

Architectural Design Standard	Brief Description of the Feature
Materials Palette	<p>Overall Development: Quality materials throughout the development shall be complementary. These materials will have a proven history of performance and longevity. They may consist of painted and non-painted concrete, window glazing, brick, stone and/or metal. Highly reflective or glare producing glass with a reflectance factor of .25 or higher is prohibited on facades. All buildings will be finished in the same materials palette on all four (4) sides.</p> <p>Industrial Development: The proposed proto-type will be site-cast or pre-cast concrete of multiple colors and textures.</p> <p>In the event a build-to-suit cold storage or freezer food user has a need for a building within Stafford Logistics Center, the project will employ an IMP (insulated metal panel) design in order to meet the building performance requirements. We do not believe this is a waiver request, but simply believe it should be pointed out within this section of the FDP.</p> <p>Mixed-Use Corridor District: Facades will predominantly be masonry materials including painted or integral colored CMU, clay fired brick, textured tilt-up concrete, stone and trims of complementary material and color. Metal panels, fabrications, awnings and trim maybe an accent to the primary masonry components. Character defining details will be created in a manner that is true to the style or design intent.</p> <p><i>City of Aurora - Unified Development Ordinance (August 2019)</i></p>
Color Palette	<p>Overall Development: Colors throughout the development shall be complementary; while being contemporary and subdued. In general, subdued colors typical of the muted native grasses, wood, rocks, water and soil of the Aurora Plains and Colorado's natural setting are to be used. Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. All buildings will be finished in the same color palette on all four (4) sides.</p> <p><i>City of Aurora - Unified Development Ordinance (August 2019)</i></p>
Architectural Features	<p>Business / Tech District: Primary entrances will be enhanced with 2-story glass; as well located at the office level with clerestory glass providing additional articulation and an enhanced interior environment.</p> <p>Mixed-Use Corridor District: Buildings shall be oriented so that pedestrian entries face the nearest adjacent street. Mass, color and light provide illumination and direction at a pedestrian scale along storefronts.</p> <p><i>City of Aurora - Unified Development Ordinance (August 2019)</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.

Stafford Logistics Center

Architectural Standards

Tab #12

Form H: Matrix

Architectural Design Standard	Brief Description of the Feature
Architectural Style	<p>Overall Development: Architectural design shall create or contribute to a sense of a specific place. Building elevations will be contemporary in design and consistent within each neighborhood; as well as share similarities between uses.</p> <p>Mixed Commercial Development: In multi-tenant buildings, storefronts will convey individual expression of each tenants' identity while adhering to a common theme and rhythm. Incorporate traditional storefront elements in a new and contemporary style. Provide shelter from the weather for pedestrians where buildings front along Main Street.</p> <p><i>City of Aurora - Unified Development Ordinance (August 2019)</i></p>
Building Form	<p><i>Overall Development: The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, change in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize buildings entries. A building's special architectural features and treatment shall not be restricted to a single façade. All sides of a building open to view by the public, whether from public or private property, shall display a similar level of quality and architectural interest.</i></p> <p><i>Industrial Development: The proto-type for the industrial buildings have been designed with massing and articulation in the form of vertical and horizontal plane changes. Dock walls are articulated to break up the building length and provide wayfinding to pedestrian doors while maintaining maximum flexibility for modern distribution needs. Entrances can include overhead architectural features or interest.</i></p> <p><i>Mixed-Use Corridor District: 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.</i></p> <p><i>City of Aurora – Unified Development Ordinance (August 2019)</i></p>

