

TAB 10

Urban Design Standards

FORM F-1

Special Urban Design Feature	Brief Description of the Feature	Location of the Standards in Application Package
1. Entry Monumentation	The primary entry to the Cottonwood Creek community will be located at the intersection of Jewell Avenue between Monaghan and Hayesmont Rd. The entry monumentation for this location will be similar in quality and materials to those of many previous planned communities in the Aurora area in recent years. We anticipate that the entry monumentation will incorporate stone,steel, or similar natural materials. The entry monument will convey the brand and image of the Harmony community.	Imagery is located in the Urban Design Standards - TAB 10.3 - 10.4
2. Retaining Walls	Given the relatively gentle nature of the site we do not anticipate a significant number of retaining walls on the project. We anticipate retaining walls at drainage crossings and in various areas near or within neighborhood parks. We anticipate that retaining walls will incorporate native and decorative stone and be similar in quality to nearby precedent projects in the Aurora area.	Imagery is located in the Urban Design Standards -TAB 10.9 - 10.12 & 10.21 - 10.25
3. Fence and Privacy Walls	We anticipate that fencing on the back sides of residences in Cottonwood Creek will use either wood or metal railings as shown in the example images. The fencing will allow for visual access from the residences to nearby parks and open space areas. The privacy fence along roads will be either vinyl or recycled polyethylene panels with brick columns.	Imagery is located in the Urban Design Standards - TAB 10.5 - 10.8
4. Lighting Standards	We anticipate utilizing modestly different pedestrian scaled lights for each of the identified neighborhoods.	Imagery is located in the Urban Design Standards -TAB 10.9 - 10.12 & 10.21 - 10.25
5. Paving Standards	We anticipate utilizing modestly different paving in the park areas and seating nodes for each of the identified neighborhoods.	Imagery is located in the Urban Design Standards -TAB 10.9 - 10.12 & 10.21 - 10.25
6. Street Furniture Standards	We anticipate utilizing distinctly different street furniture as an identifying element in the park areas and seating nodes for each of the neighborhoods.	Imagery is located in the Urban Design Standards -TAB 10.9 - 10.12 & 10.21 - 10.25
7. Signage Standards	Secondary monument concepts, similar to those shown, will help identify the various neighborhoods within Cottonwood Creek.	Imagery is located in the Urban Design Standards - TAB 10.21 - 10.25
8. Special Neighborhood Concepts	Each of the neighborhoods wil have unique and identifiable theme and we will design brands and logos to reflect the neighborhoods and this project moves into more detailed design.	Imagery is located in the Urban Design Standards - TAB 10.21 - 10.25
9. Special Facilities & Structure such as Clubhouses & Recreation Facilities	Our primary Community Center will be the single most significant facility with the Cottonwood Creek Community.	Imagery is located in the Urban Design Standards - TAB 10.10
10. Other		

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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.

CONCEPTUAL ENTRYWAY

The main entrance into Cottonwood Creek will take on a different approach by having a park as the main entry feature. This will be landscaped with vegetation that will invite people into the development. Signage and monumentation will create identity for the community and neighborhoods within Cottonwood Creek. An enhanced landscape area will differentiate the entryway from other planted zones within the site.

**8' WIDE SIDEWALK
(CONCRETE)**

**ENHANCED NATIVE
PLANTING**

**COMMUNITY
MONUMENTATION
FEATURE**

**ENHANCED PLANTING
LAWN AREA**



*Illustrative conceptual site plan is conceptual in nature and subject to change.

Urban Design Standards - Entry Monumentation

CONCEPTUAL MONUMENTATION

Cottonwood Creek will feature a series of vertical monumentation pieces in order to announce entries into the community as well as neighborhood gateways.

The vertical orientation of the monumentation will help the community stand out as one passes by the area. The monumentation pieces also use Colorado buff sandstone materials in order to draw from the natural features and materials of the Front Range.

**PAINTED
ALUMINUM**

**PAINTED ALUMINUM
'COTTONWOOD CREEK'
SIGN**

**COLORADO BUFF
SANDSTONE**



*Illustrative monument depiction is conceptual in nature and subject to change.

FENCING ALONG ARTERIAL STREETS

6' tall tan vinyl fence with tan brick columns and buff colored sandstone capstone to be installed by developer. Fencing may not encroach in to the side yard setback.



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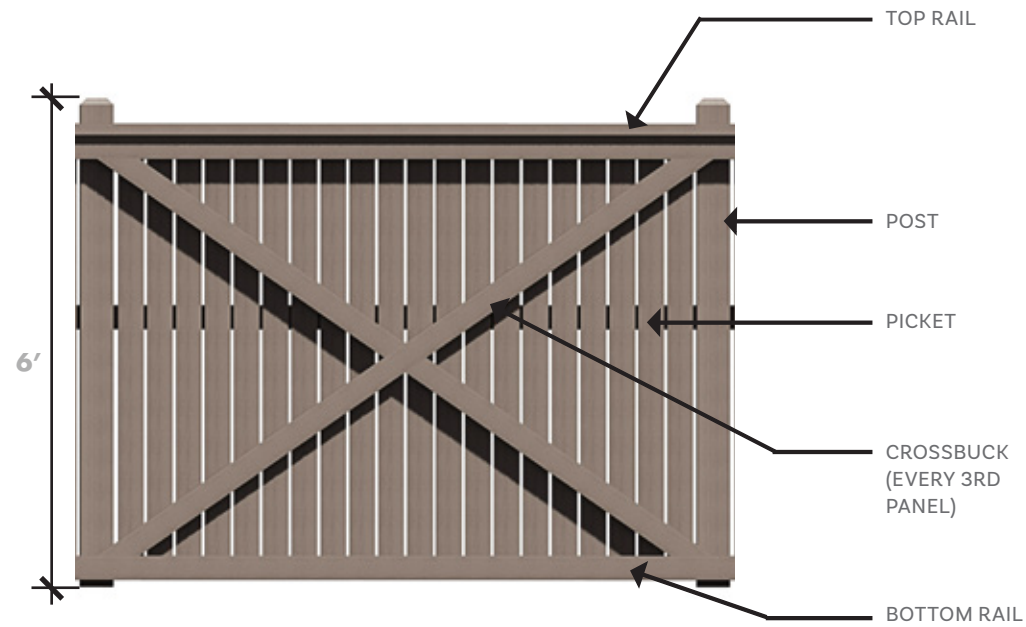
FENCING ALONG ARTERIAL STREETS



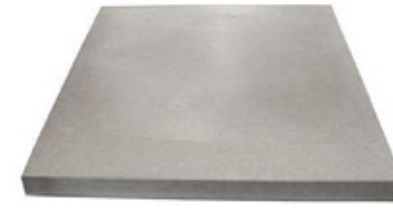
GREY VINYL



GREY RECYCLED
POLYETHYLENE



TYPICAL FENCE PANEL
(VINYL OR RECYCLED POLYETHYLENE)

