

ARGENTA SUBDIVISION FILING NO. 1

MASTER PLAN

LOCATED IN THE NE 1/4 OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10 BEING A FOUND 3-1/4" ALUMINUM CAP "PLS 22571" FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 10 BEING A FOUND 3" BRASS CAP "LS 16419" BEARS S00°12'11"E FOR A DISTANCE OF 2645.26 FEET;
THENCE S00°12'11"E ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 A DISTANCE OF 1,261.50 FEET;
THENCE S89°36'00"W A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF HAVANA STREET AND BEING THE SOUTHEAST CORNER OF LOT 3 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 RECEPTION NUMBER 2730667 RECORDS OF ARAPAHOE COUNTY, COLORADO;
THENCE S00°12'11"E ON SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 462.24 FEET TO THE NORTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NUMBER D6119804, OF SAID RECORDS;
THENCE S89°40'12"W ON THE NORTH LINE OF SAID PARCEL A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE S00°12'11"E ON THE WEST LINE OF SAID PARCEL A DISTANCE 100.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NUMBER D7024127 OF SAID RECORDS;
THENCE S89°40'12"W ON THE NORTH LINE OF SAID PARCEL A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE S00°12'11"E ON THE WEST LINE OF SAID PARCEL A DISTANCE OF 130.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 3RD AVENUE;
THENCE S89°40'12"W ON SAID NORTH RIGHT-OF-WAY A DISTANCE OF 326.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF GENEVA STREET;
THENCE S00°12'11"E ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 1048.62 FEET TO THE SOUTHWEST CORNER OF COOPER SUBDIVISION RECORDED AT RECEPTION NUMBER R1023131 OF SAID RECORDS;
THENCE N89°38'18"E ON THE SOUTH LINE OF SAID COOPER SUBDIVISION A DISTANCE OF 254.66 FEET TO THE NORTHWEST CORNER OF LOT 1 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NUMBER 2730667 OF SAID RECORDS;
THENCE S00°12'11"E ON THE WEST LINE OF SAID LOT 1 BLOCK 1 A DISTANCE 156.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 BLOCK 1;
THENCE N89°38'18"E ON THE SOUTH LINE OF SAID LOT 1 BLOCK 1 A DISTANCE OF 72.63 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2;
THENCE S00°11'40"E ON THE WEST LINE OF SAID LOT 2 AND LOT 3, BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2 A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 FAN FAIR SUBDIVISION FILING NO. 2;
THENCE S89°38'18"E ON THE SOUTH LINE OF SAID LOT 3 BLOCK 1 A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 459,593 SQUARE FEET OR 10.55 ACRES MORE OR LESS.

BENCHMARK:

PROJECT BENCHMARK – A 3" BRASS CAP (STAMPED CITY OF AURORA, BM, 3–45, 1981) AT THE NORTHEAST CORNER OF AN INLET 192' EAST OF THE EAST FLOWLINE OF S. HAVANA STREET AND 4' NORTH OF THE NORTH FLOWLINE OF EAST 1ST AVENUE. ELEVATION =5446.70'

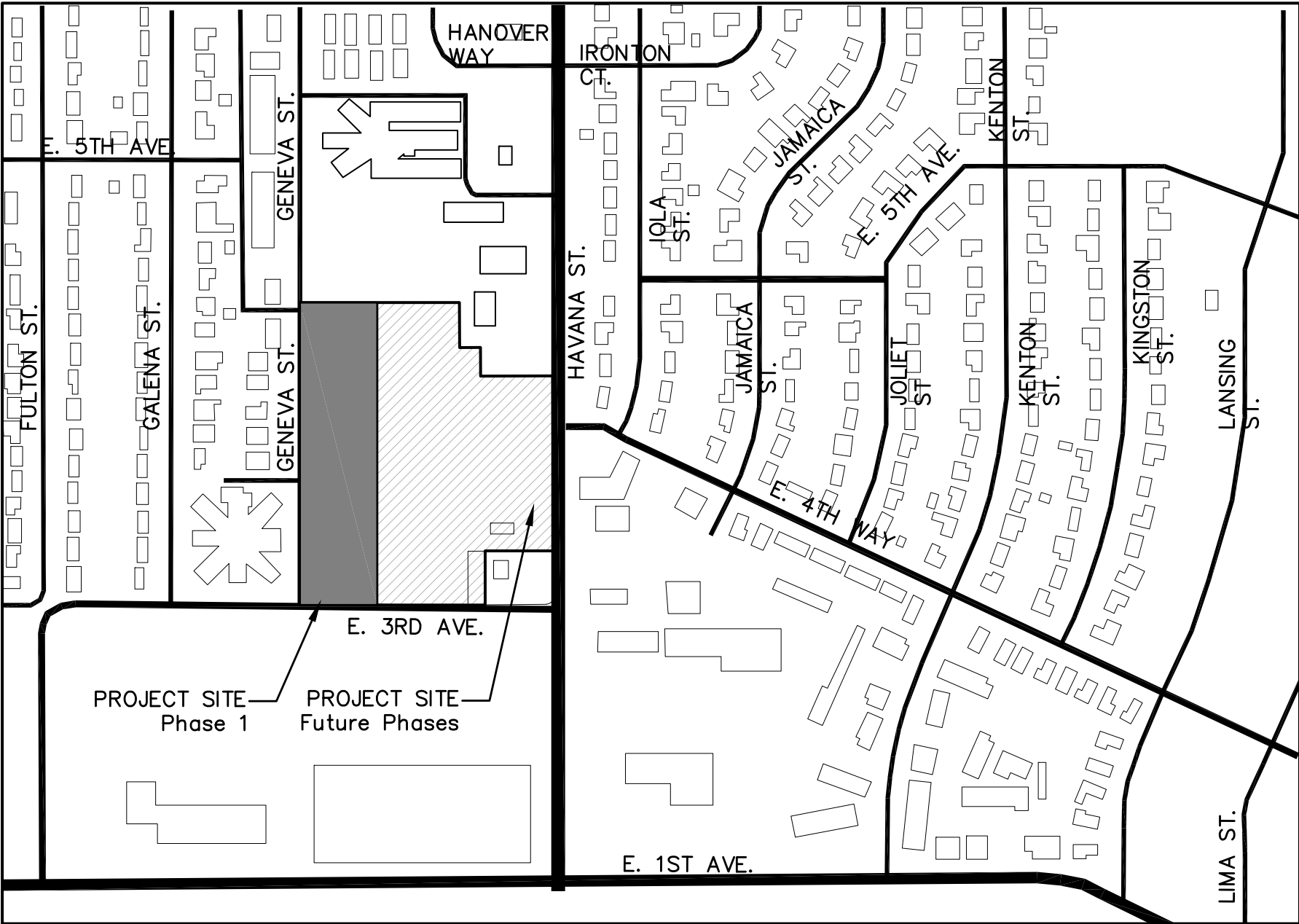
CONCEPTUAL LAND USE SUMMARY:

PLANNING AREAS	USE	GROSS PLANNING AREA (SF)	GROSS PLANNING AREA (ACRES)	PROPOSED BUILDINGS (SF)	PROPOSED DWELLING UNIT COUNT
A	MIXED-USE	207.52	4.76	60760.00	86
B	MULTI-FAMILY	264.86	6.08	47100.00	N/A
C	RETAIL/RESTAURANT	40.98	0.94	29650.00	N/A
		513.36	11.78	137510.00	N/A

NOTE:
THIS MASTER PLAN ILLUSTRATES A PROPOSED CONCEPTUAL DESIGN INTENT AND IS INTENDED TO ALLOW CHANGES IN SUBSEQUENT DEVELOPMENT AND SITE PLANS AS DEFINED HEREIN.

GENERAL NOTES:

1. ALL PROJECTS IN ARGENTA MUST COMPLY WITH ANY AND ALL APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS OF THE CITY OF AURORA. IF ANY REGULATIONS CONFLICT WITH THIS DOCUMENT, THEN THIS MASTER PLAN SHALL TAKE PRECEDENCE.
2. THE PHOTOS, ILLUSTRATIONS, AND CHARACTER SKETCHES DEPICTED ARE ILLUSTRATIVE OF THE DESIGN QUALITY REQUIRED BY THE MASTER PLAN. FINAL DESIGNS SUBMITTED MAY OR MAY NOT REPLICATE THESE ILLUSTRATIONS. THEY WILL HOWEVER REFLECT THE DESIGN QUALITY PORTRAYED.
3. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
4. IMPROVEMENTS WILL BE INSTALLED AS REQUIRED CONSISTENT WITH THE PUBLIC IMPROVEMENTS PHASING PLAN.
5. PUBLIC LAND DEDICATION WILL ADHERE TO THE CITY CODE.



VICINITY MAP:
SCALE=1"=500'

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NOTES:

DILLON PLACE, LLC, 1129 CHEROKEE ST., 303-862-2628 SHALL BE RESPONSIBLE FOR PAYMENT OF 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 4TH AVENUE AND HAVANA STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OF DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

SIGNATURE BLOCK

THIS SITE PLAN 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 BUILDING PERMITS, AND SHALL RESTRICT AND 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, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY _____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____ A.D.

CLERK AND RECORDER

DEPUTY

DEVELOPER:

DILLON PLACE, LLC
JIM MERCADO, TOM KLEIN
1129 CHEROKEE STREET
DENVER, CO 80204
PHONE: 720-394-0972,
303-862-2628

CIVIL ENGINEER:

INFINITY LAND CONSULTANTS, LLC.
TYLER LOWE, RYAN SEACRIST
8668 CONCORD CENTER DR.
ENGLEWOOD, CO 80112
PHONE: 720-979-0034

LANDSCAPE ARCHITECT:

NORRIS DESIGN
BRAD HAIGH, ALYSSA BUTLER
1101 BANNOCK STREET
DENVER, CO 80204
PHONE: 303-892-1166

ARCHITECT:

LANTZ-BOGGIO ARCHITECTURE
MARK BAKER
5650 DTC PARKWAY, SUITE 200
ENGLEWOOD, CO 80111
PHONE: 303-414-1280

AMENDMENT BLOCK

ARGENTA
333 N HAVANA ST
AURORA, CO

OWNER:
DILLON PLACE LLC
910 SANTA FE STREET, UNIT
DENVER, CO

DATE:
03/19/18 SUBMITTAL
09/12/18 SUBMITTAL
02/22/19 SUBMITTAL
04/19/19 SUBMITTAL

SHEET TITLE:
COVER
SHEET

Introduction

LOCATION

Argenta is located in the Havana Street Overlay District, south of E. 6th Avenue, north of E. 3rd Avenue and between Geneva Street and Havana Street.

INTENT

Argenta is proposed to be a mixed-use infill development and a valuable addition to the existing neighborhood fabric. The development will provide higher density housing options to better serve the ever-expanding Fitzsimons Campus area. The combination of town homes and multi-family units in proximity to retail, office, and live/work units offers a unique appeal to independent professionals, entrepreneurs, and start-up companies.

PLANNING OBJECTIVES

- Complement the existing fabric of Aurora and provide connections to living, working, and commercial spaces, parking and adjacent neighborhoods
- Invest in public art by incorporating a public art program
- Activate the remaining public spaces between buildings to further enhance, bring interest to, and emphasize the pedestrian realm
- Encourage pedestrian enhancements and visual connectivity to create a safe, welcoming environment
- Utilize unique materials that are reflective of the Argenta theme and complement the Havana District
- Enhance security through enticing public spaces that encourage safe public interactions and a steady flow of pedestrians implementing the "Eyes on the Street" concept
- Provide connections to the surrounding neighborhood to promote integration and permeability
- Utilize consistent branding elements throughout the project to enhance the sense of place
- Provide multiple housing options to fit a variety residents in all stages of life
- Create a unique and timeless community that will provide value and interest for years to come

DESIGN CHARACTER

Argenta is envisioned as a unique and artistic development. Architecture, urban design and landscaping will reflect a one-of-a-kind artistic quality. Overarching themes are based from the project's namesake, Argenta, which is Latin for "silver". This common element is used by artists from all backgrounds to craft beautiful and intricate jewelry. Much like these unique works of art, so too is the Argenta community- a jewel of Aurora.

Silver, commonly found in bar form, is used as inspiration for the angular and geometric patterns found throughout the community. This specific angle is repeated within the main street amenity layout, architecture, and the Argenta logo.

The silvery theme along with the strong artistic undertones creates a unique and distinguished character for the community.

