SUPERIOR TOWN CENTER

DESIGN GUIDELINES

OZ ARCHITECTURE

CARL A. WORTHINGTON AND ASSOCIATES LLC

WINSTON ASSOCIATES INC.

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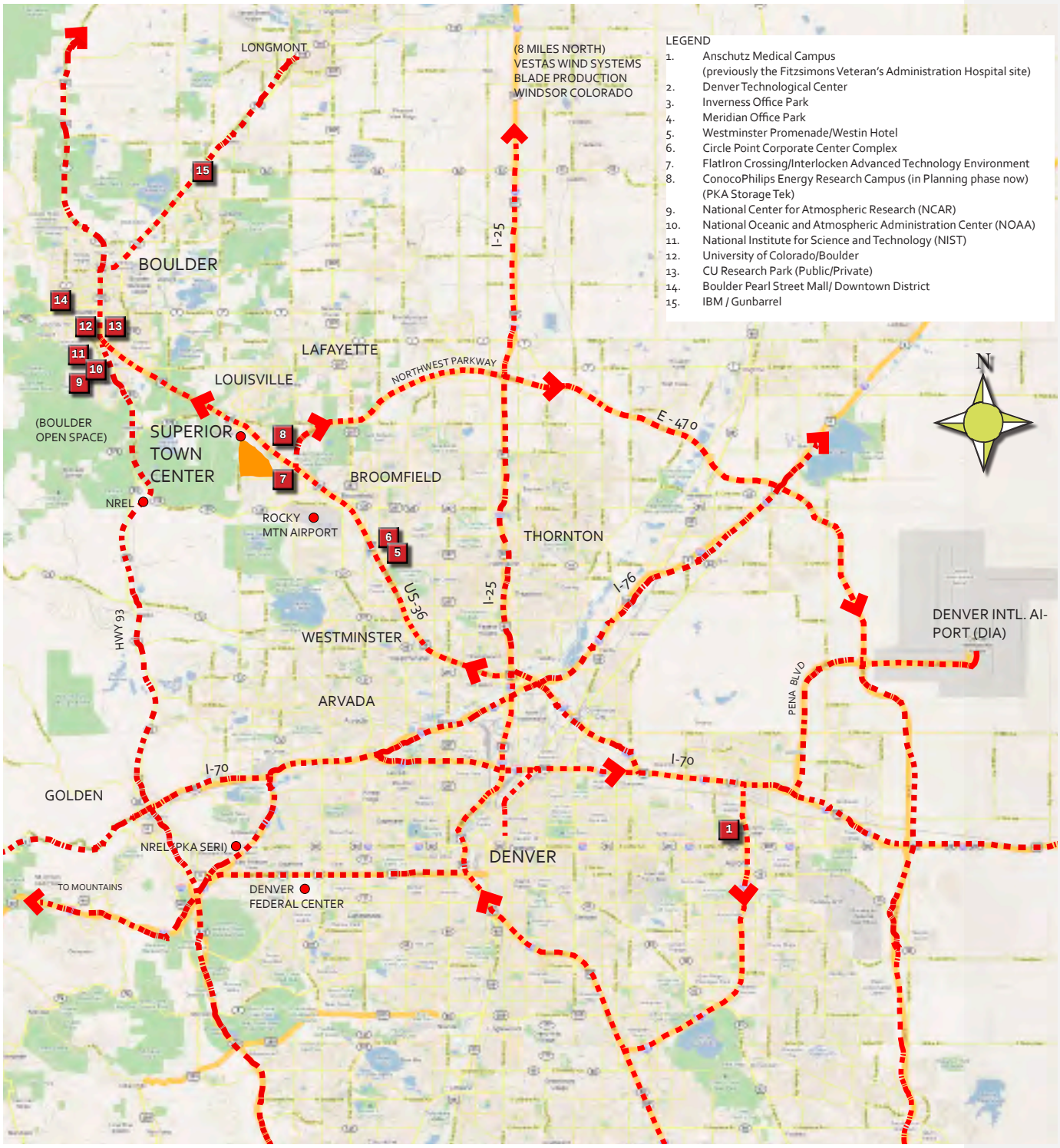


LEGEND

1. Anschutz Medical Campus (previously the Fitzsimons Veteran's Administration Hospital site)
2. Denver Technological Center
3. Inverness Office Park
4. Meridian Office Park
5. Westminster Promenade/Westin Hotel
6. Circle Point Corporate Center Complex
7. FlatIron Crossing/Interlocken Advanced Technology Environment
8. ConocoPhilips Energy Research Campus (in Planning phase now) (PKA Storage Tek)
9. National Center for Atmospheric Research (NCAR)
10. National Oceanic and Atmospheric Administration Center (NOAA)
11. National Institute for Science and Technology (NIST)
12. University of Colorado/Boulder
13. CU Research Park (Public/Private)
14. Boulder Pearl Street Mall/ Downtown District
15. IBM / Gunbarrel

LOOKING NORTH

LOOKING NORTHWEST

LOOKING SOUTH

LOOKING NORTH

LOOKING WEST

1.0 INTRODUCTION

1.1. PURPOSE AND INTENT

These guidelines have been prepared for the Town of Superior to ensure that the goals and vision of the Superior Town Center (STC) are realized. These Design Guidelines apply to all new development at the Superior Town Center and address all commercial, office, entertainment, accommodations and residential land uses within STC. This document establishes standards and design intent, but the guidelines are flexible on various elements. Any building proposed under these guidelines must be approved through design review conducted by the Town of Superior Planning Staff, Planning Commission and Town Board of Trustees.

The purpose of these Design Guidelines is to provide specific design criteria for developing parcels within Superior Town Center. The Guidelines are formulated to establish and maintain a high quality community appearance; assure compatibility; direct character and form; encourage sustainable development and enhance the overall value of Superior Town Center.

The Guidelines also provide clear direction and specific criteria for evolving an overall sense of community. To this end, developers, builders, and their consultants are encouraged to review the entire Guidelines document to better understand the relationship of each building site to the total design goals of the community.

1.2 HISTORY/BACKGROUND

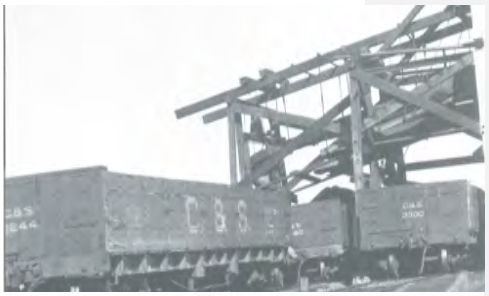
The Town of Superior was founded in 1896 at a time when the Town's economy was based largely on farming and coal mining. The shaft to the "Industrial Coal Mine" was sunk in 1896 on the hillside immediately south of town. The coal was said to be of "superior quality" and so the Town was named. The 1896 Boulder County Directory gave a glowing description of the new Town of Superior. It said a post office, hotel, church and school were "in progress" and that a general store was in full operation. The population of 200 was projected to triple within 2 years. Later newspaper articles referenced saloons and the RR depot where a gunfight and resulting death took place. What did these buildings look like? Who built them? Where were they located?

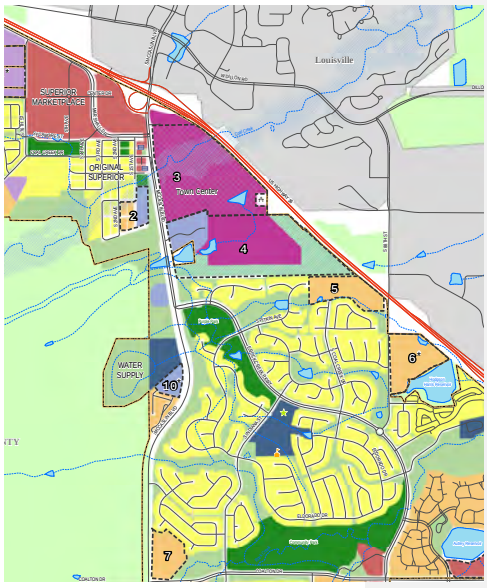
After Superior's Industrial Mine closed in 1945, many buildings were lost, some to fire and some to deterioration and demolition. Some were also moved to nearby towns. And, as the buildings disappeared and Superior became a quiet town where residents lived, but no longer worked, its history also began to fade.

In the years since the mine closed, new residents to the area often had no knowledge that the largest producing coal mine in the Northern Colorado Coal Field was right underfoot.

Although most of the buildings pictured here have been gone for many years they should not be forgotten. They were part of the proud history of the miners and their families who settled here.

We can embrace this history be inspired by the earlier Town of Superior buildings to give form to the New Town Center.





A. 2006 Comprehensive Plan / 2012 Comprehensive Plan Update

In 2006 the Town of Superior updated its Comprehensive Plan and through that process identified the 180 acre area bounded by Marshall Road extended, McCaslin Blvd., US 36 and Rock Creek ranch as a "Pedestrian-Oriented Town Center" comprised of retail, office and residential uses. Based on projected increases in demand for office space the area south of the old railroad bed was envisioned for office uses. Goal #3 of the 2006 Comprehensive Plan states: "Develop the Town Center as the primary specialty shopping, office, entertainment district of Superior that encourages pedestrian activity throughout the day and evening."

In 2012, the Town of Superior completed an update to the Comprehensive Plan and the revised Goal # 3 is Land Use Goal #4: Develop the Town Center as a distinctive central gathering place for Superior—a vibrant, pedestrian-oriented district that offers a variety of specialty shopping, office, entertainment, residential, and community-oriented uses.

B. 2007 Superior New Town Center Design Guide

Through an extensive Community-wide planning process, the Superior New Town Center Design Guide provided both a physical plan and guidelines and standards for developing the New Town Center. This document addressed Urban Form, as it relates to Community Structure, Parking, Street Design, Parks and Open Space,

Block and Building Standards, Lighting and Signage is the framework for the generation of the plan and design guidelines for the New Town Center that meets the commnity's goals and objectives.

The 2007 Town Center plan includes a mixture of uses on the north portion of the site with a mixed density residential neighborhood on the south portion of the site. The scope of these guidelines concentrate on that portion of the site generally north of the abandoned railroad grade.

1.3. LOCATION

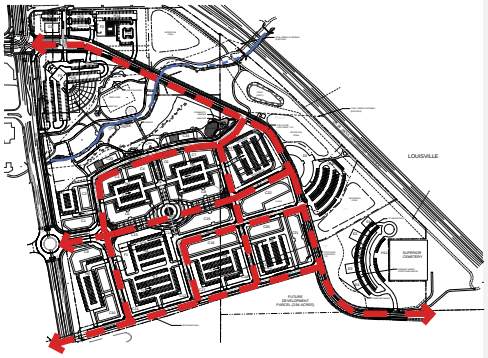
Phase 1 of the Superior Town Center (approximately 84 acres) is bounded on the West by McCaslin Blvd, on the East by US 36, on the South by the Discovery Office Park and vacant land, and on the north by a small commercial area. The site slopes up from northeast to southwest at 3% with the lowest point located at the Northeast corner of the site.

Superior Town Center, Phase 2 (100 acres), is located south of Phase 1 and extends to Rock Creek Ranch and will be an extension of the Town Center neighborhood.

1.4 THE SUPERIOR TOWN CENTER VISION

The STC Design Concept envisions a uniquely identifiable "Town Center" that incorporates a multitude of vertically and horizontally integrated uses. Substantial flexibility is built into the Planned Development (PD) Plan adopted for this site to allow ongoing development to respond to market demands as the site and the Superior Town Center development evolves. As provided by the Guidelines, STC subscribes to a high level

of design quality and architectural variety while encouraging a diversity of innovative styles.



The overall development intent is to create a well-used and well-loved pedestrian-oriented place of enduring value that serves the north Metro Denver area and Boulder County. The STC will be a compact pedestrian-scaled mixed-use "Town Center" that allows merchants, residents, and visitors to walk a few blocks in any direction to shops, restaurants, recreation, culture, workplace, and festival events

The location of the STC at McCaslin and U.S. Hwy 36 provides the opportunity to tie into a major multimodal transportation hub for the north Metro Denver area sometime in the future and will serve as the social "heart" of the Town of Superior. STC will also provide a variety of enjoyable contrasts, the convenience of "urban" living with the topography and landscape to compliment a lively Colorado style.

The street grid allows excellent sunlight into all streets in the summer and winter, as well as great views to the Flatirons and the Front Range. This grid will also work to align external streets with internal networks to enhance connectivity. In the same respect, the internal bike and pedestrian network will connect to the regional bike trail along Coal Creek, as well as the CDOT proposed regional trail parallel to US 36 and McCaslin Blvd.

1.5 DEVELOPMENT AND DESIGN PRINCIPLES

Following are the development and design principles from the 2007 Superior Town Center Design Guide that have been used to inform the design of the Town Center:

A. CONNECTIVITY

- *INTERCONNECTED ROADWAYS*
  Interconnected Street/Block Patterns better integrate each area within a community, making walking and biking more direct and convenient. This also disperses auto traffic onto a variety of streets and relies less on collector streets and arterial boulevards to get to shopping and businesses.
- *PEDESTRIAN SCALE/PEDESTRIAN AND BIKE ORIENTATION*
  Narrower Streets are designed for a slow moving traffic, balancing the needs of auto circulation with the convenience and enjoyment of a walking community. On- Street Parking and street trees act as a buffer for pedestrians.
- *TRANSIT/MULTI MODAL CONNECTIONS*
  Traffic Calming measures on McCaslin including on-street parking, pedestrian scale medians, street trees and a pedestrian zone with built to line instead of a setback will help with the pedestrian environment. By slowing traffic down along McCaslin and enhancing the proposed pedestrian tunnel to Park 'n Ride /BRT with artwork and lighting, a more safe pedestrian crossing and convenient access to the station is created.
- *CONNECTION TO REGIONAL TRAILS*
  Interconnect trails and bike paths through Superior Town Center to the larger region (Louisville, Boulder, and Boulder County Open Space Trails System).
- *GREAT PEDESTRIAN ORIENTED STREETS*
  Pedestrian Oriented Districts are where pedestrians, bicycles, and automobiles have equal opportunity to traverse the community with convenience and safety

B. *A MIX OF USES*

- *AN URBAN FORM THAT SUPPORTS A VARIETY OF USES AND IS SUSTAINABLE OVER TIME*
  Mixed Use "Village" Center with Retail/Office and a variety of Housing providing ample opportunity for residents to live in a variety of housing types and to walk to shops and services, parks and open space.

