

**Stafford Logistics Center
Urban Design Standards
Tab #10
Form F-1: Matrix**

Special Urban Design Feature	Brief Description of the Feature
<p>Entry Monuments & Signage Standards</p> <ul style="list-style-type: none"> • Primary Monument Signs • Secondary Monument Signs • Tenant Signs • Directional Signs 	<p>Overall Development: Monumentations, at key access points, can be comprised of a variety of materials: brick, stone veneer, and/or precast concrete with decorative finials. Logos and lettering to follow City of Aurora signage standards. Signage is expected to enhance and extend the spirit of the landscape architecture for the overall development, clearly expressing the name. Monuments will feature both internal and external illumination. Smaller versions of the primary and secondary monuments shall be used for parcel/tenant entry signs.</p> <p>Directional / Tenant Signage shall complement themes used monumentations to show direction for streets, mail kiosks, trails, parking, and other required direction signage.</p> <p>All monuments shall be of a uniform design and consistent with the City of Aurora standards. All signage shall comply with the City of Aurora standards and approved under separate permit.</p> <p><i>City of Aurora - Article 16: Signs and Article 9 Chapter 146 E-470 Zone District.</i></p>
Fence and Privacy Walls	<p>Standards Applicable to Non-Residential Development: Fences and walls on any property boundary shall be constructed of brick, decorative masonry, stucco, or decorative metals. Fences and walls shall be constructed of materials consistent with those used on primary structures.</p> <p>Mixed Commercial Development: Fences and privacy walls are discouraged as they limit the flow of movement throughout the site, although low, decorative fencing may have appropriate uses. Screen walls for trash enclosures, loading docks, etc. should be made of concrete masonry units to reflect the character of the stone used in the monumentation and landscape walls. Wood fencing will be allowed only where required due to an underlying easement that prohibits permanent fence construction. No chain link fencing will be allowed.</p> <p>All fencing shall comply with City of Aurora standards.</p> <p><i>City of Aurora - Article 17: Fence, Wall, and Awning Regulations and Article 9 Chapter 146 E-470 Zone District.</i></p>
Paving Standards	<p>Overall Development: Paving patterns and materials shall be appropriate for the use. Side walks, building entries and utility areas may be grey concrete while plazas, cafe's on major gathering areas may utilize a designed pattern on scoring utilizing etched concrete on pave</p> <p>Industrial Development: Standard grey concrete with unique scoring and integral color at key entrances or pedestrian areas will be encouraged in the industrial use areas.</p> <p>Mixed Commercial Development: Paving shall be primarily concrete with unique scoring patterns or acid etched patterns/textures throughout the commercial areas. Concrete and/or unit pavers may be utilized in key areas, such as pedestrian plazas, promenades and building entrances.</p> <p>Any paving standard beyond asphalt or concrete within public ROW shall require a license agreement if permitted.</p> <p><i>City of Aurora - Article 9 Chapter 146 E-470 Zone District.</i></p>

NOTE:
The Design Standards listed in this matrix implement the design themes of the FDP and are intended to complement the City of Aurora Code, and other applications, manuals, and design standards. If a conflict should exist between any specific provisions of this matrix and any City of Aurora standards, the higher standards shall govern, unless a waiver has been specifically requested and granted. 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.



