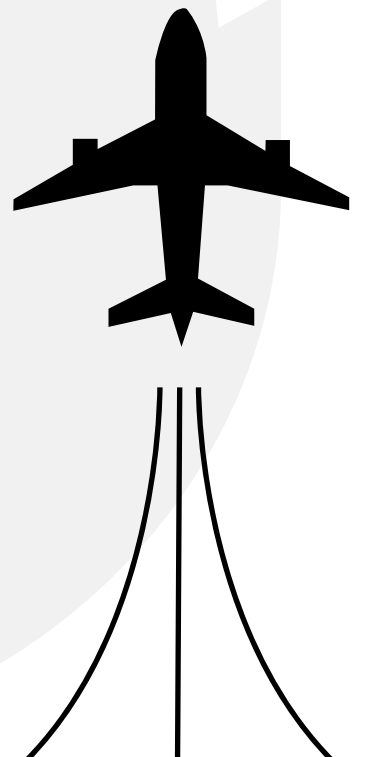


ARCHITECTURAL STANDARDS

TAB NO.12



ARCHITECTURAL STANDARDS - MODERN PRAIRIE

INTENT

Architectural character within the Aerotropolis Logistic Center (ALC) shall reflect a Modern Prairie aesthetic. This character embraces the rich history and intrinsic beauty of the natural Colorado eastern prairie and the sleek modernism that characterizes industrial innovation, aviation and the larger Aerotropolis ethos.

Prairie style was influenced by the Arts and Crafts Architectural Movement and reflects many of those elements of craftsmanship with a more streamlined and minimalistic interpretation. Early Prairie architecture emerged in the early 1900's. Many famous names such as Frank Lloyd Wright, George W. Maher, and Louis Sullivan pioneered this aesthetic across the country. Many followed Sullivan's design philosophy that called for design that is non-derivative, distinctly American architecture which is rooted in nature, with a sense of place, but incorporates modern elements such as flat planes and stylized ornamentation.

Modern Prairie architecture can be achieved through many different design elements such as: low-profile roof lines, strong horizontal lines, rows of windows, neutral color palettes, strong geometry and massing, and a mix of organic or natural materials. An emphasis on the horizontal expanse of the wide open prairie should be used. Low flat roof lines, rows of windows, and the use of overhanging eaves and strong horizontal banding is encouraged.



Images above represent mood and character for 'Modern Prairie'. Specific design shall be determined at time of Site Plan.

Land Use	Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Office Design	Office Materials Palette	Building materials shall reflect the architectural intent ‘Modern Prairie’ as described in the design intent. Office uses shall be street-oriented and use sophisticated and high quality materials such as masonry, site-constructed tilt up concrete, architectural glass, metal, or stucco with trims that compliment these materials.	Tab 12, Page 5
	Office Color Palette	Colors for this building type shall reflect the nature of a class ‘A’ office construction that is sophisticated and modern, but shall also embody natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors shall not consist of more that 10 percent of the overall elevation of the facade face.	Tab 12, Page 5
	Office Architectural Styles	Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent.	Tab 12, Page 5
	Office Architectural Features	The main entrance shall be notable, and the use of a covered entrance is encouraged. Large grouped windows complimented by building materials such as stone or metal are encouraged to create a level of importance at building entrances.	Tab 12, Page 5

Land Use	Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Retail Design	Retail Materials Palette	Building materials shall reflect the architectural intent ‘Modern Prairie’ as described in the design intent. Retail uses shall be street-oriented and use sophisticated and high quality materials such as masonry, site-constructed tilt up concrete, architectural glass, metal, or stucco with trims that compliment these materials.	Tab 12, Page 6
	Retail Color Palette	Colors for this building type shall reflect a palette that is sophisticated and modern, but shall also embody natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors shall not consist of more that 10 percent of the overall elevation of the facade face.	Tab 12, Page 6
	Retail Architectural Styles	Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent. Layering of planes and the undulation of volumes to scale the building massing is recommended, especially in large retail structures.	Tab 12, Page 6
	Retail Architectural Features	The main entrance shall be notable, and the use of a covered entrance is encouraged. Large grouped windows complimented by building materials such as stone or metal are encouraged to create a level of importance at building entrances.	Tab 12, Page 6

NOTES:

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current standards provided by the Unified Development Ordinance.

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 as shown, and will be at the same or higher level of design quality and detail.

