

STANDARD FDP NOTES

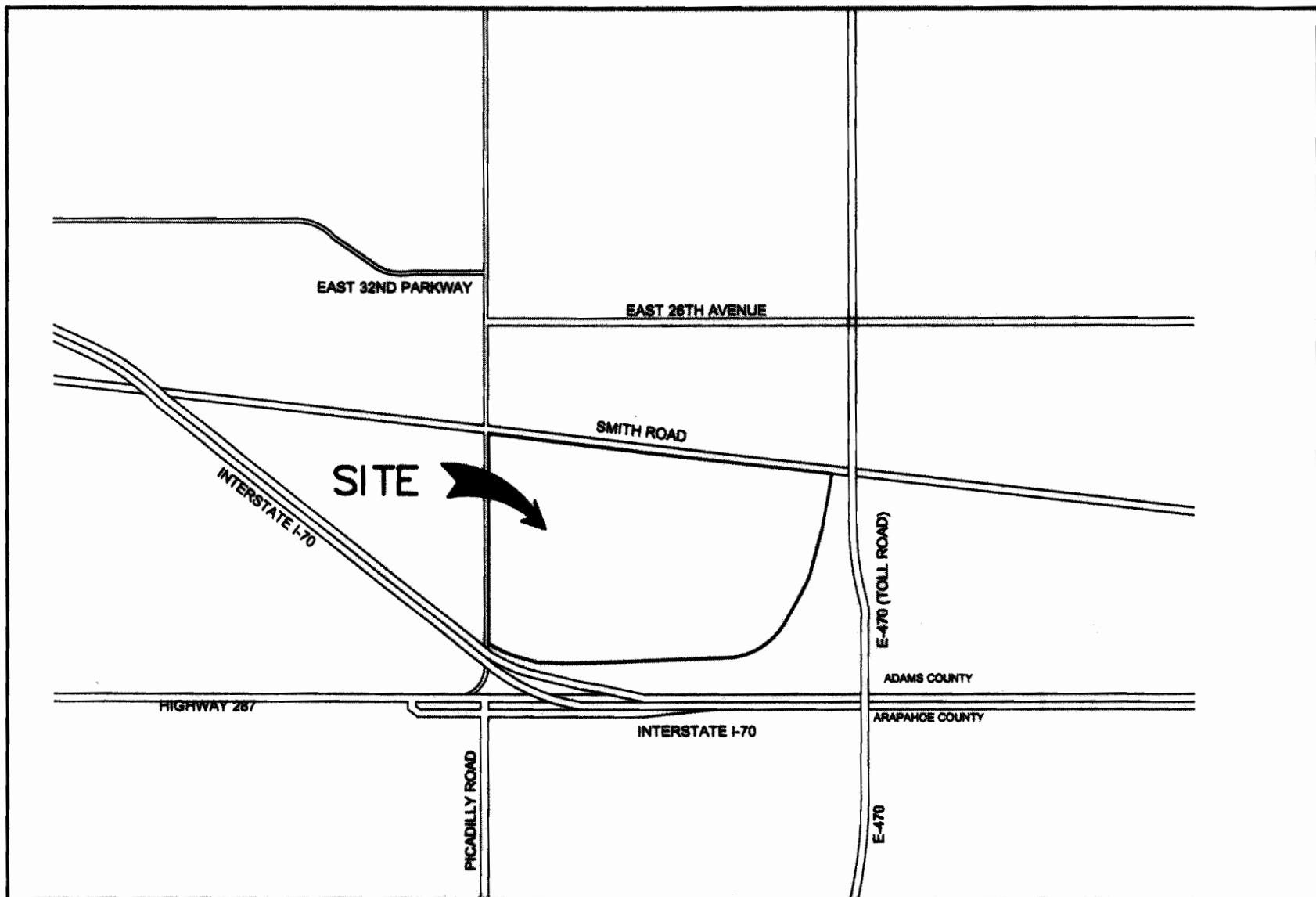
1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Contextual Site Plan.
2. Street Lights. Streetlights must be constructed along all public streets as required by City Code Section 126-236.
3. Archeological finds. The owner, developer and/or contractor will notify the City if archeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of CSP review. This reduction shall be considered an administrative FDP amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the FDP, including but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to CSP review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer shall provide two points of paved emergency access and a looped water supply to each phase of the development as approved by the City. The developer shall provide emergency crossings that meet all city standards. The developer is required to provide all offsite roadways necessary to provide the two distinct points of access to the overall site.
9. The Master Utility Study, Master Drainage Study and Master Transportation Study are incorporated as a part of the FDP. Final approval of these documents is required before acceptance of an application for the first CSP within the project.
10. Landscaping Standards. Unless otherwise noted herein in a waiver, the landscaping standards outlined in Article 14 of the Zoning Code apply to this FDP. Where the standards outlined in Article 14 conflict with standards within this FDP, the more restrictive shall apply.
11. Title 32 Metropolitan District Standards. City of Aurora Resolution R2000-36 outlines standards for Metropolitan Districts. The standards supersede those outlined in the Aurora Zoning Code. Additional standards are outlined in this FDP, including community design standards, park and open space dedication, phasing, and theme community architecture. Where these standards exceed zoning code standards, the most restrictive shall apply.
12. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved FDP standards.

EASTGATE

A CATELLUS DEVELOPMENT

FRAMEWORK DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN SECTION 36,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE N00°12'34"E ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 367.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SMITH ROAD WHICH IS ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N82°59'02"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 447.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 AS DESCRIBED IN LIS PENDENS RECORDED IN BOOK 4822 AT PAGE 684, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY AND NORTHERLY LINE OF SAID E-470 RIGHT-OF-WAY THE FOLLOWING 6 COURSES: 1) THENCE S27°38'30"W A DISTANCE OF 58.91 FEET; 2) THENCE S10°49'06"W A DISTANCE OF 701.50 FEET; 3) THENCE S15°30'40"W A DISTANCE OF 633.19 FEET TO A POINT OF CURVATURE; 4) THENCE 220.22 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 908.12 FEET, A CENTRAL ANGLE OF 13°53'40" AND A CHORD WHICH BEARS S22°27'30"W A DISTANCE OF 219.68 FEET; 5) THENCE S29°24'19"W A DISTANCE OF 520.94 FEET TO A POINT OF CURVATURE; 6) THENCE 1147.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1116.59 FEET, A CENTRAL ANGLE OF 58°53'32" AND A CHORD WHICH BEARS S58°51'05"W A DISTANCE OF 1097.84 FEET; 7) THENCE S88°17'52"W A DISTANCE OF 1874.84 FEET; 8) THENCE S89°26'57"W A DISTANCE OF 379.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 70 THE FOLLOWING 3 COURSES: 1) THENCE N76°07'12"W A DISTANCE OF 367.65 FEET; 2) THENCE N74°38'42"W A DISTANCE OF 290.29 FEET; 3) THENCE 397.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1786.96 FEET, A CENTRAL ANGLE OF 12°46'22" AND A CHORD WHICH BEARS N65°14'26"W A DISTANCE OF 397.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF PICADILLY ROAD; THENCE N00°28'12"E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1053.39 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CENTURY 21 SUBDIVISION RECORDED IN FILE 13 MAP 6 AS DEFINED BY AN EXISTING GAS LINE; THENCE S86°46'36"E ALONG SAID SOUTHERLY LINE OF CENTURY 21 SUBDIVISION A DISTANCE OF 10.01 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PICADILLY ROAD AS DEFINE BY THE CENTURY 21 SUBDIVISION THE FOLLOWING 2 COURSES: 1) THENCE N00°28'12"E A DISTANCE OF 820.04 FEET; 2) THENCE N00°47'25"E A DISTANCE OF 1024.49 FEET TO A POINT ON THE NORTHERLY LINE OF THE CENTURY 21 SUBDIVISION, WHICH IS ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF SMITH ROAD AND THE UNION PACIFIC RAILROAD; THENCE S82°59'02"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 4855.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 294.701 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE EAST - WEST CENTERLINE OF SECTION 36 WHICH IS ASSUMED TO BEAR S89°54'02"W BEING MONUMENTED BY A FOUND #6 REBAR 1/3 1/2" ALUMINUM CAP LS # 24313 AT THE EAST 1/4 CORNER AND A FOUND 3" BRASS CAP IN RANGE BOX LS # 13327 AT THE W 1/4 CORNER OF SECTION 36.

