

October 8, 2019

Town of Superior  
Mr. Steven Williams, Town Planner  
124 E. Coal Creek Drive  
Superior, CO 80027

Re: Rock Creek Ranch P.U.D. Amendment No. 25, Filing No. 25, Final Subdivision Plat, Final Plat Site Plans for Parq at Rock Creek and 88th Street Narrative

Staff, Planning Commission, and Board of Trustees:

On behalf of the applicant Steelwave Acquisitions, LLC, it is our pleasure to submit this application for a PUD Amendment, Preliminary/Final Plat, and (2) Final Plat Site Plans for Parq at Rock Creek.

PROJECT OVERVIEW:

This application offers a project comprised of 180 multi-family units, community amenities, common open space, right-of-way dedication, and community open space dedication, on 23.642 acres currently zoned Regional Employment and Activity Center (RAC). The existing parcel of vacant land, commonly known as “the Zaharias Property,” is located at 7500 S. 88<sup>th</sup> St. Superior, CO. The parcel is bounded by 88<sup>th</sup> Street to the west, Boulder County-owned Hodgson-Harris Reservoir to the south, and Colorado Department of Transportation land to the east and north that includes State Highway 36 – the Boulder Turnpike. Parq at Rock Creek is located near more concentrated residential development, Flatiron Crossing Mall, major roadways, employment centers such as Superior Marketplace and the future Superior Town Center, commercial services and public transit facilities. The Town of Superior Comprehensive Plan (Policy 4.6.f.) identifies this area as a good location for moderate intensity residential use and an opportunity for open space acquisition. This proposal achieves both identified uses providing residential housing and dedication of open space to the Town of Superior.

To achieve the vision for the Parq at Rock Creek, we propose to amend the Rock Creek Ranch PUD FDP approved January 1987 (PUD) to change the property land use designation from RAC to R-2A. This rezoning reduces the impacts of allowed density/intensity, dramatically lowering allowed building height and potential traffic impacts, to allow for a 180-unit, high-quality for rent multi-family community, and to provide needed public improvements to the adjacent 88<sup>th</sup> Street corridor. Additionally, in line with aspirational desires of the Comprehensive Plan, portions of the site are also dedicated to the Town to help expand the Town of Superior’s robust network of active trails and diverse open spaces.

PROJECT APPLICATIONS:

The following applications are being submitted concurrently in the provided sequence below to ensure all parties involved achieve mutually beneficial outcomes for the project:

- A. Final Subdivision Plat of Rock Creek Ranch Filing No. 25: A Preliminary and Final Plat to subdivide the property to allow for separate ownership of parcels, provide Tract A to be dedicated to the Town, dedicate right-of-way, and provide public access easements along the trail network.
- B. Rock Creek Ranch PUD Amendment No. 25: An amendment to the approved PUD to permit the residential uses proposed for the property. This PUD Amendment also clarifies revised standards associated with the proposed residential use.
- C. Final Plat Site Plan for Parq at Rock Creek: A FPSP for the residential development portion of the property and all associated improvements and amenities.
- D. Final Plat Site Plan for 88th Street: A FPSP for improvements to 88<sup>th</sup> Street and related portions of the property.

Further explanation of the complete application is explained in greater detail on the following pages.

#### PROJECT ELEMENTS:

This project has been developed with reference to the PUD, the Town of Superior Design Standards and Municipal Code. The proposed PUD Amendment No. 25, Preliminary and Final Plat and Site Plans are specifically outlined and addressed below in this narrative. Consistent with the PUD's definitions for multi-family residential found in Section 1.5 Design Intent, I. Single Family Attached/Multi-Family Residential of the PUD, this development is treated as such and follows the requirements outlined for this project. The project provides 180 residential units out of the allowable 180. The units will be rented as townhome apartments, and rents are currently projected to rent for an average \$2,500 - \$3,000 per unit.

Private Development and Management. The 180 rental-unit development will be privately owned, and built in Lot 1, Block 1 of the included plat of this application. Management will be provided by an on-site property management company who will maintain the infrastructure improvements and manage the residential units and club/amenity building. The management company will also provide centralized management of utilities, trash collection, landscape maintenance, parking, sidewalks, roadways, and snow removal. The existing Rock Creek Ranch HOA will not serve any role in management or maintenance of common elements. The project is accessed via 88th Street connecting to a system of private roads that will be privately owned and maintained by the property management company. Private water lines and two privately owned 2" water meters will be placed in easements dedicated through the Plat. A third 1" water meter will be placed within the public side of the development. All three meters will be connected to the Town's reclaimed water system. Each of the 2" POC's will have a booster pump downstream of the RPA's. Each pump is a 3HP 230/240V/1PH pump station that will include electrical connections to them. Land, key improvements and infrastructure are proposed to be dedicated to the Town including the widening and improving 88th Street, and a public open space buffer from Hodgson-Harris Reservoir around the south edge of the property.

Traffic Impact Study. A traffic-impact study was developed for Parq At Rock Creek specifically reviewing how the project will impact 88th Street between the Shamrock Drive and the US-36 overpass. Conclusions of the study found that:

- The 88th Street/Shamrock Drive intersection, the south access intersection, and the north access intersection of the study area are expected to operate at acceptable levels following the completion of the Parq at Rock Creek project (2021 estimation).
- Traffic numbers for these same intersections were projected for the year 2040, a 20-year horizon, and the assessment found that the same intersections will still be functioning at an acceptable level of service in the year 2040.

Trip Generation of the proposed apartment land use (R-2A) was also compared to the currently allowed office land use (RAC). Estimates were calculated for low-density and maximum-density office land use on the parcel. Findings show a low-density office development would increase trip generation for the parcel between 147% and 369% as compared to the proposed apartments. For comparison information, a maximum-density office development would generate approximately 794% and 1,595% increases in traffic as compared to the apartments - creating traffic numbers that would further decrease the level of service for the 88th Street intersections. Please see the Traffic Impact Study and Exhibit G included in this submittal package for further detail.

88th Street Right-of-Way Dedication and Roadway Improvement Costs Contributions. 88th Street is currently an approximately 50-foot wide ROW, two-lane roadway including existing improvements of a 5-foot detached sidewalk with a 6-foot tree lawn along the western edge, along with an unimproved 7-foot wide shoulder along the eastern edge along the roadway. The Parq at Rock Creek project will impact traffic along 88th Street, and therefore, the developer has agreed to dedicate a portion of the adjacent property along with contributing to the costs for necessary ROW improvements along 88th Street to accommodate those impacts. Design of the 88th Street widening has been led by the Town Staff who will also lead the 88th Street improvements through construction. For the 88th Street corridor widening, this proposal shall dedicate an additional 42,094 square feet of right of way (.966 acres) and streetscape improvements along the eastern edge of 88th Street from the north access of 88th Street and the project area to the south access of the project area and 88th Street. Key corridor-enhancing improvements shall include raised medians, striping for an interim three-lane roadway, bike lanes, "complete street" pedestrian facilities, a multi-use trail, shade-producing street trees, street lighting, and drought-tolerant, appropriate low-maintenance landscaping. The proposal offers key traffic engineering solutions including a restricted right-in/right-out access onto 88th Street at the northwest corner of the site (with an improved pedestrian crossing), and a full-turn access entrance onto 88th Street at the southwest corner of the site (also with an improved pedestrian crossing). Weldon Way is closed off from 88th Street to the west with emergency vehicle (EV) access. A similar EV access point is also provided along the west edge of 88th Street blocking off the access road formally known as Promenade Drive.

CDOT Access. A permit with CDOT has been secured for the north access point which is currently off-site. This permit and access will be permanent. This location was chosen to allow the northern access to align with the existing access road (formerly known as Promenade Drive) on the west side of 88<sup>th</sup> Street.

Open Space Dedication. The applicant is willing to dedicate land and construct a 10-foot-wide trail that will connect public access over Tracts B and C, providing circulation around the development. The dedication of public open space in this proposal offers 3.77 acres of available land along the southern edge of the property that will consist of a tract of land on the proposed Plat, Tract A (164,537.65 square feet). This dedication along with proposed recreational and landscaping improvements will provide multiple benefits for the Town of Superior, the greater Rock Creek and Superior Community, the neighboring community of Saddle Brooke, and the urban wildlife that utilizes the Hodgson-Harris Reservoir. Key planned improvements include a multi-use trail, 30-stall public parking trailhead, enhanced landscape buffering, fencing, signage, and an amenitized vista point for trail users with benches, bicycle fix-it station, trash receptacles, and dog waste stations. Limitations pertaining to public access will be put in place based on environmental studies about the property and the adjacent Hodgson-Harris Reservoir, and from discussions with Boulder County. In particular, public access will be limited to the trail with fencing and signage installed along the trail edge to inform and ensure the public stays away from the reservoir.

Project Phasing. Project phasing, as currently planned, is a One-Phase Project and all horizontal and vertical construction will be built at the same time over 20 months. Construction impacts for this development effort will be mitigated through standard mitigation measures abiding by all local requirements regarding hours of operation, observing quiet hours, limiting delivery times to the site, noise ordinances, abiding by erosion control measures (both structural and vegetative), dust control, etc. throughout all construction operations. We are also available to meet with the local entities and/or neighboring property owners to discuss the schedule of the project and the proposed traffic routes for the projects.

Notwithstanding this statement, the actual progression of the construction work is as follows:

- Step 1: Construction of the 88<sup>th</sup> Street ROW will be the first item to begin upon overall construction commencement.  
The 88<sup>th</sup> Street plans reflect the installation of all proposed utilities within the ROW up to the proposed ROW line specifically to avoid having to cut into the brand new 88<sup>th</sup> Street work for construction of the site. During this first step, the permitting process to gain access onto the site for construction activity within certain distances away from adjacent wetland areas will be processed to mitigate scheduling challenges that may occur with the remaining steps of the project phasing.
- Step 2: Sequencing of the build-out of the development will begin with the south side of the project at the Club House building area and work outward. The south entry will be the primary public access as buildings are turned over, and the north entrance will be maintained as construction access until all buildings have been completed. The retaining walls around the Club House and pool deck will be installed immediately after site work begins. The location for staging and the construction trailer is envisioned to occur at the central park area as the logical location for the entirety of the project. Alternatively, the proposed trailhead parking area to be built in Tract A could potentially be used with Town permission once Tract A has been dedicated to Town ownership.
- Step 3: From the southwest corner of the property moving east, the South Entrance, Detention Pond, Storm Sewer Infrastructure, and Utilities, including Reuse Water will be constructed. All internal roadways are anticipated to be completed with the first lift of asphalt, along with curb and gutter while slabs are going in. This is due to the need for hard surface fire access to be completed before combustible construction commencing. Completing this infrastructure first also cuts down on mud on-site and along 88<sup>th</sup> Street (maybe dependent on time of year when work starts, if the asphalt plants are open).
- Step 4: The Clubhouse will be the first of combustible construction along with potentially including buildings 1, 3, 2 and 20 as part of the first group of buildings and site improvements to be turned over to the owner. This will be followed by clusters of construction moving northward along all internal road alignments.
- Step 5: Construction of remaining slabs around the periphery of the project site will continue until complete (see Exhibit K - Preliminary Turnover Phasing Plan included in this submittal for reference).

**Commented [JL1]:** From Chris Hill . . . If the Town and CDOT come to an agreement wherein the Town accepts sufficient ROW from CDOT to encompass the retaining walls along 88<sup>th</sup> Street *as well as* the northern entry drive and intersection, the paragraph covering the CDOT Access Permit would become obsolete.

Step 6: The central park, its associated amenities, and the trail to be built along the perimeter of the development in Tracts A, B, and C are envisioned to be completed with the final step of construction along with any remaining landscaping yet to be installed.

On behalf of Steelwave Acquisitions, LLC, we greatly appreciate the opportunity to collaborate with Staff, the Planning Commission and the Town Board on this effort and look forward to working together with all of you to bring this great opportunity for the Town of Superior to fruition. Narrative explanations for the 4 applications provided with this submittal are provided on the following pages.

Sincerely,  
Norris Design



Jeff Liljegren, AICP  
Associate

#### A. FINAL SUBDIVISION PLAT OF ROCK CREEK RANCH FILING NO. 25

The Final Subdivision Plat of Rock Creek Ranch Filing No. 25 is being submitted to create the following parcels of land including additional ROW along the eastern edge of 88<sup>th</sup> Street, a lot for residential dwelling units, as well as tracts for public open space, storm detention, and wetland area "buffering." The plat also comprehensively reflects the dedication of required easements. The Plat reflects the two (2) Final Plat Site Plans that are included within this submittal package for Town review and approval. Please note that building envelopes are not shown on the Final Plat as this is not the purpose of a Plat. Building Envelopes are shown on the Parq at Rock Creek FPSP Sheets 2-5 and demonstrate compliance with all required setbacks. This Final Plat includes all exceptions and vacations, re-establishment of public rights-of-way, lots and tracts, utility and emergency access easements, as well as public access easements. These components of the Final Plat are described in detail below.

