



Aspen Business Park

TAB #10

Urban Design Standards

4.5 FORM E: SAMPLE OPEN SPACE/ CIRCULATION/ NEIGHBORHOOD MAP

Ask your Case Manager for the latest examples from recent applications.

4.6 FORM F-1: URBAN DESIGN STANDARDS MATRIX

SPECIAL URBAN DESIGN FEATURE	BRIEF DESCRIPTION OF THE FEATURE	LOCATION OF THE STANDARDS IN APPLICATION PACKAGE
1. Entry Monumentation	The monument sign shall be located at the Yale entry into the development to create project identity and to provide a sense of entry. Allowed materials include concrete and metal. The monument sign will be internally illuminated.	Sheet 1
2. Retaining Walls	Retaining walls shall be constructed of integrally colored CMU blocks with a cap. The color of CMU should be consistent across the site and coordinate with the building design. Selected CMU colors should be found in nature.	Sheet 1
3. Fence and privacy walls	Screen walls shall be utilized to minimize the visual impact of the truck docks and delivery bays from public ROW only. Walls will be constructed of site cast concrete in materials and colors compatible with the adjoining building. Fences and privacy walls are discouraged in other areas of the site.	Sheet 2
4. Lighting Standards	Site lighting shall meet City of Aurora requirements. The project will provide adequate illumination at ground level for vehicles and pedestrians as well as accent and illuminate the buildings. Light fixtures will be uniform/consistent throughout the development. They will be LED fixtures and shall be downcast without drop lenses	Sheet 2
5. Paving Standards	Paving will be required to meet all functional requirements of the warehouse / distribution use. Colored and stamped paving is encouraged to be used at crosswalks to building entries. Colors to coordinate with building design. A license agreement is required for colored or stamped concrete in any ROW.	Sheet 3
6. Street Furniture Standards	Street furniture will be integrated into the design of building entries and the designated open space area. They will primarily be used for employee breaks and lunchtime use. All street furniture to be durable and readily available for all sites	Sheet 3
7. Signage Standards	Signage shall conform to the City of Aurora UDO standards. signage may consist of both a company logo and company or corporate name. Signs shall be individually mounted letters; internally lit.	Sheet 3
8. Theme	The overall theme of the site is industrial with natural references. The landscape and urban design elements should soften the industrial nature of the site by adding pedestrian scale elements and smaller scale focal points. Materials include but are not limited to metal, concrete, and CMU.	
9. Color Scheme	Colors and textures to coordinate with the architectural design. Colors should be based on those found in nature.	
10. Character	The urban design character is based on creating a welcoming environment for visitors and employees on the site. All urban design elements will be uniform across the site to create consistency and contribute to a sense of place. The urban design will continue the theme of layers used in the architectural design.	

The design standards listed in this matrix implement the design themes of the MP and are intended to complement and exceed the UDO standards. Unless an adjustment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the higher standards shall govern.

All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this MP. 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.

Form F-2: Neighborhood Character Matrix

NEIGHBORHOOD (OR VILLAGE)	DISTINGUISHING CHARACTERISTICS		
	URBAN DESIGN	LANDSCAPE	ARCHITECTURE
Neighborhood Name #1 We have only one neighborhood, so no need to distinguish between neighborhoods			
Neighborhood Name #2			
Neighborhood Name #3			
(Add more rows as necessary)			

