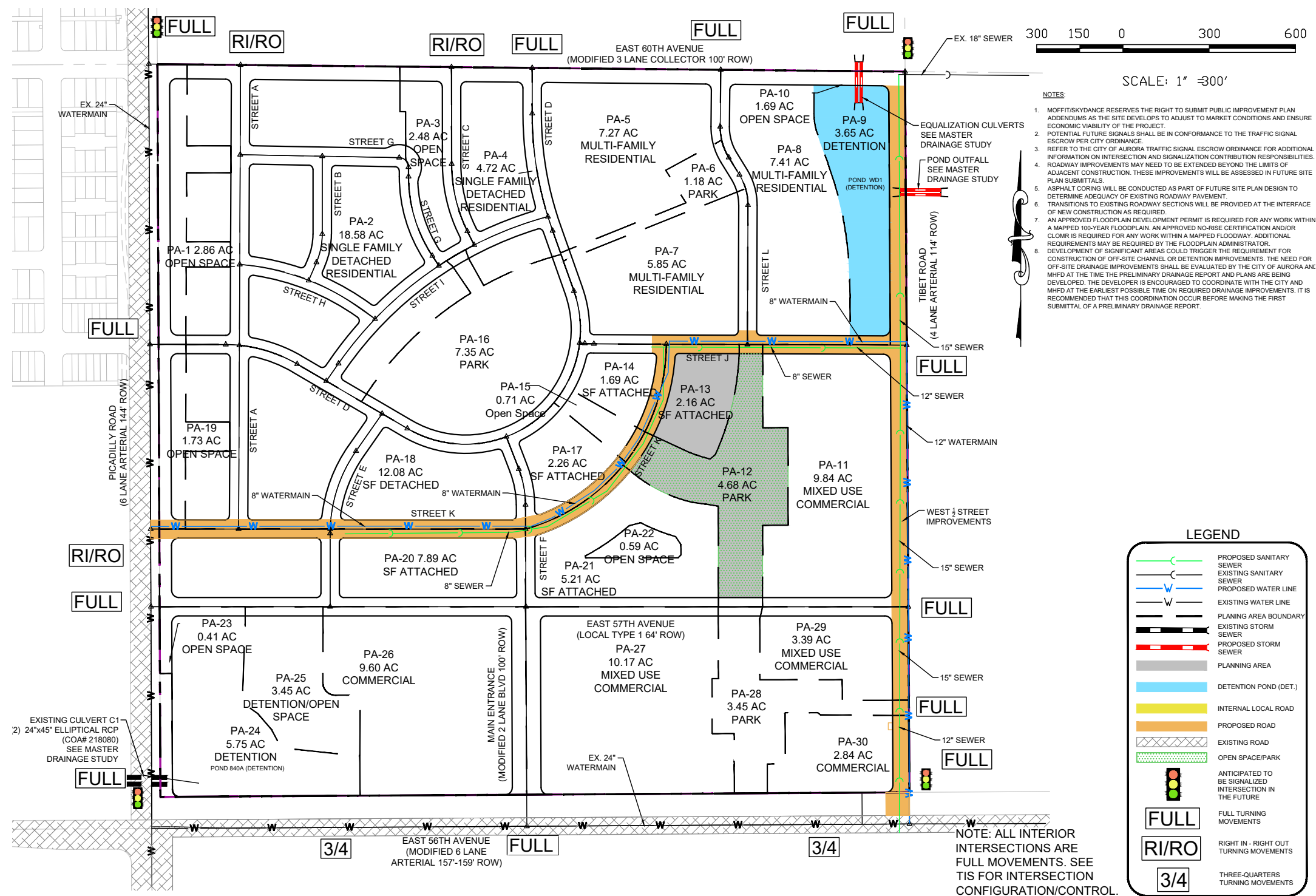
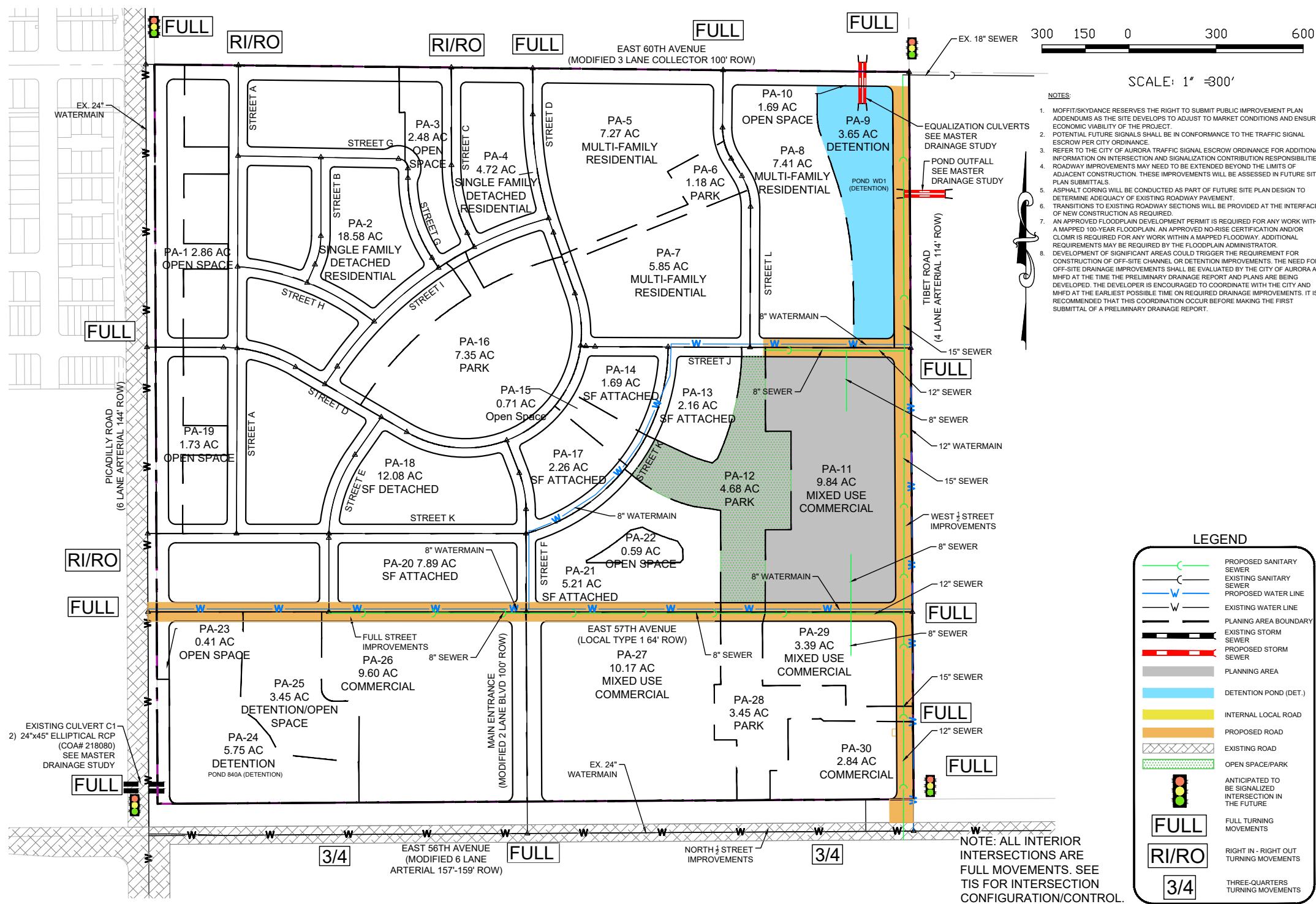