ACCESS & CIRCULATION

The site is accessed via two connections from Geneva Street, one connection from Havana Street, and one connection from 3rd Avenue. Internal circulation is provided through an east-west local street connecting 3rd Avenue to Geneva Street, and a north-south local road connecting Havana Street directly to Geneva Street. This local road serves as the main pedestrian corridor through the site, connecting the office/retail portion of the site to the residential portion directly to the west. The connection passes through a central amenity area and is denoted through the use of enhanced pavement patterns and curb extensions.

LAND USES

Argenta is a +/-10.55 acre mixed-use development that will include single-family residential town homes (row houses), multi-family residential, live/work residential, and commercial/office uses. The community will include 86 town home units within 14 buildings with western views. The community will also include 2 multi-family buildings with 84 units in the South Building, and 100 units in the North Building. There are also an estimated 14 live/work units in the North Building. Argenta will also be home to an estimated 20,000 square feet of retail space and an estimated 17,400 square feet of office space. All buildings are oriented to front the surrounding roadways or a shared courtyard/mews.

PARKING

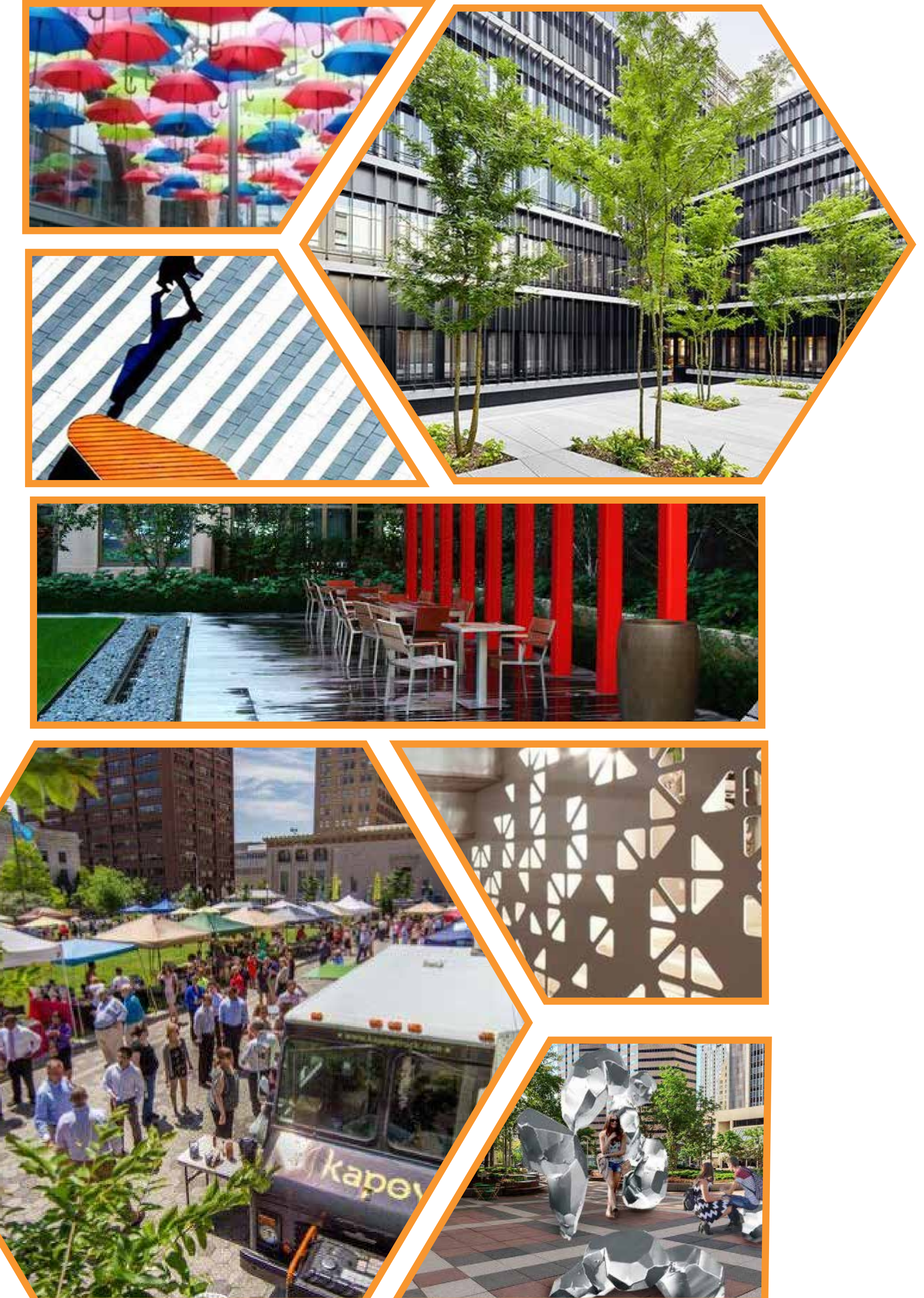
Parking for the multifamily portion of Argenta is provided via on-street parking spaces, garages, covered parking areas, and shared surface lots.

Live/Work residential apartments, row houses, and commercial/office spaces will have access to carport spaces and surface parking spaces.

On street parking along 3rd Avenue and Geneva Street were not including in parking calculations and could potentially function as additional guest and overflow parking for the commercial/ office spaces.

GENERAL NOTES

1. All projects in Argenta must comply with any and all applicable statutes, ordinances, rules and regulations of the City of Aurora. If any regulations conflict with this document, then this Master Plan shall take precedence.
2. The photos, illustrations, and character sketches depicted are illustrative of the design quality required by the Master Plan. Final designs submitted may or may not replicate these illustrations. They will however reflect the design quality portrayed.
3. The developer shall provide two distinct points of emergency access to overall site and a looped water supply to each phase of the development as approved by the life safety representative for the Aurora Fire Department. The developer shall construct any off-site roadway or emergency crossing improvements per City standards necessary to facilitate emergency vehicular access to this site.
4. Improvements will be installed as required consistent with the Public Improvements Phasing Plan.
5. Public land dedication will adhere to the City Code.

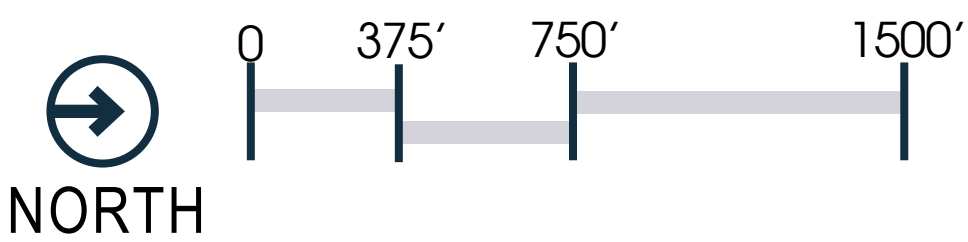


CONTEXT MAP

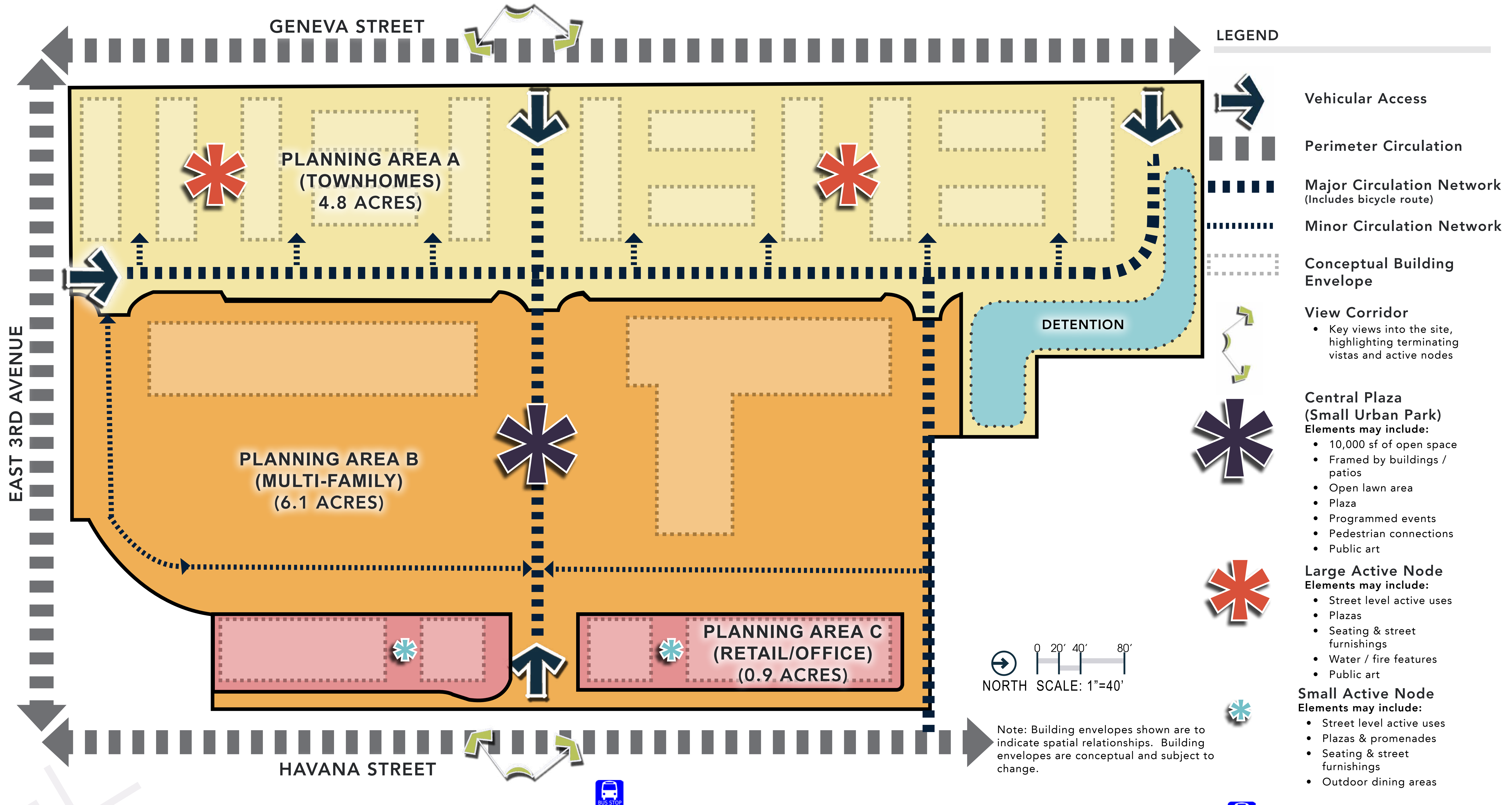


LEGEND

- PARK
- SCHOOL
- GOLF COURSE
- HIGH LINE CANAL TRAIL
- 1/4 MILE DISTANCE
- 1/2 MILE DISTANCE
- HAVANA DISTRICT



Master plan



Design intent & guidelines

LANDSCAPE

The landscape for Argenta will be based on its urban design context and shall be of a cohesive theme and character throughout the site. Selection of plant material will be based on the City of Aurora approved plant list and contain a variety of species that will thrive in an urban setting and provide year-round interest. All proposed landscape shall adhere to the City of Aurora Landscape Code (Article 14) and related landscaping requirements unless a waiver is requested.

The landscape treatment will contribute to the character and sense of place for Argenta and act as a cohesive element that ties the site together. The landscape plant palette will consist of plant material with a variety of colors, textures and forms that will provide an attractive, multi-season landscape that is durable and easy to maintain. The landscape will respond to the site architecture, open spaces and technical features such as parking, utilities, signage and sight lines. The landscape will accentuate gathering areas, entry areas and highlight key views throughout the site.