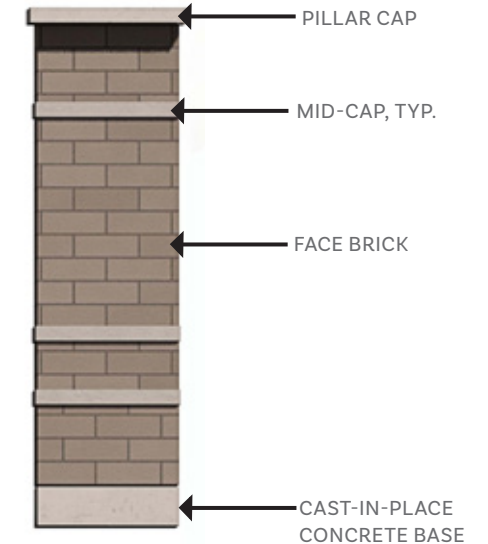


PRECAST CONCRETE PILLAR & MID-CAP
LIGHT GREY
SMOOTH EDGE

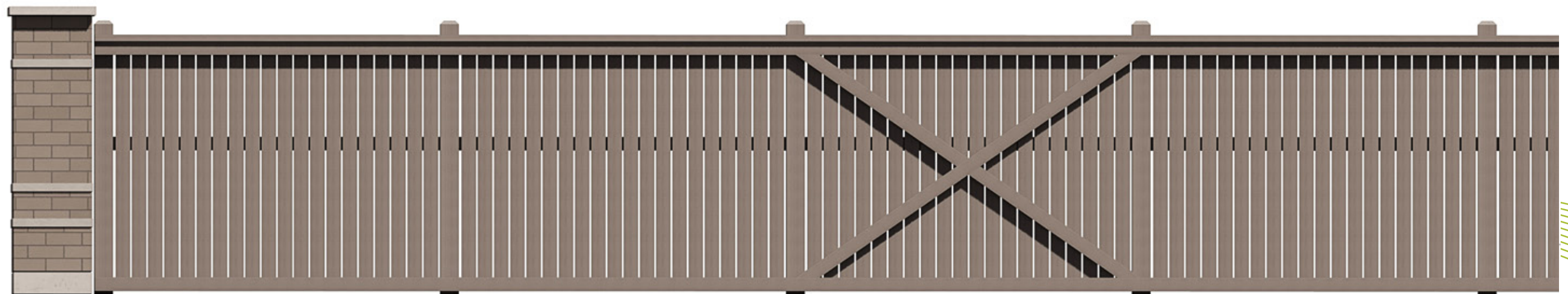


FACE BRICK
PEBBLE GREY
RUNNING BOND PATTERN

TYPICAL PILASTER
MATERIAL/COLOR/
FINISH



TYPICAL PILASTER
(BRICK VENEER & PRECAST
CONCRETE CAPS)



REAR LOT FENCING ELEVATION ALONG COLLECTOR ROAD

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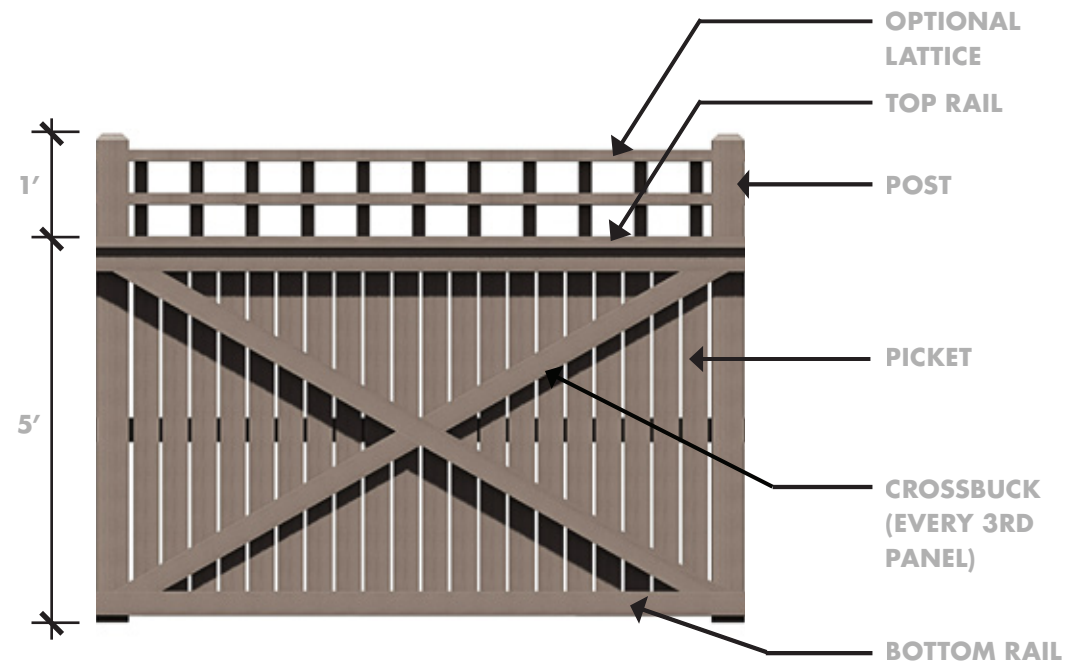
FENCING ALONG LOCAL STREETS



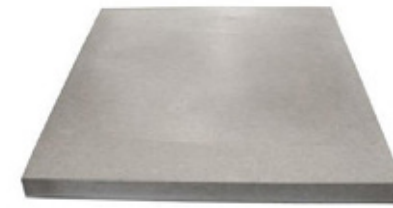
GREY VINYL



GREY RECYCLED
POLYETHYLENE



TYPICAL FENCE PANEL
(VINYL OR RECYCLED POLYETHYLENE)