Note: Internal block lengths shall not exceed 700LF



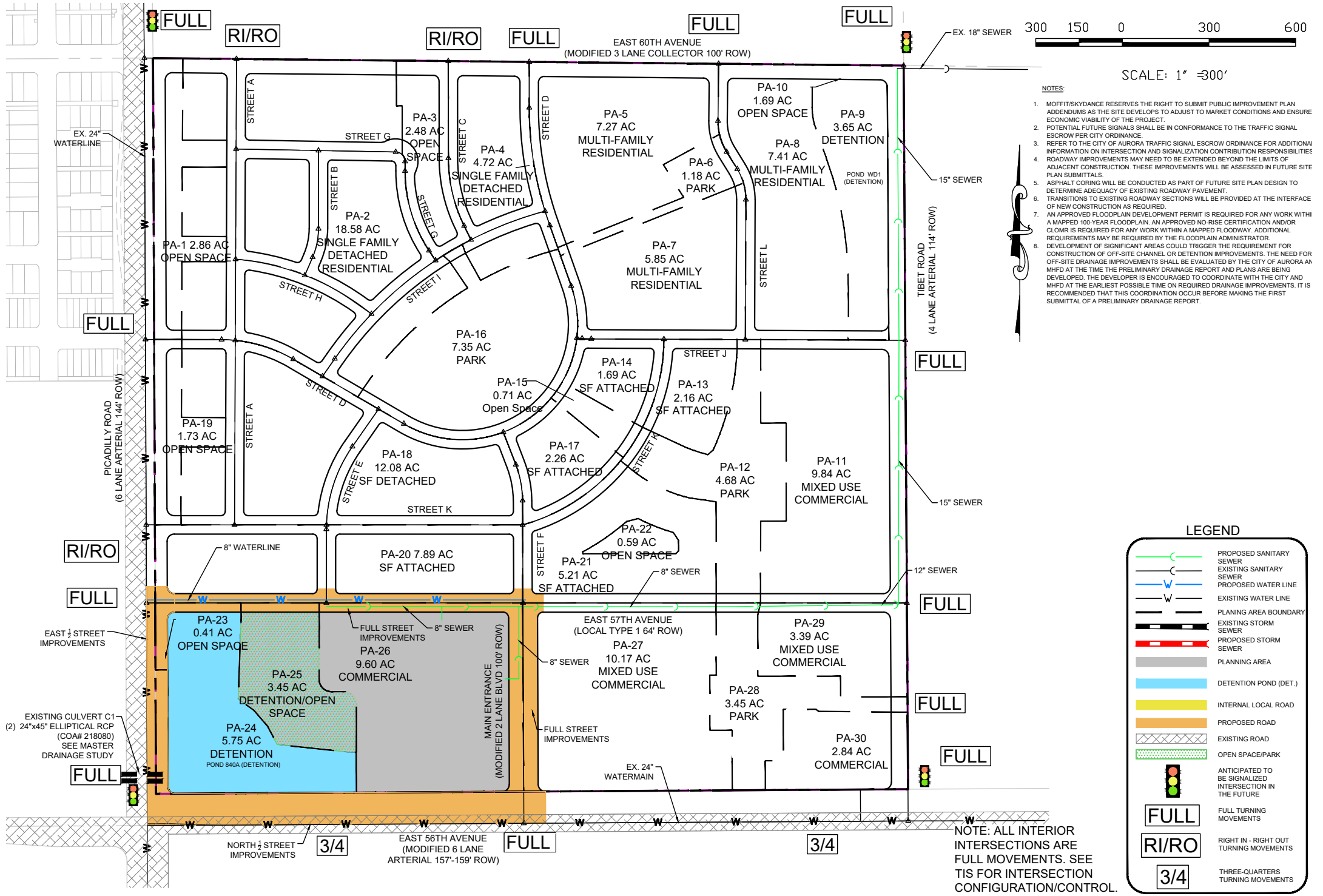
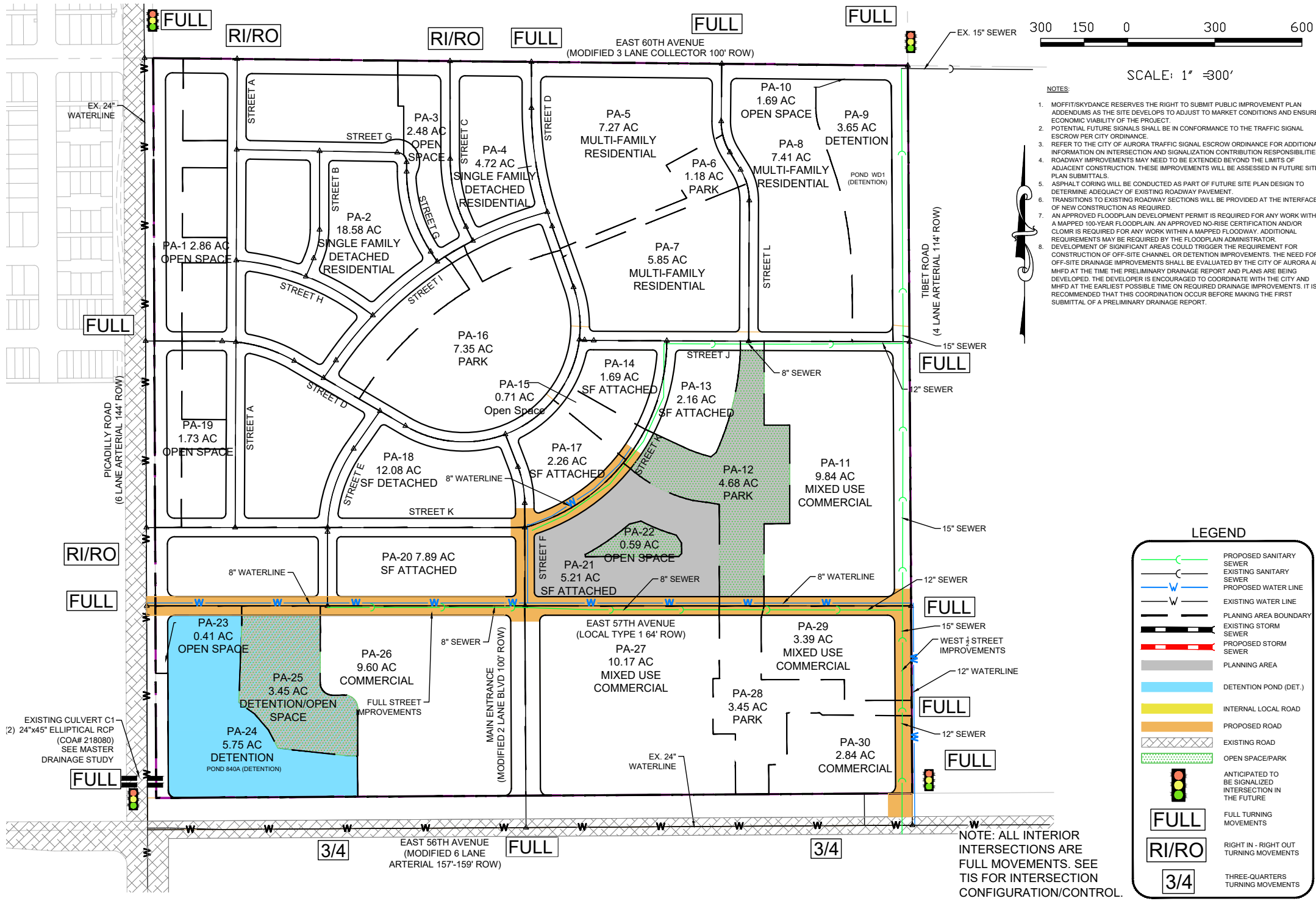
