



LANDSCAPE STANDARDS

TAB 11

LANDSCAPE STANDARDS

INSPIRATION AND VISION

The landscape is inspired by the high plains. The high plains urban aesthetic is defined as the juxtaposition of the clean lines as seen in the built environment and the natural forms as seen in the landscapes of the plains. This theme will be integrated into the landscape to create a feeling of being a part of the prairie landscape with opportunities to escape from the norm. This will be translated through plaza spaces for relaxing and enjoying spending time, introduction of sustainable water features such as bioswales and incorporating the borrowed views of the Rocky Mountains. The ecology of the Rocky Mountain Plains has been the foundation of the site and will continue to be through the continued presence of native plants.

LANDSCAPE DESIGN CONCEPT

The landscape design shall incorporate the native Colorado plains and grasslands aesthetic to visually synthesize the community while recollecting the native landscape. The goal for the landscape materials will be to reintroduce prairie and high plains plant communities that superseded grazing and croplands. The materials shall be selected based on their ability to withstand a dry, warm and sunny climate. Landscape elements shall establish and enhance the unique character of Colorado's high plains region.

The High Point community is located in an existing plains grassland landscape which is comprised mainly of native grasses, forbs, and some drought tolerant perennials. The design for the community will draw from the native landscape, using indigenous materials to create a visual connection to the surrounding prairie landscape. The perimeter landscape will be composed of primarily native species. Ornamental plants will be gradually added and increase in frequency towards designed spaces including but not limited to entrances, parks and plaza spaces. Both the perimeter and the interior designed spaces use native species to create a cohesion to be carried throughout the community.

All landscaping standards will conform to City of Aurora Landscape Standards in effect at the time of submission.



LANDSCAPE STANDARDS

The following standards will be a tool for future development. There are various components contained within the following standards and are organized as follows:

Narrative sections of the standards are intended to provide general descriptions that help to describe different components and intentions for the community. Specific standards are provided as requirements for future development. Graphic images are also used to help support specific requirements and should be used as a guide for the built environment.

LANDSCAPE CHARACTER CONCEPT

Objective: Create a plant palette that can transcend land use to create a cohesive community.

Landscape character will change to provide transition from adjacent communities and uses into core public spaces and key nodes, but will maintain a prescribed set of elements. The landscape selected will be pertinent to telling the story of the themes and ensuring smooth transitions through various land uses.

HIGH POINT THEME: BEAUTY IN BALANCE

The High Point MP provides an opportunity to create a unique industry and lifestyle destination that leads businesses and people to the highest points of possibility on their journeys. It’s about elaborating on the High Point brand that currently exists and giving people meaningful pursuits beyond “the point of arrival.” High Point brings industry, commercial, and residential opportunities together in one place.

“Beauty in Balance” reflects this dual desire, connecting the dots across High Point through art, plants, and infrastructure that boast vibrant pops of color that lead people from point to point and give every destination a unique, vivid impression.

To implement this concept, three high-level design principles will guide development:

Create Colorful Connections. Connect people to each other, to the future, and to the best that life can offer. Bring people, businesses, and ideas closer together with places and programs that pop with colorful expression.

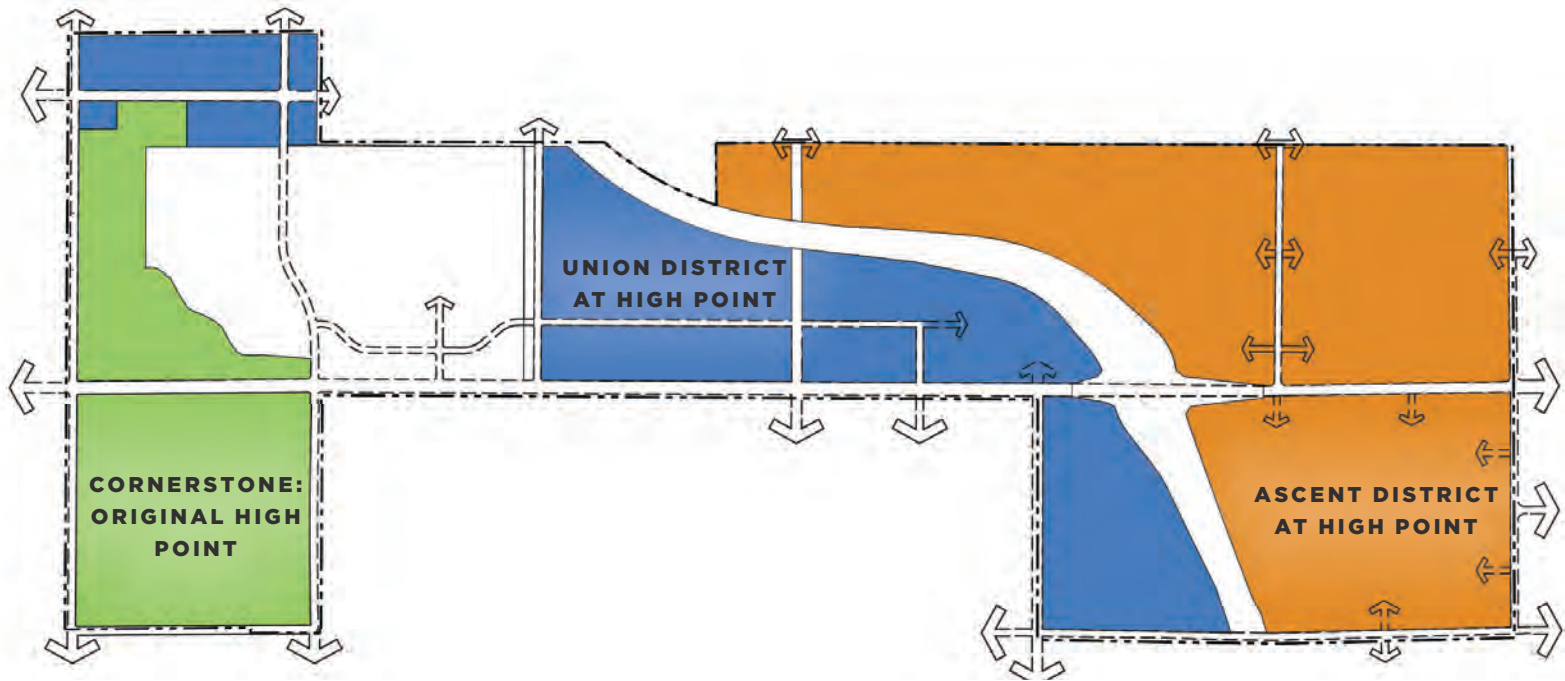
Celebrate the Style Between. Enliven the journey between destinations. Pockets of intrigue and small, considerate design elements encourage people to explore and discover something new along the beaten path.

Uplift the Community. Bring people together, inspire how they work, and enrich how the live with intimate spaces that invite quiet contemplation to major gathering places that attract the entire community.

DISTRICT KEY MAP

The High Point MP is designed as a collection of districts based on specific uses and characteristics. When pieced together, these unique and individually identifiable districts will reflect the overall theming and guiding design principles outlined in this MP.

Specific distinguishing district characteristics will be further defined with subsequent Site Plan submittals to better reflect the future users. District Key Map in conjunction with Form F-2: District Character Matrix are intended to give generalized information related to individual district character.



UNION DISTRICT AT HIGH POINT

The Union District points residents and visitors towards culture, entertainment, and connection. It’s an opportunity to explore local fare with a stroll down the street, discover Colorado on a neighborhood trail, and travel the world from an international airport, all right at your doorstep.



