

FINAL DEVELOPMENT PLAN PARKS 1 & 2 PROJECT NARRATIVE

Background

Over the course of the last four-plus years staff, the Parks, Recreation, Open Space and Trails Advisory Committee (PROSTAC), the Open Space Advisory Committee (OSAC), consultants from GreenPlay, and landscape architects and engineers from Design Concepts and Matrix Design Group worked to create a comprehensive park design for two of the four civic space parcels identified in the Superior Town Center know as Park 1 and Park 2. The proposed park design has gone through a rigorous community engagement process that began in 2013 with a series of community open houses that allowed citizens the opportunity to express their thoughts and opinions about potential park uses for the area. The information gathered during these meetings was used as the basis to create a sequence of design concepts that were subsequently reviewed and commented on by the Town's Advisory Committees and Town Board between 2013 and 2016. Early on in this process the Town sought to create a signature community gathering place that highlighted the environmental value of Coal Creek while tying together the two tracts of land that bordered creek bed between McCaslin Boulevard and US Highway 36. What has resulted from this process is a comprehensive park design that provides diverse opportunities for active and passive recreation, and environmental education.

Park 1 will be sited on Tract A, which is bordered by Marshall Road to the north and east, Superlot 1 to the south and McCaslin Boulevard to the east. The amenities planned within this area include a Gateway Plaza, public restrooms, a parking lot that accommodates 93 vehicles (89 standard spaces and 4 ADA, as well as adjacent on-street parking with 32 standard spaces and 2 ADA), a two-acre great lawn, an amphitheater lawn and performance stage, concrete walking paths, and water quality features. Park 2, which will be sited on Tract B, is bordered by the future Marshall Road bridge to the west, US Highway 36 to the east and Creekview Way to south. Enhancements within Park 2 include a 428' x 264' lighted multi-purpose field, bleachers and grass seating areas, a concessions building with public restrooms, a nature play area, and concrete walking paths. The design team has worked to ensure the park design comply with local, state and federal environmental guidelines and works in concert with the various development areas adjacent to the project area, including the Marshall Road extension and future bridge, the hotel parcels north of Marshall Road, Creek View Way, the US 36 Bikeway and expected development within the core of Downtown Superior (formerly the Superior Town Center).

Coal Creek Improvements FDP

In 2015, during the design phase for Parks 1 and 2, the Town Board directed that a restoration and enhancement plan for the Coal Creek corridor be incorporated with the park design. Initially, staff worked with consultants to design a comprehensive FDP for Parks 1 and 2 as well as the associated creek work. In 2016, when the Town Board chose not to adopt an FDP for Parks 1 & 2 until construction timeframes were more certain, direction was also provided to proceed with the required creek restoration work. Staff consequently presented a separate FDP submittal for Coal Creek Improvements. This FDP for enhancements to Coal Creek was reviewed and approved by the Town Board in December of 2016, and the extensive permitting process began immediately following that approval.

The 2016 Coal Creek FDP focused specifically on channel stabilization and floodplain preservation improvements (covering roughly 4.6 acres). This work will occur within Tracts A and B of the Town Center, which also serve as the location for Parks 1 & 2. Enhancements to the corridor involve realigning the creek to its natural pre-flood flow, adding drop structures and low water crossings, removing invasive plant material and adding designated natural play areas near the creek's edge. As the designs for both parks are tied to Coal Creek, the two FDP plans work in concert. While the Coal Creek Improvements FDP focused on creek stabilization and restoring the natural riparian environment, this Parks FDP is more comprehensive in scope, encompassing the larger park amenities, while also enhancing the public's access to Coal Creek. Several concrete paths on either side of the creek will link Parks 1 and 2 together at various points along the creek. The primary details of the two park designs are detailed below.