C. *PLACE MAKING*

- *MAIN STREET/TOWN CENTER SERVE AS SENSE OF IDENTITY AND PLACE FOR SUPERIOR- "GATEWAY"*
  Superior Town Center will be the downtown of Superior and contribute a sense of identity and place.

- *WALKABLE URBAN TOWN CENTER*
  Compact Walkable Development: Communities and towns historically have developed in a more compact manner with businesses, homes, parks and civic uses in close proximity and are easily walkable from destination to destination.
- *CONNECTION TO NATURE TRAILS AND OPEN SPACE*
  A Variety of Parks range from the regional open space systems and community-wide large scale active recreation facilities to smaller neighborhood parks and tot lots. These become the identity and focus for individual neighborhoods, as well as the larger Superior community.

- *VIBRANT NEIGHBORHOOD*
  A vibrant neighborhood is one in which there is a mix of uses and a hierarchy of public to private spaces in which children are welcome to play outdoors and there are eyes on the street.
- *COMMUNITY/PUBLIC SPACE*
  Desirable places for Superior residents to linger that facilitate spontaneity and community gathering.

D. SUSTAINABILITY

- *GREEN URBAN DESIGN*

  Superior Town Center is designed to be walkable community adjacent to transit, with 90 percent of the development within ½ mile of transit. The important thing is to provide the citizens of Superior options with multi-modal transportation networks. Buildings will be considerate of and scaled to the pedestrian. Forty percent of the entire development is green space dedicated to parks and open space.

- *GREEN BUILDINGS (LEED)*

  The Town of Superior should set goals/incentives for newly developed buildings on-site to be at least LEED Standard or above.

- *GREEN INFRASTRUCTURE*

  Green Infrastructure is referring to the reduction of hardscape and addition of organically formed streets to be sensitive of existing undulating topography.

- *ECONOMICALLY SUSTAINABLE*

  The development should be flexible so that it can be built as the market demands or as phases change.

E. MEMORABLE

- *UNIQUE CHARACTER/THEME/STYLE*

  The Town Center has the rare opportunity to create it's own unique "theme" or "brand" since it is being planned from the beginning. The regional historical context of mining and farming can be the basis for establishing a "memorable" image of a special place/ town, which is compact, intimate and where the entire Town Center becomes a piece of architecture.

The Town Center site enjoys a wonderful exposure from US 36 as travelers come over the hills and across Coal Creek lying between Boulder and Broomfield. The Town's "roofscape" could become a major part of that memorable impression if the sloped roofs were all of similar silver, grey, pewter colors reflecting the early

rural mining/farming vernacular. The same warm tone materials on buildings and plaza paving areas can distinguish the Town as a wonderful tree-lined pedestrian-oriented place.

- *SOCIAL AND SPIRITUAL "HEART" OF TOWN The central Main Street Plaza Pedestrian zone, lined with outdoor restaurants and shops can become the "heart" of the community, attracting locals and tourists alike. The tree lined plaza becomes the setting for numerous community events (entertainment, outdoor markets and festivals).*

1.6. COMMUNITY DESIGN CONCEPT COMPONENTS

The following are important components of the community design concept:

A. Town Center Core

- The Town Center Core will be an integrated "urban" setting by incorporating a shopping, entertainment, and restaurant zone along "Main Street" and the Central Plaza, with office and/or residential space above. The streets off Main Street can incorporate retail/office on the 1st Floor with office or residential uses above. The buildings will be predominantly 3-5 story structures.

- The importance of pedestrian activity will be emphasized by the intimate scale of the streets, the tree lined sidewalks, plazas and outdoor dining opportunities.

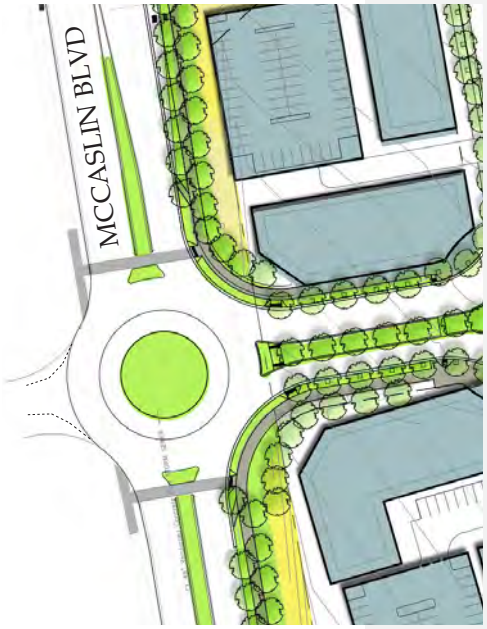
- Accommodating social and cultural events and in the Town Center will allow it to remain vigorous during days, nights and weekends. Throughout the year, secondary streets may be utilized for circulation while the Town Center Plaza could be blocked off for pedestrians only to accommodate festivals, events and/or a farmers market.
- Main Street terminates with a signature building at the East end, potentially accommodating a number of civic uses, including, but not limited to: Town Hall, Police, Community/Recreation/ Senior Center, Library, Sheriff Substation, and Fire Department headquarters.
- Paseos and internal mid-block plaza opportunities will add diverse and intimate spaces to the Town Center.
- The predominance of mixed-use buildings will allow shared parking to be accommodated on street, in surface parking lots, and parking structures.

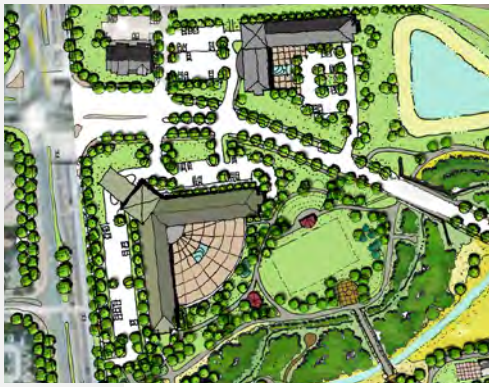
B. Town Center Plaza

- The two-block central Plaza will be the cultural heart of the Town Center. It will be a flexible space designed to accommodate a variety of uses. The "shared use" circulation concept is reminiscent of European streets, giving pedestrians priority while accommodating slow, one-way vehicular traffic and limited parallel parking. Since there are no curbs or gutters and only a few fixed planters, pedestrian movement, special events and outdoor dining will be encouraged. A bosque of trees will provide shade in the summer and sun in the winter. Amenities such as benches, a central pavilion/stage, opportunities for art and an interactive water feature will further enhance user comfort and enliven the space.

C. Open Space and Parks

- The Coal Creek Corridor is envisioned as a shady refuge that will serve as a counterpoint to the urban core of the Town Center. With the restoration of native shade trees and understory plantings, the corridor will again become a refuge for urban wildlife. By providing pedestrian access at key points along Coal Creek, interaction with the site's most notable natural feature will be encouraged.
- A small neighborhood park located at the northwest corner of North St. and Marshall Rd. will provide a recreation outlet for the Town Center's residents and workers. A small grass amphitheater on the north side of Coal Creek southwest of the larger hotel will provide a venue for special events and summer concerts. A picnic / play complex will feature a shelter for picnics and play equipment for children. An open turf area will accommodate informal field sports and create additional flood storage. Additional recreation fields shall be located within the south 100 acre site south of the Town Center Core.
- In addition to providing important functions such as bio-filtering and detention for a widened U. S. Highway 36 and the Town Center, the east edge of the site will serve as open space and a visual buffer. This area of the Town Center is envisioned as undulating native grass stands with pockets of low-water use shade and ornamental trees. Given adequate water supply, the low areas of the detention basins will transition into cattail wetlands. A system of trails will provide opportunities for human interaction with this large open space parcel.
- The McCaslin Street edge of the Town Center may feature a linear green edge system with a major multi-use path framed with a double row of shade trees.





D. Hotel/Conference

There are three potential Hotel/Conference sites identified in this PD Plan:

- The hotel/conference site at the entry to the Town Center core could serve as a "set piece" and incorporate limited meeting rooms.
- Optional/additional Hotel/conference sites, located north and south of the Marshall Road extension, could accommodate one smaller and/or one larger hotel with conferencing facilities. Both hotels would be highly visible from US 36.

E. Boulder Valley Ice Hockey

- The 150,000 + sf Boulder Valley Ice Hockey facility and requisite parking is planned to be located within the Superior Town Center.

F. Multi-family Residential

- The site directly west of the Historic Superior Cemetery sits on a hill above the Town Center Core. Multifamily residential buildings will be sited to take advantage of views to the northwest and west.

2.0 HOW TO USE THE DESIGN GUIDELINES

2.1. RELATIONSHIP OF THE GUIDELINES TO THE PLANNED DEVELOPMENT (PD) PLAN

The overall concept and project intent of Superior Town Center (STC) is established in the Planned Development (PD) Plan, which establishes the zoning and defines the general character and location of development parcels, land uses, primary roadways, and public open space areas. The PD Plan also establishes specific development standards for land use parcels, including the limits for building densities, setbacks, heights, site coverage, and local street standards.

2.2. RELATIONSHIP OF THE GUIDELINES TO OTHER MUNICIPAL REGULATIONS

These guidelines augment, but do not supersede, the permitting of the Town of Superior's related ordinances. All applicable local, state, federal codes and regulations including but not limited to building, structural, mechanical, plumbing, electrical, zoning, health, safety, OSHA, and fire codes, must be met. This document may be revised and updated as information and circumstances change.

2.3. WHO USES THE GUIDELINES?

The Design Guidelines are to be used by builders and developers and their design consultants, as a guide and framework for their efforts to develop individual blocks or individual parcels within the Superior Town Center.

The Guidelines will also be used by the Town of Superior Planning Staff, Planning Commission and Town Board of Trustees in reviewing development proposals relative to Superior Town Center to determine their relative conformance to the overall design objectives and criteria. These criteria are applicable to individual properties within STC in their relationship to larger community issues, such as the design and treatment of adjacent public open space and perimeter edge treatments. The guidelines Criteria will also be the basis for the preparation of the Declaration of Covenants.

3.0 TOWN CENTER LAND USE SUMMARIES

3.1. OVERALL PROJECT DENSITY MAXIMUMS

The overall development described within the approved Planned Development (PD) Plan, should conform to the following maximums:

Commercial/Retail:	450,000 sf
Office (including Civic)	500,000 sf
Sports (Boulder Valley Hockey)	150,000 sf
Hotel Rooms:	300 rms
Residential Units:	2,300 du

Note: These project density maximums may be modified from time to time through the public approval process. Changes to the Land Uses should not change the intent of these guidelines.

4.0 DESIGN STANDARDS AND GUIDELINES

4.1. DIMENSIONAL STANDARDS

The quantitative Design Standards are contained in the Superior Town Center Planned Development (PD) Plan documents dated 6 August 2012.

4.2. BLOCKS, BUILDINGS AND STREET NETWORKS

A. Introduction, Intent and Purpose

Superior Town Center is planned to create a pedestrian-oriented environment built around a viable pedestrian realm that includes the pedestrian-friendly improvements necessary to generate a high-level of pedestrian activity.

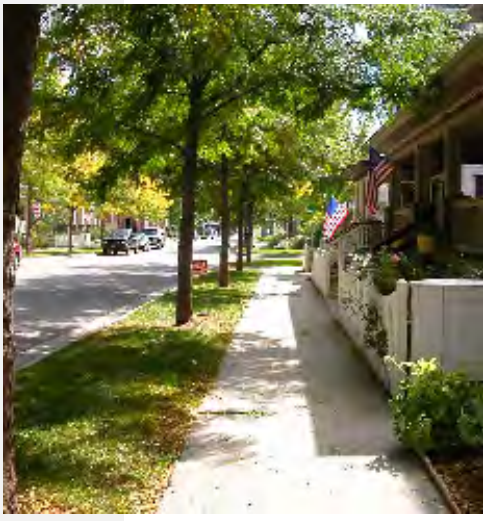
B. Blocks

The Superior Town Center Core is planned with block lengths ranging from 350– 400 feet. Mid-block pedestrian pass-throughs or plazas are encouraged to facilitate pedestrian access within the Town Center and provide pedestrian gathering spaces.

C. Buildings

It is envisioned that Superior Town Center will have its own architectural character theme and the buildings will share many common elements such as roof lines, building materials, colors, fenestration and other architectural details.

Please see Chapter 6.0 Special Design Guidelines for Town Center Core, Chapter 7.0 Special Design Guidelines for Large Free Standing Buildings outside the Town Center Core, Chapter 8.0 Residential Design for guidelines that are specific for each building type.



D. Building Entrance Orientation

D1. Building entrances shall provide shade from the sun and weather protection for pedestrians either by recessing the entry or through the use of arcades, roofs, porches, porticos or awnings.

D2. When a building has frontage on more than one street it should have an entrance or storefront on each frontage, or on the corner.

E. Streetscape Concepts

E1. Sidewalks will occur along all of the streets in the Town Center in accordance with Figure D and the approved street sections (Figures F1, F2).

E2. The Town Center Core will incorporate hardscape elements, planting, and street furniture to encourage and facilitate outdoor dining.

E3. Where residential uses are at ground level, streets and pedestrian links shall include concrete sidewalks with street trees in a 6 foot wide tree lawn.

E4. Please see Section 4.6 of this Chapter for guidelines specific to the Town Center's Streetscape.

F. Street System Design

The Street System within Superior Town Center has been designed to provide a high-level of connectivity internally with adjacent street systems. All streets within the Town Center will be owned and maintained by the Town of Superior. See Superior Town Center P.D. Plan for dimensional standards.

