

Port Colorado
Sub-Area 2
Urban Design Standards
Tab #10

Form F-1: Matrix

| Special Urban Design Feature | Brief Description of the Feature |
|---|--|
| 1. Entry Monumentation | 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. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> |
| 2. Retaining Walls | All retaining walls shall comply with City of Aurora standards. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> |
| 3. Fence and Privacy Wall Designs | All fencing shall comply with City of Aurora standards. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> |
| 4. Lighting Standards | All light fixtures shall be of a uniform design and consistent with the City of Aurora standards. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> |
| 5. Paving Standards | Any paving standard beyond asphalt or concrete within public ROWs shall require a license agreement if permitted. All paving shall comply with City of Aurora standards. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> |
| 6. Street Furniture Standards | Site furnishings shall be made of high quality materials and will be consistent with the City of Aurora standards. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> |
| 7. Signage Standards (Port Sign Program) | All signage shall comply with the City of Aurora standards and approved under separate permit. <i>RE: Urban Design shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i> 4.10.12. SIGN PROGRAMS FOR MULTI-TENANT DEVELOPMENTS <i>A. Intent The purposes of a uniform sign program are to: 1. Achieve a reasonable degree of sign uniformity and coordination; 2. Enhance the visual quality of the area through compatibility of the signs in color, shape, and materials; 3. Provide clarity and legibility for visitors to the project; and 4. Meet or exceed sign design standards.</i> <i>B. Applicability A uniform sign program shall be required for shopping centers, or for multi-use or multi-building business, mixed-use, commercial, or industrial developments.</i> |
| 8. Special Neighborhood Concepts | Not Applicable |
| 9. Special Facilities and Structures | Not Applicable |

NOTE:
1. The Design Standards listed in this matrix implement the design themes of the Master Plan 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 more restrictive shall govern, unless an adjustment 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 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.
2. Per Section 146-4.7.8.B.2. Of the City code outdoor storage of any type shall be screened with a visual barrier that adequately conceals material from the view of residential areas, public rights -of-way and trail or trail corridors. Outdoor storage shall be behind required front setbacks.

| Primary Monument Sign Standards | | | |
|--|---|---|-----------------|
| Table 16.3 of Aurora, CO Building & Zoning | | | |
| | City of Aurora Code | TransPort Sign Program | Number of Signs |
| Height: | Along arterial streets: 12' Maximum | Along arterial streets: 30' Maximum | 0 Primary Signs |
| | Along all other streets: 8' Maximum | Along all other streets: 18' Maximum | 1 Primary Sign |
| Area of Sign (sq. ft.): | Maximum sign area not to exceed 100 square feet | Maximum sign area not to exceed 180 square feet | 1 Primary Sign |

Primary Signage

Monumentations, at key access points, can be comprised of a variety of materials. 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.

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.

4.10.12. SIGN PROGRAMS FOR MULTI-TENANT DEVELOPMENTS

A. Intent The purposes of a uniform sign program are to:

1. Achieve a reasonable degree of sign uniformity and coordination
2. Enhance the visual quality of the area through compatibility of the signs in color, shape, and materials;
3. Provide clarity and legibility for visitors to the project; and
4. Meet or exceed sign design standards.

B. Applicability A uniform sign program shall be required for shopping centers, or for multi-use or multi-building business, mixed-use, commercial, or industrial developments.



Primary Monument Sign



Westwood



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



ISSUE RECORD

| |
|----------------------------|
| 1st Submittal - 09/21/2022 |
| 2nd Submittal - 12/05/2022 |
| 3rd Submittal- 05/10/2023 |

Secondary Monument, Single Tenant and Multi-Tenant / Directional Signage

Multi-Tenant / Wayfinding Signage shall complement themes used. Monumentations to show direction for streets, mail kiosks, trails, parking, and other required direction signage.