Land Use	Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Industrial Design	Industrial Materials Palette	Building materials shall reflect the “Modern Prairie” architectural character as described in the design intent. Industrial materials shall utilize treatments such as masonry, CMU, architectural glass, and tilt-up concrete, with trims that compliment these materials. Painted tilt-up or pre-cast concrete panels are permitted as a predominant material if the building is over 20,000 square feet and coated with textured paint, in which color blocking or patterning is encouraged to create visual interest. Form liner can be used as an accent at entries and along the building as design dictates. Quality finishes, such as pre-cast concrete panel systems, thin film frameless glass photo Voltaire solar panels, non-reflective low-E glazing systems with aluminum framing and/or polycarbonate glazing systems, and pre-engineered/pre-fabricated coping, are all encouraged. Materials such as light-gauge painted metal coping and vinyl siding shall not exceed 15% of the primary facade or sides that face a residential use or public street. Exterior insulated metal panels are permitted as part of cold storage uses, but shall reflect similar design criteria as tilt up concrete panels or similar materials. When insulated metal panels are used, they shall conform to the industrial design standards set forth in this document. In addition, any large scale logistics buildings shall conform to all required industrial standards within this document.	Tab 12, Page 7-9
	Industrial Color Palette	Colors for this building type should reflect natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors shall not consist of more that 10 percent of each building elevation or facade face.	Tab 12, Page 7-9
	Industrial Architectural Styles	Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent.	Tab 12, Page 7-9
	Industrial Architectural Features	Entries shall be notable with prominent architectural features. Where entries and office areas are located, enhanced features such as canopies, increased fenestration, increased undulation, or increased material variations, shall be implemented. Facade elements shall have transparency, color, and massing. Loading docks, where possible, should be located facing away from main pedestrian entrances or major roadway corridors (collector and arterial streets), but in the event where loading docks are visible they shall be screened per the City of Aurora UDO requirements for screening purposes.	Tab 12, Page 7-9

Land Use	Architectural Design Standard	Brief Description of the Feature	Location of the Standards in Application Package
Greenhouse Design	Greenhouse Materials Palette	Greenhouses will consist of high-quality interlocking metal panels with varying textures to create contrast and visual interest. Accent materials will include metal artwork, but shall be cognizant of scale. If a translucent roof is used and visible from any public or private right of way, it shall have the ability to shade light from the roof. Highly reflective or glare-producing glass with a reflectance factor of .25 or higher is prohibited on all facades. Such prohibition shall apply regardless of whether or not the glass is used in windows or spandrels areas.	Tab 12, Page 10
	Greenhouse Color Palette	All building colors shall be generally neutral in tone and complement any adjacent buildings. The use of bright and vibrant colors may be used as an accent, but shall not constitute more than 10% of the building elevation surface area. Permitted signs can be excluded from this calculation.	Tab 12, Page 10
	Greenhouse Architectural Styles	All sides of the architecture open to view by the public shall comply with a similar level of architectural interest as the front. Building entries shall be oriented in such a way that allow them to be easily identified from parking areas and streets. Loading docks and all back-of-house functions shall be shielded from the public view through landscaping, screen walls, or enclosures.	Tab 12, Page 10
	Greenhouse Architectural Features	Greenhouses shall use textured surfaces, projections, recess, shadow lines, colors, window patterns, overhangs, and/or reveals to add character. All building sides that face a public or private street shall be of similar quality and architectural interest as the front facade. Loading and all back-of-house functions shall be screened from the public view.	Tab 12, Page 10
	Odor Mitigation	Ventilation systems are required for all grow operations or manufacturing facilities to prevent any off -premise odors.	Tab 12, Page 10

NOTES:
The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current standards provided by the Unified Development Ordinance. 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 as shown, and will be at the same or higher level of design quality and detail.

ARCHITECTURAL STANDARDS - OFFICE

DESIGN INTENT

Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent.

