

April 24, 2017

Final Development Plan Project Narrative  
Superior Town Center Tract H Open Space

**Background**

Between the southern edge of the Superior Town Center and the northwest section of the Rock Creek neighborhood sits a 15.7 acre parcel of land separating the two development areas. The parcel, known as Tract H, is rectangular in shape and is approximately 225' in width and just over 3,000' in length. The parcel is bordered by US Highway 36 to the east and an undeveloped section of the Discovery property to the west. The southern side of the parcel backs to a 50' access and maintenance easement owned by the South Boulder & Coal Creek Irrigation Ditch Company. Immediately adjacent to the ditch easement are 25 residential units along South Brandon Court, East Wiggins Street, East Karval Place and South Pitkin Avenue. The northern side of the parcel currently backs to Superlot 4 and Superlot 5 within the Town Center development. The Land Use for Tract H has been identified in the Superior Town Center PD as natural open space that can be graded and improved for a future multiuse trail. The PD conceptually shows Tract as 12.13 acres bordered on the eastern edge by a proposed vehicle access easement (connecting the Town Center with Rock Creek Ranch). East of this conceptual roadway connection, the PD illustrates a separate parcel (Tract G) as open space. Earlier this year the Board asked that Tract H be extended east all the way to US Highway 36 to provide continuous landscaping for the area. This change resulted in 3.5 acres of open space from Tract G being incorporated into the project area.

The Town Board began evaluating conceptual landscape designs and trail alignment options for Tract H in December of 2015 when staff was tasked with bringing forward multiple landscape designs that emphasized the use of native grasses, trees and plantings that embraced the predevelopment setting of the area when the parcel was primarily used as ranch and farm land. Prior to the Town Center Development, the land in this area was characterized as low quality with unirrigated native prairie grasses, minimal trees and minimal shrubs. At the conclusion of the Board's initial 2015 review process, staff was given further direction to create a unified landscape concept with the goal of providing an appropriate level of visual screening between the two development areas using the plant and tree species shown in the previous designs. This design was to also to show the location of the future multiuse trail at the northern edge of the parcel – away from the existing homes in Rock Creek. As restoration work occurred within Tract H during 201, staff and consultants worked to refine the landscape plan. Once a comprehensive concept design was developed (and prior to the Board's next review) staff was directed to review the designs with the Town's advisory committees and to solicit feedback and suggestions from the residents living near the project area.

Local landscape engineering firm Loris and Associates was tasked with creating the final landscape design which was completed in January of this year. The design was reviewed by the Town's Open Space Advisory Committee (OSAC) on January 11 and the Parks, Recreation, Open Space and Trails Advisory Committee (PROSTAC) on January 18. The 25 residents backing to the project area were notified by staff of the proposed landscape plan and were encouraged to provide comments and feedback. The plan was also posted on the homepage of the Town's website and a hard copy was made available at Town Hall for review. Staff and the Project Manager from Loris and Associates also made time to meet with residents who had

April 24, 2017

collected and tabulated feedback from neighbors in the area. The Town Board reviewed the final landscape concept during their meeting on February 13 and directed staff to proceed with an FDP submittal.

### **Description of Overall Landscape**

The landscape plan for this project (Sheets 3-8) intends to provide aesthetic continuity by incorporating native landscape material throughout the entire 15.7 acres. The materials used will be consistent with materials found in other open space areas within the Town as well as Boulder County. The base groundcover material will consist of the Town's standard native irrigated drought tolerant seed mix which will be seasonally irrigated between April and October. The seed mix is 40% Lincoln Smooth Brome and 60% Alta Tall Fescue. This particular seed combination has been tailored for Superior's environment and soils, and performs well in extreme temperatures and drought. The seed produces hearty native looking grass blades that can grow between 5" and 15". The grass does particularly well on slopes and provides stability to the underling soil.