4.3 PEDESTRIAN AND BICYCLE ACCESS, CIRCULATION AND CONNECTIONS

A. Introduction, Intent and Purpose

A network of interconnected trails and sidewalks have been planned for Superior Town Center so residents, merchants and employees can comfortably walk or bike to destinations in the Town Center, neighboring communities and the region.

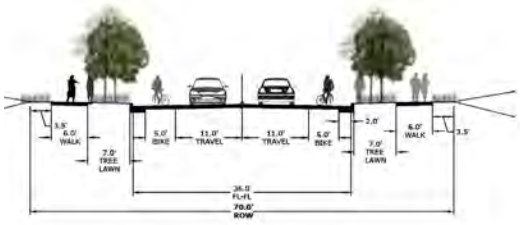
B. Pedestrian and Bicycle Access/ Circulation

The pedestrian and bicycle access and circulation system for Superior Town Center is shown in Figure I. This trail and sidewalk framework has been planned to not only facilitate movement of the Town Center's population, but off-site trail users as well. This is accomplished through a hierarchy of multi-use paths and sidewalks:

B1. The Colorado Department of Transportation's (CDOT) proposed US 36 Bikeway will connect communities along the corridor, and is planned to extend northwest from the site and connect to the BRT station at Superior Market Place.

B2. Pedestrian underpasses exist under McCaslin Boulevard (at Coal Creek) and at two (2) locations under US 36. The US 36 underpasses will be improved with the widening of the highway. A fourth underpass is proposed under McCaslin at South Street.

B3. 10 foot multi-use paths link the Town Center to Original Town and Louisville. This includes east-west paths along the south side of South Street, the north side of Coal Creek, and a north-south path along the east side of McCaslin Boulevard.



A2-A2_SECTION _ 70' ROW
MARSHALL RD NORTH OF TOWN CENTER

B4. 6′ – 8′ multi-use paths provide internal circulation for parks and open space areas.

B5. Sidewalks that range in size from 6′ to 16′ are provided throughout the Town Center.

B6. Soft surface paths make connections to sensitive riparian areas, adjacent to Coal Creek.

C. Connectivity Beyond the Town Center Site

The proposed US 36 Bikeway and the Town Center's 10 foot multi-use path system have been integrated with existing and proposed recreational trail systems in the area.

D. Internal Pedestrian Connections - Including Connections to On-site Parking

The Town Center will primarily be served by multi-level structured parking. One of the primary goals for the Town Center plan is to provide multiple connection points from the parking structures to activity zones. This is accomplished via:

D1. At grade connections using paseos, walkways, or alleys.

D2. Elevator and stair access to the street or Town Center Plaza from second floor parking levels.

E. Paths, Walkways, and Sidewalk Design

Creating a durable, long-lived pedestrian and bicycle infrastructure system will be critical for the Town Center's long-term success and livability.

E1. Each path type is to be constructed to meet current ADA regulations and the Town of Superior's standards and construction specifications in effect at the time of installation (unless modified to respond to the specific subsoil conditions of the Town Center site).

E2. Path system design should adhere to applicable safety standards and consider maintenance issues such as storm drainage and snow plowing.

E3. Provide a 2 foot buffer zone (in addition to the nominal path width) for paths adjacent to parallel parking spaces, underpasses or retaining walls.

F. Pedestrian Pass-throughs / Paseos

Pedestrian pass-throughs (paseos) are to be provided where there are long building frontages abutting streets -- especially along the Town Center Plaza. These should be bright, well-lit spaces with rich, decorative paving. The façades of the buildings fronting on the paseo should be articulated for visual interest and include shop windows and doorways where possible.

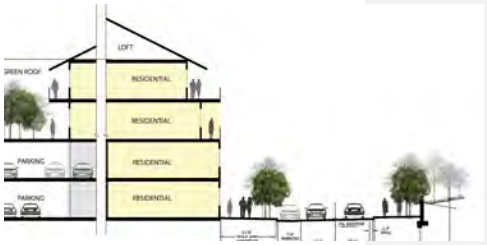
G. Street Crossings

All internal street intersections within the Town Center have been designed to facilitate safe pedestrian crossings, incorporating neck-downs at each corner to reduce the length of the crosswalks. Changes in paving texture and/or color are to be used in lieu of painted markings to denote crosswalks in the Town Center core. Pedestrian crosswalks that are raised to curb height should be considered for high volume pedestrian intersections.

4.4 ON-SITE AMENITIES, HARDSCAPE, SITE FURNISHINGS AND PUBLIC ART

A. Introduction, Intent and Purpose

Superior Town Center will provide on-site amenities such as public gathering areas, landscaped parks and plazas, protected arcades, pass-throughs (paseos), and outdoor public art. Major site furnishings include benches, newspapers, waste receptacles, planters, railings, bollards, and bike racks. In general,



visual continuity of these elements is desired throughout the Town Center. All components of outdoor site furniture shall be low maintenance and resistant to vandalism.

It is the goal of Superior Town Center to have visual continuity within the public realm of the project. To set the tone for the project, a palette of paving, lighting, and site furnishing has been selected for use within the core. Typically the theme of the site lighting and furnishings will be classic in design and black or dark green in color. The pedestrian areas will be paved in accordance with Appendix D. Although it is expected that the streets within the core will have uniform site furnishings and urban details throughout, other parts of the projects will be based on the architecture and site surroundings.

B. Provision of On-Site Amenities

On-site amenities can create a strong image and unique character for a mixed use development, making it a special place for the community.

Incorporate the following on-site amenities or features to be highly visable, easily accessible, outdoor focal points or gathering places for residents, employees, and visitors to the Town Center:

B1. Patio or plaza designated seating areas. (See Site Development Plan for specific locations.)

B2. Landscaped mini-parks, squares, or greens, with a minimum depth and width of 10 feet and a minimum total area of 650 square feet, including pedestrian amenities intended to support these places as gathering areas.

B3. Water feature, such as a lake, pond, or fountain,

provided the feature is easily accessed by pedestrians and includes or integrates seating areas for pedestrians.

C. Fences, Walls, and Stairs

Fences, walls and hedges help to define private open space and also enhance the adjacent streetscape. The design shall be coordinated with the materials, colors, quality, scale and detail of the adjacent building and shall reflect the architectural character of the adjacent building. The following guidelines should be considered for all fences, walls and stairs within the Town Center.

C1. Fences and walls should be setback a minimum of 2 feet from back of sidewalk to allow for a planting strip.

C2. 42 inch Maximum height for those fences adjacent to the public right of way and 6 feet for any internal privacy fencing.

C3. Acceptable fence materials include steel, aluminum, iron, and masonry. Wood, PVC and chain link are prohibited.

C4. Stairs, retaining walls, and elevation changes adjacent to public areas should be kept to a maximum of 4 feet in elevation gain in order to maintain a pedestrian friendly streetscape.

C5. A combination of low walls and gradual slope changes or two low staggered walls instead of one high wall is preferable.

C6 Acceptable materials for retaining walls are cast in place concrete, modular concrete units, and rockeries. Wood is an inappropriate material for stairs and walls and will not be used at Superior Town Center.

D. Seating/Benches

D1. Benches should occur at regular intervals along streetscapes and in plaza and lawn areas.

D2. Restaurants are encouraged to utilize sidewalk café tables and chairs for customers outdoor dining. Design/select outdoor seating that is comfortable, attractive, durable and easy to maintain. Tables, chairs and fencing for outdoor dining shall be compatible with the architecture and nearby furnishings.

D3. Locate benches at major building entry ways, drop-off areas, transit stops, pedestrian courtyards and plazas. Locate benches in areas that receive direct sunlight in the winter, and are shelter from the winds and shaded in the summer.

D4. Where seating is designed to be fixed, provide a variety of arrangements (both linear and grouped), which accommodate 2 to 6 persons.

D5. Raised planter walls should be designed to double as seating with smooth caps and heights between 16" and 18".

E. Other Site Furnishings and Features

Site furniture (bollards, bike racks, trash receptacles, tree grates, planter/sand pots, canopies, flags or banners and newspaper vending boxes) should be consistent throughout the site, should be of a high quality and placed for the convenience of pedestrians.

E1. Planters, Waste and Recycling Receptacles:

- Design planters, waste and recycling receptacles to coordinate with other site furniture.

E2. Newspaper Vending Machines

- Group newspaper and other publication vending machines in pedestal-mounted racks.
- Select locations near activity centers and principal entry points to buildings.
- Install pedestal or wall-mounted machines that project into circulation spaces no higher than twenty-seven inches (27″) above the floor level. Projections above this height are a hazard to white cane users.

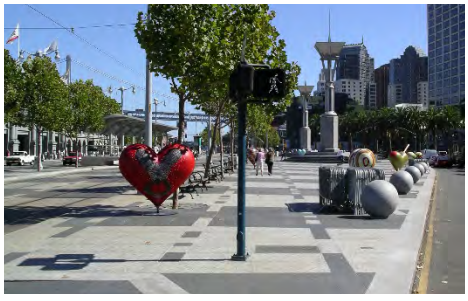
E3. Tree Grates

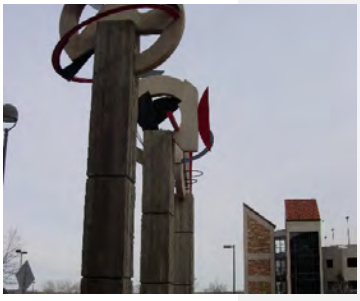
- Use tree grates to prevent excessive soild compaction and to give added interest to the pavement.
- Choose tree grates that meet current ADA standards and are fabricated of cast iron or strong non-rusting steel, capable of supporting maintenance vehicles. In some areas, which receive heavy use by people, tree guards may be appropriate to give added protection to young trees.

- The inner rings of tree grates should be designed to be easily removed as the tree matures.
- Minimum size and dimensions: 32 sf (4′x8′)

F. Public Art

Public art is encouraged for the Town Center as it adds interest and character to the site. Public art should be complementary to existing architecture and visually pleasing to the diverse users of the development. Art may be incorporated into building facades and include sculpture, water features/ fountains and murals.





G. Amphitheater

In order to broaden opportunities for hosting special events and to increase visitation, a small grass amphitheater is provided on the north side of Coal Creek just east of the hotel. This facility features a small informal stage, which may or may not be covered. It would offer approximately 6,000 SF of lawn seating on a 10% slope, accommodating 300 to 400 spectators (blanket seating).

H. Maintenance

H1. A Metropolitan District and/or a Business Improvement District (BID) may be established for the purposes of the construction and maintenance of the parks, open space, common areas and facilities within Superior Town Center.

H2. Builder/Developer - The landscape and the irrigation for all privately owned areas within the Town Center and all tree lawns adjacent to each block shall be installed by the builder and maintained by the Owner's Association to meet the standards contained in this document.

H3. Owner's Associations - The Owner's Associations will be responsible for maintaining all remaining privately owned areas within the Town Center.

H4. Public dedicated areas are to be maintained by the Town.

4.5. PARKING

A. Introduction, Intent and Purpose

This section provides criteria for the siting and layout of parking lots and structures. Specific landscape criteria for parking are included in Section 4.6.

B. Off-Street Parking Requirements

(See Planned Development (PD) Plan

C. Parking Location and Layout

Vehicle parking should be provided to meet the location and quantity requirements of specific uses without undermining the function of other modes of transportation or detracting from the creation of attractive pedestrian environments. The following criteria apply to exterior parking lots:

C1. Design parking lots to avoid dead- end aisles.

- Where feasible, provide connections to adjacent parking aisles, roads or lots.
- Where dead-end situations are unavoidable, adequate space for unimpeded turn- around must be provided.

C2. Separate parking areas from buildings by either a raised concrete walkway or landscaped strip – preferably both. Avoid situations where parking spaces directly abut structures.

C3. Orient parking aisles perpendicular to buildings so pedestrians walk parallel to moving cars. Minimize the need for pedestrians to cross parking aisles and landscape areas.

C4. Design parking areas in a manner that links buildings to the street sidewalk system as an extension of the pedestrian environment. Use design features such as walkways with enhanced paving, trellises, or special landscape treatments to achieve this objective.

C5. Divide parking areas which accommodate more than 100 vehicles into a series of smaller, connected lots. Landscaping and offsetting portions of the lot are effective in reducing the visual impact of large parking areas.

C6. Avoid aligning travel lanes in parking lots in long straight configurations that facilitate speeding.

C7. When opportunities exist for shared parking between different uses with staggered parking

demand 24 hours a day, make every effort to take advantage of this opportunity to reduce the total number of parking spaces within the multi-tenant and mixed- use buildings (Reference STC Traffic Analysis/Parking Study).

C8. Provide spaces for the handicapped in accordance with local codes and ADA requirements. Provide ramps, pavement marking, and signage as required.

C9. Locate special parking spaces for vanpool, car pool, and alternate fuel/electric vehicles close to building entrances to encourage their use. Consider providing electric vehicle charging stations.

C10. Use curbed landscaped islands to designate a change in direction of parking stalls and aisles.

C11. Provide landscaped islands at the ends of all rows of parking except for temporary conditions. No more than 15 parking spaces in a contiguous row without a 9'x18' island.

C12. Parking blocks in surface lots are prohibited except in temporary lots.

C13. Where the front of parking spaces abut landscaped islands, medians, or perimeter curbs or sidewalks, the length of spaces may be shortened by 1.5 feet to account for the car overhang, if the width of the sidewalk or landscape strip is increased by that same amount.

D. Parking Structures and Parking Beneath Buildings

The appearance of parking structures, whether freestanding or attached, should relate clearly to the building they serve, and contribute positively to the character of any development. The incorporation of parking structures in the mixed use Town Center and the multi-family residential area (E buildings) is encouraged in

order to minimize the visual impacts of parking.

D1. The general architectural criteria shall apply to all parking structures, specifically with regard to mass, scale, and materials.

D2. Where appropriate provide convenient, weather-protected pedestrian connections between parking structures and main buildings, and at pick-up points. Atriums should be considered.