STREETSCAPE

Intent

- To create an attractive and vibrant public edge to the development while accommodating vehicular and pedestrian circulation throughout the site
- To create a “main street” feel through the use of hard-scape, vegetation, lighting and gathering spaces along key corridors
- To provide a safe, convenient and comfortable circulation system throughout the site that reflects and enhances the site’s vernacular

Design Guidelines

- Clear pedestrian paths shall be integrated into the streetscape in order to create a continuous and accessible walkway for safety and convenience. Enhanced pavement patterns are encouraged in these areas. See images at bottom right for examples.
- Crosswalks a minimum of 36” wide are required wherever accessible routes cross drive aisles, roadways, streets, etc.
- Street tree species shall be selected and planted so as to create a rhythm along the street while maintaining species diversity and multi-season interest. Trees may be accented by landscape lighting in key areas.
- All trees within the streetscape shall be deciduous trees selected for tolerance to urban conditions and attractive features. Trees shall be located in open planting beds, raised planters or a tree lawn and spaced a maximum of 35’ on center (O.C.). Trees shall be a minimum of 2.5” caliper at the time of installation.
- Hardscape materials and paving patterns within the streetscape shall be consistent and relate to the surrounding architectural patterns and textures. Cast-in-place concrete paving and/or special paving in key areas (unit pavers, colored concrete, special concrete finishes) shall be used to enhance the “main street” character and create continuity throughout the site, while maintaining ADA accessibility, where necessary.
- Site amenities, including benches, bicycle parking, and trash receptacles, shall be located at intervals along the streetscape and in key areas to encourage streetscape activation.
- Pedestrian and street lighting fixtures shall be incorporated to enhance the pedestrian experience and create a safe and welcoming environment. LED lighting with a fixture and pole style that relates to the project’s architecture and site furnishings shall be incorporated throughout the site.
- All service areas, delivery areas and mechanical equipment shall be screened from the public right-of-way.
- Hardscape design will focus on accentuating a main street feel, using geometric patterned concrete, clean urban lines, or color variation.
- Different types of lighting will be encouraged for Argenta and will focus on highlighting unique qualities, such as public art, key pedestrian plazas, and landscape features.

STREET HIERARCHY

Effective site access is essential for a development of this scale and use to be successful. This plan takes advantage of the present access with modifications as needed. The proposed access points include:

Havana Street

- This will likely be the main street providing access to the retail/office portion of the site. One, main access will be provided, central to the retail/office, and a secondary access point will be provided north of the retail/office.

Geneva Street

- Westernmost access, Geneva street connects the site to the surrounding neighborhood. There are 2 entries located on this street providing easy access for tenants of the town homes and apartments.

East 3rd Avenue

- This street borders the site to the south and will have only one entrance.

Internal Circulation

Internal circulation is provided through a network of private streets and drives.

- Central to the community, an east-west access is proposed. This roadway is intended to provide circulation for pedestrians and vehicles the majority of the time, however this street is proposed to include removable bollards to create a pedestrian zone during community events.
- This street is also part of a proposed bicycle route within the community which connects riders to nearby area amenities such as the High Line Trail.

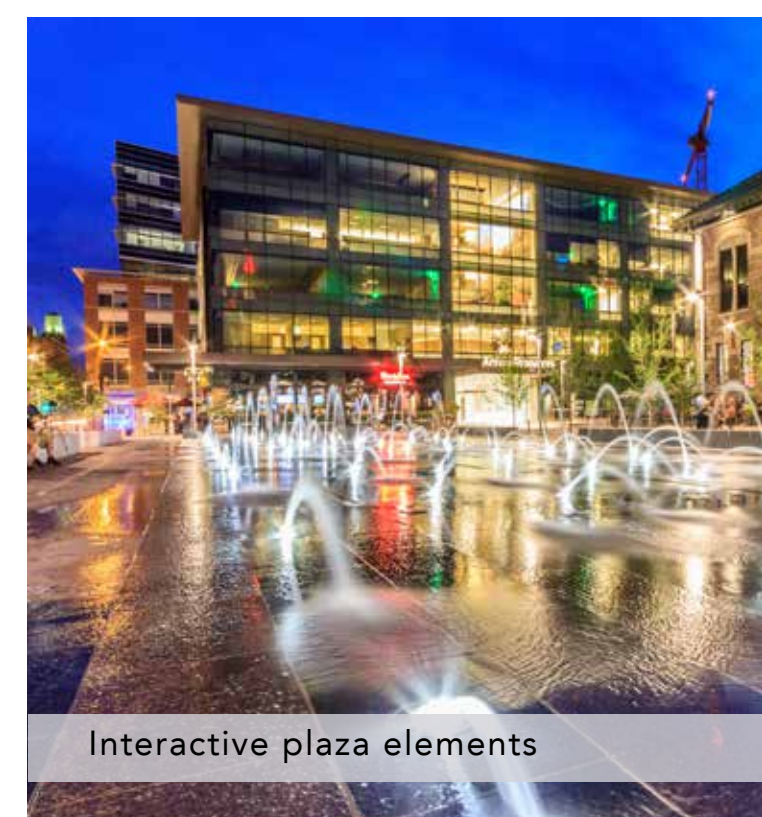
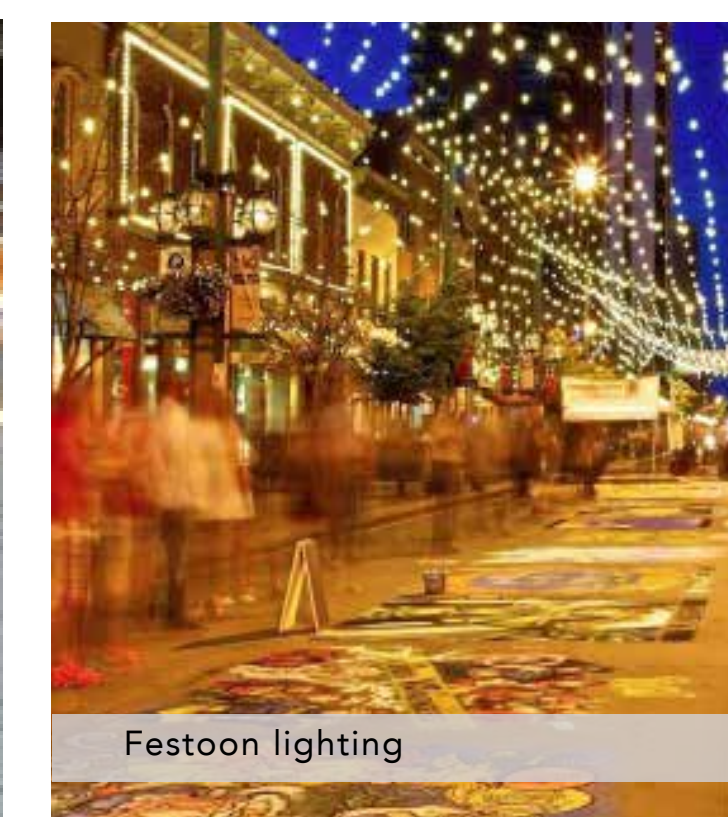
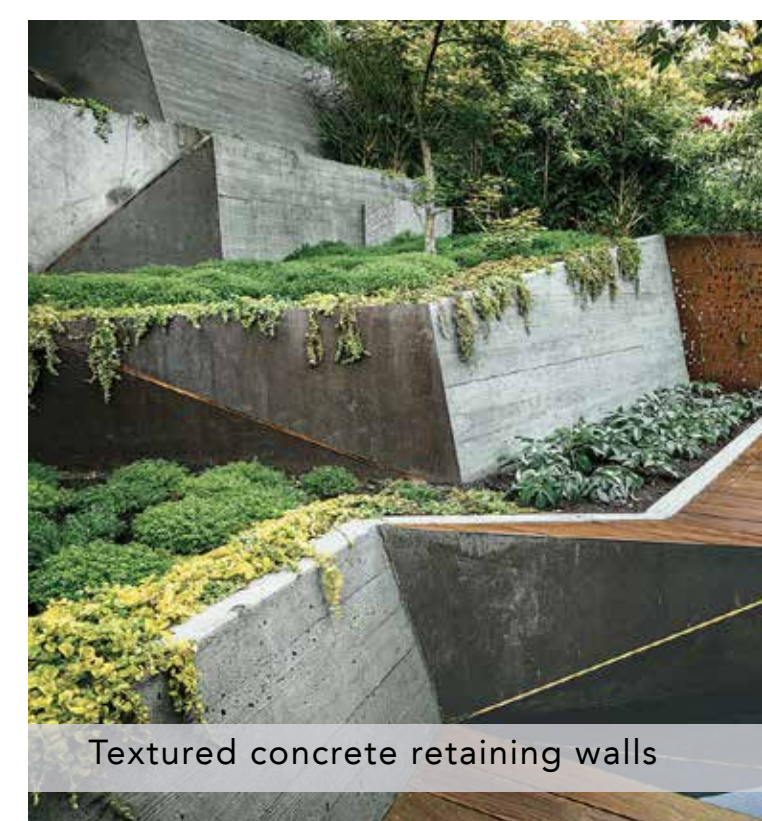
PARKING

Intent

- To create efficient surface parking lots with well-identified access and minimal visual impact to the surrounding site and neighborhood.
- To encourage the sharing of parking facilities between users whenever possible.

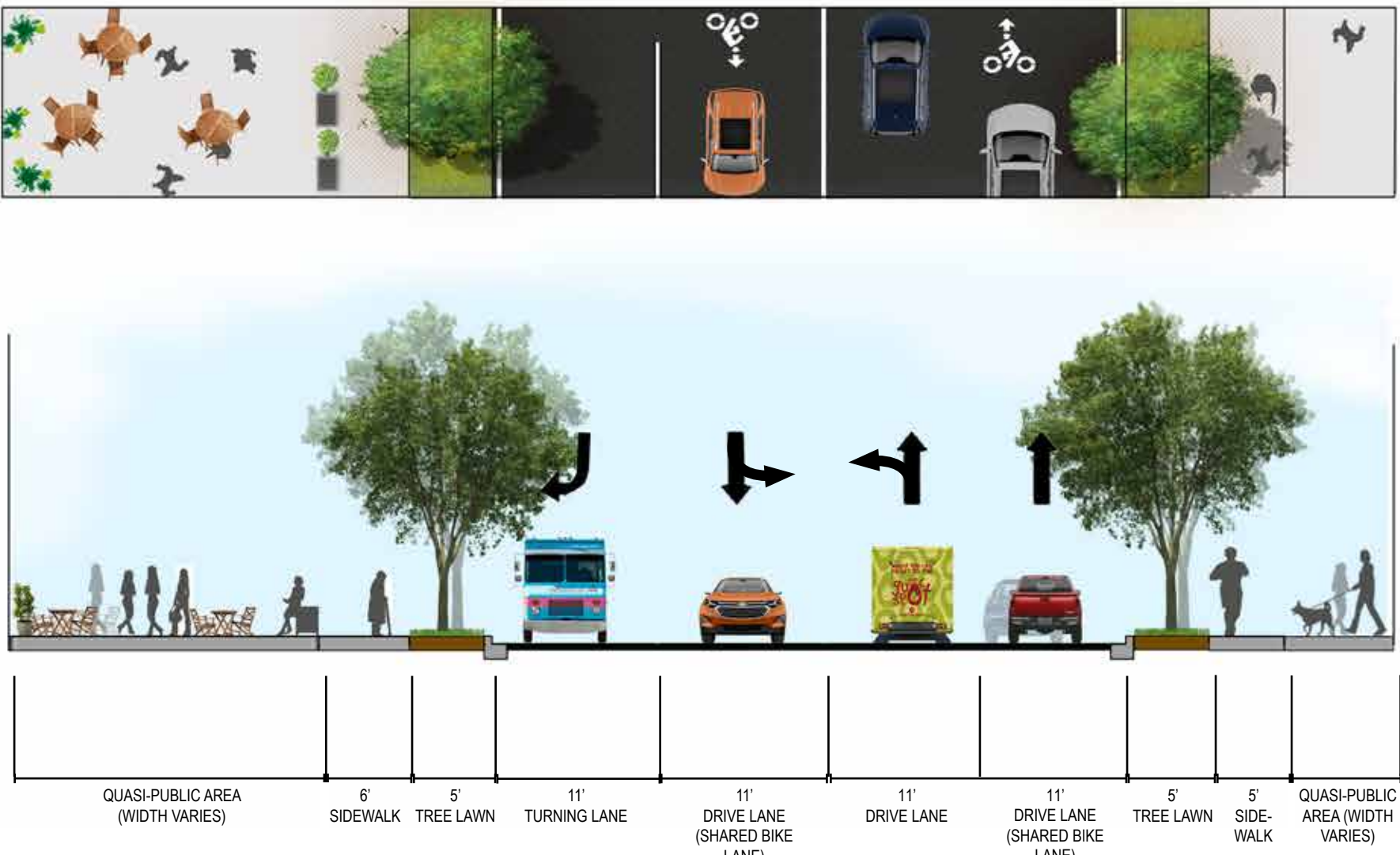
Design Guidelines

- Parking lots adjacent to buildings must provide a minimum 5’ of unobstructed walking area, but should meet the urban street cross sections for sidewalks
- Podium parking visible from the street shall be screened with a decorative element integrated into the architecture of the building, or landscaping, where appropriate.
- All off-street parking will be screened from public view and adjacent uses, where applicable.