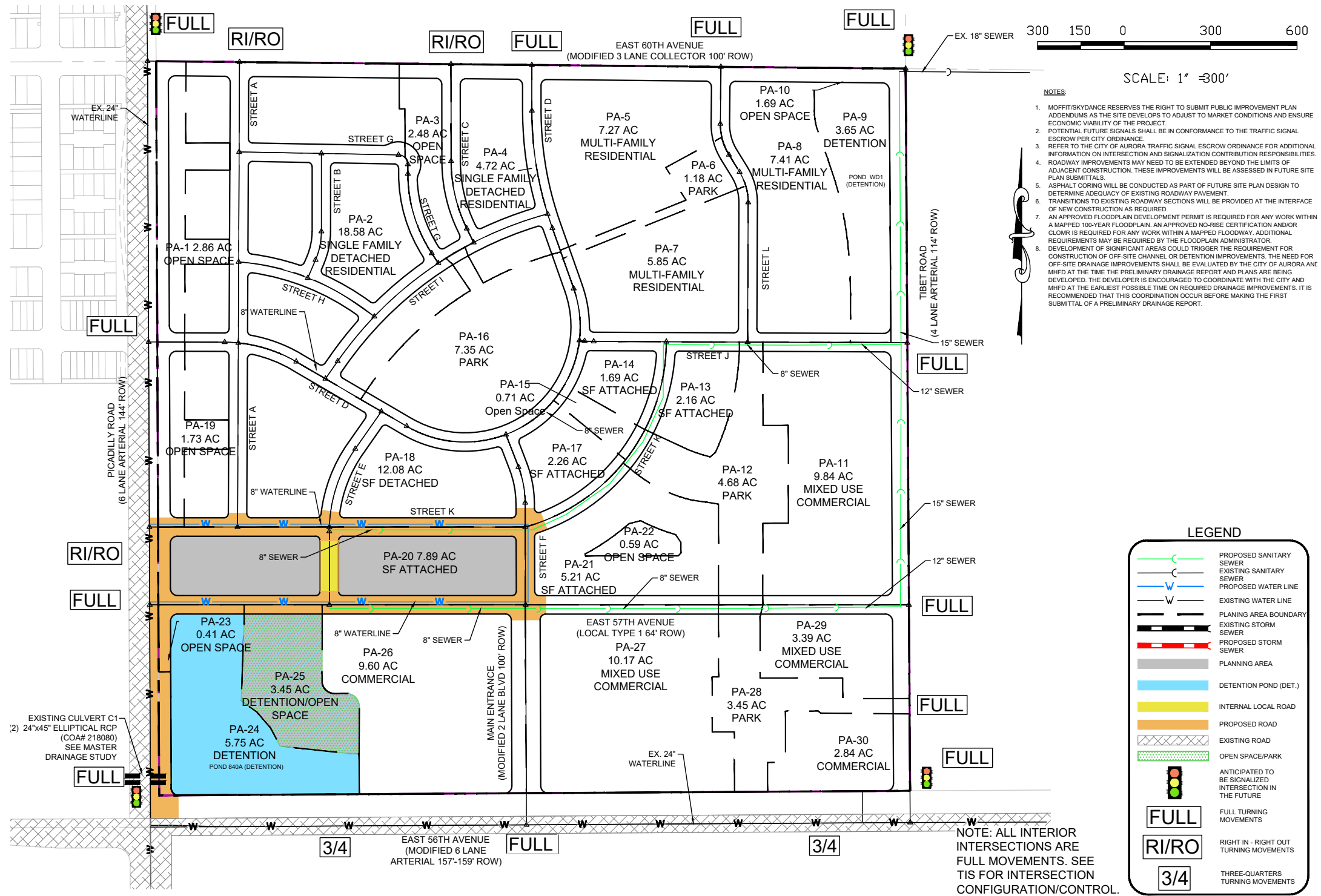
