

Form H: Architectural Design Standards Matrix

Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Residential Design		
Residential Materials Palette	<p>The following is an example set of materials and finishes which would be permitted within the Pomeroy Development*:</p> <ol style="list-style-type: none"> 1. Stone Veneer Examples: <ol style="list-style-type: none"> a. Driftwood b. Lantana c. Sage 2. Brick Veneer Examples: <ol style="list-style-type: none"> a. Silverstone Velour b. Oyster Bay c. Nightshadow 3. Roofing Metal Roofing Example: <ol style="list-style-type: none"> a. Zinc Gray 4. Roofing High Profile Composite Asphalt Shingles: <ol style="list-style-type: none"> a. Charcoal <p>*Final materials will be determined at CSP and are encouraged to be within the same family/palette.</p>	<p>The Multi-Family Residential District is encouraged to adhere to the approved list of materials and finishes indicated on Exhibit C: “Pomeroy Residential Materials Board”. Final materials will be determined at CSP and are encouraged to be within the same family/palette.</p>
Residential Color Palette	<p>The following is an example color palette which would be permitted within the Pomeroy Development*:</p> <ol style="list-style-type: none"> 1. Stucco/Painted Siding <ol style="list-style-type: none"> a. Nice White b. Twilight Gray c. Armadillo d. Porpoise e. Darkroom 	<p>The Multi-Family Residential District is encouraged to adhere to the approved list of materials and finishes indicated on Exhibit C: “Pomeroy Residential Materials Board”. Final Colors will be determined at CSP and are encouraged to be within the same color family/palette.</p>

	*Final Colors will be determined at CSP and are encouraged to be within the same color family/palette.	
Residential Architectural Styles	<p>Pomeroy architecture is characteristic of a “Transitional Suburban Infill” neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional activity center while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods ranging from turn of the century to present day architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline.</p>	Please reference Exhibit A: “Pomeroy Residential Design Standards” & Exhibit C: “Pomeroy Residential Materials Board” for additional information.
Residential Architectural Features	<p><u>Building Orientation, Placement and Articulation:</u></p> <ol style="list-style-type: none"> 1. Building Orientation: To maintain the architectural character, buildings shall be generally adjacent to the primary street where grade allows. 2. Building Placement: Buildings shall be placed such that they provide a pedestrian friendly enclosure to the streetscape where grade allows. 3. Building Corners: All street facades shall be treated with the same design consideration of scale, material and detailing. Special emphasis in the design of the corner elements facing the primary street are encouraged to be expressed. 4. Recesses and Projections: Provide variation in facades and recesses, along with material 	Please reference Exhibit A: “Pomeroy Residential Design Standards” & Exhibit C: “Pomeroy Residential Materials Board” for additional information.

variations that enforce the changes in plane and massing.

Provide shifts in the building footprint providing recesses and projections for creating balconies, bay windows, porches, and other such features.

Attached & Detached Garages:

1. Attached garages are encouraged to be internalized and face auto courts.
2. Detached garages are encouraged to absorb the site's grade and contribute to minimizing garage visibility from streets and other public areas.
3. Detached garages are encouraged to be located internalized within the site and screened from view from the public access easement. Detached garages are encouraged not to be located along the public access easement.

Buildings Massing & Scale:

1. Provide a base, body, and top to strengthen pedestrian scale. All main building structures within the neighborhood shall have a clear base, body, and top that is introduced by color change, material changes, projections, and recesses along the building facades.
2. Reinforce horizontal alignment with design elements such as windows, sills, cornices, banding, wainscoting, etc.
3. Reduce building scale and mass on structures over two stories. Horizontal definition shall be integrated between the second and third story to reduce building mass and scale by plane changes, color changes, material changes or detail interruptions.

4. Building massing and roof lines must be differentiated. Roof lines shall enhance the varied massing of the facades.

Roof Standards:

1. Respect the adjacent residential and commercial contextual forms and materials. Roof forms should work to enhance the architectural interest, scale and massing of the structure. Roof pitches should be varied in respect to the period architecture depicted.
2. Have substantial soffits and fascia that add architectural character with shadows and massing.
3. The eave line shall have variation in height, profile and scale.

Porches and Balconies

1. Porches and balconies shall be recessed into the building facade, project from the building facade or incorporate a combination of both as applicable.
2. Porches and balconies shall be varied in their design to reflect the architectural style and provide visual interest.
3. Distinguish the primary entry façade along the primary street frontage from the secondary facades.
4. First floor units shall be accessible from street level individual units where applicable.

Glazing and Windows

1. Larger window units shall be constructed from multiple units.

2. Use variation in window size to reflect the residential use behind the face.
3. Enhance window openings with trim, shutters, stone lintels, soldier coursing, and/or other such detailing.

Residential Amenities

1. Building orientation and site placement of the clubhouse facilities shall be located to serve as a focal point and amenity for the neighborhood. Connect facilities to open space and trails as feasible.
2. Provide pedestrian connectivity to all residential amenities through the use of sidewalks, trails, and paths.
3. Amenity features are encouraged to include but are not limited to play areas, water features, public art, focal areas, sheltered areas, picnic opportunities, seating, or other such amenities.

Fencing

1. Perimeter fencing shall incorporate brick, wood, stone, or metal materials compatible with the building structures. Fencing height requirements shall follow Aurora Municipal Code. For additional information please refer to Form F-1.