<u>ISSUE RECORD</u>	
FDP #1	12/17/2018
FDP #2	03/04/2019
FDP #3	04/22/2019
FDP #4	07/03/2019

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Special Urban Design Feature	Brief Description of the Feature
Lighting Standards	<p>Overall Development: Lighting will direct vehicular traffic along right-of-ways, accent pedestrian areas, enhance neighborhood entrances and community facilities. All lighting mounted on buildings or poles shall be downcast and without drop lenses. Avoid lighting open space and natural areas. Parking lot lighting shall only be bright enough to meet security standards and not create excess light pollution. Lighting levels for pedestrian lighting shall be designed to limit glare into adjacent properties and surrounding neighborhoods as well as avoid extreme contrasts between light and shadow.</p> <p>Lighting will be an important feature to highlight key areas, pedestrian plazas, and promenades. Decorative and modern lighting that is environmentally sensitive lighting will be used. The pedestrian lighting to reflect the character of the monumentation and overall approach to site amenities and architectural character. Xcel standard street lighting shall be used on all roadways. Safety and security as well as density and image will be important elements of the lighting. Parking lot lighting shall be a more standard 'shoebox' type light and shall only be lit as necessary to meet security standards. Prevent excess light pollution and excessive glare. Bollards will have a modern clean appearance with integral lights for security and wayfinding purposes at certain pedestrian plazas, building entrances and promenades. All light poles and fixtures will be comprised of silver galvanized metals, but may also utilize some black metal accents.</p> <p>All light fixtures shall be of a uniform design and meet the City of Aurora standards. On public roadways, the light fixtures shall meet COA standards.</p> <p><i>City of Aurora - Article 9 Chapter 146: E470 Zone District (Lighting) and General Development Standards</i></p>
Street Furniture Standards / Site Amenities	<p>Overall Development: Street Furniture elements are appropriate in areas where pedestrian traffic is anticipated. Site furnishings shall be made of high quality materials and will complement the materials used throughout the community. Site furnishings shall not impede the required clear width of the pedestrian walkways. Permanent seating shall be placed to serve parks, community facilities, and dedicated open space. Seating should be located in an aesthetically pleasing environment receiving good natural light and adequate air flow. Trash receptacles should be placed convenient to seating areas, but not directly against any individual seat. Bike Racks shall be near entrances to special amenities and common use buildings.</p> <p>Industrial Development: Industrial site amenities will have a slightly different character but will complement the commercial areas to create an overall unity.</p> <p>Mixed Commercial Development: Benches, trash receptacles, bicycle racks, wifi stations, etc. shall be decorative and made of silver metal or a wood/silver metal combination with the option of some black metal accents.</p> <p><i>City of Aurora: Article 9 Chapter 146- E470 Zone District (Lighting) and General Development Standards</i></p>
Lot Configurations	<p>Industrial Development: Site layout may vary, depending on the needs of the specific use. Enhanced buffers are identified for heavy industrial uses. Pedestrian connections will be incorporated between parcels as necessary to connect to the trail network and open space corridor. Parking lots may consist of "blocks" of parking between main circulation lanes. Islands are to be provided at the ends of each parking blocks. Islands shall be landscaped and may provide an area for pedestrian refuge if required. In planning areas when parking is the primary use, parking should be laid out to facilitate ingress, egress and the efficient parking of vehicles. Placement of trash enclosures and loading zones should be discouraged along public open space network.</p> <p>Mixed Commercial Development: Buildings should be laid out so as to promote pedestrian use and social interaction. Functional walkways with multiple plazas that are comfortable for year-round use. Parking lot layout must follow City of Aurora standards. Placement of trash enclosures and loading zones should be discouraged along public open space network.</p> <p><i>City of Aurora: Article 9 Chapter 146 - E470 Zone District (Lighting) and General Development Standards</i></p>

NOTE:
The Design Standards listed in this matrix implement the design themes of the FDP and are intended to complement the City of Aurora Code, and other applications, manuals, and design standards. If a conflict should exist between any specific provisions of this matrix and any City of Aurora standards, the higher standards shall govern, unless a waiver has been specifically requested and granted. 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.



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Stafford Logistics Center Urban Design Standards Tab #10

Primary Monument and Directional Signage

Overall Development: Monumentations, at key access points, can be comprised of a variety of materials: brick, stone veneer, and/or precast concrete with decorative finials. Logos and lettering to follow City of Aurora signage standards. Signage is expected to enhance and extend the spirit of the landscape architecture for the overall development, clearly expressing the name. Monuments will feature both internal and external illumination. Smaller versions of the primary and secondary monuments shall be used for parcel/tenant entry signs.

Directional / Tenant Signage shall complement themes used monumentations to show direction for streets, mail kiosks, trails, parking, and other required direction signage.

All monument signs shall be of a uniform design and consistent with the City of Aurora standards

All signage shall comply with the City of Aurora standards and approved under separate permit.



