



## **Aspen Business Park**

TAB #12  
Architectural Standards

#### 4.8 FORM H: ARCHITECTURAL DESIGN STANDARDS MATRIX

Industrial Design Standard	Brief Description of Feature	Location of the Standards in Application Package
Industrial Materials Palette	Concrete tilt-up buildings with accent features in metal or concrete	MP Architectural Standards pages 1 and 2
Industrial Color Palette	Colors naturally found in nature. Large areas of deep colors are discouraged. Colors should be consistent across the building.	MP Architectural Standards pages 1 and 2
Industrial Architectural Styles	Style is reflective of the industrial uses. The buildings will emphasize the building entry to provide directional clues. The buildings will also have added textures, colors, and articulation.	MP Architectural Standards pages 1 and 2
Industrial Architectural Features	The building elevations will include variable parapet heights and building projections such as plan jogs and canopies.	MP Architectural Standards pages 1 and 2

# MASTER PLAN ASPEN BUSINESS PARK

SE QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## INDUSTRIAL ARCHITECTURAL STYLE AND CHARACTER

The architectural style for light industrial buildings is reflective of the uses contained within and is based on the industrial architectural features of the building. The integration of urban design principles and landscape architecture standards encourages a complete design that is sensitive to the surrounding community while allowing the project to function at an optimal level and encourage growth. The buildings will have a rectilinear organization and use colors and textures to create the illusion of a layered facade. The emphasis at the entries provides directional cues to visitors and adds texture and articulation to the building.

Loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. If physical site constraints or frontage on more than one right-of-way prevent compliance with this standard, alternative compliance such as screen walls and/or landscape material should be utilized to reduce visual and noise impacts of loading doors and operations on abutting rights-of-way and residential to the maximum extent practicable.

## INDUSTRIAL MATERIALS PALETTE

The approved materials for the buildings are concrete and CMU block. Generally, the buildings are expected to be tilt-up concrete panels. Metal is prohibited as a primary exterior surface material on buildings. Metal may be used as an accent covering material covering no more than 10 percent of such facades.

## INDUSTRIAL COLOR PALETTE

Building colors shall be comprised of a palette typically found in nature. Each building shall have a minimum of three primary facade colors (base, middle and cap). Each building shall have a minimum of one accent color to be used at detail areas and/or at mass areas. Large areas of deep tones are discouraged.

## ROOFTOP EQUIPMENT REQUIREMENTS

Rooftop mechanical equipment shall be screened per the City of Aurora Building Design Standards Section 4.8.11 Screening of Mechanical Equipment.

- The roofs shall be uniform and organized in appearance for all openings or equipment greater than 8" in diameter. The equipment shall be layed out in a regular grid pattern.
- Roof finish materials shall be of a neutral color such as grey, beige or white ; black is not acceptable.
- Roof top equipment shall be painted or prefinished to match the roof color. "Clean" units are preferred.
- The network of gas piping for supply to the roof top units shall not be placed on the roof.
- Mechanical screens shall be made of a durable material such as metal panels with vertical ribs or joints and shall be finished in a color to match the building.
- Mechanical screens shall be as tall as the equipment they are screening and access areas shall be placed on a side where they are not visible from public view.

## INDUSTRIAL ARCHITECTURAL FEATURES

Architectural features are to be integrated into the building design to reinforce the objectives of the architectural style for light industrial warehousing buildings. The elements are to be incorporated into the design on all four sides. They are used to create interest, variation and scale while giving focus and direction to entries and minimizing the impact of the service areas.

### Building Entries

- The building entries shall be placed and designed to provide emphasis and direction while being a primary element that sets the design quality for the building. Please refer to the below sketch, which illustrates the minimum design quality expected at an entry. Entries shall employ an arched element, square medallion(s), and at least two of the following:
  - Projection of the entry a minimum of two feet
  - Change in patterning and color of the facade.
  - Raising or lowering of the parapet a minimum of two feet
  - Unique parapet form such as a low sloping arch or peak.

### Examples of Building Entry Design

Projected and raised element to provide emphasis and direction.

Recessed storefront areas to provide protection

Ribbed texture to add color and shadow.

Areas of tinted glazing.

Ribbed texture adds depth.

Projected and raised element to provide emphasis and direction.

Projected element to provide protection

Areas of tinted glazing.