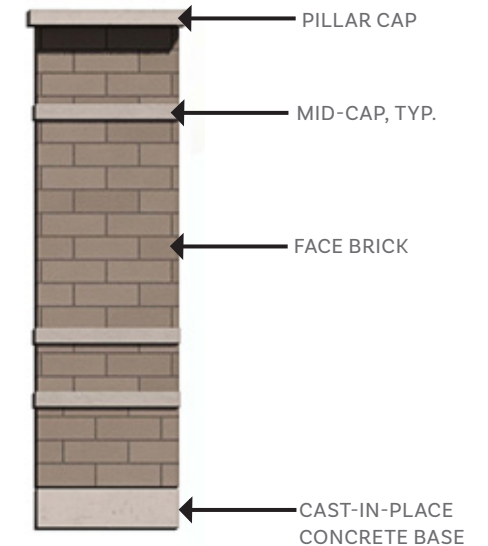


PRECAST CONCRETE PILLAR & MID-CAP
LIGHT GREY
SMOOTH EDGE

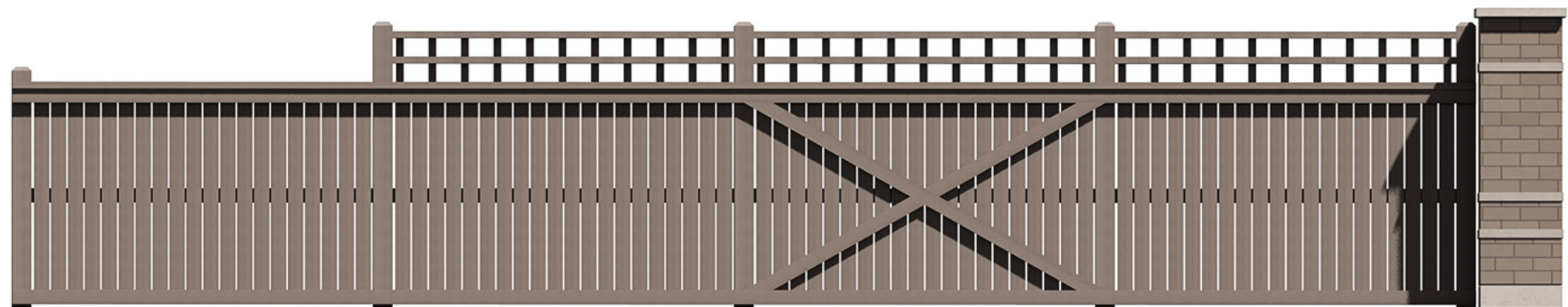


FACE BRICK
PEBBLE GREY
RUNNING BOND PATTERN

TYPICAL PILASTER
MATERIAL/COLOR/
FINISH



TYPICAL PILASTER
(BRICK VENEER & PRECAST
CONCRETE CAPS)



REAR LOT FENCING ELEVATION ALONG LOCAL STREETS

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TYPICAL LOT FENCING



POCKET PARK: DESIGN CONCEPTS

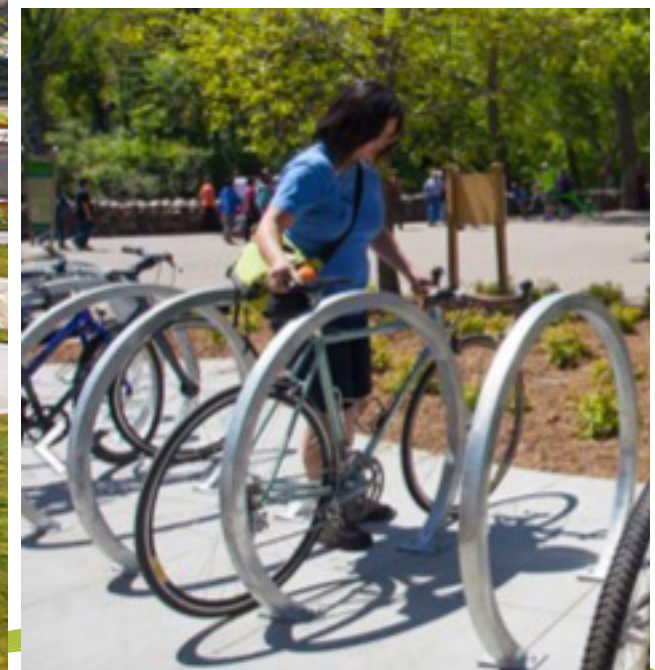
Pocket Parks around the Cottonwood Creek community provide amenities for the particular neighborhoods around the community. They provide, in most cases, recreational amenities for residents living nearby, as well as attractive and unique features for the particular neighborhoods, such as a community garden or an art garden.

At a minimum, these 1 to 2 acres pocket parks in Cottonwood Creek will include benches, attractive landscaping, trees, and walkway connections to surrounding streets.

The pocket parks around Cottonwood Creek, as the community develops, may include various amenity components from the list that follows. Each must include at least two of the following features or uses:

- Age-separated children's playground
- Turf lawn for games/sports
- Concrete paths
- Soft-surface paths
- Community garden
- Learning garden
- Art garden
- Picnic pavilion
- Picnic table
- Barbecue
- Shade structure
- Dog Park

*Illustrative vignette is conceptual in nature and subject to change. This graphic provides an illustrative example of the design of a Pocket Park. This is a conceptual example, and the design of particular Pocket Parks will evolve and change as the Cottonwood Creek community develops.



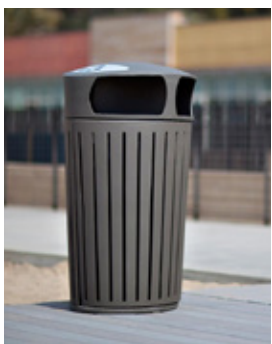
NEIGHBORHOOD ACTIVITY CENTER (NACs) & NEIGHBORHOOD PARKS: DESIGN CONCEPTS

NACs & Neighborhood Parks within the Cottonwood Creek community will include a variety of active and passive uses. Each neighborhood park will include a play field for various activities, as well as shade structures, a shelter, and playground equipment (age-separated).

The graphic to the right outlines an example of how a NAC & neighborhood park could be created in one part of Cottonwood Creek. This design is conceptual in nature and the detailed design would vary from one neighborhood park to another. The various NACs & neighborhood parks could include a mixture of various amenities from the list below:

- Turf lawn for games/sports
- Sand volleyball court
- Tennis court
- Age-separated children's playground
- Basketball courts
- Concrete paths/trails
- Soft-surface trails
- Community garden
- Learning garden
- Art garden
- Picnic pavilion
- Picnic table
- Barbecue
- Shade structure
- Dog park
- Restrooms

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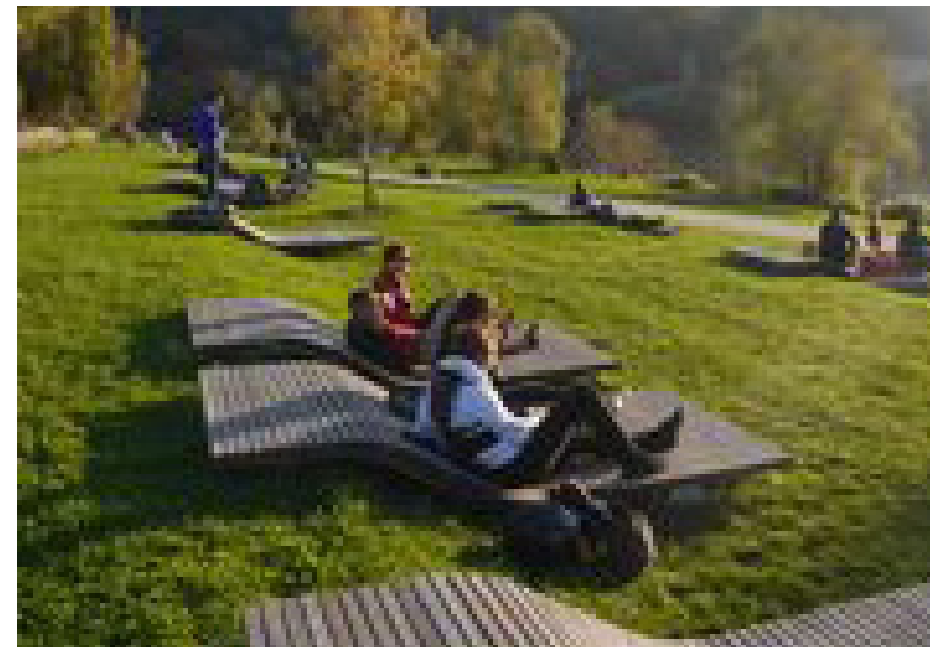
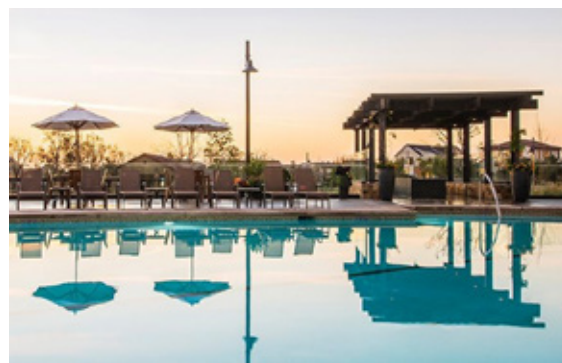
COMMUNITY CENTER : DESIGN CONCEPTS

