

TAB 11

LANDSCAPE
DESIGN
STANDARDS

C O N T E N T S**LANDSCAPE DESIGN STANDARDS**

- 11.1 (Form G) Landscape Design Standards Matrix
- 11.2 Landscape Concept
- 11.3 Inspiration and Vision
- 11.4 Landscape Character
- 11.5 Planting Palette
- 11.6 High Impact Areas
- 11.7 Planted Accent Elements
- 11.8 Parks (May not be applicable)
- 11.9 Open Space and Trails
- 11.10 Plazas and Nodes
- 11.11 Curbside Landscape
- 11.12 Drainage Areas, Detention Ponds, and Floodplains
- 11.13 Parking

FORM G: LANDSCAPE STANDARDS MATRIX¹

Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.

Objective:

Create vibrant and inviting public spaces through the use of simple-yet-iconic landscape styles, exciting pops of color, layers of texture, and hints of nostalgic design.

'Matrix notes:

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed UDO Standards and other ordinance 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 code standards, the higher standards shall govern.

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 Preliminary Plat 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.

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.	OVERALL LANDSCAPE INTENT	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	The subject site is located at the crossroads of E-470, I-70, and E. Colfax Avenue, an ideal location to create a modern convenience destination. The master design theme of a “Classic Roadside Stop” is inspired by the trendsetting culture of Colfax, classic American road trips, and the iconic gas stations, cars, hotels, restaurants, postcards, and glowing advertisements at convenient stops on highways like Route 66. A vibrant vision for a quaint Main Street community is brought to life through stylish simplicity, bold color varieties, and easy access to local hotspots. The goal of this development is to create a walkable, connected environment that draws people in with simple iconic design elements, active streetscapes, and inviting public spaces.	
	The Aurora Crossroads site will contain a diverse mix of Commercial Uses: Hospital/Medical Office Building (PA-1), Retail (PA-4), and Office Uses (PA-5) adjacent to major transportation connections. Diverse, thoughtful spaces that utilize bold patterns, textures, and colors help to unify the different site uses. The design should focus on modern interpretations of nostalgic design styles in accordance with the master site theme. In keeping with this iconic, retro-inspired theme, the plant palette should supplement the unique site furnishings, art and urban design palette by adding another layer of texture to the public spaces. The plant palette is inspired by the Arizona landscape motif and is intended to provide a similar textural style but with locally appropriate species. Xeriscape species such as ornamental grasses, accent succulents and native Colorado species will be utilized to create a texturally rich landscape scheme. Playful patterning in the layout of the plant material should also be utilized to help add a modern twist to the more simple nostalgic design style. The use of sustainable water features such as but not limited to bioswales, rain gardens, and retention ponds is also encouraged.	

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE				LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
2. Landscape design at entry monumentation and key entry points	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Landscape at entry monumentation and in areas of high visibility should be designed to attract users and create a sense of place while supporting the master design theme of the Classic Roadside Stop. The design may include turf, shrubs, and accent bed planting with year round interest, creating a distinguished foreground and background of landscaping around monumentation. Monuments shall be relevant in scale for both pedestrian and vehicular uses, depending on the context surrounding the monumentation location. Monumentation shall unify the designed landscape and provide identity to the diverse districts. While monumentation should be cohesive across the site as a whole, the design concepts should be tailored to the specific use they are servicing to emphasize importance and establish hierarchy.				
	COMMERCIAL, HOSPITAL/ MEDICAL OFFICE BUILDING USE (PA-1)	COMMERCIAL, OFFICE USE (PA-5)	COMMERCIAL , RETAIL USE (PA-4)	OPEN SPACE (PA-2 AND PA-3)	
	Monumentation is encouraged to use colorful materials along with angular and rounded forms representative of the overall community theme. Signs shall be located near the entries with landscaping accenting the signage. Landscaping shall enhance the monumentation signage and consist generally of xeric shrubs, ornamental grasses, and ornamental trees. Materials shall be layered to create visual interest. The use of turf should be limited.			Landscape in and around Open Space shall unify the natural and designed landscapes with diverse elements that enhance the overall design aesthetic and pedestrian experience in each area. Open Space users should have various opportunities for interaction and engagement. Accent elements are encouraged to be used throughout the Open Space and may be designed to help integrate adjacent uses, whether similar or dissimilar. Accent elements at entry points and monumentation may include tree up-lighting, retaining walls, sculpture features, seating, and site furnishings. Way-finding signage is encouraged as necessary.	
	Within Commercial, Retail Use Planning Areas (PA-4), recognizable features that reflect the master design theme are encouraged and should be intuitive for users. High-impact areas such as key entries, plazas, parks, nodes, walkways, and monuments should include monumentation and signage. Pedestrians may be the primary users in some locations, while motorists are dominant in others; the scale and form of the landscape should be appropriate for the primary user in that instance. Site entryways and building entrances should reflect the overall landscape design theme and be easily identifiable using designed landscapes.				
Sustainable features such as bioswales or pollinator gardens are encouraged in these highly trafficked areas providing educational opportunity for users. Accent elements are encouraged to be used throughout the site and may be designed to help integrate adjacent uses, whether similar or dissimilar. Accent elements may include movable planters, raised planter beds, tree lighting, retaining walls, sculpture features, seating, and site furnishings					

