

**SUPERIOR TOWN CENTER
FINAL DEVELOPMENT PLAN #6 and #7 (BLOCK 14 and 15)**

STC METROPOLITAN DISTRICT #1

**PLAN NARRATIVE
Narrative Rationale / Description of the Proposal**

August 5, 2019

DEVELOPER/OWNER

RC SUPERIOR, LLC
BILL JENCKS
VICE PRESIDENT OF REAL ESTATE
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CALIFORNIA 92130
858-345-3643
BJENCKS@RANCHCAPITAL.COM

BUILDER/APPLICANT

THB SUPERIOR MF LLC
JAY GARCIA
COMMUNITY DEVELOPMENT PROJECT MANAGER
1875 LAWRENCE STREET, SUITE 900
DENVER, CO 80202
303-707-4405
JGARCIA@THRIVEHOMEBUILDERS.COM

Introduction

This application seeks to support the Downtown Superior vision by helping to create a vibrant, healthy, sustainable and pedestrian-oriented community for the Town of Superior. The proposed residential land use complies with the land use plan for Planning Area 3 approved with Superior Town Center PD and subsequent PD Amendments. The buildings comply with number of stories outlined in the building mass diagram, homes are compliant with the 32’ and 55’ height requirements, the height of the buildings are oriented well below the view shed, and all homes have front doors facing the street.

The interconnected streets and pedestrian-scale block patterns proposed with this application will integrate into the overall urban design of Downtown Superior. The site design has utilized common area landscaping within outlots as an extension of the Village Green Park community amenity that is centrally oriented between the two blocks. The scale of these residential buildings will complement the scale and design of the surrounding community, including the uses approved FDPs for Blocks 13, 25, and 26. The residential form (and scale) of the building architecture reinforces Downtown Superior’s mixed-use urban character of the streets and parks.

We propose to integrate a 2-story tall townhome product on Block 14 and a 3-story townhome product on Block 15. This will allow a transition of building height into the project, following the topography sloping down into the site. Block 15 is closer to the core of the community.

The intent of the urban design and architecture of these two blocks is to provide additional variety of building forms that provide human scale for residents and pedestrians. This application has been designed to be walkable and will provide access to a multimodal transportation network which will promote health and sustainability. Sidewalks have been carefully planned to facilitate internal and external pedestrian circulation as well as connections to trails and bike paths within the community as well as the larger region. By facing all front doors towards a street and giving each home direct pedestrian access to the sidewalks within the right of way, residents will have direct access to local amenities such as parks, open space, and other activities / uses within Downtown Superior.

By orienting new growth near existing and planned infrastructure, the compact development pattern will encourage walking and biking, as well as the use of alternative modes of transportation. Internal alley circulation and guest parking will allow homes to live toward the street and allow vehicular circulation and guest parking to be located internally within the alley.

Parking ratios outlined in the approved PD Amendment for the project have been met with this application (including guest parking). This, combined with planned storage areas within the homes, will help keep cars parked inside garages, off of the streets, and free up more on-street parking spaces. Additional information is provided below under the section titled “Parking”.

All homes face the streets. This site design will help to form an urban edge. Build-to setback requirements have been met aside from an area along Village Green Way, where there is an 8-foot easement behind the back of sidewalk that necessitates an additional setback beyond the 8’ maximum front setback. Additionally, a total of 3 homes on Block 14 and 4 homes on Block 15 will require additional “setbacks” from the adjacent right of way based on the geometric shape of the blocks. Refer to the Site Data Table below specific details as well as the graphic representation on the corresponding Site Plans for Blocks 14 and 15 which are included in the FDP.

Several iterations of the site design were evaluated, and the best and most efficient use of space allows some of the units to front onto landscaped outlots, which will serve as extensions of the Village Green Park community amenity. These landscaped outlots have been integrated into the blocks and have been designed to serve as pocket parks. This will allow homes to live toward the street and vehicular circulation and guest parking to be located within the alley.

Final Development Plan & Plat

This FDP is located within Planning Area 3 of the Superior Town Center (Preliminary Development Plan Amendment #PD-A-2013-1 approved August 20, 2013). This FDP will comply with the planned landscape, architectural themes and site design included in the approved Preliminary Development Plan and all subsequent Amendments as well as the associated Design Guidelines. All of the proposed materials and finishes meet the requirements established in those documents for Planning Area 3 of Superior Town Center.

The plat for Block 14 creates 26 lots and 8 outlots. The total acreage of the of Block 14 is slightly less than 1.47 acres. The lots range in size from 1,381 – 2,201 SF, with lot widths from 21.25’ – 32’; and lot depths between 65’ – 71’. The area of the outlots range in size from 220 – 13,063 SF, and total slightly less than 0.46 acres. Outlot B is proposed for the alleyway on Block 14. Outlot A is the main pocket park and open space for Block 14. The other outlots (C-H) are all dedicated for drainage, utility, public access, open space and landscaping, etc.

The plat for Block 15 creates 28 lots and 8 outlots. The total acreage of the of Block 15 is slightly more than 1.32 acres. The lots range in size from 940 – 1,836 SF, with lot widths from 16.5’ – 36’; and lot depths between 51’ – 57’. The area of the outlots range in size from 116 – 13,407 SF, and total slightly less than 0.49 acres. Outlot H is proposed for the alleyway on Block 15. Outlot B is the main pocket park and open space for Block 15. The other outlots (A, and C-G) are all dedicated for drainage, utility, public access, open space and landscaping, etc.

Building lots are the individual properties that will be transferred to the builder and then sold as fee simple lots to private entities (3rd party homeowners) after the houses are constructed. Outlots will be owned and maintained by the Superior Town Center Metropolitan District. Outlots, all of which are open to public use, will provide a pedestrian access strategically located in a central location within the site. These common area outlots will be well landscaped and are intended to benefit the surrounding community.

The plat also dedicates easements for public utilities, drainage and access. Sight triangles are defined to restrict placement of structures or landscaping within areas that would obstruct sight lines at the intersections of lanes and sidewalks. Blanket (overall) easements have been placed on all outlots to allow for public access to sidewalks and amenities within the outlots. (Refer to Plat notes, and FDP Site Plans).

Easements: The plat also dedicates easements for public utilities, drainage and access. Sight triangles are defined to restrict placement of structures or landscaping within areas that would obstruct sight lines at the intersections of lanes and sidewalks. Blanket (overall) easements have been placed on all outlots to allow for public access to sidewalks and amenities within the outlots. As outlined above, Outlot B is proposed for the alleyway and Outlot A is the main pocket park and open space for Block 14. On Block 15,

Outlot H is proposed for the alleyway and Outlot B is the main pocket park and open space. (Refer to Plat notes, and FDP Site Plans.)

Setbacks: The minimum and maximum required building setbacks for Blocks 14 and 15 are set forth in the Approved PD Amendment. Below is the Setbacks portion of the site data table from the FDP Cover Sheet:

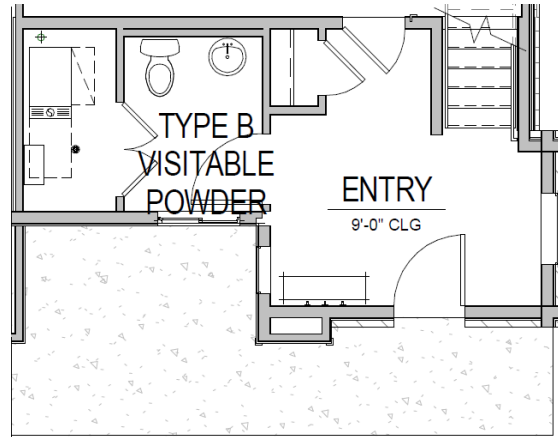
SETBACKS	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PUBLIC STREET (ALL OTHER STREETS) - FRONT	2' MIN 8' MAX	5' MIN 11' MAX* **	2' MIN 8' MAX	5' MIN 11' MAX* **
PUBLIC STREET - SIDE	NA	9.5' MIN 13' MAX	NA	9' MIN 14.5' MAX
PUBLIC ALLEY - REAR	NA	4.5'	NA	4.5'
PUBLIC ALLEY - SIDE	NA	4' MIN 8.5' MAX	NA	5' MIN 12' MAX
INTERNAL UNIT - SIDE	NA	0'	NA	0'

The setbacks in the area along Village Green Way will require an additional setback from property line due to an existing utility easement. Specifically, the setback exception requested from 2' – 8' required by the PDA, but there is an existing 8' Utility Easement for dry utilities and power distribution. Consequently, 5' – 11' max front setback is proposed along Village Green Way (west side) for both blocks.