The Community Center for Cottonwood Creek will become the most significant 'public' community building for the residents. Special care has been taken to locate the Community Center near a relatively high point on the property to highlight this important civic location. The site plan has been organized so that the Community Building takes advantage of its adjacency to a neighborhood park and major open space/drainage/trail corridor and westerly views that will remain relatively unobstructed as the community develops. The building will be built to offer a variety of activities and be adaptable to a range of uses.

The following represents a list of potential amenities that may be included in the community center area, following more detailed design. At least one of these amenities needs to be provided with the community center.

- Outdoor pool
- Hot tub/spa
- Children's splash pad
- Tennis court(s)
- Turf grass for lawn games/sports
- Outdoor fireplace
- Concrete trails
- Picnic pavilion
- Soft-surface trails
- Basketball court(s)

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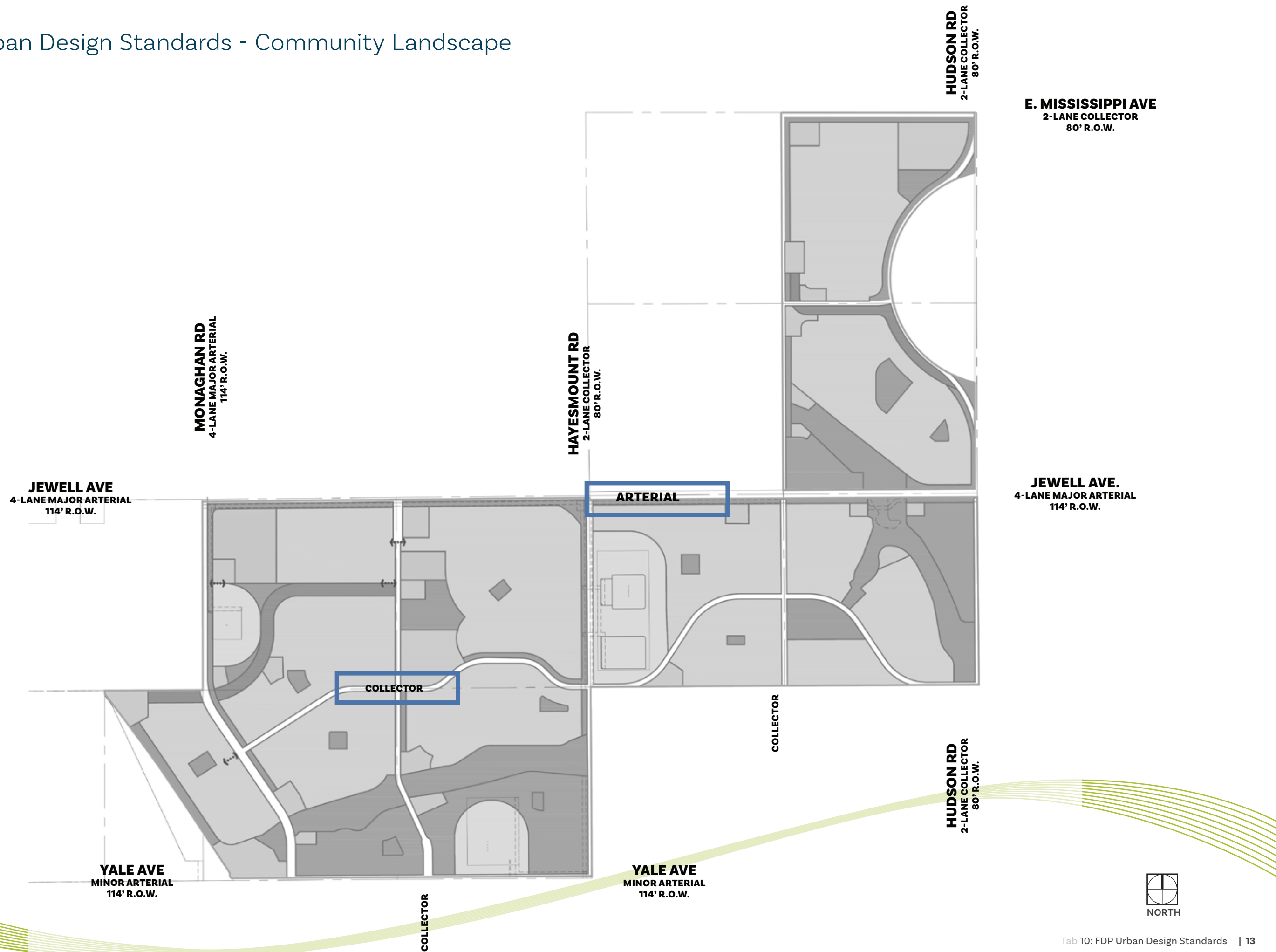