- Parcel A: Existing 1,029,848 square-foot (23.642-acre) parcel to be subdivided into a lot, block and tracts for the purposes of the concurring Final Plat Site Plan(s) included within this submittal.
- Varra Reservoir: The existing Verra Reservoir lying within a portion of Tract C is an inactive reservoir that is no longer used by the Verra Reservoir Ditch Company. Proceedings are underway for the reservoir to be purchased and retained by the private development. No additional actions are proposed due to the subject reservoir area being encumbered by wetland areas.
- Tract D - 88th Street Public Right-of-Way Dedication: The existing right-of-way of South 88<sup>th</sup> Street varies in width for the entirety of the project frontage. The entire right-of-way exists within Sections 30 and 29, which are shown on the Plat. The portion of the existing right-of-way in Section 29 is just west and adjacent to the proposed private development. This portion of the existing right of way adjacent to the proposed development is 25-foot wide for the northern half and 35-foot wide for the southern half of the right-of-way frontage. The newly expanded right-of-way will be predominantly consistent in width at a total of 112 feet for the majority of the development frontage. The portion of the right of way occurring in Section 30 will maintain it's consistent 50-foot width. The portion of the right-of-way in Section 29 will now be predominantly consistent at 62-feet for the frontage of the development. Thirty-seven (37) additional feet are being dedicated to the right-of-way on the northern half in Section 29, and an additional 27 feet is dedicated in the southern half of the right-of-way in Section 29. The total dedication of expanded right-of-way will equal 42,094 square feet (.966 acres) to be owned by the Town to accommodate a needed widening of the 88<sup>th</sup> Street right-of-way for two additional vehicular travel lanes, and improvements such as a raised median, tree lawn, reclaimed water irrigated landscaping, and a 10-foot multi-use trail.
- Lot 1 Block 1: New lot and block to be privately owned to afford the development of 180 multi-family residential on the parcel to be subdivided. 672,897 square feet (15.448 acres)
- Tract A: New tract to be dedicated and owned by the Town of Superior that is 164,538 square feet (3.777 acres) and located along the southern edge of the parcel to be subdivided. The Tract will be complete with a trailhead, 30 public parking spaces, and a paved 10-foot wide public trail, along with limited public access within these amenities due to the sensitivity of the nearby reservoir shoreline (see Plat Note #7).
- Tract B: New tract to be owned and maintained by the private development of Lot 1 Block 1. This tract is 30,388 square feet (.698 acres) and contains a public access easement (see Plat Note #8) for the publicly accessible trail shown in the accompanying FPSP. This tract has been distinctly delineated to identify the perimeter of the Extended Detention Basin needed to accommodate proper drainage and water quality function for the private development. The discharge rates into the wetland area are at or below historical drainage rates.
- Tract C: New tract to be owned and maintained by the private development that is 119,931 square feet (2.753 acres) and located along the northeastern edge of the parcel to be subdivided and contains a public access easement (see Plat Note #8) for limiting public access only to the trail traversing the upper southwestern rim of the tract. This tract has been distinctly delineated to identify the perimeter of the wetland area containing the Varra Reservoir further explained above. Access into Tract C is different in nature to Tract B, and thus the two tracts are shown on the Plat to signify that difference in access.

- **Variable Width Utility Easement:** New easements, variable in width from 24 feet to 35.5 feet, are provided to accommodate the utility easement throughout the Plat. The utility easement covers all water mains, water meters (shown in the accompanying FPSP's), water service lines between the connection to the main and meter, all water appurtenances, sewer mains, sewer laterals, sanitary manholes, and fire hydrants.
- **Service & Emergency Access Easement (SEAE):** New easements, 30 feet in width, to afford access for service and emergency vehicle access throughout the development area being Lot 1 Block 1. The SEAE includes access to all necessary areas of the site.
- **Public Access Easements:** New easements are proposed over the privately-owned Tract B and Tract C to afford public access to the trailhead and trail. These easements provide connection across the western edge of the detention pond and the wetland area in Tract C. An easement over a portion of the privately-owned Lot 1, Block 1, is provided to afford access to the trailhead parking located within Tract A. An additional 3-foot-wide easement is proposed along the western edge of Lot 1 Block 1 to accommodate the portion of the 10-foot-wide public sidewalk that's encroaching onto private lands (out of the right-of-way) by 1.30 feet. The easement width was rounded up to accommodate a minimum of 1-foot clearance behind the sidewalk. The encroachment and easement for the widening of the sidewalk are to accommodate the Town's additional request to widen the originally requested 8-foot sidewalk to 10 feet.

## B. ROCK CREEK RANCH PUD AMENDMENT NO. 25:

The second concurrent application in the process is for amending the current zoning to permit the proposed project.

### Existing Zoning

According to the existing Rock Creek Ranch Planned Unit Development Final Development Plan (Adopted January 1987), parcels along US 36 - including this project site (Zaharias) and the Anderson property - were designated as Regional Employment and Activity Center (RAC) which allows for a variety of commercial uses primarily intended for regional employment and services for the local community (see intent of RAC below, pg. 48 of the PUD). This zoning designation was likely put in place by the original PUD with the expectation that connections to US 36 would occur along the highway corridor. As of 2019, said connections have not occurred and are not planned. Recently the Anderson property had been rezoned from RAC to R-1B in 2018.

#### A. Regional Activity and Employment Center (RAC)

2. Intent: Regional activity and employment centers are intended primarily as focal points for highway, airport and regional services, activities, employment and secondarily, as service centers for the surrounding community. Such centers are planned to contain the broadest scope of compatible commercial, office, research and technological uses for the general and traveling public. Planned to be urban in character and scale, design should be aimed at encouraging easy automobile access and visibility. Examples of such uses may include, but are not limited to, hotels, convention, conference or trade centers, commercial or convenience centers, regional/office and job centers, retail sales, banking, medical, dental, and professional offices, research and development, light industrial (non-polluting), regional services, restaurants and lodging as well as provision for recreational, social, and cultural activities to create and encourage an atmosphere of high energy and integrated activities.

The 30-year-old zoning document envisioned the RAC zoning designation as eight- to ten- story commercial buildings with extensive parking and a minimal amount of open space limited to only 20% of the site. However, considering the emerging development pattern in Superior over the past three decades, a strong housing market demand for the region, and the community's desire to slow development impacts in their adjacent neighborhoods all suggest that neither office or retail would be a desirable or viable land use for the project site (see Relationship to the Town of Superior Comprehensive Plan below). Further, the project site is not adjacent to any other commercial development and is not easily accessible from Hwy. 36.

### Proposed Zoning

This PUD Amendment is proposed to allow residential uses across the entirety of the 22.676-acre parcel\*, eliminate the existing RAC entitlements, and no commercial zoning will remain on the site. The residential uses that are proposed are intended to follow the standards found within the Residential – 2A (R-2A) designation of the Rock Creek Ranch PUD FDP (see the intent of R-2A below, pg. 47 of the PUD).

#### C. Residential - 2A (R-2A)

2. Intent: This use category is intended to provide the framework for medium density residential uses including, but not limited to, townhomes, stacked flats, multi-family condominium and apartments. Additional uses allowed may include, but not be limited to, single family detached, attached, cluster and zero-lot-line units.

*\*(Note the development is not intended to be evenly spread across the 22.676-acre site but confined to Lot 1, Block 1 - see Proposed Land Use on the following page).*

The sections on the following pages describe the standards proposed to be used for the residential areas:

#### Proposed Land Use

As mentioned above, this PUD Amendment seeks to allow for multi-family townhome apartments be built on the 22.676-acre site and requests the existing RAC commercial zoning be rezoned to R-2A residential zoning. It should be noted that development will not be evenly spread across the 22.676-acre site but confined to Lot 1, Block 1, and further restricted with a proposed density even lower than the traditional R-2A zoning. Per the PUD, the intent of this zoning category is to provide for medium density residential development. The proposed multi-family townhome apartment units proposed within this PUD Amendment, and the associated FPSP, meet this intent and follow the development Standards except as noted below:

#### **Uses**

*Permitted per Rock Creek Ranch:* Medium density residential, including, but not limited to, townhomes, stacked flats, multi-family condominiums, and apartments. Additional uses allowed may include, but not be limited to, single-family detached, attached, cluster and zero-lot-line units.

*Proposed per this PUD Amendment:* Medium density residential that is limited to townhome and stacked-flat, multi-family apartment units.

*Justification:* Existing zoning of the surrounding area is residential. Neither retail or commercial uses have proven viable over the past 3 decades in this location. Conclusions from the traffic study performed compared the potential traffic impacts that would result from both an allowed commercial development versus a proposed residential use along 88<sup>th</sup> Street. The analysis proved the proposed residential use would generate an acceptable level of service along 88<sup>th</sup> Street whereas the allowed commercial use would lower the level of service with a traffic increase anywhere from 147% to 1,595% more traffic than the proposed residential use.

#### **Density:**

*Permitted per Rock Creek Ranch:* Maximum of 18 dwelling units per acre is allowable in R2-A zoning (see 7.0 Land Use Table on page 46 of the PUD).

*Proposed per this PUD Amendment:* A maximum of 8 dwelling units per acre; greater density restrictions will be applied to this area via the PUD amendment. In particular, the proposed 180 units will not meet this density limitation given the total acreage of the site ( $180 \text{ units} / 22.676 = 7.94 \text{ du/acre}$ ). Therefore 8 dwelling units per acre is sufficient.

*Justification:* The elements of this proposed development, including density, building heights, and setbacks are suitable for this location. Taking cues from the surrounding area, the Parq at Rock Creek development is lower in density than the neighboring multi-family development Saddle Brooke, located along the southern edge of the Hodgson-Harris Reservoir which has a density of over 12 du/acre. Looking at building heights relative to 88<sup>th</sup> Street, the Parq at Rock Creek development sits lower in elevation from 88<sup>th</sup> Street allowing the proposed three-story townhomes to feel no different in height than the two-story homes on the west side of 88<sup>th</sup> Street. It is also notable that the setbacks and building distances from other surrounding features such as the Hodgson-Harris Reservoir proposed in the PUD and the associated Site Plans for this development meet and exceed the proposed zoning and existing conditions of similar development in the area.

*(Note on R-1B Zoning:* Residential – 1B (R-1B) zoning was considered for this application due to the low density requested; however, R-1B has a 35 feet maximum building height. This proposed PUD requests a 50-foot maximum building height. It should also be noted that the residential proposed is for multi-family townhome apartments that will be rented. The development proposed is not offering a "single-family attached" housing type, and therefore is not subject to either the 8-unit maximum standard for single-family attached found in the intent of R-1B or the 6-unit maximum standard for all other single-family attached found on page 102 of the PUD, Section D.1.b.)



**Other Development Standards:**

	<i>Permitted per Rock Creek Ranch:</i>	<i>Proposed per this PUD Amendment</i>
o Setbacks		
▪ Rock Creek Ranch Property Boundary	= 30'-0"	= 30'-0"
▪ Minor Arterial (S. 88 <sup>th</sup> Street)	= 40'-0"	= 40'-0"
▪ Open Space	= 20'-0"	= 20'-0"
▪ Minimum Distance Between Buildings	= 20'-0"	= 20'-0"
▪ Interior Lot Line Setback	= 0'-0"	= N/A
o Maximum Building Height	= 50'-0"	= 50'-0"
o Minimum Open Space	= 45%	= 45%
o Parking		
▪ Per 3-bedroom unit	= 2.5 spaces	= 2.5 spaces
▪ Guest per unit	= 0.25 spaces	= 0.25 spaces

*(Note on the minimum Common Open Space calculation: The Rock Creek Ranch PUD requires 45% minimum Common Open Space within the R-2A zoned land-use area. The calculation for determining Common Open Space was determined through direction by staff and are as follows: [(Total Site Area) – (square footage of building footprints) – (square footage of all paved roadway and parking surfaces (back of curb to back of curb)) – (dedicated open space (Tract A)) – (privately-owned wetland (Tract C)) – (Privately-owned detention area (Tract B)) – (88th Street ROW dedication) = Common Open Space Area]. The Common Open Space percentage is determined as such: [(Common Open Space Area) / (Private Development Parcels Acreage (Lot 1 Block 1))]. See Exhibit M provided in the submittal package.*

*Justification:*

- o Setbacks
  - Rock Creek Ranch Property Boundary – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a minimum 30-foot setback from the Rock Creek Ranch Property Boundary within the R-2A zoning standard.
    - Sheet 3 of the included Final Plat Site Plan for Parq at Rock Creek illustrates that the proposed residential buildings adjacent to the Rock Creek Ranch Property boundary will meet and exceed the setback minimums shown above (and what property lines they relate too) in the Other Development Standards table.
  - Minor Arterial (S. 88<sup>th</sup> Street) – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a minimum 40-foot setback from the Rock Creek Ranch Property Boundary within the R-2A zoning standard.
    - Sheet 3 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the proposed residential buildings adjacent to the 88<sup>th</sup> Street ROW meet and exceed the setback minimum.
  - Open Space – This application maintains the approved Rock Creek Ranch PUD Final Development Plan minimum setback of 20-foot from any property adjacent to open space within the R-2A zoning standard.
    - Sheet 3 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the proposed residential buildings 14-20 are setback a minimum of 26 feet adjacent to Tract A, which will be dedicated open space to the Town of Superior, and Tract B exceeding the Rock Creek Ranch and this proposed PUD minimum 20-foot setback to open space.
    - Building distances from the Hodgson-Harris Reservoir High-Water Line – Per request of the Town Parks and Open Space Committee, a building distance from the Hodgson-Harris Reservoir high-water line was requested to be matched or exceeded by the actual building distances for the Saddle Brooke community from the Hodgson-Harris high-water line. This intent of the request is understood to ensure an adequate “buffer” is provided to accommodate wildlife actively using the Reservoir. The Saddle Brooke Community is located south of the reservoir. Exhibit J has been included in this application to show that a minimum 118-foot building distance occurs between the high-water line of the Hodgson-Harris Reservoir and the closest building proposed in this Application. On average, most buildings aligned parallel to the Reservoir, Buildings 15- 20 are a 124-foot distance from the Hodgson-Harris Reservoir high-water line. Minimum building distances for Saddle Brooke from the Hodgson-Harris high-water line are only 61 feet.