ASCENT DISTRICT AT HIGH POINT

The Ascent District points innovators and entrepreneurs towards high-speed movement and growth. With access to the global economy just steps away at Denver International Airport, it’s a canvas for new industrial, commercial/retail, and logistic opportunities to access and advance the world beyond. Ascent accelerates the pace of progress and creates inroads for businesses to thrive.



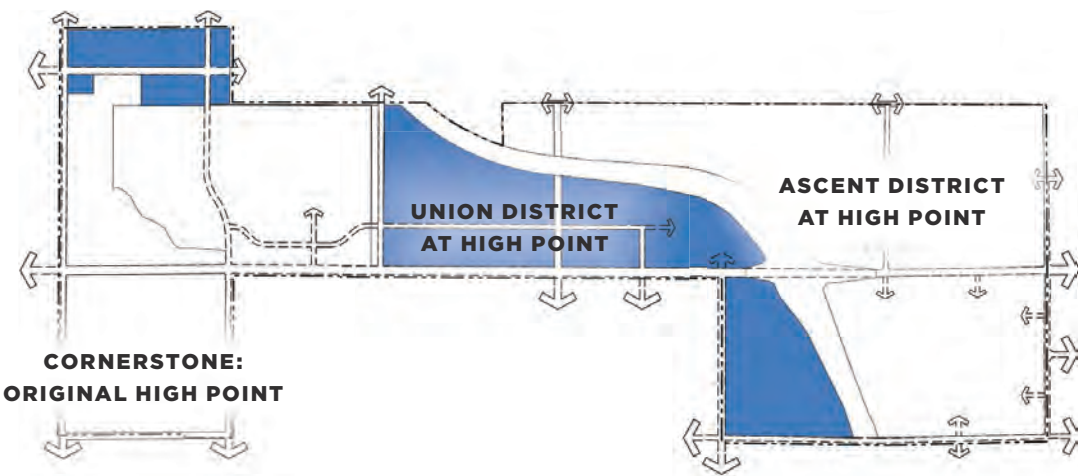
HIGH POINT CORNERSTONE (ORIGINAL) DISTRICT

This district currently exists and mostly contains single-family homes with parks and open space networks. Refer to Appendix A for the originally approved Design Standards that govern this portion of the MP.

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT

The Union District shall be urban in nature and act as the core of the community creating a pedestrian friendly environment weaving the built environment with natural elements. In residential areas, the neighborhoods will be characterized by sidewalks attached with openings for rows of trees along blocks creating a pedestrian scale streetscape. Detached walks may be appropriate. Combinations of formal ornamental and native plantings will create a simple, strong street scene that ties into the surrounding high plains. Structured themes promoting species diversity, seasonal color, and foliage interest will be employed at neighborhood entries and other key areas. These uses will be characterized by less formal planting styles. Meandering trails in open space may use formal tree rows to develop a sense of place and connect with denser areas in the district. Plantings to have diverse seasonal variety. Retail areas shall use shade trees to provide comfortable, protected places for users.



KEY

MIXED USE COMMERCIAL	SINGLE-FAMILY	INDUSTRIAL	FINAL OIL & GAS	NEIGHBORHOOD PARK	WATER QUALITY / DETENTION
COMMERCIAL RETAIL	MULTI-FAMILY RESIDENTIAL	E-470 MULTI-USE EASEMENT	TEMPORARY OIL & GAS	OPEN SPACE	FLOODPLAIN
COMMERCIAL / POCKET PARK	CIVIC USES	UTILITY EASEMENT	UNDEVELOPED LAND	POOL / REC	

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
UNION DISTRICT AT HIGH POINT

LANDSCAPE ITEM	DESCRIPTION	LOCATION
1. Overall landscape concept and palette of plant materials used to carry it out.	<p>Traditional neighborhoods will be characterized by curbside landscape areas, native planting beds, and rows of trees along residential blocks. Combinations of native plantings and minimal ornamental species will create a simple, strong street scene. Structured themes promoting species diversity, seasonal color, and foliage interest will be employed only at neighborhood entries and other key focal areas.</p> <p>Multi-family, mixed-use, and commercial retail neighborhoods will be characterized by less formal plantings of native grasses and perennials. Sidewalks can meander with informal tree clusters following curvilinear street configurations. Plantings located at key focal points or entrances shall incorporate ornamental species for diverse seasonal variety.</p> <p>All landscaping standards will conform to City of Aurora Landscape Standards.</p>	Imagery is located in the Landscape Standards - PAGE 9
2. Landscape design at entry monumentation and key entry points	<p>For single family residential areas, landscape at entry monuments and entry points will use primarily native plants at a small scale to be friendly to pedestrians and bicyclists. Lighting is highly encouraged to provide structure and enhacements to the monumnetation.</p> <p>Landscape at key entrances and monuments will incorporate ornamental plants, into a foundation of native plant material a minimum of fifty-percent of the plant material shall be evergreen to provide visual enhancement, structure, and interest. Annual and perennial beds are highly encouraged for enhanced visual attraction from season to season.</p>	Imagery is located in the Urban Design Standards - PAGE 12
3. Landscape standards along E-470 or I-70 (If applicable)	<p>Naturalized open space corridors will be used to transition to adjacent landscape character districts. Adjacent to E-470, plant material that is water-wise and celebrates the natural elements of the site shall be provided to buffer the site. A combination of evergreen and deciduous trees and buffer widths and plant material requirements shall follow the UDO.</p>	Imagery is located in the Landscape Standards - PAGE 10
4. Landscape standards along arterial and collector roads	<p>Arterial and collector roads shall be considered pedestrian circulation and connectivity. The landscape for arterials and collectors in the Union District shall protect pedestrians through detached sidewalks and curbside landscape areas. Plantings shall be a mix of deciduous & evergreen, where applicable. Layered planting design shall be used to help establish the high plains aesthetic.</p>	Imagery is located in the Landscape Standards - PAGE 11
5. Landscape standards along local roadways	<p>Streets in residential zones will primarily be local roads. 65th Avenue will serve as an important pedestrian corridor that connects many different uses. Landscape for these streets shall be to a pedestrian friendly scale and shall consider multi-modal users. Plantings in these areas shall be mindful of sight triangles to allow for clear pedestrian crossings. Streetscape planting beds in areas with on-street parking shall provide drivers an easy access route to their vehicles.</p> <p>Streetscapes within multi-family, mixed use, and commercial retail zones should be impactful and provide year-round seasonal interest. Due to the high volume of use, the scale of street trees and plantings shall provide an appealing character while creating a safe environment for both motorists and pedestrians. Bollards and street calming devices may be used in key locations for pedestrian/bicyclist safety.</p>	Imagery is located in the Landscape Standards - PAGE 12

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
UNION DISTRICT AT HIGH POINT (CONTINUED)