The setbacks for homes fronting on Outlot A, Block 14 (homes oriented towards Promenade Drive) and Outlot A, Block 15 (homes oriented towards Promenade Drive Northbound) are in excess of 100'. Specifically, Block 14 Lots 18-20 accommodate street frontage and pocket park outlot “setback” of 99', and Block 15, lots 19-22 accommodate street frontage and pocket park outlot “setback” of 102'. Front yard setbacks are measured to porches, while primary building facades are setback even further, allowing for 7' deep porches on the 2-story homes, and 5' to 9' deep on the 3-story townhomes. Porches will retain privacy through screen walls. Refer to the Architecture section below for additional information on porches. Driveway aprons are 5' in depth where there is a water meter incorporated in the rear of the home, and a minimum of 4.5' in depth in certain locations where the water meters are incorporated in the front/side of the home. Minimum building separations are 13.5' on Block 14, and 14' on Block 15. Typical lot templates are included later in this document. Note that all setbacks (minimums and maximums are clearly shown on the site plan sheets included in the FDP (Sheets 3 and 4 of 37).

Fire Department Access: Fire access has been designed to function and comply with the requirements of Rocky Mountain Fire Protection District for both Block 14 (2-story) and Block 15 (3-story). Turning movements for the largest expected fire apparatus and are depicted within the FDP on the Circulation and Access Plan sheets. Refer also to FDP Site Plan and Utility Plan sheets for detail on fire hydrant placement. The Rocky Mountain Fire Protection District comments have been addressed and the site design access, circulation and building separation have been reviewed and accepted by the Division Chief.

Visitability and ADA Accessible Routes (“CRS 9-5”): ADA accessible routes have been provided throughout the site in compliance with Colorado Revised Statute 9-5 (“CRS 9-5”). The accessible route is illustrated with an asterisk line type on the FDP to designate accessible paths internal to the site and along the perimeter adjacent right of way. Accessible routes are all provided to the front (main) entrance of the homes. Each block will provide 12 one-point visitable “Type B” units to satisfy the requirements of CRS 9-5 (12 points on Block 14 and 12 points on Block 15). Type B units provide zero step entrance to the home and a visitable restroom. To the right is an example of the 3-story visitable powder bathroom. One designated off-street ADA parking space has been provided for both Block 14 and Block 15.



Hardscape: Paving and hardscape materials, dimensions and finishes comply with Section 4.6 and Appendix D of the Design Guidelines. Alleys and sidewalks are proposed to be concrete paving.

Snow Storage: Snow storage will be provided in landscape areas at the ends of internal alleys for both blocks. Landscape will include materials tolerant to seasonal weather conditions such as grasses and ground shrubs. The location for transformers and other utility structures has been selected to maximize available space for snow storage. Snow shall only be stored in designated areas where plant material and branches will not be negatively impacted. Snow removal in the outlot parcels will be a function of the District. All snow removal on private property (including the stairs in front of the units) will be the responsibility of the individual homeowner.

Trash and Recycling: Trash and recycling services will be accommodated within individual private lots. Trash and recycling bins will not be placed in public view, with the exception of the service day. The width and turning radii of the lanes, which have been designed to accommodate fire trucks also accommodate trash trucks.

Mail: The design of the mail kiosk (location, access, number of cluster box units and parcel lockers) have been coordinated with USPS to ensure that they meet the USPS requirements. The mail kiosks will be provided in centralized locations to serve the residential units and will be located along an accessible route. The mail kiosk locations will require approval by the USPS once addresses have been assigned to each of the units. The USPS mail kiosks are available in 4, 8, 12, 13, and 16-unit lockers. In some cases, the mail kiosk associated with a group of units, has more slots than units due to logistics and availability of the types of kiosks. The cluster box units have been grouped in the centrally located outlot which will be convenient to each residence. Parking is provided in the immediate vicinity of the kiosk location. Landscape enhancements are provided in the area of the mail cluster box units.

Street Signs: Street signage will be installed according to the Town of Superior regulations. There are no proposed monument signs associated with this application.

Traffic Study: This FDP is consistent with the land uses included in the Superior Town Center Traffic Impact Analysis, prepared by LSC Transportation Consultants, dated July 23, 2013. The traffic report is developed based on residential density identified in the Superior Town Center PUD. The Superior Town Center PUD Amendment identified an overall project density maximum of 1400 residential dwelling units. This project is developed in conformance with that maximum density.

Architecture

The architecture for this FDP has been designed around a mix of two different product types and building configurations. In accordance with Section 8.1 of the STC Design Guidelines, the number of unit types are identified to provide the ability to meet the demands from home buyers in multiple market segments so that a variety of household types are also achieved for the community. The product type on Block 14 is 2-story townhome ranging in size from 1,450 – 1,500 SF with a 500 SF basement and, although the units are the same width, there are numerous floor plan configurations that can be offered. Block 15 will be a 3-story product type that will be constructed with a structural slab on grade (no basement). These units will vary in width (16.5', 20' and 22') and range in size from 1,300 – 1,750 SF.

The form and scale of the building architecture reinforces the mixed use, urban character of the streets and parks. Front doors face towards the street, and the building massing helps to provide an urban edge. Each of the buildings will be designed to integrate complimentary materials on the buildings to maximize the aesthetic impact. Along the length of the building, the roof forms will be broken to accommodate foundation steps and site conditions, which will provide a non-symmetrical shift to the building geometry and offers subtle variation from one building to the next.

2-story massing: perspective from park to north



2-story massing: perspective from the southeast



2-story rendering from north (park view)



2-story rendering from southeast



3-story massing - perspective from south (park)



3-story massing - perspective from the south west



3-story rendering from south (park view)



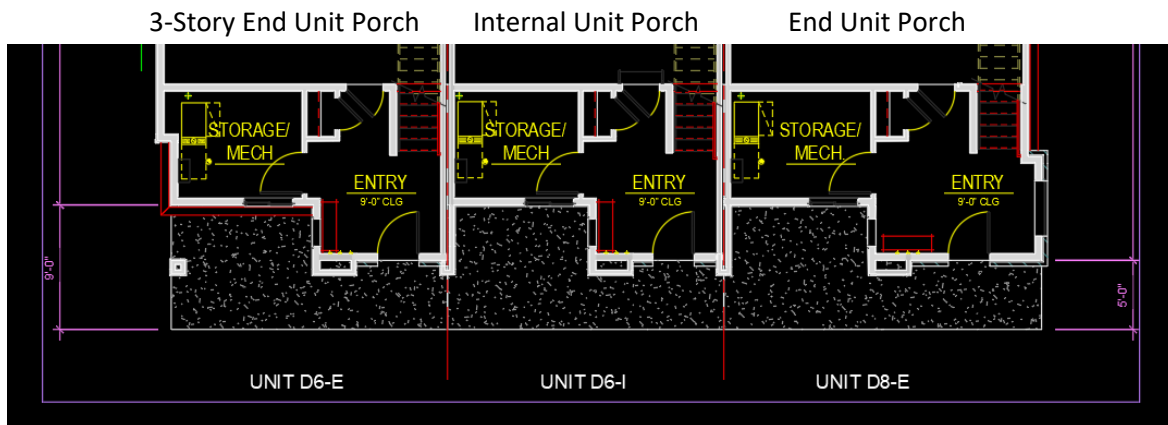
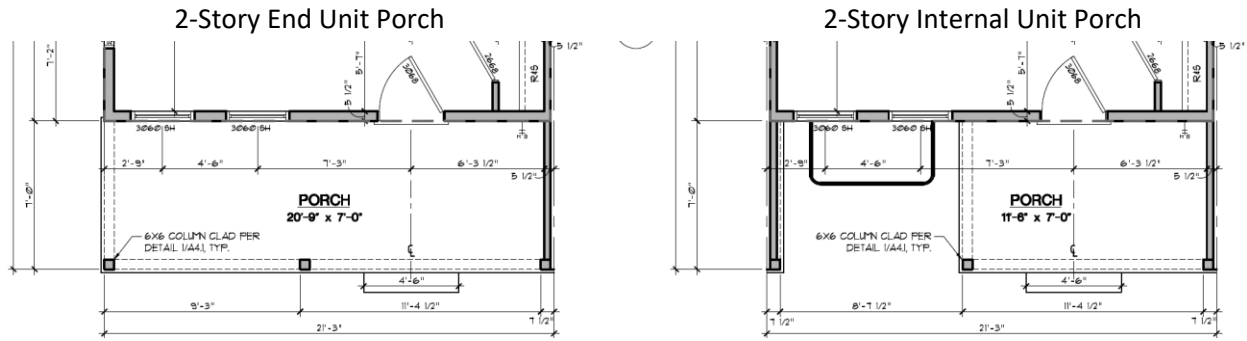
3-story rendering from northeast