Recessed storefront adds shadow line

Opportunity to provide accent material or color

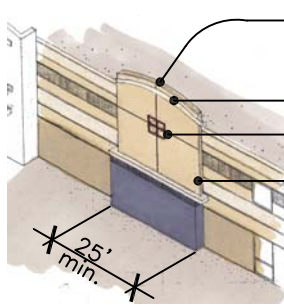
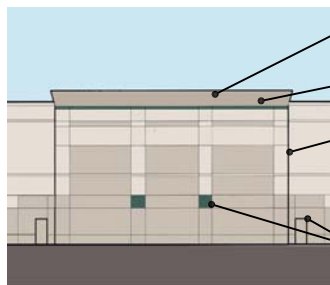
### Building Facades - Overall Vertical Articulation Design Strategy

2. Facades over thirty feet in height shall express a base, body and top. Continuous horizontal banding or "racing stripes" are highly discouraged.
  - The base is to be a maximum of six feet above finish floor level and to extend to the finish grade. The base may project above the six foot line where it is being extended to create a mass area of two-hundred square feet or greater. The base is to be created by a change in color, and/or pattern, and the use of a reveal to separate it from the body.
  - The body is the majority of the building facade and may contain mass areas of various colors. The body is to be of a different color, texture, or pattern than the base and top.
  - The top is to be a visual cap to the building. It shall be a cornice or a projected band, a minimum or one foot wide at the top of the building. The cap is to be created by a change in material, texture, color, and/or pattern and it shall project from the building face a minimum of two inches.

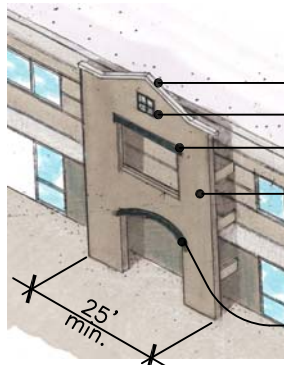
### Building Facades - Horizontal Articulation Design Strategy

3. Buildings with an area less than 350,000 S.F. shall include a major design element with a minimum of a two foot projection spaced a maximum of 150 feet on center and one minor design element with a minimum projection of 8 inches placed between each major element. Options for design elements are listed below.
  - Offset concrete tilt-up panels
  - Overframed panels utilizing tilt-up concrete panels, exterior insulation finish system, stone, integrally colored cmu or other similar material.
  - Change in building footprint to project or recess the facade.
  - The introduction of a metal canopy to any of the above.
4. Buildings with an area greater than 350,000 S.F. shall include a major design element with a minimum four foot projection spaced a maximum of 200 feet on center and two minor design elements with a minimum projection of 8 inches placed between each major element. There shall be a maximum of 60 feet between either type of projection. The design elements may include:
  - Offset concrete tilt-up panels
  - Overframed panels utilizing tilt-up concrete panels, exterior insulation finish system, stone, integrally colored cmu or other similar material.
  - Change in building footprint to project or recess the facade.
  - The introduction of a metal canopy to any of the above.
  - Ribbed wall textures.
  - Recessed Entries with two-story glass.
  - Colored glass projections or recesses.
  - Unique parapet forms.

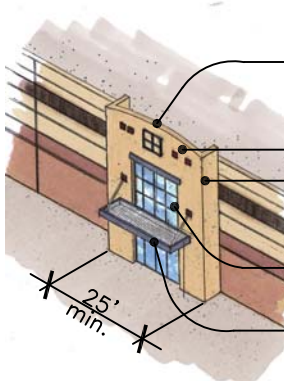
### Major Design Elements



### Overframed Panel



### Offset Panel



### Change in Building Footprint

GREY WOLF ARCHITECTURE  
ARCHITECTURE PLANNING INTERIOR DESIGN  
1728 W COLAR AVE UNIT 140  
AURORA CO 80012  
303.292.1937  
info@greywolfarch.com

DATE:	01.12.2022	03.08.2022	05.04.2022			
SUBMITTAL NO.:	1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL			

ASPEN BUSINESS PARK  
YALE AVE & S GUN CLUB RD.  
AURORA

JOB NO.:	21-610
DRAWN BY:	CW
CHECKED BY:	KWH

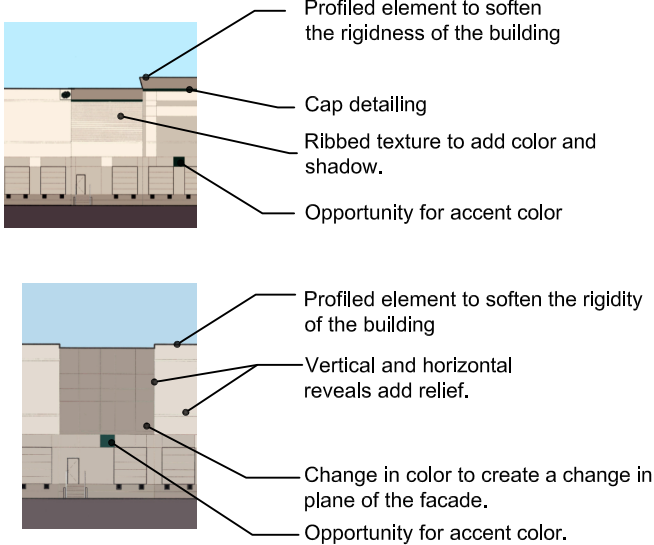
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SHEET NAME:  
MP  
ARCH  
STANDARDS

