

Project Background & Overview:

The Mt. Nebo redevelopment site is in a strategic area called *Original Aurora* in the 2003 Comprehensive Plan. The project site also lies directly south the *Fitzsimons Boundary Area District*.

The Aurora Comprehensive Plan lists as strategies for *Original Aurora*, "to promote types of redevelopment throughout *Original Aurora* that take advantage of the redevelopment at *Fitzsimons*" and generally calls for *pedestrian friendly mixed use development* in the area. This Master Plan seeks to implement these strategies.

The owner of the existing Mt. Nebo cemetery is the congregation Beth Ha Medrosh and HAGODOL (henceforth co-applicant). Nebo Redevelopment LLC (henceforth applicant) has leased about 19.2 acres from the co-applicant on a long term basis. These 19.2 acres are the primary subject of this master plan. Furthermore, the applicant owns a 6,875 sq ft (0.2 acres) parcel to the north of the site which is also subject to this master plan. Thus, the 19.4 acres subject to this Master Plan have been divided into an Out Parcel (henceforth Parcel O), a North Parcel (henceforth Parcel N) and a South Parcel (henceforth Parcel S). The parcels are graphically described to the right and legal descriptions have been submitted separately.

Project Team:

Developer (applicant):
Nebo Redevelopment LLC
1518 17th Street, 17th Floor
Denver, CO 80202
Contact: Mike Gerber
mgerber@blackcreekcapital.com

Land Owner (co-applicant):
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560 South Monaco Pkwy.
Denver, CO 80224
Contact: H Michael Miller
hmmiller@bw-legal.com

Planner / Architect:
Parikh Stevens Architects
1514 Blake St. #202
Denver, CO 80202
Contact: Harsh Parikh
harsh@parikhstevens.com

Civil Engineer:
Atwood Associates
9674 S. Adelaide Circle
Highlands Ranch, CO 80130
Contact: Woody Bryant
Wbryant.a2ce@comcast.net

Traffic Engineer:
Felsburg Holt & Ullevig
6300 S. Syracuse Wy, # 600
Centennial, CO 80111
Contact: Charles Buck
Charles.buck@fhueng.com

Project Site:



Signature Blocks:

This Master Plan and any amendments hereto, upon approval by the City of Aurora and recording shall be binding upon the applicants, their successors and assigns. The plan shall restrict and limit all development within the Planned Development Zone District to all conditions and limitations set forth herein.

In witness thereof

(Corp. Company, Attorney in fact, or individual)
has caused these presents to be executed this 30th day of January AD 2009

By: Greg D. Glade (Principals or Owners)

NOTARIAL:

Corporate Seal:

STATE OF COLORADO)ss
COUNTY OF ARAPAHOE)

The forgoing instrument was acknowledged before me this 30th day of January AD 2009 by: Greg D. Glade

Witness my hand and official seal

Jim Mulline (Notary Public) Notary Seal:



My commission expires 9/21/2010 Notary / Busn. address:

CITY OF AURORA APPROVALS:

City Attorney: Scott Rypen February 2, 2009
Date

Planning Director: Robt W. Watten 4/2/2009
(Chairperson) Date

Planning Commission: [Signature] 1/10/2007
Date

City Council: Edward J. Davis 3/10/09
(Mayor) Date

Attest: Debra Johnson 4/1/09
(City Clerk) Date

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at ___ o'clock ___ M, this ___ day of ___ AD 2006.

Clerk and Recorder: _____
Date

Deputy: _____
Date

Project Goals:

- To promote a mix of uses arranged in a pedestrian friendly environment achieving vitality through urban density.
- To provide housing to the thousands of new employees expected in and around the Fitzsimons development. The housing will be appropriate to an Urban Redevelopment area in its character, diversity and density.
- To create a development that will relate well to and provide continuity to the *Fitzsimons Boundary Area District* zone immediately to the north.
- To promote high quality architecture, urban design and landscape design.

Project Concepts:

The project's proximity to Fitzsimons, it's frontage on Peoria Street, it's proximity to the Arts District, it's proximity to a major mass transit corridor and the availability of several general services in the vicinity make it ideal for mixed use development and 'redevelopment through renewal' as envisaged in the Comprehensive Plan. The project site is located very close to the prominent intersection of Colfax Ave. and Peoria Street, which also forms the southwest corner of the Fitzsimons campus. The Comprehensive Plan foresees a vital and thriving Urban Renewal area around Fitzsimons that provides commercial services and housing to the tens of thousands of workers that will occupy the campus. In order to create an Urban Renewal area that meets the goals of the Comprehensive Plan, this Master Plan encourages:

- Built masses concentrated along streets to produce a sufficiently dense and continuous street face evocative of urban scale.
- Parking areas that are located for the most part behind buildings and under buildings so that parking does not dominate the street frontage.
- A well-connected network of detached sidewalks with tree lawns to create a pedestrian friendly environment.
- Community green spaces and recreation facilities to foster social interaction.
- Commercial buildings designed so that they do not present large stretches of unsightly service facades.
- Stormwater detention and treatment facilities will be incorporated into parking or interior landscape features (underground detention, porous pavement detention, porous landscape detention, etc.) and the site design will avoid the use of walled surface detention facilities along street frontage.
- Storm drainage emergency overflow paths discharging to Peoria Street and/or 13th Avenue will be designed to be integrated into landscaped pedestrian areas along the street frontages.

General Notes:

1. All traffic signs shall be furnished and installed per the MUTCD.
2. A signing and striping plan will be required for Peoria St. The developer will sign and stripe private streets. The City will sign and stripe 2-lane public streets.
3. The developer shall provide two distinct points of emergency access to the overall site and a looped water supply to each phase of the development as approved by the Life Safety Representative of the Aurora Fire Department. The developer shall construct any off site roadway or emergency crossing improvements per City standards as necessary to facilitate emergency vehicular access to this site.
4. Streetlight installation cost is funded by the owner/developer, and must be coordinated with Aurora Public Works.
5. At time of Site Plan submittal, the neighborhood park land dedication requirement will be calculated, per the current City Code, based on number of residential units proposed. If this land is provided within the GDP area and is a minimum of 3 acres in size, no cash-in-lieu payment for neighborhood park land will be required. If this land is not provided within the GDP area, a cash-in-lieu payment will be paid to the City by the applicant prior to residential building permit issuance.
6. At time of Site Plan submittal, the community park land dedication requirement will be calculated, per the current City Code, based on number of residential units proposed. A cash-in-lieu of land dedication payment will be paid to the City by the applicant prior to residential building permit issuance.

