

Form F-2: East Side Neighborhood Character Matrix			
Neighborhood (Or Village)	Distinguishing Characteristics		
	Urban Design	Landscape	Architecture
East Side Residential Neighborhood	The single-family attached neighborhood is the portion of Pomeroy located to the east of the commercial neighborhood and the public road. A thirty-foot drop in grade from the public road to Chelsea Draw drives the design of building placement. Buildings are designed to sit on graded out pads as a private road loops through the development. An extensive trail network through the site connects residents with the adjacent open space and the commercial neighborhood.	<p>The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants. Residential and commercial landscapes will complement the architecture with the appropriate plant material. Open space and detention/retention pond areas will typically be given more native and informal treatment.</p> <p>Private common open space shall be provided in accordance with the Aurora UDO. The required open space shall be designated as courtyards or internal configuration, whenever possible.</p>	<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 district while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods, including present day modern 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. Please reference Form H for distinct architectural features and Exhibits A & C for example imagery and materials.</p>
East Side Mixed-Use Neighborhood	<p>The commercial neighborhood provides space for value commercial, office, retail, and residential options from small to larger format users. These uses are located on the east side of S. Aurora Parkway and are bordered to the southeast by a public road for easy vehicular access. Buildings and primary entries are encouraged to face S. Aurora Parkway where allowed by topography and lot configuration. A portion of the parking is permitted to be oriented towards S. Aurora Parkway and shall be screened from view.</p> <p>A minimum 2,500 SF plaza space provides users a place to socialize, relax, be entertained, etc. This plaza space shall be visible and accessible from the street as well as integrated with the function of the building. The plaza space shall not include any parking between the building and the street.</p>	<p>The intent of the landscape is to soften and highlight features on the site while using a diverse palette of plants. Residential and mixed-use landscapes will complement the architecture with the appropriate plant material. Open space and detention/retention pond areas will typically be given more native and informal treatment.</p> <p>Landscape materials will screen, highlight and improve the buildings around which they are placed. Trees planted in walk and plaza areas will be covered with tree grates or surrounded by large planting beds.</p>	<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 district while appropriately creating an inviting, casual and relaxed image; this image being one, which evolved over time, combining a mix of influences from periods, including present day modern 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. Please reference Form H for distinct architectural features and Exhibits A, B, C & D for example imagery and materials.</p>