Primary Monument Sign
FRONT AND BACK ELEVATION



Directional Sign
FRONT AND BACK ELEVATION

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**Stafford Logistics Center
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Secondary Monument and
Tenant Signage**



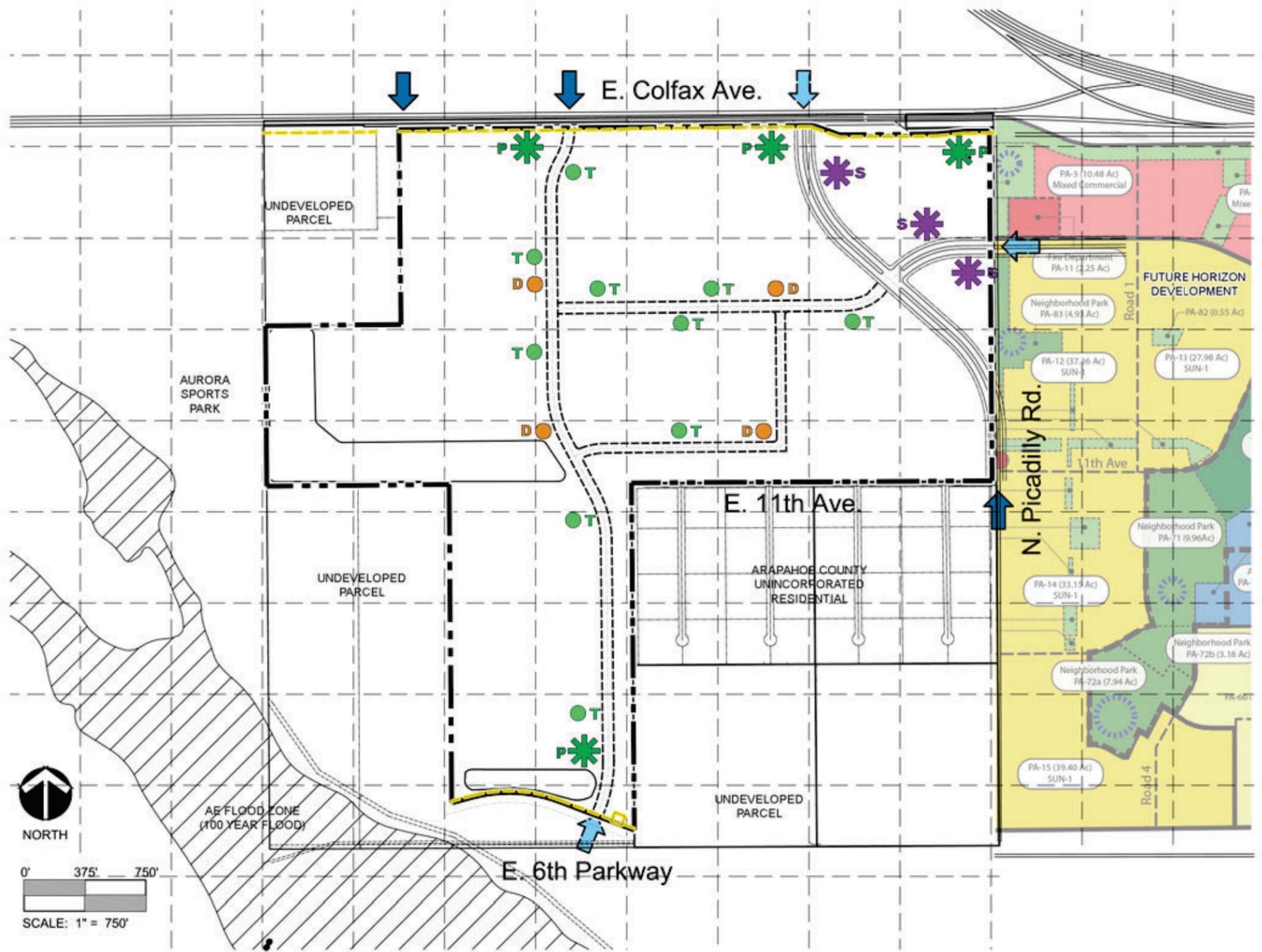
Secondary Monument Sign
FRONT AND BACK ELEVATION