LANDSCAPE ITEM	DESCRIPTION	LOCATION
6. Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.)	<p>Commercial and public gathering areas will support the overall vision of reintroducing native prairie and high plains plantings into the built environment. Ornamental plants are encouraged to be carefully integrated with native species to provide modern influence and seasonal variety. Large canopy trees will help provide shade and cool large areas of pavement. Tree grates, planters, screening, bike racks, lighting and bollards will complement adjacent architecture and provide a comfortable pedestrian scale.</p> <p>Along the enhanced pedestrian corridor on 65th Avenue street trees shall be provided at a ratio of at least one tree per 35 linear feet of street frontage.</p> <p>Plazas and nodes in standard or small lot single family residential development shall be carefully located at 65th & Picadilly, view corridors, or to maximize privacy for residents. A planting buffer will be implemented to screen these public spaces from private homes where necessary. A minimum buffer size of 15’ shall be used. Buffer size identified at time of Site Plan/ Preliminary Plat will take precedent. Plantings shall complement adjacent architecture in size and color.</p> <p>Plazas and nodes in multi-family, mixed-use and commercial shall be correctly sized and located to accommodate pedestrian volume. Plaza and nodes shall provide relief from high-volume pedestrian areas by using native plantings to create a prairie oasis within the built environment. It is highly encouraged that plaza nodes consist of decorative paving and/or scoring to enhance the groundplane. It is encouraged to provide raised planters and seating elements within large plazas to creat intimate spaces to break up the large areas.</p>	Imagery is located in the Landscape Standards - PAGE 13
7. Landscape standards at detention/ retention ponds and water features	Detention ponds in the Union District will need to maintain a minimum 20’ buffer between edge of pond of a 10 year storm event and any structure. Wetland seed/plants shall be planted along the edge of any pond to increase visual appeal. The use of large rip-rap is discouraged unless used along with wetland plantings to break up visual impact.	Imagery is located in the Landscape Standards - PAGE 14
8. Landscape buffers at parks, open space, and drainage	Landscaping of landscape buffers at parks, open space, and drainage areas shall meet applicable City of Aurora standards. In areas where native species are prevalent, the use of a native plant palette to create natural transitions between the built environment and the natural environment shall be used. Water-wise plant material shall be used throughout High Point. Buffers shall be implemented to help mitigate noise where necessary. They shall provide adequate screening and unite adjacent uses. Landscape shall be implemented in a way that urges the user to explore. Loading, storage areas, and parking must be screened from the public streets and open space networks by orientation and the use of landscape buffering.	Imagery is located in the Landscape Standards - PAGE 14
9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards.)	Residential lots abutting open space or parks shall use open style fences to provide continuity along borders. Reference Urban Design Standards. Rear yards that border open space or parks should adopt a similar landscape character to the adjacent park or open space character type as appropriate. Landscaping of both standard and small residential lots shall meet applicable City of Aurora standards. Where residential lots abut major roadways (such as Picadilly Road) methods of screening including but not limited to landscape screening, berms, fences or walls may be appropriate to mitigate potential adverse impacts. These details shall be reviewed on a case-by-case basis at time of Site Plan / Preliminary Plat.	N/A
10. Landscape integration at retaining walls	Planting at retaining walls will consist of mainly shrub or perennial beds with native grass stands. Use of manicured turf immediately adjacent to retaining walls will be discouraged. Special attention will be given to grading such that top of wall levels remain level without stepping while ends will return back into slope. Where retaining requirements exceed 4 feet in height, walls will be separated into multiple terraces with a minimum planting zone of 5 feet between walls where appropriate.	Imagery is located in the Landscape Standards - PAGE 15

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
UNION DISTRICT AT HIGH POINT (CONTINUED)

LANDSCAPE ITEM	DESCRIPTION	LOCATION
11. Landscape standards at special facilities	Landscape at special facilities, such as a fire station, will support the overall vision of reintroducing native prairie and high plains plantings into the built environment. Landscape buffers will be used between non-compatible uses. Access to special facilities will be considered during landscape design. Care will be taken to ensure adequate buffering and access to these facilities. Landscape standards will meet the zoning code in affect at the time of development.	Imagery is located in the Landscape Standards - PAGE 15
12. Buffer and setback exemptions for traditional street frontages	Development shall front 64th and 65th Avenues to create pedestrian oriented environments; in appropriate locations a reduction to the required setback shall be considered by the City of Aurora (to be determined at time of Site Plan / Preliminary Plan).	N/A
13. Landscape standards along key local roads	Landscape along local roads shall be provided in accordance with City of Aurora UDO Standards.	N/A
14. Street Frontage Buffer	Street frontage buffers shall be provided in accordance with City of Aurora UDO Standards.	More information is located in the Architecture Standards - PAGE 27
15. Non-Street Frontage Buffer	Street frontage buffers shall be provided in accordance with City of Aurora UDO Standards.	N/A
16. Building Perimeter Landscaping	Building perimeter landscape will be provided in accordance with City of UDO Aurora Standards.	N/A
17. Parking Lot	Given the high level of use, the parking lots shall be welcoming, safe, and easy to navigate. To do this, shaded and pedestrian friendly walkways shall be implemented to safely guide users to their destination. Large parking lots shall be shaded by canopy trees to help reduce surface temperatures. Parking shall include seasonal interest to create a welcoming experience and establish a sense of place and familiarity for residents that will be parking daily. Parking for multi-family, mixed-use, and commercial/retail uses should strengthen the identity of the development. Plantings used near the entrances of buildings shall be carried through the parking lot to develop visual connections between spaces. Parking in mixed-use planning areas shall be predominately located and screened behind buildings. Landscaping of parking lots shall follow the standards as outline in the Unified Development Ordinance.	Imagery is located in the Landscape Standards - PAGE 16

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
UNION DISTRICT AT HIGH POINT (CONTINUED)

LANDSCAPE ITEM	DESCRIPTION	LOCATION
18. Common Open Space and Tract	<p>Parks near residential homes shall appeal to routine users that may visit the park regardless of events happening in retail and industrial locations. Parks and open space areas shall provide shaded seating areas along paths and trails, encouraged at a rate of one per 800' linear feet. Seating areas shall be appropriately sized to accomodate small groups and families. Every other seating node is encouraged to provide a trash recptical and or bike rack. These parks shall be walkable with ample amounts of seating opportunities. Sod areas will be more appropriate in these parks than parks located near industrial and retail.</p> <p>Where trail heads and/or a unique natural features is present it is encouraged to provide education or interprative signage.</p> <p>Commercial parks near multi-family, mixed-use, and commercial/retail shall appeal to a variety of users. The overall theme for these areas shall be expressed through the creation of comfortable spaces to spend time and enjoy. Ornamental plantings will be tied into the indigenous plant palette to provide interest and welcome users. Parks in these areas will act as a front door to the community and set the tone for the user's experience. At a minimum, the all parks and common open space tracts shall be landscaped at a ratio of 1 tree and 10 shrubs per 4,000 sf.</p> <p>Plazas and nodes in these areas shall be correctly sized to accommodate pedestrian volume. Plazas will offer diverse seating locations which provide visual interest such as views to the mountains, architecture, art installation, etc. Landscape in urban plazas may utilize tree openings, potted plants, planting with seasonal interest, and xericspace.</p>	Imagery is located in the Landscape Standards - PAGE 14
19. Screening	Screening of service, loading, storage, and trash areas shall follow City of Aurora Standards.	Imagery is located in the Landscape Standards - PAGE 16

NOTES:

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 / Preliminary Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.

LANDSCAPE STANDARDS

OVERALL CONCEPT AND PLANTING PALETTE

In general, the planting palette will consist of native species to reflect upon the landscape that once dominate the site. However, ornamentals plantings shall be used to create visual interest and strengthen place making in key areas such as plazas, seating nodes, entry monuments, parks, and gathering spaces.

Accent elements shall be used to bring the user closer to nature and can include planters, movable pots, raised planting beds, tiered retaining walls, etc. Plants in these elements will be carefully selected to provide interest year-round and be safe for close contact with users of all ages. These elements also give the opportunity to establish place-making connections between plant fragrance and use. Plantings around retaining walls will not interfere with the integrity of the wall.