The scale, texture and pattern of exterior building materials have been carefully considered by incorporating building components that are appropriately scaled and consistent with the residential character of the design. The materials selected for this project are high quality and durable in nature (stone, cementitious siding, wood, energy-efficient windows, high-quality lighting fixtures, etc.). Color schemes are intended to provide a consistent relationship, or thread, throughout each of the color schemes (the secondary and tertiary tones) with each scheme punch with a primary tone for a more obvious differentiation between schemes. Additional information is provided below.

Front porches have been designed to provide interest and variety. Each home will have a separate entrance and delineated by walls with an individual sidewalk connection. Private outdoor space has been programmed at the front entrance for each home with patio space. The 3-story homes also have a deck on the second story.

PLAN NARRATIVE



3-Story Patio and Deck Dimensions:

	<u>PATIO</u>	<u>DECK</u>
D5-I	5'-0" X 8'-2 1/2"	4'-8 1/2" X 8'-2 1/2"
D6-I	5'-0" X 9'-8 1/2"	4'-8 1/2" X 9'-8 1/2"
D6-E	5'-0" X 10'-3 1/2"	4'-8 1/2" X 10'-0"
D7-E	5'-0" X 12'-4"	4'-8 1/2" X 11'-10 1/2"
D7-W	5'-0" X 12'-4"	4'-8 1/2" X 11'-10 1/2" & (14'-1" X 15'-1")
D8-E	5'-0" X 10'-0 1/2"	4'-8 1/2" X 10'-0 1/2"

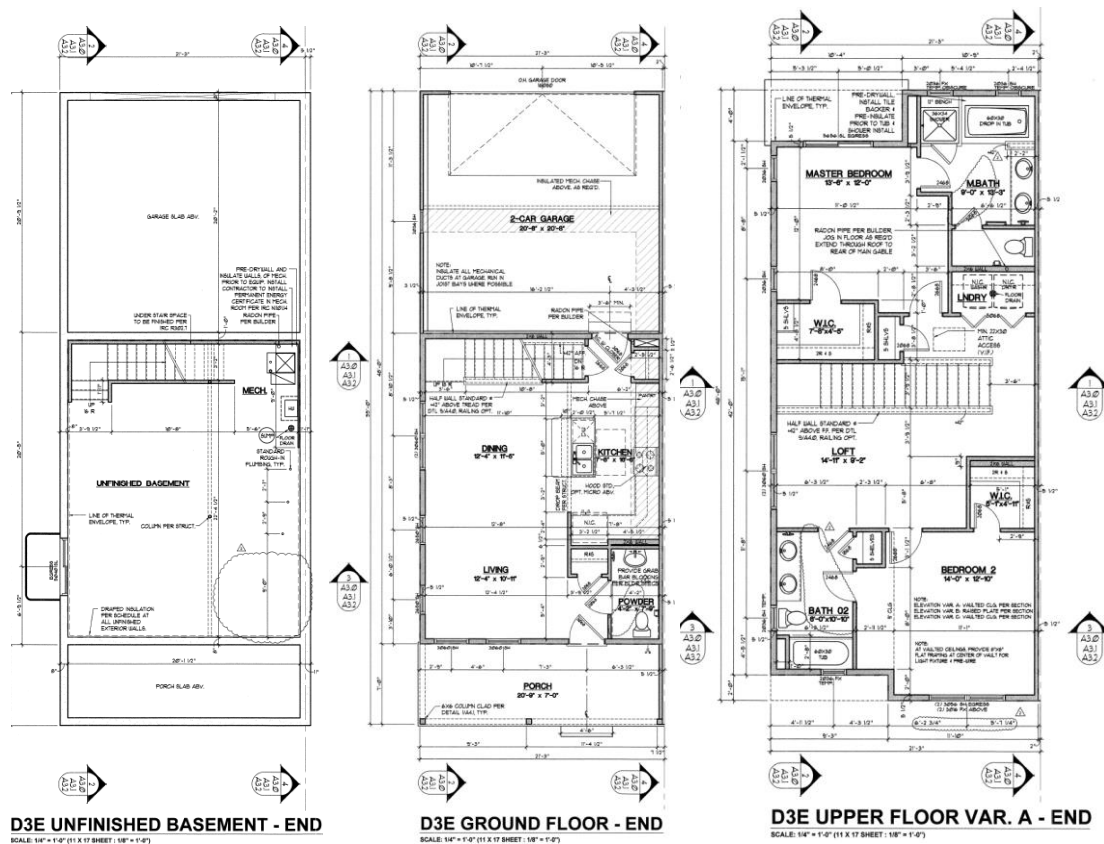
The architectural composition, use of materials, and sustainability complies with the guidelines for the Superior Town Center ("Downtown Superior"). The design incorporates use of windows and other architectural features will create patterns that reinforce the Downtown Superior rhythms, scales and proportions. Inside the homes, windows will be oriented to allow more natural light while providing enhanced 4-sided architecture on the exterior. Additional enhancements have been provided on the exposed street-side elevations (shed roofs and gable articulation on the 2-story homes, second story wrap decks on the 3-story homes, etc.).

Residential Typologies:

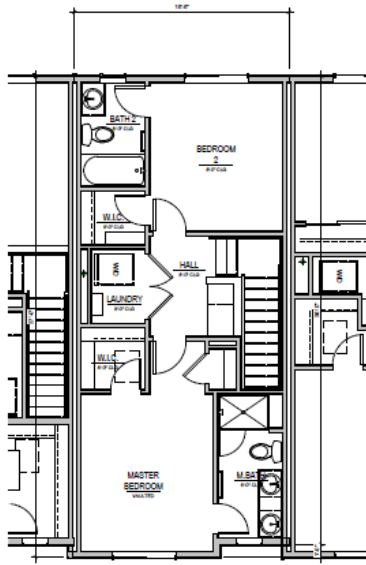
- a. The 2-story homes plans are attached townhomes approximately 1,450 square feet with 2-3 bedrooms and 500 square foot basements (not counted towards the unit square footage). These residential product types are consistent with the sizes of Residential Typology I: "Urban Villas" which are allowed from 1,200 - 1,900 SF
- b. The 3-story building plans are also attached townhomes. They include 3 different plan sizes: approximately 1,300 square feet, 1,550 square feet, and 1,740 square feet with 2-3 bedrooms (no basement). These residential product types are consistent with Residential Typology J: "Townhomes" which are allowed from 1,200 - 2,500 SF
- c. In accordance with Section 8.1 of the STC Design Guidelines, the number of unit types are identified to provide the ability to meet the demands from home buyers in multiple market segments so that a variety of household types are also achieved for the community.