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE	LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
3. Landscape standards along E-470 or I-70	OVERALL DESIGN INTENT	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Special buffering shall be provided for uses abutting E-470 and I-70. Landscaping shall be water-wise and provide necessary screening from E-470 and I-70 per City of Aurora Standards. Landscape along E-470 and I-70 will utilize primarily native plants. One tree and ten shrubs shall be provided every 30 linear feet within buffer areas per City of Aurora Standards. Where adjacent to Residential and Mixed-Use land uses, visual and noise mitigating elements such as buffer trees, including primarily evergreen species, and berming is encouraged. Landscape within the multi-use easement adjacent to the E-470 corridor at key pedestrian nodes shall be composed of dry-land grasses, xeric planting, trees, and shrubs planted in a manner that offers contrast between the natural and formal plantings utilizing strong geometric forms and shapes juxtaposed with natural curvilinear forms.	
4. Landscape standards along arterial and collector roads:	OVERALL DESIGN INTENT	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Landscape shall be provided along arterial and collector roads following the ROW requirements listed below while integrating plant materials with modern forms. Transitions between the curbside landscape and parcel should be gradual. Landscape at collector/arterial and arterial/arterial intersections shall not hamper traffic flow and visibility. Curbside landscapes on arterials and collectors shall be landscaped with one or more of the following; irrigated sod, native seed, non-living landscape materials, or living plant material. Living plant material may include but is not limited to; ground-cover, perennials, ornamental grasses, deciduous and evergreen shrubs, trees, and/or native seed. The selection of materials shall be mindful of impacts such as; water use and source location. Right-of-Way trees shall be provided at one tree per 40 linear feet of street frontage. The curbside landscape may consist of sod, native seed, or a combination of shrubs, ornamental grasses and perennials. Areas that are less than 3’ shall be landscaped with rock mulch, or non-living landscape material.	

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE				LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
4. Landscape standards along arterial and collector roads: (continued)	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Curbside landscape along arterials and interior streets near industrial locations within curbside landscapes and buffer areas may utilize more native seed and wildflowers; streets adjacent to the three Commercial land uses; Hospital/Medical Office Building (PA-1), Office (PA-5), or Retail Use (PA-4) areas should be more densely planted and may utilize annuals to highlight key intersections and features. Curbside landscapes should aim to use sustainable features to mitigate the impact of storm water run-off. Beds planted within the ROW shall have 50% landscape coverage. Landscape beds near entries should create seasonal interest and be planted in large masses organized in linear or geometric forms, in line with the overall design theme.				
5. Landscape standards along local roadways	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	In general, landscape along local streets should be of pedestrian scale. Right-of-Way trees shall be provided at one tree per 40 linear feet of street frontage. The tree lawn may consist of sod, native seed, or a combination of shrubs, ornamental grasses and perennials. Landscape buffers along roadways may be used but should be designed to strengthen the landscape character of the development and meet the City of Aurora buffer requirements. While local curbside landscape design should be cohesive across the site as a whole, the design concepts should be tailored to the specific use abutting the street:				
	COMMERCIAL, HOSPITAL/ MEDICAL OFFICE BUILDING USE (PA-1)	COMMERCIAL, OFFICE USE (PA-5)	COMMERCIAL, RETAIL USE (PA-4)	OPEN SPACE (PA-2 AND PA-3)	
	In the Commercial, Hospital/ Medical Office Building Use Areas, denser human-scale plantings shall be used to create and shape spaces that are intended primarily for pedestrians. Urban frontages shall be landscaped at 1 tree per 40 linear feet with canopy trees. Landscape design along local roadways adjacent to This use area should work to establish a charming yet modern nostalgic design style that is consistent with the overall landscape concept. This design style can be achieved through the use of bold, patterned landscape forms and texturally rich use of materials. Materials should help to define pedestrian versus vehicular focused zones and assist with wayfinding. Hardscape and softscape materials should relate to each other.	Commercial, Office Use Planning Areas shall require less formal landscape treatment. Streetscapes should contain canopy trees and curbside landscapes consistent with the overall Aurora Crossroads theme. Any back of house or loading areas should be screened from the R.O.W. Berms may be used along with evergreen trees and shrubs to screen where necessary. Ornamental plantings may be used to bridge the gap between naturalized areas and developed areas. Hardscape and softscape materials should relate to each other.	Commercial, Retail Use areas should use shade trees and curbside landscape to cool pavement and create visual interest, creating a vibrant Main Street experience. Urban frontages shall be landscaped at 1 tree per 40 linear feet. Site furnishings should be located logically throughout these areas. Benches and bike racks should be placed in areas of high pedestrian volume. Bench orientation should enhance user experience by orienting towards views, providing shade, and ensuring safe and convenient accessibility. If landscape beds are not appropriate the use of raised planters is encouraged to incorporate plant material as relief from hardscape. Large curbside landscapes are encouraged.	Local streets abutting Open Space shall meet City of Aurora curbside landscape requirements; the landscape design adjacent to the required curbside landscape should provide a gentle transition from the more formal curbside landscape into the naturalized area.	