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

GREY WOLF ARCHITECTURE
ARCHITECTURE PLANNING INTERIOR DESIGN

1075 W. COLORED AVENUE, SUITE 400
AURORA, COLORADO 80014
303.292.1037 | 303.292.4977
mail: info@greywolfad.com

2. RETAINING WALLS

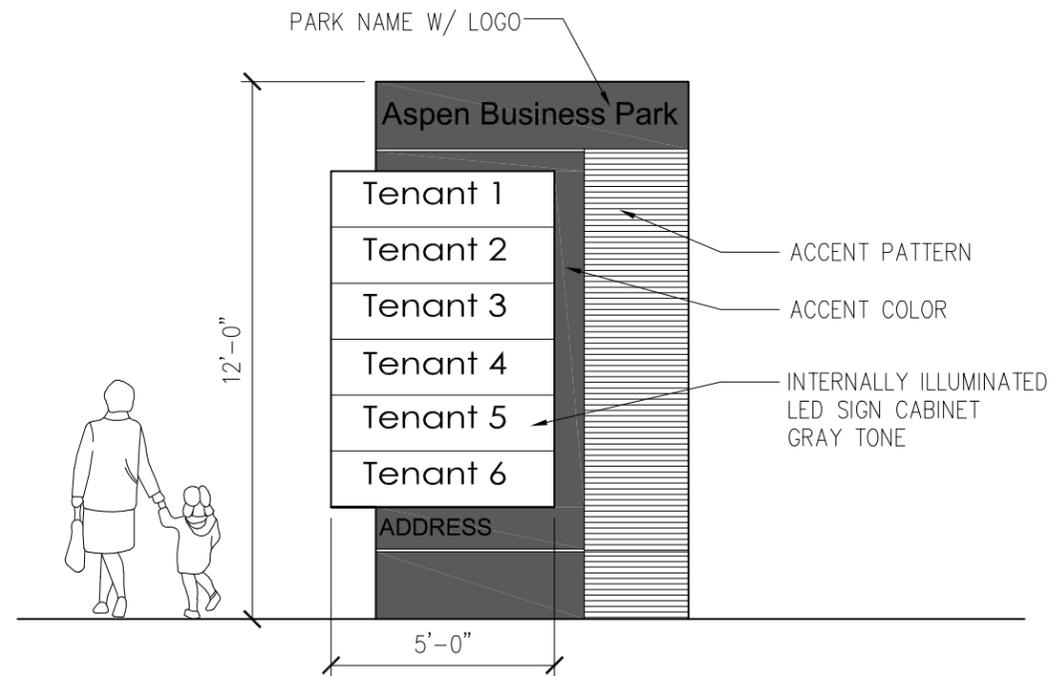
RETAINING WALLS SHALL BE CONSTRUCTED OF INTEGRALLY COLORED CMU BLOCKS. THE COLOR OF CMU SHOULD BE CONSISTENT ACROSS THE SITE, OCCUR IN NATURE, AND COORDINATE WITH THE BUILDING DESIGN. THE RETAINING WALLS WILL BE A MAX OF 8 FEET HIGH. AT DETENTION AND WATER QUALITY PONDS, THE RETAINING WALLS WILL NOT EXCEED 42". RAILING IS REQUIRED ON ALL RETAINING WALLS GREATER THAN 30" TALL. REFER TO LANDSCAPE DESIGN STANDARDS FOR ASSOCIATED LANDSCAPING.



EARTH TONE RETAINING WALL

1. ENTRY MONUMENTATION

ONE MONUMENT SIGN SHALL BE LOCATED AT THE MAIN YALE ENTRY INTO THE DEVELOPMENT TO CREATE PROJECT IDENTITY AND TO PROVIDE A SENSE OF ENTRY. THE SIGN WILL HAVE A MAX HEIGHT AT 12 FEET WITH A MAXIMUM SIGN FACE OF 100 SQUARE FEET. REFER TO LANDSCAPE DESIGN STANDARDS FOR ASSOCIATED LANDSCAPING. THE SIGN WILL BE CONSTRUCTED OF ALLOWED MATERIALS WHICH INCLUDE CONCRETE AND METAL. ADDITIONAL PROPOSED MATERIALS MAY BE APPROVED PENDING CITY REVIEW. SIGNAGE TO BE INTERNALLY ILLUMINATED. ALL MONUMENTS WILL 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



DATE	SUBMITTAL NO.
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ASPEN BUSINESS PARK
YALE AVE & S GUN CLUB RD.
AURORA

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

SHEET NO. & NAME:
1
1 OF 3

SHEET NAME:
URBAN DESIGN STANDARDS

DWF File Path: C:\Users\Aurora\Documents\Aspen Business Park\Urban Design Standards\Urban BP Design Standards.dwg
Plot Date/Time: 05/11/23 03:20pm

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4. LIGHTING STANDARDS

THE LIGHTING FOR THE SITE WILL MEET ALL CITY OF AURORA REQUIREMENTS AND NOT BE OVER-LIGHTED. THE PROJECT WILL PROVIDE ADEQUATE ILLUMINATION AT GROUND LEVEL FOR VEHICULAR TRAFFIC AS WELL AS ACCENT AND ILLUMINATE THE BUILDINGS ON THE SITE.