- Minimum Distance Between Buildings – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits minimum 20-foot distances between buildings within the R-2A zoning standard.
  - Sheet 3 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the distances between the proposed residential buildings exceed the setback minimum with the closest two buildings sitting 32-feet apart.
- Interior Lot Line Setback – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a minimum 0-foot setback for interior lot lines within the R-2A zoning standard.
  - Sheet 3 of the included Final Plat Site Plan for Parq at Rock Creek illustrates there are no interior lot line setbacks for the proposed residential buildings.
- Maximum Building Height – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan permits a maximum height of 50 feet for residential uses within the R-2A land-use area. As can be seen, by the included architectural plan elevations provided on Sheets 19 through 28 of the Final Plan Site Plan for Parq at Rock Creek, the proposed units fall below the height maximum.
  - Per the Town of Superior’s Municipal Code’s definitions, we are taking a grade spot elevation for each frontage of each building and using these numbers to determine the average grade for each building. Heights are then determined from average grade to the highest portion of the roof at each building. All buildings are shorter than the 50’-0” maximum building height. The tallest building’s height is 47’-10” (Building 20).
  - The average grade elevations determined to be occurring on site relative to the determined Finish Floor Elevations for each of the proposed buildings vary but are no more than 12 inches below any Finish Floor Elevation. With 45-foot-tall buildings from finish floor elevation, the tallest building from grade proposed will only be approximately 46 to 47 feet tall – at least 3 feet below the 50-foot maximum height. Therefore, all overall height requirements are assumed to be met.
    - All buildings proposed on site are around 45 feet above the Finish Floor Elevation. Vertical dimension strings are shown on the elevations to clarify building height from the Finish Floor Elevation.
    - Most buildings proposed in this development occur on one slab. Some buildings, however, occur on multiple slabs with a step-down condition to better utilize the existing grades on sight, creating more than one Finish Floor Elevation. Step-down conditions proposed occur at points in the building where adjoined units have a shared wall.
    - The finished floor elevation for each slab of a building is assumed to occur 8” above the highest grade for each slab. The resulting calculation for each slab finish floor elevation is then averaged together for each building to determine the overall building’s average finish floor elevation.
    - Per the design guidelines, grade spot elevations are to be taken for each frontage of each building and averaged for an average grade elevation (typically occurring below Finish Floor Elevation) for the building to determine overall building height.
    - Grade spot elevations have been taken for each frontage of each building portion occurring with each slab and averaged for an average grade elevation at each building slab to respect the building height standards of the design guidelines.
  - The grades of the residential buildings along 88th Street ROW presented in the FPSP sit lower than the grade of 88th Street and adjacent neighboring homes across 88th Street. Because the grade change is roughly 1 story in height, the homes across 88th Street are not eclipsed by the proposed residential units as is shown in the section exhibit provided within this submittal (see Exhibit A1).
- Minimum Open Space – The current PUD Standards for RAC zoning, which the site is currently zoned for, only require 20% open space. By requesting to rezone to R-2A zoning of the Rock Creek PUD, the open space requirement for the site is increased by 25% to a 45% Common Open Space minimum. This proposed rezoning offers increased open space benefit in addition to any dedicated open space for the broader Community. The applicant is aware of this and requests no deviation from established standards for R-2A zoning as part of this PUD Amendment for this requirement. This proposal conforms to Section 9.3 Private/Common Open Space, A.1.a. on page 54 of the PUD.

- (Note on the minimum Common Open Space calculation: The Rock Creek Ranch PUD requires 45% minimum Common Open Space within the R-2A zoned land-use area. The calculation for determining Common Open Space was determined through direction by staff and are as follows: [(Total Site Area) – (square footage of building footprints) – (square footage of all paved roadway and parking surfaces (back of curb to back of curb)) – (dedicated open space (Tract A)) – (privately-owned wetland (Tract C)) – (Privately-owned detention area (Tract B)) – (88th Street ROW dedication) = Common Open Space Area]. The Common Open Space percentage is determined as such: [(Common Open Space Area) / (Private Development Parcels Acreage (Lot 1 Block 1))]. See Exhibit M provided in the submittal package.
- Boulder County and Rock Creek Ranch Open Space setbacks for Tracts A, B, and C are shown on Sheet 2 “Context Site Plan” of the Parq at Rock Creek FPSP, and show the setback from the Boulder County property line, which is also the Rock Creek Ranch property line, and the setback to open space tracts within the Rock Creek Ranch property. The setback from the Boulder County/Rock Creek Ranch Property line(s) is 40 feet. The setback from open space (Tracts A, B, and C) is 20-feet. Tract A is wider than the 40’ minimum setback from the Boulder County/Rock Creek Ranch property line. Therefore, the Boulder County/Rock Creek Ranch property line setback is not applicable. In addition, the 20-foot open space setback from Tracts A, B, and C are reflected and exceeded in the accompanying FPSP application of this submittal.
- Parking – No deviation from established standards is requested as part of this PUD Amendment for this requirement. The approved Rock Creek Ranch PUD Final Development Plan requires 2.5 parking spaces for every 3-bedroom residential unit and 1 guest parking space for every 4 residential units within the R-2A land-use area.
  - Sheet 3 of the included Final Plat Site Plan for Parq at Rock Creek illustrates the proposed parking for the residential buildings and that the number of provided parking exceeds the parking minimums for the proposed development.
  - Garage stall markings have been replaced in garages.
  - Parking spaces are counted as:
    - 1 for every surface space (excluding public trailhead parking at the southwest corner of the site),
    - 1 for every single-wide garage door, and
    - 2 for every double wide garage door (excluding 1 garage as marked on the site plan at building 16 as an accessible garage which only counts as 1 stall).

*P.U.D. Amendment No. 25 Sheet:*

The P.U.D. Amendment No. 25 Sheet includes a Purpose and Intent Statement, specifies the proposed zoning to R2-A, includes Development Standards, overall land uses and density for the entire PUD and applicable notes and certificates.

Relationship to the Town of Superior Comprehensive Plan

The following highlights key portions of the Superior Comprehensive Plan that offer support for the requested rezoning.

*Section 16-7-30(b) Criteria for Rezoning [of the Municipal Code]* – This section specifies the criteria for rezoning and states, “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a comprehensive plan amendment.” The Town of Superior Comprehensive Plan (adopted 2012) designates the subject property as “Mixed-Use” and envisions this site as a mixture of commercial, office, and moderate intensity residential uses such as patio homes and senior housing, along with the possibility of acquiring all or a portion of the site for open space.

*Policy 4.6.f: Opportunity Area 6 (Zaharias Property)* – The property has been zoned under the PUD for commercial development since 1987, and as evidenced by the fact that the site is still vacant, it has never proven viable for such uses. , At the time of the writing of this narrative, there is still a lack of commercial interest in the property because there is no hard corner for a commercial building and the site is buried in the community with no commercially viable access. As the current market demonstrates, new commercial and office uses have a better chance of success when developed in a larger mixed-use concept, like the Town Center, rather than in isolated pockets with limited highway access. Thus, rather than competing with the new businesses going into the Town Center, this project will instead lend available residential use paired with an open space contribution to the economic base which supports those businesses.

Further, only approximately 15 acres of the site is truly developable with limited access to only the west edge of the property. This bodes positively in terms of potential development impact. In other words, attempting to create a mixed-use development, including office and retail in addition to residential as described in the Comprehensive Plan would create a very intense development out of character with the surrounding community. Regarding other Comprehensive Plan policies, this project seeks to fulfill the diversity in housing goals that the Town has established. Specifically, the Comprehensive Plan notes that the Town's existing housing stock is "predominately single-family homes geared towards young families." It also recognizes, "[there is] a need to supporting a broader mix of housing options in Superior – townhomes, patio homes, senior housing, Town Center lofts or apartments and others. Expanding Superior's limited apartment and rental housing choices will offer new attainable housing with on-site management, low maintenance requirements, and a high level of amenity within reach for a broader portion of the Superior population and those who desire to be apart of the Superior Community. The location wants to be residential, and site constraints support moderate intensity residential paired with an open space contribution as the highest and best use for the site.

*Policy 4.2.a-Variied Housing Options* – "Provide for a mix of attached and detached residential housing types at varied densities and price ranges to accommodate residents of all ages. Ensure densities are compatible with established adjacent land uses, transportation networks, and recreational opportunities." This policy expresses the need to provide a choice in housing that lends the opportunity for existing residents to "step down" in size of home and remain in the community as their needs change over time. The proposed development offers this and also provides "an opportunity for residents who may not otherwise be able to afford – or desire – a detached single-family home, to live in Superior." As expressed above, The Parq at Rock Creek development presented in the included Final Plat Site Plan for Parq at Rock Creek achieves much of the broad vision for the site as expressed in the Comprehensive Plan.

The proposal provides 180 3-bedroom units each with either an attached standard, double-wide 2-car garage or attached 1-car garage. Every unit will have its own private entrance on the ground floor. The Unit 3A model of home will exist entirely at the ground floor, have an attached standard, double-wide 2 car garage (excluding instance at building 16 which is a single stall accessible garage), and account for 18 of the units, 4 of which are "Type A" accessible units as marked on the site plan. The Unit 3B model of home will be 3 stories in height, have an attached garage, and account for 66 of the units. The Unit 3C model of home offers a living and sleeping area that will exist entirely on the second floor. The upper-floor area will be accessed by a private entry and stairway connecting to the ground level. The Unit 3C will also have an attached standard, double-wide 2 car garage, and account for 18 of the units. The Unit 3D model of home will also be 3 stories in height, have an attached standard, double-wide 2 car garage, and account for 12 of the units. Unit 3E models will again be 3 stories in height, have an attached standard, double-wide 2 car garage, and account for 66 of the units. Please refer to Exhibit I to review each residential building floor plan.

It is important to note that the density proposed relative to these floor plans over the site respects Policy 4.2 by providing a compatible downward transitioning of density from the higher density Saddle Brooke community south of the project site to the lower single-family detached residential density of the neighborhood on the western side of 88<sup>th</sup> Street.

For the region, the proposed development means more housing options. Boulder County, in particular, anticipates their population could grow by as much as 12,000 people in just the next few years – 4% of a 2017 population of 297,000 - between 2017 and 2020<sup>1</sup>. This population increase could mean more than 5,000 new households (2.25 people per household assumed) for the towns and cities in Boulder County, which are already in a housing shortage due to an increase in housing demand. Building upon this finding and per the developer's research, there is a demand for 3-bedroom rental communities in Superior and surrounding region that this development will offer in the market.

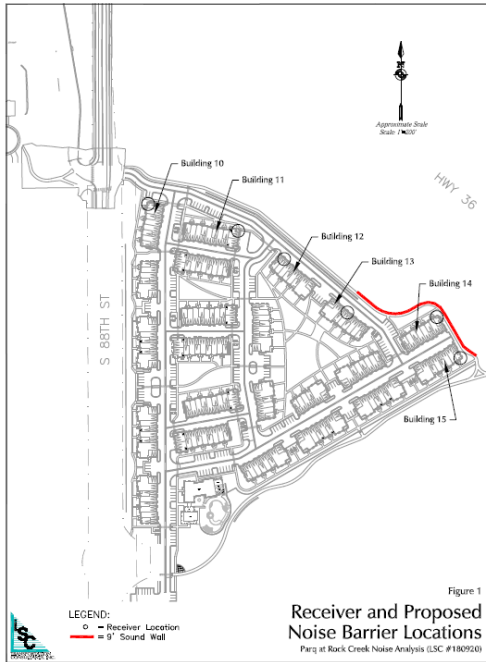
*Policy 4.1.e: Pedestrian and Bicycle Linkages* – This policy requires all development to provide pedestrian and bicycle connections to existing sidewalks, trail systems, and proposed trail systems, as appropriate, and as indicated on the Town of Superior Parks, Open Space, and Trails Plan. As shown on Sheets 2-3 of the 88<sup>th</sup> Street FPSP, the 88<sup>th</sup> Street corridor will be widened and will include a 10-foot recreation path connection. The Parq at Rock Creek FPSP Sheets 41-59 show the proposed landscape improvements for the project including the 3.77 acres of public open space to be dedicated to the Town, which includes a newly built public trail, surface parking lot with trailhead and vista point for users to enjoy views east across Hodgson-Harris Reservoir.

*Policy 4.1.f: U.S. 36 Buffer* – This policy encourages developers along the U.S. 36 corridor to prepare and implement site plans and planting plans that address visibility and buffer development from the U.S. 36 corridor and other important vantage points. The proposed development also includes a proposed 438 linear-foot, noise-buffering wall along the Boulder Turnpike US-36 corridor with a maximum height of 12 feet. A detail for the wall is shown in the detail sheets of the FPSP for reference. A noise assessment report was produced for the proposed development to determine the noise impacts of US-36. The report and associated mitigation

measures, including the location for a sound wall on the Parq at Rock Creek FPSP Sheet 18, have been included in this submittal for review. The following is a summary of the findings and recommendations found on page 1 and 2 of the provided noise assessment.