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Rooftop Design, Color, Equipment and Screening	<p>Overall Development: All sloping roof areas with a pitch of 3 in 12 or greater, and visible from any public or private right-of-way, shall be surfaced with attractive and durable materials. Intense, bright or fluorescent colors shall not be used on any roof areas visible from any public or private right-of-ways or open spaces.</p> <p>Industrial: To the maximum extent possible, rooftop equipment will be placed in building corners where it will be screened by building parapets. Rooftop equipment located away from building corners will be placed a minimum distance of 50'-0" from the face of the building and should not be visible from property lines based on sightline. Any equipment that is ultimately visible from property lines will be screed with unit mounted screen in a color matching the primary building colors.</p> <p><i>City of Aurora - Unified Development Ordinance (August 2019)</i></p>
Service Area and Loading Docks	<p>Overall Development: Loading docks, on-site storage yards, and all other service areas shall be fully screened from view from all public and private rights-of-way by walls or fences. Such screens shall be of a color and material matching or compatible with the dominant colors and materials found on the facades of the primary building. The screen height shall be of sufficient height to hide the equipment, vehicles, materials, or trash being screened from public view, but in no case shall exceed a height of 10 feet. Chain link fences, with or without slats, shall not be used to satisfy this screening requirement.</p> <p><i>City of Aurora - Unified Development Ordinance (August 2019)</i></p>

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# Stafford Logistics Center Architectural Standards Tab #12 Character Imagery Overview Business/Tech District



**Business / Tech District:**  
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.

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.



*Note: Images and Graphics are solely for reference purposes only.*



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FDP ISSUE RECORD  
FDP #1 12/17/2018  
FDP #2 03/04/2019  
FDP #3 04/22/2019  
FDP #4 07/03/2019  
Final Submittal 09/30/2019

FDP AMENDMENT ISSUE RECORD  
AMENDMENT #1 AUGUST 2020

Stafford Logistics Center  
Architectural Standards  
Tab #12  
Typical Elevations  
Business / Tech District