D3. Where the ground level of the parking structure faces onto a public street, design the façade to be interesting to the pedestrian. Consider providing ground floor retail uses, awnings and signage to encourage pedestrian activity on the street.

E. Bicycle Parking Facilities

Every effort should be made to encourage the use of alternative transportation modes within Superior Town Center through the provision of functional and attractive bicycle parking conveniently located and in adequate numbers. This is accomplished through careful placement of bicycle parking racks throughout the Town Center:

E1. Provide sufficient lighting levels to facilitate evening use.

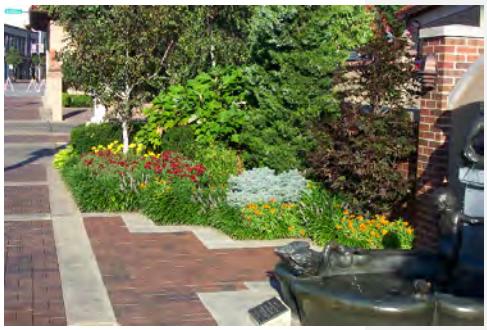
E2. Provide bicycle parking adjacent to transit shelters as they are located and constructed.

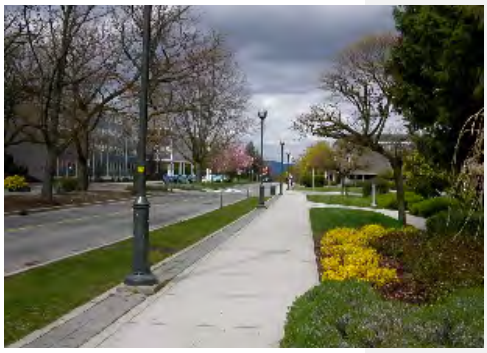
E3. Provide protection from the elements for bicycle parking. Consider use of shelters in certain locations. Coordinate the design of the bicycle shelter with adjacent buildings or other street furniture designs.

E4. Consider provision of bicycle lockers at major transit stations locations.

F. Development of Future Lots and Structures

Superior Town Center, which will be developed in phases, should anticipate and accommodate such phasing in the parking lot design.





Provisions should be made for increased parking demands related to anticipated expansions, and for possible changes in use of a building or complex of buildings.

F1. Where the expansion of a building is planned at a later phase, reserving appropriate amounts of unimproved land for additional parking or making provisions for structured parking is required at the outset.

4.6 LANDSCAPE AND STREETSCAPE

A. Introduction, Intent, and Purpose

The urban landscape and open spaces for this project are to be designed to support the goal of establishing the Town Center as the "heart" and civic focal point for the Town of Superior. Consequently, urban design considerations must be synthesized with contextually appropriate, well designed landscapes in order to successfully implement this vision for the Town Center. With careful planning and design, the landscape framework will:

- Be attractive and sustainable,
- Define the Town Center as a unique destination,
- Create a vibrant street environment that encourages pedestrian activity, and
- Establish clear circulation patterns for both vehicular and pedestrian traffic.

B. Streetscape Design

Successful downtowns all share one common trait – streets that foster successful retail development through a vibrant, visually appealing, user-friendly streetscape. In most cities, this happens over a long period of time through thoughtful planning and community investment. The Town of Superior has a unique opportunity to create a downtown that reflects its character and

community values while incorporating the best design features from successful downtowns found in this country and Europe. To assist the Town in achieving this goal, a Streetscape Hierarchy Diagram has been developed for this plan in order to define the streetscape character of each area of the Town Center (see Figure D).

B1. Town Center Plaza. This central two-block area will be the heart of the Town of Superior and the Town Center. The central plaza has been designed to provide:

- Pedestrian safety and comfort through the use of a dense shade tree canopy (shade in the summer/sun in the winter), enhanced paving that is all on one level (no curb and gutter for vehicle travel lanes), and a full compliment of pedestrian amenities such as benches, planters at seating height, and a central pavilion.
- Limited vehicular access via a one-way, east bound travel way with a small number of parallel parking spaces and no parking in the central oval.

- Rich paving throughout the plaza that utilizes durable, long lasting materials such as natural stone and brick/concrete unit pavers in a dynamic pattern. Asphalt and grey concrete paving is not appropriate for this area.
- Spaces that can be used in a variety of ways and which easily transform from normal shopping/pedestrian activities to host large events and festivals.

- Zones adjacent to the buildings that provide opportunities for outdoor dining and retail displays. These areas range from 20′ deep on the north side to 10′ deep on the south side.
- Opportunities for art and play (water features or climbing boulders).
- The design for the Town Center Plaza should

include supplemental water quality measures such as tree well biofilters, porous paving, or other storm water Best Management Practices (BMP's). Future designs for the Town Center Plaza should employ BMP's that have a proven record of performance in similar projects along the Front Range or a similar climate - especially in the area of introducing storm water into tree wells or planting areas.

B2. Gateway Streetscape. The primary entry point to the Town Center off McCaslin Boulevard should have an enhanced character that alerts drivers that they are entering a special, pedestrian-friendly urban zone. This gateway for the Town Center will feature:

- Wide sidewalks with enhanced paving; including the use of natural stone such as Colorado Rose sandstone at the corners and brick or concrete unit pavers where possible. Limited use of tinted concrete may be appropriate.
- Pedestrian crosswalks that are either raised or paved in an accent material.
- Heavily landscaped medians and enhanced landscape treatments at each corner to highlight the signature Town Center monument signage.
- Street trees in tree grates spaced no more than 30' on center.
- Because of the heavy traffic volume, on-street parking will not be allowed.

B3. East Main Street Gateway Streetscape. This zone will be the east access to the Town Center from Marshall Road and will feature an 80' ROW with a streetscape treatment on par with the West Gateway. However, this street must also function as a retail shopping zone and offer:

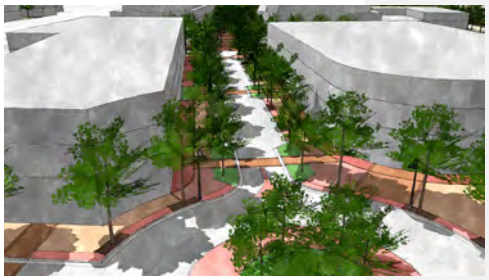
- Rich paving materials, street trees in tree grates, and landscaping that is consistent with those used at the Western Gateway.

- 20′ to 25′ wide sidewalks that allow ample room for outdoor dining/retail and which facilitate pedestrian movement and comfort.
- Neckdowns and crosswalks to provide safe street crossings for pedestrians.
- A 4′ wide "street amenities" zone paved with accent paving to accommodate street trees, bike racks, opening car doors, etc.
- A 5′-0" clear walkway is to be provided between the 4′ street amenities zone and the enclosure/ seating area for outdoor dining or display area for outdoor retail. This applies the Urban Streetscape Zone (B4 below) as well.
- Parallel on-street parking on both sides of the street.

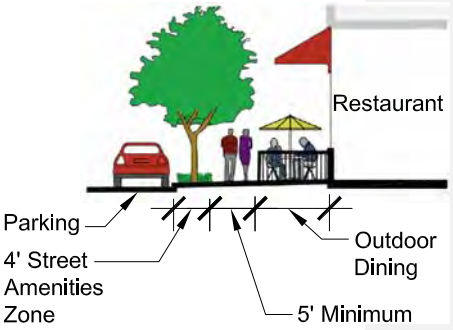
B4. Urban Streetscape. This streetscape treatment is applied to the majority of the Town Center streets. The 70′ ROW streets provide for pedestrian movement and amenities, on-street parallel parking, and travel lanes that encourage traffic flow at pedestrian-friendly speeds.

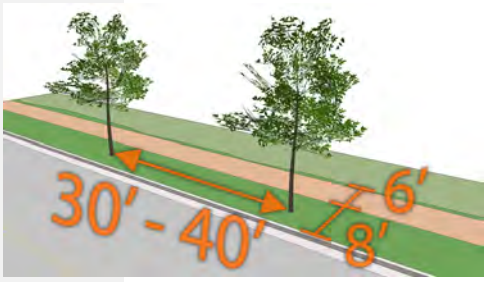
- Sidewalks along these streets can be as wide as 17′ or reduced to 12′ (where approved) to allow landscape frontage for adjacent buildings. The paving treatment is envisioned as a mix of unit paving (brick or concrete) and tinted concrete with the tinted concrete at a higher percentage than the Gateway streets.
- A 4′ wide street amenities zone is provided along with on-street parking, neckdowns and enhanced crosswalks, and street trees in tree grates.

B5. Town Edge Streetscape. The Town Edge Streetscape will serve as the transition to the open spaces that are found on the north and south sides of the Town Center. These streets feature a large percentage of soft landscape because of the potential for residential uses on the first floors.



4′-0" Street Amenities Zone





Marshall Rd Street Trees

- Rather than providing a street amenity zone, Town Edge streets will feature tree lawns between the back of curb and the sidewalks. The tree lawns will vary between 4′ and 6′ and be landscaped with either low-water use turf or a mix of turf and shrub beds. Street trees are to be planted ±30′ on center. Incorporate a 4′ to 6′ landscape strip between the adjacent buildings and sidewalk.
- Sidewalks can be as narrow as 6′ in this zone with tinted concrete as the primary material.
- Neckdowns with raised open planters and enhanced crosswalks highlight the street corners. These will facilitate safe street crossings and provide opportunities for street trees and landscaping. Enhanced paving materials are encouraged at the corners.

B6. McCaslin Boulevard and Marshall Road Streetscapes. The streetscape treatments for the roads serving the Town Center are envisioned as tree-line corridors with 6′ to 10′ sidewalks to facilitate pedestrian movement.

- Street trees will be planted every 30′ on Marshall Road except when adjacent to open space where 40′ tree spacing will be allowed. McCaslin Boulevard will feature a double row of street trees planted 30′ apart in a triangular pattern on either side of the 10′ multi-use path.
- 8′ tree lawns between the back of curb and sidewalk will be landscaped with either low-water use turf or a mix of turf and shrub beds.
- Sidewalks in these two zones can be standard concrete. However where Marshall Road is adjacent to the Town Center, tinted concrete is to be used.
- Neckdowns with raised open planters and enhanced crosswalks are to be used at the street intersections.

C. Required Street Trees

Street trees shall comply with the requirements of the Town's Municipal Code with the following modifications:

C1. Street trees shall be selected from the approved Superior Town Center Plant List included in Appendix B.

C2. Street trees shall be planted in tree lawns, open planters, or in tree grates as required for each streetscape type described above.

C3. See Section L below for modifications to the percentages of coniferous and deciduous trees that are appropriate for the Town Center.

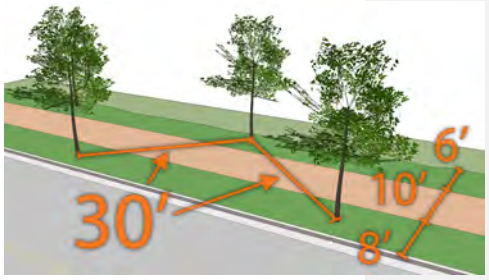
C4. Street trees shall be 3" caliper (minimum) with the height of the first branch no less than 7'-0" above finished grade.

C5. Buried utilities are to be planned to avoid conflicts with street trees. Street trees may be adjusted (with approval) where conflicts are unavoidable.

C6. Plant diversity should be considered when selecting street trees. The maximum percentage of any one tree species on a street in the Superior Town Center is 33%.

C7. Shrubs may not be substituted for the required street trees.

C8. To help buffer pedestrians and outdoor diners from vehicular uses. Trees will be located in tree grates or raised planters. When trees are used in planters, they will be accompanied by low shrubs, perennials, and ground covers.



McCaslin Blvd Street Trees

D. Parking Lot Landscaping

Landscaping for at-grade parking lots in the Town Center shall comply with the requirements of Sections 16-24-30 and 16-24-60 of the Town's Municipal Code, except as modified below:

D1. One 2 ½" caliper shade tree and five shrubs are to be provided for every 8 parking spaces. The

goal of this change is to provide trees in each corner of the parking lot, two trees for each 9′ x 36′ parking island and one tree for every 9′ x 18′ parking island.

D2. Openings may be provided in concrete curbs where parking lot islands are incorporated into an integrated bio-filtration plan. Trees and shrubs shall not be planted in the bottom of bio-filtration channels.

D3 Because of the intensity of the proposed development, landscape buffering for parking lots in the Town Center may be reduced on a case-by-case basis through the use of decorative screen walls. The height of parking lot screen walls shall not exceed 42″.

D4 Landscaping for Temporary Parking Lots. Surface parking lots that serve as a temporary use will be allowed on a case-by-case basis. These will only be permitted on 5-year increments and the permits will need to be renewed at the end of the 5-year period.

- Temporary parking lots are to be buffered from adjacent roads and uses per Section 16-24-30 of the Municipal Code.
- Shade trees may be provided in large containers or planted at 50% of the required quantities for fully developed parking lots.
- Internal landscaping will not be required for temporary parking lots unless the number of spaces exceeds 75 stalls.
- If rotomillings, road base crusher fines, or other aggregate paving surfacing is approved for a temporary parking lot, bumper blocks are to be used to define parking spaces.

E. Landscape for Courtyards Above Parking Structures

Where courtyards are provided on structured decks above parking structures, landscaping and site amenities are to be provided at levels that result in visually interesting, comfortable people spaces. Because of the variability in the structural requirements for structured decks and the wide range of potential landscape treatments, each courtyard over structured parking will be judged on a case-by-case basis.

F. Landscaping Within Individual Parcels

Landscaping within individual parcels in the Town Center shall comply with the requirements of the PD Plan or Municipal Code. Modifications to these requirements will be considered on a case-by-case basis where higher density and zero setbacks will not allow landscaping to the required levels.

G. Landscape Buffers and Screens

Landscape buffers and screens for parcels within the Town Center shall comply with the requirements of the Town's Municipal Code. Because of the urban density proposed for the Town Center, variance from the Town standards will be considered on a case-by-case basis where decorative architectural screens or green screens are used to create screens or buffers that effectively achieve the same results as a wider landscape screen or buffer. Where parking occurs adjacent to a public sidewalk in the Town Center Core, a 3-foot buffer area with a low masonry wall or green screen shall be provided to screen cars.