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE				LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
6. Landscape standards in commercial and public gathering areas.	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	The landscape character should consist primarily of a xeriscape plant material and integrate colorful accents, textures and playful patterns. Modern geometric lines should be utilized and paired with the more wild aesthetic of some of the native/arid species to create a crossroads of modern design and xeric plant material. Plant material shall be a mix of specimens that provide diversity. Evergreen and deciduous plant material shall be used to provide seasonal interest. Planting beds shall create strong forms through massing with the integration of hardscape and amenities. Minimum plant material densities shall consist of one tree and ten shrubs per 4,000 square feet. The integration of bold modern forms shall be prominent through the use of materials such as but not limited to; concrete, painted metal, steel, corten, vertical elements, shade structures, etc. Seating areas should consider wind and solar orientation. Plantings should be used to protect and provide shade to users. Lighting should be strategically placed to enhance entrances and key elements. While landscape should be cohesive across the site as a whole, the design concepts should be tailored to the specific use they are servicing				
	COMMERCIAL, HOSPITAL/ MEDICAL OFFICE BUILDING USE (PA-1)	COMMERCIAL, OFFICE USE (PA-5)	COMMERCIAL, RETAIL USE (PA-4)	OPEN SPACE (PA-2 AND PA-3)	
	In the Commercial, Hospital/ Medical Office Building Use areas, human scale and bold planting patterns should be used to create a variety of diverse pedestrian spaces. The landscape theme should be consistent with that of the other districts, but may strive to convey more “nostalgic charm.” Areas for reflection, trails, and playful spaces are encouraged to create a diverse set of spaces that supports the medical campus land use. Patterning by means of geometric planting lines and accent plantings should be utilized. Plazas and nodes should be designed using mostly xeric species with ornamental accent species located in key areas. Specimen plants are encouraged and should be appropriately sized for the space.	Public gathering areas within Commercial, Office Use Planning Areas are primarily focused on providing amenities for employees. When locating gathering areas, wind and solar orientation should be considered. These areas should be placed in convenient locations for it’s users but may also be located near connecting trail features. Landscape style should be consistent with the overall theme in these areas. The use of trees or other shade elements are highly encouraged. The use of pollinator or sensory gardens is also encouraged in these areas to create additional interest.	Plazas and nodes within Commercial, Retail Use Planning Areas should be designed to create a vibrant Main Street experience. The planting palette should be bold and utilize xeric plants with ornamental species located in highly visible areas. Specimen plants are encouraged and should be appropriately sized for the space. Plantings should be organized in linear or geometric forms. Lighting should be strategically placed in these areas to support night time use as well as to provide visual interest. Unique landscape lighting solutions are encouraged. Park benches and other seating elements with strong forms shall be used in key areas to promote interaction and gathering. Bench orientation should enhance user experience through views, shade and accessibility. Creative placement of site furnishings that enhances the overall design theme are encouraged.	Open Spaces, particularly those along First Creek should be a combination of urban character from the Retail Main Street land use and a native riparian aesthetic. In natural areas, landscape shall smoothly transition from a native xeric environment to a well articulated landscape with strong linear forms and mass plantings in more formal areas. When trail corridors are proposed within individual Preliminary Plats the landscape shall remain primarily native, preserving the current aesthetics and ecosystems. Large swaths of ornamental grasses and native xeriscape plants should be utilized. Open Space areas shall provide distinct and convenient access points to urban and/or natural recreational opportunities and between the different districts within the community.	

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE				LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
6. Landscape standards in commercial and public gathering areas. (continued)	COMMERCIAL, HOSPITAL / MEDICAL OFFICE BUILDING USE (PA-1)	COMMERCIAL, OFFICE USE (PA-5)	COMMERCIAL, RETAIL USE (PA-4)	OPEN SPACE (PA-2 AND PA-3)	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	<p>Hardscape and softscape materials should relate to each other and site furnishings should be placed in areas of high pedestrian activity. A wide variety of seating options are encouraged. Shade elements are encouraged in conjunction with seating elements.</p> <p>Lighting should be strategically placed in these areas to support night time use as well as to provide visual interest. Unique landscape lighting solutions are encouraged.</p> <p>Gathering area or node elements may include but are not limited to: benches, plazas, tables, reflection areas, climbing structures, public art, pollinator parks and gardens, sensory gardens, shade shelters, formal lawns, event spaces, and educational sustainability features.</p>	See Previous Page.	<p>Flower beds, bollards, flower pots, and hanging baskets may be implemented to establish a sense of place appropriate for pedestrian scale uses.</p> <p>Gathering area or node elements may include but are not limited to: benches, plazas, tables, urban play features, climbing structures, public art, pollinator parks and gardens, sensory gardens, shade shelters, formal lawns, event spaces, outdoor dining spaces, and educational features.</p>	<p>Modern geometric forms shall be used in both landscape adjacent to trails (when proposed) as well as through the use of site furnishings. A variety of seating options shall be provided in key locations to take advantage of views. Plazas or Open Space areas along trails should allow for small areas of active or passive recreation if applicable. Minimize turf to these recreation areas as much as possible. Shade should be provided along trails and adjacent to seating areas.</p> <p>When proposed in individual Preliminary Plats, secondary trails shall integrate native landscape with intermittent designed landscape with planting beds consisting of ornamental grasses and/or other well structured plant material within planting beds. Planting beds shall be focused at primary entry points.</p> <p>Urban walks and trails shall utilize modern materials such as enhanced pavers or colored or patterned concrete patterns in key locations such as primary pedestrian crossing points.</p>	