... "The results of the noise prediction were compared to the noise abatement criteria contained in Exhibit 1 of the Colorado Department of Transportation Noise Analysis and Abatement Guidelines, dated January 15, 2015. The proposed residential development would be considered a Category "B" land use. The threshold for exterior noise level for Category B is 66 decibels Leq(h). The results of the noise prediction show that in the Year 2035, the receivers located on Buildings 14 and 15 would have predicted noise levels which would exceed this threshold. If a nine-foot-high noise barrier were constructed at the location shown in Figure 1, all noise receiver locations are predicted to be below the threshold. This barrier should be made of a rigid material with a density of at least 4 pounds per-square-foot and should have no gaps." . . .

Below is the exhibit from the assessment showing the proposed location for the wall in red. The six circles shown are the locations where noise receivers were located to assess the noise impact. The proposed wall will not create any impacts on existing residents. This sound wall is depicted on the Context Site Plan and all three Site Plan sheets provided in the accompanying FPSP.



Goal 4.3: *Development Quality* – "New development shall demonstrate a benefit to the community by positively contributing to the aesthetic character of the Town and by exemplifying quality design principles." This proposal offers a development and design solution that demonstrates a benefit to the community by contributing the following key design elements to the Rock Creek PUD:

- buffered surface parking,
- more housing choice,
- lower density,
- less intensity,
- highway noise buffering,
- right-of-way widening,
- streetscape improvements,
- dedicated and enhanced public trails, and
- Town-owned open space (3.77 acres).

Surface parking buffering is achieved by sitting lower in grade to 88<sup>th</sup> Street with the rest of the development, and by evenly distributing necessary parking throughout the site plan with each building pad, breaking up the parking and allowing open space and landscaping to permeate throughout the site.

As mentioned with Policy 4.2 above, the density and intensity proposed (8 du/acre) over the site provides a compatible downward transitioning of density from the higher density Saddle Brooke community (12 du/acre) south of the project site to the lower single-family detached residential density (6 du/acre) of the neighborhood on the western side of 88<sup>th</sup> Street. This transition of density is further realized through the unit count proposed the site layout and relationships to the site's existing topography.

The proposed materials of either brick or stone and horizontal siding are found on nearly every residential home in the surrounding neighborhoods. Shingles are also proposed to break up the masses with more material variation. The shingles proposed are made of fiber cement, the same material as with the horizontal siding. Colors proposed were selected to be compatible contextually and help reduce any visual competition with the buildings in the surrounding neighborhoods. The four (4) color palettes presented in the FPSP sheets included in this submittal are generally muted and subdued (subtle and sophisticated) as required by the Rock Creek PD with painted doors in many hues to provide for visual interest and individuality.

#### *Chapter 6 - Community Engagement Goals and Policies*

*Goal 6.1: Opportunities for Participation* – “Create a strong sense of community-based on awareness and participation by residents, property owners, developers, and business owners in achieving Superior’s vision for the future.”

*POLICY 6.1.a: NEIGHBORHOOD EVENTS AND ORGANIZATIONS* – “Encourage and support neighborhood events and organizations.”

*POLICY 6.1.b: PUBLIC AND PRIVATE PARTNERSHIPS* – “Encourage public and private partnerships in support of cultural, civic, and educational facilities.”

*Goal 6.2: Clear Communication* - “Establish and maintain clear communication channels between the Town and its citizens, business community, visitors, and other public entities.”

This proposal included extensive community engagement including four (4) separate focus group meetings held in October, 2017 with the Residents of North Rock Creek, the Saddlebrooke at Rock Creek HOA, the Summit at Rock Creek HOA, and the Rock Creek Master HOA along with follow-up correspondence from community members who reached out individually to the project team. Items discussed included the multifamily development, 88<sup>th</sup> Street improvements, and quality-of-life impacts. Overall the community members questions were answered, and comments received were incorporated into a refined site plan that was presented to the community for the second round of comments in the form of an open house format.

The at-large community open house was held at the Sport Stable in Superior, CO on December 14, 2017, to gather broader community feedback regarding the proposed development. The open house was organized into four stations to allow participants the opportunity to speak with key team members including the developer and planner, the architect, the civil engineer and traffic engineer, the landscape architect, and the team ecologist. The four stations included Site Development, Architecture and Site Design, Traffic, and Open Space, Trails and the Environment. The event was advertised on Facebook, the community bulletin board (email), and through mailers. 538 postcards were mailed out to residents living within 1010 feet of the project boundary. 37 postcards (7%) were returned. The open house garnered 33 attendees who signed in, and 25 completed comment cards.

Outcomes of this outreach effort revealed the following considerations from the Community:

1. Site Development should acknowledge density, affordability, target audience, site management, and housing type offered.
2. Architecture and Site Design should be high in quality and contribute positively to the character of the development.
3. Traffic studies should anticipate the future capacity of 88<sup>th</sup> Street, ensure data accuracy, provide the proper scope of the data, address the future access to Weldona Way, and consider the look and feel of the development from 88<sup>th</sup> Street and the Highway.
4. Trails, Open Space and the Environment, should consider what the appropriate future land use should be for the site, address future water quality and management, provide concessions for existing wildlife on-site, increase site connectivity, and mitigate impacts from the highway and has implications for habitat on site.
5. Buffering US-36 should consider future 88<sup>th</sup> Street noise and the site's success in mitigating highway noise.

A complete summary report for both community engagement efforts is provided in the materials submitted with the first submittal of this application for reference.

#### *Chapter 8 – Transportation Goals and Policies*

**POLICY 8.1.f: INTEGRATED VEHICULAR AND PEDESTRIAN/BICYCLE CORRIDORS** – “Require new development to integrate new vehicular and pedestrian/bicycle corridors with adjacent development and the Town of Superior trails network and street network.”

**POLICY 8.1.i: NEIGHBORHOOD TRAFFIC** – “Connect neighborhoods using multiple pedestrian/bicycle and local, internal vehicular access/egress routes and minimize indirect and unnecessary travel. Traffic calming may be implemented on connections where cut-through traffic may negatively impact residential neighborhoods.”

**POLICY 8.1.o: NEIGHBORHOOD CONNECTIONS** Ensure neighborhood connections between the Town Center and S. 88th St and S. Coal Creek Drive that respond to projected traffic counts for the proposed Land Uses as depicted on the 2012 Comprehensive Plan’s Community Framework and Land Use Plan.

**POLICY 8.1.r: ACCESSIBILITY** – “Ensure all transportation improvements are designed to meet the requirements of the Americans with Disabilities Act (ADA).”

The TIS for this proposed development was included with the items of the 3<sup>rd</sup> submittal for this application. Key findings from the report reveal that the 88th Street / Shamrock Drive intersection is operating at acceptable levels of service. The report also indicated both intersections at the northern entrance (aligned with the roadway formerly referred to Promenade), and the new southern entry (just north of Shamrock Drive) are expected to operate at acceptable levels following the completion of the Parq at Rock Creek project.

The report includes the justifications for recommended turn bay lengths that will be included in the new median for 88<sup>th</sup> Street, traffic calming strategies for safely expanding the right of way for additional vehicle lanes and bike lanes for increasing capacity, as well as traffic control and pedestrian crossings to ensure safety and ADA requirements are provided and met for all users along the proposed multi-modal roadway. The recommendations listed are further explained in the cover letter of this narrative above and shown in detail in the accompanying FPSP Sheets included with this 4<sup>th</sup> submittal of the application.

#### *Chapter 9 - Environmental Resources Goals and Policies*

**Goal 9.1: Environmental Stewardship** – “Ensure that a high quality, natural environment is preserved and integrated into future development. Promote and encourage the preservation of existing natural resources including vegetation, drainages, wetlands, ridgelines, steep slopes, wildlife habitat and migration corridors.”

**POLICY 9.1.c: WILDLIFE AND PLANT DIVERSITY** - “Adopt habitat design criteria for the preservation of wildlife and native and resident plant diversity.”

**POLICY 9.1.d: MITIGATION OF IMPACTS** – “Require future development to mitigate negative impacts on environmentally scarce and valuable lands.”

The proposed development and this application respect and have made notable efforts to demonstrate meaningful environmental stewardship of the site to respect any existing wildlife and plant diversity occurring on-site and on adjacent land. This proposal has also tried to listen to community concerns regarding any environmental impact the proposed project may impose. To help understand what potential impacts may need to be mitigated, multiple reports and assessments regarding environmental resources have been provided for this application within multiple submittals including:

- Natural Resources Assessment, ERO, January 18, 2018
- Ecological Values Assessment of the Hodgson-Harris Reservoir, Boulder County, March 26, 2018
- Review of the Boulder County Values Assessment of the Hodgson-Harris Reservoir, ERO, July 30, 2018

The Ecological Values assessed within the three reports listed above and described below have been degraded due to activities unrelated to the proposed Zaharias development, primarily due to the replacement of the dam related with the Hodgson-Harris Reservoir. The key findings and conclusions from these three related reports are explained below.



Findings

1. The northern leopard frog has not been detected at the reservoir since dam reconstruction, and the reservoir is now inhabited by the invasive and predatory bullfrog.
2. The high populations of freshwater mollusks are now absent or greatly diminished.
3. The high diversity of waterfowl that indicates an intact food web, including mollusks, crayfish, and other macroinvertebrates, has been degraded. Although the reservoir still supports a high diversity of waterfowl, there is a decrease in diving ducks indicating reduced diversity of waterfowl. This is due to the loss of mollusks, crayfish, aquatic invertebrates, and other important components of a fully intact food web.

Conclusions:

1. The project will have no direct and minimal indirect effects on these three values.
2. The project will not directly impact the reservoir and habitat for the leopard frog, mollusks, or the aquatic food web that supports waterfowl.
3. Any indirect effects from erosion or stormwater runoff will be minimized by site grading, directing drainage and constructing detention ponds away from the reservoir and implementing sediment-control and erosion-control best management practices, as specified in the stormwater management plan, during the construction phase of the project.

Additional supportive reports have also been included to satisfy CDOT related questions with the project area. These supplemental reports include:

- (ISA) Initial Site Assessment Summary of Environmental Conditions (CDOT Permit Area), ERO, August 29, 2019
- Summary for Archaeological and Historic File and Literature Review (CDOT Permit Area), ERO, September 3, 2019

The Summary for Archaeological and Historic File and Literature Review by ERO for the Zaharias Multifamily Development Project (Parq at Rock Creek) demonstrates that *there are no historic structures or buildings in the project area.*

Considering the area’s history of cultivation, the negative results of four previously conducted surveys within the project area, and the scarcity of archaeological sites in the buffered file search area, the summary report recommends that *there is low potential for any archaeological resources in the project area.*

The Initial Site Assessment Summary of Environmental Conditions by ERO for the Zaharias Multifamily Development Project (Parq at Rock Creek) demonstrates that Federal, state, and local records indicate *no environmental concerns within the project area.* And acknowledge that One (1) LUST site was identified in the surrounding area, BCPH records indicate subsurface coal mining occurs approximately 0.25 mile south and east of the project area, and the Storage Technology Corp hazardous waste site is located 0.12 of a mile northwest of the project area.

The entire project area was investigated by a walking tour and surveying of the project area. *No painted metal structures slated for removal nor potential ACM or electrical transformers were located or observed in the project area* (see Findings and opinion summary – Table 2 below).

**Table 2. Findings and opinion summary.**

Finding	Environmental Concern	Rationale
Sites in the surrounding area: <ul style="list-style-type: none"> <li>• One LUST sites</li> <li>• One hazardous waste site</li> </ul>	No	The sites have been closed by the regulatory agency and are not hydrologically connected to the project area.
Subsurface coal mining 0.25 mile from the project area	No	Records indicate no mining occurred under the project area and no tailings piles are visible in historical aerial photographs of the project area.

Per the findings in the ISA, *no environmental concerns were identified surrounding the CDOT permitted intersection* and recommends the following actions for future construction:

- If groundwater is encountered during subsurface excavations and dewatering is required, a construction dewatering permit authorization will need to be obtained from the CDPHE, Water Quality Control Division.
- Incorporate the CDOT Specification 250 into the project plans.

The developer will adhere to these recommendations if deemed necessary.



To respect all findings and ensure environmental integrity is sustained into the future, the treatment of Tract A and the protection of Tract C shown in the accompanying FPSP for Parq at Rock Creek are designed as open space buffers that will be enhanced with habitat supporting landscaping. The proposed landscaping will expand and enrich (with greater plant diversity) the existing habitat that already occurs along the northern edge of the reservoir for migrating shorebirds and other occurring wildlife.

*Goal 9.2: Water Quality* – “Minimize the effects of future development on the function and quality of local and regional waterways and overall water quality.”

*POLICY 9.2.c: COORDINATION* – “Coordinate with Boulder County and appropriate regional, state, and federal agencies in flood control, water quality and stormwater and irrigation run-off programs to realize the greatest benefit from all of these programs.”

*POLICY 9.2.d: DRAINAGE CORRIDORS* - “Protect natural features and habitat associated with drainage corridors.”

The proposed development and this application respect and have made notable efforts to demonstrate meaningful drainage, and water quality of the site to ensure minimal to no development impacts are incurred on any adjacent land specifically the Hodgson-Harris Reservoir.

Regarding any Adjacent Development Impacts described in the Boulder County Report listed above (March 26, 2018), the Counties assessment *incorrectly* states that the development would increase stormwater runoff into the reservoir. As described in the drainage report provided within the submittal items provided in this application, runoff from the majority of the development has been coordinated with Town Staff to be conveyed into the existing 88th Street Detention Pond located southwest of the site. All remaining site runoff will be conveyed into the proposed water quality and detention pond at the southeast corner of the site. The outflows from both ponds will not release into the Hodgson Harris Reservoir located south of the site.