Existing Zoning & Use:

The existing zoning for the Parcel N and Parcel S is R-1. The existing zoning for the Parcel O is FBAD. There are no existing uses on any of the Parcels.

Allowable Uses:

Uses: P = Permitted C = Conditional Use NP = Not Permitted		
Commercial & Business Uses:		
1	Amusement Enterprises; Entertainment & Recreation, Indoor	C
2	Bank	P
3	Clinics, medical and dental	P
4	Commercial transit facility	NP
5	Drive-through facilities	C
6	Hotels	P*
7	Motels with exterior unit entries	NP
8	Laboratories less than 12,500 sf	P
9	Laboratories more than 12,500 sf	C
10	Meeting, banquet, and conference facilities less than 12,500 sf	P
11	Meeting, banquet, and conference facilities more than 12,500 sf	C
12	Motor vehicle fuel dispensing stations, services, and/or washing	NP
13	Motor vehicle painting & auto body repair garage	NP
14	Nurseries and garden centers	NP
15	Office	P
16	Office-showroom less than 12,500 sf	P
17	Office-showroom more than 12,500 sf	C
18	Outdoor storage as a principal use.	NP
19	Outdoor recreation and entertainment	NP
20	Pari-mutuel wagering facilities	NP
21	Personal services	P
22	Photocopying & printing	P
23	Recycling collection centers, small	C
24	Repair, rental, and servicing (non-vehicle, small items w/ no outdoor storage)	C
25	Research & development less than 12,500 sf	P
26	Research & development more than 12,500 sf	C
27	Restaurants	P
28	Retail uses	P
29	Sale at wholesale less than 12,500 sf	P
30	Sale at wholesale more than 12,500 sf	C
31	Sale or rental of new and used motor vehicles	NP
32	Self-storage facility	NP
Industrial Uses		
33	Manufacturing, light	NP

* See sheet 4 for parking requirement.

34	Manufacturing with visible air emissions or detectable odors	NP
35	Office-flex office	NP
36	Storage, distribution, & warehousing	NP
Residential Uses		
37	Bed and breakfast residences	NP
38	Day care home, child or adult	P
39	Dormitory	NP
40	Duplex (two-family) dwelling	NP
41	Fraternity or sorority house	NP
42	Mixed-use building	P
43	Residential care facilities	P
44	Residential, multi-family (All types)	P
45	Single-family detached dwellings	NP**
Public, Civic & Institutional Uses		
46	Ambulance service	NP
47	Cemetery	P
48	Child or adult day care center less than 12,500 sf	P
49	Child or adult day care center more than 12,500 sf	C
50	Civic/Cultural facilities	P
51	Clubs, lodges, or service organizations	P
52	Educational institutions	C
53	Hospitals	NP
54	Mortuary	NP
55	Parking facilities accessory to uses on site	P
56	Parking facilities not accessory to uses on site	NP
57	Parks and open space	P
58	Places of worship	P
59	Public use or facility	P
60	Recycling collection facility	NP
61	Schools, elementary and secondary	P
62	Telecommunications antenna	P***
63	Transit facilities	NP
64	Utilities, major	NP
65	Utilities, minor	C
Agricultural Uses:		
66	Agriculture	NP

** A Single family detached dwelling may be allowed on parcel N for a resident caretaker. Such a dwelling may have an attached shop and storage area.

***Antennae shall be encouraged to be integrated with building architecture.

Overview:

In order to create an urban campus reminiscent of the traditional main street, this Master Plan encourages:

- A rectangular street grid similar in size to city blocks.
- A pedestrian network composed of sidewalks on every street.
- Buildings concentrated along streets.
- Pedestrian pathways providing ample connections to pocket parks that are within a 5 minute walk from anywhere on the campus.

Vehicular Connections:

Ample access is vital to the success of a mixed use development. The graphic to the right shows the network of existing public streets and the anticipated placement of private streets. New vehicular access points are anticipated into the site from all the public streets.

The intersection of Peoria St. and 13th Ave. will be potentially provided with a full movement signalized intersection and the intersection of 13th Ave. and the private street will potentially be provided with a 4-way stop sign that facilitates access between Parcel N and Parcel S. Parcel O will be used to create a potential connection between Parcel N and 14th Ave. All potential access points are described in detail in the separately submitted traffic analysis.

Pedestrian Connections:

The pedestrian network will overlay the vehicular network almost identically (see graphic to the far right) since exclusively pedestrian trails are not considered appropriate for urban infill projects of this size. The pedestrian pathways will mostly consist of detached sidewalks separated from the vehicular paths by tree lawns. The entire public frontage will be improved to meet City of Aurora standards and the private pedestrian circulation system will tie in to the public sidewalk system. The pedestrian network will also provide access to pedestrian destinations within the campus such as pocket parks and community centers.

Vehicular Connections:



Pedestrian Connections:



Overview:

The regulations prescribed in this Master Plan are intended to ensure a compact, pedestrian friendly development that promotes a mix of uses. The development is bound to occur in several phases over time and the regulations herein are structured so as to allow sequential Site Plans to be implemented.