Street hierarchy

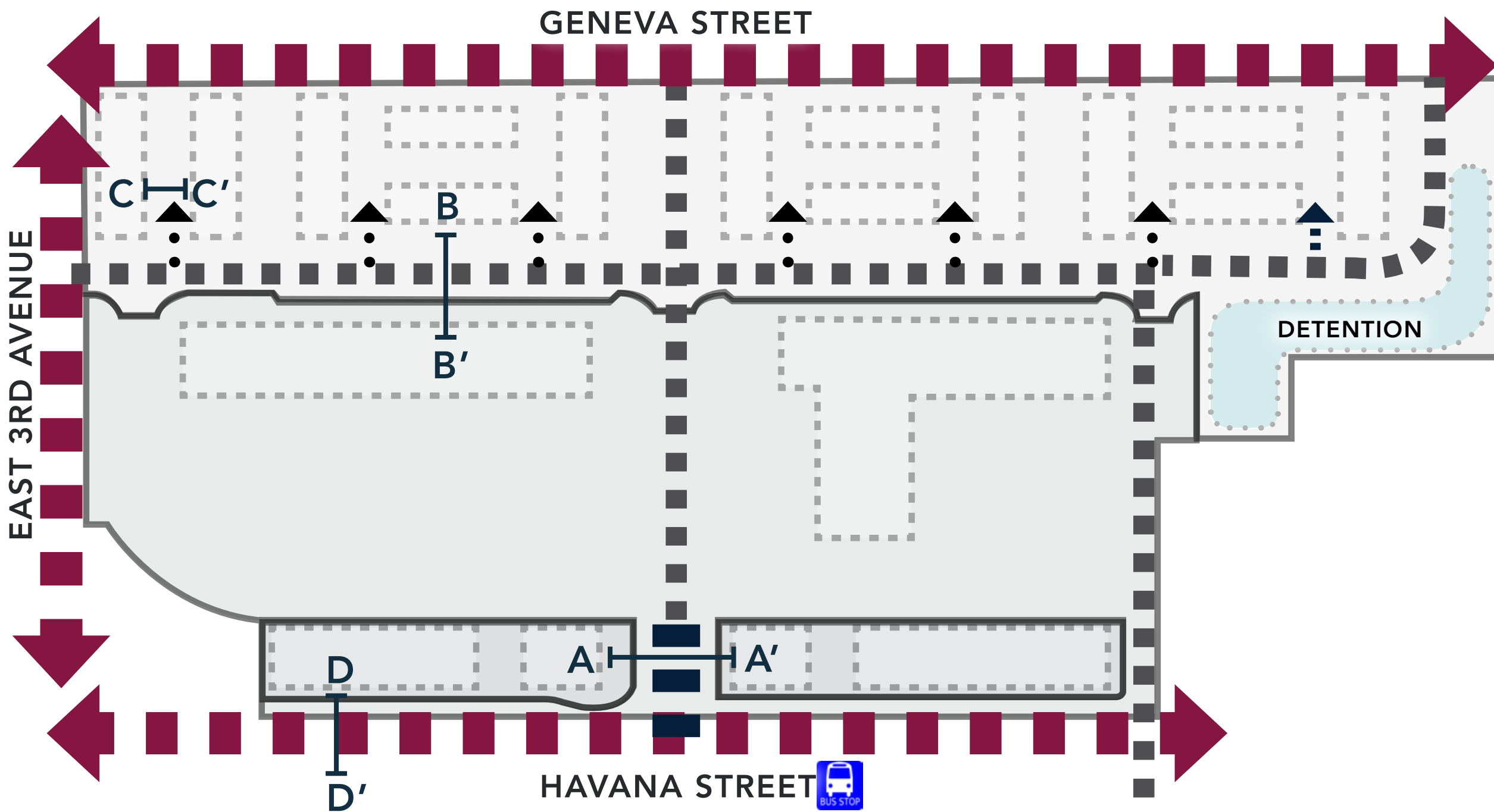
HAVANA STREET ENTRANCE SECTION A-A'



INTERNAL STREET SECTION B-B'

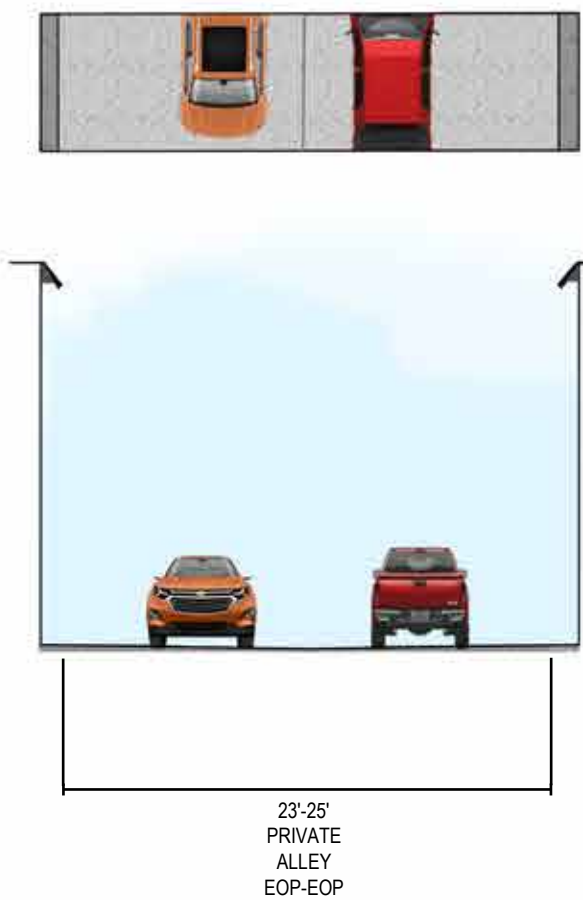


STREET HIERARCHY PLAN DIAGRAM

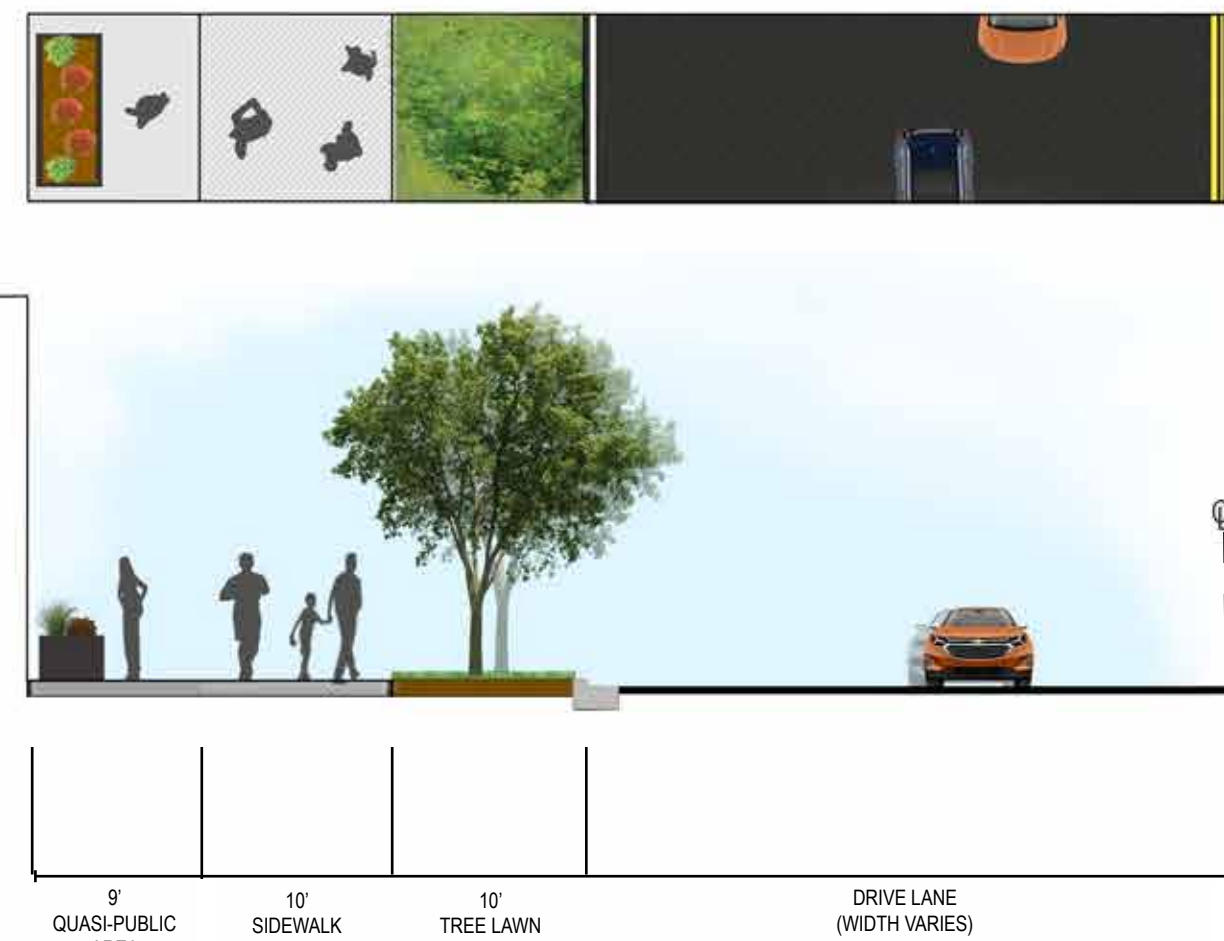


- NOTES:
1. Sections and their locations are conceptual and subject to change. Specific sections will be defined with future Site Plan applications.
 2. Building envelopes shown are to indicate spatial relationships. Building envelopes are conceptual and subject to change.

TOWNHOUSE PARKING SECTION C-C'



HAVANA STREET FRONTAGE SECTION D-D'

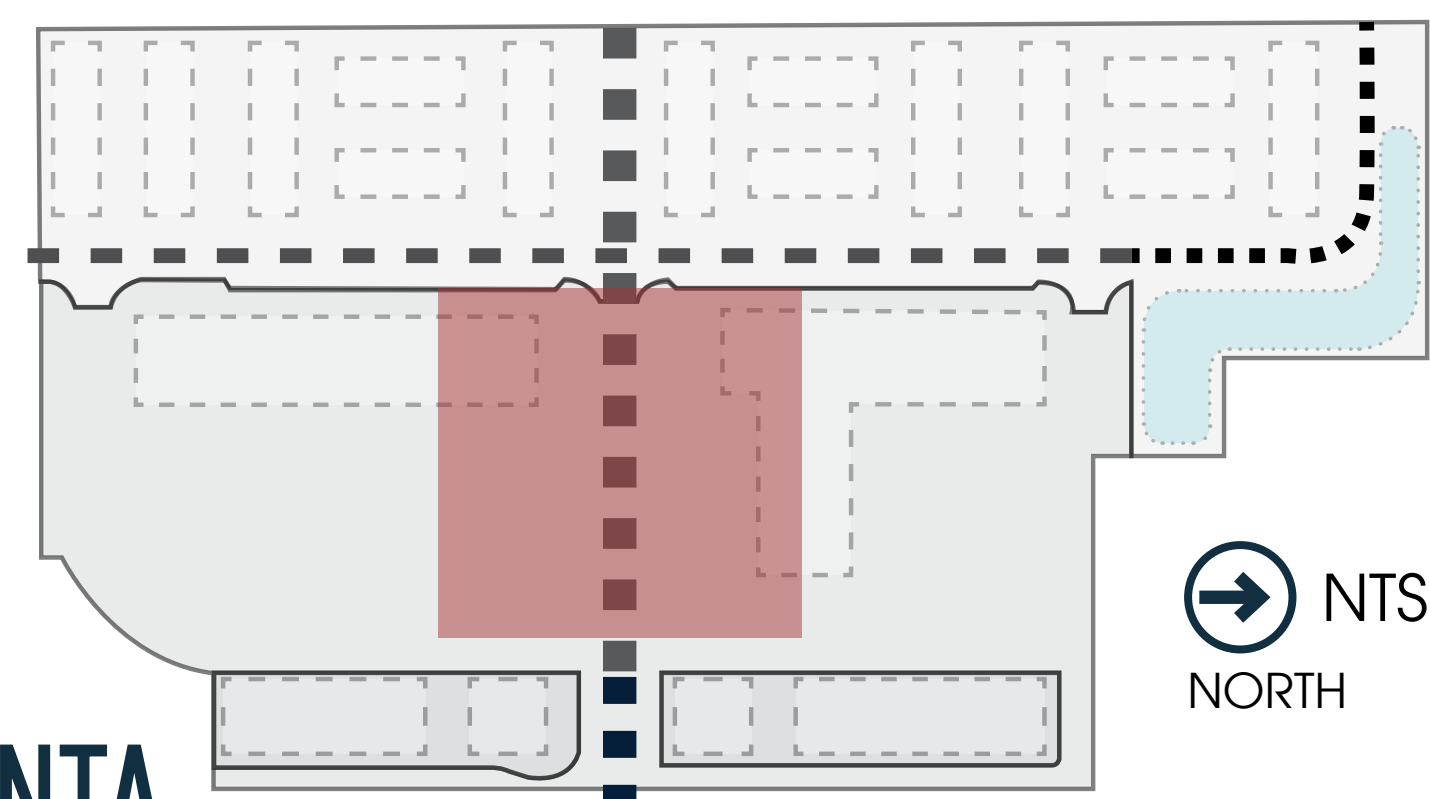


Landscape enlargement

PARK / AMENITY ENLARGEMENT



KEY MAP



PUBLIC GATHERING SPACES

The project has opportunities for public open space, plazas and courtyards with the primary gathering space being located at the center of the site. The defined gathering spaces are envisioned to act as common areas and will help create enduring and memorable public spaces intended to activate the surrounding uses while providing flexible open space and opportunities for people to congregate and interact. The gathering spaces may include elements such as outdoor fire areas, water features, seating, shade structures, opportunities for café seating, sculptural elements, and the possibility of use as open air performance venues.