Parks 1 & 2 FDP Proposal

Tract A – Park 1 Description (Southeast Corner of Marshall Road and McCaslin Boulevard)

1. **Gateway Plaza** – Located at the southeast of corner of Marshall Road and McCaslin Boulevard, the plaza will serve as the main entry point to Downtown Superior and Tract A. The area will contain monument signage, accent lighting and landscape plantings that complement the approved planting plans for the development on the north side of Marshall Road. Given the high-visibility of this intersection, premium finishes for the plaza materials, such as stone pavers, have been proposed.
2. **Restrooms** – Year-round permanent restrooms will be located next to the parking lot within Tract A south of Marshall Road. The facility will be plumbed and heated making it available for year round use. Building construction materials include stone masonry, stucco, metal screens, and a standing seam metal roof.
3. **Parking Lot** – Located on the northwest side of Tract A. Three entry points will provide access to the parking lot: (1) Right-in-only access from northbound McCaslin Boulevard will be provided from the west, (2) right-in/right-out access off Marshall Road opposite the proposed Centerpointe parking area is proposed to the north, and (3) a full-movement access off Marshall Rd. is proposed to the northeast, opposite and aligned with the proposed hotel access point. Ninety-three perpendicular parking spaces will be provided within the approximately 0.75 acre parking area.
4. **Great Lawn** – Approximately 2 acres of irrigated turf grass open space is located south of the parking lot within Tract A. This grass area is intended for passive recreational uses. Scheduled athletic activities are not contemplated for this portion of the park.
5. **Performance Stage and Amphitheater Lawn** – Located on the west side of the Marshall Road Bridge, north of Coal Creek, the proposed Performance Stage is intended for local performances and concerts. Sloped grass seating will face the stage with Coal Creek to the south. The span of the Marshall Road Bridge will act as the backdrop for the stage. A temporary roof cover can be located over the stage for special events and terraced planters north of the stage will serve as porous landscape detention (PLD) for the stormwater runoff from the parking lot in lieu of traditional water quality ponds located within the park and near the creek.
6. **Concrete Walking Paths** – Concrete paths measuring 10' wide have been proposed throughout the park. The existing Coal Creek Trail through the park will be converted from gravel to concrete pavement and will be a minimum 8' wide and increasing to 10'

wide or greater on either side of the Marshall Rd. crossing to minimize conflicts in this high-use area of the park. The majority of the interior park paths are 8' wide, however, several segments are proposed to be 10' wide to accommodate park/channel maintenance vehicles.

7. **Water Quality** – The existing detention pond located on the northwest corner of the Tract A has been studied to determine if it is needed as a stormwater facility. As related above, porous landscape detention terraces north of the performance stage will provide water quality facilities for the stormwater runoff from the Tract A parking area, the Marshall Rd. extension, and the CenterPointe development parking area north of Marshall Road in lieu of traditional stormwater detention ponds.

Tract B – Park 2 Description (East of proposed Marshall Road and north of Creek View Way)

1. **Multi-Purpose Field with Lighting** – Located directly north of Creekview Way. The irrigated grass field provides a flat, playable surface measuring 428' X 264' and can accommodate all levels of adult and youth play for a wide variety of athletic activities. Four light poles (two on each side of the field) are proposed measuring 70' in height. Lighting shields will be added to each fixture reducing the amount of light spillover outside the field. Per electrical code standards, electrical splices within the poles will be elevated above the proposed floodplain of Coal Creek. The elevation of the field has been proposed to almost entirely remove the field from the 10-year floodplain with only a small portion of the northwest corner of the field potentially impacted during this type of rainfall event. The natural turf, soil-based field will sheet drain to the northwest and will not utilize an underdrain system typically associated with sand-based fields.
2. **Bleacher and Grass Seating Areas** – Located on the south and west sides of the playing field, tiered concrete bleacher seating and grass hillsides surround the playing field and provide seating for approximately 1,000 spectators. A portion of these seats will be shaded by the projected roof canopy of the proposed restroom concession building.
3. **Restroom and Concession Building** – Located south of the playing field adjacent to Creekview Way, this building will accommodate men's and women's restroom facilities and a dedicated concession area. The building will be plumbed and heated allowing for year round use. The building roof is projected over the concrete bleachers below to provide shade over a portion of these seats.
4. **Nature Play Area** – Located west of the playing field, on the south side of Coal Creek, natural and prefabricated play structures will be placed along the banks of Coal Creek creating opportunities for nature play in close proximity to playing the field. The play features include a "headwater" fountain located in an upper plaza area adjacent to Marshall Rd.; a concrete "rill" channel through the upper plaza; an interactive water "cascade" feature that flows into the lower play area; a bridge-accessible "treehouse"; a boulder and fallen tree climbing area; a small children's stage; embankment slides adjacent to the stairways; and a children's garden. Low water crossings, natural boulder drop structures, and stone slab seating areas will be included to create additional opportunities for exploration and play.
5. **Concrete Walking Paths** – 10' wide concrete paths will follow the perimeter of the playing field, providing connectivity from Tract B to the regional Coal Creek Trail on the north side of the Creek. Walking paths within Tract B will also connect to the sidewalk

along Creekview Way and to the US36 Bikeway trail to the east and will also provide park/channel maintenance access.