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE				LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
6. Landscape standards in commercial and public gathering areas. (continued)	COMMERCIAL, HOSPITAL /MEDICAL OFFICE BUILDING USE (PA-1)	COMMERCIAL, OFFICE USE (PA-5)	COMMERCIAL, RETAIL USE (PA-4)	OPEN SPACE (PA-2 AND PA-3)	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	See Previous Page	See Previous Page	See Previous Page	Modern lighting and wayfinding signage shall be provided and follow the overall design theme. Trail surface types such as (but not limited to) concrete and crusher fines are recommended. Interpretive/Educational signage shall be provided where applicable. Signage is encouraged to be modern in nature with the use of materials such as but not limited to; painted metal, steel, corten, masonry, concrete.	
7. Landscape standards at detention/retention ponds and water features	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Detention and retention areas will primarily use native landscape. Wetland plant varieties may be used to enhance the visual impact of the ponds. Native plants with low water requirements shall be used along drainage areas, detention ponds, and floodplains. Where possible, new drainage ways are to appear and function as if they exist naturally. Areas of high use may include more stylized elements such as (but not limited to) tiered structures and designed channels. Hardscape materials should aim to incorporate the overall project theme but may be more rustic in nature within the Open Space, Detention, and Retention areas; the use of similar materials such as wood, metal, concrete and steel regardless of location is encouraged.				

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE				LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
8. Landscape buffers at Parks, Open Space, and Drainage	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	All parks, trails, and Open Space shall be well connected and activated through comforting and protective landscape. Landscape buffers within and surrounding Parks, Open Space, and Drainage areas should utilize native species with a mix of evergreen and deciduous plant material in order to provide screening year-round. Native plant material is encouraged as well as a focus on waterwise landscape design. Canopy trees may be used to help mitigate noise as needed. Buffers shall provide screening and act as a transition to adjacent uses while implementing similar design intent as the overall theme to create a sense of place. Loading and storage areas shall orient internally to the site or be screened from public streets and Open Space networks.				
9. Special Facilities and Structures Such as Clubhouses and Recreational Facilities	Not applicable.				
10. Landscape integration at retaining walls	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Landscape integration at retaining walls shall be used to minimize the visual impact of retaining walls such as implementing plant material along the base of the wall. Taller plants may be used to visually break up large expanses of wall. Retaining walls in native, Open Space areas may utilize a more natural, design while walls within the more developed areas of the site should utilize linear forms, clean lines, and modern materials. Wall materials should be contextually appropriate. Retaining walls exceeding 8 feet in height shall be tiered with at least 4 feet of space within in each tier; landscape is required within the tiers. Locating trees within 5 feet of the wall foundation or in areas that would compromise the integrity of the structure is not permitted.				
	COMMERCIAL, HOSPITAL / MEDICAL OFFICE BUILDING USE (PA-1)	COMMERCIAL, OFFICE USE (PA-5)	COMMERCIAL, RETAIL USE (PA-4)	OPEN SPACE (PA-2 AND PA-3)	
	Plants shall be implemented using banding and repetitive organization within the landscape, creating modern patterns. A variation of plant sizes both in height and width shall be used to provide visual interest.			Waterwise native plant material is encouraged in Open Space areas to match the surrounding context.	
11. Landscape standards at special facilities and non-compatible uses	OVERALL DESIGN INTENT				Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Landscape at special facilities and between non-compatible uses should provide an appropriate transition between uses. Buffer zones with enhanced landscape screening may be used to help achieve this. The xeriscape native landscape is intended to be consistent across all uses and serve as a foundation for the higher designed landscape areas.				

FORM G: LANDSCAPE STANDARDS MATRIX¹
(CONTINUED)

LANDSCAPE ITEM	BRIEF DESCRIPTION OF THE FEATURE	LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
11. Landscape standards at special facilities and non-compatible uses (continued)	OVERALL DESIGN INTENT	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Building Perimeter Landscaping: Building perimeter landscaping shall be required for non-residential and mixed-use structures. One tree and or tree equivalents shall be provided per 40 linear feet of building elevation length.	
	Landscape islands within 20 feet of the building elevation may be counted towards the building perimeter landscaping.	
12. Buffer and setback exemptions for traditional street frontages	OVERALL DESIGN INTENT	Refer to Landscape Standards Section, see sheets 11.12-11.22 for more information.
	Development is encouraged to front E. Colfax Avenue and Gun Club Road to create pedestrian oriented environments; in appropriate locations a reduction to the required setback may be considered by the City of Aurora (to be determined at time of Preliminary Plat). Plant material shall be implemented in a pattern and create a unified curbside landscape. The use of planters and large pedestrian corridors is encouraged. Parking lots shall be screened from the right-of-way through the use of plantings that create rows combined with evergreen trees, ornamental grasses, and berming, where feasible, to reduce perceived size of parking lots. Formal planting patterns may be used. Informal planting patterns may be used when transitioning to a more naturalized area.	
13. Landscape standards where surface parking is the primary use (i.e. airport parking lots)	OVERALL DESIGN INTENT	Not Applicable
	Not Applicable	

LANDSCAPE DESIGN STANDARDS

Landscape Concept

The Aurora Crossroads site will contain a diverse mix of Commercial Uses: Hospital/Medical Office Building (PA-1), Retail (PA-4), and Office Uses (PA-5) adjacent to major transportation connections. The site also contains a Detention and Flood Plain area (PA-2 and PA-3) to be defined as a park-like setting. Diverse, thoughtful spaces that utilize bold patterns, textures, layers of depth, and colors help to unify the different site uses. The design should focus on creating a modern interpretation of the “Classic Roadside Stop,” a concept that brings the past forward, creates style from simplicity, and creates stark, colorful variation across user experiences.