Screening

1. All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as

	<p>the equipment and vents they hide. If equipment is visible because screens do not meet this minimum height requirement, the director of planning may require construction modifications before the issuance of a certificate of occupancy.</p> <ol style="list-style-type: none"> 2. Screens are encouraged to be an integral part of the façade and match the architecture of the primary building. 3. Delivery and loading areas shall be screened from view. 4. Accessory structures- wall or ground mounted mechanical equipment are encouraged to be screened. Screening shall extend a minimum of 8” above any accessory. 	
<p>Mixed-Use Commercial/Commercial Design</p>		
<p>Retail Materials Palette</p>	<p>The following is an example set of materials and finishes which would be permitted within the Pomeroy Development*:</p> <ol style="list-style-type: none"> 1. Architectural Stone: <ol style="list-style-type: none"> a. Graphite b. Montecito c. Limestone 2. Metal Roofing: <ol style="list-style-type: none"> a. Dark Bronze b. Parchment c. Shasta White d. Zinc Grey e. Matte Black 3. Stone Veneer: <ol style="list-style-type: none"> a. Birch b. Beach Pebble c. Ocean Floor 	<p>The Mixed-Use Commercial/Commercial District is encouraged to adhere to the approved list of materials and finishes indicated on Exhibit D: “Pomeroy Commercial Materials Board”. Final materials will be determined at CSP and are encouraged to be within the same family/palette.</p>

	*Final materials will be determined at CSP and are encouraged to be within the same family/palette.	
Retail Color Palette	<p>The following is an example set of colors which would be permitted within the Pomeroy Development*:</p> <ol style="list-style-type: none"> 1. Shades: <ol style="list-style-type: none"> a. Tresco Clay b. Wheat c. Slate d. Spa e. Alloy Dune f. Alloy Silver <p>*Final colors will be determined at CSP and are encouraged to be within the same family/palette.</p>	The Mixed-Use Commercial/Commercial District is encouraged to adhere to the approved list of materials and finishes indicated on Exhibit D: “Pomeroy Commercial Materials Board”. Final Colors will be determined at CSP and are encouraged to be within the same color family/palette.
Retail Architectural Styles	<p>Pomeroy architecture is characteristic of a “Transitional Suburban Infill” neighborhood and shall be timeless and classic, with an eclectic flair. The image for Pomeroy shall reflect the dynamics and livelihood necessary to enhance a regional activity center while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods ranging from turn of the century to present day architectural styles.</p> <p>Proposed building heights for Pomeroy will vary. The overall density and concentration of this development shall be sensitive to influencing sight views yet encourage height variability and flexibility as an important feature to shape the skyline.</p>	Please reference Exhibit B: “Pomeroy Commercial Design Standards” & Exhibit D: “Pomeroy Commercial Materials Board” for additional information.
Retail Architectural Features	<u>Roof Standards</u>	Please reference Exhibit B: “Pomeroy Commercial Design Standards” & Exhibit D: “Pomeroy Commercial Materials Board” for additional information.

1. Provide diversity in architectural styles and building character by permitting all types of roof forms.
2. All sloping roof areas with a pitch of 3:12 or greater, and visible from any public or private right-of-way, shall be surfaced with either high profile composition shingles, attractive and durable materials such as concrete, clay, or slate tiles, or seamed architectural metals such as tin or copper.
3. Intense, bright, or fluorescent colors shall not be used on any roof areas visible from a public or private right-of-way or public open space.
4. On all structures exceeding 3 stories in height, roofs shall be internally drained, and external scuppers and wall drains shall be prohibited.

Building Form

1. A building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.
2. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changed in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall avoid long, unbroken, flat walls of 50 feet or greater.
3. Colonnades and or pilasters are allowed to reinforce a structural grid.

4. To promote a sense of human scale, special accent materials and design details shall be incorporated into all first floor façades and paving areas abutting pedestrian walkways. Such features shall include, but are not limited to:
- a. Changes in paving patterns and materials at pedestrian building entrances and other significant pedestrian locations;
 - b. Special decorative wall patterns, textures, accent materials, or graphics;
 - c. Trim banks and reveals;
 - d. Special architectural features marking pedestrian entries; and
 - e. Display windows

Materials

- 1. Horizontal siding, tilt up construction, chain link corrugated metal, T-111 siding, strand board, painted or smooth concrete block, plain or painted plywood, and use of stucco as a base material at street level is prohibited.
- 2. For free-standing non-residential structures with a gross floor area of 20,000 square feet or less, at least 60 percent of the total wall area of exterior walls, excluding windows or doors, shall be surfaced in brick, or stone in combination with brick and stucco. The balance of the above façade areas may be surfaced in stucco, integrally colored decorative concrete, or standard brick masonry units.

Screening

	<ol style="list-style-type: none"> 1. All rooftop mechanical equipment and vents greater than eight inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material, color, and design matching the building. Screens shall be at least as high as the equipment and vents they hide. If equipment is visible because screens do not meet this minimum height requirement, the director of planning may require construction modifications before the issuance of a certificate of occupancy. 2. Delivery and loading areas are required to be entirely screen from view. 3. Accessory structures – wall or ground mounted mechanical and trash facilities are required to be screened as an integral part of the building, or compatible with main or adjacent building. Screening shall extend a minimum 8: above any accessory. 	
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- The design standards listed in this matrix implement the design themes of the FDP and are intended to complement and exceed E-470 (or Northeast Plains) and other 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 higher standards shall govern.
- All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this FDP. Final designs to be submitted at the Contextual Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and detail.