SHEET INDEX:

1 OF 9	COVER SHEET
2 OF 9	TAB #8 LAND USE INFORMATION
3 OF 9	TAB #9 OPEN SPACE AND TAB #10 URBAN DESIGN INFO
4 OF 9	TAB #10 URBAN DESIGN STANDARDS INFORMATION
5 OF 9	TAB #11 LANDSCAPE STANDARDS INFORMATION
6 OF 9	TAB #11 LANDSCAPE STANDARDS INFORMATION
7 OF 9	TAB #12 ARCHITECTURAL STANDARDS INFORMATION
8 OF 9	TAB #12 ARCHITECTURAL STANDARDS INFORMATION
9 OF 9	LAND USE MAP

This FDP and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall limit the construction, location, use, occupancy and operation of all land and structures within this Plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

In witness thereof CATELLUS DEVELOPMENT CORP. has caused these presents to be executed this 23 day of January AD 2004

By: [Signature] Corporate Seal
(Principals or Owners)

NOTARIAL:

State of Colorado)ss
County of [Signature]

The foregoing instrument was acknowledged before me this 23 day of January AD 2004, by Caroline Hammond
(Principals or Owners)

Witness my hand and official seal

[Signature]
NOTARY PUBLIC

My commission expires 09/23/07 Notary Public Address: Catellus Development Corp. 165 S. Union Blvd., Ste 852 Lakewood, CO. 80228

CITY OF AURORA APPROVALS:

City Attorney: [Signature] Date: 1/20/04

Planning Director: [Signature] Date: 1-19-2004

Planning Commission: [Signature] Date: [Signature]

City Council: [Signature] Date: [Signature]

Attest: [Signature] Date: [Signature]

City Clerk

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M.,

This _____ Day of _____ A.D. 20 _____

Clerk and Recorder: _____ Deputy: _____

AMMENDMENTS

DATE	REMARKS
11/20/02	PRELIMINARY SUBMITTAL
12/05/02	MANUAL CHANGES SUBMITTED
12/19/02	PRE-SUBMITTAL MEETING
2/19/03	INITIAL FDP SUBMITTAL
4/17/03	2ND SUBMITTAL
6/23/03	3RD SUBMITTAL
8/27/03	UNION AMENDMENT TO 3RD SUBMITTAL
10/23/03	FINAL FDP

PA / PM:	JAT
DRAWN BY:	JAT
JOB NO.:	015-015-00

SHEET

SHT 1 of 9

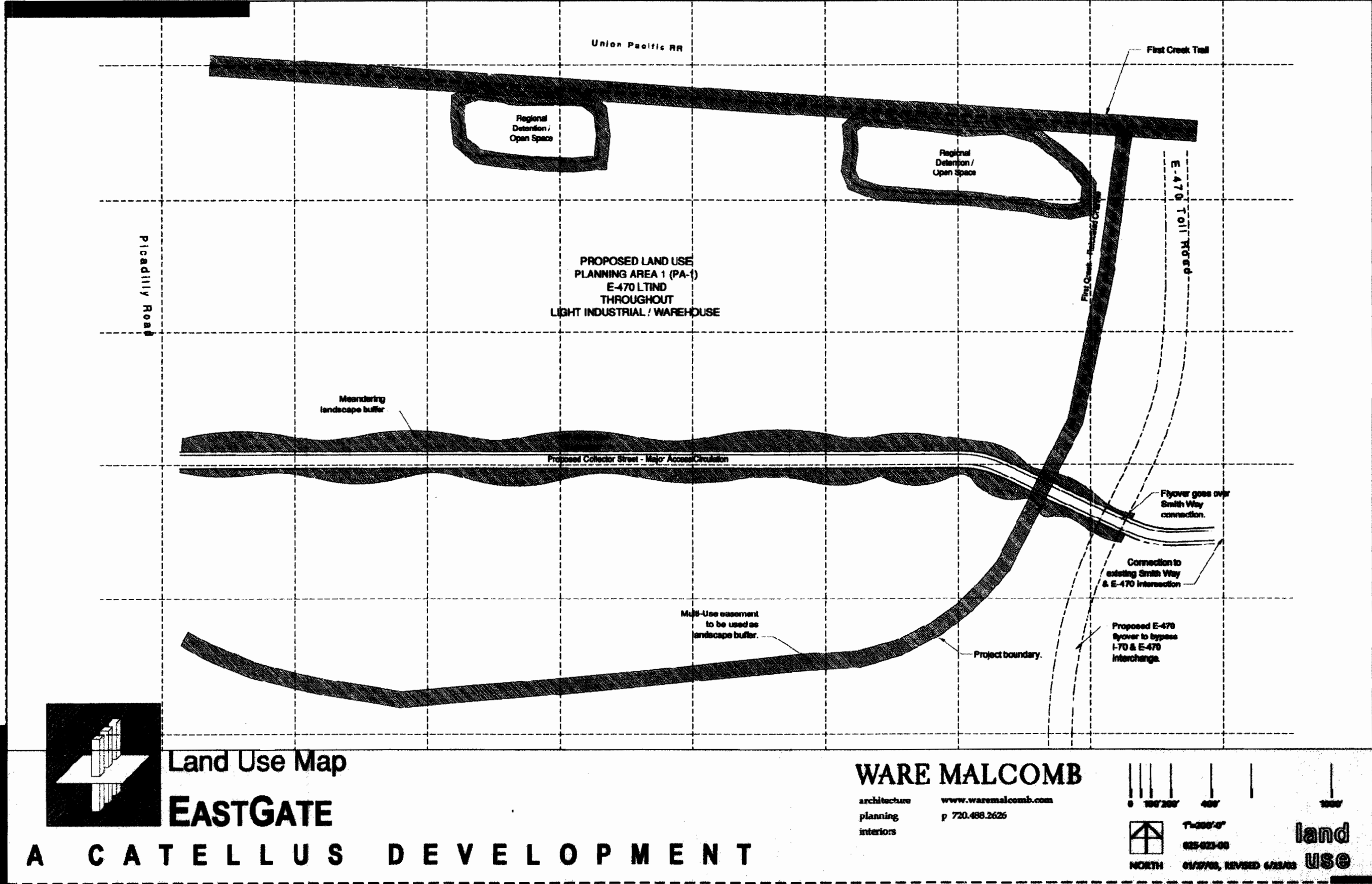
EASTGATE
A CATELLUS DEVELOPMENT

WARE MALCOMB

architecture
planning
interiors
irvine
san rafael
woodland hills
san diego
denver

Developed by CATELLUS DEVELOPMENT CORP.
165 S. UNION BLVD., SUITE 852
LAKEWOOD, COLORADO 80228

6120 Greenwood Plaza Boulevard, Suite 120
Greenwood Village, Colorado 80111
P 720.488.2626 F 720.488.2625



Form D: FDP Land Use/Density Map Matrix

ZONE: IND-M1

Last Revision: 4/17/03

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Land Use Formule	E. Gross Land Area in Acres	F. Maximum Potential Density by Code (in DUs or SF)	G. Actual Proposed Maximum Density (in DUs or SF)	H. Details and Comments
1. Flood Plain Areas	PA-1	FLOODPL	100 year flood plain	31.0	N/A	N/A	Actual area of flood plain to be reviewed as part of OLOMR
2. Required Land Dedication Areas for Parks and Schools	N/A	N/A		0.0	N/A	N/A	
3. Development Areas	PA-1	E-470 LTIND		263.7	10,000,000 SF	6,000,000 SF	Industrial zones are 1.0:1 FAR of lot size, which will be determined at time of final street appt.
Subzone: E-470 Light Industrial / Flex Office							
4. Total Map Acreage (Total figures above)				294.7			
5. Less 1/2 of Perimeter Streets Not Owned by Applicant				0.0			
6. Applicant's Acreage Listed in Application (Line 4 minus line 5)				294.7			
7. Total Flood Plain Acreage				31.0			
8. Total Adjusted Gross FDP Acreage (Line 4 minus line 7)				263.0			

FDP/GDP Land Use/Density Map Matrix, page 2

A. Land Use Item	C. Land Use Formule	D. Gross Land Area in Acres	E. Maximum Potential Density by Code	F. Actual Proposed Maximum Density	G. Details and Comments
9. Total SFD planning areas	2.65 persons per unit	0.0			
10. Total SFA planning areas	2.2 persons per unit	0.0			
11. Total MF planning areas	2.2 persons per unit	0.0			
12. Total residential	0.0				
13. Check for average residential density in each subzone	DUs per acre x Line 8				
14. Check for maximum allowable number of multifamily units in each subzone	Line 13E x %	N/A			
15. Total retail planning areas	N/A	0.0			
16. Total office planning areas	N/A	0.0			
17. Total industrial planning areas	N/A	238.2			
18. Total mixed commercial areas	N/A	0.0			
19. Total commercial	N/A	238.2			
20. Total neighborhood parks	N/A	0.0			
21. Total community parks	N/A	0.0			
22. Total other open space including trail corridors, greenbelts special recreational sites (exclusive of flood plain)	N/A	25.5			14.0 AC Detention / Open Space / Rec. Area 11.5 AC Perimeter E-470 multi-use easement / landscape buffer
23. Total open space		25.5			

5.6 Standard FDP Notes

STANDARD FDP NOTES

Include these standard notes on the cover sheet of your final FDP drawing mylars:

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Form J: Parks and Open Space Approval