Landscape Plan and Aesthetics

The Landscape Plans for Tracts A and B (Sheets 11-15) show the plantings proposed for the project area. The plans designate the locations and species for each tree, shrub, ornamental grass, perennial, and define sidewalks and seating areas. Areas to be seeded with native grasses or which are to be seeded/sodded with manicured turf grasses are also shown. The Plant List (Sheet 11) tabulates the sizes and numbers for each proposed plant. Notes describe the proposed landscape materials (mulch, seed mixes, etc.). The landscape plans include species from the Design Guidelines as well as the Town of Superior Approved plant list. Due to climatic and space conditions, plants from the Town of Superior Approved plant list have also been incorporated to promote plant diversity and meet the needs of the site.

The landscape plan is primarily composed of low-water use plant species. Some medium-water use trees species have been specified to provide variety and take advantage of more narrow growth habitats in smaller planting areas. Evergreen trees have been used in a limited capacity to screen views and sound to McCaslin Road on the west and US 36 on the east. The concept aims to maximize color throughout the seasons and plants that have long blooming periods have been favored. Compact planting spaces have been given structure with ornamental grasses that will provide an aesthetic edge, yet keep walkways clear.

Park Irrigation

The Overall Irrigation Plan Sheets 16-20 illustrate the proposed conceptual irrigation system layout. Sheet 16 further describes the system with notes and details.

Athletic Field Lighting Approach

The Lighting Plans for Tracts A and B (Sheets 21-22) show the proposed lighting for the project area. Per the Illuminating Engineering Society's recommendation for lighting of athletic surfaces, four (4) light poles measuring 70 feet in high will be placed around the athletic playing field on Tract B. Each pole will hold 8 LED fixtures rated at 50 foot-candle (fc) for Class II use which is appropriate for high school and college competition with fewer than 5,000 spectators. Fixtures will be fitted with light controlling visors minimizing light spillover outside the playing surface. Comparable visors are currently employed at Community Park.

Lighting within the park will be limited to key activity areas and walkways to avoid over-illuminating the natural park environment. Lighting is to be scaled to pedestrians, provide wayfinding, and enhance the perception of safety. Path lights no greater than 750 lumens will be placed at walkway intersections and where stairs are proposed as identified in the STC Design Guidelines. Landscape lighting is encouraged in the STC Design Guidelines and will be provided at the base of selected trees within the park areas. The lights will be aimed away from pedestrian walkways to avoid glare and light trespass. The mature size of each lighted tree is considered when choosing the location of the landscape accent lights. The output of the accent light shall not exceed 200 lumens. The light equipment shall be selected per the reference criteria established in the STC Design Guidelines. The average horizontal illuminance on the walkway will not exceed 1.0fc per the Town of Superior Land Use Code

Parking

Parking for the park parcels is provided in both on- and off-street parking areas throughout the park. One off-street parking area is proposed for Tract A and includes (93) 90-degree parking stalls. On-street, parallel parking is provided along both sides of the Marshall Road extension and on-street, angled parking is provided in several locations along the north side of Creek View Way. Additionally, the adjacent Downtown Superior Development south of the park will include structured parking for use by the public.

Utilities

Water and sewer services are proposed for the restroom/concession buildings as well as for the interactive water feature located at the Nature Play Area. Off-site utility service to the buildings and water feature will be coordinated with the Superior Town Center development, as will connections to reuse water lines for irrigation.