4.10.12. SIGN PROGRAMS FOR MULTI-TENANT DEVELOPMENTS

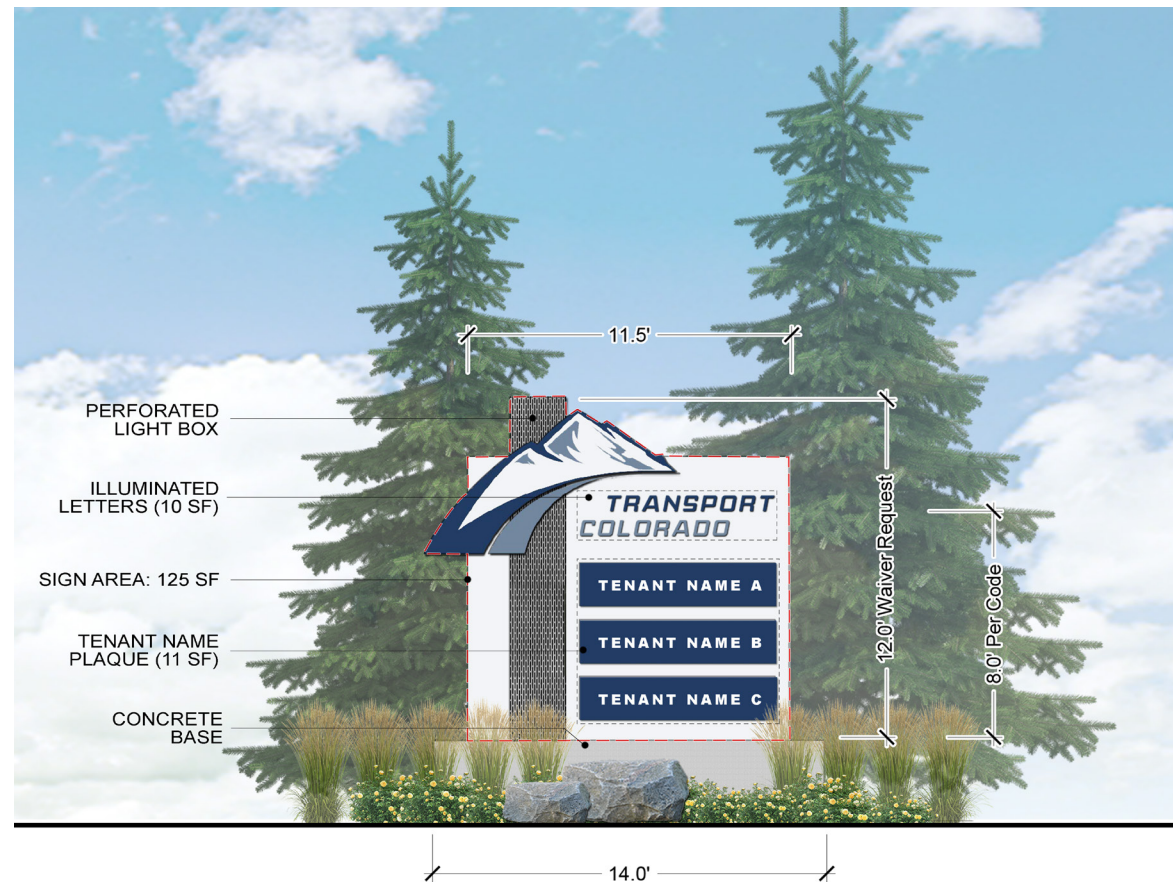
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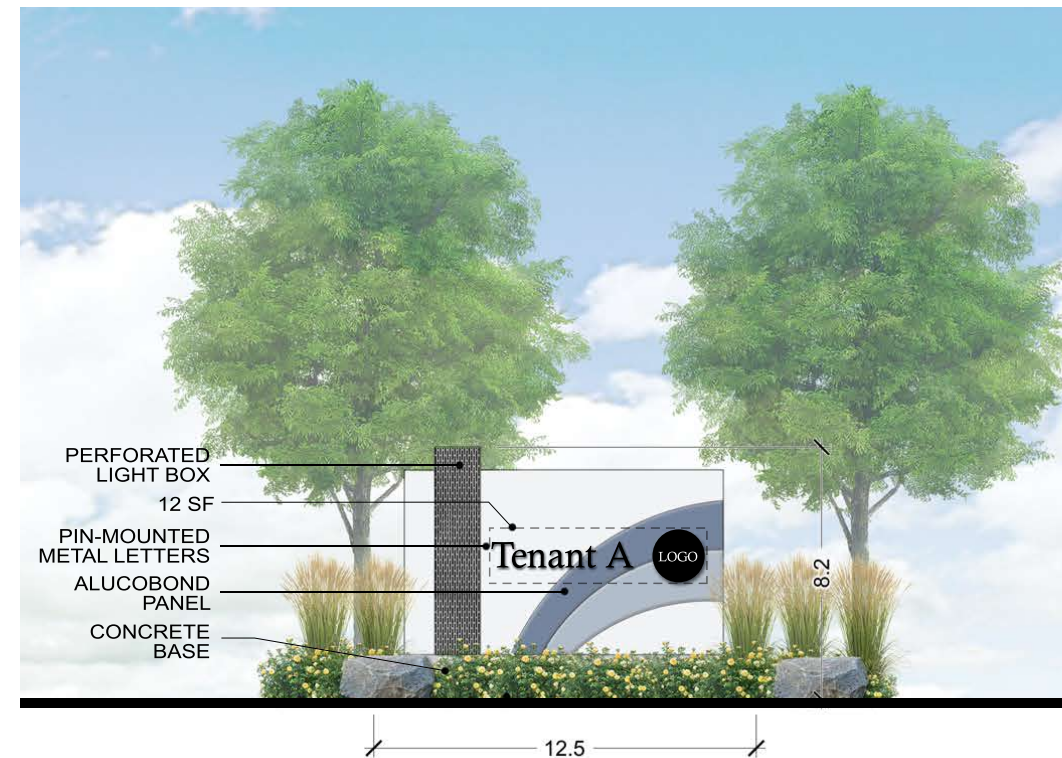
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1st Submittal - 09/21/2022
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| Secondary Monument Sign Standards | | | |
|--|---|---|--|
| Table 16.3 of Aurora, CO Building & Zoning | | | |
| | City of Aurora Code | TransPort Sign Program | Number of Signs |
| Height: | Along arterial streets: 12' Maximum | Along arterial streets: 12' Maximum | 1 Secondary Sign |
| | Along all other streets: 8' Maximum | Along all other streets: 12' Maximum | |
| Area of Sign (sq. ft.): | Maximum sign area not to exceed 100 square feet | Maximum sign area not to exceed 140 square feet | 1 Secondary Sign *per illustratives |