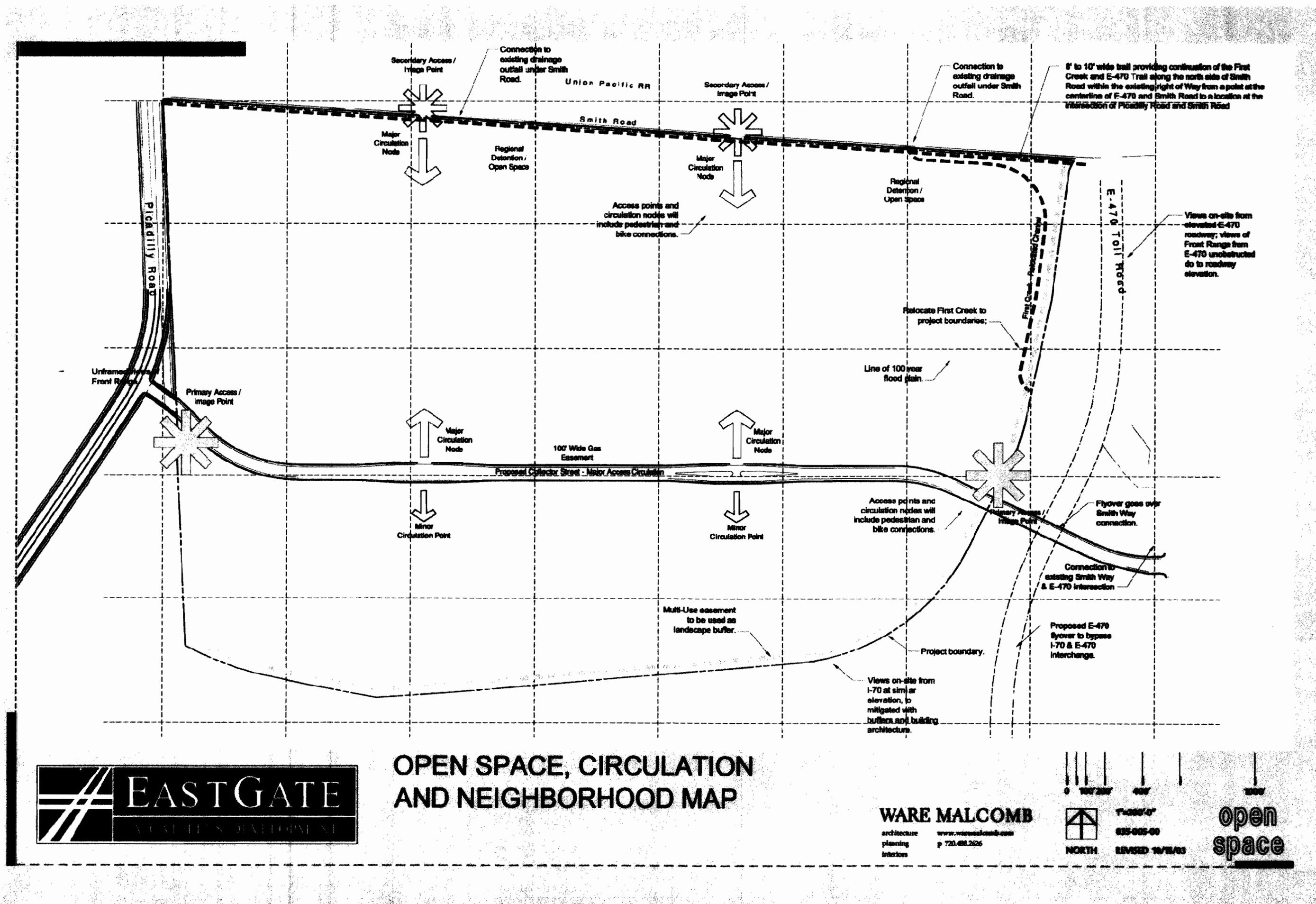
Revised October 15, 2003

Applicants: Use this form to record your final FDP inventory of all parks, open space, and recreation facilities and the order in which they will be constructed. This form must be approved and signed by both the Director of Parks and Open Space and the Director of Library and Recreation Services prior to final approval of your FDP. See next page for complete instructions and sample form.

Parks and Open Space Inventory and Phasing Approval Form

A. Planning Area Designation (Or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership	F. Phasing Plan and Trigger for Each Phase
First Creek Trail and E-470 Trail	8' to 10' wide trail providing for the continuation of the City of Aurora First Creek Trail and the E-470 Trail along the south side of Smith Road within the existing Right of Way, from a point at the centerline of E-470 and Smith Road to a location at the intersection of Picaudly Rd. and Smith Road.	Off-Site	Off-Site	To be determined pending contract with E-470 Authority	Issuance of first Certificate of Occupancy in Phase I

Director of Parks and Open Space	Library and Recreation Services
Date: _____ Signature: _____	Date: _____ Signature: _____



URBAN DESIGN STANDARDS

1.0 OVERVIEW

EastGate Business Center Design Standards are intended to unify the design and implementation of Industrial Zoned property. It is intended to unify individual parcels/projects into one holistic community with the completed development greater than the sum of its individual parcels.

2.0 SITE PLANNING CRITERIA

2.1 Coverage

The maximum building coverage of all buildings, including accessory buildings, but not including surface parking shall not exceed 55%.

2.2 Setbacks

Setbacks noted here are minimum requirements.

Building setbacks are for buildings and walls greater than [3] feet in height.

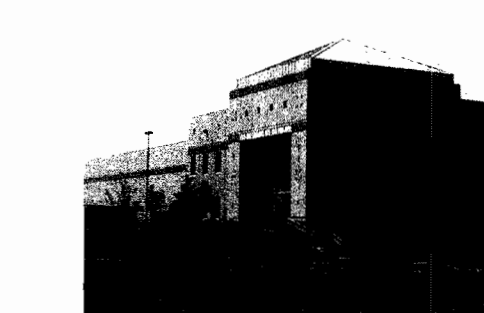
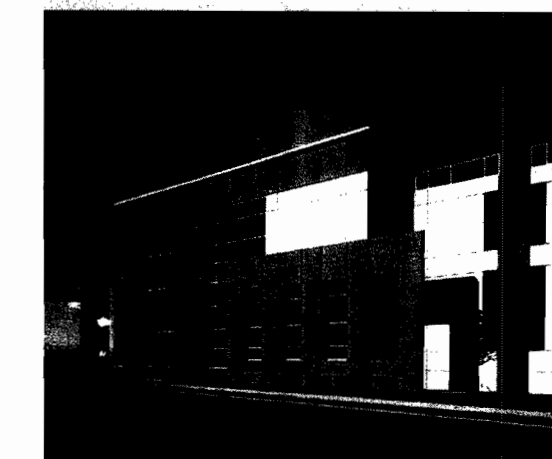
All setbacks shall be measured from the ultimate right of way line and interior property lines.

Planters, wall and sign elements not exceeding [3] feet in height may be permitted in the street-side setback areas with written approval from the Architectural Committee. All signs must be set back [10] feet from any property line or access driveway.

Setback areas shall be fully landscaped in a manner both complementary to the landscape easements, as well as on-site architecture and landscape design guidelines. Refer to

Building Setbacks:

Interstate Highway:	100'-0"
Major Arterial & Collector Streets:	50'-0"
Local Streets:	25'-0"
Rear Yards:	5'-0"
Side Yards:	10'-0"



EASTGATE
DEVELOPMENT

Framework Development Plan

Revised August 21, 2003

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Parking and Vehicular Circulation Setbacks:
Major Arterial & Collector Streets: 15'-0"
Local Streets: 10'-0"
Rear and Side Yards: 5'-0"

2.3 Loading Areas

Loading areas shall be designed to accommodate complete backing and maneuvering on-site, not from public street.

Loading areas shall not encroach into required parking setbacks.

Loading doors shall not front I-70 or Smith Road, nor shall be located, regardless of orientation, closer than 70'-0" from the property line facing the loading dock door.

All loading and storage areas within a clear view from public streets and/or open space areas shall be effectively screened. Screening shall be by walls of the same material and generally integral to the building design. Screen walls adjacent to loading and dock areas shall not exceed 12'-0" in height. Landscape screening may be allowed with Architectural Committee written approval.

2.4 Outdoor Storage

No outdoor storage shall be permitted unless adequately screened from public view and adjacent parcels by an approved screening material defined by the Architectural Review Committee.

All vehicles stored on-site, except auto and trailer parking, must be inside a closed building or within a screened portion of the site, unless approved in writing by the Architectural Review Committee.