Product types have been designed to integrate open floor plans, maximize natural light, and carefully located elements for livable and furnishable rooms.

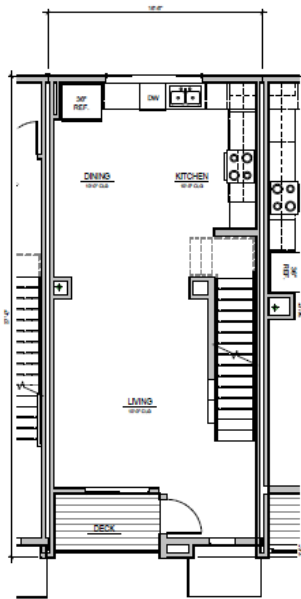
2-Story Example Floor Plans



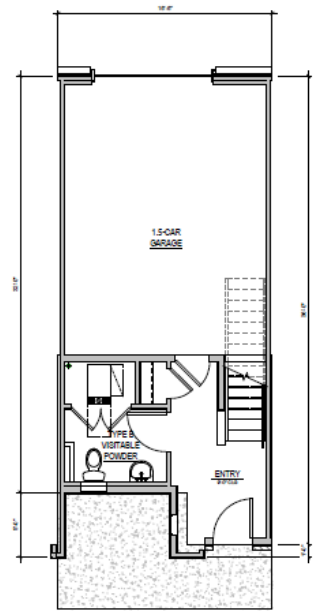
3-Story Example Floor Plans



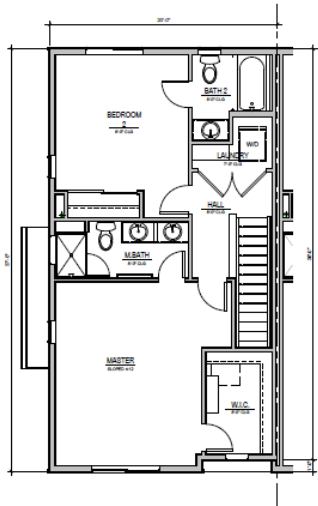
3 UNIT D5-I - UPPER LEVEL PLAN
1/4" = 1'-0"



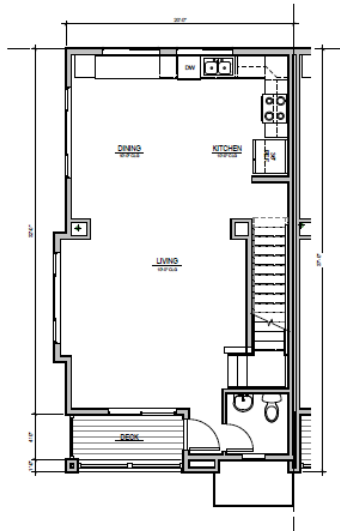
2 UNIT D5-I - MAIN LEVEL PLAN
1/4" = 1'-0"



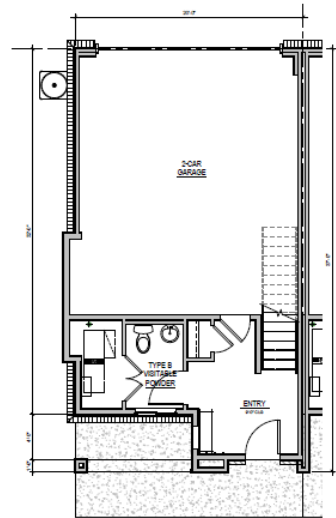
1 UNIT D5-I - LOWER LEVEL PLAN
1/4" = 1'-0"



3 UNIT D6-E - UPPER LEVEL PLAN
1/4" = 1'-0"

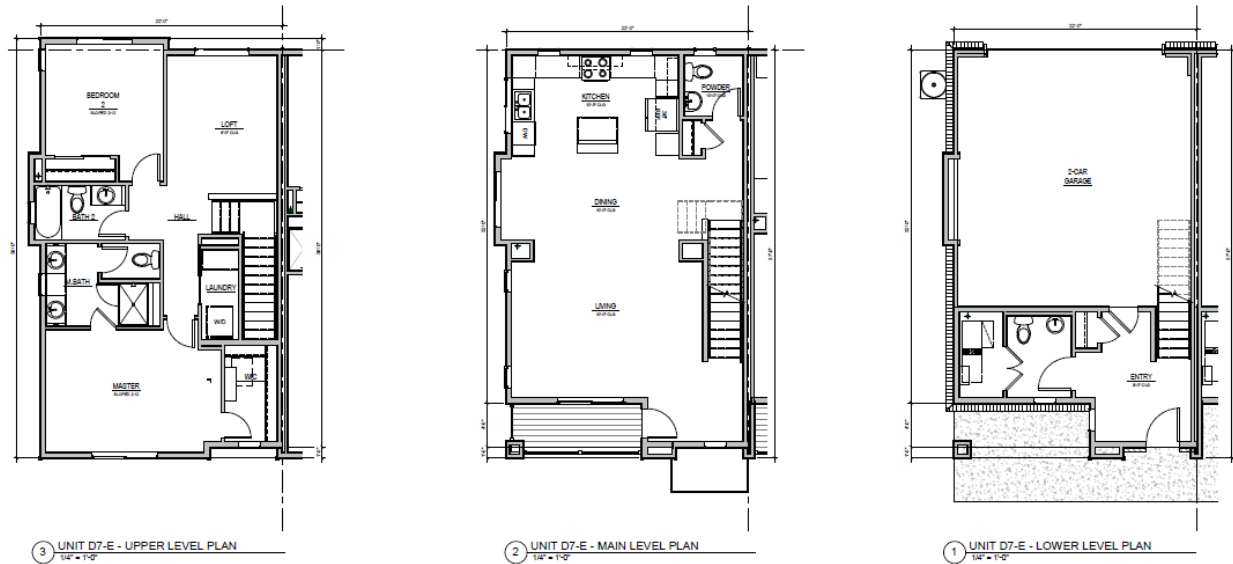


2 UNIT D6-E - MAIN LEVEL PLAN
1/4" = 1'-0"



1 UNIT D6-E - LOWER LEVEL PLAN
1/4" = 1'-0"

PLAN NARRATIVE



Energy Efficiency Certifications: These units focus on making energy efficient and healthy homes accessible to all home buyers. Using third-party certifications and inspections, smart design, and a high standard Thrive has made it a standard practice to provide a superior product to a wide audience. These homes are expected to achieve:

- a. EPA Energy Star for Homes Label
- b. EPA Indoor AirPLUS Label
- c. US DOE Net Zero Energy Ready Certification
- d. Minimum LEED Silver Certification

Standard Building Practices: Thrive Home Builders standard building practices put our homes a step above with Green Points which will be significantly above the Superior Green Building Program.

The Science of Building and Energy Modeling: With years of experience Thrive have developed standard practices that provide the highest value to our home owners resulting in energy efficient, low CO2 emission, healthy, cost effective homes.

Solar: We have designed gable roof forms to maximize the area available for solar/photovoltaic panels. Solar panel layouts will be designed for each these roof forms. Our plan is to include solar on every home on Blocks 14 and 15 (similar to Block 26). Note that the certifications above are not reliant on photovoltaic (PV) panels. PV are planned for both Block 14 and Block 15. Panel location may vary based on building orientation and solar access. A separate permit will be required for PV panel installation. A third-party solar company will perform a solar analysis and determine final PV plan and number of panels per unit. (Sunstreet was the 3rd party provider for Block 26 PV plans; and it is anticipated that Sunstreet will also be the provider for Blocks 14 and 15).

Examples of Similar 2-Story Architecture



Rendering Approved for Block 26:



3-Story Architecture (Block 15) Massing Representation



The buildings themselves provide carefully designed changes in color, texture and material which is continued on all four sides (including rear) visible from adjacent public streets. Colors choices have been selected based on rich natural or earth tone palettes that are complementary cohesive with the colors in the surrounding community. The materials are articulated with massing projections (vertical and horizontal). The long-lasting durable materials at the ground floor combined with the transparent windows create a human scale environment for residents and members of the community.