Minimum Open Space

- For any given Site Plan application, the minimum required Open Space shall be 10% for commercial uses and 15% for residential uses.
- For the entire Project Site of 845,833 sq. ft. or 19.4 acres, the minimum required Open Space shall be 20% or 169,167 sq. ft. or 3.85 acres.
- Each Site Plan application shall demonstrate compliance with the 10% and/or 15% minimum Open Space requirement and also acknowledge Open Space provided in previous Site Plan applications, if any. Furthermore, each Site Plan application shall declare the minimum Open Space required in the remaining undeveloped land in order to ultimately comply with the overall 20% requirement. This shall be denoted in a Matrix as shown below:

OPEN SPACE

Minimum Required		Site Area (In Sq. Ft.)	Open Space	
			%	Sq. Ft
	Overall Project	845,833	20.0	169,167
	This Site Plan - Commercial		10.0	
	This Site Plan - Residential		15.0	
Actually Provided		Site Area (In Sq. Ft.)	Open Space	
			%	Sq. Ft
	Previous Site Plans - Comm.			
	Previous Site Plans - Res.			
	This Site Plan - Comm.			
	This Site Plan - Res.			
Remaining Required	Total Provided			
		Site Area (In Sq. Ft.)	Open Space	
			%	Sq. Ft
	Total Provided			
	Total Required	845,833	20.0	169,167
	Total Remaining			

*Blank cells to be filled by Site Plan applicant.
**In case of Site Plan applications with both residential and commercial uses, the required open space shall be proportional to the gross square footage of the uses.

Consolidated Open Space:

- At least one consolidated common open space shall be provided each on Parcel N and Parcel S. Such a consolidated open space shall meet the following requirements:
- Minimum size of 1/3 acre.
 - Designed for a wide variety of outdoor recreational uses such as walking, picnicking, children's play, etc.
 - Must be part of the site plan application that results in the number of dwelling units on that parcel exceeding 200.

Commercial Density

- For any given Site Plan application, the maximum allowable Commercial F.A.R (Floor Area Ratio) shall be 4.0.
- For the entire Project Site of 845,833 sq. ft. or 19.4 acres, the maximum allowable Commercial F.A.R shall be 1.0, i.e. the maximum allowable gross floor area taken up by commercial uses shall be 845,833 sq. ft
- Each Site Plan application shall demonstrate compliance with the 4.0 maximum Commercial Use F.A.R requirements and also acknowledge Commercial Use buildings (in terms of Gross Floor Area or G.F.A) provided in previous Site Plan applications, if any. Furthermore, each Site Plan application shall declare the maximum Commercial Use G.F.A in the remaining undeveloped land in order to ultimately comply with the overall requirement of maximum 1.0 F.A.R. This shall be denoted in a Matrix as shown below:

COMMERCIAL F.A.R

Maximum Allowable		Site Area (In Sq. Ft.)	Commercial Use	
			F.A.R	Sq. Ft
	Overall Project	845,833	1.0	845,833
	This Site Plan		4.0	
Actually Provided		Site Area (In Sq. Ft.)	Commercial Use	
			F.A.R	Sq. Ft
	Previous Site Plans			
	This Site Plan			
Remaining Allowable	Total Provided			
		Site Area (In Sq. Ft.)	Commercial Use	
			F.A.R	Sq. Ft
	Total Allowable	845,833	1.0	845,833
	Total Remaining			

*Blank cells to be filled by Site Plan applicant.
** Site Plans involving mixed-use buildings shall display both, the commercial FAR and the Residential Density matrices.

Single User Restriction:

No single use, single story commercial buildings shall exceed 60,000 square feet in area.

A single commercial user exceeding 60,000 square feet and located on the ground floor will be allowed as long as:

- Additional stories are provided with residential use.
- The total residential area in the building is equal to or greater than the total commercial area in the building.
- The area of any upper residential floor is at least 75% of the commercial use area on the ground floor.

Parking Frontage Restriction along Peoria Street:

In the first 50' width of the project site fronting Peoria Street, the presence of on-grade parking shall be restricted as follows:

- A maximum 190' of frontage length shall be allowed to be occupied by on-grade parking on Parcel N.
- A maximum 190' of frontage length shall be allowed to be occupied by on-grade parking on Parcel S.
- If any on-grade parking is located within 50' of the Peoria Street frontage, it shall be screened from Peoria street using a low wall that is located along the established build-to line. See sheet 5 for build-to lines.

Residential Density

- For any given Site Plan application, the maximum allowable Residential Density shall not be limited. However, the minimum residential density shall be 10 D.U.A (dwelling units per acre) if residential use is provided. The minimum residential density requirement does not apply to mixed use buildings with at least 25% commercial use.
- For the entire Project Site of 845,833 sq. ft. or 19.4 acres, the maximum allowable Residential Density shall be 50 D.U.A, i.e. the maximum allowable Residential Units on the project site shall be 970.
- Each Site Plan application shall declare the number of Residential Units provided and also acknowledge the Residential Units provided in previous Site Plan applications, if any. Furthermore, each Site Plan application shall declare the maximum allowable Residential Units in the remaining undeveloped land in order to ultimately comply with the overall requirement of maximum 970 Units. This shall be denoted in a Matrix as shown below:

RESIDENTIAL DENSITY

Maximum Allowable		Site Area (In Sq. Ft.)	Residential Use	
			D.U.A	Dwelling Units
	Overall Project	845,833	50	970
	This Site Plan			
Actually Provided		Site Area (In Sq. Ft.)	Residential Use	
			D.U.A	Dwelling Units
	Previous Site Plans			
	This Site Plan			
Remaining Allowable	Total Provided			
		Site Area (In Sq. Ft.)	Residential Use	
			D.U.A	Dwelling Units
	Total Allowable	845,833		970
	Total Remaining			

*Blank cells to be filled by Site Plan applicant.
** Site Plans involving mixed-use buildings shall display both, the commercial FAR and the Residential Density matrices.

Parking Restriction for Hotel Uses:

If more than 120 parking spaces are required for any single Hotel user, every required parking space after the first 120 spaces shall be required to be located in a parking structure.

Other Density Based Regulations:

In addition to Open Space, F.A.R and Dwelling Units per Acre, other regulations such as Parking Requirements and Landscape Requirements also have impact on how density is distributed on a given site. This Master Plan seeks **no variation** from the City of Aurora **Parking** and **Landscape** requirements. However, the intent of this Master Plan is to promote an urban development and as such Site Plans applications connected with this development are likely to seek parking reductions based on shared parking principles as described in the City Code.