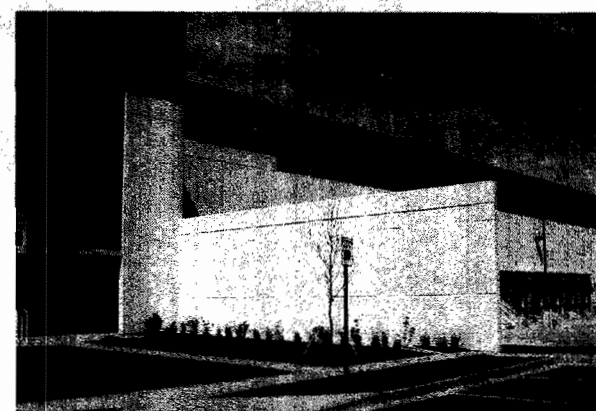
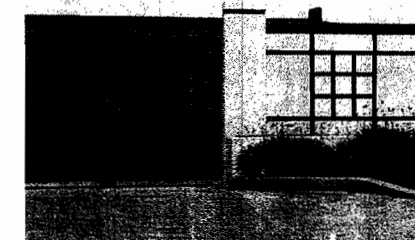
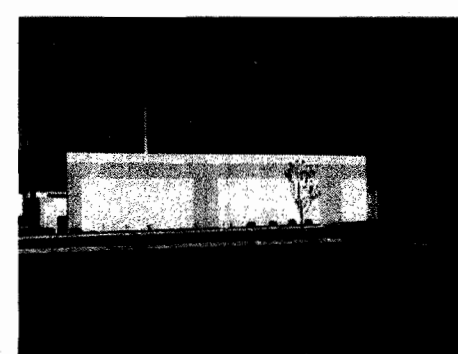
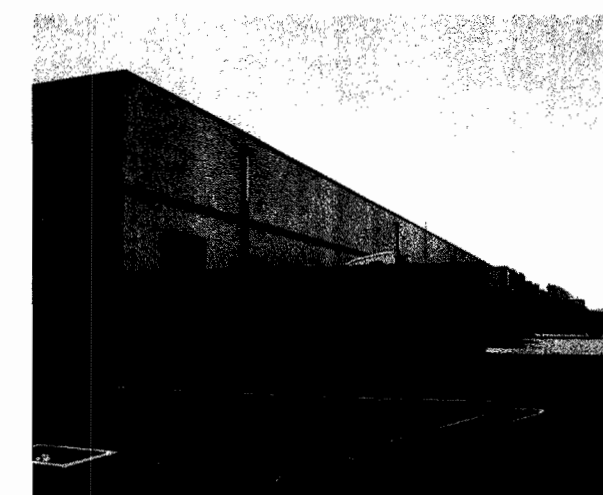
2.5 Walls, Fences and Retaining Walls

Fencing and screening treatments must be designed as an integral part of the overall architectural and landscape design.

All fencing not required for screening purposes shall be constructed of dark green wrought iron or metal picket and shall be maintained, at all times, in good repair. A beige split faced cmu column is required every 60' if adjacent to a street. Chain-link fence with black vinyl coating can be allowed with the approval of the Architectural Committee when more than 75'-0" from public right of way. Fencing required for screening purposes shall be of masonry construction or shall match the material of the building.

Property line wall and/or fencing heights shall not exceed 8'-0" unless approved by the Architectural Review Committee.

Retaining walls are permitted only with the approval of the Architectural Committee, and single walls may not exceed 5'-0" in height, as measured from the lower adjacent grade and shall be compatible in style, color, material and finish with the overall project. Walls shall be interlocking "Keystone" units, color beige.



2.6 Parking Requirements

Required stall sizes are shall comply with City of Aurora Parking Standards.

A 2'-0" parking overhang into landscape areas is allowed, however, the landscape area must be increased by a corresponding amount and parking overhangs may not encroach into required setbacks.

Except in the immediate area surrounding loading and dock areas, a minimum 5'-0" landscape separation, exclusive of vehicle overhangs shall be maintained between vehicular areas and buildings.

2.7 Refuse Collection Areas

To the greatest extent possible, refuse areas are not to be visible from primary vantage points such as entries, common visual and recreational amenities.

Refuse areas should have clear and convenient access for collection.

All outdoor refuse containers should be screened with a 6'-0" minimum enclosure. The enclosure should be designed with finishes and colors which are unified and harmonious with the architectural theme of the site.

No refuse collection areas are permitted between a street and the front of the building.

Refuse areas shall have concrete paving and access aprons and shall be in dumpsters or covered with non-combustible roofing to meet Clean Water Act regulations.

3.0 LIGHTING

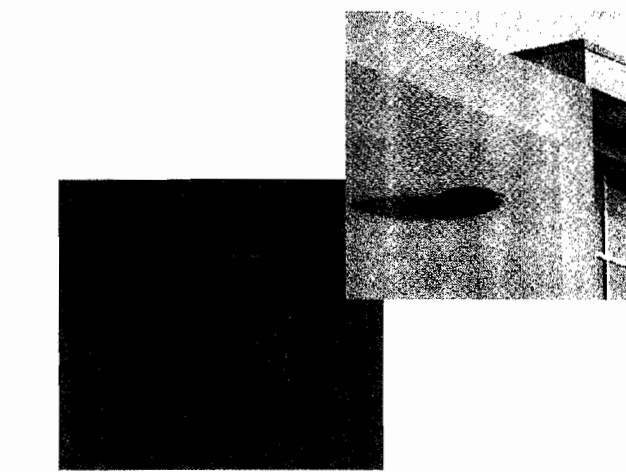
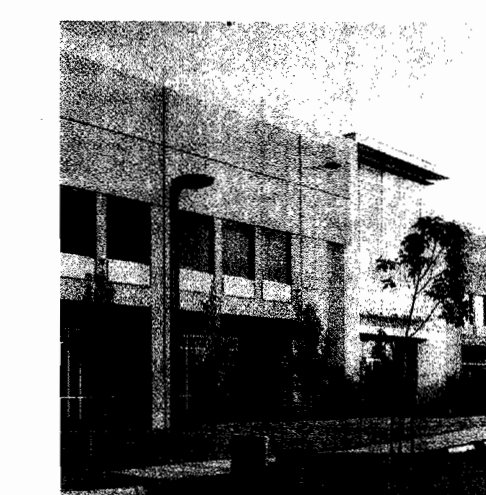
3.1 General Requirements

Lighting shall be designed and installed so as not to cast any glare onto adjacent lots or streets, nor should decrease the ambience of adjacent areas or reduce the safety of pedestrian and vehicular movement.

Building illumination and architectural lighting shall be indirect in character. "Wall-washing", overhead down lighting and interior illumination that spills outside is discouraged.

All lighting visible from adjacent streets shall be indirect and shall incorporate full cut-off shield fixtures. Service area lighting shall be contained within the service yard boundaries. Shielded light sources shall be required.

Lighting fixtures shall be complementary to building design.



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DEVELOPMENT

Framework Development Plan

Revised August 21, 2003

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3.2 Parking and Vehicular Circulation Areas

Light sources shall be metal halide or approved equal.

All parking area, access drive and internal vehicular circulation area lighting fixtures shall be of the sharp cut-off rectangular (shoe box) or circular (disk) type. These fixtures shall be mounted at a maximum height of 25'-0". The standard level of illumination level for parking lots is 1 foot-candle. Plans submitted for approval by the City shall include a photometric to determine consistency.

"Wall-pack" type fixtures shall not be permitted on street side or front entry elevation of buildings. These fixtures, where used, shall be exclusively of the adjustable sharp cut-off type.

3.3 Pedestrian Lighting

Area illumination shall be provided for entry areas, courtyard and other people gathering places. Point-to-point lighting shall be provided for pedestrian walkways along path of travel only.

3.4 Sign Lighting

Internally illuminated signage shall not be permitted.

Window panels and spandrels shall be differentiated and the ratio of window glass to non-glass area should be balanced in relation to the interior function of the building.

Recessed or articulated windows, columns and beam elements will help to visually segment an otherwise massive exterior wall surface.

The detailing of the façade with material and form should express the high tech image of the function of the building and should also express a level of sophistication and elegance. Material texture, color, control joints, score lines, reveals, and patterns of materials should be integrated into the overall architectural concept. Surface dimension can be expressed through the use of reveals, mullions, and recesses in the structure. An otherwise

4.0 SIGNAGE

4.1 General Provisions

All signage shall be approved by the Architectural Committee prior to its construction or installation. A provisions of these criteria shall be strictly adhered to on an ongoing basis. Nonconforming or unapproved signage shall be removed or brought into compliance with these guidelines within 21 days of notification by the Architectural Committee.

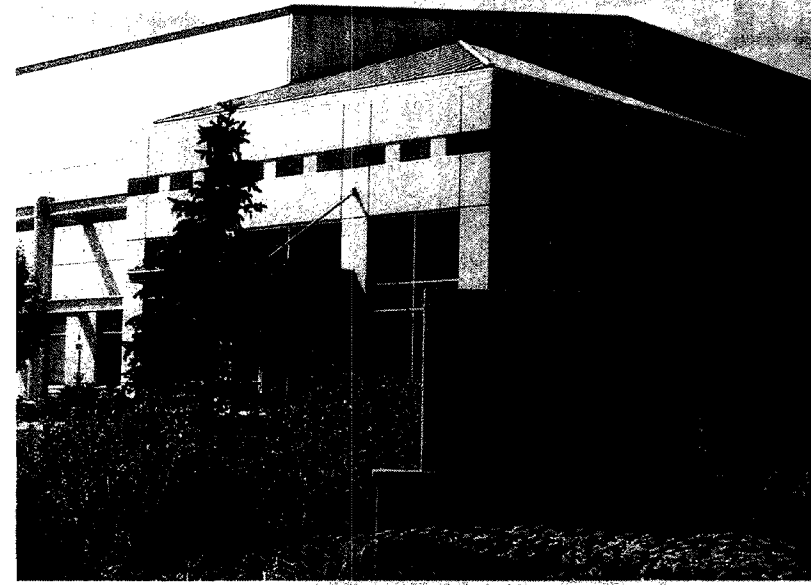
No Tenant signage shall be permitted on face of buildings.

