

Form H: Matrix

Architectural Design Standard	Brief Description of the Feature
Materials Palette	<p>Industrial Design: 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.</p> <p><i>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Color Palette	<p>Industrial Design: Colors throughout the development shall be complementary; while being contemporary and subdued. 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>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Architectural Features	<p>Industrial Design: Primary entrances will be enhanced with 2-story glass and canopies; as well located at the office level with clerestory glass providing additional articulation and an enhanced interior environment.</p> <p><i>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Architectural Style	<p>Industrial Design: Building elevations will be contemporary in design and consistent within each planning area; as well as share similarities between uses.</p> <p><i>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Building Form	<p><i>Industrial Design: 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. All sides of a building open to view by the public shall display a similar level of quality and architectural interest. Dock walls are articulated to break up the building length and provide wayfinding to pedestrian doors while maintaining maximum flexibility for modern distribution needs.</i></p> <p><i>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Rooftop Design, Color, Equipment and Screening	<p>Industrial Design: 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 screened with unit mounted screen in a color matching the primary building colors.</p> <p><i>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>
Service Area and Loading Docks	<p>Industrial Design: 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, fences or berms with landscaping. 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 shall not be used to satisfy this screening requirement.</p> <p><i>RE: Architectural Standards shall comply with this Master Plan and where silent, the zoning code in effect at the time of site plan submittal shall govern.</i></p>

NOTE:
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.

ISSUE RECORD
1st Submittal - 09/21/2022
2nd Submittal - 12/05/2022



Westwood