Tenant Sign
FRONT AND BACK ELEVATION

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Stafford Logistics Center Urban Design Standards Tab #10 Signage Location Map



LEGEND:

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY
	PROPOSED ROW
	UTILITY EASEMENT
	10 ACRE REFERENCE GRID
	VEHICULAR ACCESS
	POTENTIAL FUTURE VEHICULAR ACCESS
	POTENTIAL PRIMARY MONUMENT SIGN
	POTENTIAL SECONDARY MONUMENT SIGN
	POTENTIAL DIRECTIONAL MONUMENT SIGN
	POTENTIAL TENANT MONUMENT SIGN

Note: 1. All signage to be determined at Conceptual Site Plan submittal.
2. Images and Graphics are solely for reference purposes only.



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Stafford Logistics Center Urban Design Standards Tab #10 Fence and Privacy Walls

Industrial Development



Perimeter (Screen) Wall



Retaining Wall



Security/Rail Fence and Gate



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Mixed Commercial Development



Low Decorative Retail / Outdoor Dining Fence



Overall Development



Trash Enclosure with metal panel gates and masonry surround

Industrial Development: Solid fencing and walls may be utilized as appropriate to screen industrial uses. Materials should be poured in place concrete or concrete masonry units to reflect the character of the stone used in the monumentation and landscape walls. Vinyl privacy fencing may also be used. Wood fencing will be allowed only where required due to an underlying easement that prohibits permanent fence construction. Modern steel fencing with clean lines and strong forms will be used on top of walls that exceed 30" height. Taller fencing is permitted at property lines or in areas requiring enclosure for security. Rolled wire security fencing is not allowed in street frontages. Chain link fencing is discouraged and a more modern grid like security fencing is encouraged. Fencing colors shall be powdercoated or hot dipped galvanized in silver or black colors to compliment the overall materials. Retaining walls that exceed 30" height shall require safety railing fence per City of Aurora Building code. Security fencing shall not exceed 6' height. Retaining walls shall not exceed 8' height.

Mixed Commercial Development: Fences and privacy walls are discouraged as they limit the flow of movement throughout the site, although low, decorative fencing may have appropriate uses. Screen walls for trash enclosures, loading docks, etc. should be made of concrete masonry units to reflect the character of the stone used in the monumentation and landscape walls. Wood fencing will be allowed only where required due to an underlying easement that prohibits permanent fence construction. No chain link fencing will be allowed.

All fence and screen walls shall be of a uniform design and consistent with the City of Aurora standards.

Stafford Logistics Center Urban Design Standards Tab #10 Paving Standards

Industrial Development



Standard grey and/or integral color concrete with unique scoring

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Mixed Commercial Development



Unit pavers help identify key pedestrian areas at entries and walkways

Overall Development:
Paving patterns and materials shall be appropriate for the use. Side walks, building entries and utility areas may be grey concrete while plazas, cafes on major gathering areas may utilize a designed pattern on scoring utilizing etched concrete on pavers.

Industrial Development:
Standard grey concrete with unique scoring and integral color at key entrances or pedestrian areas will be encouraged in the industrial use areas.

Mixed Commercial Development:
Paving shall be primarily concrete with unique scoring patterns or acid etched patterns/textures throughout the commercial areas. Concrete and/or unit pavers may be utilized in key areas, such as pedestrian plazas, promenades and building entrances

All paving shall be of a uniform design and consistent with the City of Aurora standards.

Any paving standard beyond asphalt or concrete within public ROW shall require a license agreement if permitted.

**Stafford Logistics Center
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Lighting Standards**

Overall Development



Wall Mounted Lights



Pedestrian scale light fixtures at Commercial areas and along pedestrian corridors



Single parking lot lights



Double parking lot lights



Light bollards

Overall Development:
Lighting will direct vehicular traffic along right-of-ways, accent pedestrian areas, enhance neighborhood entrances and community facilities. All lighting mounted on buildings or poles shall be downcast and without drop lenses. Avoid lighting open space and natural areas. Parking lot lighting shall only be bright enough to meet security standards and not create excess light pollution. Lighting levels for pedestrian lighting shall be designed to limit glare into adjacent properties and surrounding neighborhoods as well as avoid extreme contrasts between light and shadow.