Tenant Monument signage shall not exceed 24 SF.

Internally illuminated signage will not be permitted.



1



2



3

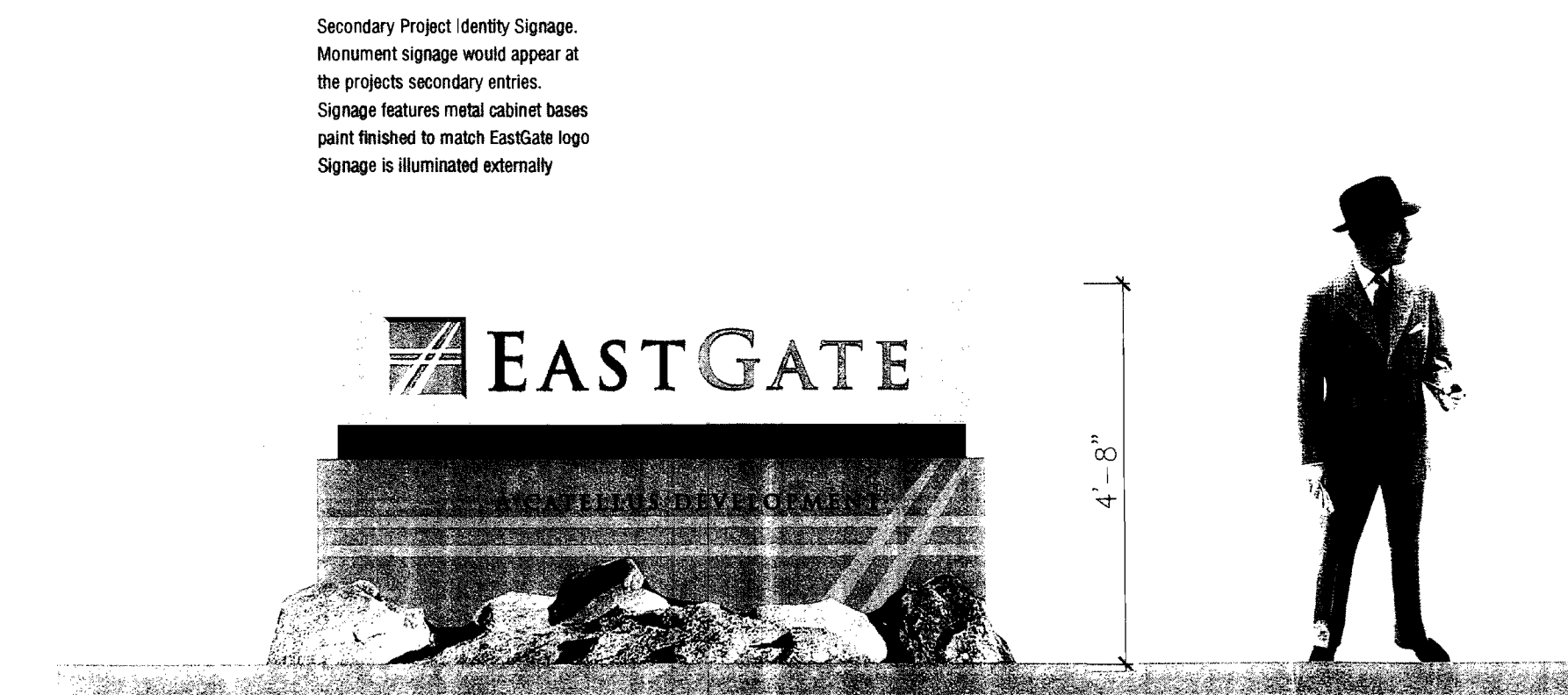
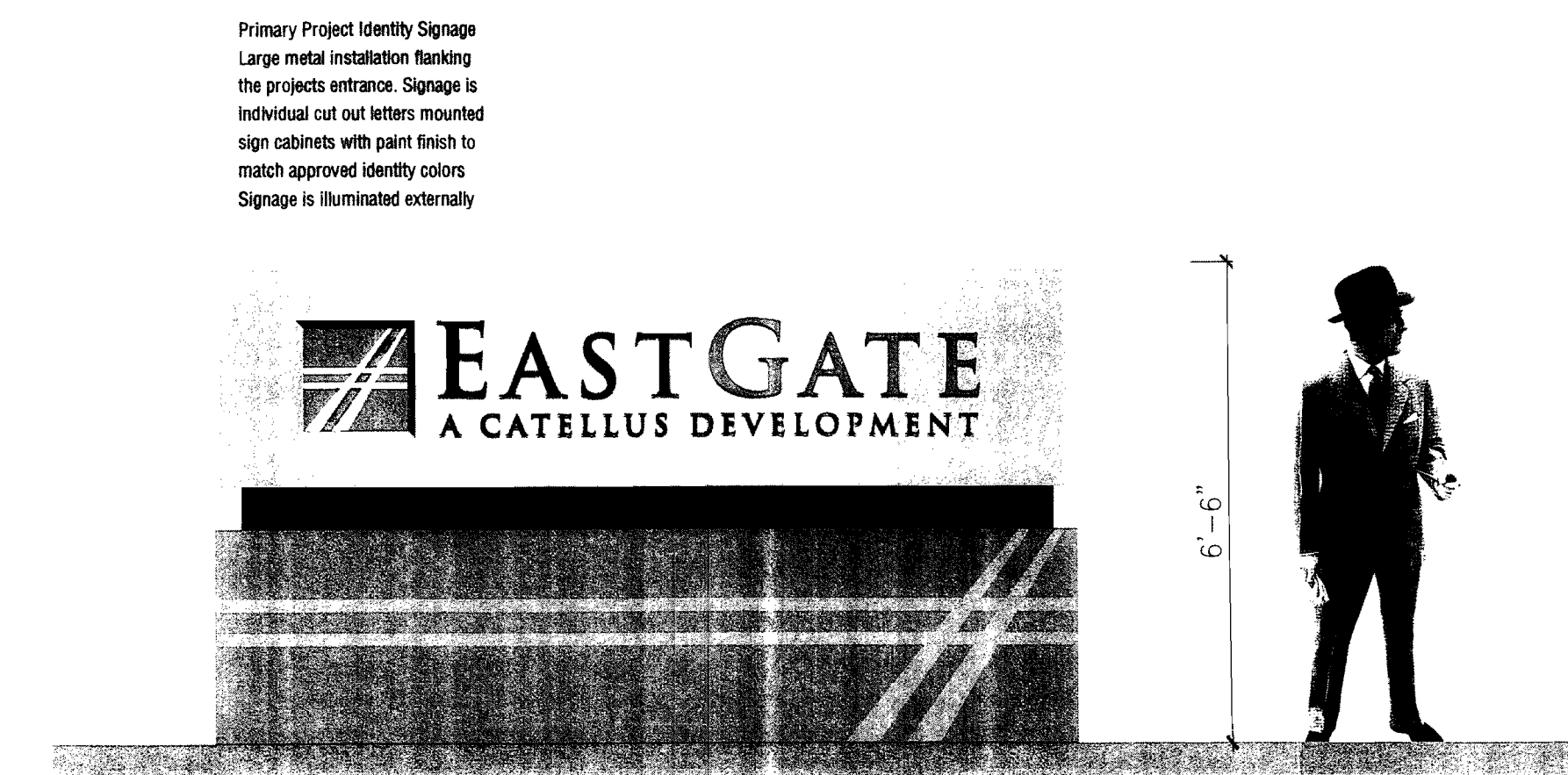
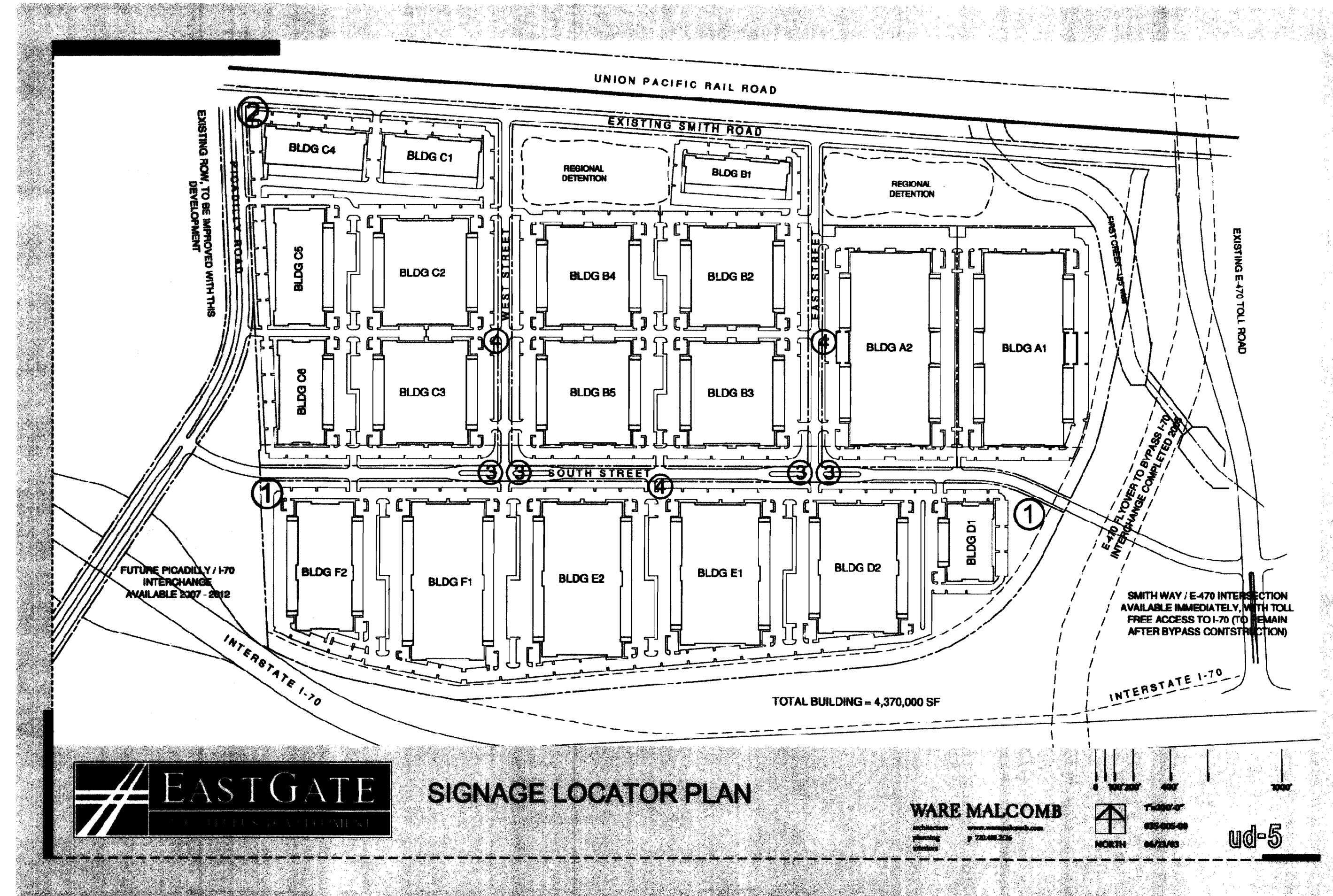