The residential entrances are clearly defined and emphasized by the form and massing of the individual entrances, strong horizontal elements.

As you can see, these covered porches create an emphasis on the entries and the scale/proportion is appropriate for the front facades. This also shows how the entries are clearly defined by the following:

- a. The pathways and steps leading up to individual entries
- b. The intentional design and appropriately scale of the architectural features
- c. The landscaping treatment in front of the homes
- d. The individual patio/porch designs
- e. The carefully scaled covered roofs
- f. The recessed door openings, and
- g. The walls in between patios/porches

Color and Materials: Perspectives and physical colors and materials boards for proposed residential product will be provided. The 2-story color palette and materials will match what was previously approved for the same product type on Block 26. The 3-story architecture will integrate brick masonry material at strategically identified locations and will introduce new color schemes that are complimentary to the

surrounding community and consistent with the “Transitional” Architectural Style that was selected by the Board of Trustees at the Concept Review Hearing in November 2018. The color schemes provided for the 3-story are cohesive and complimentary with the 2-story palettes, with slightly increased saturation and color intensity. The white vertical board and batten material application on the 3-story will tie in to the same material included on the 2-story homes. This is the same white color on the board and batten material, and the trim color is also the same to provide a consistent and deliberate rhythm between the building colors. The corner boards have been strategically painted away to create a more modern look which is consistent with the architectural styles.

The scale, texture and pattern of exterior building materials have been carefully considered by incorporating building components that are appropriately scaled and consistent with the residential character of the design. The continuity in materials, colors, patterns and textures are compatible within these blocks and also with the surrounding community. The main goal of this incredibly beautiful and harmonious color palette is to be a good neighbor to the existing neighborhood to the south. The color selection team and the rest of the design professionals have collaborated to select a balance of feminine/masculine and warm/cool colors which not only balances your eye, but allows for a visually pleasing streetscape. The appropriate number of schemes has been identified based on the number of buildings within the community to ensure adequate variety within these two blocks as well as the surrounding community.

Building Height

The allowable height on Block 14 is 32'-0" and the proposed maximum height for the 2-story homes on Block 14 is 32'-0". Height is measured per the Town of Superior Code: a) Height means a standard of measurement defining the vertical elevation of a structure from grade to the top or highest point of the structure or accessory appurtenance. b) Grade means the average of the ground levels at the center of all exterior walls of a building.

Roof pitches on the 2-story gables range from 5:12 on the main roof form to 9:12 on the primary accent gables. The eave height for the 2-story is approximately 21'-22'. The max peak height is below 32'. The allowable height on Block 15 is 55'-0" and the proposed maximum height for the 3-story homes on Block 15 is 42'-0". Roof pitches on the 3-story gables range from 6:12 on the main roof form to 12:12 on the primary accent gables. The eave height for the 3-story is approximately 32'-33'. The max peak height is below 42'. Topography generally slopes from the south down to the north (from an elevation of approximately 5536 at the southeast corner of Block 14 down to 5515 at the northwest corner of Block 15).

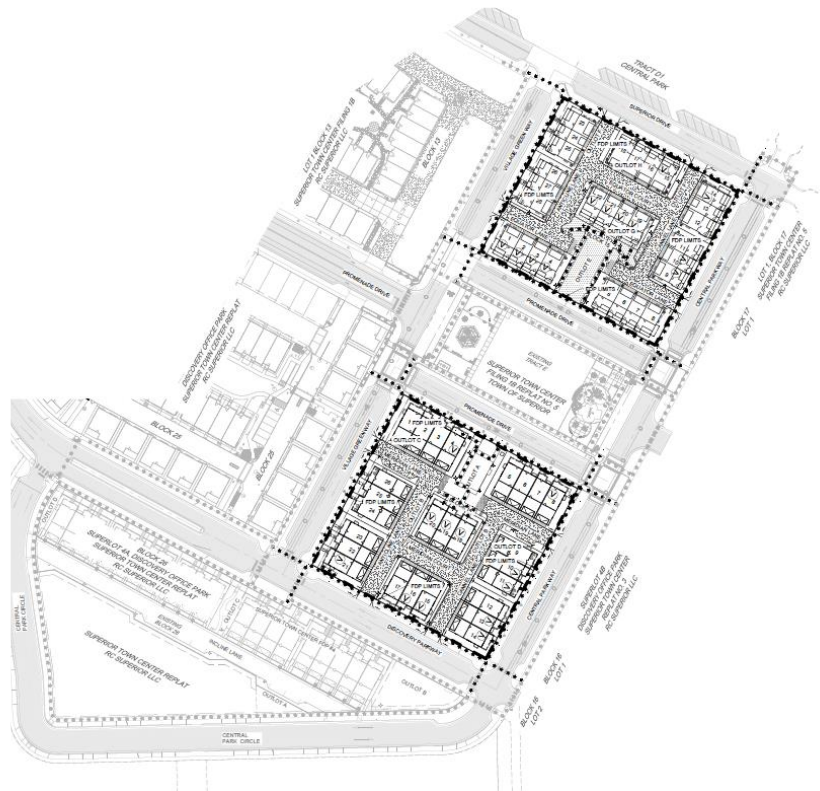
The height of these homes will integrate into the overall urban design of Downtown Superior and will help to transition from the 2-story homes along the perimeter of the site into the taller buildings within the core of the community. The buildings comply with number of stories outlined in the building mass diagram and the height of the buildings are oriented between 20-60 feet below the view shed for these two blocks.

Based on comments that were heard from the Town Board, we have incorporated 2-story townhomes on Block 14 which will tie into the 2-story townhome product type that has been approved on Block 26 on the other side of Discovery (note the color schemes and building materials on Block 14 will match what

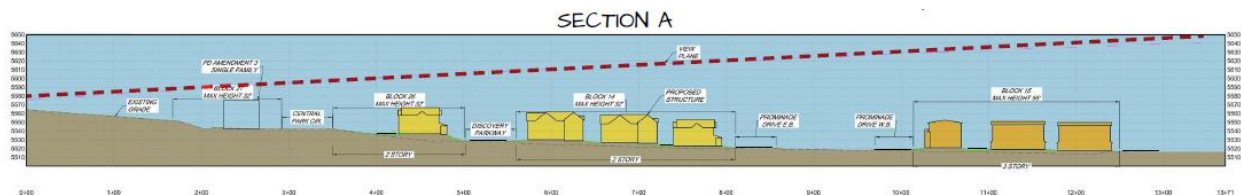
was approved for Block 26). The site plan, product type, and architectural styles are a result of feedback from the Town Board. The integration of these product types will facilitate a transition – both in scale and architectural design – from the 2-story single family product type that has been proposed to the south and west (Remington), to the 2-story townhome product type fronting on Discovery Parkway, and down the hill to the 3-story townhomes on Block 15. Below are example images of the new 2-story homes proposed on Block 14.

Site Plan

The principal features for this FDP include 54 residential units (26 two-story and 28 three-story) included within the project area. Numerous site plan configurations were analyzed and evaluated in the response to feedback provided by the Board of Trustees as part of a previous application. We believe the current proposal is a strong overall plan and product mix. As referenced above, the site plan has been designed to accommodate 2-story townhome product on Block 14 (matching what was approved on Block 26) with a transition to 3-story architecture on the other side of Village Green park to the north.



The front door to every home is oriented towards street. Further, this design addresses previous feedback received from the Town Board and Planning Commission, while respecting the surrounding neighbors. The site design and layout of the homes integrate into the surrounding urban design and residential character of the community. The central outlots have been designed as extensions of the Village Green Park. These pocket parks will benefit the surrounding homes and the entire community.