The Universe® Collection enables limitless customization of a timeless family of products that transcend architectural styles past and present. With a variety of luminous elements, hood styles and mountings specifiers are able to create the exact configuration for any application. Universe® Collection also includes small, medium and large scale luminaries.

All light fixtures shall be of a uniform design and consistent with the City of Aurora standards.

Street lights on public streets will be owned and maintained by the City of Aurora and shall meet COA standards.

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**Stafford Logistics Center
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Tab #10
Street Furniture Standards**

Industrial Development



Trash Receptacle

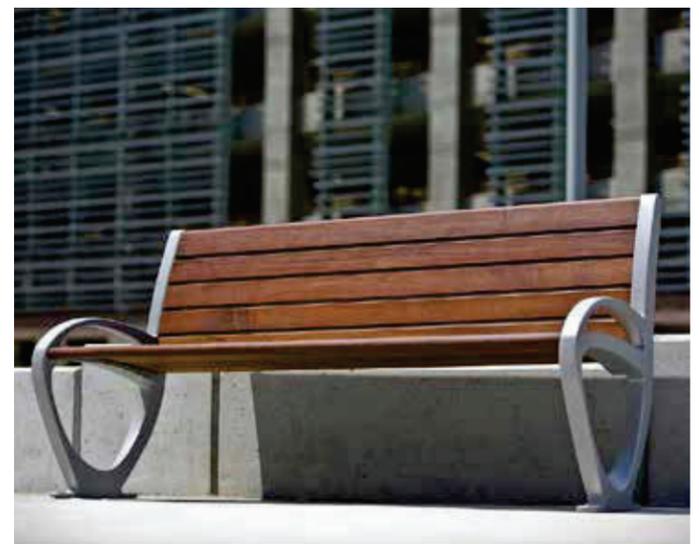


Metal Bench

Mixed Commercial Development



Bike Rack



Wood Bench

Overall Development:
Street Furniture elements are appropriate in areas where pedestrian traffic is anticipated. Site furnishings shall be made of high quality materials and will complement the materials used throughout the community. Site furnishings shall not impede the required clear width of the pedestrian walkways. Permanent seating shall be placed to serve parks, community facilities, and dedicated open space. Seating should be located in an aesthetically pleasing environment receiving good natural light and adequate air flow. Trash receptacles should be placed convenient to seating areas, but not directly against any individual seat. Bike Racks shall be near entrances to special amenities and common use buildings.

Industrial Development: Industrial site amenities will have a slightly different character but will complement the commercial areas to create an overall unity.

Mixed Commercial Development: Benches, trash receptacles, bicycle racks, wifi stations, etc. shall be decorative and made of silver metal or a wood/silver metal combination with the option of some black metal accents.

All street furniture shall be of a uniform design and consistent with the City of Aurora standards.