Secondary Monument Sign



Single Tenant Sign



Multi-Tenant / Directional Sign

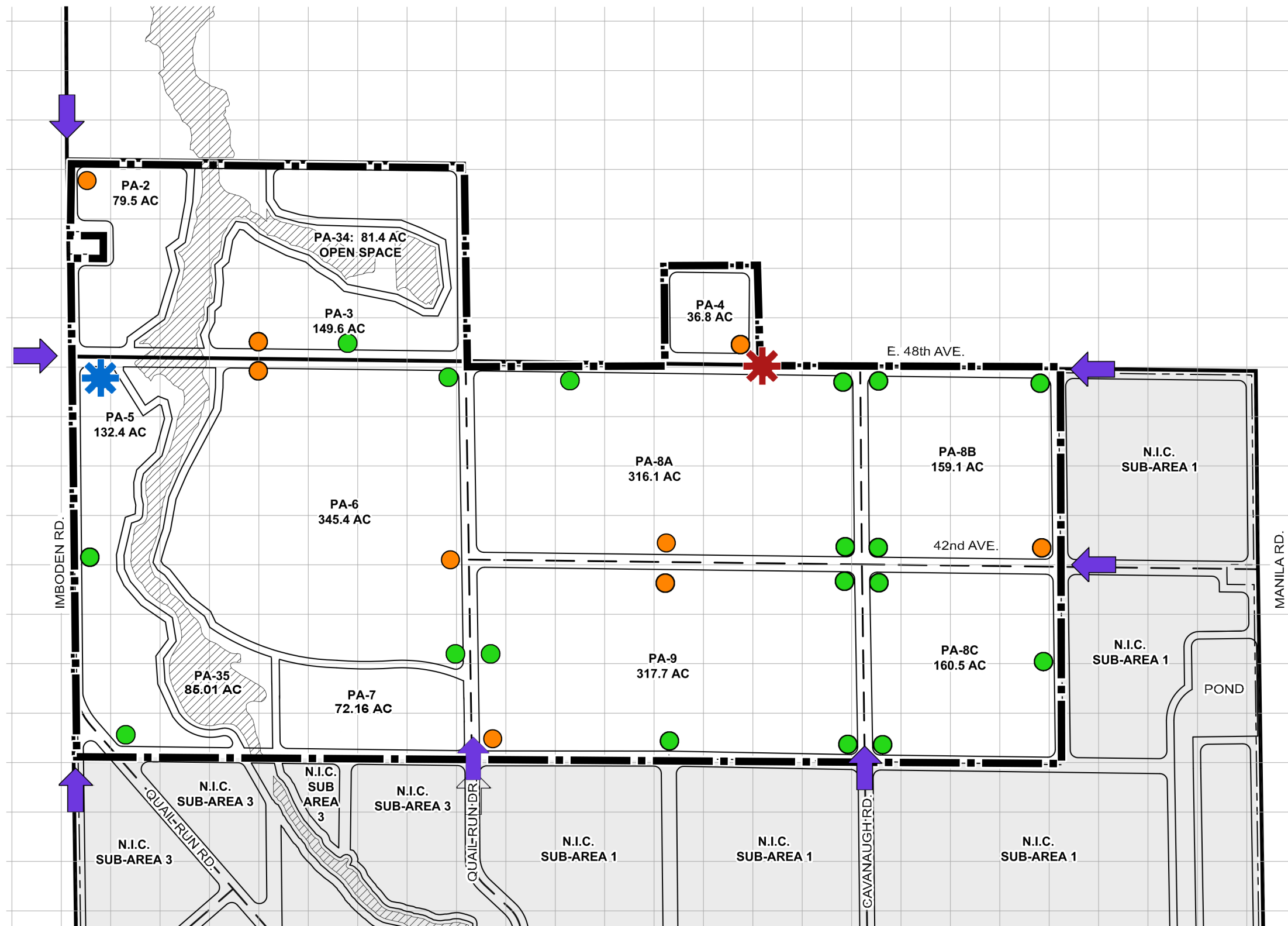
Port Colorado

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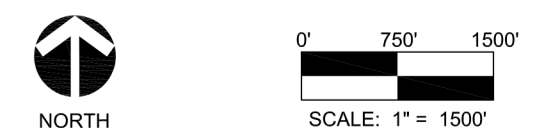
Urban Design Standards

Tab #10

Signage Location Map



- LEGEND**
- SUB-AREA #2 BOUNDARY
 - MP BOUNDARY
 - EXISTING ROADS
 - PROPOSED ROADS
 - 10 ACRE REFERENCE GRID
 - VEHICULAR ACCESS
 - PRIMARY MONUMENT SIGN
 - SECONDARY MONUMENT SIGN
 - MULTI-TENANT / DIRECTIONAL MONUMENT SIGN
 - SINGLE TENANT MONUMENT SIGN
 - BEAR GULCH FLOODPLAIN



ISSUE RECORD

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| 1st Submittal | - 09/21/2022 |
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Fence and Privacy Walls

Solid fencing and walls may be utilized, as appropriate, to screen industrial uses. Wood or composite 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.

All fence and screen walls shall be of a uniform design and consistent with the City of Aurora standards. Fences and Walls will meet and/or exceed minimum City code requirements.



Perimeter Wall



Security/Rail Fence



Retaining Wall



Security/Rail Fence and Gate

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Lighting Standards