Overview:

While regulations indicated on sheet 4 are density based, the ones described on this sheet constitute the 'form based' regulations. These regulations determine where buildings are located & oriented in relationship to each other and to streets. These regulations also prescribe the mass of the buildings.



Build-to lines:

Buildings will be oriented strongly towards streets be they public or private streets.

The dashed lines in the graphic to the left are the 'build-to' lines. Buildings will be expected to be placed so that the facades are placed on the build-to lines.

In facades oriented along the build-to lines, at least 75% of the length of the façade shall be located directly on the build-to line.

See maximum setback regulations, urban edge continuity guidelines, & façade continuity guidelines on this page for more information on building orientation along build-to lines.

LEGEND:

----- Build-to lines

Setbacks:

Building setbacks shall be established per table below. Street frontages have maximum setback requirements in order to establish build-to lines. Once a building establishes a build-to line from anywhere between 0' and 20', subsequent buildings shall respect that build-to line. See urban edge continuity guidelines on this page.

Frontage	Minimum Setback	Maximum Setback
Public Street	0'	20'
Private Street	0'	20'
Non-street frontage (Property Line)	Per City Code	N/A
Non-street frontage (Lease Line)	0'	N/A

*Setbacks measured from property lines or lease lines or easement lines as the case may be.

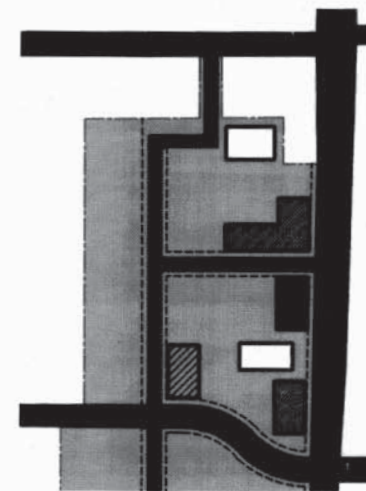
Phasing & Continuity:

In order to create a coherent urban campus, later phases of the development will be made to respect the regulating lines established by the development up to that point. This shall be done 'in plan' by requiring a continuity of the urban edge and also 'in elevation' by requiring a continuity of façade elements. The intent however, is to create substantial relationship and responsiveness amongst different building and not sameness of design or scale.

Urban Edge Continuity:

The buildings will orient themselves along build-to lines and they shall do so over multiple phases. The first site plan will have the most flexibility in building placement but subsequent development will have to respect established build-to lines.

The illustration below explains this approach. Once a building establishes a build-to line (the building in black), subsequent buildings will orient themselves so as to continue the urban edge. Building placement away from build-to lines that disrupt the urban edge will not be allowed. Buildings that initiate a new urban edge along another build-to line may be allowed by the planning department.



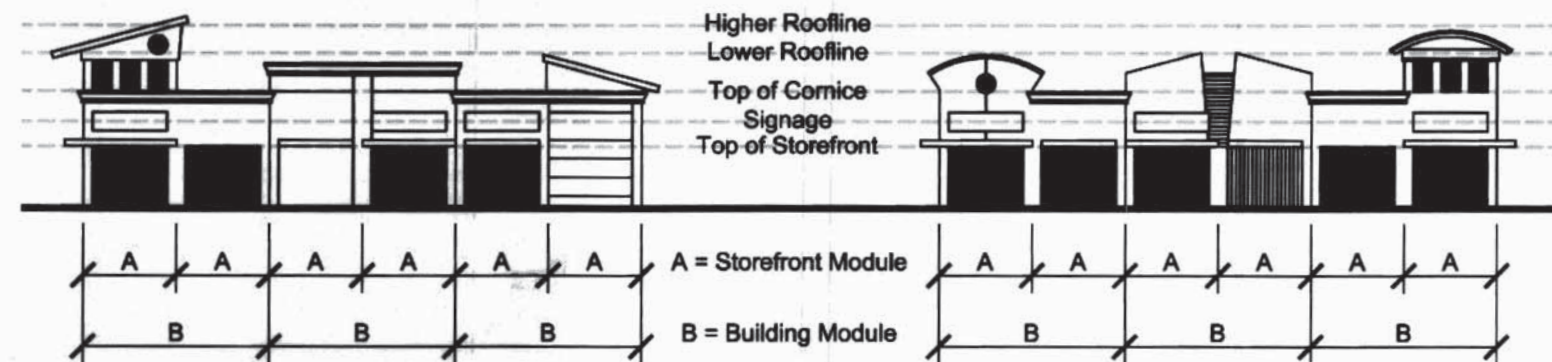
LEGEND:

- Build-to lines
- Building constructed as part of the first site plan
- Acceptable building locations for subsequent site plans
- Unacceptable building locations for subsequent site plans
- Acceptable building location for subsequent site plan if approved by Planning Dept.

Façade Continuity:

In addition to continuing the urban edge from building to building as described above, the buildings shall also exhibit continuity in the design of their facades. The first building will have the most flexibility in establishing the vertical and horizontal regulating lines of the façade but the subsequent development will have to respect the established regulating lines.

The illustration below explains this approach. Once one of the two buildings shown below is built, the other will aspire to match its regulating lines. The vertical regulating lines may be the Storefront Module and the Building Module while the horizontal regulating lines may be tops of storefronts, canopies, signage, cornices, parapets, rooflines, etc. Reasonable deviations will be allowed from the established regulating lines. For more information on façade design, see architectural standards on sheet 8.

