

## OVERVIEW

These guidelines are intended to meet or exceed City standards and provide architecture that is responsive to the context. The vignette samples illustrated herein are indicative of the kind of design that will be encouraged. The development of the project site will most likely occur over several phases. Care will be taken to ensure that buildings are different enough from each other to achieve an individual presence and identity while maintaining a thematic consistency in subsequent site plans.

## GENERAL ARCHITECTURAL STANDARDS

### Materials Palette:

The following materials are considered acceptable.

- Brick will be used to cover approximately 60% of the net facade per building per Table 13.1 in the City Residential Masonry standards. Articulation of brickwork is encouraged through the use of complimentary color options on adjacent buildings and coursing variations and pattern.
- Non reflective painted metal paneling will be strategically placed around the building facade. The finish will be painted, prefinished or natural metal.
- Cementitious Lap Siding will cover approximately remaining 25-30% of the building facade. Cementitious siding is a economical finish material that will help to maintain the continuity of the complex with the adjacent residential context.
- Balconies will be masonry wall at the ground level and wood joists with "Trex" type (wood and plastic fibers) decking
- Glazing. When glazing is used, no reflective coating is to be applied on glazing and the reflectance rating of the glazing is not to exceed 0.20.
- Heavy timber is permitted as long as:  
It is detailed and presented in a contemporary fashion and not overtly rural or mountain - like.
- Colored Concrete Masonry Units. Grey CMU is not allowed. Furthermore, when CMU is used as finished exterior material, a variety of color and texture will be utilized to provide coursing variation and articulation.

### Color Palette:

Predominantly warm and earth-toned colors are encouraged .

### Roofs:

Sloped, barrel, and flat roofs are allowed. In case of sloped roofs, large expanses of sloped roofs will not be allowed. Asphalt shingles are allowed in exclusively residential buildings.

### Articulation:

Elements such as awnings, brackets, eave projections, sunscreens, trellises etc. are considered vital to lending character and texture to a building and as such these elements will be highly encouraged.

## HUMAN SCALE

A greater amount of articulation elements shall be provided on the first floor compared to upper floors in order to lend a pedestrian friendly and human scale to the building facades.

## ROOFTOP EQUIPMENT SCREENING

Elements such as rooftop equipment and mechanical equipment on roofs shall be screened from public view. The material and detailing of the screens shall be compatible with the building's character.

## CONTINUITY

Common geometries will act as the basis for shared elements between each building included within the complex, as well as the site's context. Material choices will carry a simple visual language across the complex. Articulating elements will soften the facades and further unite the complex with it's context. Furniture and lighting will enhance the livability of the complex while maintaining a safe environment for residents.

## RESIDENTIAL USES

The City of Aurora standards for masonry shall apply in addition to the general standards listed herein. Furthermore:

- Residential units on first floors will be encouraged to respond to the adjacent street by way of porches and balconies etc. facing the street.
- 3-story walk-up apartments connected with exterior stairs and exterior breezeways will be discouraged. Single story exterior stairs are acceptable and so are taller exterior stairs that are screened from public view using building elements and architectural design.

## BALCONIES

Exterior balconies and patios are required for senior developments and encouraged for all future phases.

## ENTRY CANOPIES / TRELLIS

Use canopies and glazing to help define front entries.

## SAMPLE ARCHITECTURAL IMAGES

### Building Mass and Articulation



- Steps in facade
- Creative use of materials



### Material



- Metal Panel



- Relationship between metal siding and lap siding



- Creative patterns of brick

### Entry Canopy/Trellis



- Use trellis / overhang to create shadow and texture

### Balconies



- Durable materials on exterior balconies
- Use of color to further articulate building mass
- Use lattice work to create texture, privacy and shading