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.

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

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



Pedestrian Scale Light Poles (Typical)



Single parking lot lights



Double parking lot lights

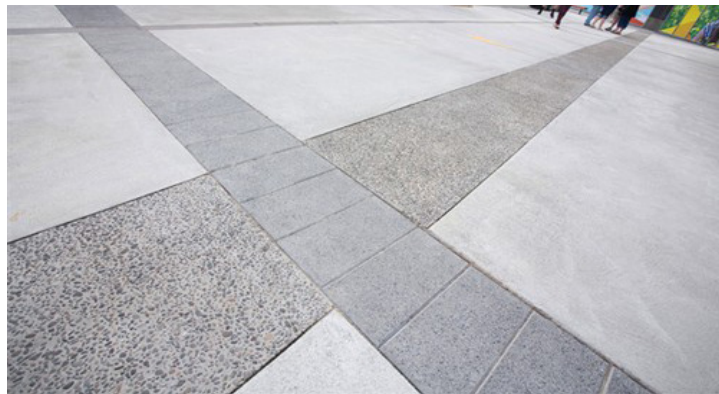
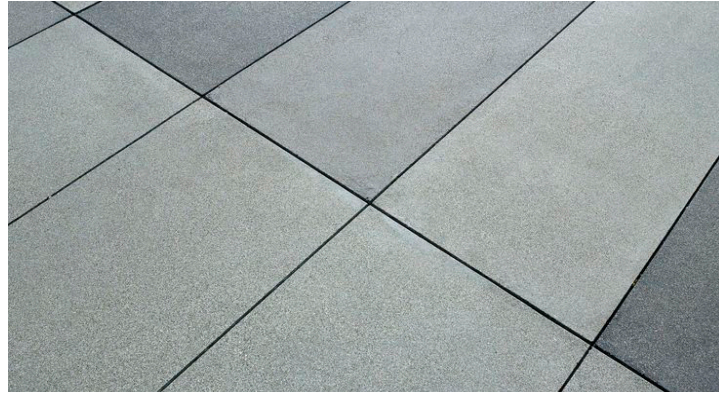


Pedestrian Scale Lighting



Paving Standards

Standard grey and/or integral color concrete with unique scoring



Street Furniture Standards

Trash Receptacle



Metal Bench



Bike Racks



Metal Planter



Paving Standards and Street Furniture Standards

Paving Standards

Paving patterns and materials shall be appropriate for the use. Sidewalks and utility areas may be grey concrete; while employee break areas may utilize a designed pattern on scoring utilizing etched concrete on pavers. Standard grey concrete with unique scoring and integral color at building entrances or pedestrian areas will be encouraged.

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

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

Street Furniture

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.

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