Removable bollards are used to block off the park space during events to create a safe and pedestrian focused plaza.

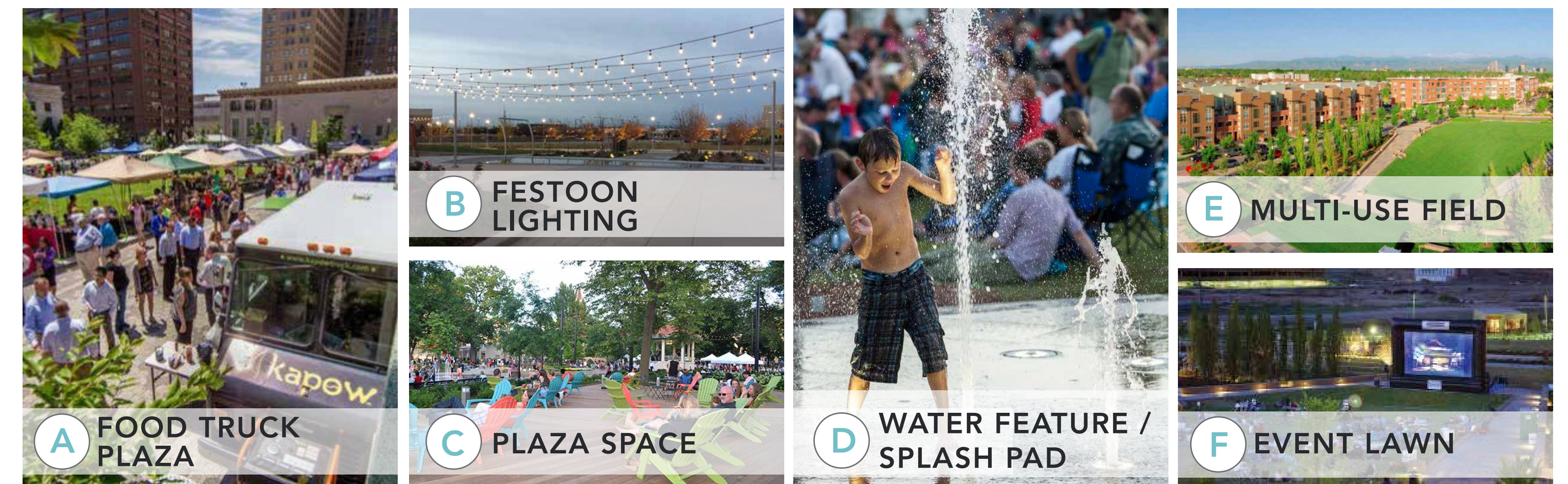
Future retail or restaurant uses may have opportunities for smaller plazas, courtyards, or open spaces that could serve as public outdoor seating, waiting, and as an extension of interior space. These areas may include shade trees or structures, possible outdoor fire features, decorative lighting, movable tables, and fixed bench seating.

Public spaces will be well-connected throughout the development and help to create a unique sense of place. Each enhanced landscape zone will connect by continuing the use of enhanced paving and other elements. This will help create a sense of continuity and make these separated areas feel like one large connected space.

Connections to the surrounding transit and existing off-site bicycle and pedestrian facilities will be created to enhance the overall connectivity and create a pedestrian-friendly environment.

All site improvements in the public realm will be owned, improved and maintained by the overseeing HOA or Metropolitan District.

PARK/CENTRAL AMENITY CHARACTER IMAGERY

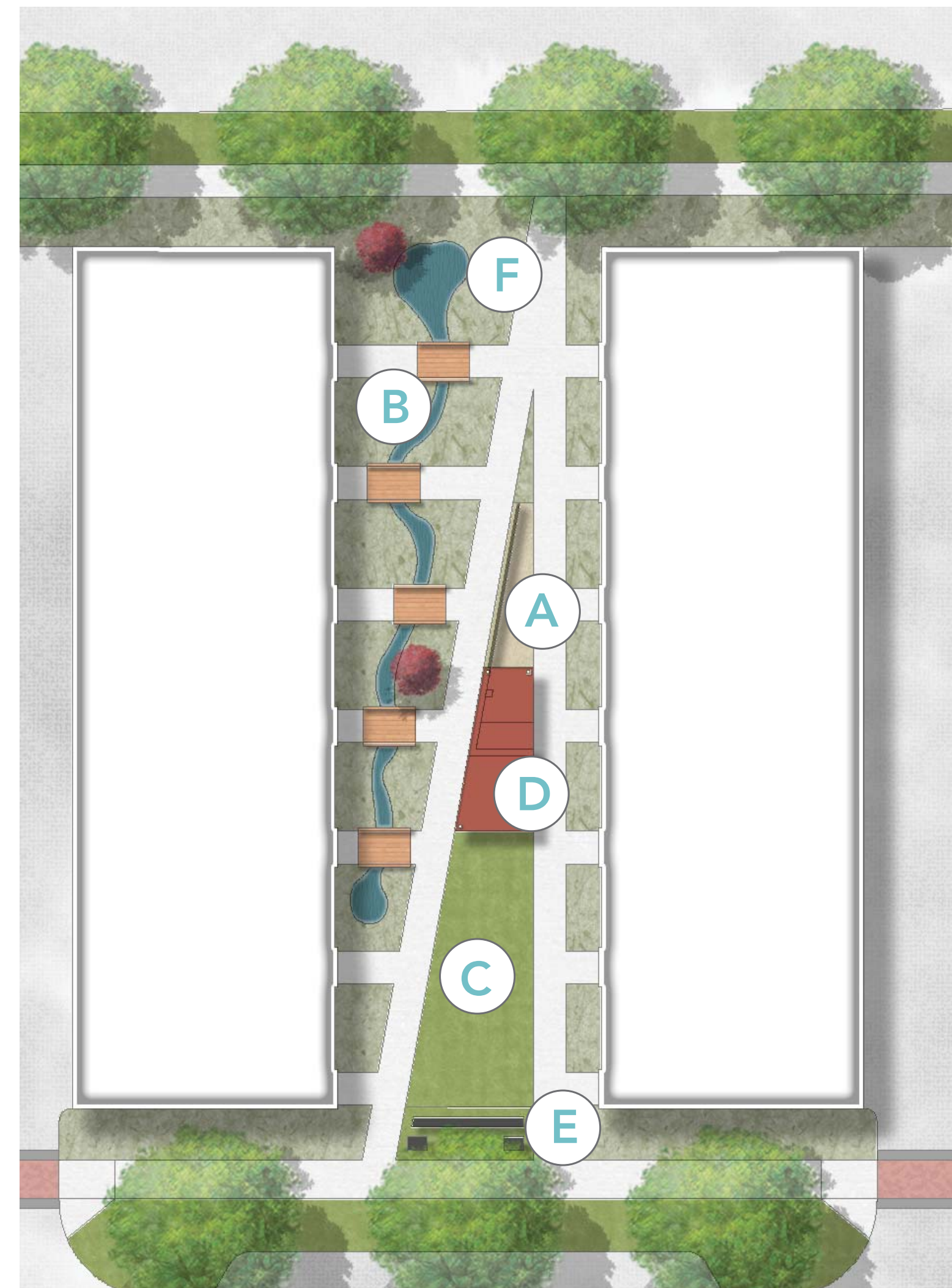


NOTES:

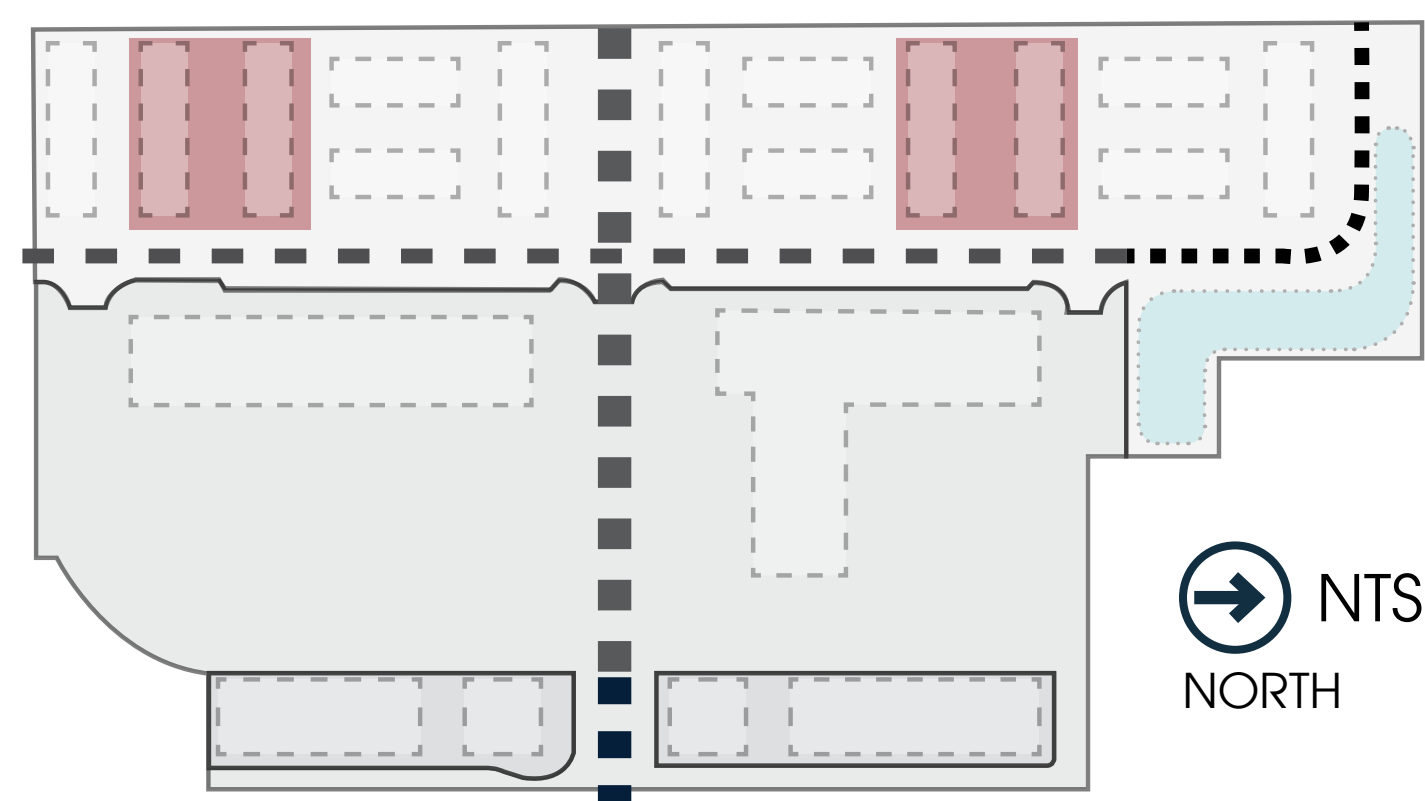
1. Imagery is representative of intent and character. Specific amenities will be determined at the time of Site Plan.