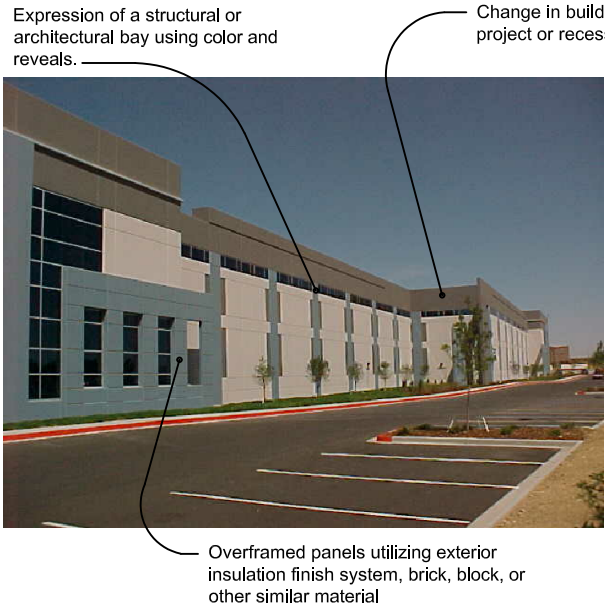
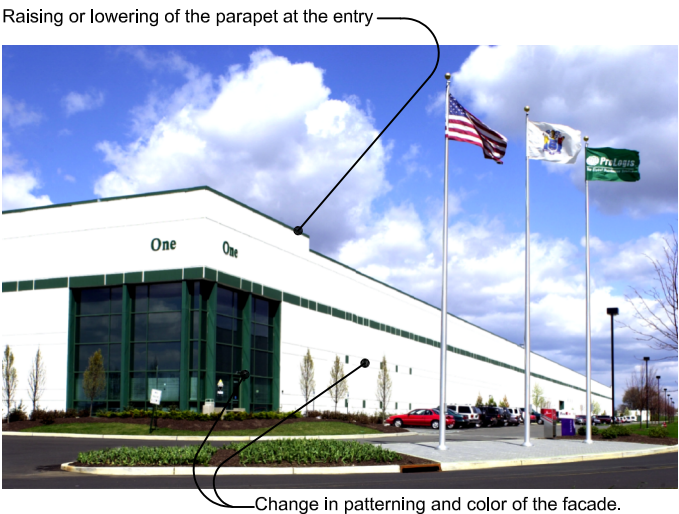
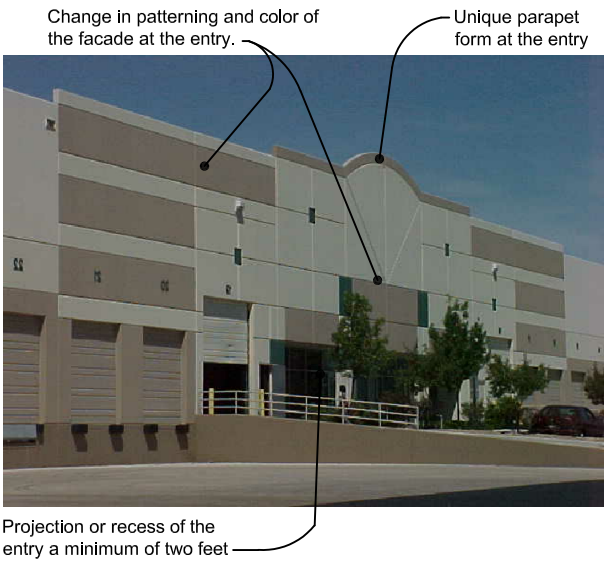
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## Minor Design Elements



## Examples of Building Designs



## NOTES:

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed the AD zone district and other code standards. Unless an adjustments has been specifically requested and granted. If a conflict should exist between any specific provisions of this matrix and any other cdoe standards, the higher standard shall govern.

All the photos and illustrations of the architectural styles references 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 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

SUBMITTAL NO.:	DATE:
1ST SUBMITTAL	01.12.2022
2ND SUBMITTAL	03.08.2022
3RD SUBMITTAL	05.04.2022

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SHEET NO. & NAME:

2

1 OF 2

SHEET NAME:  
MP  
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