H. Perimeter Edge Treatments

Perimeter plantings along McCaslin Boulevard and US 36 shall provide buffering for adjacent uses, emphasize the uniqueness of each area,

and visually link these areas to the core of the Town Center.

H1. The character of the McCaslin Boulevard landscape is to be defined by a double row of shade trees planted 30′ on center in a triangulated pattern on both sides of the 10′ multi-use path. The tree lawn between the path and back of curb is to be planted with low water use turf grasses or a combination of turf and shrub beds. The McCaslin Boulevard plantings shall employ a variety of tree and shrub types with enhanced plantings at the gateways to the project.

H2. Sidewalks will either align parallel to the street in the McCaslin area or gently meander. Multi-use paths within the US 36 open space should meander, responding to landforms where possible.

H3. The plantings for the US 36 corridor are restricted to drought tolerant varieties. Trees and shrubs should be planted in naturalized patterns and be used to enhance path intersections and edges of the detention / water quality ponds.

I. Detention Pond Landscape

Storm water management plans for the Town Center and for widening US 36 will result in the construction of a series of detention and water quality ponds on the east edge of the site.

I1. The top edge of the slopes and embankments of these ponds are to be landscaped with groupings of naturalized trees and shrubs. Plantings should be calculated at a minimum quantity of 1 tree and 5 shrubs for every 40 LF of the top edge of embankment.

I2. The seed mix for the ponds should be comprised of native and adapted grasses and wildflowers that will thrive in a wide variety of soil and

moisture conditions. Pond slopes and swales are to be protected with high quality erosion control products that will prevent soil loss and encourage germination.

I3. Areas that will remain wet throughout the majority of the growing season are to be seeded with a wetland seed mix or planted with wetland starter plants.

J. Coal Creek Open Space / Park System

Because of the quality of the open space in this portion of the site, the riparian areas and floodplain on either side of Coal Creek will be used for active and passive recreation by the Town Center community and residents of Superior. The creek corridor is a more desirable recreation resource than the US 36 open space because it is not as heavily impacted by road noise.

J1. The creek's riparian corridor is the Town Center site's most valuable natural feature and it should be enhanced as a passive recreation opportunity. This can be accomplished by selectively thinning the understory, on-going restoration (see following bullet), and by providing limited pedestrian access.

- While the Coal Creek corridor is heavily wooded, the quality of the riparian vegetation and creek bed is diminished by non-native / invasive plants and damage from cattle grazing. The Environmental Assessment completed for this plan includes recommendations for restoring the corridor to a more sustainable, native state. Development of the Town Center site should include a plan for implementing those recommendations.

J2. The Town Center's developed parks and active recreation resources will be located north and south of Coal Creek. A small pocket park

adjacent to the northeast corner of the Town Center will provide a walk-to recreation amenity for residents and workers. It could include shade trees, a picnic shelter, play equipment targeted toward young children, and a signature amenity such a climbing boulder or small splash ground. The pocket park also includes a community garden area that would allow residents to grow fresh vegetables during the summer months. The other major active recreation amenities for the Town Center are located north of, and adjacent to the Coal Creek Trail. The grades for a portion of this area will be lowered to increase flood capacity and to create an irrigated turf-grass multi-use field that would be suitable for informal field sports and youth sport practices. An irrigated turf picnic grove is shown to the west of the multi-use turf field and a small amphitheater is shown north of the multi-use turf field (see 4.4, G).

J3. In order to meet the storm water filtering needs of the site, a water quality channel will be constructed at the north edge of the Town Center Core. This is envisioned as a rock-lined channel with sloping native grass slopes. A more developed landscape may be appropriate for portions of the water quality channel adjacent to the Town Center.

J4. The north edge of the Town Center is an opportunity for walking paths and seating oriented toward Coal Creek (the "Coal Creek Promenade"). A small plaza at the center of this area will serve as the southern terminus of the site's primary pedestrian bridge over Coal Creek. This plaza will also be the location for the Town Center's signature architectural element – a clock tower (campanili) that celebrates Superior's mining heritage.

J5. Given the intensity of outdoor use expected within the high use areas and parks in the Town Center, the primary plantings will be shade trees and turf grasses that can tolerate heavy use and climatic conditions.

J6. Special features such as an amphitheater, play structures, water features, sculpture gardens, and plazas for events will be developed and landscaped with more intense landscaping appropriate for an urban spaces. In some areas, permeable paving and aggregate walking surfaces shall be used to minimize runoff.

K. Xeriscape / Water Conservation

As a significant percentage of urban water usage is due to landscape irrigation, every effort shall be made to conserve water by utilizing state-of-the-art Xeriscape and water conservation principles for the Town Center's landscape. Xeriscape principles define a method of landscaping that promotes water conservation through well planned soil prep, aeration, mulching, selection of low water use plants, and a carefully designed irrigation system. Xeriscape concepts are to be incorporated into the landscape design of the public realm and each development parcel without compromising the intent to establish significant visual impact through landscaping. Some of the more notable Xeriscape principles include:

K1. Incorporating a "zoned planting scheme" by grouping plants with similar water requirements in one area.

K2. Selecting drought tolerant plant species that are native to the region (or well adapted to the climate) and which require minimal watering and pruning.

K3. Providing adequate soil prep for shrub beds and by applying locally obtained organic mulch such

as wood chips or pole peelings to a depth of 5".

K4. Carefully preparing irrigated turf areas prior to seeding or sodding. For example: rototill to a depth of 12" and amend soils with an organic compost at a rate 5 CY per 1,000 SF.

K5. While it is acknowledged that the urban areas of the Town Center will likely require a more refined landscape with higher water use ornamental plantings, Xeriscape principles should be employed where possible.

L. Landscape Standards and Plant Material Selection

In order for the Superior Town Center's landscape to meet the goals defined above, it will need to be constructed to the highest standards for design and quality.

L1. Installation of the Town Center's plant, landscape, and irrigation materials shall be per the Town of Superior's Standard Specifications and Details for Planting and Irrigation.

L2. Shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, and ornamental grass, shall be selected from the Town Center Landscape Plant List included in Appendix B of this document.

L3. Because of the urban character in the Town Center, the requirement in the Town's Municipal Code for providing "total tree and shrub counts [that] shall be split two-thirds coniferous and one-third deciduous species" shall be evaluated on a case-by-case basis. It is recognized that much larger percentages of deciduous trees will be appropriate for this project.

L4. The primary source for irrigation water for the Town Center (especially for parks and open space areas) shall be the Town's re-use water. Cost to construct additional off-site water storage for the re-use water required for the

Town Center will need to be included in the construction cost for the project.

L5. Open space and common areas not covered by irrigated turf grasses or shrub beds shall be seeded per the Town of Superior's Standard Native Seed Mix as specified by the Parks and Recreation Department. This will provide consistency between the Town Center's open space and adjacent properties. Open space native grass areas will be served by a permanent, automated irrigation system that is designed for native grass stands.

L6. Structural backfill soil such as "CU Structural Soil" (as defined by the Urban Horticulture Institute, Cornell University) is strongly encouraged for all street trees planted in sidewalks or planters smaller than 50 SF.

L7. Tree wells and planters adjacent to curb and gutters shall be constructed with subdrains. Tree well subdrains may be eliminated where documentation is provided demonstrating unavoidable utility conflicts, or an alternate approach that achieves the same results.

L8. Each street tree shall be irrigated via a drip-ring emitter.

L9. The design of the Town Center landscape (open space, parking lots, plazas, etc.) should incorporate supplemental water quality measures such as drainage swale biofilters, water quality ponds, tree well biofilters, porous paving, or other storm water Best Management Practices (BMP's) where appropriate.

4.7 TRANSIT

A. Introduction, Intent and Purpose

Superior Town Center has been planned to accommodate transit as future routes are expanded to serve this area.

B. Transit locations

B1. Transit facilities should be located within 1,200 feet walking distance of the center of the Town Center Plaza

B2. Transit stops have been identified in Figure I: Bicycle/Pedestrian/Transit Circulation Diagram.

C. Transit Shelter Design

C1. Transit facilities (stops and shelters) shall be designed as focal points and amenities within the Town Center.

C2. Transit shelter design shall provide protection from the prevailing winds and from summer sun and include trash receptacles.

C3. Transit Center shall be located adjacent to Building "D1" at the east end of Main Street.

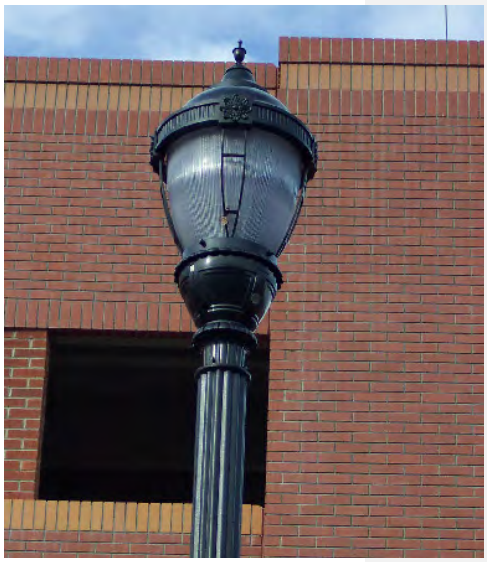
4.8 STREET, SITE AND ARCHITECTURAL LIGHTING

A. Introduction, Intent and Purpose

Lighting in a mixed use Town Center such as Superior Town Center is a major determinant of nighttime activity. It should create a sense of safety, particularly for pedestrians, and emphasize key features of the site. At the same time, it needs to balance the lighting needs of the different uses on the site and reinforce a unified image and identity for the project. Special lighting techniques should be used to enhance the public plazas and streets within the Town Center. Site lighting should be architecturally compatible and consistent in design, and reduce light pollution.

B. Fixture Design and Illumination Level

Light pollution detracts from the enjoyment of the night sky especially in urban areas. A "dark sky maintenance" approach to lighting fixture selection reduces light pollution and should be incorporated into the overall lighting design of the Town Center.



Exterior light standards should be designed as a "family" of compatible fixtures, which relate to the architectural character of the buildings on a site. All exterior lighting should be provided at the minimum level to accommodate safe pedestrian and vehicle movements, without causing any off site glare.

B1. All public street lighting will utilize the standard decorative Town Center fixture so that the lighting will be uniform in design and color complimentary to the architecture and in scale with the Town Center massing.

B2. All internal private street lighting shall be designed to be architecturally compatible with structures and lighting on adjacent properties.

B3. To facilitate security, specify lighting levels that are adequate for visibility, but not overly bright. All building entrances should be well lighted.

B4. Use LED or metal halide fixtures. High-pressure and low pressure sodium light fixtures are not allowed in any application.

B5. Maximum height, of all poles along internal public streets and within landscaped and plaza areas, is 16 feet, measured from grade.

B6. Use mid-height poles in parking lots larger than 100 spaces (20-24 feet measured from finished grade).

B7. Maximum levels of light fixture illumination shall be in conformance with Chapter 16, Article XX General Development Standards of the Town of Superior Municipal Code.

C. Decorative Architectural Lighting

Lighting that highlights architectural features, creates aesthetic interest in the development and develops a unique identity for buildings on the site, adds visual interest to the Town Center. Special lighting that accents building features and creates visual interest is encouraged in the Town Center, provided that design continuity is maintained among buildings.

C1. Lighting fixtures mounted directly on structures are allowed when utilized to enhance specific architectural elements or to help establish scale or provide visual interest.

C2. Integrate fixtures used to light building mounted signage, building facades or pedestrian arcades, into the building's architectural design.

D. **Parking Lot and Parking Structure** lighting should be unobtrusive, and should not attract attention to itself, but rather provide safe light for orderly functions.

D1. Emphasize pedestrian ways through parking lots with lighting.

D2. Locate poles in landscaped medians and on a masonry base with a maximum height of two feet.

D3. Interior lighting for parking structures shall be concealed and shall not be visible from outside the parking structure.

E. Pedestrian Area Lighting

Walkway lighting should be scaled to the pedestrian and should provide for safe use of pathways and pedestrian areas. Walks should be lighted for the safe passage of pedestrians, as should areas which are dangerous if unlit, such as stairs, ramps, intersections, and underpasses

E1. Use of lighted bollards or other low level fixtures is encouraged to identify pedestrian walkways and drop-off areas at entrances to buildings.

E2. Emphasize pedestrian-to-vehicle intersections with low-level decorative streetlights.

E3. Illuminate all primary walkways, steps or ramps along pedestrian routes during hours of darkness.

E4. Use building mounted fixtures for walkways or plazas near buildings.

F. Landscape Lighting

Landscape lighting should enhance and complement, not overpower the landscape materials in the nighttime hours.

F1. Landscape accent lighting is encouraged in plazas, green ways, and courtyards provided it is consistent with adjacent buildings and indicative of the overall project quality.

F2. Special lighting for fountains, sculptures and other public art is encouraged in plazas and open spaces provided the lighting does not cast glare or interfere with the enjoyment of these spaces.

F3. Design the landscape lighting to work for all seasons of the year and through the life of the landscape.

F4. When mounting from tree locations, consideration of the mature size of the plant and surrounding plant life will help achieve the desired effect.

F5. Conceal fixtures where possible (i.e., in trees, by landscape, behind rocks), control glare, and avoid extreme bright spots on the surrounding landscape.

5.0 STREET DESIGN GUIDELINES

5.1 ROADWAY CLASSIFICATION/CROSS SECTIONS

Figure D - Street Hierarchy Diagram illustrates the hierarchy of streets within the Town Center site. Figures D, E, F1, F2 illustrate in Plan and Section the designs for the streets within the Town Center site.

It is expected that, because the layout and design of the streets internal to the Town Center will promote slow speeds, bicyclists will share the streets with those slow moving vehicles. The speed limits within the Town Center shall be 20 miles per hour.