To enhance this iconic, retro-inspired concept, the plant palette should supplement the unique site furnishings, art, and urban design palette by adding another layer of texture to the public spaces. The plant palette is inspired by the Arizona landscape motif and is intended to provide a similar textural style but with locally appropriate species. Xeriscape species such as ornamental grasses, accent succulents and native Colorado species will be utilized to create a texturally rich landscape scheme. Playful patterning in the layout of the plant material should also be utilized to help add a modern twist to the more simple nostalgic design style.

Districts

The Aurora Crossroads Master Plan is designed as a collection of districts, each with its own unique character and amenities designed specifically for their intended users. Together, these distinct districts will reflect the overall theming and guiding design principles outlined in this Master Plan. Specific distinguishing district characteristics will be further defined with subsequent Preliminary Plat submittals to better reflect the future demands of the users.



LANDSCAPE CONCEPT

Beacon District: Commercial, Hospital / Medical Office Building Use (PA-1)

Beacon District, consisting of Commercial, Hospital/Medical Office Building Uses, is an anchor for health, wellness, and business. A commercial park/plaza will also be incorporated into the site to provide comforting amenities for staff, families and patients.

This district abuts the E-470 transportation corridor on the west and enjoys high visibility and ease of access given the E. Colfax Avenue, I-70, and E-470 interchange. This area is envisioned to be the anchor within the Master Plan and should promote an uplifting sense of healing through pedestrian walkability, soothing urban elements, and a commercial park/plaza for relaxation.

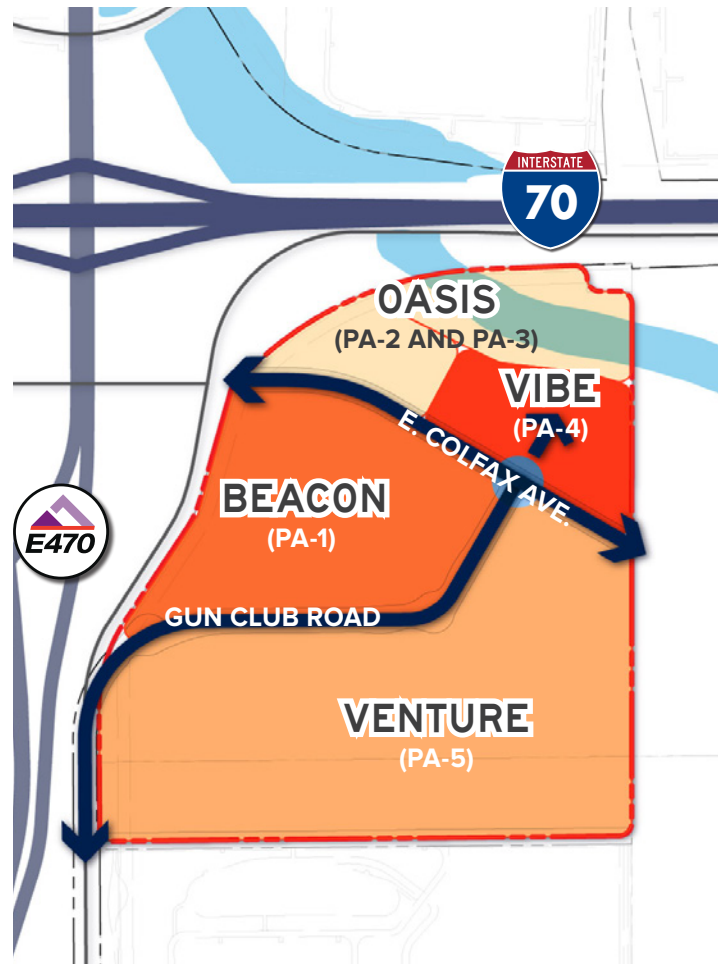
Vibe District: Commercial, Retail Use (PA-4)

Vibe District is the heart of the Aurora Crossroads Master Plan, with a modern Main Street that offers Commercial, Retail, and Hospitality Use options. Inspired by the trendsetting culture of Colfax and the iconic gas stations, cars, hotels, restaurants, postcards, and glowing advertisements at convenient stops on highways like Route 66, this modern-day roadside stop is highly visible from I-70 and E. Colfax Avenue and serves as the terminus to Gun Club Road.

This site is prime for Commercial, Retail Use development with a focus on fun, fast casual dining, outdoor seating, plaza, and hotels. This district will have an enhanced Main Street that terminates at a commercial plaza with a focus toward First Creek. Inviting, eclectic site furnishings such as seating, trash and receptacles, and lighting will be provided.

Venture District: Commercial, Office Use (PA-5)

Venture District is the high-tech hub of the Master Plan. This site will consist of Commercial, Office Use and is adjacent



to both Gun Club Road and E. Colfax Avenue. A centrally located commercial park/plaza will be provided with standard site furnishings such as seating, trash and recycling receptacles, shade umbrellas, and lighting.