Seating elements with ornamental grasses and perennials



Native planting to tie into adjacent uses



Raised planter integrated into the planting beds



Native landscape with contrasting pops of color

RECOMMENDED PLANTING PALETTE

DECIDUOUS CANOPY TREES

- Western Catalpa
- Greenspire Linden
- Red Pointe Maple
- Shademaster Honeylocust
- Imperial Honey Locust
- Skyline Honeylocust
- Swamp White Oak
- Bur Oak
- English Oak
- Thornless Cockspur Hawthorn
- Russian Hawthorn
- Kentucky Coffee Tree
- Goldenrain Tree
- Hackberry
- Frontier Elm

DECIDUOUS ORNAMENTAL TREES

- Autumn Brilliance Serviceberry
- Saskatoon Service Berry
- Chanticleer Pear
- Spring Snow Crabapple
- Redbud
- Japanese Tree Lilac

EVERGREEN TREES

- Austrian Pine
- Pinon Pine
- Ponderosa Pine
- Scotch Pine
- Southwestern White Pine

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Dwarf Mockorange
- Coral Carpet Rose
- Fineline Buckthorn
- Kelsey Dogwood
- Knock Out Rose
- Lodense Privet
- Russian Sage
- Alpine Currant
- Miss Kim Dwarf Lilac
- Compact Purple Butterfly Bush
- Pawnee Buttes Sand Cherry
- Three Leaf Sumac
- Gro-Low Sumac
- Fragrant Sumac
- Coppertina Ninebark
- Regent Serviceberry
- Mohican Viburnum
- Hancock Coralberry
- Spanish Gold Broom
- Rabbitbush
- Fernbush
- New Mexico Privet
- Apache Plume
- Blue Mist Spirea
- Leadplant

EVERGREEN SHRUBS

- Blue Chip Juniper
- Buffalo Juniper
- Mops Mugo Pine
- White Bud Mugo Pine
- Sea Green Juniper
- Spartan Juniper

ORNAMENTAL GRASSES

- Blonde Ambition Grama Grass
- Karl Foerster Feather Reed Grass
- Heavy Metal Switch Grass
- Dwarf Fountain Grass
- Fountain Grass
- Mexican Feather Grass
- Maiden Hair Grass
- Switch Grass
- Indian Grass
- Big Bluestem
- Blue Fescue

PERENNIALS

- Moonbeam Coreopsis
- Stella D'oro Daylily
- Rocky Mountain Penstemon
- May Night Salvia
- Goldenrod
- Silver Sage
- Black-Eye Susan
- St. John's Wort
- Prairie Coneflower
- Lamb's Ea
- Creeping Phlox
- Peony
- Red Hot Poker
- Blanket Flower
- Hyssop

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

LANDSCAPE AT MONUMENTS AND KEY ENTRY POINTS

Landscape at entry points shall provide seasonal pops of color that compliment the materiality and structure of the monumentation. Rock mulch and wood mulch will be used as ground plain materials in planting beds. Crusher fines may be used to develop strong lines to achieve layering, but may not be used as a mulch treatment in tree openings within urban conditions. Accent colors shall be appropriate with the entry monument. Colors such as yellows, reds, and purples may be used draw interest.

E-470

Landscape provided along the E-470 corridor shall be native in nature and water-wise. Providing screening of the built environment through the use of evergreens and deciduous plant material. Planting shall follow the requirements of the UDO.



Primary monument with multiple tenants



Formal planting with pops of color



Pops of color



Large swaths of plant material with seasonal interest



Combined native and formal landscaping



Seasonal interest to soften the hardscape



Berming and screening along major vehicular thorough ways



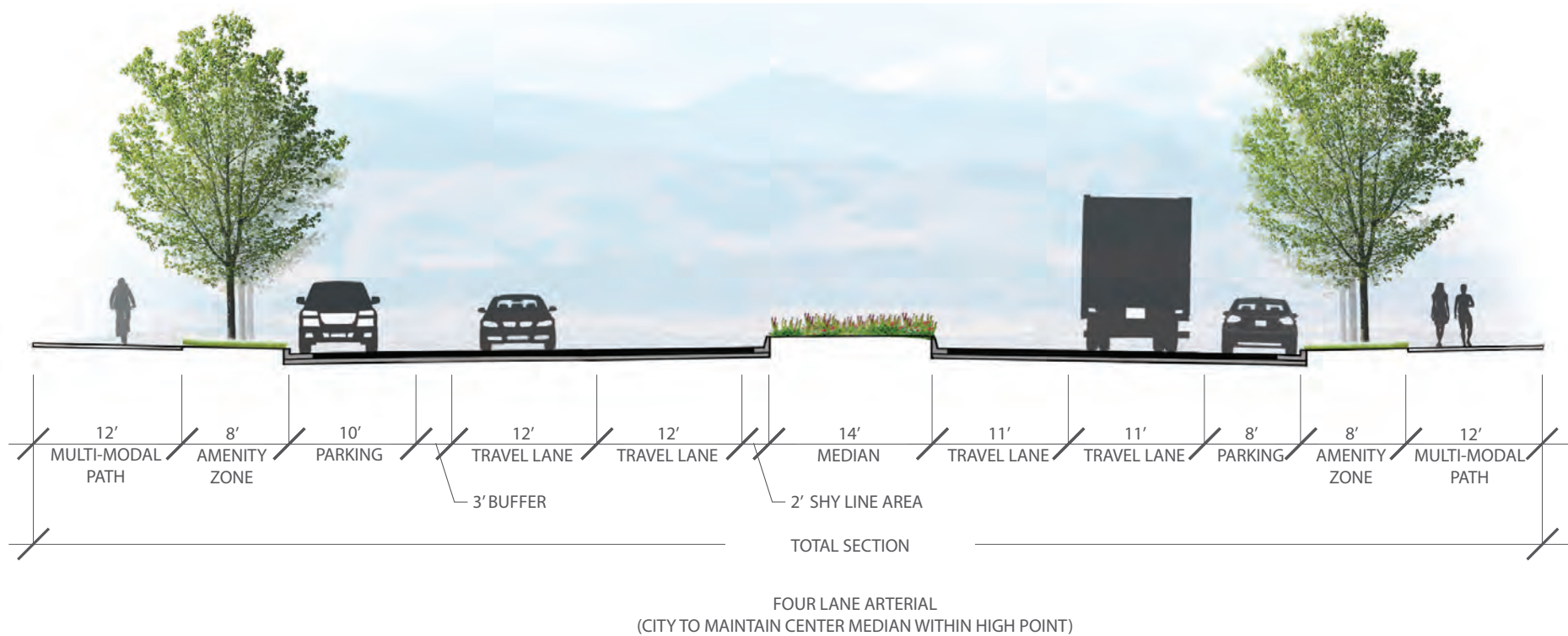
Berming and screening along major vehicular thorough ways

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

ARTERIALS AND COLLECTORS

Landscape shall guide the exploration through pedestrian corridor through the use of softscape and hardscape with compliments to the surrounding built environment as defined by imagery.



64th Avenue Cross-section

Note: Full design of 64th Avenue has not been finalized. Graphic is conceptual in nature and is subject to change.



UNION DISTRICT



Enhanced sidewalk with diverse planting palette



Enhanced urban edge



Canopy trees and enhanced pedestrian sidewalks

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

LOCAL ROADS

Local roads shall be landscaped with street trees aligning pedestrian through ways while softening the street edge as defined by imagery.

Areas along the enhanced pedestrian corridor may include planting beds +/- every 100 feet to break up the hardscape and provide enhanced scored concrete +/- every 100 feet or at key entries. Design shall meet the approved UDO.



Enhanced pedestrian corridor

Illustrative are conceptual and subject to change during the Site Plan process



UNION DISTRICT



Residential streetscape with canopy trees and turf



Street trees and planters

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

COMMERCIAL, HIGH IMPACT, AND PUBLIC GATHERING AREAS

High impact areas including entrances, promenades, plazas, and seating areas shall make a statement and support the theme of the high plains. Plantings in these areas shall be carefully selected to provide year-round interest.

High impact areas for Multi-Family, Mixed-Use and Commercial/ Retail shall include entrances, plazas, seating nodes, drop off areas, walkways, and courtyards. These areas will be impactful and establish a sense of place that supports surrounding architecture, themes, and landscape elements.