Off-street multi-use trails shall be located along Coal Creek and the east and south edge of the site to facilitate pedestrian and bicycle access to the Town Center.

6.0 SPECIAL DESIGN GUIDELINES FOR THE TOWN CENTER CORE

6.1 RELATIONSHIPS AND COMPATIBILITY BETWEEN BUILDINGS

A. The topography of the site and the resultant grading dictates an approximate 2.1% rise in elevation from the northeast to the southwest corner of the Town Center Core, requiring a creative solution to accommodate the grade change while maintaining pedestrian accessibility and a maximization of a regular rhythm of doorways along the façade.

B. Consider incorporating traditional façade elements in the Town Center buildings. In many cases, entire block faces will be designed and built simultaneously. This will provide the opportunity to tie the retail façades together with common elements. Repetition and use of traditional façade elements creates patterns and visual alignments that contribute to the overall character of the new Town Center. These elements should be interpreted in new ways with contemporary materials, and include: a) stallboard / kick plate as the base to the front of the store or restaurant, b) first floor retail display windows, c) awnings, trellis or canopies, d) angled or recessed store entrances, e) transom and/or sign band aligned with adjacent buildings, f) parapet cap or cornices creating a separation between the first floor retail level and the upper levels, g) residential/office window patterns and shapes, h) balconies, sunshades, canopies, i) parapet cap or cornice at top of 3rd or final level, j) sloped roof. (See Section 6.3, A.)

C. Consider the alignment and compatibility of architectural features and established patterns with neighboring buildings. The proximate alignment of

architectural features from one building to another creates visual continuity and establishes a coherent visual context throughout the Town Center. While new building forms and vocabulary are anticpated, building façades should be designed to reinforce these patterns and support the Town Center's visual character. Some horizontal elements that typically align with adjoining buildings include those listed in B above.

D. Maintain a rhythm of façade widths through the use of materials, patterns, reveals, building setbacks, colors or by using design elements such as columns or pilasters. Retail facades should be modulated using bay widths of approximately 25' – 30'. Any single building façade should not exceed a maximum of 90 - linear feet (equivalent to three traditional retail bays).

E. All buildings will be articulated on all sides fronting on a public R.O.W., plaza or pedestrian way with attention to materials, entrances, window patterns and detailing.

6.2 BUILDING HEIGHT, MASSING AND SCALE

A. Buildings that appear similar in mass and scale help to maintain a coherent visual image of the "main street" character. Yet it is also important to maintain a variety of building heights to create visual interest. Three to five-story buildings will comprise the Town Center core with some tower elements at key locations such as corners of major intersections and the downtown hotel.

B. Consider the effect of building height on shading and views. The streets have been laid out at a 16 degree angle to East/West to maximize the solar access to the ground level on the north sides of the buildings. Proposed building heights and massing on the South side of the Plaza should consider the

intent to minimize shading of the Plaza particularly during the Fall, Winter and Spring seasons. Offset upper levels of the hotel structure to minimize the effects of shadows over the Town Center Plaza. All proposed buildings will require a solar analysis to evaluate massing and heights of buildings.

C. Maintain a "Human Building Scale" rather than a monolithic or monumental scale. Façade elements properly detailed help establish a sense of scale for the pedestrian and create visual patterns that link buildings within a block. The use of traditionally-sized building components help to establish human scale and maintain the character of the Town Center. Standard size brick and stone, uniform building components and standard window sizes are recommended especially at ground floors adjacent to pedestrian areas.

D. The maximum height of buildings within the Town Center Core is between 50 - 75 feet measured on each façade from the lowest point of the vertical wall/ground plane intersection and the eave line, parapet or roof overhang of the uppermost floor of the building.

6.3 EXTERIOR EXPRESSION OF FLOORS

A. Maintain a visual interest in the building forms by stepping back upper floors from the façade and varying the building massing. Fourth and fifth floor facades should be set back a minimum of 10 feet from the façade below and roof decks provided within the setback area.

Tower elements and other forms, such as dormers, may extend forward to the front façade to add interest.

B. Maintain a standard floor-to-floor height in the Town Center. Generally, the floor-to-floor height from the ground level to 2nd floor should be approximately 14-18 feet, the 2nd floor parking level should be approximately 10 feet floor-to- floor, and the floor-to-floor heights at the 2nd and 3rd floors (residential or office) should be approximately 10 – 14 feet. The 4th or 5th floor can be any height as long as the total building height is within the allowable height as defined in Section 6.2.D.

C. Maintain the distinction between upper and lower floors by developing the first floor façade as predominantly transparent. Use windows and other architectural features to create pattern that will reinforce the traditional façade rhythms. The parking level façade should be designed to screen the cars from views at the Plaza level and from adjacent buildings at all levels. This level is allowed to take advantage of natural ventilation when possible.

6.4 ROOFTOPS AND ROOF FORMS

A. The design of the roof form and other related elements such as roof material, color, trim and lighting should be an integral part of the architecture of the building.

B. A variety of roof forms is encouraged. Sloped roofs (such as shed, hip roofs and gable ends) and curved and or barrel vaulted roofs are encouraged. Mansard roofs are discouraged.

C. Rooftop restaurant or terrace decks, if well designed, are encouraged.

D. Parapet walls and other roof forms shall be designed to screen rooftop mechanical equipment from view of adjacent upper floor buildings. Where possible, use low-profile mechanical units on rooftops.

E. Skylights and solar panels should have low profiles and not be visible from public rights-of way.

F. "Green" planted roofs/terraces are encouraged where feasible.

6.5. BUILDING MATERIALS

A. Consider the scale, texture and pattern of building materials by using building components in traditional sizes to help establish a sense of human scale. Contrasting building materials can also help to achieve a sense of human scale.

B. Use high-quality, durable materials that are compatible with the materials in the area and reflect the character of the natural environment surrounding the Town of Superior.

C. Use natural, high-quality materials such as sand stone (or other stone) and brick. Other acceptable materials may include painted wood/trim, stucco, precast concrete, cast stone, architectural metals and metal panel systems and glass. Intense, shiny reflective surfaces are to be avoided.

D. Windows should be of low-e glazing, tinted to be complimentary to the building. Mirror and opaque glass are prohibited.

E. Color and texture should be compatible with the surrounding area and reflect the warmth and feel of natural earth tones and local stone. Limit colors to a cohesive, complimentary palette of low-reflective, rich natural or earth tone colors. See Architectural Color Palette, Appendix C for allowed colors/ values.

F. Sloped roofs should be covered with approved standing seam metal, or commercial grade composition, slate, tile cement roof materials in the grey color range to create a memorable Town Center roofscape and identity inspired by historic mining and farm vernaculars (See Appendix C for details).

6.6. RELATION OF BUILDING EXTERIORS TO PEDESTRIANS

A. Create pedestrian interest at the street/sidewalk level. Design the first floor level to include architectural elements such as display windows facing the sidewalk, outdoor dining areas, display cases, arcade signs, projecting wall signs, light sconces, awnings, canopies, and public art integrated with the building design.

B. Maintain the line of building façades and storefronts at the sidewalk edge. Buildings or other design features that are built up to the sidewalk maintain a line of visual continuity and provide visual interest for pedestrians. Where a portion of a building façade is set back from the sidewalk (such as at store or restaurant entries or outdoor dining areas), the sidewalk edge should be visually maintained through the use of columns that support the upper floors or by utilizing other features such as a change in the pavement pattern, planters, or railings.

C. The highest quality materials should be utilized at the first floor to provide pedestrians with a rich palette of color and texture. In addition, awnings, arcades, canopies and trellis are encouraged as they create pedestrian interest and provide shade and rain protection to the pedestrian.

6.7 BUILDING ENTRANCES

A. Primary building entries must be directly accessible from a street or paseo and shall be either oriented to or easily visible from the street.

B. Store and restaurant entries should be clearly delineated and recessed from the building façade.

C. Building entries should be emphasized with architectural features such as substantial columns, arched canopies or awnings that relate to the overall design of the building.

6.8 UPPER FLOOR RESIDENTIAL AND OFFICE USES

A. Terraces and balconies are encouraged on the upper levels of buildings and shall be designed as an integral part of the building architecture.

B. Terraces and balconies shall be recessed into vertical and horizontal shifts and building massing wherever possible to avoid building faces that are dominated by cantilevered balcony projections.

C. The architecture of the building's upper floors and termination should complete the building form within an overall design concept for the base, middle and top that works in concert with the architectural scaling requirements.

6.9 PLAZAS, OPEN SPACES AND OUTDOOR DINING

Although the specific designs of the plazas, pedestrian ways and other common areas will be completed with the development of the individual projects, there are several design issues important to the continuity of the overall project. These open spaces will provide opportunities for public congregation, recreation, interpretive cultural displays and outdoor commercial activities.

A. The quality and functionality of the public spaces are critical to the success of the Town Center. Create comfortable, safe, accessible and appropriately located public spaces to provide opportunities for persons of all ages. Orient these spaces whenever possible to the sun and both external and internal views. Create a sense of enclosure while maintaining safety so that open spaces feel like outdoor rooms and are comfortable for a substantial part of the year. Seating should be useable year round as well.

B. Locate outdoor dining areas on or adjacent to open spaces and pedestrian routes such as green areas, plazas, and sidewalks.

C. Incorporate innovative railing designs to define outdoor eating areas. Railings define the boundary between the public and semi-public areas and create safety barriers for pedestrians. Railings should reflect an open, transparent feeling. Decorative elements incorporated into the railing design are encouraged. Generally, metal is the preferred material for rails and posts. See Section 4.6, Landscaping for specific locations and allowable sizes.

D. Pedestrian passages (paseos) shall be articulated to contribute to the overall quality of the pedestrian experience.

E. Utility outlets should be provided to accommodate special festival events needing access to power, water and drains.

6.10 SERVICE, TRASH AND LOADING AREAS

Service, delivery and storage areas can be visually obtrusive. The visual impact of service and delivery areas should be minimized, especially views of such areas from public ways and along designated view corridors. Careful design of screening and placement of these facilities must be planned. See Section 4.6, Landscape and Streetscape for additional details.

A. Locate loading docks and service areas away from any public street and in areas of low visibility such as the rear of buildings. Consider incorporating service and loading areas within the building.

B. Combine loading and service areas between multiple sites when feasible and screen from public view with fencing, walls and/or landscaping as appropriate.

C. Clearly identify service entrances with signs.

D. Trash/Recycle/Compactor Storage Areas

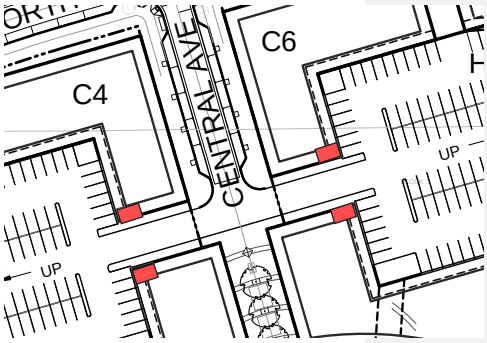
D1. Locate trash dumpsters and compactors near building service entrances, easily accessible by trucks and away from predominantly public areas.

D2. Provide concrete pad, minimally 8 feet wide, to provide truck access to dumpster locations.

D3. Whenever feasible, cluster trash dumpsters in areas to be shared by multiple buildings and users.

D4. Enclose all trash dumpsters, recycle containers and trash compactors with walls that compliment the building facade.

D5. Trash enclosures should be solid on all sides to a minimum height of 1' above any containers to be held within the enclosure. Gates should be solid and built to withstand heavy use. When possible integrate into the building form.



7.0 SPECIAL DESIGN GUIDELINES FOR LARGE FREE STANDING BUILDINGS OUTSIDE TOWN CENTER CORE

Not only must the design of the physical environment be addressed, but controlling the entire interface – the approach, arrival, and parking; the pedestrian experience throughout the site; the street furniture, the lighting, the people spaces – is crucial to the overall integration with the Town Center Core.

7.1 RELATIONSHIPS AND COMPATIBILITY WITH TOWN CENTER CORE

A. Large free standing buildings outside the core should reflect similar design characteristics of the Town Center and shall promote the architectural scale relationships between the two areas.

B. Large free standing buildings containing more than 25,000 sf allocated to a single user, depend on high visibility from major public streets. Correspondingly, the design of these buildings will shape the character and attractiveness of the streetscapes within Superior Town Center. It is critical that the development of the buildings contribute to and integrate with the Town Center Core in a positive way.

7.2 BUILDING HEIGHTS, MASSING AND SCALE

A. For human scale and visual interest, break down the mass of the building, horizontally and vertically, into a hierarchy of volumes. Large monolithic structures shall not be allowed.

B. Consider varying building height and massing to make a visual transition to adjacent buildings.

C. Arrange building massing to protect views to the north and northwest, from the Coal Creek open space corridor.

D. Avoid large blank walls. Articulate facades to reduce the massive scale and the uniform impersonal appearances of large buildings and to provide visual interest. In cases of facades in excess of 100 feet in length, incorporate the following techniques and/or components: a) modulate the wall plane with a rhythm of three-dimensional forms such as bays, pilasters, and recesses, b) add vertical and horizontal architectural details such as bands, cornices and awnings, c) vary materials and colors that reinforce the structural or architectural components of the building and d) artwork such as relief sculpture, tile work and murals. (See STC P.D. for dimensional limits of surface walls)

E. The maximum height of large free standing buildings is 75 feet (per IGA).

7.3 ROOFTOPS AND ROOF FORMS

A. For large buildings in excess of 25,000 sf simple, flat roof or parapet profiles can be used as the predominant roof form, but should include partial sloped roofs to breakup the flat roof expanses.

B. The design of the roof form and other related elements such as roof material, color, and trim should be an integral part of the architecture and Town Center theme.

C. Consider utilizing expansive flat roof forms for solar collectors to augment energy needs or "green roofs" to provide water quality.

7.4 BUILDING MATERIALS

A. Exterior building materials should have a human scale which helps to relate to the size of the building. Examples include stone, brick, and small concrete blocks. Non-modular exterior materials such as stucco and concrete panels will require extra pedestrian scale façade details to reduce the building's bulk and create human scale.