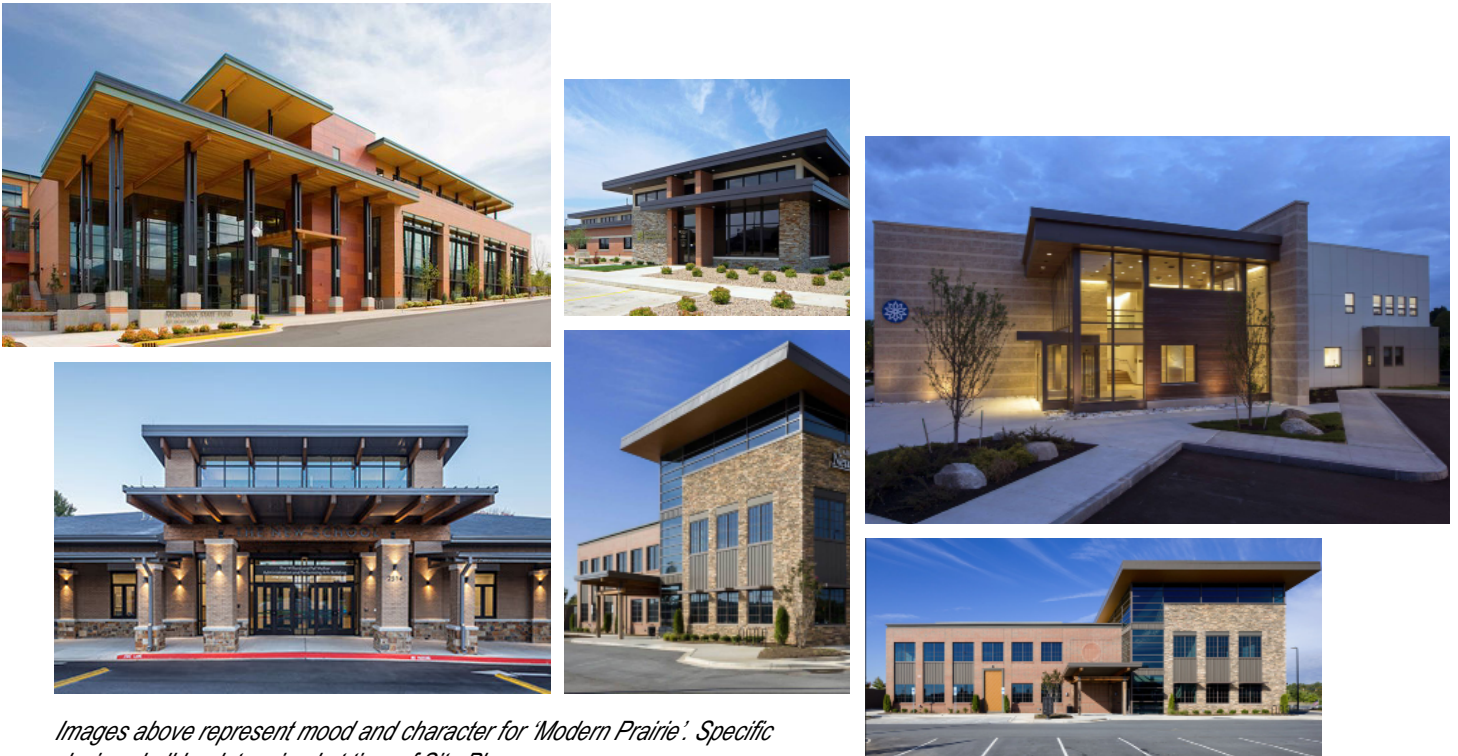
MATERIALS

Building materials shall reflect the architectural intent 'Modern Prairie' as described in the design intent. Office uses shall be street-oriented and use sophisticated and high quality materials such as masonry, site-constructed tilt up concrete, architectural glass, metal, or stucco with trims that compliment these materials.

COLOR

Colors for this building type shall reflect the nature of a class 'A' office construction that is sophisticated and modern, but shall also embody natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors shall not consist of more than 10 percent of the overall elevation of the facade face.

All buildings within the Aerotropolis Logistic Center shall meet or exceed the minimum standards and requirements outlined by the City of Aurora Unified Development Ordinance and Building Code.



Images above represent mood and character for 'Modern Prairie'. Specific design shall be determined at time of Site Plan.

ARCHITECTURAL STANDARDS

AEROTROPOLIS LOGISTICS CENTER

ARCHITECTURAL STANDARDS - COMMERCIAL/RETAIL

DESIGN INTENT

Bold, clean, and simple architectural expressions shall be used. Architecture shall emphasize nature, craftsmanship, and simplicity. Strong horizontal movement is recommended, indicative of the prairie architectural aesthetic. Signage is encouraged to be integrated into the architecture and must share the same design intent. Layering of planes and the undulation of volumes to scale the building massing is recommended, especially in large retail structures.

MATERIALS

Building materials shall reflect the architectural intent 'Modern Prairie' as described in the design intent. Retail uses shall be street-oriented and use sophisticated and high quality materials such as masonry, site-constructed tilt up concrete, architectural glass, metal, or stucco with trims that compliment these materials.

COLOR

Colors for this building type shall reflect a palette that is sophisticated and modern, but shall also embody natural tones and shall be indicative of the neutral prairie material color palettes that are appropriate to the prairie aesthetic. Bright and saturated colors shall not be used as the predominant architectural color for walls or roofs, but may be used as an accent color. Accent colors shall not consist of more that 10 percent of the overall elevation of the facade face.