Illustrative are conceptual and subject to change during the Site Plan process



Creating seating nodes within large areas



Plaza areas with integration of native landscape



Implementation of layered landscape



Alley of trees defining the open lawn

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

DETENTION PONDS AND OTHER WATER FEATURES

Native plants shall dominate drainage areas, detention ponds, and flood plains. Where possible, existing landscape shall be preserved. Drainage and detention ponds shall be designed to create shallow, aesthetic spaces where possible. Plant and seed selection in these areas shall be mindful of invasive species. Landscape buffers or berming can be used to provide screening and separation.

PARKS, OPEN SPACE, AND DRAINAGE

Park plant palettes shall primarily use native plants. Ornamental plantings and sod can be used in impactful areas; however, design shall be conscious of water usage. Large canopy trees will be used to provide shade.



Storm water detention and treatment features



Bio-swale and boulders



Integration of parks



Curves and oxbows through natural landscapes



Parks with naturalized surrounding landscape

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

LANDSCAPE AT RETAINING WALLS

Landscape material shall be provided to minimize the harsh impact of hardscape retaining walls. Larger plant materials shall be used for large spans of retaining wall. Walls shall be tiered where possible to create planting zones and break up the mass of the wall.

SPECIAL FACILITIES

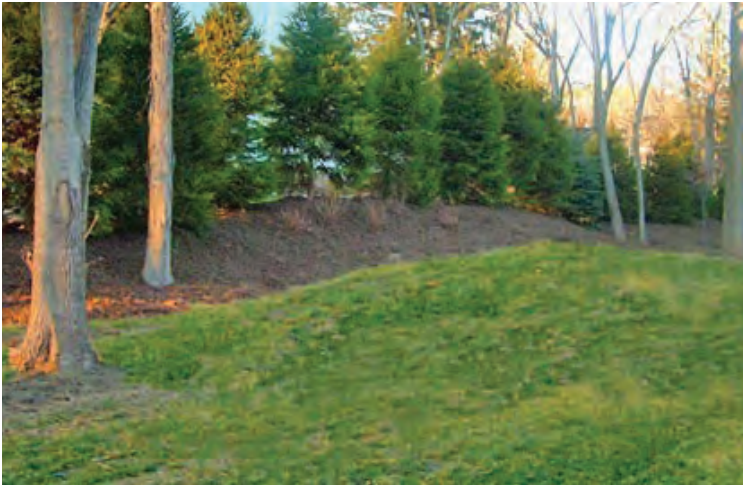
Landscape between non-compatible uses or special uses shall provide screening and buffer zones per the City of Aurora UDO. Buffer zones shall consist of enhanced landscaping, including but not limited to a combination of deciduous & evergreen plant material. Screening can include fencing, landscape, and berming at oil and gas drilling sites.



Retaining wall with colorful landscape bed



Ornamental grasses used to add interest at retaining wall



Berming of landscape bed with evergreen screening



Mix of evergreen and deciduous planting screen



Transition between planted and native screen



Layering of plant material with hints of color

LANDSCAPE STANDARDS

UNION DISTRICT AT HIGH POINT - EXAMPLES

PARKING AND SCREENING

Parking lots shall be landscaped and screened to meet the Unified Development Ordinance and to enhance the overall aesthetics of the built environment. Provide shade where necessary.

Landscape buffers and screening shall be provided to create a cohesive design feel between land uses in the Union District. To provide seasonal interest, deciduous and evergreen plants of varying height plants can be layered in linear forms.



Visual screen



Layered plants



Parking screened with visual interest and layering of plants



Parking screened with plant material

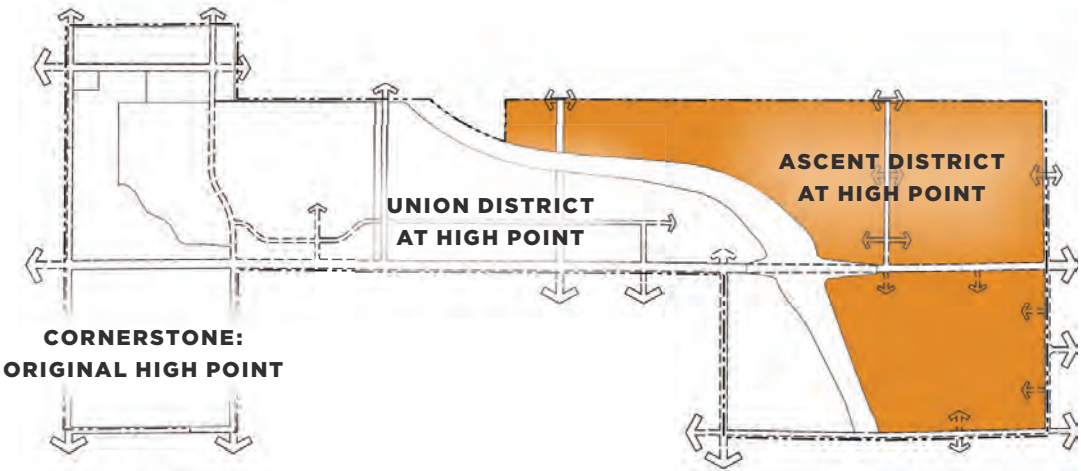
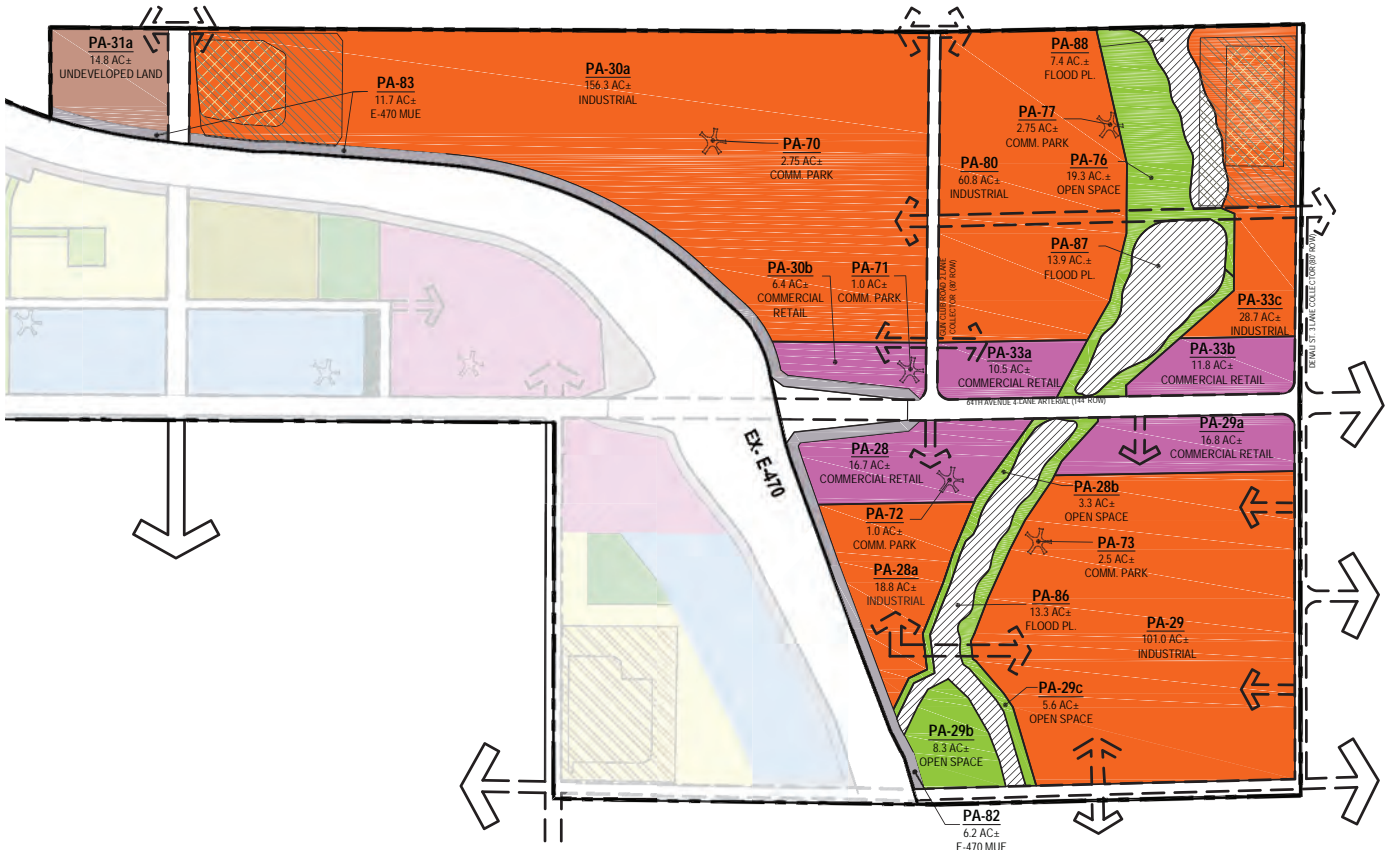