DRAINAGE/COMMUNITY TRAILS CORRIDOR

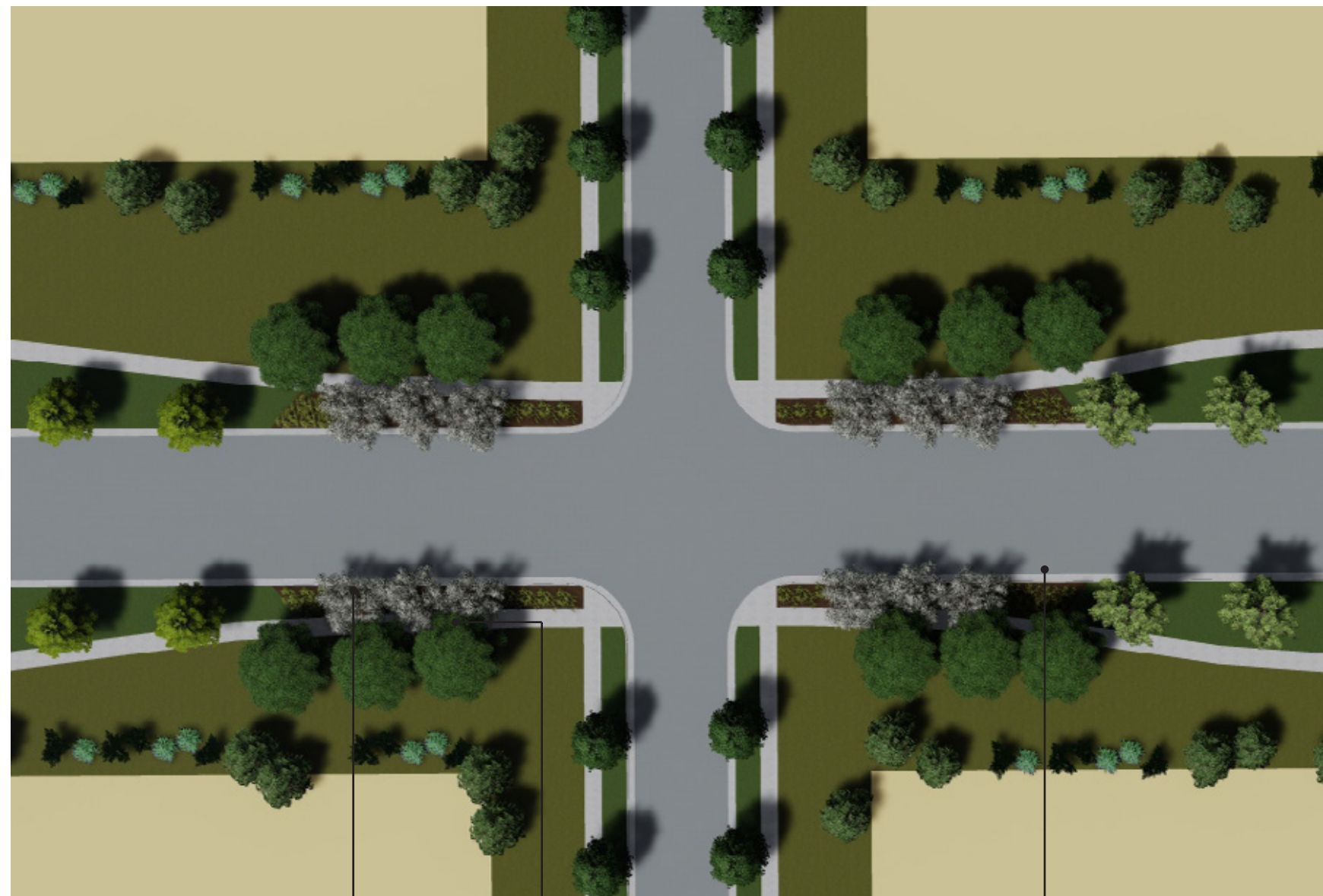
The Cottonwood Creek trail system has been designed to have Community Trail connections along the drainage corridors like Yamaha Creek & First Creek. We are envisioning that the low flow portion of the drainage corridor will include a meandering 'creek' bottom. Native plantings and seating nodes will be incorporated along the corridor in key areas where people might enjoy a view or rest for a minute or two. The Community Trail corridors will be well connected to nearby community streets and a variety of smaller neighborhood parks.



STREET DESIGN



COLLECTOR ROAD - INTERSECTION



TREES

UNDERSTORY



Winter King Hawthorn



Common Hackberry



Blue Chip Juniper



Blue Oat Grass



May Night Salvia

ALTERNATIVE COMBINATIONS



Arcadia Juniper



Mexican Feather Grass



Black-eyed Susan



Calgary Carpet Juniper



'Little Bunny' Fountain Grass



Catmint



Scandia Juniper



Blue Grama 'Blonde Ambition'