Landscape enlargement, cont.

SHARED COURTYARD / MEWS



KEY MAP



PUBLIC GATHERING SPACES, CONT.

Intent

- To provide open spaces such as parks, plazas and publicly accessible courtyards or mews that serve as areas for community interaction and create variety and interest for pedestrians while enhancing the overall sense of place
- To enhance the pedestrian experience by creating an inviting and comfortable landscape
- To allow for flexible space adjacent to key buildings in order to accommodate features such as cafe seating, public art, and planting
- To provide organizing features for buildings and circulation systems
- To establish links in a system of open spaces and transportation facilities within the site and beyond
- All gathering spaces and courtyards shall be accessible by the public except for those specifically associated with housing or designated areas for the serving of alcoholic beverages
- Appropriate site amenities, including benches, litter receptacles, and bike racks shall be provided at each gathering space
- Public gathering spaces should be flexible and allow for a variety of uses and shall accommodate a variety of group sizes

Design Guidelines

As public gathering spaces, parks, plazas and courtyard areas should be designed to be easily accessible and inviting as well as comfortable for as much of the year as possible. They should provide shade in summer, sun in winter, protection from wind, and enhance views whenever possible.

- Public art is encouraged in key gathering and courtyard areas.
- Design of landscape and hardscape elements should relate to the materials, patterns and colors found throughout the project.
- Design of public gathering spaces and pedestrian facilities should take into consideration ease of maintenance and snow removal.

MEWS CHARACTER



NOTES:

1. Imagery is representative of intent and character. Specific amenities will be determined at the time of Site Plan.

Site furnishing & details

BIKE RACKS



Bike racks shall be focused in key pedestrian spaces such as parks, plazas, and outside commercial and multi-family residences.

RETAINING WALL



Retaining walls are envisioned to provide both functional and aesthetic value. A raw board form, in a neutral gray will provide subtle details that will help other elements retain visual focus.

BENCHES



Benches may come in the form of both free standing benches and or as part of a table. A combination of both wood and metal elements are encouraged. Benches should be located in and nearby pedestrian focused areas, such as parks, plazas, and commercial areas.

TRASH RECEPTACLES



Trash receptacles shall have a consistent style similar to other site furnishings. Metal containers with geometric cut-outs are encouraged. Receptacles should be located in, and nearby, key pedestrian spaces, such as parks, plazas, and main entrances to buildings.

PLANTERS



Raised concrete planters are envisioned in key pedestrian locations. Similar in style to proposed retaining walls, the planters will utilize a raw board form in neutral gray.

LIGHTING



Lighting for the site will incorporate several different types of lighting making the space inviting for pedestrians. Festoon lighting will enhance the main street design concept. Unique and artistic lighting will add to the site's place-making. Silver finishes will be encouraged to further the Argenta theme.

NOTES:

1. Imagery is representative of intent and character. Specific amenities will be determined at the time of Site Plan.

Signage plan

SIGNAGE

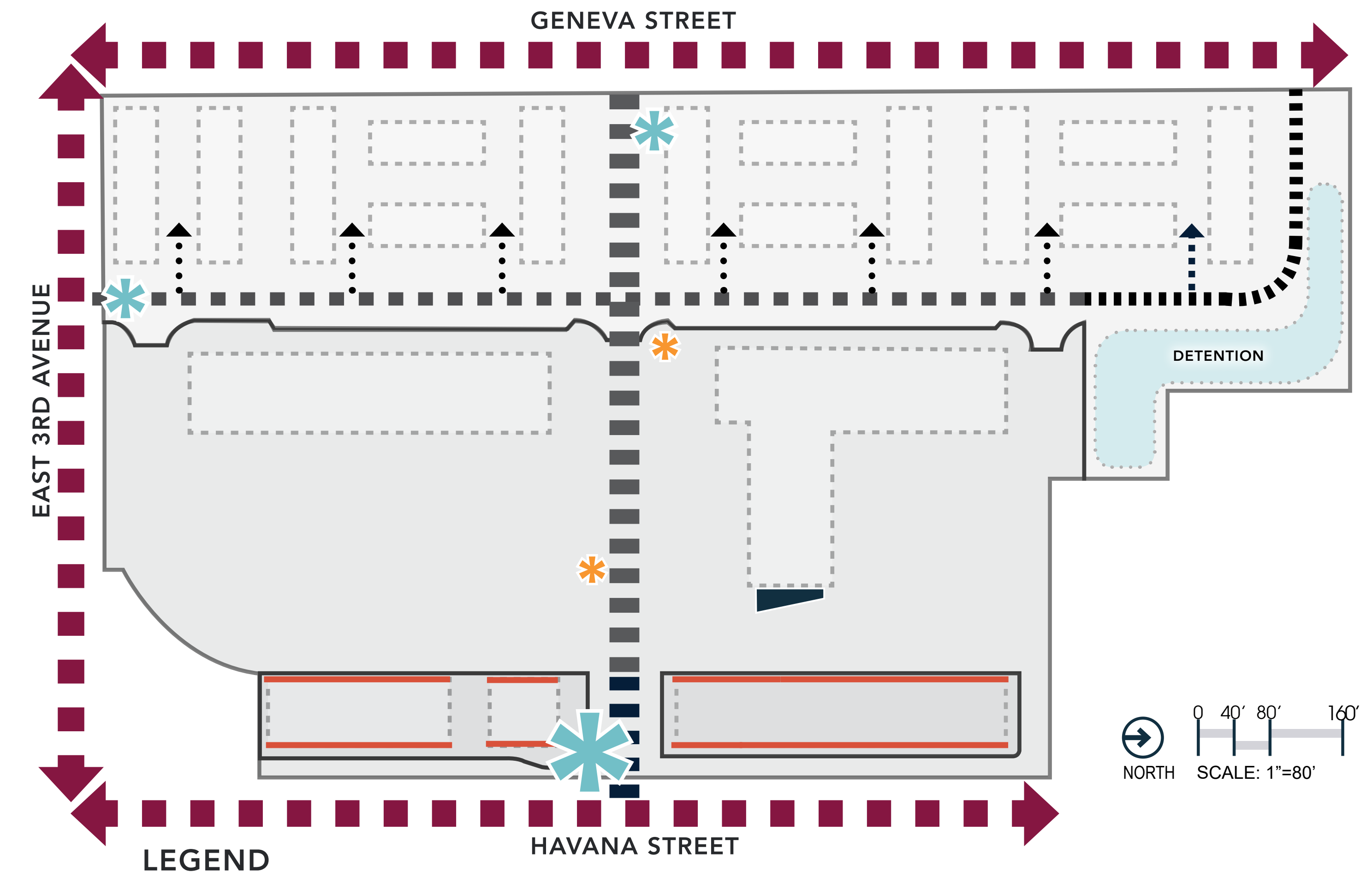
The variety of residential and commercial buildings and storefronts shall allow a similar variety of tenant signage, including pin-mounted letter-forms, pan channel, halo-illuminated letter-forms, and blade signs. However, restrictions apply with regard to the sign dimensions, locations, and illumination sources. The City's signage code is more permissive for Argenta than many other areas, as the site is within the special Havana Overlay district. As such the development will balance vehicular-oriented, edge signage with pedestrian-oriented, internal signage. Character imagery for monuments, building frontage signage, and other signs are provided on the following page.

Intent

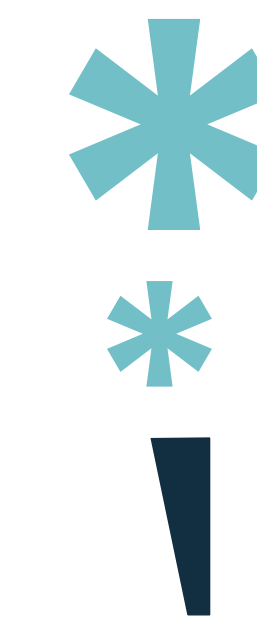
- To provide commercial and residential tenants a strong presence
- To orient site visitors with way-finding signage and the clear identification of businesses and buildings
- To contribute to an attractive, visually interesting streetscape
- To increase the value of the project through use of quality design and durable materials
- To prevent excessive, poorly placed signage

Design Guidelines

- Each sign should provide a piece of the whole, without being redundant. Signs should establish continuity in graphics, colors, and materials, while avoiding elements that duplicate information in the same sight line. There might be primary identification over the door, visible to vehicles and pedestrians across the street; a smaller sign at the door for pedestrians on the sidewalk; and a blade sign perpendicular to the storefront entrance for pedestrians walking past the building.
- Signs, including supports, brackets and lighting, shall be compatible with the building's architectural elements, including scale and materials, and shouldn't obstruct windows or other features. Where appropriate, the building facade shall provide the background to individual letter and logo signs.
- The facade of commercial buildings shall provide space above storefronts and power sources that can accommodate tenant signage needs as uses change over time.
- Describes materials "consistent with architectural character".
- Ground signs should be consolidated where possible to avoid visual clutter.



LEGEND



Primary Monument
(Perpendicular, Double-sided)

Secondary Monument
(Perpendicular, Double-sided)