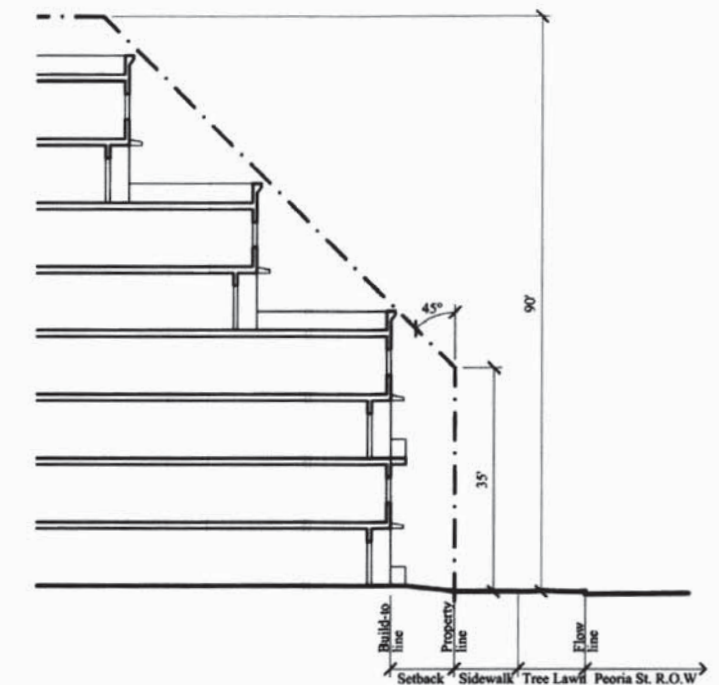


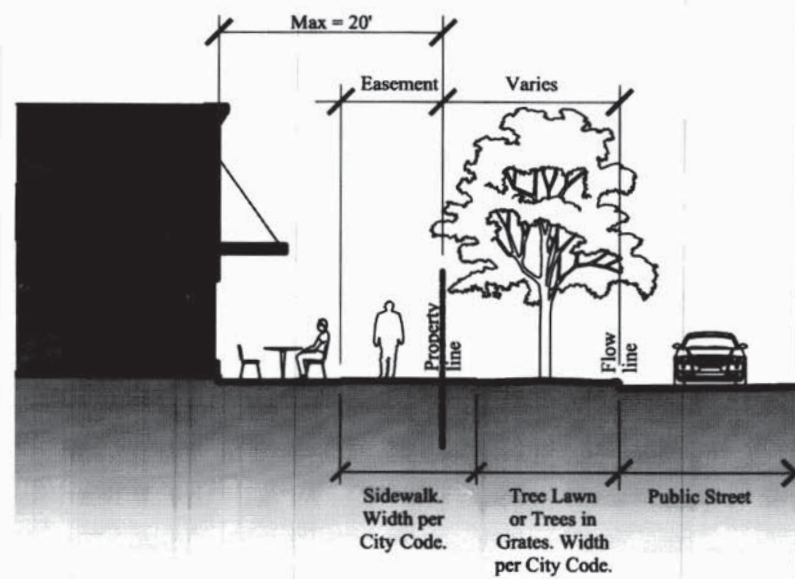
Building Proximity:

Regardless of their respective heights, two adjacent building may be placed as close to each other as permitted by the building codes.

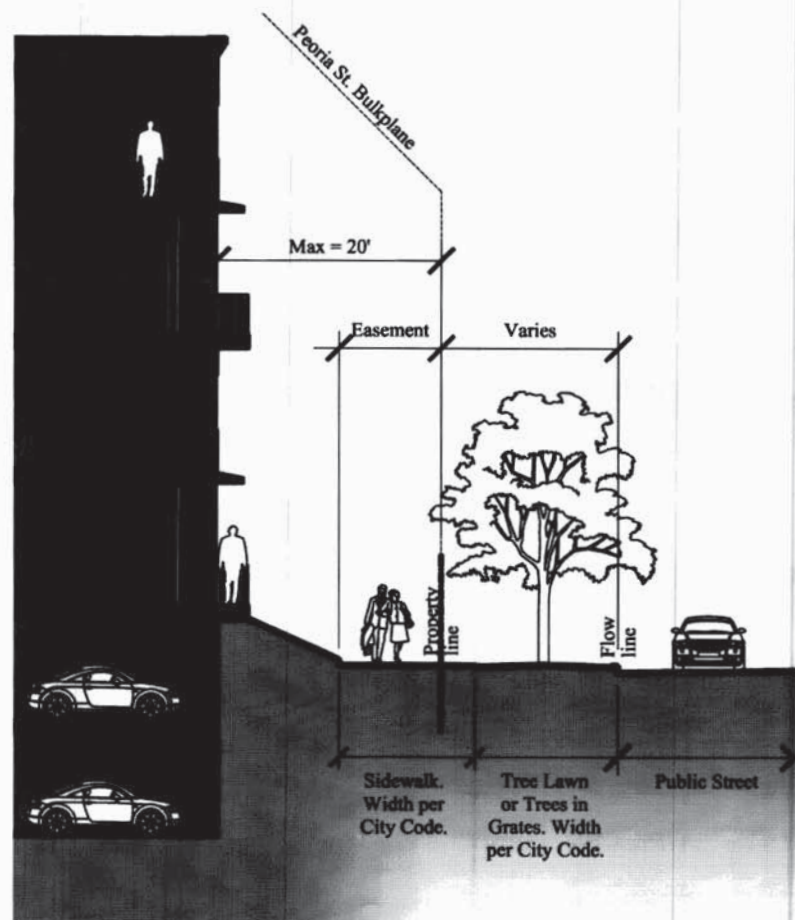
Maximum Building Height:

- No building may exceed the height of 90'.
- Cell Phone Towers are exceptions and may be as tall as 100' but shall be integrated with a building or otherwise be designed in an architecturally pleasing manner.
- No part of a building may encroach beyond the Peoria Street Bulk Plane. See graphic below.