THE INTENT OF THIS SECTION IS TO PROVIDE A CONSISTENT, SUPERIOR QUALITY STANDARD FOR ALL LIGHTING THROUGHOUT ASPEN BUSINESS PARK. LIGHTING IS ENCOURAGED TO ACCENT AND ILLUMINATE BUILDINGS AS A COMPLIMENT THROUGHOUT DEVELOPMENT.

THE DEVELOPMENT SHALL INCLUDE PARKING SCALE LIGHTING AND BUILDING MOUNTED LIGHTING. ALL PARKING SCALE LIGHTING SHALL BE UNIFORM THROUGHOUT THE DEVELOPMENT IN RESPECT TO STYLE, COLOR, HEIGHT AND LIGHT TYPE. BUILDING MOUNTED LIGHTING SHALL BE A WALL MOUNTED FIXTURE EXCEPT AT ENTRY AREAS WHERE DECORATIVE FIXTURES SHALL BE UTILIZED. ALL LIGHTING SHALL UTILIZE LED FIXTURES ONLY.

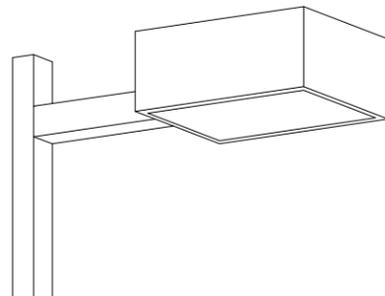
PARKING AREA LIGHTING SHALL BE LAID OUT IN A REGULAR GRID AND SHALL MAINTAIN AN ORDERLY APPEARANCE.

ALL LIGHTING SHALL BE DOWNCAST AND WITHOUT DROP LENSES. PREVENT EXCESS LIGHT POLLUTION AND GLARE. AVOID LIGHTING OPEN SPACE AND NATURAL AREAS.



Wall Mounted light Fixture

LED
BRONZE FINISH

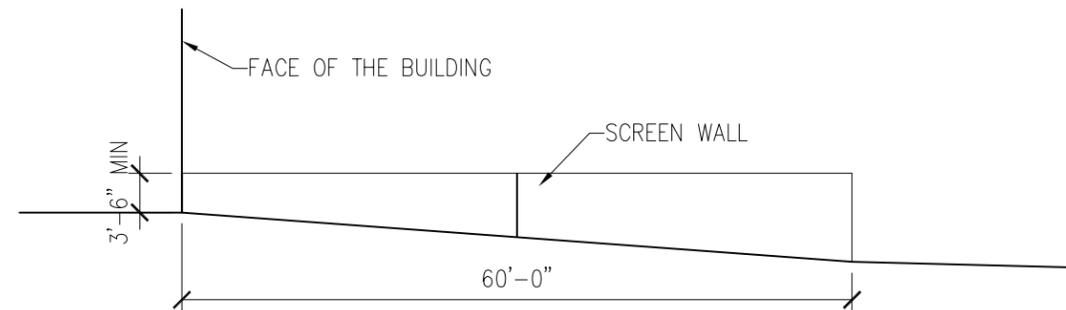


Parking Scale Lighting

LED
POWDER COATED BRONZE FINISH

3. FENCE AND PRIVACY WALLS

SCREEN WALLS SHALL BE UTILIZED TO MINIMIZE THE VISUAL IMPACT OF THE TRUCK DOCKS AND DELIVERY BAYS FROM PUBLIC ROW VIEW ONLY. WALLS WILL BE CONSTRUCTED OF SITE CAST CONCRETE IN MATERIALS AND COLORS COMPATIBLE WITH THE ADJOINING BUILDING. FENCES NOT LOCATED ADJACENT TO THE TRUCK COURT MAY CONSIST OF BRICK, STONE, CMU, OR PRECAST CONCRETE. GENERALLY, FENCES AND PRIVACY WALLS ARE DISCOURAGED IN AREAS OTHER THAN SCREENING THE TRUCK DOCKS AND DELIVERY BAYS AS THEY LIMIT FLOW OF MOVEMENT THROUGHOUT THE SITE. ALL FENCES ARE REQUIRED TO MEET CITY OF AURORA STANDARDS.