Oasis District: Detention and Floodplain (PA-2 and PA-3)

The Oasis District is the nearest natural escape at Aurora Crossroads, with native plants and grasses that evoke the spirit of our prairie home. Easy-to access walkways lead visitors to and from the Beacon and Vibe Districts, with simple-yet charming places to relax in a park-like setting.

LANDSCAPE CHARACTER

Objective

Provide a simple-yet-iconic landscape style that compliments the master design theme and provides unity to the various design areas within Aurora Crossroads.

Landscape character may vary, but should be used to shape the site, create thoughtful transitions and connections between land uses, and help guide the story of the designed development. The landscape character should consist primarily of a xeriscape plant material and integrate colorful accents, textures, and patterns. Modern geometric lines should be utilized and juxtaposed with the more wild aesthetic of some of the native/arid species to create a crossroads of modern design and xeric plant material.

The most intensely patterned and stylized landscape should exist in the heart of the Main Street Commercial, Retail Use district (PA-4) and then transition to adjacent Hospital/Medical Office Building Use (PA-1), Office Use (PA-5), and Open Space uses (PA-2 and PA-3). The less centralized land use areas should still maintain a similar design palette but that aesthetic should be thoughtfully integrated into these less intense use areas.

Master Plan Commercial Land Uses:

- Hospital/Medical Office Building Use: Beacon District (PA-1)
- Office Use: Venture District (PA-5)
- Retail Use: Vibe District (PA-4)
- Open Space/Trail Corridor/Detention: Oasis District (PA-2 and PA-3)

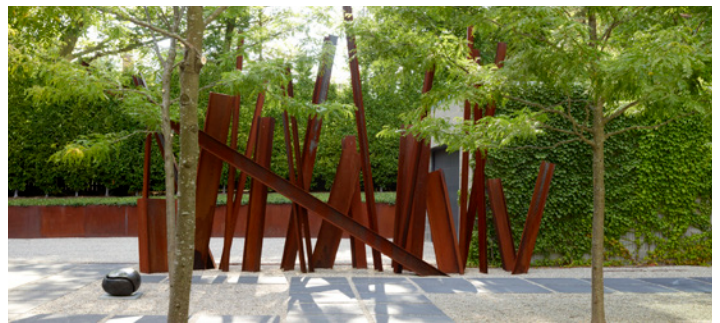
Office Use (PA-5)

Less-intense landscape treatments are needed in the Office Use areas. Streetscapes should contain canopy trees and curbside landscapes consistent with the overall Aurora Crossroads theme. Site furnishings should relate to the overall Master Plan style and be placed in areas of high pedestrian activity or near building entries. Any back of house or loading

areas should be screened from the R.O.W.

Hospital/Medical Office Building Use (PA-1)

In the Hospital/Medical Office Building Use areas, human scale and bold planting patterns should be used to create a variety of diverse pedestrian spaces. The landscape theme should be consistent with that of the other districts, but may also seek to evoke nostalgic charm from the master design theme. Areas for reflection, trails, and playful spaces are encouraged to create a diverse set of spaces that supports the medical campus land use. Patterning with geometric planting lines and accent plantings should be utilized. Hardscape and softscape materials should relate to each other and site furnishings should be placed in areas of high pedestrian activity. A wide variety of seating options are encouraged.



Retail Use (PA-4)

Retail Use areas should use shade trees and curbside landscape to cool pavement and create visual interest, creating a vibrant Main Street experience. The planting palette should be bold along the Main Street corridor and any plaza areas. Ornamental plantings may be used where appropriate as a highlight. Site furnishings such as benches and bike racks should be placed in areas of high pedestrian volume in order to accommodate users but should not impede pedestrian flow. Bench orientation should enhance user experience through views, shade and accessibility. Creative placement of site furnishings that enhances the overall design theme are encouraged. Areas that contain high volume roads shall use canopy trees and curbside landscape to provide separation and protection to pedestrians. Large curbside landscapes are encouraged.

Open Space / Trail Corridor (PA-2 and PA-3)

Open Spaces, particularly those along First Creek, should be a combination of urban character from the Retail Use Main Street and a native riparian aesthetic. Large swaths of ornamental grasses and native xeriscape plants should be utilized. When proposed within individual Preliminary Plats, trail connections should provide both physical and visual connections between the adjacent districts. Site furnishings should be placed to take advantage of views and a wide variety of seating options should be utilized. Plazas or Open Space areas along trails should allow for small areas of active or passive recreation if applicable. Minimize turf to these recreation areas as much as possible. Shade should be provided along the trail and adjacent to seating areas.



PLANTING PALETTE

Objective:

Create a texturally rich xeriscape planting palette that is inspired by the Arizona xeric aesthetic.