4

Framework Development Plan

Revised August 21, 2003

Page UD-4



ARTHOUSE DESIGN
1439 Larimer Square
Denver, Colorado 80202
Tel: 303.892.9816
Fax: 303.892.7753

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These drawings are for the sole purpose of expressing visual intent and are not intended for actual fabrication purposes. Contractor accepts the responsibility for final materials, fabrication and installation.

Client
Cattellus Development

Project
EastGate
Project Signage
Project Number
00.0000

Drawn By
MG
Checked By
CR CD

Date
04.10.03

Revisions
04.08.03

Quantity 2 sheets

Sign Family A



ARTHOUSE DESIGN
1439 Larimer Square
Denver, Colorado 80202
Tel: 303.892.9816
Fax: 303.892.7753

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Date
04.10.03

Revisions
04.08.03

Quantity 2 sheets

Sign Family A

1.0 ARCHITECTURAL DESIGN STANDARDS

1.1 Architectural Character

Architectural character should portray a high technology image in a manner that is both progressive and timeless. All buildings of a common type are to be designed using common architectural elements.

Appropriate characteristics would be:

- Contemporary, technical/high tech style, industrial aesthetic.
- Clean, smooth efficient lines
- Distinctive, but compatible image

Inappropriate characteristics would be:

- Trendy, historical, residential styles
- Tricky, arbitrary forms
- Sharp contrast with disregard to site context.

1.2 Building Forms and Massing

Buildings should step back or recess to emphasize building entry locations. Articulation at a building entry provides for the inclusion of entry/pedestrian plazas, which contribute to the prominence of a building's entry. The entry space sequence shall be coordinated with the landscaping.

The use of increased glazing areas and/or special glazing treatments can also aid in giving a sense of importance to building entrances. Increased use of glass at building entries can provide a sense of increase space, and airiness for building entry spaces allowing them to become a transitional space between indoor use spaces and outdoor plazas.

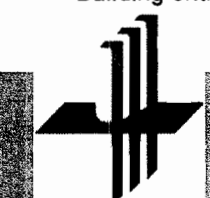
Buildings should be bold, clean, simple geometric forms and coordinated massing that produce overall unifying expression of composition and scale.

Architectural interest is created by articulation the exterior of the buildings and through light and shadow. Strong shade and shadow patterns created by roofs, facades, spandrels, recessed entries and windows, etc. can be added to the visual interest of a building and reinforce the architectural elements of the building.

Material changes can also create variations in the intensities of light, shade and shadow on architectural facades. Material changes should occur in a manner, which allows them to intersect with other architectural elements such as a plaster, column or building projection. Material changes are more successful when they do not occur on the same plane.

In the design and massing of buildings, varying building heights can be a successful method of defining the functions within a building and reduce the apparent height and scale of structures.

Building entries for example could become more prominent if their perceived height was greater than the remaining



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portions of a building. In the same manner, the visual impacts of a service area might be diminished by reducing the floor to ceiling height of the service area with relationship to the remaining areas of the building.

In the massing design of the building entrances, they should occupy the most architecturally refined or detailed building façade and should be clearly defined accessible.

Changes in ground plane materials and textures can be as effective as varying building architectural design and materials when attempting to define and reinforce a building entrance. By varying the paving surfaces within building entry plazas, an entrance to a building can be emphasized and made more prominent. The use of

appropriate decorative tiles, concrete stone or paving units adjacent to building entrances can upgrade the perceived quality of a building entry and visually define pedestrian access.

1.3 Facades

As the architectural element which communicates the purpose, structure, and scale of a building, the façade creates a harmonious composition of functional requirements through structural articulation, proportion, materials, and color to reflect a coordinated design concept, which reinforces the architecture.

Facades should be designed to convey a sense of order and enrichment through the interplay of light, shadow and texture. Façade articulation should reinforce a sense of quality and integrity. Building proportions and fenestration details should be carefully refined.

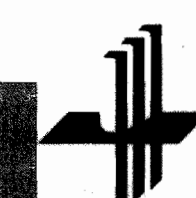
Facades shall reflect the quality and the integrity of the underlying structure in a clear and consistent manner.

Window panels and spandrels shall be differentiated and the ratio of window glass to non-glass area should be balanced in relation to the interior function of the building.

Recessed or articulated windows, columns and beam elements will help to visually segment an otherwise massive exterior wall surface.

The detailing of the façade with material and form should express the high tech image of the function of the building and should also express a level of sophistication and elegance. Material texture, color, control joints, score lines, reveals, and patterns of materials should be integrated into the overall architectural concept. Surface dimension can be expressed through the use of reveals, mullions, and recesses in the structure. An otherwise ordinary form can be made interesting and expressive by the careful use of detailing and materials.

Long expansive facades should be broken up through the creative mixture of materials, horizontal and vertical reveal patterns, and color blended into an appropriate design pattern for the architectural character as defined in these guidelines.



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1.4 Fenestration

As the primary architectural element of a building, facades along with the windows (fenestration) should help to define function and structure as well as be consistent in form, pattern and color. Recessed glazing, spandrel glass, creative manipulation of vision and spandrel glass can add to the sculptural quality of the architecture.

In addition, glazing delineation can be enhanced by the creative use of a butt joint glass edge, front glazed glass, in combination with center glazed glass, or enlarged mullion sections.

Various combinations of tinted and reflective vision glass colors, carefully selected and combined, can enhance and strengthen the façade design.

1.5 Materials and Colors

Materials for buildings shall convey a feeling of permanence, quality and be consistent with the image perceived for the project. Consistency, simplicity and honest use of materials encouraged. Materials should be appropriately used with relation to the building form, scale, location and function, and provide a unifying theme throughout the site.

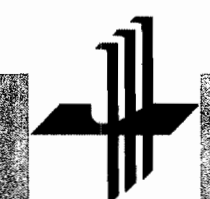
It is anticipated that the predominant building materials will be site cast concrete, pre-cast concrete, spandrel glass, glass with expressed mullions, brick or stone, architectural quality concrete masonry units, and pre-finished metal panels with an acceptable coating. Where stucco or plaster finishes are applied to exterior building walls, they shall be applied in a manner which produces a rough, textured finish. Stucco and EIFS finishes, when used to produce contrasting texture, should be limited to certain accent areas or display areas on buildings.

The use of color is appropriate to accent or highlight building architecture or architectural detail. Colors for architecture should be coordinated to provide a continuity of design and consistency of quality level.