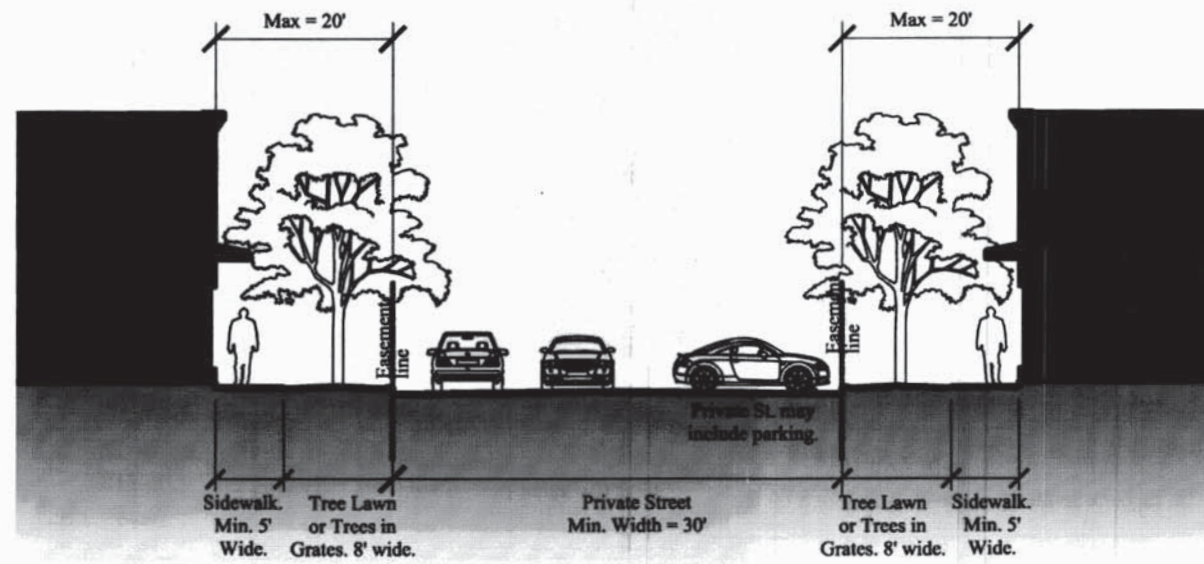




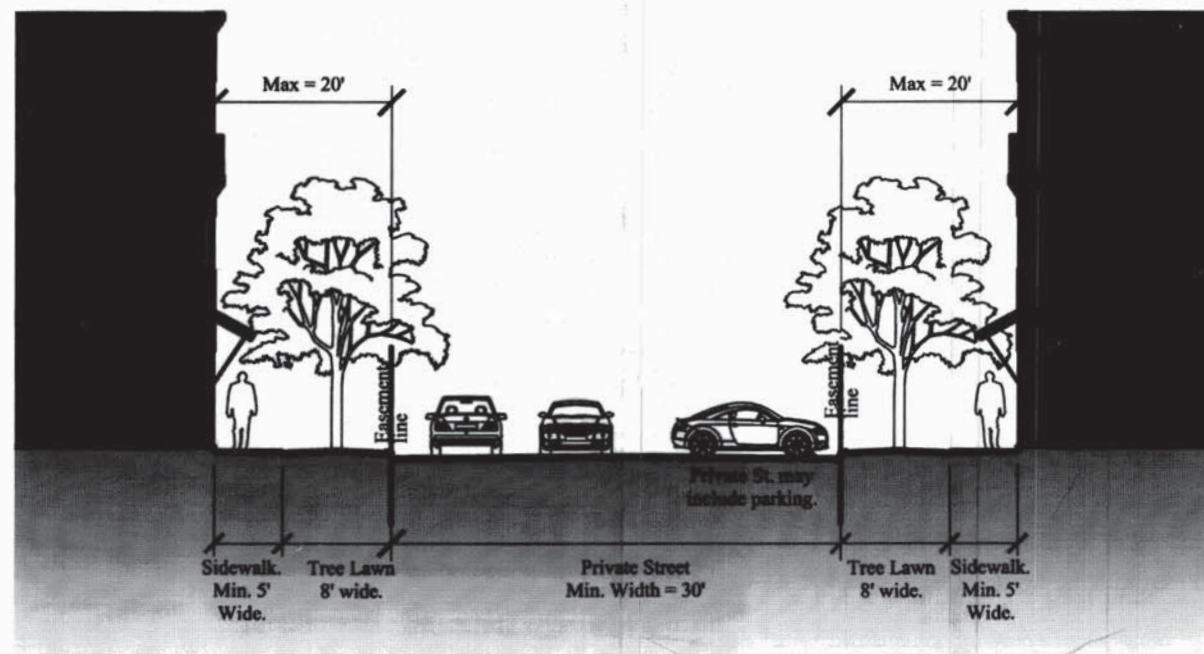
Public Street – Commercial Use



Public Street – Residential Use



Private Street – Commercial Use



Private Street – Residential Use

Street Sections:

The sections herein are for illustrative purposes only and do not necessarily predict building masses and uses.

Encroachments:

Encroachments into the public R.O.W. shall be restricted as follows:

- No portion of stairs and ramps shall be located in the public R.O.W.
- No encroachments shall be permitted into the public R.O.W. except that projecting signs, associated brackets and canopies may project into the R.O.W. a maximum distance of 18 inches.
- All projecting canopies and awnings shall have a minimum clearance of 8 feet. No vertical support posts for canopies or awnings are permitted within the public R.O.W.
- All projecting signs and all brackets shall have a minimum clearance of 10 feet.
- Any encroachments into the public R.O.W. are required to have a revocable license.

Overview:

The regulations on this page are related to site development and have been established in order to create a campus that provides a high quality environment for pedestrians. Fences, walls & landscape screens will be used to conceal unsightly areas, high quality lighting will be provided along pedestrian pathways and vehicular areas, street furnishings will be provided as pedestrian amenity, and streetscape design will promote ample and safe pedestrian access to all areas of the site.

Streetscape Design:

Public Streets: All frontages along public streets will be improved in accordance with the City code. Light fixtures (pedestrian & vehicular), sidewalks, tree lawns and trees in grates will be provided per City Code.

Private Streets: Private Streets will be created from easements dedicated to the City. All private streets will be provided with pedestrian sidewalks regardless of whether it is located in the easement or in the adjacent parcel. Following guidelines shall apply to private streets:

SIDEWALK & TREE LAWN

Street Type	Minimum Sidewalk Width	Sidewalk Provided	Sidewalk Location
Private	5'	Both Sides	Must be detached from curb using a min. 8' wide tree lawn.