Shade and visual interest with safe pedestrian connections


















LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT

Bold landscape expressions utilizing a blend of native, naturalized, and ornamental plantings in structured patterns. In areas of low interest, informal plantings and seeding shall be used to develop a natural aesthetic. These uses will be characterized by less formal planting styles. Meandering sidewalks with informal tree clusters following curvilinear street configurations. Plantings are to have diverse seasonal variety. Retail areas shall use shade trees to provide comfortable places for users.



KEY

 MIXED USE COMMERCIAL	 SINGLE-FAMILY	 INDUSTRIAL	 FINAL OIL & GAS	 NEIGHBORHOOD PARK	 WATER QUALITY / DETENTION
 COMMERCIAL RETAIL	 MULTI-FAMILY RESIDENTIAL	 E-470 MULTI-USE EASEMENT	 TEMPORARY OIL & GAS	 OPEN SPACE	 FLOODPLAIN
 COMMERCIAL / POCKET PARK	 CIVIC USES	 UTILITY EASEMENT	 UNDEVELOPED LAND	 POOL / REC	

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
ASCENT DISTRICT AT HIGH POINT

LANDSCAPE ITEM	DESCRIPTION	LOCATION
1. Overall landscape concept and palette of plant materials used to carry it out.	Industrial districts shall incorporate bold landscape expressions utilizing primarily native and naturalized plantings in structured, formalized patterns. Key landscape impact areas shall be focused primarily on entrances. In areas of low interest, informal plantings and seeding shall be used to develop a natural aesthetic. All landscaping standards will conform to City of Aurora Landscape Standards.	Imagery is located in the Landscape Standards - PAGE 22
2. Landscape design at entry monumentation and key entry points	For single family residential areas, landscape at entry monuments and entry points will use primarily native plants at a small scale to be friendly to pedestrians and bicyclists. Lighting is highly encouraged to provide structure and enhancements to the monumentation. Landscape at key entrances and monuments will incorporate ornamental plants, into a foundation of native plant material a minimum of fifty-percent of the plant material shall be evergreen to provide visual enhancement, structure, and interest. Annual and perennial beds are highly encouraged for enhanced visual attraction from season to season. Landscape shall be provided in accordance with the UDO. Industrial entry monuments will use native grasses and shrubs with some drought tolerant native perennials.	Imagery is located in the Landscape Standards - PAGE 23
3. Landscape standards along E- 470 or I-70 (If applicable)	Naturalized open space corridors will be used to transition to adjacent landscape character districts. Adjacent users to E-470, plant material that is water-wise and celebrates the natural elements of the site shall be provided to buffer the site. A combination of evergreen and deciduous trees shall be used within this area to accommodate the requirements necessary for plant material within buffers in accordance with the UDO.	N/A
4. Landscape standards along arterial and collector roads	Arterial and collector roads will use native grasses to harmonize drainage ways with the high plains concept. Street trees will provide a consistent visual character. Ornamental plantings will differ along arterial and collector roads to relate to the context of adjacent land use areas. Primary treatment along arterial and collector roads will be consistent with the overall landscape concept and vision. Plant quantities will adhere to the City of Aurora landscape standards. Industrial streetscapes shall primarily consist of native trees and grasses. Planting beds can be used in limited locations to highlight signage, seating, etc.	Imagery is located in the Landscape Standards - PAGE 24
5. Landscape standards along local roadways	To create a walkable streetscape in highly active and developed areas, street trees and curbside landscape areas will be used. Alternate ground plane vegetation/turf alternatives will be considered where appropriate as a water conservation measure. All planting standards along local roadways will adhere to applicable standards in the Unified Development Ordinance.	Imagery is located in the Landscape Standards - PAGE 25
6. Landscape standards in commercial and public gathering areas. (Tree grates & protectors, planters, flower beds, screening at parking lots, etc.)	Commercial and public gathering areas will support the overall vision of reintroducing native prairie and high plains plantings into the built environment. Ornamental plants will be carefully integrated with native species to provide modern influence and seasonal variety. Large canopy trees can be used to help provide shade and cool large areas of pavement. Tree grates, planters, screening, bike racks, lighting and bollards shall complement adjacent architecture and provide a comfortable pedestrian scale. Commercial plazas and nodes shall be correctly sized and located to accommodate pedestrian volume. Commercial plaza and nodes shall provide relief from high-volume pedestrian areas by using native plantings to create a prairie oasis within the built environment. Industrial plazas and nodes shall be in appropriate locations based on the intended users. Plazas or nodes used privately for workers shall be protected from public use. Public plazas and nodes in industrial areas shall be welcoming and clearly visible. It is highly encouraged that plaza nodes consist of decorative paving and/or scoring to enhance the groundplane. It is encouraged to provide raised planters and seating elements within large plazas to create intimate spaces to break up the large areas.	Imagery is located in the Landscape Standards - PAGE 26

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
ASCENT DISTRICT AT HIGH POINT (CONTINUED)