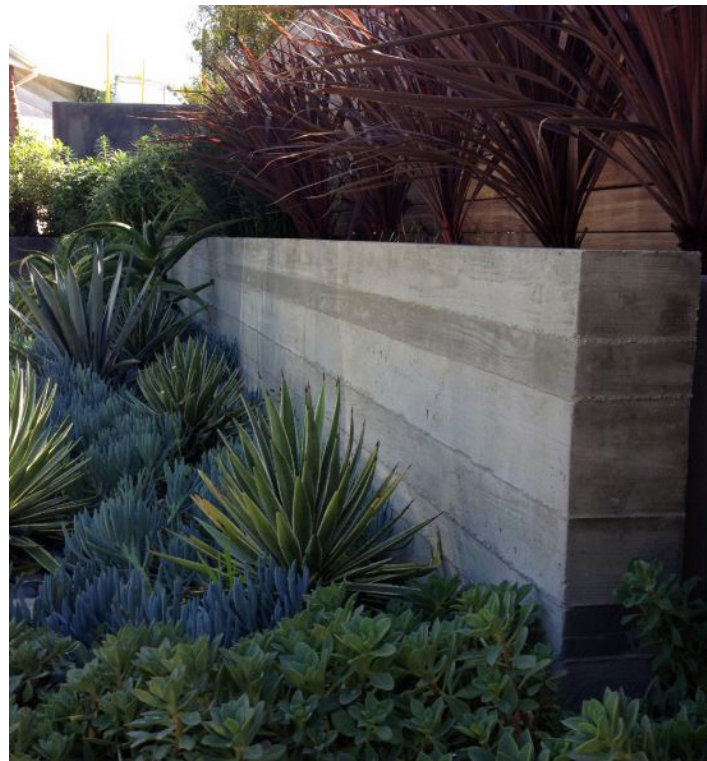
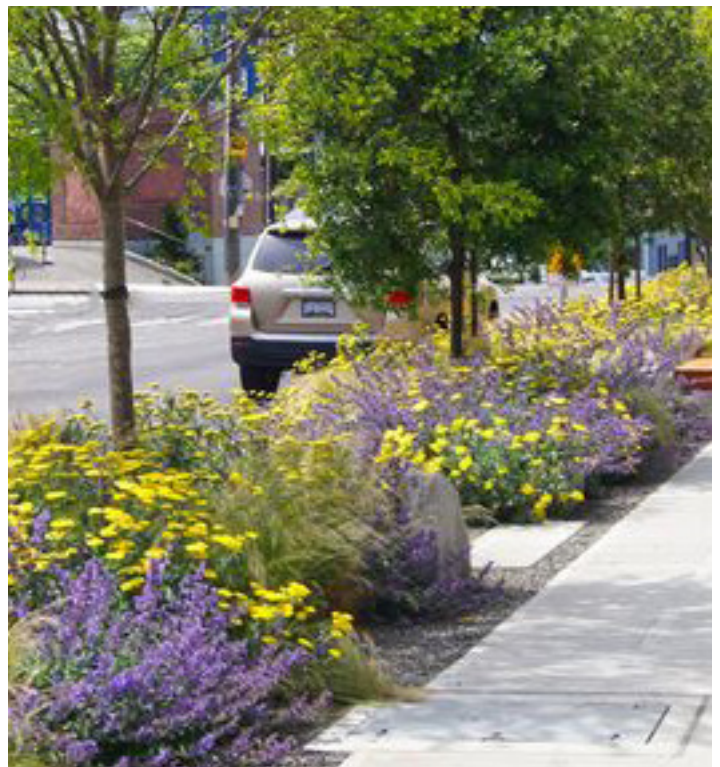
Planting Size Requirements

- Canopy Trees - 2 1/2" Caliper
- Ornamental Trees - 2" Caliper
- Evergreen Trees - 6' Height Minimum
- Shrubs - 5 Gallon Container
- Ornamental Grasses and Perennials - One Gallon Container

Planting Equivalences

- Shrubs - 10 shrubs equal 1 tree
- Grasses - 3 grasses equal 1 shrub

Trees and shrubs may be used intermittently to substitute where necessary within the landscape.



PLANTING PALETTE

Deciduous Canopy Trees

Western Catalpa
Shademaster Honeylocust
Imperial Honeylocust
Lanceleaf Cottonwood
Lacebark Elm
Frontier Elm
Kentucky Coffeetree
Greenspire Linden
State Street Maple
Red Pointe Maple
Bur Oak
Swamp White Oak
Skyline Honeylocust
English Oak
Hackberry

Deciduous Ornamental Trees

Prairiefire Crabapple
Spring Snow Crabapple
Autumn Brilliance Serviceberry
Goldenrain Tree
Thornless Cockspur Hawthorn
Japanese Tree Lilac
Redbud
Chanticleer Pear
Sucker Punch Chokecherry

Evergreen Trees

Austrian Pine
Pinon Pine
Ponderosa Pine
Scotch Pine
Southwester White Pine
Colorado Spruce

Deciduous Shrubs

Apache Plume
Emerald Carousel Barberry
Fine Line Buckthorn
Burning Bush
Butterfly Bush
Nanking Cherry
Coral Carpet Rose
Alpine Currant
Red Twig Dogwood
Kelsey Dogwood
Ivory Halo Dogwood
Fernbush
Miss Kim Lilac
Summerwine Ninebark
McKay's White Potentilla
Lodense Privet
Pawnee Buttes Sand Cherry
Rabbitbrush
Russian Sage
Saskatoon Serviceberry
Blue Mist Spirea
Goldmound Spirea
Gro-Low Sumac
Dwarf Arctic Blue Willow
Knockout Rose
Coppertina Ninebark