Elfin Pink Penstemon

COLLECTOR ROAD - MIDBLOCK

TREES



Shademaster HoneyLocust



Cottonwood cluster



Hot Wings Tatarian Maple



Accolade Elm



UNDERSTORY



Turf Grass



Native short-grass mix



Brecken Gold rock mulch



Yellow Ninebark



Dwarf Ninebark



Fountain Grass



Purple Coneflower



Prairie Coneflower



Mexican Feather Grass

ARTERIAL STREET - MIDBLOCK

TREES



Cottonwood clusters



Kentucky Coffee Tree



Bur Oak



Frontier Elm



LOT SCREENING - EVERGREEN TREES



Ponderosa Pine



Vanderwolf Limber Pine



Baby Blue Eyes Spruce

LOT SCREENING - SHRUB COMBINATIONS



Purple Leaf Sand Cherry



Golden Currant



Saskatoon Serviceberry



Pocahontas Lilac Bush



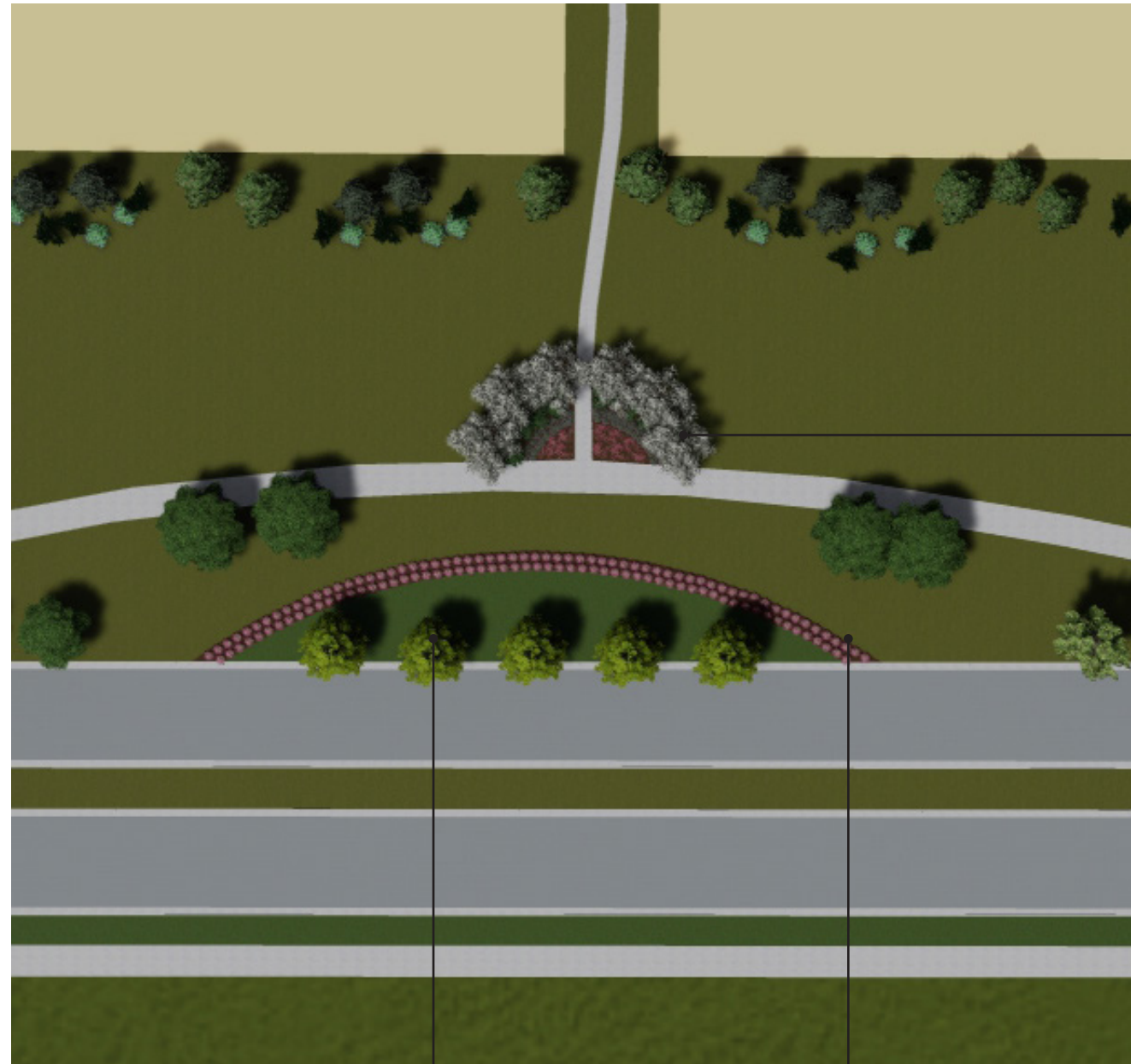
Staghorn Sumac



Three Leaf Sumac

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COLLECTOR ROAD - TRAIL CONNECTIONS



TREES



Winter King Hawthorn

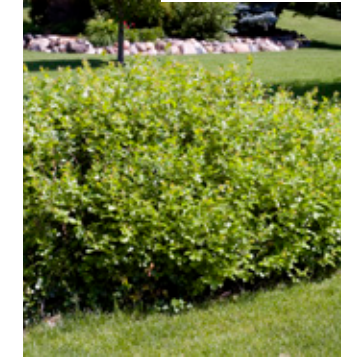


Tatarian Maple 'Hot Wings'



Indian Magic Crabapple

UNDERSTORY COMBINATIONS



Gro-Low Sumac



Alpine currant



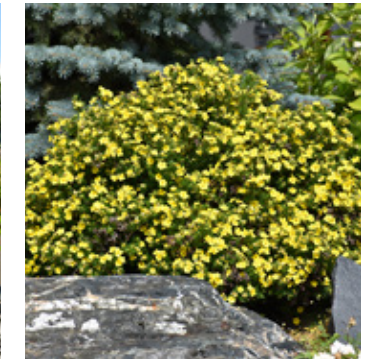
Blue Mist Spirea



Autumn Amber Sumac



Compact Cranberrybush



Gold Drop Potentilla



Pawnee Buttes Sand Cherry



Ivory Halo Dogwood



Purple Haze Butterfly Bush

TREE OPTIONS



Autumn Blaze Maple

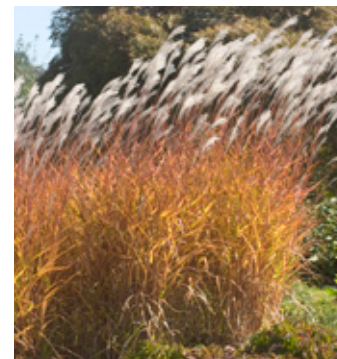


Shumard Red Oak

ORNAMENTAL GRASS OPTIONS



Cheyenne Sky Switch Grass



Purple Silver Grass



Desert Plains Fountain Grass

Urban Design Standards - Neighborhood Character

FORM F-2

Village	Distinguishing Characteristics		
	Urban Design	Landscape	Architecture
Village 1 Columbine	See seperate text.	The landscape character in the Columbine village will consist of a cooler tone landscape palette - consisting of dark & light greens, blues, and purples with a few pops of warmer tone colors to highlight key landscape areas. The Columbine village emphasizes the connection to the element wood so will consist of multiple groves of cottonwoods or ponderosa pine, and orchards of apple, crabapple, or plum trees. In key park/plaza areas or a entry features, trees will be used as sculptural pieces.	The architectural character of this neighborhood is defined by strong entrances to the community from the north, as well as architecture for homes that helps to define the overall character of Cottonwood. Predominant styles will include Mid-Century Ranch and Modern Farmhouse style homes with a strong emphasis of metal, wood, and brick.
Village 2 Blue Star	See seperate text.	The landscape character in the Bluestar village will consist of a cooler tone landscape palette - consisting of dark & light greens, blues, and purples with a few pops of warmer tone colors to highlight key landscape areas. The Bluestar village emphasizes the connection to the element water so landscape will emphasize the drainage areas, including bioswales, and a more riparian plant palette, such as cottonwoods, willows, and ornamental grasses. The strategic use of stones and boulders will also enhance the experience of natural riparian zones.	To enhance the landscape of this area, the predominant styles will include Modern Prairie and Contemporary Ranch with a strong emphasis of metal and stone.
Village 3 Sundrops	See seperate text.	The landscape character in the Sundrops village will consist of a warmer tone landscape palette - consisting of variety of foliage colors with emphasis on a combination of yellow-haired ornamental grasses and yellow flowers, such mexican feather grass paired with black-eyed susan to highlight key landscape areas. The Sundrop village emphasizes the connection to the Sun so the plant pallete should consist of the sun-loving plants and flowers.	To enhance the landscape of this area, the predominant styles will include Modern Prairie and Modern Farmhouse with a strong emphasis of metal, wood and stone.
Village 4 Primrose	See seperate text.	The landscape character in the Sundrops village will consist of a pastel tone landscape palette - consisting of dark & light green foliage with emphasis of pink & white flowers. The Primrose village emphasizes the connection to the Earth so the landscape elements should include berming for lawns, seating areas, and play features.	To enhance the landscape of this area, the predominant styles will include Modern Prairie and Modern Farmhouse with a strong emphasis wood, brick and stone.
Village 5 Windflower	See seperate text.	The landscape character in the Windflower village will consist of a neutral toned landscape palette - consisting of dark and light green foliage or variegated foliage with emphasis of whimsical ornamental grasses and white flowers. The Windrose village emphasizes the connection to the element wind so the landscape palette should consist of plants that feature foliage, plumes or flowers that easily blows or dances in the wind.	To contrast with the whimsical feel of the landscape of this area, the predominant architecture style shall be modern and linear; and shall include Mid-Century and Contemporary Ranch with a strong emphasis with metal, brick and stone.

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Urban Design Standards - Neighborhood Character

COLUMBINE:

As the main village, the urban design framework focuses on creating an attractive and inviting entry into the Cottonwood Creek Community, as well as, establishing the overall look and identity of the community. The main local road that leads into the community from Jewell Ave begins with a highly designed landscape median and an orthogonal orchard to signify the main entry into the community. The entry monumentation is celebrated with an expansive oval lawn surrounded by enhanced native plantings. The entry local road continues toward a pivotal intersection of the community where the Neighborhood Park, Pool and Clubhouse is located. Two (2) smaller pocket parks are centralized within the two (2) neighborhoods of this village. The urban design of this village also focuses on creating highly attractive landscape treatments along the main arterials, Jewell Ave and Monaghan Rd. On the corner of Jewell Ave and Monaghan Rd. is a large detention area and a commercial center.

