

TAB 10: URBAN DESIGN STANDARDS

| Special Urban Design Feature | Distinguishing Characteristics | Location of the Standards in Application Package |
|------------------------------|--|--|
| 1. Entry Monumentation | The monument sign shall be located at the main entry points into the development to create project identity and to provide a sense of entry. Allowed materials include concrete and metal and they shall be compliance with the UDO. The monument sign could be internally or externally illuminated. A large scale monument sign may be placed along the E-470 frontage. | Sheet 10.3 |
| 2. Retaining Walls | Retaining walls shall be constructed of integrally colored CMU blocks with a cap. The color of CMU should be consistent across the site and coordinate with the building design while in compliance with the UDO. Selected CMU colors should be earth toned. | Sheet 10.3 |
| 3. Fence and Privacy Walls | In accordance with the UDO, the screen walls shall be utilized to minimize the visual impact of the truck docks and delivery bays from public ROW only. Walls will be constructed of site cast or CMU. Concrete in finish and colors compatible with the adjoining building, Fences and privacy walls are discouraged in other areas of the site, except the site perimeter, where security fence shall be permitted per City of Aurora standards. | Sheet 10.3 |
| 4. Lighting Standards | Lighting will be used to both accentuate the property by lighting monuments, architecture, and gathering space but will also provide safety for pedestrians as they navigate and use public spaces. Street lighting will follow the City of Aurora street standards. Accent lighting will be in a modern style using muted finish tone to provide a unifying design charter for the Gun Club Business Park. | Sheet 10.3 |
| 5. Paving Standards | Paving will be required to meet all functional requirements of the warehouse / distribution use. Colored and stamped paving is encouraged to be used at crosswalks to building entries. Colors to coordinate with building design. A license agreement is required for colored or stamped concrete in any ROW if permitted. | Sheet 10.4 |
| 6. Street Furniture | Street furniture will be integrated into the design of building entries and the designated open space area. They will primarily be used for employee breaks and lunchtime use. All street furniture to be durable and readily available for all sites. | Sheet 10.4 |
| 7. Signage Standards | Signage shall conform to the City of Aurora UDO standards. Signage may consist of both a company logo and company or corporate name. Signs shall be individually mounted letters; internally lit. Entry monumentation to be located at main entry and along E-470. | Sheet 10.4 |
| 8. Theme | The overall theme of the site is industrial with natural references. The landscape and urban design elements should soften the industrial nature of the site by adding pedestrian scale elements and smaller scale focal points. Materials include but are not limited to metal, concrete, and CMU yet should be In compliance with the UDO. | |
| 9. Color Scheme | Colors and textures to coordinate with the architectural design while in compliance with the UDO or permitted by code. Colors should be based on those found in nature. | |
| 10. Character | The urban design character is based on creating a welcoming environment for visitors and employees on the site. All urban design elements will be uniform across the site to create consistency and contribute to a sense of place. The urban design will continue the theme of layers used in the architectural design. | |

Retaining Walls



Earth Tone Retaining Wall

Retaining walls shall be constructed of integrally colored CMU blocks. The color of CMU should be consistent across the site, occur in nature, and coordinate with the building design. At detention and water quality ponds, the retaining walls will not exceed 42” Railing is required on all retaining walls greater than 30” tall. Refer to landscape design standards for associated landscaping.

Lighting Standards

The lighting for the site will meet all City of Aurora requirements and not be over-lighted. The project will provide adequate illumination at ground level for vehicular traffic as well as accent and illuminate the buildings on the site. Lighting is encouraged to accent and illuminate buildings as a compliment throughout development. The development shall include parking scale lighting and building mounted lighting. All parking scale lighting shall be uniform and in accordance with UDO, throughout the development in respect to style, color, height and light type. Building mounted lighting shall be a wall mounted fixture except at entry areas where decorative fixtures shall be utilized. All lighting shall utilize LED fixtures only. Parking Area lighting shall be downcast and without drop lenses.



Wall Mounted light fixture

LED
Bronze Finish
or equal



Parking Scale Lighting

LED
Powder Coated Bronze Finish
or equal

Fence and Privacy Walls

Screen walls shall be utilized to minimize the visual impact of the truck docks and delivery bays from public ROW view. Walls will be constructed of site cast or CMU concrete in finish and colors compatible with the adjoining building. Fences not located adjacent to the truck court may consist of brick, stone, CMU or precast concrete. Generally, fences and privacy walls are discouraged in areas other than screening the truck docks and delivery bays as they limit flow of movement throughout the site. Security fencing is permitted around the site perimeter. All fences are required to meet City of Aurora Standards and in compliance with the UDO.



Truck Court Screen Walls

Street Furnishing Standard

Street Furniture to be placed in areas with pedestrians such as building entries, areas for employee breaks and lunchtime, as well as at the designated open space area. All street furniture to be made of high quality materials and to compliment the materials used throughout the community. Street furnishings should be placed adjacent to but not in pedestrian pathways. Locate benches near scenic environments with good air flow. Locate trash cans near seating areas. Provide bike racks near building entries per City of Aurora standards.

All trash receptacles, benches, fences, planters, signage, lighting, etc. shall have a common theme in color, shape and style. Once a theme has been established, future developing sites should take on the same theme in compliance with code.

Products should be readily available for the next development. Choose companies and products that are general and easily accessibly in the market over time. Durability is essential.



THOMAS STEEL OR EQ. PICNIC TABLE
RACK POWDER COATED METAL
BRONZE COLOR

PICNIC TABLE



THOMAS STEEL OR EQ. BENCH RACK
POWDER COATED METAL BRONZE
COLOR

BENCH



BIKE RACK
THOMAS STEEL OR EQ. U24 U BIKE
RACK POWDER COATED METAL
BRONZE COLOR



TRASH RECEPTACLE
THOMAS STEEL OR EQ. CARNIVAL
RECEPTACLE POWDER COATED
METAL BRONZE COLOR

Paving Standards

Paving will be required to meet all functional requirements of warehouse/ distribution use. Standard gray concrete with unique scoring and integral color at key entrances or pedestrian areas is encouraged to be added. Colors to coordinate with building design. Examples include stamping the concrete to look like brick, or coloring the concrete at crosswalks to match building colors. All paving should be of a uniform design and consistent with City of Aurora standards.



Signage Standards

Project signage shall conform to the City of Aurora UDO standards. Maximum signage will be as allowed by the City of Aurora UDO.

Directional signage shall compliment themes used in the monument signs and will show direction for streets, parking, and other required directional signage. Sign materials to be metal. Other materials may be approved. Directional signage may be internally or externally illuminated but may not include logos. Signage will be approved under separate permit.