Evergreen Shrubs

Buffalo Juniper
Spartan Juniper
Coral Beauty Cotoneaster
Spanish Gold Broom
Panchito Manzanita
Bright Edge Yucca
Red Yucca
Agave

Ornamental Grasses

Blonde Ambition Grama Grass
Karl Foerster Feather Reed Grass
Heavy Metal Switchgrass
Blue Avena Grass
Hameln Fountain Grass
Little Bluestem
Variegated Maiden Grass
Muhly Grass
Pampas Grass
Prairie Dropseed
Red Switchgrass

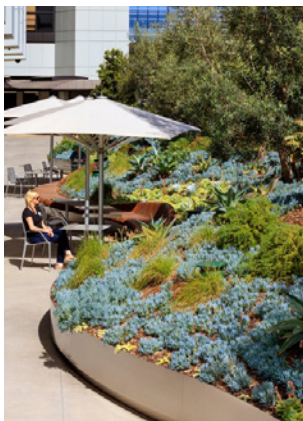
Perennials

Walkers Low Catmint
Purple Coneflower
Purple Palace Coral Bells
Moonbeam Coreopsis
Stella D'Oro Daylily
Gaillardia
Rozanne Geranium
Goldenrod
Ice Plant
False Indigo
Lamb's Ear
Lavender
Golden Moneywort
Rocky Mountain Penstemon
Husker Red Penstemon
Pincushion Flower
Missouri Evening Primrose
Red Valerian
Red Hot Poker
May Night Salvia
Black Eyed Susan
Yarrow
Sedum's

HIGH-IMPACT AREAS

Objective:

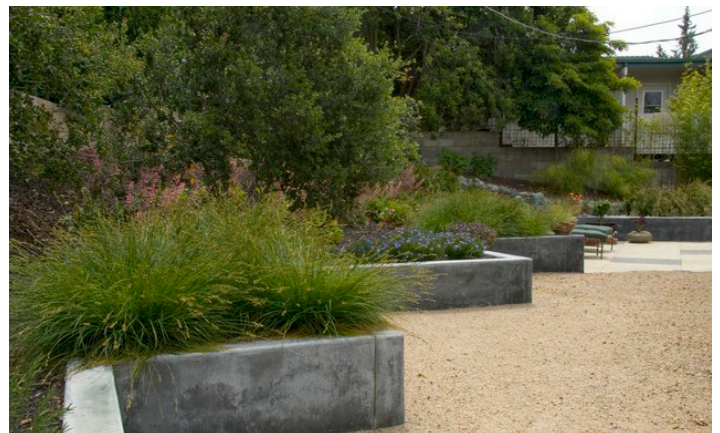
Create iconic, recognizable areas that establish a sense of place, reinforce the master design theme, and provide intuitive cues for users.



PLANTED ACCENT ELEMENTS

Objective:

Utilize bold ornamental or unique patterning of plant material as an aesthetic accent or to unify to hardscape and softscape elements in the landscape.



PLAZAS AND NODES

Objective:

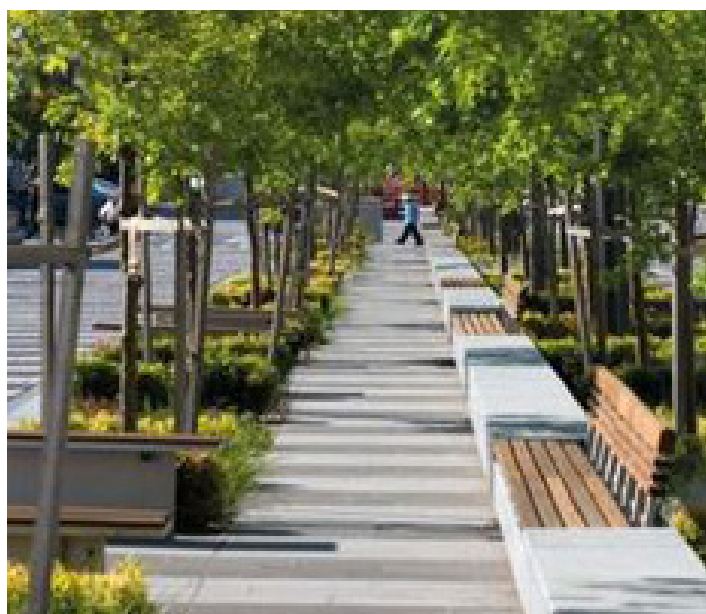
Create unique and diverse places that provide immediate welcoming escape into the outdoors. Provide multi-use spaces in a variety of sizes and arrangements with stylish simplicity and iconic motifs for different user types.



CURBSIDE LANDSCAPE

Objective:

Help provide separation from vehicular and pedestrian circulation and create a strong sense of place with thoughtful plant material arrangement and pedestrian scale amenities.



DRAINAGE AREA, DETENTION POND, AND FLOODPLAIN

Objective:

Enhance the aesthetics of the native riparian landscape and provide additional enhancements where the natural areas abut more urban uses.



OPEN SPACE AND TRAILS

Objective:

Provide distinct and convenient access points to urban and/or natural recreation opportunities. Connections should be made along First Creek, and all three districts. Provide plazas, seating areas, bike amenities other pedestrian amenities along trail routes when proposed in Preliminary Plats.



PARKING

Objective:

Utilize environmental sustainability measures in parking areas.



page intentionally left blank