Bike Racks



Metal Planter



Planter

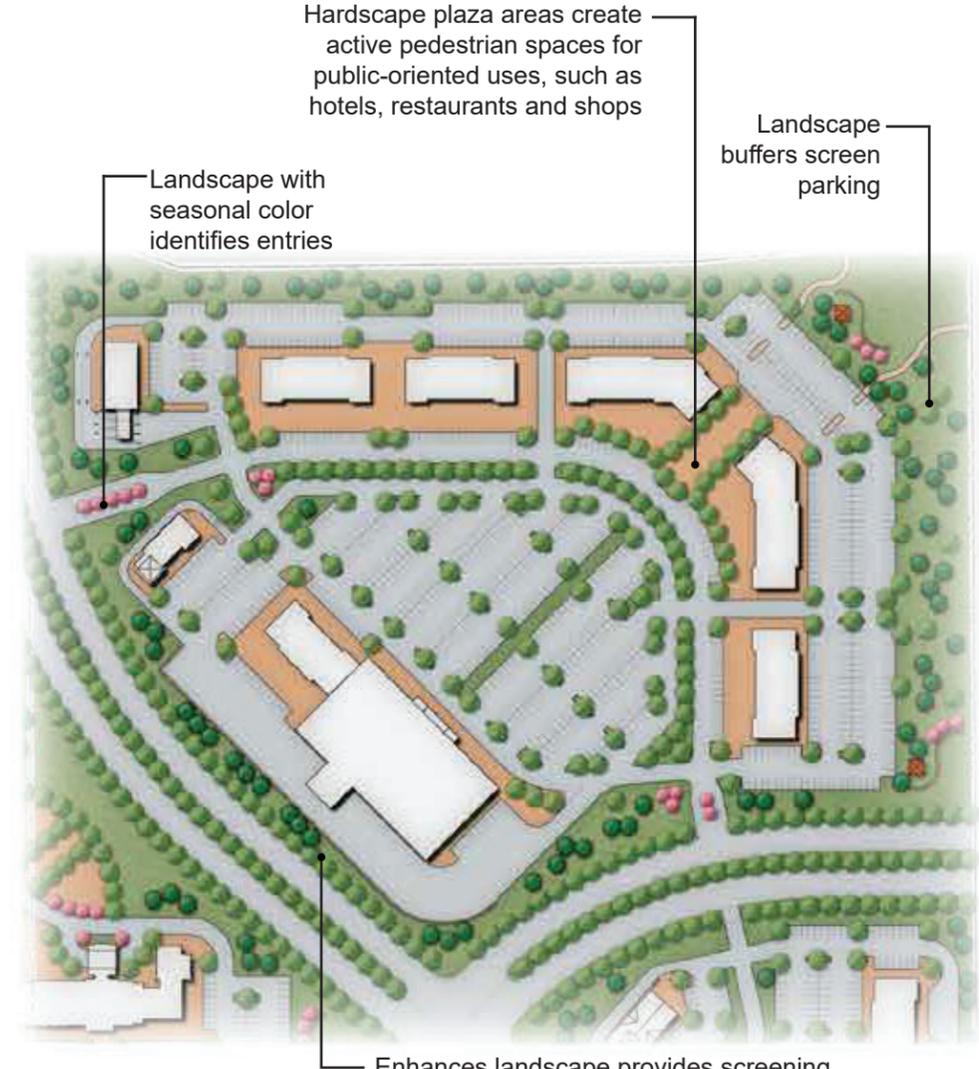
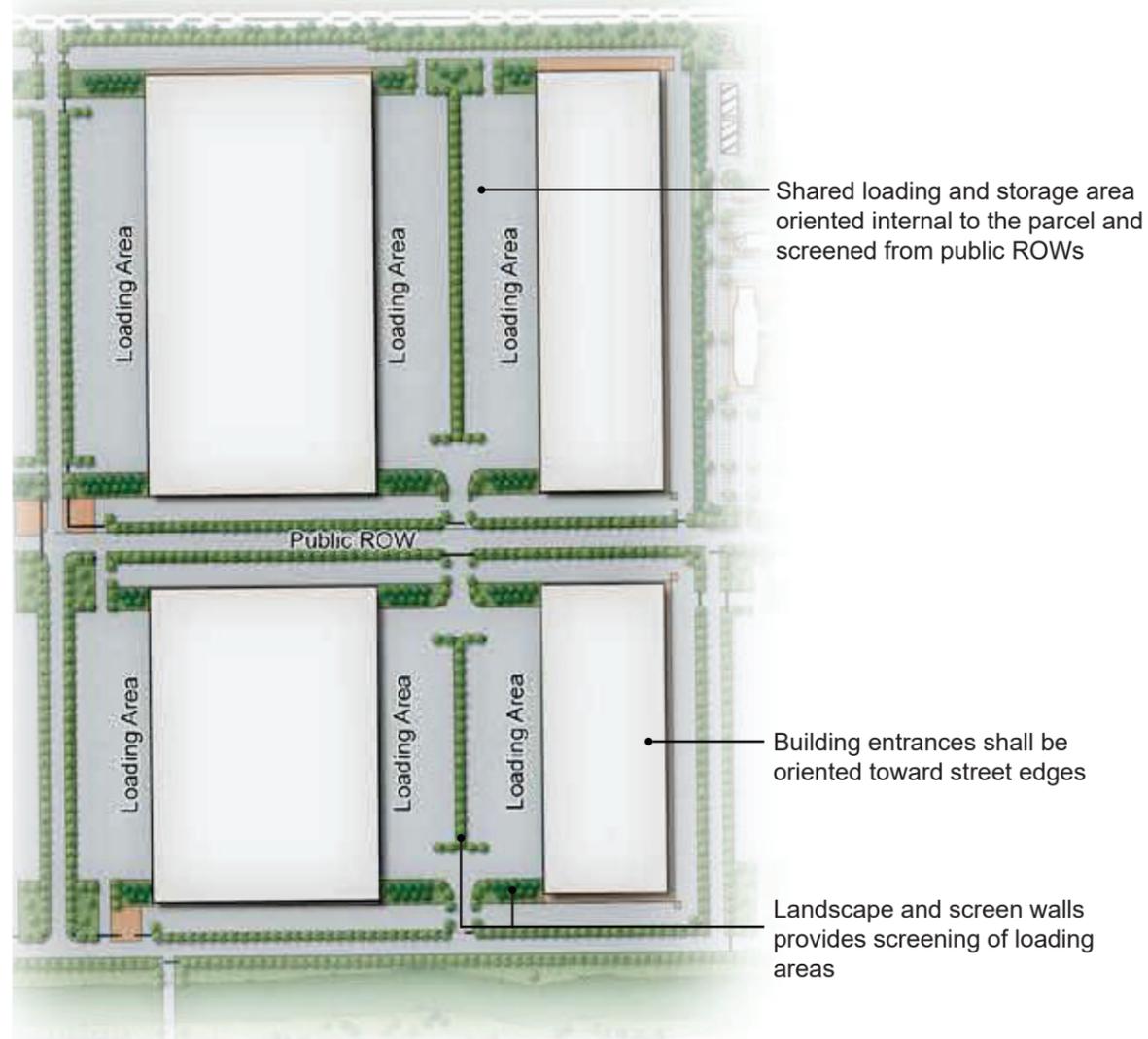