Potential Projecting Sign



Building Frontage Signage

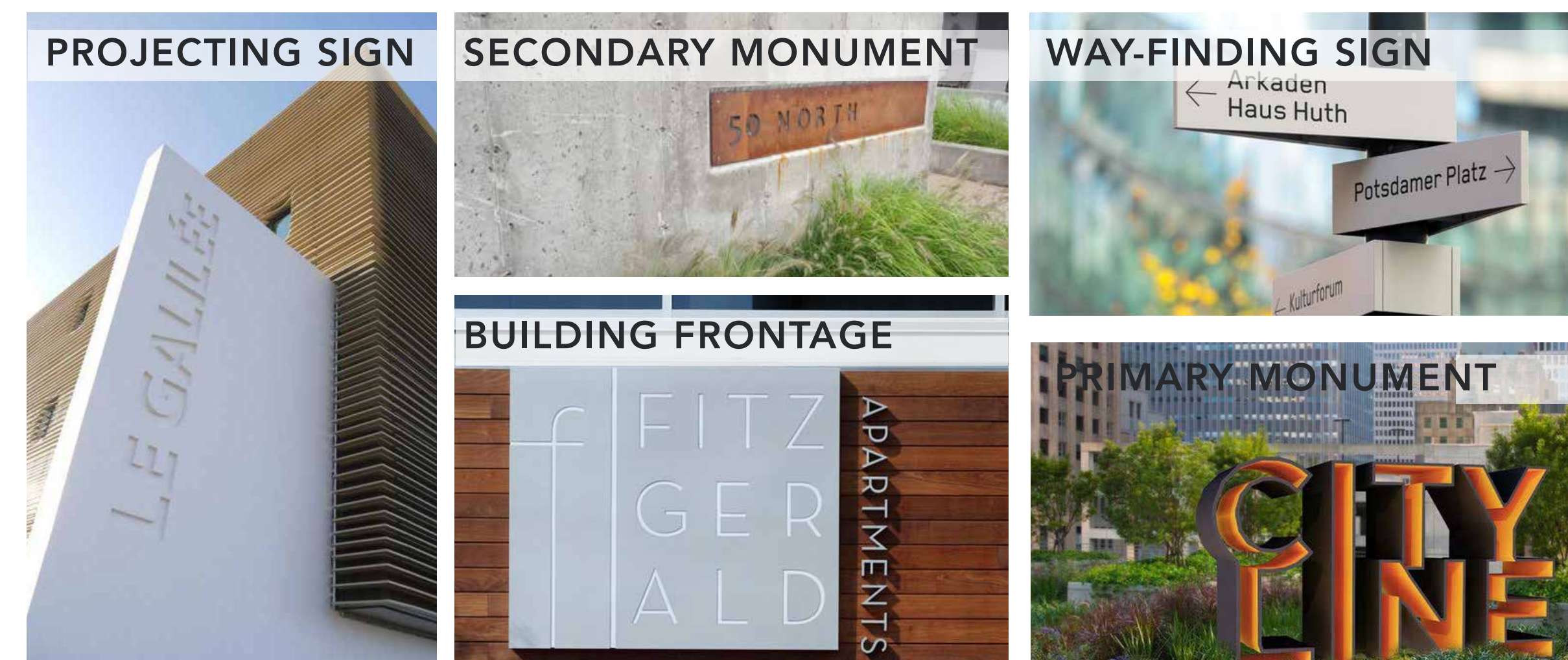


Way-finding

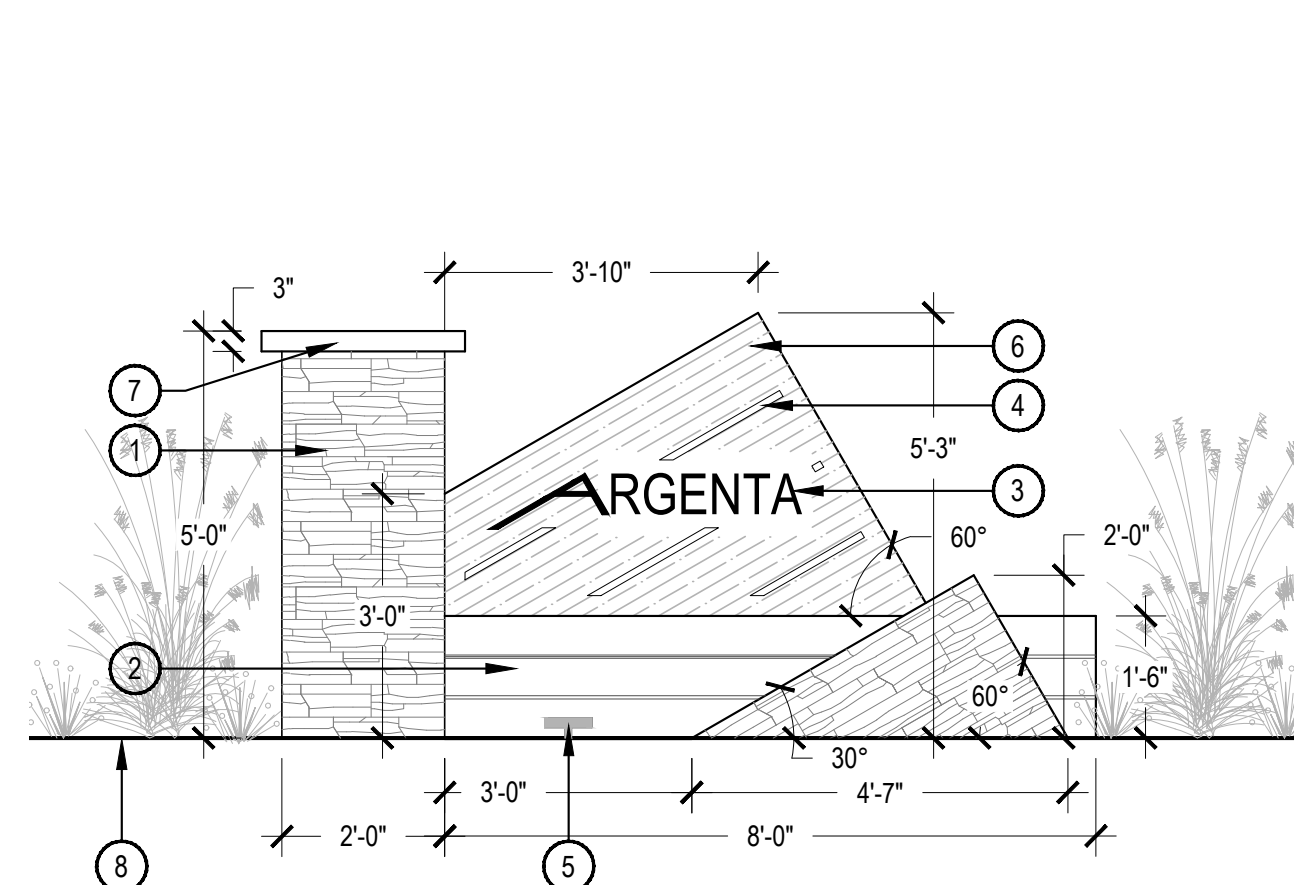
NOTE:

1. The Signage Plan, including types and locations of signage, is conceptual and subject to change.
2. Building envelopes shown are to indicate spatial relationships. Building envelopes are conceptual and subject to change.

SIGNAGE CHARACTER



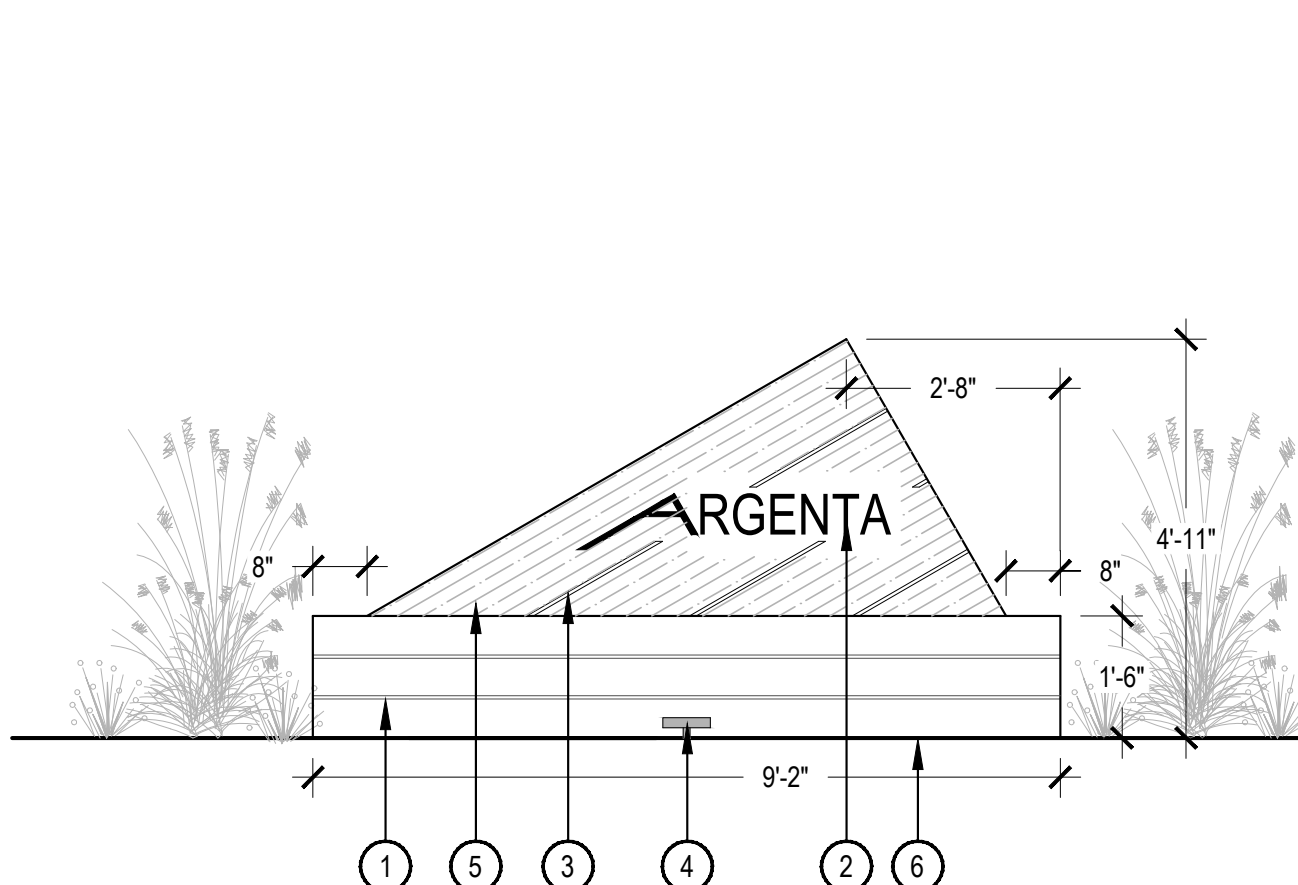
PRIMARY MONUMENT



- ① STONE VENEER TO MATCH ARCHITECTURE
- ② BOARD FORM CONCRETE WITH RIBBED FINISH
- ③ RAISED ALUMINUM LETTERING
- ④ 1" ILLUMINATED BANDS
- ⑤ SIGNAGE UPLIGHTING
- ⑥ METAL PANEL
- ⑦ 3" PRECAST CAP
- ⑧ FINISH GRADE

NOTES:
1. MONUMENTATION IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

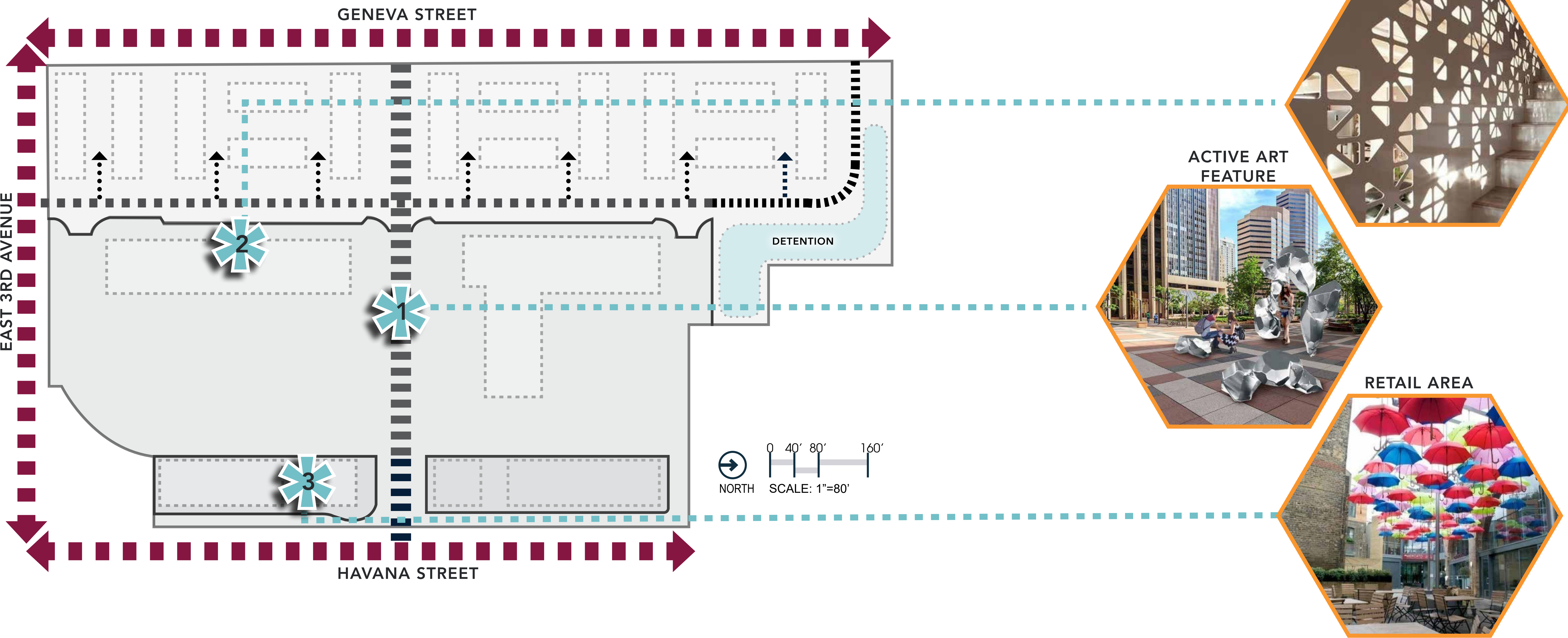
SECONDARY MONUMENT



- ① BOARD FORM CONCRETE WITH RIBBED FINISH
- ② RAISED ALUMINUM LETTERING
- ③ 1" ILLUMINATED BANDS
- ④ SIGNAGE UPLIGHTING
- ⑤ METAL PANEL
- ⑥ FINISH GRADE

NOTES:
1. MONUMENTATION IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE DESIGN DEVELOPMENT PROCESS.

Public art character imagery & potential locations



PUBLIC ART

Public Art will be encouraged throughout the project within the architecture or public spaces as a focal point or gateway entry feature. The Public Art will flow as a series, to enhance the cohesiveness through the site. There are 3 potential locations shown in the diagram above. Total allotment for Public Art within the entire development will be calculated based on the requirements set by the City of Aurora's Art In Public Places. Materials for Public Art are to coordinate with materials and aesthetic style of architecture, such as the use of metals and strong geometric forms.

As a major part of the allure of Argenta, the public art budget will exceed the minimum required by over 500%.

Public Art Plan Fee	\$284
Long Term Maintenance	\$4916
Project Coordination Fee	\$4,800
Professional Artist(s)	\$30,000 (inclusive of all expenses)
Total Art Budget	\$40,000



POSSIBLE PUBLIC ART LOCATIONS

1. Active Art Feature
2. Art Panels
3. Retail Area

NOTE:

1. Public Art Plan, including types and locations of art, is conceptual and subject to change.
2. Building envelopes shown are to indicate spatial relationships. Building envelopes are conceptual and subject to change.