*See other regulations for furnishings, lighting & landscaping along Private Streets.

** Private Street tree lawns will be provided with one tree every 35'.

***Where commercial uses abut sidewalks, tree lawns may be substituted with pavement with tree grates. Identical tree grates shall be used throughout the site. Pavement may only be used in instances where outdoor seating is desired or to accommodate pedestrian areas such as walks, drop-offs, bus/shuttle stations, etc.

****Where pavement is substituted for tree lawns, such a pavement may not exceed 10 feet in width without a change of color or material or other appropriate visual treatment being introduced.

Fences & Walls

Fences and walls are to meet City standards. Brick and concrete masonry, steel and iron are considered acceptable fence and wall materials while wood, vinyl & chain link fences are specifically prohibited. Generally speaking, fence or wall material and detailing shall be compatible with the architectural character of adjacent buildings.

Screening

All unsightly elements such as mechanical equipment, trash enclosures, service entrances, etc. shall be concealed from public view. The material and detailing of the screen walls shall be compatible with the architectural character of the adjacent buildings. Landscaping may be utilized as a screening element.

When trash receptacles are being concealed, no part of the receptacle shall protrude above the screen wall.

Furnishings:

The pedestrian areas of the development shall be provided with site furnishings at regular intervals. The material and design of the furnishings shall be consistent throughout the project site and the furnishings shall be of a high quality durable material. The pictures of a bench, bike rack, trash receptacle & planter shown below are representative examples of the acceptable durability and consistency of the site furnishings.



Lighting

Pedestrian scale lighting shall be provided at regular intervals along pedestrian pathways and parking areas & vehicular pathways shall be well lit but with anti-glare 'cut-off' fixtures. The pictures below of pedestrian lights and roadway/parking lights are representative examples of the quality and style of acceptable fixtures. Pedestrian lights may not exceed 15' in height and Parking / Roadway lights may not exceed 25'.



Parking Lot Design

The Density Based Regulations of this Master Plan encourage compact & dense development and hence it is anticipated that significant amount of parking will be located in structures. This regulation applies to surface parking lots where they may be provided. While the number of required parking stalls will be determined by City Code, the design of the parking lot will conform to following standards:

- Other than as indicated herein, the design of the parking lots shall conform to Article 15 of the City Code.
- Where parking dedicated primarily to residential uses is adjacent to parking dedicated primarily to commercial uses, the lots will be separated by a landscape buffer or median at least 8' in width. Such a buffer is not necessitated in shared parking situations.
- Buildings, walls, berms or landscape area will be used to minimize the visual impact of surface parking lots from public streets.

Landscape Design

- Landscape design in this master plan will be governed by Article 14 of the City Code.

Signage

Chapter 16 of City Zoning Code shall apply to the development with the following elaborations:

- Each tenant will be allowed one building mounted sign per exposed building face.
- In any given building, wall mounted signs will be along a common and consistent height.
- Blade signs are encouraged. One blade sign per tenant is allowed and it may be two-sided and may not exceed 16 sq ft on each side.
- Individual backlit channel signs are acceptable.

Overview:

These guidelines are intended to promote a mixed-use, compact, urban development possessing a high quality of architecture that is responsive to the 'Colorado Urban' context. The vignettes illustrated herein are indicative of the kind of innovative & contemporary design that will be encouraged.

The development in the project site will most likely occur over several phases and while thematic consistency will be sought from site plan to site plan; care will be taken to ensure that buildings are different enough from each other to have their individual presence and identity.

General Standards:

These general standards are applicable to all buildings (including parking structures) on the project site irrespective of use.

Materials Palette:

The following materials are considered acceptable:

- Colored Concrete Masonry Units. Grey CMU is not allowed. Furthermore, when CMU is used as finished exterior material, a variety of color and texture will be utilized to provide coursing variation and articulation.
- Face Brick. Where brick is used, articulation of brickwork shall be encouraged by utilization of color variation and coursing treatments such as soldier courses, water tables & rowlocks.
- Stained/painted wood or wood substitute is permitted as long as:
 - It does not exceed 5% of the building surface area.
 - It is detailed and presented in an innovative and contemporary fashion and not overtly suburban-like.
 - T-111 is specifically prohibited.
- Natural & Faux Stone.
- Precast concrete.
- Stucco. When stucco is used, large expanses of unarticulated stucco will be disallowed.
- Painted, prefinished or natural metal.
- Heavy timber is permitted as long as:
 - It is detailed and presented in a contemporary fashion and not overtly rural or mountain like.
- Glazing. When glazing is used, no reflective coating is to be applied on glazing and the reflectance rating of the glazing is not to exceed 0.20.

Colors palette:

Warm and earth-toned colors will be encouraged predominantly. Brighter colors will be allowed but in limited accent areas.

Roofs:

Both flat and sloped roofs are allowed. In case of sloped roofs, large expanses of sloped roofs will be disallowed. Asphalt shingles are allowed in exclusively residential buildings.

Articulation:

Elements such as awnings, brackets, eave projections, sunscreens, trellises etc are considered vital to lending character and texture to a building and as such these elements will be highly encouraged.

General Standards Contd...

Human Scale:

A greater amount of articulation elements shall be provided on the first floor compared to upper floors in order to lend a pedestrian friendly and human scale to the building facades.

Screening:

Unightly elements such as rooftop equipment, mechanical equipment, and trash dumpsters, shall be screened from public view. The material and detailing of the screens shall be compatible with the building's character. Ground mounted equipment may be screened using landscaping. Moderately unsightly areas such as loading and service areas shall be arranged so as to mitigate their visual impact. Small wall and ground mounted equipment shall be painted to match the surrounding color.

Residential Uses:

The City of Aurora standards for masonry shall apply in addition to the general standards listed herein. Furthermore:

- Residential units on first floors will be encouraged to respond to the adjacent street by way of 'walk-up' entries, porches and balconies etc facing the street. Exception will be granted to units facing Peoria Street due to safety concerns.
- Standard suburban configuration of 3-story walk-up apartments connected with exterior stairs and exterior breezeways will be discouraged. Single story exterior stairs are acceptable and so are taller exterior stairs that are screened from public view using building elements.