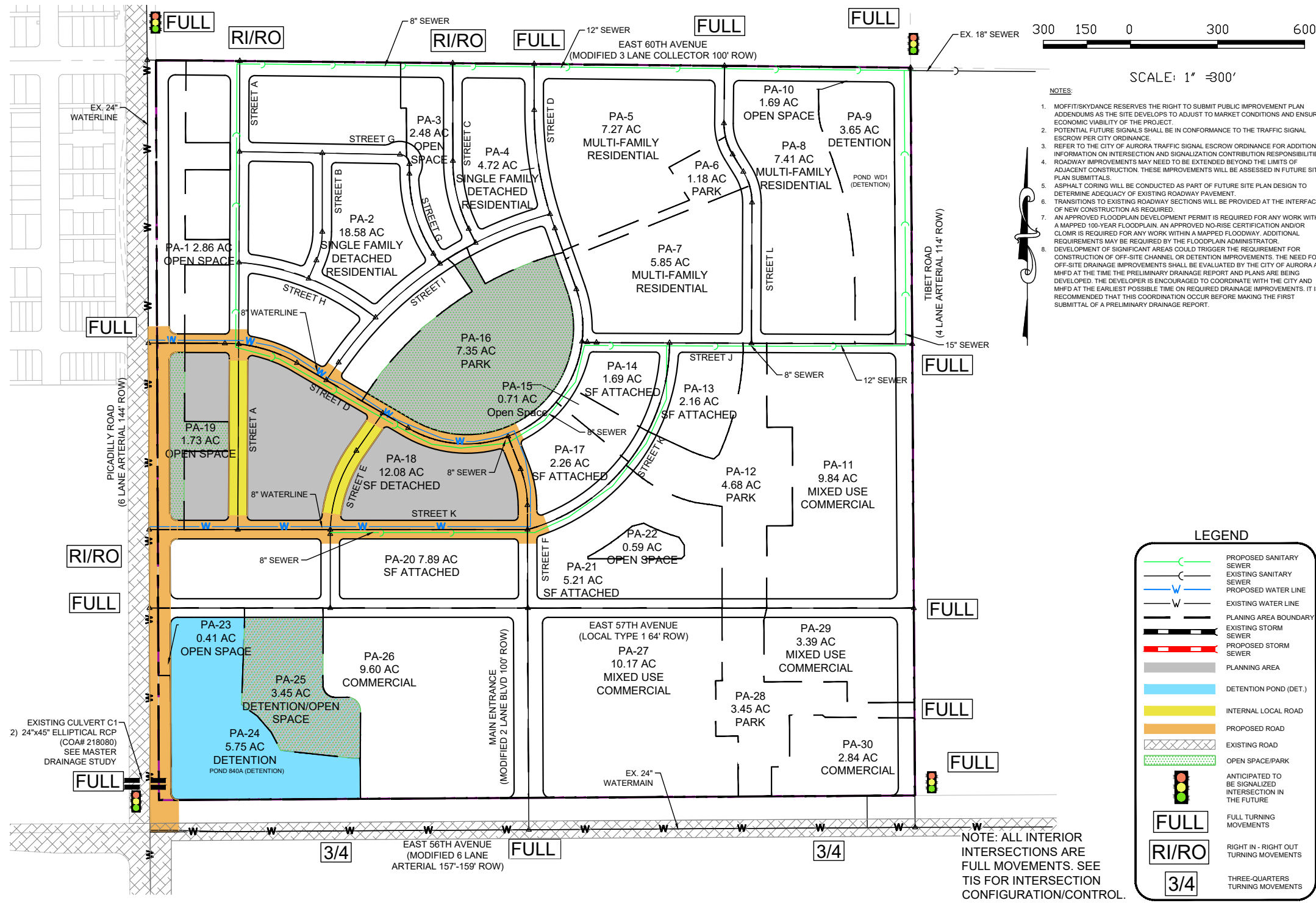
PUBLIC IMPROVEMENTS PLAN