Truck Court Screen Walls

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6. STREET FURNISHING STANDARD

STREET FURNITURE TO BE PLACED IN AREAS WITH PEDESTRIANS SUCH AS BUILDING ENTRIES, AREAS FOR EMPLOYEE BREAKS AND LUNCHTIME, AS WELL AS AT THE DESIGNATED OPEN SPACE AREA. ALL STREET FURNITURE TO BE MADE OF HIGH QUALITY MATERIALS AND TO COMPLIMENT THE MATERIALS USED THROUGHOUT THE COMMUNITY. STREET FURNISHINGS SHOULD BE PLACED ADJACENT TO BUT NOT IN PEDESTRIAN PATHWAYS. LOCATE BENCHES NEAR SCENIC ENVIRONMENTS WITH GOOD AIR FLOW. LOCATE TRASH CANS NEAR SEATING AREAS. PROVIDE BIKE RACKS NEAR BUILDING ENTRIES PER CITY OF AURORA STANDARDS.

ALL TRASH RECEPTACLES, BENCHES, FENCES, PLANTERS, SIGNAGE, LIGHTING, ETC., SHALL HAVE A COMMON THEME IN COLOR, SHAPE, AND STYLE. ONCE A THEME HAS BEEN ESTABLISHED, FUTURE DEVELOPING SITES SHOULD TAKE ON THE SAME THEME.

PRODUCTS SHOULD BE READILY AVAILABLE FOR THE NEXT DEVELOPMENT. CHOOSE COMPANIES AND PRODUCTS THAT ARE GENERAL AND EASILY ACCESSIBLE IN THE MARKET OVER TIME. DURABILITY IS ESSENTIAL.



THOMAS STEEL OR EQ
CARNIVAL PICNIC TABLE
POWDER COATED METAL
BRONZE COLOR

Picnic Table



Bike Rack

THOMAS STEEL OR EQ
U24 U BIKE RACK
POWDER COATED METAL
BRONZE COLOR



Trash Receptacle

THOMAS STEEL OR EQ
CARNIVAL RECEPTACLE
POWDER COATED METAL
BRONZE COLOR



LOGO

SIGNAGE

TENANT'S LOGO

SEPARATE BLACK METAL CHANNEL LETTERS –
INTERNALLY LIT

7. SIGNAGE STANDARDS

EACH TENANT OR BUSINESS IS ALLOWED ONE WALL SIGN ON EACH STREET OR PARKING LOT FRONTAGE. SIGNS MAY INCLUDE TENANT LOGO AND BUSINESS NAME. PROJECT SIGNAGE SHALL CONFORM TO THE CITY OF AURORA UDO STANDARDS. MAXIMUM SIGNAGE WILL BE AS ALLOWED BY THE CITY OF AURORA UDO.

DIRECTIONAL SIGNAGE SHALL COMPLEMENT THEMES USED IN THE MONUMENT SIGNS AND WILL SHOW DIRECTION FOR STREETS, PARKING, AND OTHER REQUIRED DIRECTIONAL SIGNAGE. SIGN MATERIALS TO BE METAL. OTHER MATERIALS MAY BE APPROVED. DIRECTIONAL SIGNAGE NOT BE ILLUMINATED OR INCLUDE LOGOS. SIGNAGE WILL BE APPROVED UNDER SEPARATE PERMIT.



5. PAVING STANDARDS

PAVING WILL BE REQUIRED TO MEET ALL FUNCTIONAL REQUIREMENTS OF WAREHOUSE / DISTRIBUTION USE. STANDARD GREY CONCRETE WITH UNIQUE SCORING AND INTEGRAL COLOR AT KEY ENTRANCES OR PEDESTRIAN AREAS IS ENCOURAGED TO BE ADDED. COLORS TO COORDINATE WITH BUILDING DESIGN. EXAMPLES INCLUDE STAMPING THE CONCRETE TO LOOK LIKE BRICK, OR COLORING THE CONCRETE AT CROSSWALKS TO MATCH BUILDING COLORS. ALL PAVING SHOULD BE OF A UNIFORM DESIGN AND CONSISTENT WITH THE CITY OF AURORA STANDARDS.

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