*POLICY 9.3.b: RECYCLING AND COMPOSTING* – “Conserve exhaustible resources through active participation in waste reduction and recycling efforts. Encourage private and public institutions, as well as residents, to participate in available recycling and composting programs to reduce the community’s solid waste stream.”

*POLICY 9.3.c: WASTE DISPOSAL* – “Ensure residents, business owners, and property owners have access to competitive solid waste disposal while encouraging waste diversion.”

The proposed development, as shown in the FPSP included in the application, provide facilities to accommodate a contracted waste management company that will provide appropriate waste disposal as well as recycling and composting services for the residents of Parq at Rock Creek.

*POLICY 9.3.e: WATER CONSERVATION* – “Encourage existing and new development to employ water-saving fixtures, zoned irrigation systems, and other conservation techniques to the greatest extent possible. Require new development to connect to existing water reuse systems for irrigation purposes where appropriate.”

The proposed development has designed an onsite zoned irrigation water system that will be using the town’s reclaimed water infrastructure.

*POLICY 9.3.g: MINIMIZE IMPACTS OF NEW DEVELOPMENT* – “Require development submittals to identify “Areas of Disturbance.” Require contractors to install construction fencing to minimize soil compaction and destruction of vegetation and erosion and to conform to grading permit standards.”

The proposed development FPSP sheets provide a limit of work line and areas of disturbed land in the wetland areas of the project area.

In conclusion, the Comprehensive Plan sets forth a myriad of goals to ensure that the Town grows in a balanced manner. The new Town Center is evolving into a thriving mixed-use center. The subject property is not of sufficient size nor in an ideal location for another successful mixed-use center which would ultimately compete with businesses in the new Town Center. This proposal meets many other goals of the Comprehensive Plan including, but not limited to providing inclusive community engagement, increasing diversity in housing types, providing recreational connections, promoting safe multi-modal design, dedicating of public-open space, and buffering of US 36. The proposed development further acknowledges multiple Comprehensive Plan goals and policies by respecting, enhancing and protecting essential environmental resources, promoting appropriate ecological stewardship, and providing high-quality design and aesthetic qualities for the enjoyment of the residents which are compatible with the Town’s existing development.

**C. FINAL PLAT SITE PLAN FOR PARQ AT ROCK CREEK**

The Parq at Rock Creek development anticipates a 180-unit multi-family development offering market-driven three-bedroom units with a range of 2 to 3.5 baths per unit, which are not currently offered in Superior, and targeting a growing market in the Front Range region of young professionals, families, and empty-nesters who desire the comforts of an upscale home without the maintenance and upkeep responsibilities of traditional single-family detached living. The 180-unit development shall include a diverse mix of product including 18 ground-floor flats (senior-targeted living), 18 second-floor flats, and 144 three-story townhome apartments.

Concerning ADA requirements and Title 9 standards, a multifamily development with a range of units 172-185 requires a minimum of 78 points. This development provides four (4) ANSI Type A units (6 points each), and fourteen (14) ANSI Type B units (4 points each). The cumulative points for the development equal a total of 80 points. 2 points more than the Title 9 requirement.

- (4) type A units @ 6 points = 24 points.
- (14) type B units @ 4 points = 56 points.
- Total points provided = 80.

This mix of product is intended to offer solutions for a diverse mix of users but notably offering “step-down” residential options ranging from 1,800 square feet down to 1,400 square feet for those seeking to downsize their home needs. The requested density expressed in the proposed rezoning for this site is 8 DU/AC. The actual density achieved with this FPSP will be 7.93 du/acre.

*Sheet 1 – Cover Sheet*

This sheet includes general information including the legal description, benchmark, and basis of bearing, all required signature blocks, a vicinity map, site information tables, an area breakdown, ownership and maintenance table, the Town of Superior statement block, a contact list, and the sheet index table.

- **Site Information Table:** This table includes the zoning, the proposed use, building construction type, occupancy, maximum building height, floor area of each floor, and the clubhouse and leasing center.
- **Area Breakdown Table:** This table provides the site area for the combined building footprint, hardscape, developed landscape, naturalized landscape, combined landscape, and total site area. As shown in this table, the site is 22.676 acres. 7.228 acres will be naturalized landscape which includes the 3.77 acres that will be dedicated to the town as Tract A open space, and 3.458 acres (Tracts B and C) which will remain under private ownership. The remaining 15.448 acres is the private development of which 16.57% (3.758 acres) is building footprint, 21.45% (4.863 acres) is hardscape, and **30.10% (6.826 acres) developed landscape.**
  - The Rock Creek Ranch FDP determines that R-2A zoning requires a minimum of 45% Common Open Space. For purposes of this application, **Developed Open Space used in the FPSP and the landscape plan sheets is synonymous with Common Open Space** and therefore achieves 44% open space. (see “Note on the minimum Common Open Space calculation” on pages 9 and 11 above).

**Common Open Space % = 6.826/15.448 = .4418694 = 44%**

Considering that the overall site plan is dedicating approximately 62% of the overall site to open space, the applicant requests that the 44% Common Open Space achieved be considered as satisfying the Common Open Space requirement.

- **Ownership and Maintenance Table:** This table includes the name, area, allowed uses, purpose and ownership/maintenance responsibilities for Lot 1, Block 1, each tract, and for the dedicated right of way. Lot 1, Block 1, comprised of 15.448 acres, is the location of the residential dwelling units which will be owned and maintained by the on-site property management company. Tract A is a 3.777-acre open space tract to be dedicated to the Town of Superior and maintained by the Town. Tract B is a 0.698-acre tract for storm detention to be owned and maintained by the on-site property management company. Tract C is a 2.753-acre privately-owned and -maintained tract for the existing wetland area on site. The dedicated right-of-way is comprised of 0.966 acres to be owned and maintained by the Town. Area totals are also reflected in the table.

Sheet 2 – Contextual Site Plan

This sheet shows the contextual site plan including neighboring properties, site extents, pedestrian, ADA and multimodal paths, bike access routes, vehicular access points, and dedicated right of way.

- **Vehicular Access:** Egress and ingress to the development is provided via a restricted right-in/right-out access onto 88th Street at the northwest corner of the site with an improved pedestrian crossing, and a full-turn access entrance onto 88th Street at the southwest corner of the site also with an improved pedestrian crossing along the southern leg (see the Traffic Impact Study and the Final Plat Site Plan for 88th Street included in this submittal package). For internal vehicular circulation, there are seven (7) interior private roadways that circumnavigate the property and provide access to all garages and surface parking for the residential units and the clubhouse, as well as public access to the trailhead parking in the southwest corner of the site. All drive aisles on site are private and vary in width between buildings including overhead fenestrations but comply with Rocky Mountain Fire District minimums which are 26-foot wide roadways. This site plan provides 30-foot minimums. Minimum widths are maintained from ground to sky so as to accommodate a range of utility and emergency access easements (see the Final Subdivision Plat of Rock Creek Ranch Filing No. 25). Vehicular turn movements are further depicted on sheets 6-11 of this FPSP including Fire Access movements using vehicle information furnished by Rocky Mountain Fire District.
- **Rock Creek Ranch PUD:** From 88th Street, there are two (2) proposed access points into the subdivision that will “allow safe and efficient movement of traffic while providing multiple effective potential access locations” to this development area. The two access points off of 88th Ave. Street provide for adequate emergency access and all internal circulation is designed in accordance with the standards of the Rocky Mountain Fire Department. The northern access extends offsite into Colorado Department of Transportation (CDOT) right-of-way in order to align with the existing traffic signal at what was formerly Promenade Drive. CDOT has issued an Access Permit for this work and CDOT is in discussion with the Town of Superior regarding the potential transfer of right-of-way in this northern entrance area from CDOT to the Town.
- **Unit Addressing and Emergency Response:** Addressing is typically assigned by the Town. Most often a town will assign an address to each building and then the units are numbered. Less often a town will assign one primary address to the project and each building will be assigned a letter/number that we can then number the individual units. In either case, the project team is prepared to comply with the fire department requirements for displaying addressing signage and wayfinding once the Town has provided direction on the addressing approach they prefer.
- **Pedestrian Access:** Pedestrian circulation is provided internally via 5-foot and 7-foot concrete sidewalks located throughout the development that connect all residential units and the clubhouse to the public trailhead parking area. The intent is to provide a consistent 5-foot wide pathway free of obstructions for pedestrians on-site. The 7-foot sidewalks are placed along parallel parking and provide the extra 2-feet to accommodate overhang of cars parked along the sidewalk. This circulation network provides 3 connections to the 10-foot-wide multi-use trail circumnavigating the property through Tracts A, B, and C, and provides 3 connections to the proposed detached 10-foot multi-use trail along 88th Street. The 10-foot multi-use trail network is intended to be open for public access. A 10-foot wide public access easement is proposed for the multi-use trail as it passes through Tracts B and C. Additionally, pending the completion of the potential right-of-way transfer from CDOT to the Town of Superior, the 10-foot wide multi-use path along 88th Street reduces to a 5-foot width to the north of the northern entrance to mitigate potential impacts to the adjacent wetland area in Tract C. Access to the 10-foot wide multi-use trail along 88th Street from the proposed development between the two points of vehicular egress cannot be provided due to the three-foot (or larger) grade separation between 88th Street and the lower site. No signage is anticipated that would designate what is considered public access vs. private property.
- **Rock Creek Ranch PUD FDP:** Section 5.4 of the Rock Creek Ranch PUD FDP notes that, “Pedestrian and bicycle circulation has been given special emphasis within the development to assure the ease of movement and to encourage use of non-motorized vehicles.” Further, the Rock Creek PUD FDP intends for a landscaped trail system along the sides of major roadways, either as attached or detached facilities. Pedestrian open space trail systems that provide connections to community open space are to be located within individual development areas. To this point, the Final Plat Site Plan for Parq at Rock Creek shows a landscaped pedestrian sidewalk along 88th Street and internal pedestrian pathways to connect the open space areas both from 88th Street and from within the site.

**Commented [CH2]:** This last portion may be obsolete if CDOT and the Town come to an accord on the right-of-way transfer.

**Commented [CH3]:** Once the transfer is completed, the hope is that the Town will recognize the wisdom of leaving this section of sidewalk at a 5-foot width to eliminate the need for a 4th landscape wall and/or reduce the potential impacts on the adjacent wetlands due to grading further down the slope from the road.

- **ADA Accessible Routes:** ADA routes are shown connecting all ADA parking spaces to the on-site mailroom in the clubhouse, site open space, all four (4) ADA units, and the new multi-use concrete trail that will circumnavigate the property via tracts A, B, and C. The location of the 4 ADA units are also shown on sheets 13 and 14 by a shading color of units and an ADA symbol. Sidewalks with applicable handicap ramps have been added throughout the community to allow for full access to all site amenities and connecting to existing sidewalks in all directions.
- **Emergency and Delivery Vehicle Access:** Emergency vehicles, trash trucks, and delivery trucks have access to the site from 88th Street in two locations. Turnaround movements are shown on sheets 6-11 of the FPSP. All drives allow for access via loop drives. Proposed 30-foot wide Emergency Access Easements encompass all proposed internal roadways.

*Sheet 3 – Overall Site Plan*

This sheet shows the overall site plan layout and gives the main overview of site features including relevant property boundaries, easements and setbacks, existing and proposed roadway configurations, decorative crosswalk locations, parking count, proposed ADA pathways, parking and level accessible units, proposed walls and trash enclosures, existing and proposed infrastructure, a building setback data table, a parking data table, and sheet notes. Building numbers and layout types are also shown.

The proposed development complies with the approved development standards of the Rock Creek PUD Amendment No. 25 (as being processed concurrently with this application) as follows:

	Min/Max Development Standard	Provided
Density	8	7.62
Number of Dwelling Units	180	180
Open Space	45%	44%

- **Dwelling Units:** 180 dwelling units will be located on the site in 22 buildings ranging from 6-unit, 8-unit, and 10-unit buildings. Specifically,
  - Building type A has 6 units and there are 4 instances on site.
  - Building type B has 8 units and there are 2 instances on site.
  - Building type C has 8 units and there are 6 instances on site.
  - Building type D has 8 units and there are 4 instances on site.
  - Building type E has 10 units and there are 6 instances on site.

Full building descriptions and details may be found in the Architectural Narrative and Final Plat Site Plan Sheets 19-36. This information is also on the upper left-hand corner of every elevations sheet. As well as the table on the cover sheet. To understand how units relate to the A-E building layouts, Exhibit I provided from submittal 3, and revised for submittal 4 shows how the units are arranged within each building layout.