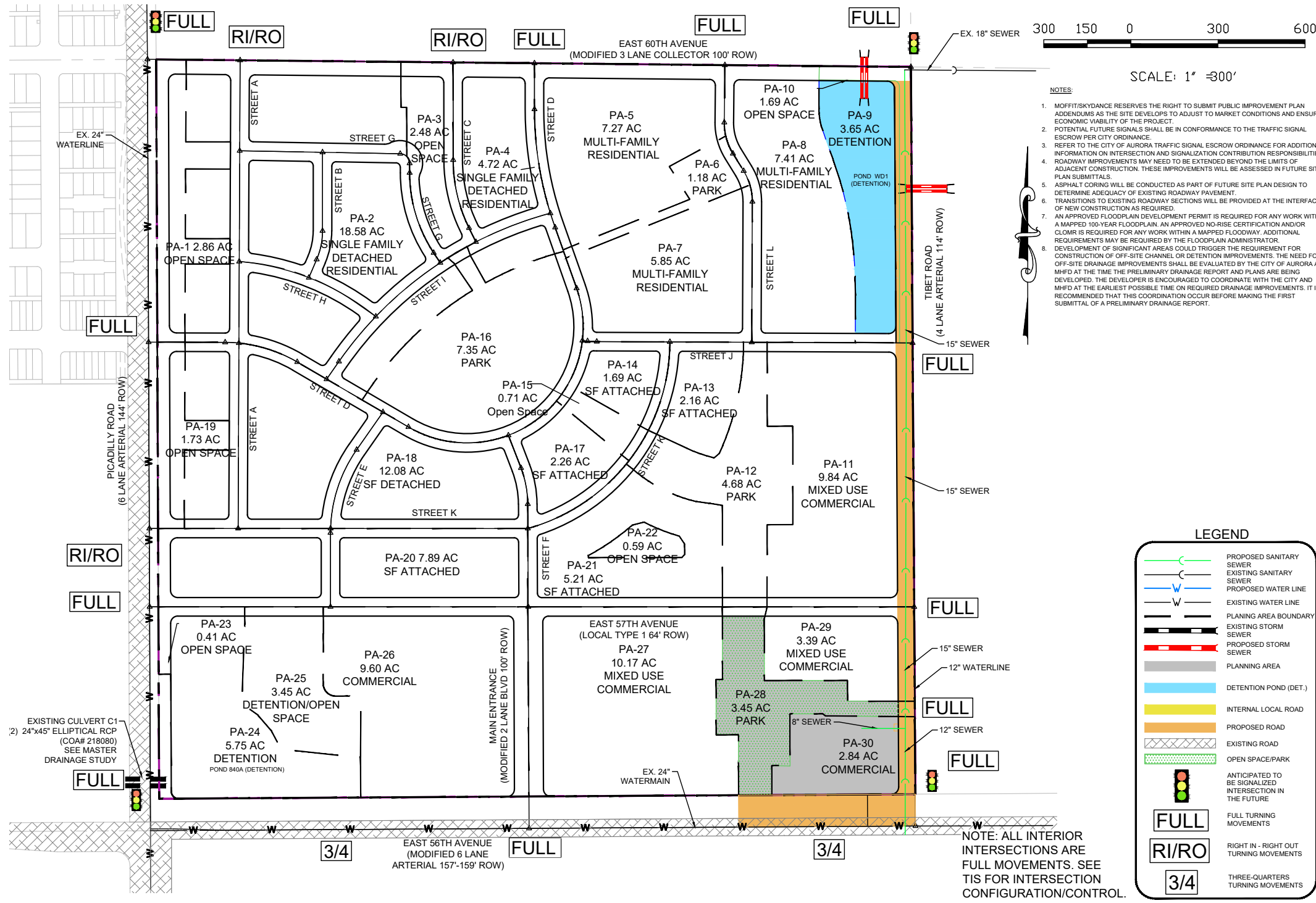
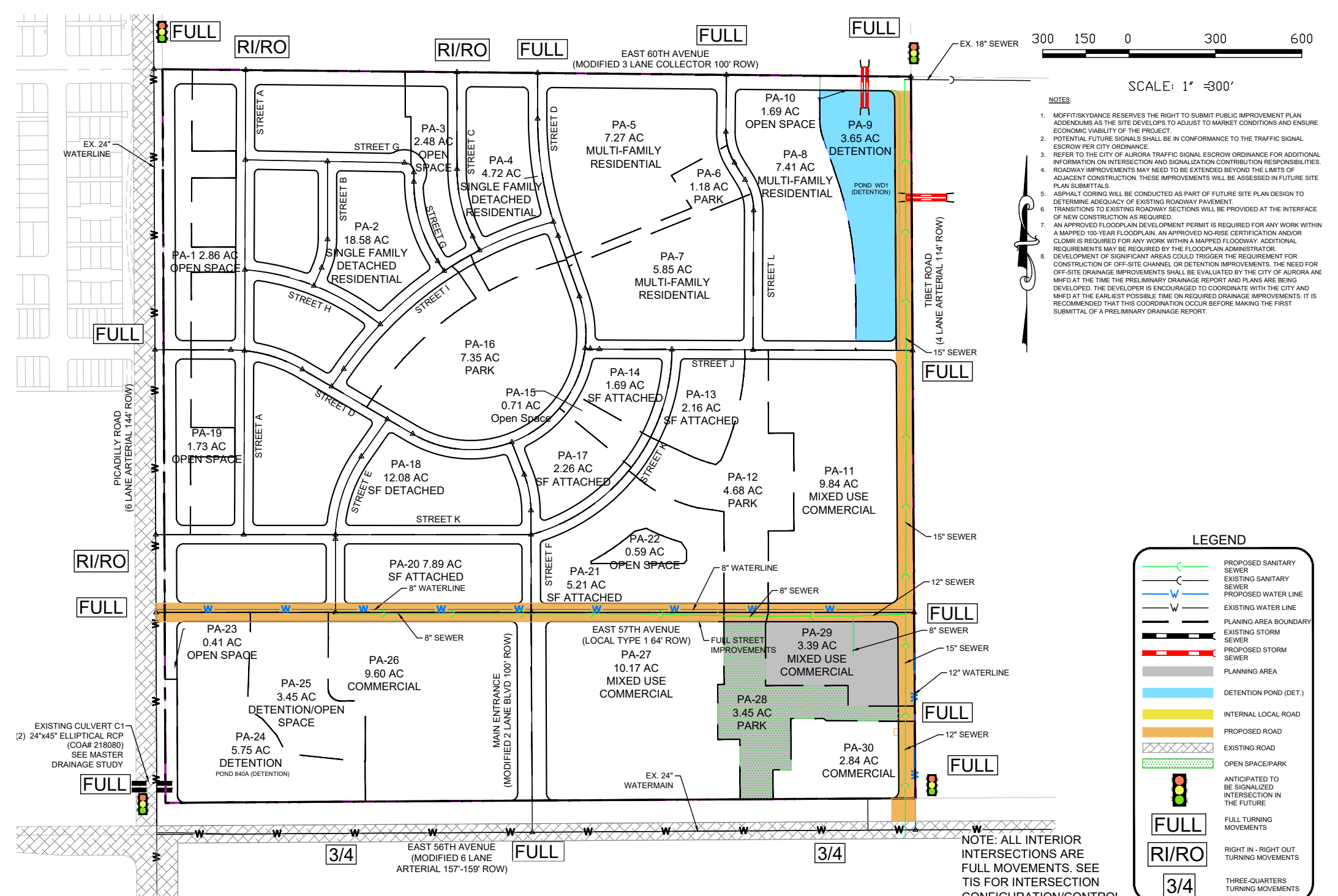