B. Building materials used at the lower floors adjacent to street frontage should respond to the character of the pedestrian environment through such qualities as scale, texture, color and detail.

C. Select high quality building materials to create a notable, enduring contribution to the built environment. Exterior building materials should convey solidity and permanence.

D. Utilize environmentally sound building design, construction techniques and materials such as solar, natural lighting, low water fixtures, recycled materials, high sound absorbing and energy insulating materials, and low/no Volatile Organic Compounds (VOC) content and low VOC emitting materials.

E. Building colors should be consistent with those colors in the Town Center and can be found in Appendix C, Architectural Color Palette.

F. Sloped roofs should be consistent with the roofs in the Town Center; covered with approved roof materials in the grey color range. (See Appendix C for details).

7.5 RELATION OF BUILDING EXTERIORS TO PEDESTRIANS

A. The ground level of the building along sidewalks shall be interesting and pleasant to the pedestrian including elements such as entrances, architectural details and an arcade along the façade.

B. Primary entries must be easily and directly accessible from an adjacent drive aisle within the parking lot. Consider providing an entrance facing a transit stop, major off-street pedestrian way or activity area located near the building. If the building is long or large, more than one entrance may be needed on the front façade.

C. Use building massing, special architectural features and change in the roof line to emphasize building entrances. Enhance entrances with at least three of the following features: 1) canopies or porticos, 2) overhangs, 3) recesses/projections, 4) arcades, 5) raised corniced parapets over the door, 6) peaked roof forms, 7) arches, 8) outdoor patios, 9) display windows, 10) architectural details such as tile and moldings which are integrated into the building structure and design and 11) integral planters or wing walls that incorporate landscape areas and or sitting.

7.6 SERVICE, TRASH AND LOADING AREAS

Service and delivery to large buildings is often unsightly. Every effort shall be made to mitigate the impacts of service and delivery areas through the creative use of architectural and landscape screening techniques. Please reference Section 6.10 D for guideline

7.7 SPECIAL GUIDELINES FOR BUILDINGS ADJACENT TO U.S. HWY 36 AND MCCASLIN BOULEVARD

A. Building facades oriented towards U.S. 36 and McCaslin Blvd. shall either be the primary entry façade or shall be of compatible quality in terms of architecture, materials and detailing. All sides of all buildings, not just the main façade, should be attractive and inviting with as many window or recessed areas as practical to minimize the feeling of the "back" side. All elevations will be visible to the public.

B. Buildings located along Marshall Road and McCaslin Blvd. must be designed to "address" the street, to engage the interest of drivers, pedestrians, and bicyclists. Provide additional building mass and distinctive architectural elements at the building entry.

7.8 SPECIAL DESIGN GUIDELINES FOR HOSPITALITY USES

The vision for the Town Center includes the potential location of 1 - 3 hotels.

A boutique hotel is proposed near the main entry to the Town Center, south of Main St. and will require special attention to the building design and compliance with Chapter 6.0 Special Design Guidelines for the Town Center Core.

The sites, both north and south of the easterly extension of Marshall Road offer opportunities for brand-hotels at the north entrance to the Town Center, taking advantage of the high visibility from Hwy 36 and the south facing views to the Coal Creek open space corridor. An imaginative, high-quality unique execution of either of these buildings will draw travelers and enhance the success of the entire Town Center development.

A. Relationships to Adjacent Streets and Coal Creek Corridor

A1. The overall layout must relate to and enhance the north entry to the Town Center.

A2. The overall layout and design of the hotel must enrich its relationship to the Coal Creek corridor.

B. Buildings Heights, Massing and Scale

B1. The type and characteristics of the proposed hotel offer an excellent opportunity to create an iconic imagery/ landmark along US 36. Articulate all sides of the block with modulated facades that reduce the scale and mass of the building.

B2. For human scale and visual interest, break down the mass of the building, horizontally and vertically, into a hierarchy of volumes.

B3. Arrange building massing to provide views to the northwest, west, southwest and southeast from hotel rooms.

B4. The maximum height for this hotel is 75 feet.

C. Rooftops and Roof Forms

C1. The design of the roof form and other related elements such as roof material, color, and trim should be an integral part of the architecture to enhance the overall townscape roof theme. (Please see Appendix C for Roof colors and Materials).

D. Relation of Building Exteriors to Pedestrians

D1. Primary entries must be easily and directly accessible from a perimeter street and/or adjacent drive aisle.

D2. Use building massing, special architectural features and change in the roof line to emphasize building entrances.

D3. Incorporate porte-cocheres into the design of the hotel entry to readily identify the major vehicular drop off zones.

E. Open Spaces Related to the Hotel

E1. The site design for the hotel should include a landscaped garden area oriented towards the Coal Creek Open Space.

E2. The hotel should offer attractive and inviting pedestrian scale features, spaces and amenities such as: 1) patio/seating areas, 2) landscaped gardens, 3) kiosk area, 4) clock tower or other amenities.

8.0 RESIDENTIAL DESIGN GUIDELINES

These design guidelines address both the residential units integrated into the Town Center Core (above retail and at ground level) and the multi-family residential area at the south east corner of the Town Center. The information in this Section is intended to supplement the requirements of Section 6 Special Design Guidelines for the Town Center Core.

The overall intent of the Residential Design Guidelines is: 1) to ensure that the form and scale of the building architecture reinforces the urban character of the streets and parks and, 2) to encourage building forms that provide human scale for residents and pedestrians.

8.1 RESIDENTIAL UNIT TYPES

It is envisioned that a variety of multi-unit housing types will be included in the neighborhood. The blocks containing residential uses (above retail and at ground level) have been configured to accommodate a wide variety of building types including:

A. A "podium" configuration solution that places the parking under the entire block with three to four story flats.

B. Donut shaped courtyard buildings where residences have direct access to a private secured interior courtyard and others face

the neighborhood streets and adjacent parks. Parking for those residential units is provided in above ground parking structures typically located behind each residential block; and

C. Where residential units are located above retail a parking level could be located at the 2nd floor.

D. Free standing multi-family residential buildings complex with under building parking.

8.2 ARCHITECTURAL CHARACTER AND NEIGHBORHOOD COMPATIBILITY

A. Arrange the buildings so that the common open areas, circulation paths and points of common access can be easily observed by residents.

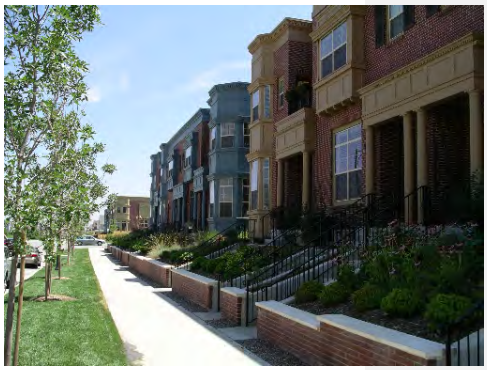
B. Variety within the Town Center will be ensured by combining different residential types, elevations, materials, and colors to foster individuality, improve the sense of community, and meet the needs of the market.

C. A sense of home will be created by designing and siting multi-unit residential buildings to maximize the sense of variety by using porches close to the street and variety between units.

8.3 BUILDING HEIGHTS, MASSING AND SCALE

A. All multi-unit residential buildings shall be designed to provide human scale, interest and variety with an emphasis placed on creating "row- house" like elevations that reduce the appearance of large, long, horizontal buildings.

In order to promote a human scale, buildings should incorporate elements of the following architectural features: a distinct first level often defined by strong horizontal elements such as awnings or façade treatments; special accent materials and design details on all first floor facades; transparent windows and doors; textured materials with human scaled proportions; and outdoor and entrance areas that form a relationship with abutting pedestrian areas.



B. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context.

For buildings to relate to surrounding buildings and to respect the local context in scale and design, they should incorporate such features as: maintaining the building scale or subtly graduating changes; maintaining front yard setbacks at the build-to line; establishing base courses; the use of front porches on residential buildings; repeating cornice lines in buildings of the same height; extending horizontal lines of fenestration; and echoing architectural styles and details, design themes, building material and colors used in surrounding buildings.

C. Building fronts and main entrances shall orient to the street(s). Residential entrances shall be clearly defined and emphasized. Ground floor units should have exterior entries whenever possible.

In order for building entrances to be clearly defined, utilize such features as awnings, recessed door openings, columns and pilasters, fanlights and sidelights, porches and other similar architectural elements.

D. The design of all buildings shall avoid monolithic shapes and shall include articulated surfaces.

In order for the design of all buildings to avoid monolithic shapes and flat, unarticulated surfaces, the following techniques are appropriate: changes in color, graphical patterning, texture or material; projections, recesses and reveals; windows and doorways; arcades and pergolas; towers; gable projections; and horizontal and vertical breaks are recommended.

E. The architectural features, materials and the articulation of a façade shall be continued on all sides visible from a public street, including alleys.

F. Entries may be raised along some elevations to provide a sense of security and allow ventilation to the garage level below.

G. The front of the building should have the greatest articulation followed by the sides and then the rear.

H. Buildings that are uniformly three or four stories are discouraged. Buildings that mix three, four and five story elevations are preferred. The building mass of the elevation can be reduced by offsetting residential units and varying building setbacks, heights and materials.

I. The maximum height of residential buildings within this district is [85 feet].

8.4 ROOF FORMS AND MATERIALS

A. Roof forms should be designed in ways and/or used in combinations to break up large, continuous building forms in multiple dwelling structures. Where flat roofs are used, other techniques to provide scale and interest should be used to refine large, continuous building forms. Long unbroken ridgelines are strongly discouraged.

B. Generally, for structures lower than 35 feet high, gable or hip roofs are preferred for the primary roof form. The primary gable roof slope should not be more than 5:12 unless a small special feature. Secondary structures such as porch roofs, roofs over bay extensions, bay windows, etc. may include other roof forms such as shed roofs and hip roofs in combination with gable roofs. However, the secondary roofs should be consistent or complementary with the primary roof form. Flat roofs may be also appropriate for small areas.

C. For multiple dwelling structures, shed roofs and roofs with unequal slopes should not be used for the primary roof form.

D. Dormer roof forms should generally match the form or pitch of the primary roof or significant secondary roof form.

8.5 EXTERIOR MATERIALS, COLOR AND DESIGN ELEMENTS

A. Durable materials shall be used that will be long lasting with reduced maintenance costs.

B. Maximize the opportunities for natural lighting through the use of a variety of window sizes and shapes on each building. Vertical window proportions are preferred. Incorporate mullion patterns to add detail. Ribbon and glass curtain walls are to be avoided in residential buildings.

C. Maximize privacy between units by providing separate entries, and acoustic separation in party walls and floors.

8.6 GARAGES AND SERVICE AREAS

A. Garages and service areas should be integrated into the primary building form and screened from on-site residential areas to the greatest degree possible.

B. Garages under buildings should provide open ventilation and sunlight where possible.

C. Buildings within each block should share service areas whenever possible.

8.7 TRASH AND EXTERIOR UTILITIES EQUIPMENT

A. Common trash receptacles shall be used and should be centrally located to the residential units they serve, yet inconspicuous and easily maintained. Preferred locations include the ends of parking courts, along interior secondary access routes and private drives, and away from building entrances. Receptacles shall be fully enclosed within 6 foot walls and solid, self-closing gates. Enclosures shall be constructed of materials compatible to the design of the adjacent buildings and softened with landscaping.

B. Consider the use of trash compactors.

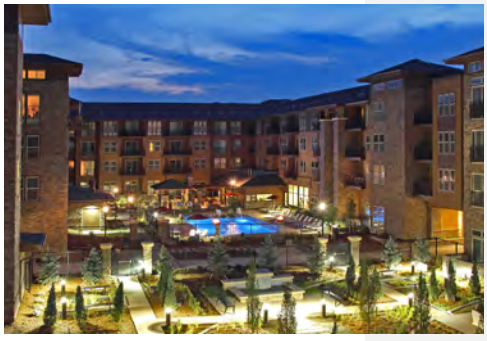
C. To maintain the visual integrity and residential character of neighborhoods, electric and gas meters requiring external location should be grouped and located out of direct view from adjacent streets. Such meters can be screened by cabinets, wing walls, fencing and/or vegetation.

8.8 COMMON AREA ACCESSORY STRUCTURES

Accessory structures should present a uniform and consistent design statement compatible with the architecture styles of individual developments. Structures such as kiosks, shelters, and centralized mail box structures, are encouraged as neighborhood focal points.

A. Such structures should be centrally located within the neighborhood, included within common open space areas and neighborhood greens, and highly visible and accessible to residents.

B. Such structures shall be compatible with other streetscape elements and the architectural style of the neighborhood.



C. Clustered mail boxes are strongly encouraged within each block or building and should be centrally located, offering easy pedestrian access to all residents.

D. If clustered mailboxes are not located within an enclosed building or area within the block, the free-standing structure(s) shall be architecturally compatible with the character of the development in terms of scale, form, materials, exterior finishes, and roofing. Attractive message boards of information kiosks located in conjunction with such structures enhance the community role of the mailbox clusters.

8.9 NEIGHBORHOOD AND PRIVATE/SEMI-PRIVATE OPEN SPACE WITHIN BLOCKS

A. Provide each residential unit with at least one private outdoor area such as a yard, porch, patio, or balcony. Balconies should have a minimum 6 foot depth.

B. Each block should incorporate usable and meaningful semi-private open space in courtyard-like spaces.

C. Special indoor and outdoor amenities such as community and event rooms, and gardens should be considered with each type to differentiate the products for the expected occupants.

9.0 STORMWATER MANAGEMENT / DRAINAGE AND EROSION CONTROL

9.1 INTRODUCTION AND PURPOSE

Storm water and snow-melt from rooftops, paved areas, and lawns carry plant debris, soil particles, and dissolved chemicals into the Town's storm drainage system and Coal Creek. Site development plans should employ management and engineering practices to protect storm water from these undesirable elements before releasing water into Coal Creek.