All buildings within the Aerotropolis Logistic Center shall meet or exceed the minimum standards and requirements outlined by the City of Aurora Unified Development Ordinance and Building Code. Franchise architecture may have to be modified to conform to the City standards and these standards, as outlined in this Master Plan.



Images above represent mood and character for 'Modern Prairie'. Specific design shall be determined at time of Site Plan.

ARCHITECTURAL STANDARDS

AEROTROPOLIS LOGISTICS CENTER

ARCHITECTURAL STANDARDS - INDUSTRIAL

DESIGN INTENT

ALC will provide industrial uses that provide functionality along with quality architecture. Public facing facades shall be appealing and relate to users at a pedestrian scale with entrances that are welcoming.

BUILDING MASSING

Where located within the public realm, architectural elements and techniques shall be utilized to reduce the apparent massing and scale of buildings. Industrial buildings, which generally do not have publicly interacting offices, shall utilize at least one (1) of the following architectural techniques. Light industrial buildings, which typically have publicly interacting service or offices, shall utilize at least two (2) of the following architectural techniques. A combination of these techniques, or alternative techniques that meet the intent of these standards, as approved by the City of Aurora, may be utilized when only a portion of a facade wall or surface is located within the public realm. The public realm is defined as in direct view from streets (both public and private) and key pedestrian corridors.

A. Variations in wall articulation. If this technique is chosen, the following items shall be implemented:

- The building facade shall incorporate at least two (2) distinct planes, separated by at least six (6) inches of horizontal dimension;
- An individual facade plane shall cover no more than sixty percent (60%) of the total facade surface area; and

B. Use of architectural fenestration, such as windows, clerestory windows, doors or other openings in the wall surface. If this technique is chosen, the following items shall be implemented:

- At least eight percent (8%) of the total facade surface area shall incorporate architectural fenestration (or an opening through the wall).

MATERIALS

Exterior facade materials and colors shall be aesthetically pleasing, of a quality, require low maintenance and be compatible with other structures within the development. Where located within prominent visual locations for the public realm, architectural finish materials shall be enhanced to provide architectural and visual interest. Tilt panels with a minimum of three paint color schemes are acceptable.

A. Within the public realm, facades shall incorporate at least three (3) different and distinct facade finish materials, for the purpose of reducing the apparent massing and scale of buildings.

- Glass, when used for window applications or curtain walls, will be counted as an acceptable finish material for purposes of this standard. The use of spandrel glass is also acceptable.
- Alternative color or material applications that meet the intent of these standards, may be utilized when only a portion of a wall is located within the public realm. The public realm is defined as in direct view from streets (both public and private) and key pedestrian corridors.
- Materials such as light-gauge painted metal coping and vinyl siding shall not exceed 15% of the primary facade or sides that face a residential use or public street.

B. The use of subdued colors typical of the muted native grasses, woods, lakes and ponds, rocks and soils, and sun and sky of the high Colorado plains and natural setting are to be used as primary building colors. Colors or materials considered to be bold, brash, reflective, intense, fluorescent or metallic shall not be used unless otherwise approved in writing for a specific and limited purpose.

- Accent and trim materials and colors shall complement and enhance the effect of the principal building colors and materials.
- Vivid and dramatic colors may be used, in a limited application, in order to accent architectural elements such as door and window frames, cornices, brackets and other decorative architectural details.

C. Where tilt wall construction is used, the main portions of the building that do not include entries, should utilize scored concrete, faux windows, or reveals.

D. Metal siding that faces residential properties or primary streets, shall be limited to 15% of the elevation (this excludes facilities utilizing insulated metal panels, such as those used for cold and food storage). Facilities utilizing insulated metal panels as the primary material of that elevation facade shall comply with the building massing requirements set forth within this document. The amount of architectural metal panels permitted may be increased when the implementation of metal is used to enhance the architectural presence rather than used as a default cladding method.

ROOF FORMS AND MATERIALS

Where located within the public realm, the roof line shall be designed to complement various building elements and functions, and each building should have a defined top, middle, and base. Variations in the roof line shall be utilized to reduce the apparent massing and scale of buildings and reduce continuous roof lines.

A. Metal roofs shall have a low gloss finish to reduce glare and reflectivity. Roof colors shall be muted or otherwise be compatible with the principal building color.