Trash Receptacle

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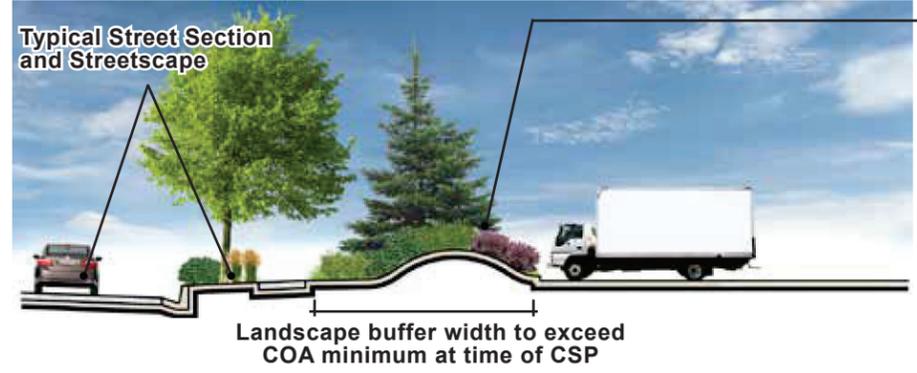
Industrial Development

Mixed Commercial Development



Industrial Development:
Site layout may vary, depending on the needs of the specific use. Enhanced buffers are identified for industrial uses. Pedestrian connections will be incorporated between parcels as necessary to connect to the trail network and open space corridor. Parking lots may consist of "blocks" of parking between main circulation lanes. Islands are to be provided at the ends of each parking blocks. In planning areas when parking is the primary use, parking should be laid out to facilitate ingress, egress and the efficient parking of vehicles. Placement of trash enclosures and loading zones should be discouraged along public open space network.