LANDSCAPE ITEM	DESCRIPTION	LOCATION
7. Landscape standards at detention/ retention ponds and water features	Detention and retention ponds in the Ascent District will need to maintain a minimum 20’ buffer between edge of pond of a 10-year storm event and any structure. Wetland seed/plants shall be planted along the edge of any pond to increase visual appeal. The use of large rip-rap is discouraged unless used along with wetland plantings to break up visual impact.	Imagery is located in the Landscape Standards - PAGE 27
8. Landscape buffers at parks, open space, and drainage	Landscape buffers will use the high plains and prairie native landscape palette with the addition of a naturalized mix of evergreen and deciduous trees. Buffers should provide screening from noise and activity and frame views into key visual corridors and points of interest. Landscaping of landscape buffers at parks, open space and drainage areas shall meet standards in the Unified Development Ordinance.	Imagery is located in the Landscape Standards - PAGE 27
9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards.)	N/A	N/A
10. Landscape integration at retaining walls	Landscape at retaining walls will be integrated in accordance with the Unified Development Ordinance.	Imagery is located in the Landscape Standards - PAGE 28
11. Landscape standards at special facilities	<p>Landscape at oil & gas, public utilities, and airport uses will support the overall vision of reintroducing native prairie and high plains plantings into the built environment. Landscape buffers will be used between non-compatible uses. All oil and gas facility lay down and pad sites within 1,500’ of residential, commercial, office, parks, open space, and roadways will be screened and buffered per the Operator Agreement.</p> <p>During the Drilling and Completion phase of the well site, adequate screening will be provided by the mineral and operation developer to mitigate noise, light, and visual impacts of the entire ground and derrick operations from all visible angles. This may include but is not limited to fabric screen walls, hay bale walls, berms or other such mitigation devices commonly used in the industry.</p> <p>During production operations, the following buffer and screening methods shall be provided:</p> <ol style="list-style-type: none">1. Provide fencing and landscape as required by City of Aurora Standards.2. Locate access points so facility equipment is not directly visible from the facility entries.3. Provide an 6-foot high earthen berm around all sides of the pad site visible from the listed land uses meeting the following criteria:<ul style="list-style-type: none">• The berm shall have a maximum slope of 4:1 on the outward side and 3:1 on the inward side.• A retaining wall may be utilized on the inward side to reduce the overall footprint of the berm. Provide adequate safety measures along top of wall.• The berm shall be designed with a more natural rolling top and not with consistent flat top.• The required 25’ landscape buffer is required to be incorporated into the outward face of the berm.• Minimum plant quantities shall include the 1 tree and 5 large shrubs per 25 liner feet of buffer per the UDO with an additional 1 tree per 4,000 sf of berm face. At least 50% of the tree species shall be evergreen.• Required fencing shall be incorporated into the buffer design and should be located on the non-visible, inward facing slope of the berm. Fencing may be utilized as a safety device above retaining walls.4. All screening and buffering shall be maintained by the mineral developer/operator while equipment is in place.	Imagery is located in the Landscape Standards - PAGE 29

LANDSCAPE STANDARDS

FORM G : LANDSCAPE STANDARDS MATRIX -
ASCENT DISTRICT AT HIGH POINT (CONTINUED)

LANDSCAPE ITEM	DESCRIPTION	LOCATION
11. Landscape standards at special facilities (continued)	<p>5. Any landscape material that visually dissipates/dies shall be replaced within 30 days during the growing season and no later than May 1st if during the dormant season. If trees die during the dormant season they shall be cut down immediately and marked for replacement.</p> <p>Landscape standards will meet appropriate City of Aurora Standards. Refer to the Operator Agreement for more information.</p>	Imagery is located in the Landscape Standards - PAGE 29
12. Buffer and setback exemptions for traditional street frontages	No buffer or setback exemptions for traditional street frontages are requested in the Ascent District.	N/A
13. Landscape standards along key local roads	Key local roads, such as roads that provide primary access to building frontages or function as a primary pedestrian route, will feature double tree rows on either side of the street. These roads will be further identified at time of Site Plan/Preliminary Plat. Generally, landscaping along key local roads shall meet applicable City standards unless a design concept requires a variance.	N/A
14. Street Frontage Buffer	Street frontage buffers shall be provided in accordance with City of Aurora UDO Standards.	N/A
15. Non-Street Frontage Buffer	Non-street frontage buffers shall be provided in accordance with City of Aurora UDO Standards.	N/A
16. Building Perimeter Landscaping	Building perimeter landscaping shall be provided in accordance with City of Aurora UDO Standards.	N/A
17. Parking Lot	<p>Industrial parking lots shall accommodate a variety of vehicles. Plantings and tree selection shall be cognizant of turning radii needed to accommodate large trucks. Shaded and pedestrian friendly walkways shall be constructed to safely guide users to their destination. Low ornamental plantings shall only be used near such pedestrian walkways. Large parking lots will be shaded by canopy trees to help reduce surface temperatures.</p> <p>Interior and exterior parking landscaping shall be provided in accordance with City of Aurora Standards.</p>	Imagery is located in the Landscape Standards - PAGE 30
18. Common Open Space and Tract	<p>Open space areas shall provide shaded seating areas along paths and trails, encouraged at a rate of one per 800' linear feet. Seating areas shall be appropriately sized to accommodate small groups and families. Every other seating node is encouraged to provide a trash recptical and or bike rack. These parks shall be walkable with ample amounts of seating opportunities. Sod areas will be more appropriate in these parks than parks located near industrial and retail. Open space and trail corridors should primarily use native plants as a way to connect users to the previously existing landscape. Large planting beds are not envisioned along trails or in open spaces but can be used to highlight trail heads and signage locations. All landscape buffer setbacks and planning requirements adjacent to parks, trails, and open space areas and within these areas shall comply with the UDO.</p> <p>Where trail heads and/or a unique natural features is present it is encouraged to provide education or interpretive signage. The site contains a network of trails to provide pedestrian connectivity throughout the community. Open spaces are located strategically along the trails to create a juxtaposition and relief from the built environment. Thoughtful planning for landscape buffering of trails and open space shall be considered during the design process. Attractive trail heads shall be placed in strategic high-use locations that are clearly visible and do not disrupt adjacent land uses.</p> <p>Industrial plazas and nodes shall be in appropriate locations based on the intended users. Plazas or nodes used privately for workers shall be protected from public use. Public plazas and nodes in industrial areas shall be welcoming and clearly visible.</p>	Imagery is located in the Landscape Standards - PAGE 27

LANDSCAPE STANDARDS

**FORM G : LANDSCAPE STANDARDS MATRIX -
ASCENT DISTRICT AT HIGH POINT (CONTINUED)**



LANDSCAPE ITEM	DESCRIPTION	LOCATION
18. Common Open Space and Tract (continued)	Plazas and nodes in these areas shall be correctly sized to accommodate pedestrian volume. Plazas shall offer diverse seating locations which provide visual interest such as views to the mountains, architecture, plantings, art installation, etc and shall be landscaped in accordance with the UDO.	Imagery is located in the Landscape Standards - PAGE 27
19. Screening	Screening of service, loading, storage, and trash areas shall be provided in accordance with City of Aurora Standards.	Imagery is located in the Landscape Standards - PAGE 30

NOTES:

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 are 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 / Preliminary Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

OVERALL CONCEPT AND PLANTING PALETTE

Accent elements will be used to bring the user closer to nature and can include planters, movable pots, raised planting beds, tiered retaining walls, etc. Plants in these elements shall be carefully selected to provide interest year-round and be safe for close contact with users of all ages. These elements also give the opportunity to establish place-making connections between plant fragrance and use. Plantings around retaining walls shall not interfere with the integrity of the wall.



Native landscape with seating nodes



Providing landscape in key areas



Raised planters act as a seating element and create elevated landscape beds

RECOMMENDED PLANTING PALETTE

DECIDUOUS CANOPY TREES

- Western Catalpa
- Greenspire Linden
- Red Pointe Maple
- Shademaster Honeylocust
- Imperial Honey Locust
- Skyline Honeylocust
- Swamp White Oak
- Bur Oak
- English Oak
- Thornless Cockspur Hawthorn
- Kentucky Coffee Tree
- Goldenrain Tree
- Hackberry
- Frontier Elm

DECIDUOUS ORNAMENTAL TREES

- Autumn Brilliance Serviceberry
- Saskatoon Service Berry
- Chanticleer Pear
- Spring Snow Crabapple
- Redbud
- Japanese Tree Lilac

EVERGREEN TREES

- Austrian Pine
- Pinon Pine
- Ponderosa Pine
- Scotch Pine
- Southwestern White Pine
- Limber Pine

DECIDUOUS SHRUBS

- Blue Mist Spirea
- Dwarf Mockorange
- Coral Carpet Rose
- Fineline Buckthorn
- Kelsey Dogwood
- Knock Out Rose
- Lodense Privet
- Russian Sage
- Alpine Currant
- Miss Kim Dwarf Lilac
- Compact Purple Butterfly Bush
- Pawnee Buttes Sand Cherry
- Three Leaf Sumac
- Gro-Low Sumac
- Fragrant Sumac
- Coppertina Ninebark
- Regent Serviceberry
- Mohican Viburnum
- Hancock Coralberry
- Spanish Gold Broom
- Rabbitbush
- Fernbush
- New Mexico Privet
- Apache Plume
- Blue Mist Spirea
- Leadplant