Colors may be varied and need not be limited earth tones; however, the tones and values of colors used must be subtle. The following colors are acceptable within the development: Sherwin Williams - SW2421 thru SW2432 and SW2001 thru SW2140. The following colors may be used only as accent colors: Sherwin Williams SW2225 thru SW2413. Any additional colors not included within those specified above shall be subject for review as part of the CSP. The primary building color should be light in shade with additional color added that would blend with the primary color. The additional colors can be used to emphasize horizontal or vertical articulation, isolated panels, recesses, etc.

Accent colors can be used that will blend with the basic building color and add an accent punch to the building, (i.e. horizontal accent stripe, color accent panels, accent color in recesses, or accent color mullion system, etc.) The following colors may be used only as accent colors: Sherwin Williams - SW2225 thru SW2413

Bright colors or colors which are used simply to attract attention to the building, should be avoided. The color of all site elements and furnishings, such as walls, fences, light standards, signs, etc. should be color coordinated with the building architecture.



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1.6 Roof Forms, Materials and Mechanical Screens

Roof shapes and elements shall be visually integrated into the overall architectural concept. Roof-hat penthouses are not allowed.

Roof shapes must be generally flat. Sloped or curved forms may be used with discretion, if they are not the dominant roof theme. Residential, mansard roof forms are not permitted.

Roof mounted equipment shall be screened to the height of the equipment. Variance considerations will be given by the Architectural Review Committee where applicant can demonstrate, through Site-line Analysis, that equipment will not be visible from public views at appropriate public rights of way. Where parapet screens are not practical, then mechanical screens and penthouses shall be integrated with the building façade whenever possible and constructed of compatible materials. Screens shall be continuous and solid.

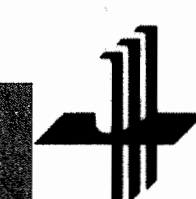
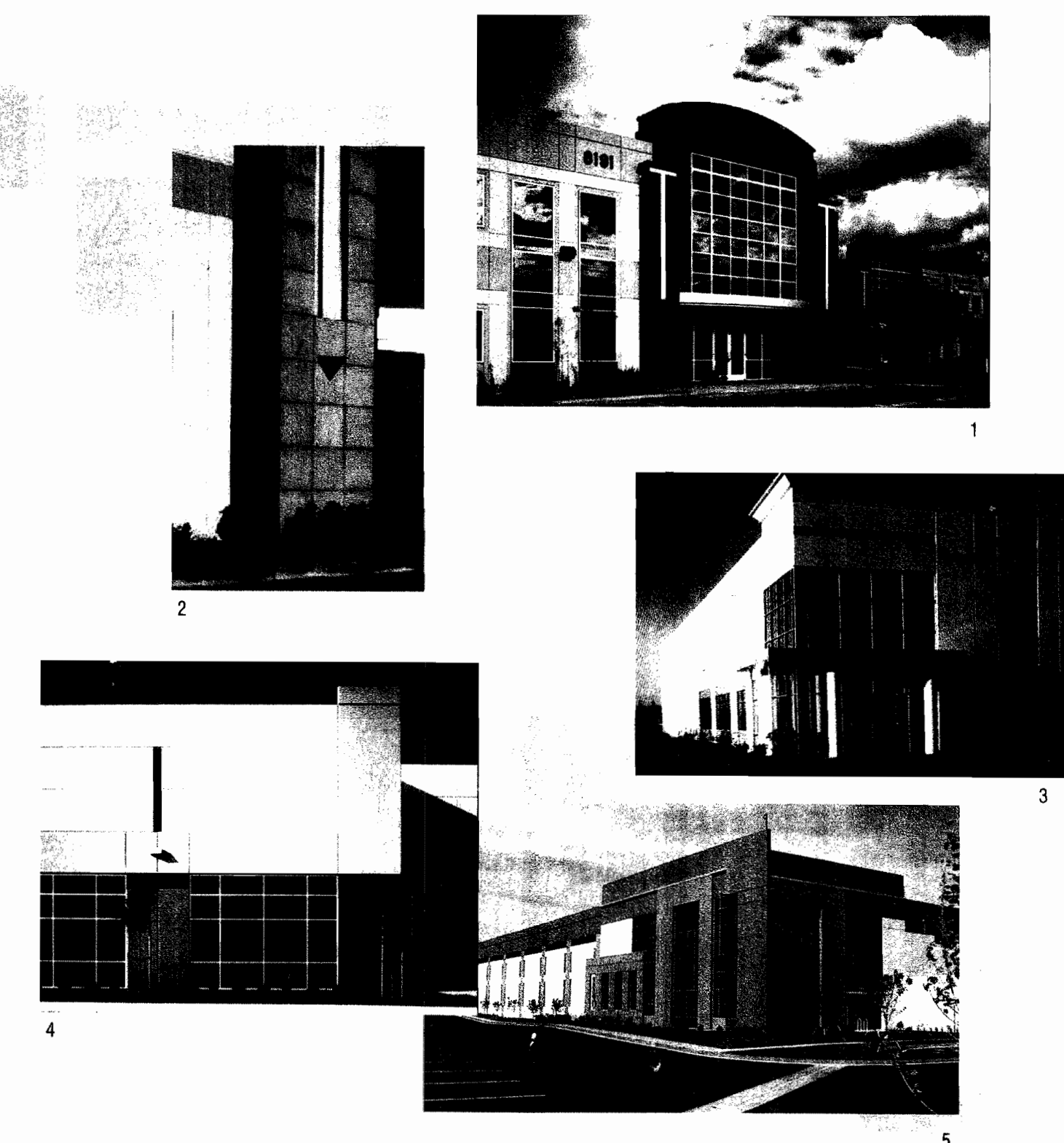
Buildings shall not be cluttered with utility and communication devices. Satellite dishes and antennas shall not be roof mounted, unless technically necessary and such installations shall be screened from view of pedestrian areas and adjacent streets.

Gutters should be integrated within the architectural design of buildings to be visually unobtrusive. Downspouts and overflows should be painted to match adjacent wall material, or enclosed within the structure whenever possible. All flashing, sheet metal, vent stack pipes and other minor roof projections shall be painted to match adjacent building or roof surfaces.

Isolated skylights are to be restricted to flat roof or screened locations and not visible from surrounding areas. Integrated skylights, ridge mounted, or continuous flat skylights shall blend in with the slope angle of the roof element. Their form and color shall be consistent with the building design.

Tenant Monument signage shall not exceed 24 SF.

Internally illuminated signage will not be permitted.



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2.0 DESIGN STANDARDS

At a minimum, all buildings shall have the following characteristics as illustrated:

1. 3 colors; not including windows or window mullions. See figure 1 and 2.
2. 3 materials at entry locations. See figure 3 and 4.
3. Two-story glazing at entries, one or two level fenestration. See figure 5 and 6.
4. Minimum 5'-0" Pedestrian protection at entries. Provide through building/canopy projections, recessions or combination of both. See figure 7 and 8.
5. Minimum 2'-0" horizontal relief at 2 corners and a minimum of 4'-0" change in vertical height at those corners. See figure 9 and 10.
6. Walls exceeding 130'-0" in length must incorporate one of the following items, walls exceeding 260'-0" in length must incorporate two of the following items. See figure 11 and 12.
 - A. 3 colors horizontally
 - B. Change in horizontal plane of a minimum of 2'-0"
 - C. Change in vertical plane of a minimum of 2'-0"
7. Provide base to building in color, pattern or texture. See figure 13 and 14.
8. No tenant signage shall be permitted on face of building.
9. Features provide for an emphasis of building entry locations and reduce the apparent height and scale of structures.