B. Within the public realm, parapets and roof lines in excess of 150' feet in length shall incorporate architectural features and/or techniques to diminish the apparent building mass and long, continuous roof lines. Both of the following techniques must be utilized for the purpose of reducing the apparent massing and scale of buildings:

- The use of stepped parapet wall heights and/or variations in roof planes or parapet lines (at least 6 inches of vertical difference is required).
- As it pertains to vertical articulation, the aggregate total of parapet height changes shall equal a minimum of 1% of the total length.

PRIMARY BUILDING ENTRANCES

Primary building entrances shall provide visual interest and shall be clearly identifiable from primary driveways and vehicular circulation routes. Primary building entrances shall be easily identified through the use of architectural features and design. Where entries and office areas are located, enhanced features such as canopies, increased fenestration, increased undulation, or increased material variation, shall be implemented.

Architectural features and elements employed to fulfill other architectural and design requirements (such as requirements for massing reductions, material and color variations and varying roof forms) may be applied towards these building entrance requirements.

A. Heavy industrial buildings shall utilize at least two of the following architectural techniques. Light industrial buildings shall utilize at least three of the following architectural techniques:

- Frame the primary building entrance through the use of columns or pilasters at the primary building entrance.
- Use an arcade, canopy, gable, portico or awning.
- Create a different and distinct primary entrance wall plane (such as a recess, angle or projection) from the surrounding or primary wall planes.
- Frame the primary building entrance through the use of windows and/or transom windows around the primary entrance.
- Frame the primary building entrance through the use of a different and distinct material or color from the surrounding facade.
- Install benches and other pieces of outdoor furniture to accommodate at least four persons.
- Provide distinctiveness and/or identity by installing public art (such as sculptures or interactive amenity) near the primary building entrance.

ACCESSORY STRUCTURES

Accessory structures shall incorporate similar architectural design features, including but not limited to building materials, colors and architectural style of the principal building.

A. Where feasible, accessory structures shall be oriented towards the interior of the lot and outside of the public realm. Where located within the public realm, accessory structures shall incorporate the same architectural features (materials and colors), as those used for the principal building. All buildings within the Aerotropolis Logistic Center shall meet or exceed the minimum standards and requirements outlined by the City of Aurora Unified Development Ordinance and Building Code.

FENCING

Fencing is a critical component to the security often needed for industrial uses. The Aerotropolis Logistic Center (ALC) Master Plan shall permit security fencing up to 9-feet in height with continuous planes, when necessary for higher levels of security (example: necessary to meet stricter guidelines such as the United States Department of Defense or Unified Facility Criteria). Plane changes, offsets, and jogs may increase the ability to climb security fencing and trespass onto the property. Mitigation for security fencing shall be coordinated with the City and may include such measures as higher quality materials such as stone or masonry, no-climb fencing options, masonry columns (where appropriate), landscape forms such as berming or plant material screens. Implementation of such measures may vary based on the specific security needs of the end user. The use of landscape screens may be placed outside of an appropriate clear zone.

ARCHITECTURAL STANDARDS



*Images above represent mood and character for 'Modern Prairie'.
Specific design shall be determined at time of Site Plan.*

ARCHITECTURAL STANDARDS - GREENHOUSE

DESIGN INTENT

Greenhouse design shall be functional in nature, but architecturally pleasing. All sides open to views by the public shall comply with a similar level of architectural interest as the front. Service areas such as loading docks and back of house functions should be screened from the public view. All forms of plant material shall be contained and not seen from any parts of the right-of-way. Screening may be achieved through the use of plantings, architectural screens, and glass translucency.

BUILDING MASSING

Buildings shall have a variety of textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals and parapet heights. Through the use of these characteristics this will provide a visual break of the overall massing of the building.

MATERIALS

Greenhouses will consist of high-quality interlocking metal panels with varying textures to create contrast and visual interest. Accent materials will include metal artwork, but shall be cognizant of scale. If a translucent roof is used and visible from any public or private right of way, it shall have the ability to shade light from the roof. Highly reflective or glare-producing glass with a reflectance factor of .25 or higher is prohibited on all facades. Such prohibition shall apply regardless of whether or not the glass is used in windows or spandrels areas.

COLOR

All building colors shall be generally neutral in tone and complement any adjacent buildings. The use of bright and vibrant colors may be used as an accent, but shall not constitute more than 10% of the building elevation surface area. Permitted signs can be excluded from this calculation.

All buildings within the Aerotropolis Logistic Center shall meet or exceed the minimum standards and requirements outlined by the City of Aurora Unified Development Ordinance and Building Code.



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Specific design shall be determined at time of Site Plan.*