Mixed Commercial Development:
Buildings should be laid out so as to promote pedestrian use and social interaction. Functional walkways with multiple plazas that are comfortable for year-round use. Parking lot layout must follow City of Aurora standards. Placement of trash enclosures and loading zones should be discouraged along public open space network.



Per Code, all parking lots will be screened with a 3' minimum height (within 2-3 years) through berms (max 4:1) and/or using a variety of deciduous and evergreen plant material.

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**Stafford Logistics Center
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Tab #10
Form F-2:
Concept Neighborhoods**

Concept Neighborhoods	Distinguishing Characteristics		
	Urban Design	Landscape	Architecture
Industrial Development	<p>Urban design is a powerful concept. It holistically encompasses the disciplines of urban planning, architecture and landscape architecture to manage and transform the interactions of different aspects of urban life into a physical, usable form. It is the art of creating and shaping neighborhoods; such as industrial and mixed commercial which will sustain the Stafford Logistic Center FDP. Design features, represented within this FDP, need to work together providing functionality and a sense of belonging to work. Successful and integrated design creates places that are economically, socially and environmentally viable. Above all else, it creates a neighborhood of mobility, activity and responsibility.</p> <p>The Industrial Neighborhood consists of areas where warehouse spaces are used to employ light industrial activities (loading and storage) with accompanying office.</p>	<p>The overall landscape concept shall include a variety of tree, shrub, and grass species to create harmonious transitions throughout the site during all 4-seasons of the year. Native and drought tolerant species will be used for the majority of the site and satisfy the City of Aurora xeriscape landscape incentive. Plantings shall be grouped into zones by similar water needs. Areas of high water runoff and drainage areas shall be planted with high water tolerant plants. Signature tree species will be used throughout the development to create a sense of connectivity. Community facilities, will be accented with ornamental trees and seasonal color.</p> <p>All selected plant species will be in accordance with the City of Aurora approved plant list.</p>	<p>The guidelines emphasize the architectural elements that shape the buildings appearance from the street, neighbors and adjacent properties. The overall height, scale and bulk relationships between buildings are the primary visual elements that establish and reinforce the architectural setting or context of the neighborhood. These visual elements deal with proportional relationships and patterns within the building facade and stylistic decorative detailing, materials and colors.</p> <p>These design standards serve as regulations for design of all elements throughout the Stafford Logistics Center while promoting consistency and quality in materials and form. Through consistency in design, the atmosphere of an established center can be reached. The design standards create the framework for Stafford Logistics Center.</p>
Mixed Commercial Development	<p>Urban design is a powerful concept. It holistically encompasses the disciplines of urban planning, architecture and landscape architecture to manage and transform the interactions of different aspects of urban life into a physical, usable form. It is the art of creating and shaping neighborhoods; such as industrial and mixed commercial which will sustain the Stafford Logistic Center FDP. Design features, represented within this FDP, need to work together providing functionality and a sense of belonging to work. Successful and integrated design creates places that are economically, socially and environmentally viable. Above all else, it creates a neighborhood of mobility, activity and responsibility.</p> <p>Mixed-use development refers to urban places where residential, retail and commercial uses are intertwined, including along corridors such as along main streets, transit-oriented development, town centers, and other urban centers.</p>	<p>The overall landscape concept shall include a variety of tree, shrub, and grass species to create harmonious transitions throughout the site during all 4-seasons of the year. Native and drought tolerant species will be used for the majority of the site and satisfy the City of Aurora xeriscape landscape incentive. Plantings shall be grouped into zones by similar water needs. Areas of high water runoff and drainage areas shall be planted with high water tolerant plants. Signature tree species will be used throughout the development to create a sense of connectivity. Community facilities, will be accented with ornamental trees and seasonal color.</p> <p>All selected plant species will be in accordance with the City of Aurora approved plant list.</p>	<p>The architectural design of the commercial buildings must consider and accommodate the overall desire to produce an enhanced community image. The Centers identity and livability will be strengthened through thoughtful design and development. Buildings shall be integral components of the development and constructed of human scaled and durable materials. A single anchor building or inline retail buildings within the development must maintain a consistent style and architectural theme; including gas stations and food establishments.</p>

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