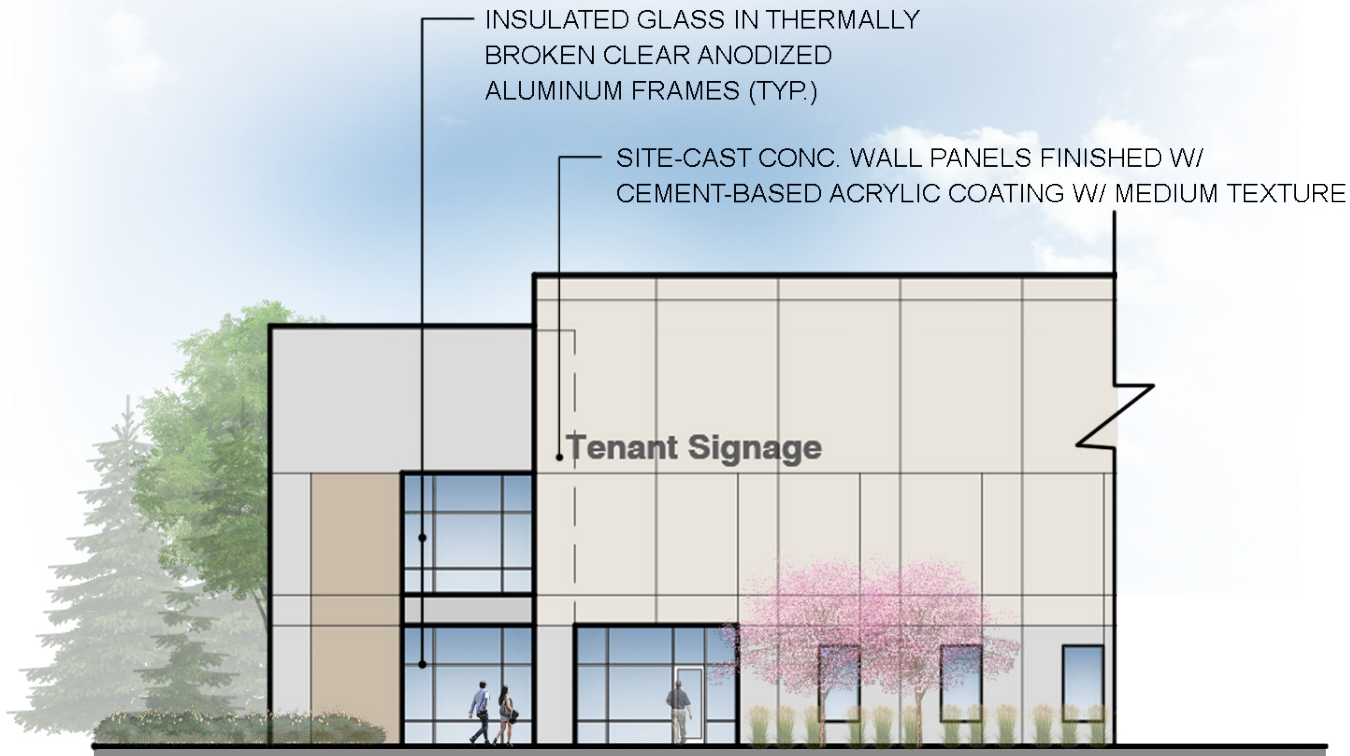


Typical End Wall Elevation

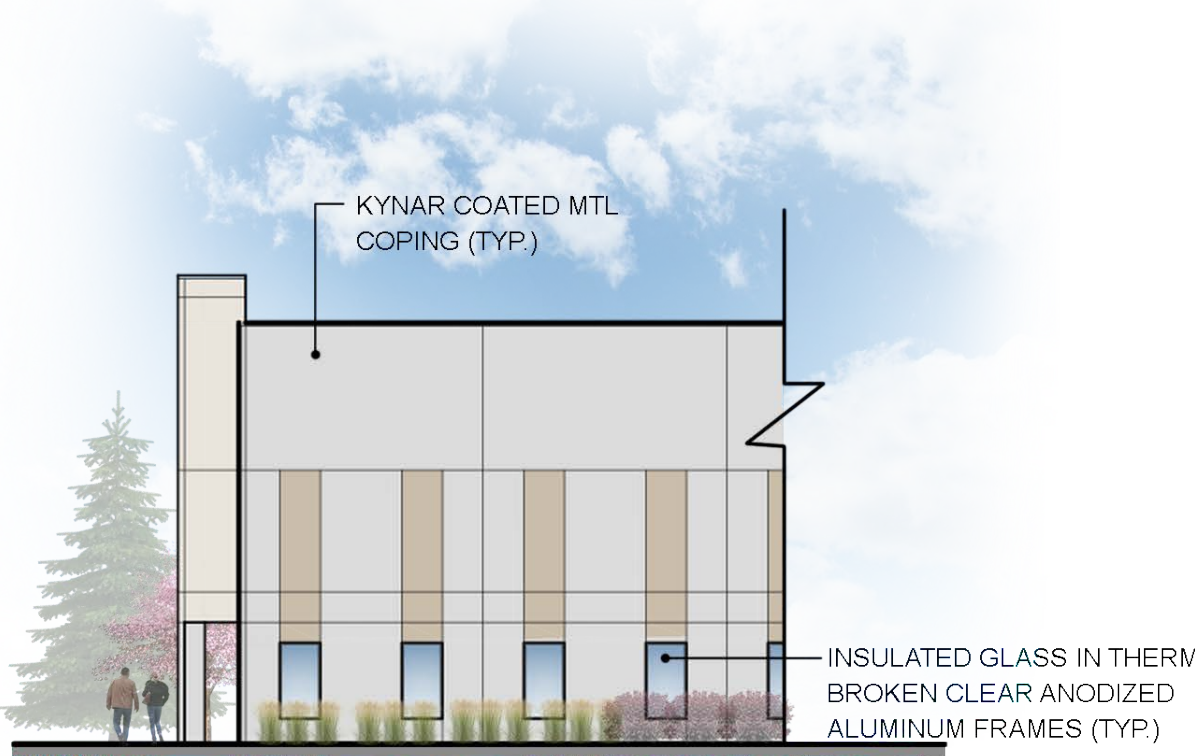


Typical Side Wall Elevation

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Typical End Wall Elevation Enlargement



Typical Side Wall Elevation Enlargement

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# Stafford Logistics Center Architectural Standards Tab #12

## Character Imagery Overview Mixed - Use Corridor District

Mixed-Use Corridor District:  
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.



Inline Retail



Coffee Drive Through



Grocery Store



Hotel

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