*Proposed Development Standards per the Final Plat Site Plan*

- Setbacks
  - Rock Creek Ranch Property Boundary = 30'-0" (Meets the PUD Amendment)
  - Minor Arterial (S. 88th Street) = 40'-0" (Meets the PUD Amendment)
  - Open Space = 20'-0" (Meets the PUD Amendment)
  - Minimum Distance Between Buildings = 32'-0" (Exceeds the 20' minimum of the PUD Amendment)
- Maximum Building Height = 50'-0" (Meets the PUD Amendment)
- Minimum Open Space (see Sheet 41) = 44% (Closely meets the 45% minimum of the PUD Amendment)
- Parking
  - Per 3-bedroom unit = 2.54 spaces (Exceeds the 2.5 spaces/unit minimum)
  - Guest per unit = 0.25 spaces (Meets the PUD)

**Commented [JL4]:** (Note on the minimum Common Open Space calculation: The Rock Creek Ranch PUD requires 45% minimum Common Open Space within the R-2A zoned land-use area. The calculation for determining Common Open Space was determined through direction by staff and are as follows: [(Total Site Area) – (square footage of building footprints) – (square footage of all paved roadway and parking surfaces (back of curb to back of curb)) – (dedicated open space (Tract A)) – (privately-owned wetland (Tract C)) – (Privately-owned detention area (Tract B)) – (88th Street ROW dedication) = Common Open Space Area]. The Common Open Space percentage is determined as such: [(Common Open Space Area) / (Private Development Parcels Acreage (Lot 1 Block 1))]. See Exhibit M provided in the submittal package.

(Specific detail demonstrating how the Town of Superior Parking Standards are met by this development appear on the FPSP sheets.)

- **Building Setbacks:** Building setbacks are also shown on Sheet 3. The proposed setbacks comply and exceed the proposed PUD No. 25. Note that all setbacks and distances between buildings are measured from the closest building façade to the property line or building. Per PUD standards, architectural overhangs and eaves can project into setback provided they are no more than 30" into the setback. Please see the proposed P.U.D. Amendment No.25 sheet provided within this submittal package for further detail. The proposed setbacks and associated development standards are shown below.
- **Parking and Parking Management:** The parking requirements and allocations are broken down in the table below. This site plan provides ample attached and surface parking for the development exceeding PUD standard. Of the 503 parking spaces provided, 45 of surface parking are designated for guest parking and an additional 30 surface parking spaces are provided for the trailhead parking area (Open Space Parking). Parking for guests will not be assigned so guests are able to park at any available space.  
 (Note: No tandem garages are provided in the site plans for the individual units. Surface parking now provided ensures proper parking ratio requirements are met.)
  - **Rock Creek Ranch PUD FDP:** Per the PUD, multi-family units require 2.5 parking spaces for three- bedroom units.
- **Bicycle Parking:** The project information tables on Sheets 3, 4 and 5 will also reflect the required/provided numbers for bicycle parking and a note will be added to each sheet stating, " Two (2) bicycle parking spaces will be provided for each building; clustered near the trash & recycling enclosures; and 16 spaces provided at the clubhouse." The total bicycle parking provided on site will be 56 bicycle parking spaces. These spaces have been denoted on the Sheets 3, 4, and 5.
  - **Rock Creek Ranch PUD FDP:** Per the PUD, one bicycle parking space shall be provided for every ten automobile spaces required. The site plan provided here exceeds the Rock Creek Ranch PUD FDP standard for bicycle parking.
- **Overall Architectural Site Layout and Orientation:** The site plan on Sheet 3 includes building placement for the project and can be referenced here to speak to architectural site layout and orientation. Wide building setbacks along the Hodgson-Harris Reservoir and around the perimeter of the property preserve a dedicated open space, while enhanced view corridors throughout the site provide dynamic visual and physical connections to an interior community park. The site is located at a lower grade elevation from the western boundary from 88th Street, minimizing the apparent height and scale of the buildings, and provides a gradual transition from the center of the site to the homes of the surrounding neighborhoods (see Exhibit A1). Notice that the grade difference on site lowers the three story development so the two upper floors will align in elevation with the existing residential across 88<sup>th</sup> Street.
- **Concentrated Residential Development:** In Section 1.5.I of the Rock Creek Ranch Performance Criteria, it is intended that multi-family residential uses, "allow more concentrated residential development in proximity to major roadways, employment and commercial service areas and public transit facilities, thereby providing a gradual transition to the Single Family Residential areas of Rock Creek Ranch."
  - Quality of life elements, such as siting development on generous open space settings, providing adequate separation between structures, and maximizing internal and external views are considered to be important to ensuring individuality and privacy within these developments. This proposal achieves all of these goals by:
    - Providing a transition of higher density multi-family development from the existing single-family residential neighborhoods west of 88th street and the even higher density development of Saddlebrook to the south,
    - Siting the proposed housing at a minimum distance of 238.5 feet from Highway 36,
    - Installing a proposed soundwall between a portion of the project and the US 36 corridor which reduces sound impacts for Buildings 13, 14, and 15 to levels which fall below CDOTs minimum criteria thereby matching the rest of the proposed development,
    - Siting the development to allow for the enjoyment of the open space around the reservoir for residents of the neighborhood and Town at large, providing adequate spacing between structures, and

**Commented [CH5]:** Rounded down to the nearest one-half foot as US 36 was not specifically surveyed for the project, rather its edge of pavement was approximated using LiDAR contour data.

**Commented [CH6]:** This text should be reviewed prior to submittal in case the Sound Study is updated.

- Maximizing views to the greatest extent practicable.
- **Separation Between Structures:** Consistent with PUD Figure 1.5D (page 75 of the PDF), the open spaces are “designed and sited to provide adequate separation between structures and maximize internal and external views. The areas provide usable common areas including landscaping, visual amenities, and active recreation facilities.” Consistent with the PUD Section 5.4.B.2 (page 5-6), “the open space calculations include walks, outdoor living areas, and the portion of the site not developed as building pads, storage areas, driveways, and parking areas, but includes any partially enclosed outdoor living area”.
- **Multi-family Development Criteria:** The PUD’s Performance Criteria specifies that, for multi-family development, buildings shall be; a.) sited to maximize the feeling of open space and, whenever possible, be oriented toward and/or be incorporated into the Rock Creek Ranch planned open space/amenity system; and c.) sited to create visual interest within projects. Further, the architectural controls set forth in the Performance Criteria prescribe variation in building heights, gradual transitions between building heights, and passive solar design.
  - The building configurations shown on Sheets 19-36 are designed to include two-story flats attached to three-story townhome units to provide required accessible units across the site and to provide broader variations in vertical massing. The horizontal and vertical architectural variation is also similar to that envisioned under the recently adopted Superior Town Center Design Guidelines for that projects High Density Residential Flats. The overall design of the community as proposed, facilitates better design which creates more functional pedestrian connections, better vehicular circulation, and maintains more openness throughout the site.

*Sheets 4-5 – Site Plan*

These sheets show the partial site plans in larger scale and detail, splitting the site plan out into a north and south portion. These sheets detail the same elements as Sheet 3 but also show typical road and alley sections intended for the development including location of wet utilities to be placed subgrade to the roadway.

- All internal roadways are Alleys.
  - **Typical 30-Foot Alley Section:** These sections consist of an inverted crown drive aisle with a valley pan located in the center of the drive with a 30-foot flowline to flowline distance. A 6-inch vertical curb with a 1-foot pan runs on both sides of the flowline width.
  - **Typical 22-Foot Alley Section:** These sections consist of an inverted crown drive aisle with a valley pan located in the center of the drive with a 22-foot flowline to flowline distance. A 6-inch vertical curb with a 1-foot pan runs on both sides of the flowline width.
  - **Streetscape Design for all Internal Alleys:** Planting areas and decorative paving along with some added architectural details as requested by staff have been added to the internal alleyways to enhance the drive aisle facades of the buildings. Planting beds have been introduced with drip irrigated appropriate plants outside of the 5’ no-irrigation offset from the building. The depth of these extend to the flow line of the drive aisle and the width is based on driveway width needs. See Exhibit L provided with this submittal.

*Sheets 6-11 – Vehicle Circulation Plan*

These sheets show the vehicle circulation through the development analyzing the site for 3 distinct vehicle types including a fire truck, and 2 types of commercial vehicles.

- **Vehicle Turn Movements:** Fire Trucks, other emergency vehicles and the 2 commercial vehicle models are shown on the turn movement diagrams and are able to enter the site at two access points along 88th Street. An emergency vehicular access easement is provided on the north entrance to accommodate three-quarter turn access across the center median of 88th Street. Looped driving paths accommodate all required vehicular access movements. Hammerheads and dead-end alleys provide appropriate space for trash and commercial vehicles.
- **Trash Enclosures:** Ten trash enclosures are placed adequately throughout the site to ensure all residential units have access to conveniently located disposal areas on site. The Rock Creek Ranch PUD FDP does not provide clear requirements for location or number of trash enclosures. The only reference includes, “. . . shall be centrally located to the units it services . . .”

A private waste management provider shall be contracted to provide this service and can increase the frequency of management of on-site waste as demand increases.

#### *Sheets 12-14 – Grading and Drainage Plan*

These sheets show the grading and drainage plan including existing and proposed contours, swales, diversion ditches, grade breaks, storm inlets, storm flared-end sections, flow directions, drainage basin boundary, as well as proposed 5- and 100-year conditions summary table.

- Grading and Drainage: Site grading for the site directs site runoff and drainage towards an on-site detention pond away from both the Hodgson-Harris Reservoir and the Verra Reservoir and Ditch. Redirecting the runoff through grading and drainage to the detention pond shall ensure existing impacts to both naturalized areas are minimized, and that there is limited disturbance around the reservoir with the future development of the adjacent project site. The Drainage Report provided in this submittal offers further explanation of the projects stormwater management strategy per request of the Town Open Space Advisory Committee. Grading shown on the sheets are shown at 1-foot contours with spot elevations shown when relevant to design or construction related purposes.
  - The Preliminary Drainage Construction Documents have been submitted with this submittal package.

#### *Sheets 15-18 – Utility Plan*

These sheets illustrate the utility plan for the development. These sheets show existing and proposed sanitary sewer, storm sewer, roof drain, waterlines, points of waterline bends and tee/crosses, waterline plug and cap, fire department connections, as well as locations for reducers, gate valves, water meters, hydrants, manholes, inlets, clean outs, and utility crossings. Notes and cautionary notices to contractor are also shown. Preliminary Utility Construction Documents have been submitted for Town review with this submittal package. There are three water meters total for the entire project. Two 2" meters for the private side and one 1" meter for the public side. All are to be connected to the reclaimed water system. Each of the 2" POC's will have a booster pump downstream of the RPA's. Each pump is a 3HP 230/240V/1PH pump station with electrical connections.

#### *Sheet 18 – Details*

This sheet provides typical section details for retaining walls and the 12 ft sound wall for the project. This soundwall runs on the US 36 side of the development blocking the line of sight of Buildings 13, 14, and 15 from the US 36 corridor and the proposed onsite detention pond. Per the summary of results in the Noise Assessment the A-weighted decibels (dBA) for the bulk of the proposed project fall below CDOT's design criteria of 66 dBA. The sound wall reduces the dBA levels for Buildings 13, 14, and 15 to levels below CDOT's design criteria. Please see the Noise Assessment provided in the submittal package for more detail.

#### *Sheets 19-28 – Building Elevations Residential*

The sheets show building elevations and unit counts demonstrating building heights, variations in material and color, site key plan with locations of the layout on site, as well as providing elevation notes and key notes.

- Design Schemes: The Parq at Rock Creek project proposes an architectural theming that represents characteristics that were accepted and appreciated by the community during neighborhood open house meetings while conforming to requirements prescribed in the PUD Performance Criteria. The architectural character of the proposed development aims to provide a familiar yet refreshing aesthetic, taking inspiration from the architecture found in the Chautauqua Park, located just nine miles Northwest of the property (see Unit Delineation text below and Exhibit I Sheet 8). A mixture of three-story townhome apartments, along with ground-level and second-story flats provides a wide variety of living options geared to attract residents of all ages including young professionals, families, and empty nesters. These multiple building configurations allow for variation in building height and, with four material/color palettes to work with, create a visually diverse, yet architecturally compatible community.

- **Layout A:** This building layout has 6 units – 2 flats and 4 townhome 3-story units – and is utilized for 4 of the 20 building pads on site providing 24 units overall.

LAYOUT A	
FLOOR 1 AREA	5,566 SF
FLOOR 2 AREA	4,343 SF
FLOOR 3 AREA	2,902 SF
TOTAL AREA	12,811 SF
NUMBER OF LAYOUTS ON SITE	4
NUMBER OF UNITS/LAYOUT	6
TOTAL UNITS IN LAYOUT A	24
#LAYOUT	SIZE
UNIT 3A (1,412 SF)	1 3 BD / 2 BA
UNIT 3B (1,520 SF)	2 3 BD / 3 BA
UNIT 3C (1,611 SF)	1 3 BD / 2 BA
UNIT 3E (1,801 SF)	2 3 BD / 3.5 BA

- **Layout B:** This building layout has 8 units – 8 townhome 3-story units – and is utilized for 2 of the 20 building pads on site providing 16 units overall.

LAYOUT B	
FLOOR 1 AREA	6,320 SF
FLOOR 2 AREA	5,541 SF
FLOOR 3 AREA	5,816 SF
TOTAL AREA	17,677 SF
NUMBER OF LAYOUTS ON SITE	2
NUMBER OF UNITS/LAYOUT	8
TOTAL UNITS IN LAYOUT B	16
#LAYOUT	SIZE
UNIT 3B (1,520 SF)	4 3 BD / 3 BA
UNIT 3E (1,801 SF)	4 3 BD / 3.5 BA

- **Layout C:** This building layout has 8 units – 2 flats and 6 townhome 3-story units – and is utilized for 6 of the 20 building pads on site providing 48 units overall.