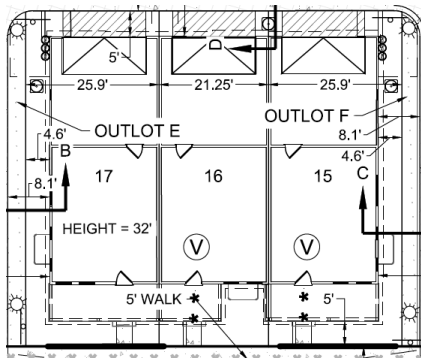
On Block 14, the 2-story townhomes will serve as a transition into the urban core. Across the street, to the northwest on Block 25 the maximum height is 55-feet, and the PD Amendment represents building height transitions / transect towards the denser areas of the main street. These homes will be set back from the right-of-way in order to facilitate a transition to the park. Block 14 has been designed to connect

with the surrounding community. On the other side of Village Green to the northeast, Block 15 mimics the site design of Block 15 to provide balance with the site design and facilitate a transition to the park. The front door to every home is oriented towards street and the height of the 3-story homes on Block 15 are consistent with the overall vision for the transect and height transition into the core of the downtown area.

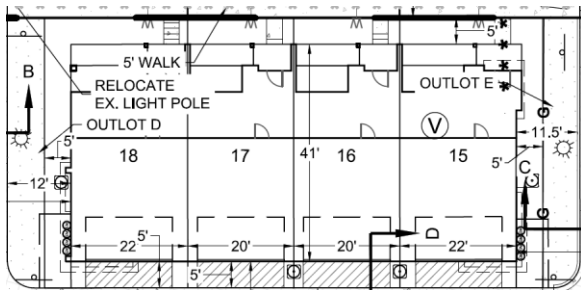
The surrounding context (existing and planned) has been carefully evaluated as part of the design process. Blocks 14 and 15 will integrate into the scale, massing, design and character of the surrounding community.

Below are examples of typical lot templates for both product types.

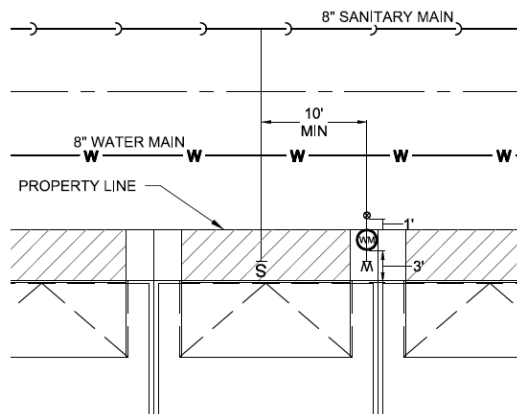
Typical Lots: 2-Story 3-plex:



Typical Lots: 3-Story 4-plex:



Service Detail – Rear Access:



Residential Units:

- a. Units have front doors facing the street and alley-loaded garages served from internal alleys/lanes.
- b. All of Block 14, (Lots 1-26) with alley-loaded garages served from internal alleys/lanes.
- c. These units will be for sale. Construction of houses will start on the southwest corner of Block 14. Construction is expected to proceed within Block 14, and then proceed on to Block 15.

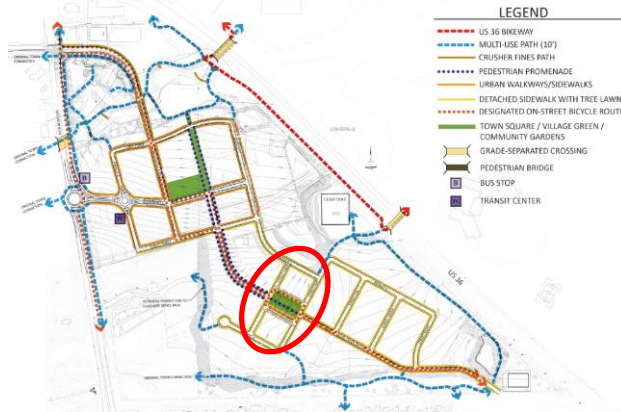
Street and Pedestrian Circulation:

This FDP will respect the street circulation patterns established by previously approved FDPs. Village Green Way, Central Park Way, and Promenade Drive have all been approved as one-way streets with on street parking and bike lanes (i.e.: Village Green is one-way southwest-bound, Central Park Way is one-way northeast-bound, Promenade Drive is one-way eastbound south of the Village Green Park and one-way westbound north of the Village Green Park). Discovery Parkway and Superior Drive have been approved as two-way streets.

- a. Private concrete “Lanes” will be constructed in the interior of each block. These Lanes are privately owned by the Superior Town Center Metropolitan District (with public access easements). These Lanes provide fire and vehicular access to each residential unit. These Lanes will be owned and maintained (including snow removal) by a Superior Town Center Metropolitan District.
- b. The plan includes air conditioning units located in the alley section. Where necessary, bollards could be provided to protect the air conditioning units in areas where vehicles will travel.
- c. The driveway pavement surface between the Lane and the residential garage door will be privately owned and installed by the Builder. The driveways will be differentiated from the Lane by a control joint (separate concrete pour).
- d. Certain townhomes will be designated to be visitable per C.R.S. 9-5-101 (Title 9). An

accessible route to the public right of way has been provided. C.R.S. 9-5-101 (Title 9) requires that each of these blocks provide 12 points. This will be achieved by 12 one-point Type B multistory visitable ground floor units with an accessible entrance and toilet facility designed in accordance with the provisions of ANSI A117.1-1998, section 1003. C.R.S. 9-5-101 (Title 9) does not require ADA parking.

- e. Pedestrian circulation is provided in the public ROW adjacent to each block.
- f. Pedestrian connections have been integrated from the perimeter streets into the interior of Block 14 in order to facilitate pedestrian access.
- g. We plan to coordinate with the developer and the metro district to integrate the design and implementation of the common area outlots as extensions of the Village Green park amenity located between these two blocks.



Parking

The FDP for Blocks 14 and 15 provides a parking calculation based on the approved Parking Requirements for Downtown Superior. Parking ratios outlined in the approved PD Amendment for the project have been met and exceeded with this application (including guest parking). This, combined with planned storage areas within the homes (including internal closets, storage areas within the basements, and volume from the high-ceilings in the garages), will help keep cars parked inside garages, off of the street, and free up more on-street parking spaces. Bicycle parking has also been integrated into the site design for both blocks.

Parking – Block 14: Parking for Block is provided internal to the site. There are 26 units with a maximum of three bedrooms. This would require 2 spaces per unit (52 parking spaces required) which is satisfied through two car parking garages which will provide 52 garage spaces. Approved PD zoning requires 0.1 visitor parking spaces per unit (2.6 spaces). A total of 3 visitor parking spaces have been provided internally within the block to meet this requirement.

The architectural floorplans for Block 14 will reflect the following:

- a. The 2-bedroom unit floorplans (D1 and D3) have 2 bedrooms only on the second floor. The optional third bedroom will be in the basement
- b. The 3-bedroom unit floorplan (D2 and D4) have 3-bedroom plans on the second floor only. If a finished basement is selected, the finished basement will not include a bedroom. There will NOT be a fourth bedroom option offered on Block 14 – (Similar to Block 26, this this will be clearly called out on the floor plans submitted to the Town of Superior Building Department)
- c. The construction documents submitted to the building department currently show that Plans D1 & D3 have finished basement rec room or bedroom options, and that Plans D2 & D4 only have

finished basement rec rooms (except in the case of D4 units on Block 26, Lots 5, 9, 14, and 19, which is not applicable here).

- d. A pre-plan exhibit has been provided for reference

Parking – Block 15: Parking for Block is provided internal to the site. There are 28 units on this Block. Fourteen (14) of the units will have a maximum of 3 bedrooms which requires 2 spaces per unit (28 spaces), and the other 14 units will all be a maximum of two bedrooms which requires 1.50 spaces per unit (21 parking spaces). A total of 49 parking spaces are required on Block 14 which is satisfied through a combination of 25 two car parking garages and 2 one-and-a-half car parking spaces which will provide 53 garage spaces (or 54.5 garage spaces, depending on how the 3 one-and-a-half car parking spaces are calculated). Approved PD zoning requires 0.1 visitor parking spaces per unit (2.8 spaces). A total of 3 visitor parking spaces have been provided internally within the block.