EVERGREEN SHRUBS

- Blue Chip Juniper
- Buffalo Juniper
- Mops Mugo Pine
- White Bud Mugo Pine
- Sea Green Juniper
- Spartan Juniper



ORNAMENTAL GRASSES

- Blonde Ambition Grama Grass
- Karl Foerster Feather Reed Grass
- Heavy Metal Switch Grass
- Dwarf Fountain Grass
- Fountain Grass
- Mexican Feather Grass
- Maiden Hair Grass
- Switch Grass
- Indian Grass
- Big Bluestem

PERENNIALS

- Moonbeam Coreopsis
- Stella D'oro Daylily
- Rocky Mountain Penstemon
- May Night Salvia
- Goldenrod
- Silver Sage
- Black-Eye Susan
- St. John's Wort
- Yarrow

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

LANDSCAPE AT MONUMENTS AND KEY ENTRY POINTS

Landscape at entry points shall provide seasonal pops of color that complement the materiality and structure of the monumentation and lets the user know they have arrived. Landscape materials can include crusher fines, rock mulch, and wood mulch, where appropriate. Materials shall be used appropriately with plant material. Colors, such as red and purple, shall complement the adjacent monument. Plant selection in at key entry points and monuments shall be primarily be native and draw attention. Grass shall be integrated into the landscape design to strengthen the high plains theme but shall not be the prominent plant material.



Mix of native and formal planting



Native planting



Native planting



Native plains landscape



Use of different textures to develop layers



Layering of formal planting



Native planting

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

ARTERIALS AND COLLECTORS

Landscape will serve to guide pedestrians through the district using both softscape and hardscape to complement the surroundings land uses.



Detached sidewalk with canopy trees



Use of native landscape material



Street edge treatment



Streetscape



On street parking with right-of-way landscape

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

LOCAL ROADS

Local roads shall be landscaped with street trees aligning pedestrian through-ways to provide shade, soften street edges, and calm traffic.



Lighting elements with pedestrian connections



Crusher fines trail with landscape



At-grade planters



Native grass and deciduous trees

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

HIGH IMPACT AND PUBLIC GATHERING AREAS

These impactful areas will primarily include entrances at which landscaping shall complement the scale of the buildings. Landscape in these areas shall provide relief from busy areas and native plantings to create a prairie oasis within the built environment.

Industrial plazas and nodes shall be in appropriate locations based on the intended users. Plazas or nodes used privately for workers shall be protected from public use. Public plazas and nodes in industrial areas will be welcoming and clearly visible.



At-grade planters



Grand entry



Bermed landscaping creates seating nodes



Seating node



Seating node

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

DETENTION PONDS AND OTHER WATER FEATURES

Native plants shall dominate drainage areas, detention ponds, and flood plains. Where possible, existing landscape shall be preserved. Drainage and detention ponds shall be designed to create shallow, aesthetic spaces where possible. Plant and seed selection in these areas shall be mindful of invasive species. Landscape buffers or berming will be used to provide screening and separation.

PARKS, OPEN SPACE, AND DRAINAGE

Parks near industrial sites shall primarily be landscaped with native vegetation and informed by the context of the surrounding community. These parks shall work to attract industrial workers by providing shaded seating areas with views.



Drainage area with native planting



Bio-swale



Native open space



Soft surface trail with native plant material



Meandering trail through native plant material



Native landscape ravine

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

LANDSCAPE AT RETAINING WALLS

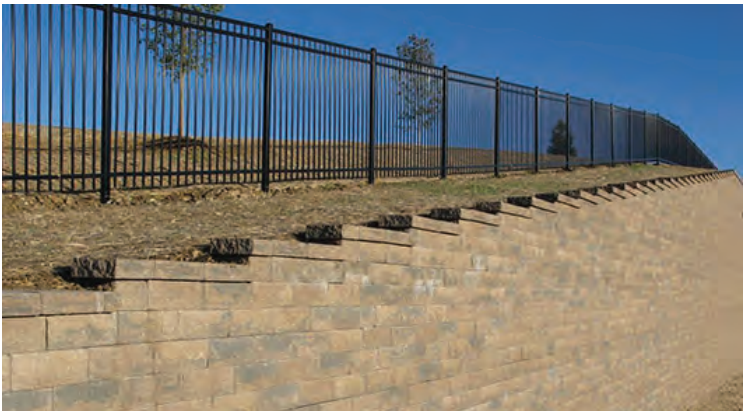
Landscape material shall be provided to minimize the harsh impact of hardscape retaining walls. Larger plant materials shall be used for large spans of retaining wall. Walls shall be tiered where necessary to break up the mass of the wall. Retaining walls in commercial and industrial contexts shall be constructed of highly resilient materials.



Stepped retaining wall with landscaping in-between



Retaining walls adjacent to parking



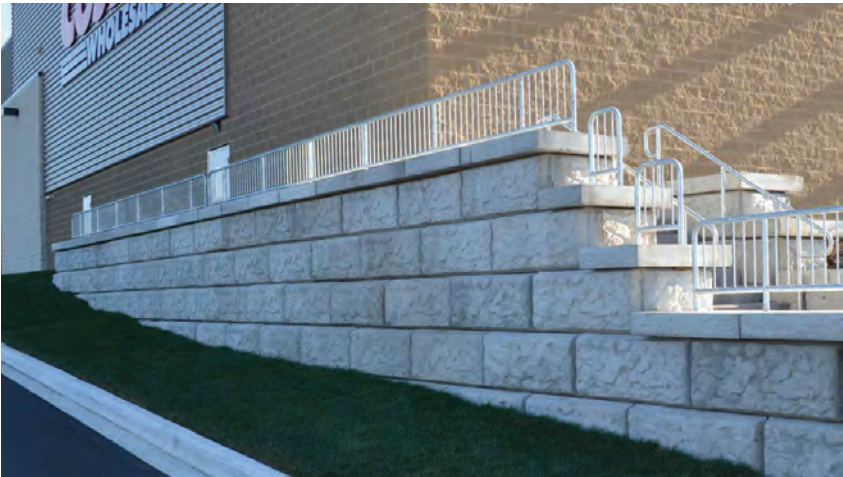
Stepped retaining wall



Retaining wall with landscape



Tiered retaining wall with landscape



Retaining wall

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

SPECIAL FACILITIES

Landscape between non-compatible uses or special uses, such as oil & gas facilities, shall provide screening and buffer zones in accordance with the UDO and as required by the operator agreement. Screening will include fencing, landscape, and berming at oil and gas drilling sites.



Berming of landscape bed with evergreen screening



Mix of evergreen and deciduous planting screen



Transition between planted and native screen



Layering of plant material with hints of color

LANDSCAPE STANDARDS

ASCENT DISTRICT AT HIGH POINT - EXAMPLES

PARKING AND SCREENING

Parking lots shall be landscaped and screened to meet UDO code and to enhance the overall aesthetics of the built environment. Provide shade where necessary. In instances where parking lots will be providing functional uses to DEN, perimeter landscaping will be required to screen.

Between uses, landscape buffers and screening shall be provided to create a cohesive design feel throughout the journey of High Point. Layering of plant material in linear forms with the use of different heights and deciduous and evergreen plant material shall be used to provide seasonal interest.



Landscape within parking lot islands using evergreen and deciduous plant material and canopy trees for shade



Visual connection to adjacent uses through repetitive landscape concepts



Layered plant material with a variety of plant sizes



Screening with the use of ornamental grasses



Screening between parking isles