A combination of deciduous and coniferous trees and several sections of low to medium growth shrubs and ornamental grass-clumps are planned throughout the design. The Western Catalpa, Thornless Cockspur and Lanceleaf Cottonwood are the deciduous tree species that will be used. The Colorado Spruce and Limber Pine are the two coniferous species for this project. Eight different shrub species will be used throughout the 15.7 acres: the Rocky Mountain Maple, Serviceberry, Ribbitbrush, Wild Rose, Silver Buffalo, Snowberry and Rocky Mountain Juniper. Tree and plant material heights will be low to moderate at the southern edge of the parcel, closer to the existing homes, and gain height gradually moving north towards the Town Center. The staggered plant height from south to north provides appropriate levels of visual screening between the two developments, but not so much that existing Rock Creek residents will lose their views of the Flatirons and Longs Peak. This landscape plan calls for the planting of 74 new trees, more than 200 shrubs and 169 ornamental grasses. The plant selection for Tract H was carefully selected after hearing feedback from residents who preferred the use of native and low-irrigation plant species. Several local resource guides were used to help inform the plant selection decisions. The resource guides used were: the *Suggested Native Plants for Gardening and Landscape use on the Front Range of Colorado* by the Colorado Native Plant Society, *Front Range Tree Recommendation List*, *Native Shrubs for Colorado Landscapes* by Colorado State University Extension, and *Low-Water Native Plants for Colorado Gardens: Front Range and Foothills*. All plants were then cross-referenced with nurseries for available plant stock and sizing.

### **Description of Future Multiuse Trail**

An 8-foot wide hard surface trail is planned for the extreme northern edge of the parcel. The trail, which is approximately 2925' long, is shown on the Overall Landscape Plan (Sheet 2) and subsequent Landscape Plan sheets (Pages 3-8). A multiuse trail has always been planned and shown in the Town Center PD for Tract H; however, the location and path of the trail is undetermined. The PD shows the trail meandering from west to east in the middle of the parcel. The trail at this location was not preferred by the residents that live near the project area who want the trail situated as far north as possible away from the existing homes. The Board provided direction earlier this year for the trail to be located on the northern edge of the parcel

April 24, 2017

which is reflected in this FDP submittal. This trail will likely be constructed at a future date when the Town Center, Anderson property, and Discovery property are developed, and connectivity points are established within the surrounding areas. The proposed northern trail alignment sits atop an open drainage swale through the parcel that conveys water from the far northwestern edge of the Rock Creek neighborhood, a portion of the undeveloped Discovery property and the southwestern portion of Tract H. The trail if built at this location will require the drainage to be piped underground. The current design shows the trail in a nearly straight west-to-east alignment with little movement or curvature.

### **Description of Irrigation**

To irrigate the seed and plant material within Tract H a new irrigation system will need to be installed (Sheets 9-14). An 8" reuse waterline will be connected to a stub-out on the west side of the parcel near McCaslin Boulevard and the Discovery property. The stub-out will be constructed later this year as part of a Public Work's project to repair McCaslin Boulevard. The irrigation system is designed to carry 180 GPM at 70 PSI at the point of connection and provide ample irrigation for the entire 15.7 acres. The system will utilize the Town's reuse water supply, requiring all components to be labelled as non-potable water. Located throughout the open space along the main line will be a minimum of 4 quick connections. A flow meter and weather station will be installed at the point of connection. At the lowest point on the mainline, a manual drain will be installed for winterization purposes. The system will be controlled by a pedestal mount Toro Sentinel Two-Wire Controller which is consistent with other systems in Town. All irrigation heads are Hunter I-40 stainless steel rotors, and valves are Rainbird PESB valves. The mainline and laterals for this project will be built using Class 200 PVC with thrust blocks where required.

### **Description of Plat**

Tract H has been created from portions of Superlots 4A and 4B within the *Discovery Office Park /Superior Town Center Replat* as well as Superlot 5 within the *Superior Town Center Filing 1B Replat*. The tract is approximately 225 feet wide (north-south) and extends east-west along the entire length of the Town Center project. The total area of Tract H is 15.729 acres. The Tract will be dedicated to the Town of Superior as open space for the Town Center project. A new 30 foot wide utility easement has been depicted on the west side of the Tract to accommodate a reuse water main line that will be installed by the Town of Superior.