Block 15 Parking Provided:

- e. There are two 16.5' wide units offered on Block 15 (Lots 13 and 24). This provides an over-sized garage which we actually market as a "one and a half car garage" (additional space for storage, etc.)
- f. This is the entry level unit which is being offered to facilitate the variety of housing types required by the Design Guidelines
- g. All the 16.5' wide units are 2-bedroom (See below for an example floor plan of this unit)
- h. All of the 20' wide units are 2-bedroom (maximum)
- i. The 22' wide unit is a 2BR with a loft that can be optioned to a 3-bedroom. There are fourteen 22' wide units. We are representing all of them as 3-bedroom max on the parking table as a worst-case scenario (even though historical data on this type of product indicates that not all 3-bedroom options will be selected)

Example Floor Plan for the 16.5' Wide Units (on Block 15, Lots 13 and 24):



(NOTE THIS IS AN EXAMPLE PROVIDED FOR REFERENCE ONLY. FINAL DESIGN COULD CHANGE)

Landscape and Plantings

Landscape Plan: The FDP Landscape Plans illustrate the proposed landscape design for the project area which has been specifically designed to integrate into the surrounding community (both existing and planned).

Plant locations and species for each tree, shrub, perennial, and ornamental grasses are shown as well as areas to be sodded with manicured lawn. Other elements including benches, litter and recycle receptacles, bike racks, mail kiosks, lights and sidewalks have also been identified. The Plant Schedule tabulates the sizes and quantities for each proposed plant and the Planting Notes and Materials Schedule describe the proposed landscape materials (mulch, seed mixes, etc.).

Design Aesthetics: The design intent of the proposed landscape is to provide year-round interest in both form and color by using a diverse planting pallet that works within the bounds of the limited planting areas. Long blooming plants were specifically selected to maximize impact. Although some of the plant material listed is not specifically shown in the Design Guidelines, the design intent has been achieved by meeting the desired aesthetics and complimenting the other landscape plantings within the Superior Town Center.

Low Water Use: The landscape plan is composed primarily of low water use plant species. Some medium water use tree species have been specified to offer variety and take advantage of more

narrow growth habits, allowing them to fit within some of the smaller planting areas. Spaces have been designed to provide structure with ornamental grasses that offer an aesthetic edge in front of homes yet keep walkways clear. Showy perennials are also being used to provide additional visual interest at entrances.

Landscape Materials: Both the Superior Town Center Design Guidelines landscape plant list and the Town of Superior approved plant list were referenced as a means to provide a more comprehensive and diverse landscape palate that best fits the climatic and spatial conditions of the site. Although many of the trees, shrubs, perennials and ornamental grasses comply with the guidelines, a few additional genus, species and varieties were included to respond to conditions related to shade limitations and tighter planting areas.

A 5'-0" clearance from the plants to the buildings has been used per geotechnical recommendations related to the drainage of water away from foundations. Aesthetically pleasing rock mulch is planned within these areas. Shrub beds beyond the clearance areas vary between rock and wood mulch to help break up the beds visually. A minimal amount of turf has been proposed in order to conserve water and streamline maintenance practices within the project area by limiting the number of smaller turf areas that tend to die out quickly from overuse by pet owners.

Common Areas and Open Space: Landscape pockets between groups of attached units are provided. All of the common area landscapes are intended to be owned and maintained by the Metro District. The tree lawns that wrap the FDP (shown per context on the plans) are not a part of this application.

Landscape Maintenance: Landscape maintenance for private areas are covered by the Party Wall Declaration and Agreement, which each homeowner will sign as part of living within this community. By signing the Party Wall Agreement, each owner agrees to maintain the exterior, (including but not limited to the exterior building surfaces, patios, garage, walls, fences, electric gates, downspouts, irrigation/sprinkler systems, trees, shrubs, grass areas, walks, driveways, stairways, etc.) in a first-class manner and in good working order, structural soundness and repair so as to maintain their attractive appearance. Changes will need to be coordinated, submitted and approved per the STC Metro District covenants (additional information below).

Each owner within the Party Wall Agreement shall have the right to enforce the covenants, restrictions and other provisions of this Declaration by any proceeding at law or in equity against the other owner, or any other person or persons violating or attempting to violate any covenant or restriction, either for injunctive relief or damages or both, and against the Property to enforce any Lien created by this Declaration.

Additional enforcement is provided by the STC Metro District covenants (Covenant Enforcement Committee, DRC inspections, compliance letters/notice of violation, fees and fines, notice and hearing procedures, rights of the DRC to access and correct violations, etc.) that have been approved and recorded in Boulder County on 4/14/15 (Reception # 03439339).

Irrigation: The Overall Irrigation Plan illustrates the proposed irrigation system layout. Landscape is provided for the initial development of the properties and is presented in conformance with the landscape plan provided. Longevity of the system is maintained through maintenance agreements built into the sales contract as part of the Party Wall Agreement. This solution provides for agreement among the interested parties with a documented agreement for maintenance.

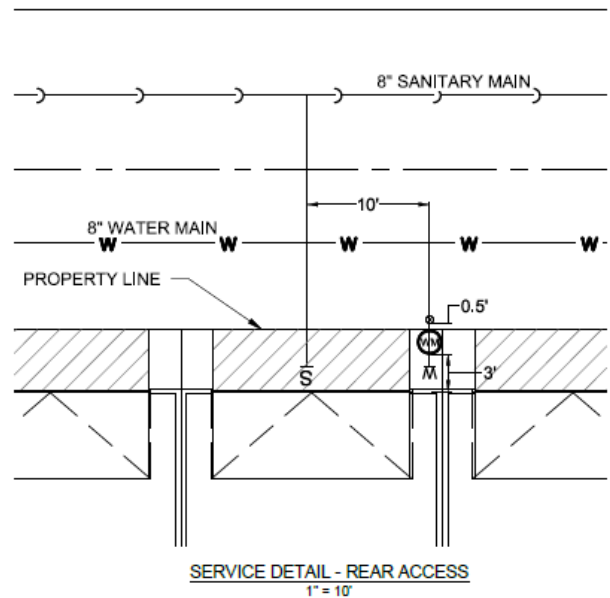
Reuse Irrigation: The common area irrigation systems will tap into existing reuse lines. Additional information on tap locations and sizes can be found on the Irrigation Plans.

Utilities & Drainage

Utility Infrastructure: The Utility Plans have been designed to include the domestic water system, sanitary sewer system, storm sewer piping and inlets, electrical distribution system, and private utilities (phone, cable, etc.). The specific locations and orientations of utility mains, meter banks, and individual services are represented on the utilities plan contained in the FDP. The site has been carefully and diligently designed to be as efficient as possible.

Wet Utilities: Wet utilities (water, storm, and sanitary) in the perimeter streets have been designed as part of a prior FDP application package. The construction plans for this FDP include stubs/connections to accommodate the necessary extensions for additional wet utility infrastructure. Refer to plans for easement layouts (width, configuration, etc.)

Water Block 14: The water main for Block 14 will connect to an existing stub in Village Green Way, and Central Park Way. Water services for the units on Block 14 will tap into 8-inch diameter domestic water main. Every existing service within the adjacent ROW will be utilized (Village Green Way and Promenade Drive) and the remaining services will connect to the internal water main that will be installed with this site development.



Water Block 15: The water main for Block 15 will connect to the existing water main in Superior Drive and in Central Park Way, both with an 8"x8" water tee. Water services for the units on Block 15 will tap into 8-inch diameter domestic public water main in Superior Drive and Central Park Way (10 total), and the remaining services will connect to the internal water main that will be installed with this site development. There is no existing pavement within the sections of Superior Drive and Central Park Way adjacent to Block 15.

Sanitary Sewer Block 14: Sanitary sewer services for Block 14 are provided with tap connections along the rear (garage side) of the units to the 8" main proposed within the alley of this block.

Sanitary Sewer Block 15: Sanitary sewer services for Block 15 are also provided with tap connections along the rear (garage side) of the units to the 8" main proposed within the alley of this block.