BLUESTAR:

The urban design framework for the Bluestar Village focuses on extending the main local street from Columbine Village through this village, providing a direct connection from Jewell Ave to Yale Ave. This connection will highlight an enhanced pedestrian connection from the Neighborhood Clubhouse to the Creek. The Creek naturally divides the single family home neighborhoods and a denser, multifamily neighborhood and serves as the focus for this village with pedestrian paths that follow the creek and allow for a number of designed features to interact with the creek. As a distinctive feature of this village, the detention area and drainageways will be enhanced as an interactive learning opportunity. The highly attractive landscape treatments continue along the main arterial and connector streets that frame this village - Monaghan Rd, Yale Ave, and Hayesmont Rd.

SUNDROPS:

Sundrop Village lies on the west side of Monaghan Rd, somewhat on its own, but visually and functionally connected by the winding internal local street that intertwines 4 of the 5 villages. It serves as the terminus of the local street with a village pocket park. Surrounded by a plethora of native open space, the village has ample room for multi-use trails and a connection to the Creek that lies at the south of the property.

PRIMROSE:

The Primrose Village is divided by the winding internal local street and Mississippi Ave. At the intersection of these two (2) streets is a key recreational park for the community. This park contains two (2) soccer fields and a softball field, in addition, to a playground and pavilion areas. Large areas of native open space allow for multiuse trails and pedestrian connections to the recreational park and other neighborhoods.

WINDFLOWER:

The Windflower Village lies to the northeast of the property and is flanked by two (2) major arterials to north and south, Mississippi Ave and Jewell Ave. Two (2) large pocket parks and one (1) smaller pocket park are the central features of each neighborhood. The major arterials and collectors will share the same enhanced planting treatmejva that is found throughout the community.

THE NEIGHBORHOODS CREATING AN IDENTITY

There are five (5) unique neighborhoods that are defined by logical boundaries and provide amenities within an easy walking distance for the residents of the neighborhoods.

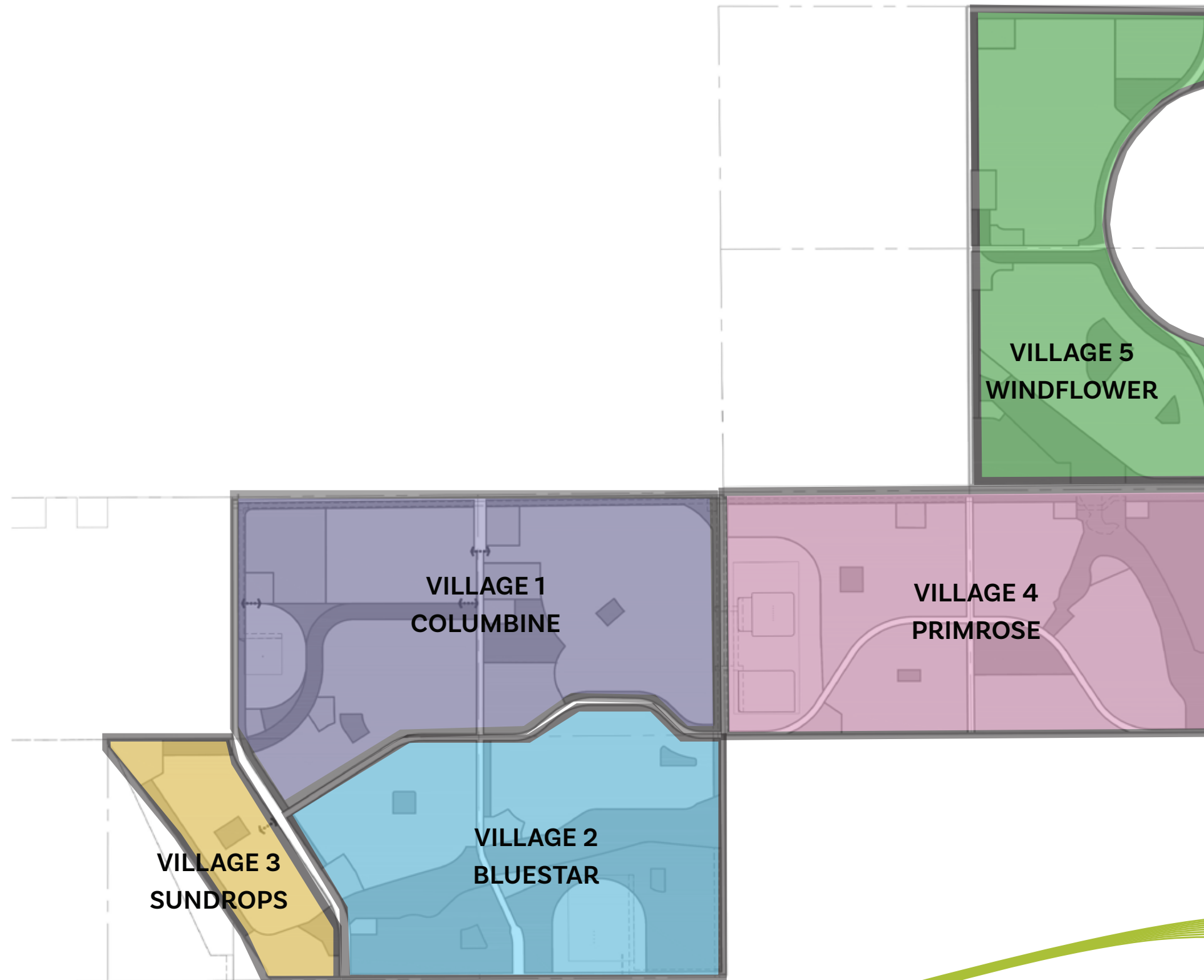
Village 1: Columbine

Village 2: Bluestar

Village 3: Sundrops

Village 4: Primrose

Village 5: Windflower

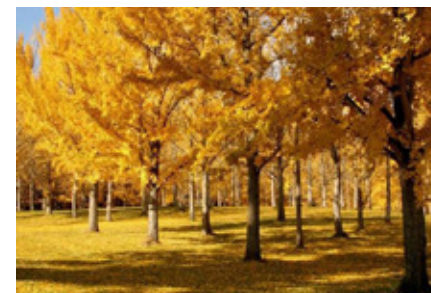
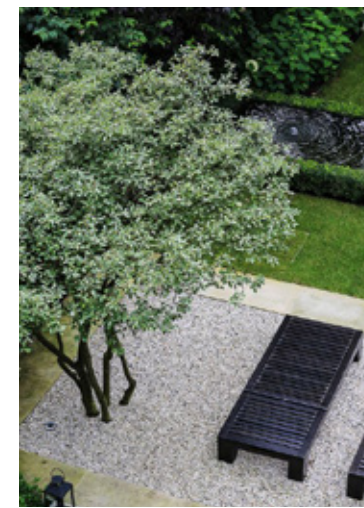


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COLUMBINE

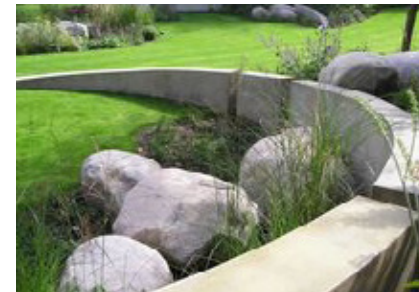
“our connection to wood”



*Illustrative plan is conceptual in nature and subject to change.