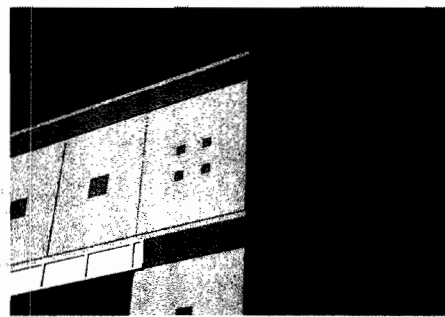


Figure 1



Figure 2



Figure 3



Figure 4

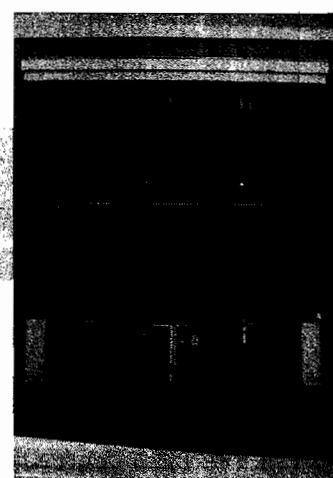


Figure 5

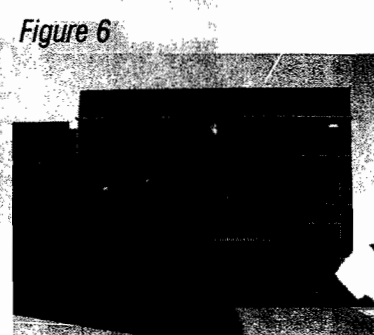


Figure 6

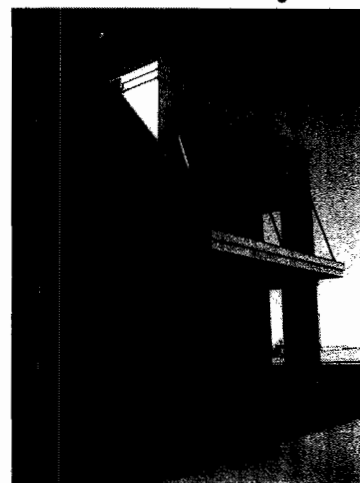


Figure 7



Figure 8



Figure 9

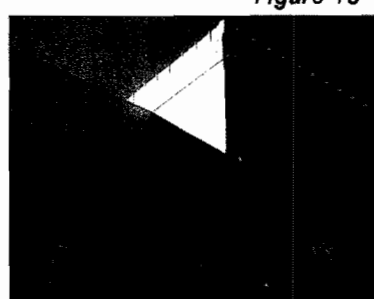


Figure 10

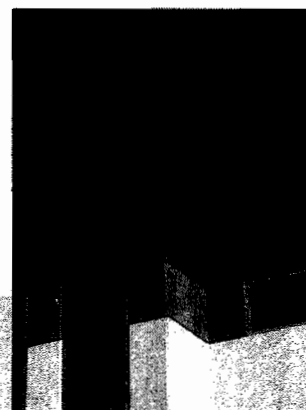


Figure 11

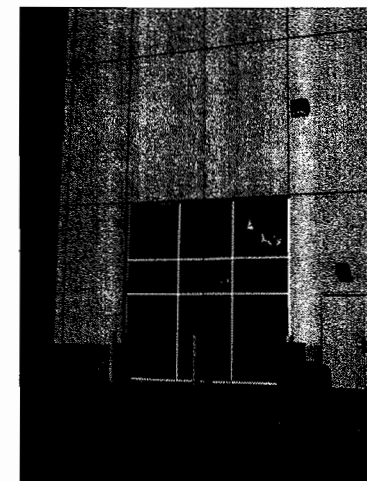


Figure 14

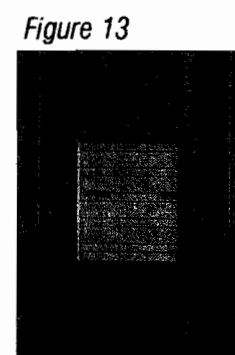


Figure 13

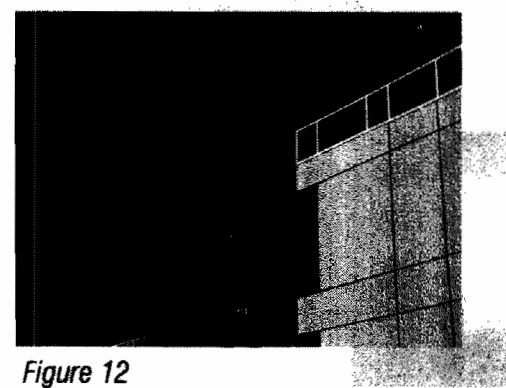


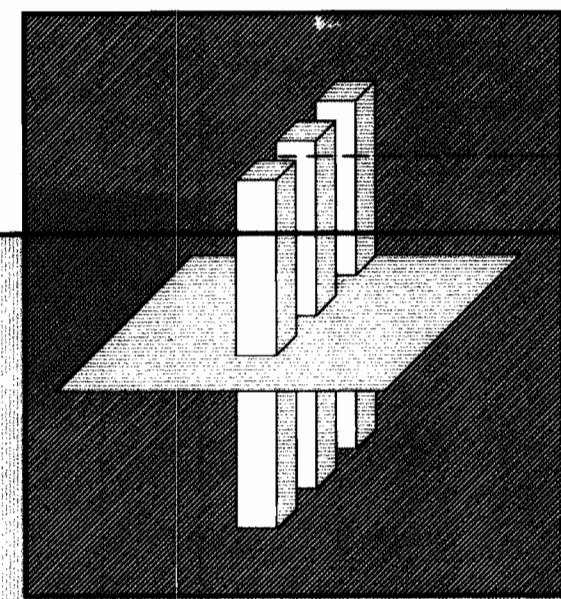
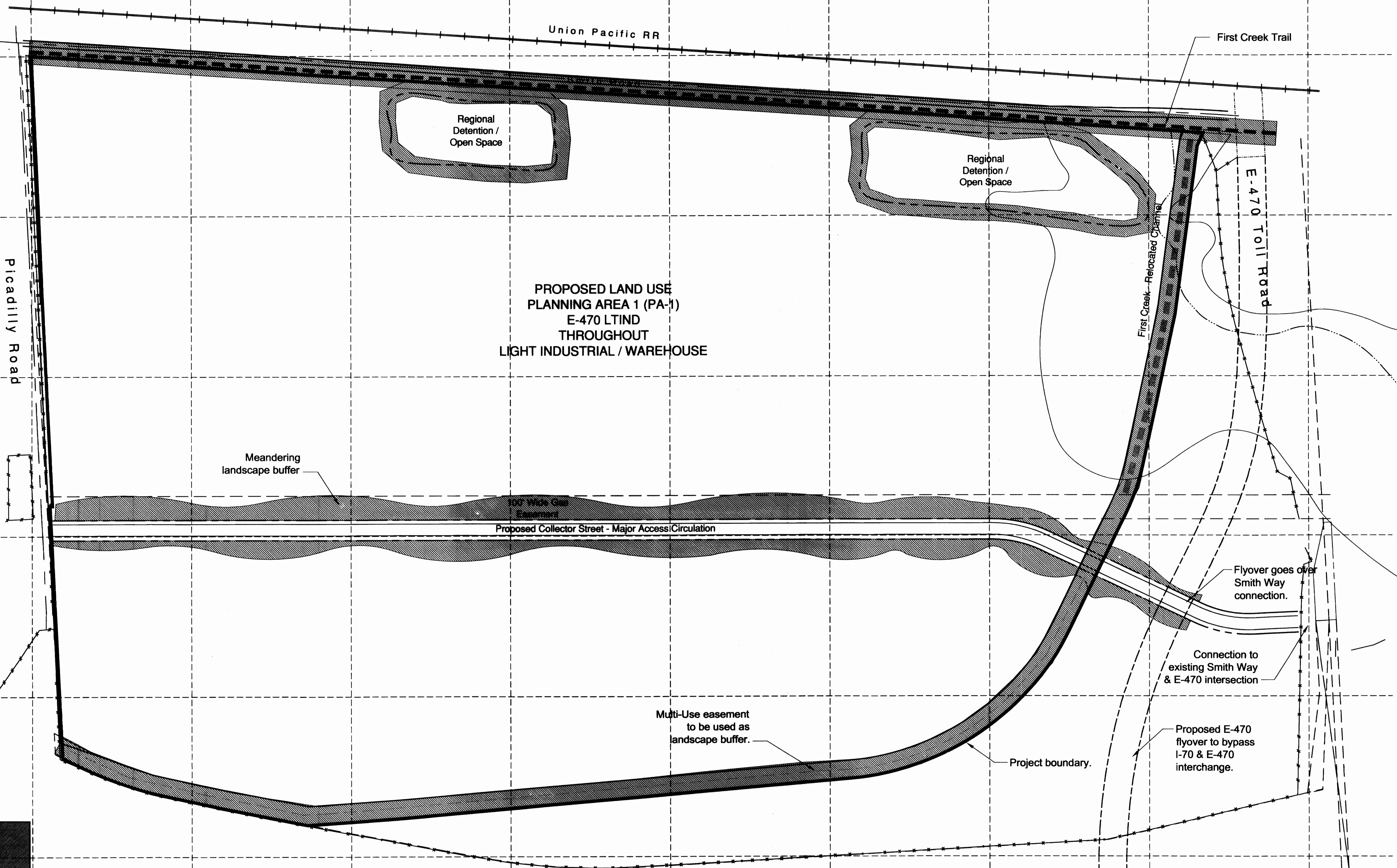
Figure 12



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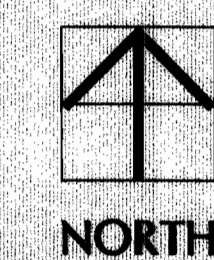
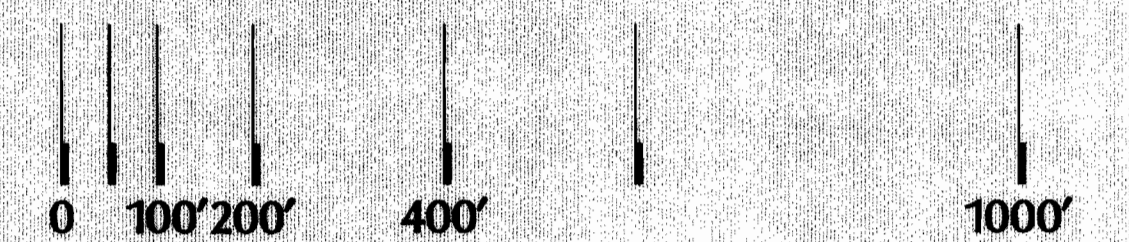
Land Use Map
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