

Form F-1: Urban Design Standards Matrix

Special Urban Design Feature	Brief Description of Feature	Location of the Standards in Application Package
1. Entry Monumentation	<ul style="list-style-type: none"> • A hierarchy of monumentation and signage markers are proposed within Pomeroy. The primary entry monument will be at the intersection of Aurora Parkway and South Elk Way- the primary Mixed-Use street. • Secondary monuments are proposed for the Mixed-Use and Residential Area. The secondary monument in the Mixed-Use district may incorporate signage identifying each use. • Wayfinding markers are provided for major pedestrian connection points. Materials for the monuments and signage markers will include wood, stone, stucco and metal. 	Please reference Exhibit F: Pomeroy 1 st Amendment Sign and Monumentation Plan for additional information.
2. Retaining Walls	High quality, split face CMU or MSE walls are anticipated. Colors will vary to match the architectural character of the area. Walls may incorporate stairs where appropriate.	Please reference Exhibit G: Pomeroy 1 st Amendment Landscape Design Standards for additional information.
3. Fence and Privacy Walls	<ul style="list-style-type: none"> • Fencing within the Mixed-Use Area and Single Family Attached Residential areas are optional with the exception of fencing required for screening. • Proposed fences shall be a maximum of six (6) feet in height and constructed of metal, wood or composite materials. All fences to comply with section 146-4.7.9 of the UDO. • Masonry columns shall be incorporated into a fence as required by Code. Columns shall be constructed of materials complementary to the fence type and entry monuments. • The standard PROS open rail open space fence is required along the Murphy Creek open space, Chelsea Draw open space and along open space tracts as needed for safety. • Fencing along arterial and collector streets shall be setback four (4)-feet from the back of the adjacent sidewalk when the walk is detached. Location of fencing shall conform to the sight visibility triangle requirements and Zoning Code provisions. 	Please reference Exhibit G: Pomeroy 1 st Amendment Landscape Design Standards and Exhibit I: Pomeroy 1 st Amendment Landscape Standards Layout for additional information.
4. Lighting Standards	<ul style="list-style-type: none"> • Pedestrian-scale pole mounted lights, building mounted lights and bollard lights may be necessary, in addition to street lights along private streets with a public access easement and Mixed-Use streets to accent and illuminate buildings, pedestrian areas and landscaping throughout the development. All lighting features will be of black metal finish and in conformance with the City of Aurora standards. • Amenity areas may contain security lighting to be determined at time of Site Plan. • All lighting shall be indicated at the time of Site Plan. 	Please reference Exhibit H: Pomeroy 1 st Amendment Urban Design Standards for additional information.
5. Paving Standards	Stamped, colored concrete may be used throughout Pomeroy outside of the right of way and public access easement to accentuate design elements, distinguish hierarchy in pedestrian movement and to add visual interest to areas such as entry points, and at-grade pedestrian crossings.	Please reference Exhibit G: Pomeroy 1 st Amendment Landscape Design Standards for additional information.

1. The design standards listed in this matrix implement the design themes of the FDP- Master Plan and are intended to complement and exceed stated ordinance standards. Unless a waiver has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.
2. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by the FDP- Master Plan. Final designs to be submitted at the Site Plan shall not necessarily duplicate the exact illustrations, but shall contain the same themes and dimensions as shown, and shall be at the same or higher level of design quality, extent, and detail.

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6. Street Furniture	Street furniture will include benches, trash receptacles, bike racks and dog waste receptacles. Black metal finish is anticipated for all street furniture.	Please reference Exhibit H: Pomeroy 1 st Amendment Urban Design Standards for additional information.
7. Signage Standards	<ul style="list-style-type: none"> • Site signage and wayfinding will be consistent throughout Pomeroy using the of colors and materials consistent with other features. Please refer to the concept designs on Exhibit F. • Primary identification signage will be incorporated into the monument signs. • Additional directional and addressing signs are anticipated within the residential area. • Building mounted identification signage, directional and addressing signs are anticipated within the Mixed-Use Area. • Specialty directional/way-finding signage along the walks and trail corridors may be provided directing pedestrians and cyclist to Southlands and other regional trail systems. • All signage shall be in conformance with the City of Aurora standards. 	Please reference Exhibit F: Pomeroy 1 st Amendment Sign and Monumentation Plan for additional information.
8. Special Neighborhood Concepts	<ul style="list-style-type: none"> • The Mixed-Use Neighborhood provides space for valuable retail options from small to larger format users as well as the opportunity for offices, hotels, or extended stay operators all within Mixed-Use Residential. These uses will be located to the east of South Aurora Parkway. • Mixed-Use buildings and primary building entries are encouraged to face South Aurora Parkway. Parking oriented towards South Aurora Parkways shall be screened from view. • The Single Family Attached Residential Neighborhood is the portion of Pomeroy located east of the Mixed-Use Area and west of Murphy Creek. The buildings shall side or front on streets or green courts. Parking and garages shall be oriented away from the street, internalized within buildings or located along private drives. 	See Design Standards Packet
9. Special Facilities and Structures such as Clubhouses and Recreation Facilities	Any park/clubhouse areas will be designed to provide a variety of amenities to users and residents.	Please reference Pomeroy 1 st Amendment Conceptual Open Space Site Plan

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