Architectural design intent & guidelines



1 ENTRANCE FROM HAVANA

Argenta is proposed to be a mixed-use development consisting of retail, residential and commercial uses. These design guidelines outline the elements that shall be the basis for individual building design throughout Argenta in order to ensure consistency of quality and character throughout the development. The guidelines are intended to promote consistency and a sense of place while being flexible enough to allow enough diversity and variety to create a vibrant, unique built environment. All development within Argenta shall conform to the guidelines set forth in the City of Aurora Sustainable Infill and Redevelopment Design Handbook, the Havana District Design Concepts Plan, and the requirements of the City of Aurora Codes.

INTENT

The intent of these guidelines is to communicate how the different governing standards have been addressed and integrated into the design fabric of this Sustainable Infill & Redevelopment project:

- To enhance the mixture of land uses
- To respond to residential market demand
- To create a robust, innovative activity center for the Havana North neighborhood
- To provide visual interest along all streets and an enhanced pedestrian experience through a complementary use of building, streetscape and landscape materials unified by a contemporary design vocabulary
- To support comfortable public spaces with appropriately scaled buildings and streets
- To activate the Havana Corridor & District
- To screen all rooftop equipment and ground floor services, such as trash storage and utilities, from highly visible rights-of-way to prevent visual clutter

Argenta will include market rate rental and homeownership housing opportunities, moderate scale retail space, recreation and open space amenities and features that support public gatherings and events, business start-ups and multi-modal transportation options. The Master Plan incorporates building type scales that transition in size and density with land use intensity from the commercial Havana Street corridor down to the neighboring single family homes to the west.



2 AERIAL VIEW

SUSTAINABILITY

Argenta will encourage sustainability throughout its development including:

- Electric car charging stations
- Bike trail connections, parking racks, possible shared use franchise
- Opportunities for nutrition, energy saving, water preservation, etc. workshops and displays in common areas and possible function of work/live space in later phases
- Analysis and possible PV component for multi family buildings
- Pedestrian access throughout site
- Provided flexible open space and common areas to encourage community use, activities, neighborhood sponsored events, etc.
- Bus stop on site
- Pursuing LEED Neighborhood Design Silver and subsequently one LEED New Construction Building
- Eco-friendly building design, materials, orientation and construction.
- Product selection based on regional supply
- Environmental impact and durability
- Plant selection and landscape design based on regional appropriateness, environmental impact and water usage economy

GENERAL GUIDELINES

- Eco-friendly, highly-durable building materials that are appropriate for the local climate and reduce energy consumption will be used when possible
- Each building mass will have a predominant materiality while incorporating complementary surfaces, forms and colors within the overall building mass and along each façade
- The site and building design should activate streets and pedestrian zones by employing pedestrian scale design for safe circulation and inviting public spaces like parks and plazas.
- Building design, including articulation and materials shall continue on all sides, including areas deemed "back of house"; transitions between materials will occur at a planar change or offset



Architectural design intent & guidelines



3 TOWNHOUSE MEWS



4 COMMON PLAZA

TOWNHOMES

- Situated to face street front with exception of two mews-style layouts
- Parking is located to the rear of the building
- Elevated Street entrances have been incorporated where possible
- Entrances include semi-private porch space with covered entrance
- Planters and screen walls provide layers of privacy and separation at ground level and manage grade changes between the building and back of sidewalk to avoid steep slopes that are hard to landscape or use
- 3rd floor balcony and roof top deck utilize railing system to provide visual connection to the public way in front of unit
- Massing and highly durable material selections reflect a contemporary style of architecture while conforming to architectural standards masonry requirements



5 MULTIFAMILY PARKING

APARTMENTS

- Multi-story elevator building with defined base-middle-top organization consisting of four stories of apartments located on top of covered parking and amenities and roof-top deck amenities. Dwellings are served by elevators and internal stairways
- Most units will include balconies
- Buildings should be set back 10' to 20' from streets
- Parking under the building will be open-air covered parking with no more than 50% screening. Decorative, artistic screening will be used to enhance the facade.
- A combination of masonry, stucco will make up the majority of exterior materials. Corrugated fiber composite panels will be used for accent color and texture. Similar materials and extended parapets will be used for rooftop equipment screening.
- Building entrances will be conspicuous, facing either the street or public space, easily recognizable from the pedestrian way. This can be achieved by the use of glazing, massing and awnings.
- Amenities provided to offer residents exercise, recreation, and gathering spaces
- Each residence will have a private outdoor balcony.



6 ACTIVITY ZONE

SCREENING

Mechanical Systems Screening

- Screening of rooftop building systems is integral to the building architecture in terms of form and material. All mechanical and electrical systems will be screened from view of surrounding public right-of-ways.
- The visual appearance of structured parking adjacent to the street should be mitigated using screening approaches. Screening elements should be integrated into the architectural design of the buildings and have details that break up long facades. Reference the "Public Art" portion of this document for examples of architectural screening.

TRASH & RECYCLING

- Exterior trash dumpsters where required will be located within walled and gated enclosures and placed on a concrete slab and fully screened from view. Based on Code section 146-1433 these trash enclosures must be located away from single family residences.
- The enclosure will incorporate the same finish materials as adjacent architecture. The enclosure will be securable and 7' high. The enclosures will be surrounded by a raised concrete curb or planting area sufficient in width to protect them from vehicle contact.
- Interior trash rooms are preferred in multi-story building where possible.

ROOF FORM

- Alternative uses for roofs such as terraces, gardens and green roofs are encouraged.
- All rooftop equipment and utilities shall be screened from public right-of-ways with extended parapets where feasible.

Architectural design intent & guidelines



7 TRANSITIONAL ZONE

MIXED USE

- The Mixed Use along Havana is scaled and detailed to break down larger facades of buildings into smaller units.
- Two story residential units accessed by elevator are placed on top of a street level cooperative workspace.
- Connecting living with working reduces the demand for tenant automobile use and increases activation of the neighborhood.
- The residential units on the 2nd and 3rd level have exterior balconies that further activate and connect the residents to Havana Street.
- Elevations employ a predominant materiality with complimentary surfaces, forms and colors.
- Building design, including articulation and material continues on all sides of the building including areas considered to be "back of house."

RETAIL

- Storefronts are scaled and detailed to break down larger facades of buildings into smaller units
- Entrances must front streets and/or public space
- Elevations employ a predominant materiality with complementary surfaces, forms & colors
- Building design, including articulation and materials continues on all sides of building including areas considered "back of house"
- Facades fronting Havana Street will should include storefront windows and customer entrances
- Buildings are encouraged to include multiple stories with a higher priority to buildings located north of 4th Way

PARKING

- Parking screening will be designed to ventilate the garage, provide a distinct barrier between parking and public space, and address pedestrian scale where applicable. Parking screening will also be designed to permit natural light into parking areas for visibility and safety.



8 TRANSITIONAL ZONE

SCREENING

Mechanical Systems Screening

- Screening of rooftop building systems is integral to the building architecture in terms of form and material. All mechanical and electrical systems will be screened from view of surrounding public right-of-ways.

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- Alternative uses for roofs such as terraces, gardens and green roofs are encouraged.
- All rooftop equipment and utilities shall be screened from public right-of-ways.



MASONRY VENEER



MASONRY VENEER



COMPOSITE PANELS



MASONRY VENEER



COMPOSITE PANELS



STUCCO

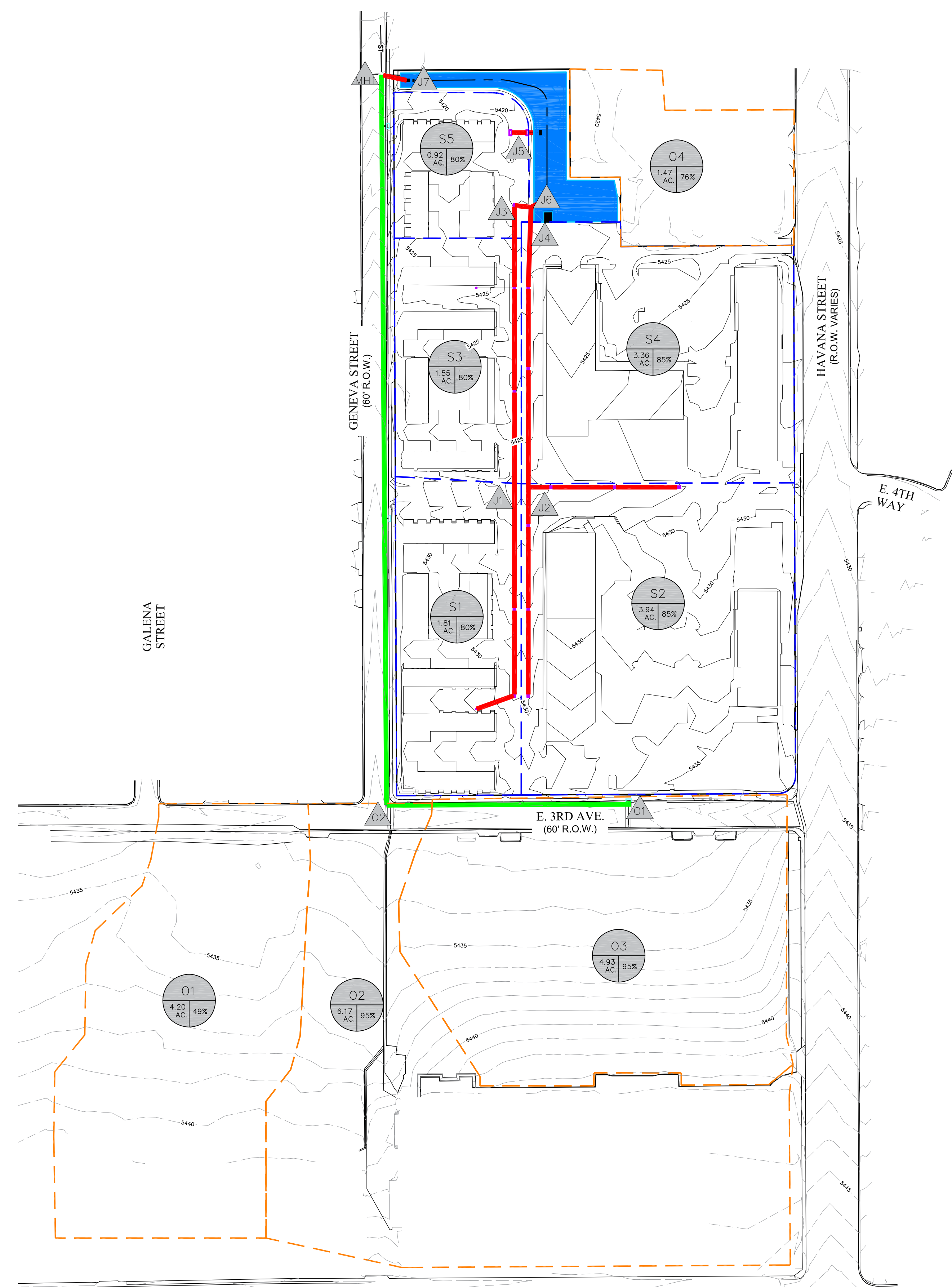


VERTICAL SIDING



STUCCO

Master drainage plan



Runoff Summary Table			
Design Point	Contributing Sub-Basins	Q Minor (CFS)	Q Major (CFS)
O1	O3	9.2	20.37
O2	O1, O2, O3	19.97	46.65
J1	S1	2.21	5.28
J2	S2	4.91	11.43
J3	S1, S3	4.09	9.79
J4	S2, S4	9.36	21.5
J5	S5	1.26	2.99
J6	S1, S2, S3, S4, S5, O4	13.37	29.65
J7 (Pond Release)	S1, S2, S3, S4, S5, O4	0.8	9.36
MH1	O1, O2, O3, S1, S2, S3, S4, S5, O4	19.97	46.86

LEGEND

- OFFSITE DRAINAGE AREA
- ONSITE DRAINAGE AREA
- PROPOSED STORM NETWORK
- RECOMMENDED OFFSITE STORM NETWORK (BY OTHERS)
- DETENTION POND

DRAINAGE SYMBOL

O1

4.20 AC. 49%

SUB-BASIN NAME

AREA

PERCENT IMPERVIOUS

O1

DESIGN POINT

PROPOSED CO

EXISTING CON'

Public improvements plan