Drainage Block 14: Drainage connectivity for Block 14 is provided at an existing storm sewer stub in Village Green Way. The storm sewer pipe will be extended into the site with a double valley inlet in Meridian Lane on the east side of Outlot A. Individual lots will drain to the surrounding drainage system located within the adjacent ROW (storm sewer inlets on all 4 sides of the block) and will be approved as part of the Civil Engineering Construction Documents ("Civil CDs") submitted to the Town of Superior Public Works Department. Grading / drainage has been designed for rear lot drainage to collect in the alley and concentrate at a proposed area inlet, and also conveyed to one of the 4 existing inlets within the surrounding streets. Additional information is available in the Drainage Report. The project Drainage Report provides specific technical requirements for design of drainage and stormwater management facilities.

Drainage Block 15: Block 15 drainage includes a proposed 18" diameter storm sewer connecting to the existing 30" storm sewer to the north within Superior Drive ROW. The storm sewer pipe will be extended into the site to an inlet in Cannel Lane. This will facilitate drainage within the concrete alley on the east side of the site. The other alleys which will be extended in conjunction with this FDP. Individual lots will drain to the surrounding drainage system located within the adjacent ROW (storm sewer inlets on all 4 sides of the block) and will be approved as part of the Civil Engineering Construction Documents ("Civil CDs") submitted to the Town of Superior Public Works Department. Grading / drainage has been designed for rear lot drainage to collect in the alley will be conveyed to one of the 4 existing inlets within the surrounding streets. Additional information is available in the Drainage Report. The project Drainage Report provides specific technical requirements for design of drainage and stormwater management facilities.

Dry Utilities: Preliminary designs for electrical utilities have been provided in this FDP submittal. In general, electric lines will be designed on one side of the building to accommodate for a bank of electric meters on the side of the building. The gas line backbone will be oriented on the other side of the buildings to accommodate for a gas meter bank on that side of the building. On site transformers and gas line locations will be coordinated with Xcel Energy. Electrical distribution lines (secondary lateral connections) will primarily follow the private lanes. Transformers will be located in utility easements. Gas utilities are proposed to minimize infrastructure requirements and will be coordinated with Xcel Energy. Telecommunication utilities are also expected to follow the electrical utilities in the "joint trench".

Exterior Lighting

Exterior Lighting Approach: The primary goal of exterior lighting is to facilitate vision and

enable people to identify hazards or threats. A quality lighting design will provide illumination for safety, guidance, and wayfinding through the area, while maintaining a dark sky friendly approach consistent with the Superior Town Center (STC) Design Guidelines.

Lighting Design: Key considerations for exterior lighting are glare control, color rendering, contrast, and energy efficiency.

Fixtures: Light fixtures and equipment have been selected per the reference criteria established in the STC Design Guides. These fixtures have been coordinated with the STC Board and with the Town of Superior Staff.

Building Mounted Lights: The primary lighting strategy is to illuminate the drive lanes from building mounted luminaires attached to the rear of the units. Drive lanes are prioritized for slightly increased light levels to improve visibility. Fixture type “A” above garage doors were selected to provide wide uniform light distribution to uniformly illuminate the alley in front of the garages.

Fixtures “B” are the same as what was approved for the porch lights on Block 26. These lights have been used for all locations near the property line to minimize the light spill per the Guidelines. The electrical engineer determined that we needed to use a different porch light type “C” with a wider light distribution for some units on the west side with long walkway to allow for a better lighting on the steps leading to the front door.

Pole-Mounted Site Lighting: Pedestrian scaled light poles are consistent with the lights installed within the rest of the residential area and have been placed at locations where there may be pedestrian / vehicle conflict.

Parking Lighting: Guest parking spaces are illuminated with the same pedestrian-scaled, pole-mounted lights referenced in above.

Plat

Platted Lots & Outlots: As indicated above, the subdivision plat associated with this FDP will create 54 privately owned single-family lots (26 on Block 14 and 28 on Block 15), and 16 metro district owned outlots (8 on Block 14 and 8 on Block 15). Building lots are the individual properties that will be transferred to the builder and then sold as fee-simple lots to private entities (3rd party homeowners) after the houses are constructed. Private single-family lots are the individual properties that will be transferred to the builder and then sold as fee simple lots to private entities (3rd party homeowners) for ownership and maintenance after the houses are constructed. Outlots will be installed, owned and maintained by the Superior Town Center Metropolitan District. Outlots, all of which are open to public use, will provide pedestrian access at strategic locations within the site. These areas will be landscaped and may or may not include sidewalks, depending on location and grade. These common area outlots are intended to benefit the surrounding community. The plat has been specifically

designed to coordinate and correspond with the FDP application with the necessary easements required for utilities (wet and dry), access (vehicular and pedestrian), and drainage.

Block 14 Plat Details:

- Total acreage is slightly less than 1.47 acres
- 26 lots
 - Lots range in size from 1,381 – 2,201 SF
 - Lot widths range from 21.25' – 32'
 - Lot depths range between 65' – 71'
- 8 outlots
 - The area of the outlots range in size from 220 – 13,063 SF
 - Total area slightly less than 0.46 acres
 - Outlot B is proposed for the alleyway
 - Outlot A is the main pocket park and open space
 - The other outlots (C-H) are all dedicated for drainage, utility, public access, open space and landscaping, etc.
- The plat dedicates easements for public utilities, drainage and access

Block 15 Plat Details:

- The total acreage is slightly more than 1.32 acres
- 28 lots
 - Lots range in size from 940 – 1,836 SF
 - Lot widths range from 16.5' – 36'
 - Lot depths range between 51' – 57'
- 8 outlots
 - The area of the outlots range in size from 116 – 13,407 SF
 - Total area slightly less than 0.49 acres
 - Outlot H is proposed for the alleyway
 - Outlot B is the main pocket park and open space
 - The other outlots (A, and C-G) are all dedicated for drainage, utility, public access, open space and landscaping, etc.
- The plat dedicates easements for public utilities, drainage and access

Building lots are the individual properties that will be transferred to the builder and then sold as fee simple lots to private entities (3rd party homeowners) after the houses are constructed. Outlots will be owned and maintained by the Superior Town Center Metropolitan District. Outlots, all of which are open to public use, will provide a pedestrian access strategically located in a central location within the site. These common area outlots will be well landscaped and are intended to benefit the surrounding community.

The plat also dedicates easements for public utilities, drainage and access. Sight triangles are defined to restrict placement of structures or landscaping within areas that would obstruct sight lines at the intersections of lanes and sidewalks. Blanket (overall) easements have been placed on all outlots to allow for public access to sidewalks and amenities within the outlots. (Refer to Plat notes, and FDP Site Plans).

--

Conclusion

Thrive Home Builders is an award-winning, nationally recognized homebuilder based in Denver and has been a leader in the design and construction of energy efficient homes since the early 1990s. Our company is founded on three core principles: energy efficiency, health, and a commitment to our local community. Thrive has built homes in several smart growth communities throughout the Denver area, including Bradburn Village in Westminster, Coal Creek Village in Lafayette, RidgeGate in Lone Tree, as well as continuing as one of the original builders in Stapleton.

Thrive's commitment to sustainability and energy efficiency has led to continued success and market differentiation, culminating in numerous awards, including the Department of Energy's award for innovation for the past five years. Thrive Home Builders is a local, "home grown" green builder committed to smart growth, green building and energy efficiency. This proposed FDP includes elements related to smart growth related to the efficient and well thought out site design which provides connectivity to the surrounding Downtown Superior community as a whole, and also integrates into the urban design and character of the area. The homes themselves will be designed to the energy-efficiency and health standards outlined above. As an award-winning organization, we remain true to our four core principles: mixed use, mixed income, age diversity, and environmental responsibility.

The FDP and corresponding Plat submittals include information related to the proposed construction of residential lots and infrastructure that will support the residential uses envisioned with the Approved PDA#3. The application complies with development parameters included in the PDA#3 and Design Guidelines as outlined above. We will continue to be a devoted and committed community partner within Downtown Superior, helping the Town achieve a healthy, sustainable and timeless community.