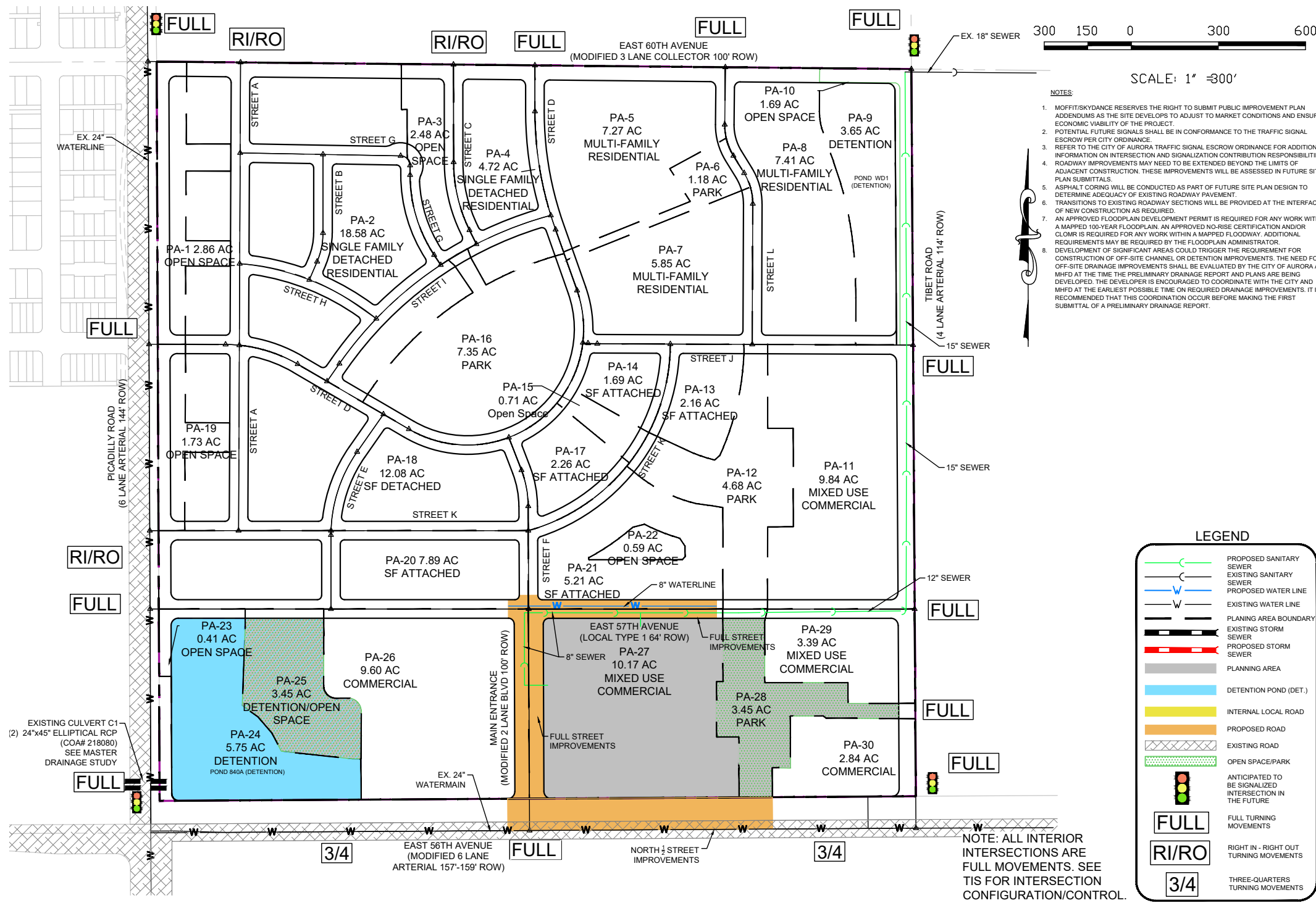
PUBLIC IMPROVEMENTS PLAN



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