BLUESTAR

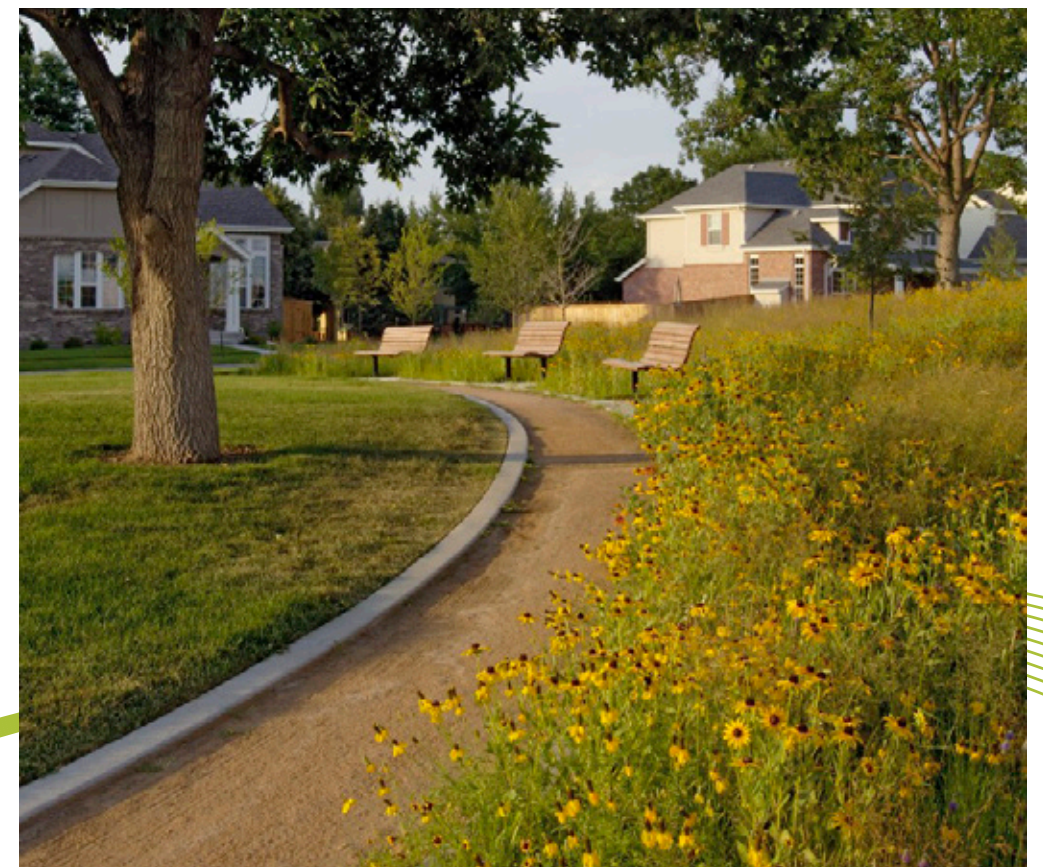
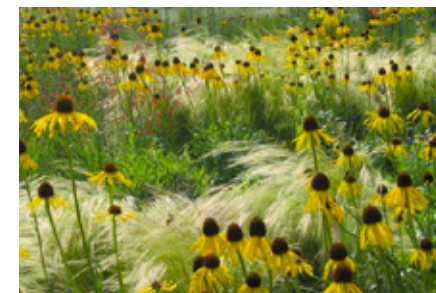
“our connection to water”



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SUNDROPS

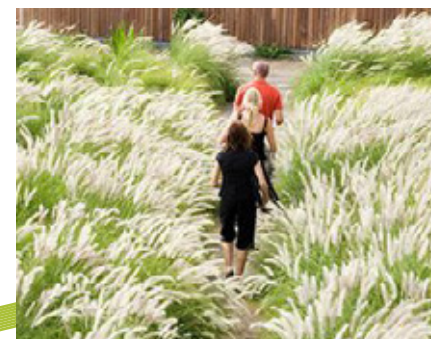
“our connection to the sun”



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WINDFLOWER

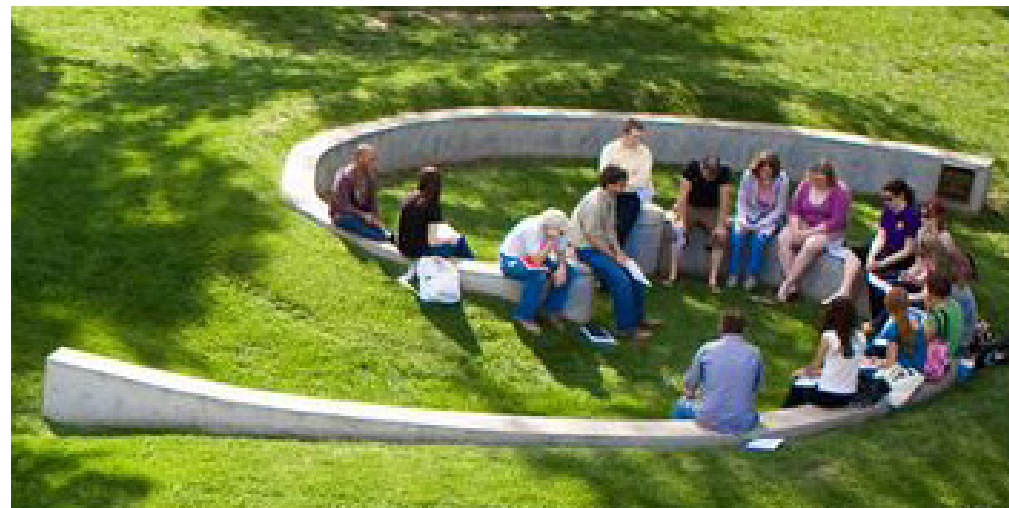
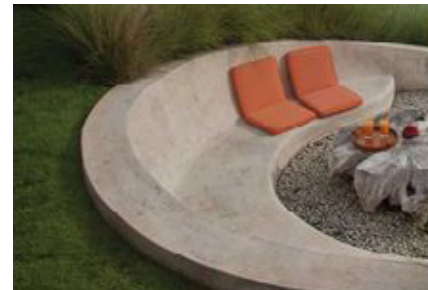
“our connection to the wind”



*Illustrative plan is conceptual in nature and subject to change.

PRIMROSE

“our connection to the earth”



*Illustrative plan is conceptual in nature and subject to change.