Commercial Uses:

In addition to the general standards, the following apply specifically to commercial uses including instances when they are located in mixed-use buildings.

- No building faces shall be designed that presents a blank façade. Even if no openings and access is provided on a building face, it shall be articulated so as to allude to an architectural rhythm such as bays or colonnades.
- On any building, there shall be at least two sides that provide transparent glazing meeting the following requirements:
 - Minimum 50 square feet in area.
 - Located within seven feet height of the adjacent ground plane.Such glazing may be distributed over multiple openings.
- If a building is located fronting an intersection of two public streets, access shall be provided to the building from sidewalks of both intersecting streets.
- No building may be designed without the provision of a public common entry every 220' of façade length.
- In single story commercial buildings, two-story elements shall be introduced at strategic intervals even if such two-story elements are decorative and not functional. Such variations in massing will be encouraged especially at corners.

Continuity:

See Urban Edge Continuity and Façade Continuity requirements on sheet 5 to note that subsequent buildings shall respect established building placements and architectural façade patterns. Reasonable breaks in Urban Edge Continuity and Façade Continuity shall be allowed especially at points where commercial buildings abut residential buildings.



Mt. Nebo Redevelopment

An Urban Master Plan

MT NEBO REDEVELOPMENT REZONING W/GDP 2006-2002-00

PARIKH STEVENS

Architecture Planning Interior Design

MT NEBO REDEVELOPMENT REZONING W/GDP 2006-2002-00

Sheet Index:

0	Index and Table of Contents
1	Basic Information
2	Concept and Use
3	Connections
4	Density Based Regulations
5	Form Based Regulations
6	Site Sections
7	Site Regulations
8	Architectural Standards

Table of Contents - Regulations:

	REGULATION	BRIEF SUMMARY	FOR DETAILS, SEE SHEET
	Uses:		
1	Allowable uses.	For a list of 'Permitted', 'Non-Permitted', and 'Conditional' uses, see included table.	2
	Open Space:		
2	Minimum required open space for entire site.	20 %	4
3	Minimum required open space for residential uses in a given CSP.	15%	4
4	Minimum required open space for commercial uses in a given CSP.	10%	4
5	Consolidated open space requirement.	Minimum 1/3 rd acre 'pocket park' required to be provided on any parcel with 200 or more dwelling units.	4
6	Open space tracking requirement.	The provision of required Open Space shall be tracked through sequential CSPs by using included matrix.	4
	Commercial FAR:		
7	Maximum allowable FAR for entire site.	1.0	4
8	Maximum allowable FAR for commercial uses in a given CSP.	4.0	4
9	FAR tracking requirement.	The consumption of allowable FAR shall be tracked through sequential CSPs by using included matrix.	4
10	Single user restriction.	A single-user, single-story commercial use building exceeding 60,000 sf is prohibited.	4
	Residential Density:		
11	Maximum allowable residential density for entire site.	50 DUA	4
12	Maximum allowable residential density in a given CSP.	Unlimited.	4
13	Minimum required residential density in a given CSP.	10 DUA	4
14	Residential density tracking requirement.	The consumption of allowable residential density shall be tracked through sequential CSPs by using included matrix.	4
	Building Placement:		
15	Setbacks	Setbacks shall be per City Codes except at Public and Private street frontages where they shall be between 0' and 20'.	5
16	Build-to lines.	Buildings shall respond strongly to Public or Private streets and shall follow a consistent 'build-to' line.	5
17	Building Proximity	Regardless of their respective heights, two buildings shall be allowed to be placed as close to each other as building codes permit.	5
	Phasing and Continuity:		
18	Urban Edge Continuity.	Once a building establishes a 'build-to line', subsequent buildings shall respect the established build-to lines.	5
19	Facade Continuity.	Once a commercial building establishes an architectural facade pattern, subsequent commercial buildings shall respect that established pattern.	5
20	Allowed interruptions in Continuity.	Reasonable breaks shall be allowed in Urban Edge Continuity and Façade Continuity especially between abutting buildings that are of significantly differing uses.	8
	Building Design:		
21	Maximum building height.	90'	5
22	Peoria street bulk plane.	Building height along Peoria street shall be restricted as described in the included illustration.	5
23	Encroachments into ROW.	Encroachments into public ROW shall be restricted.	6
24	Architectural Standards – General.	See included requirements for Materials Palette, Colors Palette, Roofs, Articulation, Human Scale, and Screening.	8
25	Architectural Standards – Residential.	City code regarding residential masonry standards shall be in full force. Walk-up entries on ground floors are encouraged. Standard suburban 3-story walk-up with breezeway configuration is prohibited.	8
26	Architectural Standards – Commercial.	Blank facades are not allowed. At least two building faces shall have minimum 50 sf transparent glazing. Public access shall be provided into buildings at least every 220'. Two-story elements shall be interjected into single-story buildings.	8
27	Signage.	Per City code with included elaborations.	8
	Site Design:		
28	Streetscape requirements – Public Streets.	Per City code.	7
29	Streetscape requirements – Private Streets.	8' tree lawn with trees every 35' with 5' detached sidewalks.	7
30	Fences and walls.	Masonry, steel and iron allowed. Wood, vinyl, chain link not allowed. Fence design should be compatible with building architecture.	7
31	Screening.	All unsightly elements such as dumpsters shall be screened from public view using fences or landscaping.	7
32	Furnishings.	Site furnishings shall be of high quality and consistent design throughout the site.	7
33	Lighting.	Pedestrian scale light poles may not exceed 15' and roadway and parking lot fixtures shall not exceed 25'. All site lighting fixtures shall be 'full cut-off'.	7
34	Parking lot design.	Per City code with included elaborations.	7
35	Required parking spaces.	Per City code.	4
36	Parking frontage restriction.	In the first 50' along Peoria street, parking is restricted.	4
37	Landscape design.	Per City code.	4