Drainage

General Concept

All proposed storm drainage facilities are designed to function in accordance with the overall Downtown Superior Drainage Plan. The proposed drainage facilities for the site are shown in the Drainage Plan and Utility Plan. Sub-basins N-1, N-2, and N-4 will have runoff directed south into Coal Creek, while the runoff from sub-basins N-3 and N-4 will flow north into Coal Creek. Runoff from sub-basin N-1 is directed to Coal Creek through a water quality facility, but without detention. No detention is necessary because the southern basins within the Downtown Superior development over-detained the flows to Coal Creek. (2015 Drainage Report Update)

Off-site drainage contributors include:

1. Marshall Road - The project area will provide water quality capture volume (WQCV) for Marshall Road north of the new bridge. The portion of Marshall Road south of the bridge will drain to the Creek View Way storm system, routed to future Pond 311, and thus will not be treated within the project area.
2. Centerpointe - The project area will provide WQCV for ½ of the basin (0.5 AC) with the other half being conveyed to the east and treated by others.
3. Hotel(s) - The hotel developer will manage both the water quality and detention within their site (sub-basin N-6), however the developer may need to use a portion of the park northwest of the new Coal Creek pedestrian bridge (west of US36) to accommodate their detention facilities. The hotel development may need a small water quality pond north of the Coal Creek path, consistent with the master drainage report.
4. Retail Pad Site (northeast corner of Marshall and Creek View Way) - The project is currently showing a revised concept plan for the retail building and adjacent parking lot. However, this is considered part of the Town Center development and thus it will drain to the Creek View Way storm system and treated in the Town Center Pond 311. Thus, these flows will not be treated within either park.

B. *Specific Details*

1. Streets - Runoff from Marshall Road and the parking lot within sub-basin N-1 will be directed through a water quality rain garden and discharge into Coal Creek via a 24" RCP. Proposed designs will incorporate overflow facilities to bypass the water quality facility to handle larger rainfall events and direct runoff into Coal Creek.
2. Storm Sewers - Pipes have been sized to convey the 100-year storm event. Proposed storm sewers are shown in the Utility Plan.
3. Inlets - Type R storm drain inlets have been designed to capture street flows for the 100-year event. Storm laterals from the inlets have been sized to convey the full 100-year design storm events into the storm sewer mains.
4. Water Quality - Surface storm runoff from sub-basin N-1 will enter the proposed water quality rain garden (porous landscape detention) and eventually discharge into Coal Creek via a 24" RCP. The WQCV calculated in the UD-Detention spreadsheet is shown in Appendix B. The water quality facility proposed in the project is sized to include the WQCV. The fully developed condition WQCV is 0.05 acre-feet.

Bioswales along Coal Creek in sub-basins N-2 and N-4 will be designed to capture runoff via sheet flow to provide water quality treatment by disconnecting impervious surfaces before entering Coal Creek.

5. Detention Facilities and Release Rates - As noted in the 2012 Preliminary Drainage Report, existing Pond 11 has a working capacity of 7.32 acre-feet between elevations 5475 and 5483 feet. The minimum top of berm elevation is 5483.6 feet. A water quality outlet structure currently exists in the east wall of the embankment, and the 10- to 100-year outlet structure is located on the south side of the pond. The outlet structure discharges to Coal Creek via a 48-inch diameter concrete pipe and a concrete channel. Pond 11 was modeled by both the Marketplace and EMK reports as having 9.0 acre-feet of storage. Discharges from Pond 11 were excluded from this analysis, but may be incorporated into future studies as necessary.
6. Culverts - Two 7' x 3' RCBC are designed to convey flows from the outfall channel from Pond 311. As indicated in the 2015 Drainage Report Update, "this channel routes 100-year flows from Pond 312 and the future Pond 311 to Coal Creek. The design for this grass lined channel provides for a 15 foot wide bottom with 5:1 side slopes, and a slope of 0.3%. The highest discharge in this channel (163.19 cfs) is just downstream of Pond 311. Velocity in the channel downstream of Pond 311 is 3.38 feet per second at 1.95 feet deep providing 1 foot of freeboard."

Maintenance - The water quality rain garden in sub-basin N-1 is designed to provide access for maintenance. The performance of the rain garden will be monitored following storm events for effectiveness. The Coal Creek open channel and associated drop structures are designed to be in compliance with UDFCD Maintenance Eligibility Guidelines.