LAYOUT C	
FLOOR 1 AREA	7,154 SF
FLOOR 2 AREA	5,712 SF
FLOOR 3 AREA	4,349 SF
TOTAL AREA	17,215 SF
NUMBER OF LAYOUTS ON SITE	6
NUMBER OF UNITS/LAYOUT	8
TOTAL UNITS IN LAYOUT C	48
#LAYOUT	SIZE
UNIT 3A (1,412 SF)	1 3 BD / 2 BA
UNIT 3B (1,520 SF)	3 3 BD / 3 BA
UNIT 3C (1,611 SF)	1 3 BD / 2 BA
UNIT 3E (1,801 SF)	3 3 BD / 3.5 BA

- **Layout D:** This building layout has 8 units – 4 flats and 4 townhome 3-story units – and is utilized for 4 of the 20 building pads on site providing 32 units overall.

LAYOUT D	
FLOOR 1 AREA	7,958 SF
FLOOR 2 AREA	5,847 SF
FLOOR 3 AREA	2,890 SF
TOTAL AREA	16,695 SF
NUMBER OF LAYOUTS ON SITE	4
NUMBER OF UNITS/LAYOUT	8
TOTAL UNITS IN LAYOUT D	32
#LAYOUT	SIZE
UNIT 3A (1,412 SF)	2 3 BD / 2 BA
UNIT 3B (1,520 SF)	2 3 BD / 3 BA
UNIT 3C (1,611 SF)	2 3 BD / 2 BA
UNIT 3E (1,801 SF)	2 3 BD / 3.5 BA



- **Layout E:** This building layout has 10 units – 10 townhome 3-story units – and is utilized for 6 of the 20 building pads on site providing 60 units overall.

LAYOUT E	
FLOOR 1 AREA	7,933 SF
FLOOR 2 AREA	7,187 SF
FLOOR 3 AREA	7,594 SF
TOTAL AREA	22,884 SF
NUMBER OF LAYOUTS ON SITE	6
NUMBER OF UNITS/LAYOUT	10
TOTAL UNITS IN LAYOUT E	60
	<b>#LAYOUT</b> <b>SIZE</b>
UNIT 3B (1,500 SF)	4      3 BD / 3 BA
UNIT 3D (1,748 SF)	2      3 BD / 2.5 BA
UNIT 3E (1,801 SF)	4      3 BD / 3.5 BA

- **Clubhouse and Leasing:** This building occurs once.

CLUBHOUSE AND LEASING	
CLUBHOUSE AREA	5,686 SF
LEASING AREA	1,593 SF
TOTAL AREA	7,279 SF

- **Unit Delineation:** Taking cues from Chautauqua, the townhomes are entered through painted white, wood-framed porches, individually massed in masonry and horizontal siding or shingles, and topped with low pitched roof forms punctuated by gable forms. Some units share a sidewalk leading to a covered porch divided into two private entries by changes in wall planes. The residential units are designed with large windows and generous balconies to encourage connection with the community, while also providing privacy and exclusivity (see Sheets 31-35 for large format 3D illustrative of each layout, as well as Exhibit I in the submittal package).
- **Exhibit I Sheets 1-6 – Floor Plans** are included in this submittal and provides detailed floor plans for understanding the internal organization for each layout.
- **Exhibit I Sheet 7 – Key plan** is included to show site location of four material palettes on residential buildings throughout site.
- **Exhibit I Sheet 8 – Images** included to call out how various architectural design elements are inspired by architecture found in Chautauqua Park.

#### *Sheets 29-30 – Building Elevation Clubhouse*

These sheets show the various building elevations and materials and colors used on the Clubhouse that will house the recreation center and leasing office. Square footages are provided as well as a key map, elevation notes, and key notes.

- **Design Scheme:** The same architectural language of Chautauqua guides the design of the clubhouse and leasing center near the main entrance to the site. The building's massing is crafted to have multiple planes and a coordinated variety of materials and colors to define and separate building masses, creating unique visual interest while maintaining an intimate pedestrian scale. It should be noted that the clubhouse will provide a common mailroom for the entire development.

#### *Sheet 31 – Elevations Trash and Recycling Enclosure*

This Sheet provides elevations depicting the trash enclosures to be built on site. While a minor component, thought to the trash and recycling enclosures are included here. Enclosures to match materials of adjacent buildings.

#### *Sheets 32-36 – Material Board*

These sheets are material boards with large format 3D Illustratives depicting the overall look and feel of building layouts A through E as well as the clubhouse. Each sheet is complete with a key map and large palette swatches for each material palette.

- **Color and Material Palettes:** There are four palettes presented within these sheets of the FPSP. These palettes were selected specifically to be compatible contextually and help reduce any visual competition with the buildings in the surrounding neighborhoods. Materials include stone, brick, siding, shingles and asphalt shingles, all of which are found in Chautauqua Park which the architectural design takes inspiration from. These four color palettes are generally muted and subdued (subtle and sophisticated) as required by the Rock Creek PD with painted doors in many hues to provide for visual interest and individuality.
  - **Material Palette 1** – Main building materials consist of a brown colored stone, brown horizontal siding to match stone color, off white horizontal siding (used on all residential buildings to provide continuity) and dark blue shingles. Asphalt roofing shingles are brown (used on all buildings to provide continuity); trim and roof fascia and eave elements are painted off white. Entry and utility doors are painted either dark red or dark grey; garage doors are painted either off white or dark grey.
  - **Material Palette 2** – Main building materials consist of a red-brown colored brick, red-brown horizontal siding to match brick color, off white horizontal siding (used on all residential buildings to provide continuity) and light brown shingles. Asphalt roofing shingles are brown (used on all buildings to provide continuity); trim and roof fascia and eave elements are painted dark brown. Entry and utility doors are painted either navy or light brown; garage doors are painted either off white or dark brown.
  - **Material Palette 3** – Main building materials consist of a buff colored stone, light brown horizontal siding to match stone color, off white horizontal siding (used on all residential buildings to provide continuity) and dark purple shingles. Asphalt roofing shingles are brown (used on all buildings to provide continuity); trim and roof fascia and eave elements are painted dark brown. Entry and utility doors are painted either light blue or blue-grey; garage doors are painted either off white or dark brown.
  - **Material Palette 4** – Main building materials consist of a black colored brick, black horizontal siding to match brick color, off white horizontal siding (used on all residential buildings to provide continuity) and grey shingles. Asphalt roofing shingles are brown (used on all buildings to provide continuity); trim and roof fascia and eave elements are painted off white. Entry and utility doors are painted either orange or brown-grey; garage doors are painted either off white or brown-grey.
  - **Clubhouse** – Main building materials consist of buff colored stone (used on material palette 3), grey shingles (used on material palette 4) and dark purple shingles (used on material palette 3). Asphalt roofing shingles are brown (used on all buildings to provide continuity); trim elements are painted dark brown; roof fascia and eave elements are painted off white. Entry doors and column elements have wood finish (columns have buff colored stone base); utility doors are painted dark brown.

#### Sheets 37-39 – Photometric Plan

These sheets show the overall photometric lighting plans. Sheet 36 is an overall plan and Sheets 37-38 show the plan at a slightly larger scale for better readability. General photometric plan notes, lighting calculation statistics summary, and a key map are provided on each sheet.

- o **Lighting:** Lighting for the project was designed for consistent and even lighting levels, safe lighting on drive aisles and pedestrian pathways, as well as to exist harmoniously with landscaped areas. Major pedestrian pathways interior to the site are lit between 0.2 foot-candles (fc) and 3.3 fc based on the IES (Illuminating Engineering Society) recommendation of a minimum of 0.2 fc for safety. Some minor pedestrian pathways near the exterior of the site are not lit to minimize the project's effect on neighboring lots. The average lighting level across the site is 1.3 fc with a maximum lighting level of 3.3 fc. Wall mounted sconces (fixture type WS) at the garages are required to light the private drives. Wall lighting will be controlled by photocell with no individual occupant control.
- o **Overall Photometric Plan:** On Sheet 37 is the overall photometric plan which demonstrates the overall lighting scheme for the development. Sconces are primarily used to light pathways and drive aisles adjacent to units. Additional pedestrian-scale light poles are used to light areas not illuminated by sconces as well as primary pedestrian walkways around the site. All building mounted site lighting is owned and maintained by the on-site management company and is on a photocell with no individual occupant control.

#### Sheet 40 – Lighting Details

This sheet provides lighting details including the luminaire schedule, site pole detail, and specifications for each lighting fixture intended to be used in the project. Wall sconces are LED with black aluminum casing. Highest lighting levels occur only at the light poles; light pole luminaires are full cutoff and are near enough to the ground to produce zero glare. The pedestrian poles are black finish with aluminum casing and a 10' mounting height. Photometric cut sheets show the lighting products used to create the Photometric plan. The aesthetic concept is intended to be contemporary and unobtrusive.

#### Sheets 41-59 – Landscape and Layout Plan Sheets

These sheets include the landscape and layout plans for the development. The landscape plans convey the location of all proposed trees, shrubs, and groundcovers along with their quantities. The layout plans convey the location and configuration of all hardscape and site amenities designed for the the development.

#### Sheet 41 – Overall Landscape Plan

This sheet shows the overall landscape plan and includes the general notes and tables regarding open space, developed landscape, and naturalized landscape.

- o **Open Space:** Section 9.0 Land dedication, parks and open space of the rock creek ranch final development plan (adopted 1987) categorizes open space into 3 distinct types including, common, neighborhood, and community open spaces. The rock creek ranch final development plan requires a minimum of 45% for common open space in r-2a zoning. The Parq at Rock Creek Final Plat Site Plan achieves 44% common open space. Common open space includes all land within the developed site area of Lot 1 Block 1. Neighborhood common open space includes the 10' public trail which connects common open space with community open space as defined in the Rock Creek Ranch PUD FDP. Community open space is all land area to be dedicated to the town and the naturalized landscape occurring in Tracts B (detention pond) and C (existing wetland).
- **Rock Creek Ranch PUD Amendment No. 25:** In contrast to the original PUD that requires 20% open space per the RAC designation, the amendment requires 45% open space to maintain the consistent open space standard required for R-2A zoning. This proposal closely meets the increased open space requirement of 45%. Refer to the Area Breakdown table on Sheet 1 of this FPSP for the open space calculations and classifications.
- **Rock Creek Ranch PUD:** The plant mix between evergreen and deciduous as well as the number of required trees and shrubs meets the Rock Creek Ranch PUD section 5.2.B.

- Developed Open Space/Landscape: This table presents the square footage and plant counts for the groundcover, shrubs and trees shown in the overall landscape plan for the developed landscape designed for the residential development of Parq at Rock Creek. Additional trees and shrubs are provided in the developed landscape areas to offset where naturalized landscape requirements could not be met due to site limitations for plantable areas. (see naturalized landscape below).
- Naturalized Open Space/Landscape: This table presents the square footage and plant counts for the groundcover, shrubs and trees shown in the overall landscape plan for the naturalized landscape designed for Tracts A, B, and C surrounding the residential development. The landscape intent is to maintain the natural appearance by requiring low-maintenance shrub areas and like-plant material be used minimally in select locations. Trees are clustered based upon: the ecological report recommendations, the sensitivity of the area's proximity to the Hodgson-Harris Reservoir, and views to be maximized from the proposed adjacent residential units.
  - Limited Planting Areas: The areas of appropriate planting in tracts A, B & C are limited due to grading, drainage or native habitat areas resulting in shrub counts not meeting requirements. Additional trees have been added where appropriate in these tracts as well as in the developed landscape to help balance the overall tree count requirement per Town Code (see developed landscape table).
- Buffers: Section 6.3 of the PUD calls for buffers to minimize impacts between disparate land uses, to mitigate noise and glare impacts, and to aid in creating and maintaining a sense of community. The PUD also requires landscape buffers between residential land uses and "noise generating impacts". All naturalized landscape found within Tracts A, B and C along with the ROW dedication buffer the entire development site from glare and noise impacts through the diverse use of plant material. Due to the residential development's proximity to Highway 36, a noise wall is also proposed on the FPSP to further mitigate noise impacts (see Sheet 18 of the FPSP and the Noise Assessment Report included within this submittal package).

*Sheets 42-47 – Landscape Plan Sheets*

These sheets are specific to the planting plan and show the landscape plan over multiple sheets at a larger scale for readability. All trees, shrubs, and groundcovers have a unique symbol based on their size, type (deciduous or evergreen) and are called out with plant name abbreviations and quantities. Hardscape including edging, walls, residential lighting and street lighting are all shown, as well as sheet notes, legend and a key map.

*Sheet 48 – Clubhouse Enlargement*

This sheet is comparable to the other landscape plan sheets except shown at even a larger scale for greater readability of the finer details shown on the plan. In addition to symbols and hatch work for plant types and call outs for plant name abbreviations and quantities, this plan shows the general layout for the outdoor amenity area of the development including the community pool, pool deck, furniture, trellis and barbecue entertaining area, and fire pit plaza. Hardscape including edging, walls, residential lighting and street lighting are all shown, as well as sheet notes, legend and a key map.

*Sheets 49-54 – Layout Plan Sheets*

These sheets are specific to the site layout and specific site furnishings outside of the planting plan sheets. These layout plan sheets show the plan over many sheets at a larger scale; and call out site amenities, furnishings, trails, and other items for further clarity and readability. Hardscape including edging, walls, residential lighting and street lighting are all shown, as well as sheet notes, legend and a key map. Below are further detailed explanations regarding the multiple facilities and furnishings shown on the Layout Plan Sheets.

- Recreational Facilities: Key facilities for the Parq at Rock Creek consist of a community clubhouse, an outdoor pool, and pool deck, gathering spaces, trellis and barbecue pit entertaining areas, and a large central community park space that meets regulation standards. The community park meets these standards by including park benches, trash receptacles, bicycle racks, a large pavilion shelter, tree grove nestled picnic tables, multiple areas of turf grass for unprogrammed, creative play as well as playground area.
- Entry Monumentation: There is a primary (larger) entry monument located at the southern entry and a minor (smaller) monument at the northern entry. Materials on the main body of the monuments have been specifically coordinated between the Architect and Landscape Architect to provide the most visually appealing materials that match with the building architecture. The sign cabinet of both monuments provide a modern accent and contrast to the stone materials used in the

body structure that calls attention to itself as landmarks for the Parq at Rock Creek community (see Exhibit A2 included in this submittal package). No signage for a trailhead is anticipated for this development. The trail is connected to the trailhead parking area and does not connect to the private development. Therefore, any signage that would designate what is private vs. public connections seems unnecessary and therefore is not included.

- o Dog Waste Stations: There is a dog waste stations located at the trail head plaza. This is strategically placed for ease of use.
- o Benches and Rest Areas: Ample opportunity for benches both shaded and in the sun are provided throughout the community, particularly around the playground and open space areas central to the site as well as the trail head plaza open space adjacent to the Hodgson-Harris Reservoir. A shade structure is provided in the center open space area that allows for gathering and possible community events. The shade structure complements the building architecture at the playground. The structure will incorporate tube steel frames with roof pitch common throughout the building architecture. Picnic tables have been placed in a variety of locations in the open space to provide unique experiences and different options for the residents.
- o Trash Receptacles: Receptacles are located throughout the community along sidewalks and open space recreation areas. The trash and recycle will be picked up by the HOA designated service provider.
- o Bicycle Racks: Bicycle racks are located throughout the community near buildings and open space recreation areas. These bike rack locations are sited to provide ease of access to the larger network of bike paths in the area.
- o Furnishing Style and Colors: A modern style was selected that complemented the lines and character for the overall site. Pewter was selected as the furnishing color to complement materials used throughout the site. The color was chosen over a darker color to mitigate heat effect and do diversify from the standard black color creating a richer use of materials throughout the site.
- o Maintenance: Maintenance of open space, landscaping, trash and recycle receptacles and dog waste stations will be the responsibility of the on-site management company.

*Sheet 55 – Landscape Notes and Schedule*

This sheet provides all general landscape notes, seed mixes, and the overall landscape plant list.

*Sheets 56-59 – Landscape Details*

These sheets provide all landscape details for tree planting, shrub planting, perennial plant layout, steel edger, planter pot, ornamental metal fence, fence gate, pet pickup station, bench, table, trellis, trash receptacle, fire pit, gable shade structure, cobble swale, bike rack, fixit bike repair station, playground, concrete playground curb, entry sign monuments, landscape walls, and 3-rail vinyl fence.

*Sheets 60-70 – Irrigation Plan*

These sheets show the irrigation design and details for the project.

*Sheet 67: Irrigation Notes and Schedule*

This sheet provides the irrigation general notes, irrigation point of connection notes, and the irrigation schedule of all components of the irrigation system to be installed.

*Sheets 61-66: Irrigation Plan*

These sheets show the layout of the entire irrigation system on the site, over multiple sheets, scaled to be readable by those who review the plans. Each sheet includes a keymap.

*Sheets 68-70: Irrigation Details*

These sheets show the details for all components and layout for the irrigation system. Details included in these sheets include: pedestal controller installation, Rain Bird WR2 wireless rain sensor, booster pump, manual drain valve, quick coupler, master valve / flow sensor installation, gate valve, turf valve assembly with decoder, drip valve assembly with decoder, line surge protection, pop-up spray assembly, gear driven turf rotor head, irrigation sleeving, irrigation trench, single outlet emitter, emitter placement near building, single outlet emitter placement, tree emitter placement, drip flush end cap with indicator, air and vacuum valve, and a valve box placement detail.



- Irrigation Tap: The two 2" irrigation taps are located on the 4" reuse water line on the southwest end of Lot 1. The irrigation systems are designed in concert with the landscape design principles utilizing overhead spray as well as low volume drip throughout the irrigation system, reuse water, and smart controllers with rain sensors, flow sensors, and master valves to maximize water being distributed to the landscape and monitor system performance season after season, year after year. Since the re-use water pressure is low, booster pumps are utilized to increase pressure and maximize system performance.
- Maintenance: Control and maintenance of irrigation systems will be the responsibility of the on-site management company.

#### D. FINAL PLAT SITE PLAN FOR 88TH STREET

88th Street is currently an approximately 50-foot wide ROW, two-lane roadway including existing improvements of a 5-foot detached sidewalk with a 6-foot tree lawn along the western edge, along with an unimproved 7-foot wide shoulder along the eastern edge along the roadway. The Parq at Rock Creek project will impact traffic along 88th Street, and therefore, the developer has agreed to dedicate a portion of the adjacent property along with contributing to the costs for necessary ROW improvements along 88th Street to accommodate those impacts. Design of the 88th Street widening has been led by the Town Staff who will also lead the 88th Street improvements through construction.

For the 88th Street corridor widening, this proposal includes the dedicated additional 42,094 square feet of right of way (.966 acres) and streetscape improvements along the eastern edge of 88th Street from the north access of 88th Street and the project area to the south access of the project area and 88th Street. Key corridor-enhancing improvements shall include raised medians, striping for an interim three-lane roadway, bike lanes, "complete street" pedestrian facilities, a multi-use trail, shade-producing street trees, street lighting, and drought-tolerant, appropriate low-maintenance landscaping.

The proposal offers key traffic engineering solutions including a restricted right-in/right-out access onto 88th Street at the northwest corner of the site (with an improved pedestrian crossing), and a full-turn access entrance onto 88th Street at the southwest corner of the site (also with an improved pedestrian crossing). Weldon Way is closed off from 88th Street to the west with emergency vehicle (EV) access. A similar EV access point is also provided along the west edge of 88th Street blocking off the access road formally known as Promenade Drive. A permit with CDOT has been secured for the north access point which is currently off-site. This permit and access will be permanent. This location was chosen to allow the northern access to align with the existing access road (formerly known as Promenade Drive) on the west side of 88th Street.

Construction of the 88th Street ROW will be the first item to begin upon overall construction commencement. The 88th Street plans reflect the installation of all proposed utilities within the ROW up to the proposed ROW line specifically to avoid having to cut into the brand new 88th Street work for construction of the site. During this first step, the permitting process to gain access onto the site for construction activity within certain distances away from adjacent wetland areas will be processed to mitigate scheduling challenges that may occur with the remaining steps of the project phasing.

##### *Sheet 1 – Cover Sheet*

This sheet includes a contact list, necessary signature blocks, vicinity map, and a sheet index, as well as street sections for the typical interim street design, and the ultimate street design for 88th Street.

- o Typical Interim Street Section: This section shows a 100-foot right-of-way for a 2-lane divided major collector condition with buffered bike lanes in both directions. The median is 12-feet wide with 1-foot pans on either side. The flow line to flow line distance in both directions is 28 feet. A 7-foot tree lawn, and a 10-foot multi-use trail will be built along the eastern edge. 8 feet of the walk will sit within the right of way. The eastern-most 2 feet will be accommodated by a public access easement within the front setback of the property.
- o Typical Ultimate Street Section: This section shows the same 100-foot right-of-way for a 4-lane divided major collector condition. The median remains 12-feet wide and the flow line to flow line distance in both directions is still 28 feet. Restriping of the roadway will accommodate (2) 10-foot travel lanes, and a 5-foot bike lane in both directions.

##### *Sheets 2-3– Site Plan*

These sheets show the site plan at larger scaled sheets for better readability of the plan. Key items shown on the plans include the right-of-way, existing and proposed curb, flow line, and pan and lip. Proposed striping, walls, tree lawn, signage, swale/diversion ditch and light poles are also shown, so are asphalt, curb, flow line, and pan/lip to be removed. Notes are also included on each sheet.

##### *Sheets 4-5 – Grading Plan*

These sheets show the grading plan including: property line, lot line, and existing right-of-way, as well as existing and proposed setbacks, contours, swale/diversion ditches, storm inlets, and clean outs. These sheets also show proposed grade breaks, storm flared end sections, roof drains, and storm sewer. The Preliminary Drainage Construction Documents and Drainage Report have been submitted with this submittal package.

- Grading: Grading is shown at 1' contour increments with spot elevations when relevant for design or construction related purposes.

#### *Sheets 6-7 – Utility Plan*

These sheets illustrate the utility plan for 88<sup>th</sup> Street and are coordinated with current planning occurring on the Corridor for undergrounding of utilities and the permanent closing of Weldon Way. These sheets show the property line and lot line, as well as existing and proposed easement/setback, right-of-way, sanitary sewer, storm sewer, roof drain, waterlines, points of waterline bends and tee/crosses, waterline plug and cap, fire department connections, as well as locations for reducers, gate valves, water meters, hydrants, manholes, inlets, clean outs, and utility crossings. Notes and cautionary notices to contractor are also shown. Preliminary Utility Construction Documents have been submitted for Town review with this submittal package.

- Water Main: A new 8" and 10" water main (10" water main within North portion of site and 8" within South portion of site) will service the site connecting to an existing main in 88th Street. The points of connection are shown and coordinated with the Parq FPSP. The water main is placed within the combined utility easements identified on the Parq FPSP.
- Storm Sewer: Stormwater within the 88th Street improvement area is designed and managed via roadway inlets and manholes and ultimately discharge through Outfall A into the 88th Street Detention Pond.
- Sewer Main: Individual buildings will be connected to sanitary sewer lines located in new roadways within the Parq site. Being a condominium community, the service lines and meters will be the responsibility of the Homeowner's Association. Sanitary sewer service for the new development will be directed to the existing sewer main located within 88th Street.

#### *Sheets 8-12 – Photometric Plan*

These sheets show the overall photometric lighting plans. Sheet X is an overall plan and Sheets XX-XX show the plan at a slightly larger scale for better readability. General photometric plan notes, lighting calculation statistics summary, and a key map are provided on each sheet. Sheet XX provides the street pole details per Xcel standards and the luminaire schedule. Lighting for the project was designed for consistent and even lighting levels, safe lighting on travel lanes and bike lanes. Pedestrian pathways are lit between 0.2 foot-candles (fc) and 4.3 fc based on the IES (Illuminating Engineering Society) recommendation of a minimum of 0.2 fc for safety. The average lighting level across the site is 2.1 fc with a maximum lighting level of 6.6 fc.

#### *Sheet 13 – Overall Landscape Plan*

The intent of this sheet is to provide an overview of the proposed landscape design for the 88th ROW section improvement and provide reference for further detail. The sheet provides a scaled plan that provides a snapshot of the site for quick reference along with Key Map and Sheet Index to find further detail. A Streets Rights-of-Way Table, with accompanying notes, provides the Town of Superior's plant material requirements for the street. Please note, the portion of land dedicated for the ROW widening shown on the included Plat of this FPSP submittal is included in the calculations for the landscape requirements for Common Open Space (Developed Landscape) for the FPSP for the Parq at Rock Creek.

#### *Sheets 14 – Landscape Plan*

This sheet breaks down the proposed landscape plan for the 88th Street corridor at a larger scale for better readability. The three (3) plan views show how the landscape design relates to the proposed section of 88th Street to be improved. This is accomplished by showing different plant symbology for plant types, callouts providing quantities and plant name abbreviations, hatches for landscape ground treatments (such as sod and the different rock mulches proposed), as well as symbology and locations for metal edging, retaining walls, existing and proposed street lights. The sheet also provides an abbreviated Landscape Plant List table, a Key Map showing how the views relate to one another, and finally a Legend further identifying plant symbols and line work classification.

#### *Sheet 15 – Landscape Notes and Schedule*

This sheet provides all general landscape notes, seed mixes for sod, and the overall landscape plant list for the 88th Street Corridor.

#### *Sheet 16 – Landscape Details*

This sheet provides all landscape details for tree planting, shrub planting, perennial plant layout, and steel edger.



*Sheet 17 – Overall Irrigation Plan Sheet*

This sheet shows the overall irrigation plan for the project including the layout of the entire irrigation system on the site and includes a keymap.

*Sheet 18 – Irrigation Plan Sheet*

This sheet shows the irrigation design and details for the project including the layout of the entire irrigation system on the site, scaled to be readable by those who review the plans and includes a keymap.

*Sheet 19 – Irrigation Notes and Schedule*

This sheet provides the irrigation general notes, irrigation point of connection notes, and the irrigation schedule of all components of the irrigation system to be installed.

*Sheets 20-21 – Irrigation Details*

These sheets show the details for all components and layout for the irrigation system. Details included in these sheets include: pedestal controller installation, rain sensor, manual drain valve, quick coupler, master valve / flow sensor installation, gate valve, turf valve assembly with decoder, drip valve assembly with decoder, line surge protection, pop-up spray assembly, irrigation sleeving, irrigation trench, and a valve box placement detail.

- Irrigation Tap: The 2" irrigation tap is located on the 4" reuse water line on the southwest end of Lot 1. The irrigation system is designed in concert with the landscape design principles utilizing overhead spray as well as low volume drip throughout the irrigation system, reuse water, and a Toro Sentinel controller connected to the Town's network with a flow sensor and master valve to maximize water being distributed to the landscape and monitor system performance season after season, year after year.
- Maintenance: Control and maintenance of irrigation system will be the responsibility of the Town of Superior.