The project Drainage Report provides specific technical requirements for design of drainage and storm water management facilities. In addition to the Drainage Report and the Superior Metropolitan District #1 standards, the following guidelines apply to the Town Center.

9.2 WATER QUALITY CONTROL DESIGN & DETENTION FACILITIES

The overall development plan includes stormwater ponds which will provide water quality and detention for the project, except for Block 12, Lot 2. Final design of all facilities shall be in accordance with the project Drainage Report, Urban Drainage and Flood Control District (UDFCD) Criteria and Town of Superior requirements. Additional detention or water quality measures are not required for development of individual parcels (except for Block 12, Lot 2), unless the imperviousness of each parcel exceeds those planned for by the project Drainage Report.

10.0 DESIGN GUIDELINES FOR CONSTRUCTION SITES AND TEMPORARY FACILITIES

10.1 GENERAL REQUIREMENTS FOR "CONSTRUCTION METHODS PLAN" SUBMISSION

Since Superior Town Center will be developed over an extended period of time, new construction will be underway adjacent to completed and occupied buildings. Therefore this section establishes the criteria for the Builder's "Construction Methods Plan" which shall be prepared by the Builder of a development parcel and must be submitted to the Town of Superior for approval prior to the start of construction or grading. This Plan shall be prepared in the form of a single document that shall specifically reference each issue described in this section and shall include a schedule for construction, as well as all site plans for all temporary and permanent uses, utility plans, and all other reference materials necessary to adequately describe the Builder's operational plans.

These criteria are intended to supplement Town, County, State, or Federal requirements. Each Builder is responsible for obtaining and maintaining all necessary permits and approvals.

10.2 SITING OF CONSTRUCTION AREAS

A. Vehicular, Equipment, and Ped. Access

Safe, clean vehicular and pedestrian access in the vicinity of a construction site must be maintained. The Builder shall indicate temporary circulation and

parking on the plans. Specific access roads shall be approved for each construction site and may be relocated from time to time as necessary to most effectively provide access to all projects at Superior Town Center. Construction traffic must be minimized during peak traffic hours. Each Builder is responsible for insuring that any of his subcontractors or visitors to his site utilizes the appropriate access routes. No one shall be allowed to drive or park outside the designated construction areas.

B. Interim Signage – Directional and Informational

All interim signage must be in conformance with other sections of these guidelines as well as local sign ordinances and other regulations. Dimensional detail plans, including materials and colors and site plan locations for all signs shall be included on the "Construction Methods Plan". On-site directional signs shall be coordinated with other Builders to insure subcontractors and visitors can find the appropriate construction sites. Specific access points for visitors, material and equipment deliveries, contractor parking, and the hours of operation shall be clearly indicated. A project sign identifying the name of the project, the parties participating in the design and construction, the anticipated date of occupancy and leasing information may be located at the construction site in accordance with the signage guidelines. (See Section 11.0 Wayfinding, Signage and Environmental Graphics)

C. Construction Fencing

Dimensional detail plans, including materials and colors and site plan locations for all construction fencing shall be included on the "Construction Methods Plan". The design and materials of the construction fencing shall be in keeping

with the specific needs during each phase of construction. For instance, a 6-foot high chain link fence may be appropriate for security and definition of construction staging areas in the early development and plywood or more permanent type opaque fencing may be required when occupied buildings are nearby. All construction fencing shall be designed consistent with the project character in materials and color. Fencing shall be required to surround all construction areas to control access to the site.

D. Construction Parking and Material Storage

The areas designated for parking and/or material storage shall be visually unobtrusive from the roadway and adjacent properties. Off-site storage of materials is encouraged. Storage areas shall be described and justified in the "Construction Methods Plan".

E. Temporary Structures

Temporary structures, portable offices, latrines and other related facilities will be maintained in good repair and arranged in a compact and organized manner on the construction site and shall be secured to the ground against wind. These structures shall not be allowed for more than 16 months without obtaining an extension of time from the Town of Superior. These facilities shall be situated so as not to be obtrusive or unsightly when seen from the street or adjacent properties. All temporary structures and portable facilities shall be removed within 30 days from issuance of a Certificate of Occupancy. As needed, the contractor shall provide excavation support or shoring along adjacent roadways, driveways, utilities, structures or landscape areas. The "Construction Methods Plan" shall indicate type, design and location of all temporary structures.

F. Debris & Disposal

All procedures for handling debris accumulation and removal shall be described in the "Construction Methods Plan".

- Screening

  Construction debris shall be concealed during construction in a visually screened location and shall be removed on a regular weekly basis. Debris pits are not allowed and open burning will not be permitted.

- Trash and Recycling collection

  Segregation of construction debris and recycling is encouraged. A central trash and recycling collection area shall be identified. Trash containers shall be emptied daily unless operations require less frequent servicing. The location of dumpsites, the frequency of dumping and the scheduling of cleaning out or empting shall be indicated. The builder shall supply the Town of Superior with a collection schedule.

- Street Maintenance

  Streets shall be swept and washed once weekly or more frequently as directed by the Town to prevent mud or dust from spreading to adjacent paved areas or passing vehicles. No construction parking is permitted on public streets. The schedule for street cleaning must be indicated. Construction vehicle wheels and tires shall be washed prior to leaving the construction site on all trips.

- Final Removal

  After construction is completed, temporary barriers, surplus materials, all trash, debris and rubbish shall be removed from the site. All backfill shall be clean and free from building materials, stone, and other construction debris. Temporary fences and barricades shall be removed from the site and streets swept of all remaining

debris and dust. All disturbances to the public streetscape, infrastructure, or other improvements shall be restored to original condition to the satisfaction of the Town.

10.3 CONSTRUCTION SCHEDULE

The "Construction Methods Plan" shall include a detailed preliminary schedule for the construction project including estimated dates for completion of each phase, substantial completion, and occupancy. The schedule should illustrate, through the use of phasing plans, areas to be used for material storage, equipment storage, parking, and temporary uses during each phase of construction.

10.4 SITE SECURITY AND ON-SITE REPRESENTATION

Builders shall be solely responsible for security arrangements on construction sites. Security measures must be described in the "Construction Methods Plan" for approval by the Town of Superior. Builders will be required to maintain a representative on site at all times.

A Builder's representative shall coordinate all deliveries to the construction site to ensure that only approved access and storage locations are used.

10.5 TEMPORARY UTILITIES

All temporary utilities on the construction site shall be arranged by the Builder from the respective service providers. Temporary utilities locations shall be described within the "Construction Methods Plan".

11.0 SIGNAGE, WAYFINDING AND ENVIRONMENTAL GRAPHICS GUIDELINES

11.1 INTRODUCTION

Superior Town Center is a diverse town center encompassing a mixture of uses. Consequently, a well- organized and coordinated signage system is essential to identify uses, direct pedestrians and motorists and provide information. A carefully orchestrated sign system will also serve to create an engaging, prestigious identity for the Town Center by presenting a unified theme.

11.2 PURPOSE AND APPLICABILITY

A. These Sign Guidelines will ensure that signage will contribute to the vitality and interest of the Town Center while respecting the character of the Town of Superior community. Project-wide identity and wayfinding signs will complement the architecture, landscape architecture and other site amenities to create the look and feel of the Town Center.

B. These Sign Guidelines apply to all tenants including those with pre-established sign standards. In the interest of the success of the Town Center, tenants may be asked to modify the design of their signage if, in the opinion of the Town of Superior, the submitted design repeats or compromises the individuality or level of quality of the adjacent tenants.

C. Prior to fabrication and placement of any sign, a sign permit must be secured from the Town of Superior.

D. Photographs, drawings and renderings of existing or proposed buildings, storefronts and tenant signs in these Sign Guidelines are examples for discussion purposes only and are not approved for final design.

E. Public art that does not carry commercial speech shall not be considered signage.

F. Retail and office tenants are encouraged to be creative and unique in designing their signs, while complementing the Town Center and working within the parameters outlined in these Sign Guidelines. Superior Town Center provides a dramatic, upscale environment for development. This calls for sophisticated signs that are in keeping with the high quality standards of materials, finishes and details established in all parts of the architecture, streetscape and landscape.

11.3 TENANT SIGN TYPES

Following are the Standards and Guidelines for the range of tenant sign types permitted within Superior Town Center.

A. Views of the Town Center from adjacent roadways and from adjoining neighborhoods demand that project and tenant signage be finished on all sides; enhancing the appearance of the project and providing necessary information to the visitor at all decision points.

B. Only one side of signs featuring two parallel sign faces will count against the allowable sign area.

C. Tenants in all locations should carefully consider the colors and illumination of their signs to ensure adequate contrast between the signs and the

surface to which the signs are mounted.

D. All tenant signage shall be fabricated and installed at tenant's expense.

E. Seasonal Displays

Temporary seasonal displays and holiday decorations that are sponsored by the Community shall not be considered signage. Holiday/ Seasonal decorations shall remain in place during normally accepted, reasonable time periods, subject to the Town of Superior's approval. Temporary seasonal displays and holiday decorations with content that is deemed by the Town of Superior to advertise products, goods and/or services shall be considered signage and will be required to be in compliance with the sign quantity and area allowances described herein.

F. Street Address Numbers

Street address number signs, no larger than four square feet in area and carrying only address numbers, shall not be considered signage for the purposes of sign area calculations. Street address number signs shall comply with the Design Guidelines described herein.

G. Materials and Finishes Palette

All signs and sign structures shall be fabricated from a palette of materials and finishes that complements the predominant materials of the Town Center architecture. All signage shall be fabricated of highest quality materials (aluminum, glass), processes (routed sign faces, fabricated aluminum cabinets), finishes (gilding, acrylic polyurethane paint) and details (blind fasteners, multiple layers of material).

H. Sign Illumination

Illuminated signs shall utilize the proper light source and color for the desired appearance. Concealed neon and LED light sources are preferred for their durability. Signs incorporating

exposed neon may be utilized by tenants who demonstrate a high degree of creativity and quality of fabrication, at the discretion of the Town of Superior. Other types of exposed illumination, such as Tivoli lights (exposed, individual LED bulbs) and fiber optics, may be permitted with the Town of Superior's approval.

I. Temporary retail and/or office tenant signage shall not be illuminated. Temporary Town Center signs may be internally illuminated or externally flood lit.

J. Illuminated signs may be illuminated up to 30 minutes after closing.

K. Prohibited Signs

Following is a list of sign types prohibited in the Town Center: a. Signs mounted to, attached to, or painted on motor vehicles or trailers when used as additional advertising signs on or near the Town Center site and not used in conducting a business or service, b. Revolving beacons, flashing lights and/or signs with any type of movement, animation or intermittent lighting effects, with the exception of a temporary outdoor cinema, c. Signs that emit any type of sound for the purposes of advertising or attracting attention, d. Signs in the public right-of-way or on public property, including political signs, e. Signs located so as to conflict with the clear and obvious appearance of public traffic control devices, f. Roof mounted signs. Signage is not allowed to extend above the building parapet or above the highest point of the roofline of the fascia of the building, g. Internally illuminated and/or back lit awnings, h. Hand-painted, "splash" signs on the storefront glass, i. Signs on raceways, j. Molded plastic letters and/or graphic elements, k. Steel to prevent rusting, and l. Readerboards or large LED displays that change or scroll.

L. Signage Compliance

Tenants shall be responsible for adhering to these Sign Guidelines and all applicable state and local sign and building codes. Any tenant signage that is not in compliance with these Guidelines or that was installed without written approval from the Town of Superior shall be removed at tenant's expense.

11.4 COMMUNITY SIGN TYPES

Signage in the Town Center marks project boundaries, entry points, neighborhoods, parks and tenants. The signage may also include community maps, directional signs, regulatory signs and temporary signs. Signage design shall be coordinated so that the style is consistent throughout the Town Center. Signs should be of high quality and maintain a uniform color scheme, material and design. A unifying logo shall link Community signs with one another. Signs shall have an architectural quality and be complementary to the buildings in the Town Center. Directional signs indicate locations of tenants, facilities, amenities and other important locations. They should be designed in a common format scaled to vehicular traffic and pedestrian movement.

Following are descriptions of the sign types (in italics) indicated in Figure J, Sign Location Diagram. Variances from this plan, which may occur subsequent to publication, will be accommodated based on similar sign conditions for alternate building configurations and locations.

A1 Town Center Identification Monument Sign/Primary

These monument signs are located at both entries into the Town Center from McCaslin Boulevard and may consist of a monolith, a gateway or a pair of tower elements. The purpose of this monument sign is to serve as a landmark; establishing the character and differentiating the Town Center. The monument sign will carry the Town Center logo and name. This monument sign will be illuminated.

- maximum height: 25 feet
- maximum sign face area: 150 square feet
- minimum setback: 10 feet from property line

A2 Town Center Identification Monument/Secondary

These monument signs are located at the east entry to the Town Center Core along Marshall Road and may consist of a monolith, a gateway or a pair of tower elements. The purpose of these monument signs is to identify the core, establish the character of the project, and extend an invitation to visitors. The monument sign will carry the Town Center logo and the name of the street at which they are located. This monument sign will be illuminated.

- maximum height: 15 feet
- maximum sign face area: 100 square feet
- minimum setback: 10 feet from property line

A3 Town Center Map Sign

These freestanding, pedestrian-scale signs are located at high-traffic, pedestrian areas at either end the Town Center Plaza. Their purpose is to engage pedestrian visitors, offering an overview of the Town Center. These signs are intended to direct pedestrian traffic to town amenities, parking and the retail district. These signs may be illuminated.

- maximum height: 10 feet
- maximum sign face area: 20 square feet
- minimum setback: Placed to maintain sight distance triangles.

A4 Vehicular Directional Sign

These freestanding signs are located immediately preceding major vehicular intersections, scaled to be legible to vehicular traffic, giving drivers advance notice of their choices. These signs are intended to direct vehicular traffic to Town Center amenities, parking and districts within the project. These signs will feature reflective graphics.

- maximum height: 4 feet
- maximum sign face area: 6 square feet
- minimum setback: Placed to maintain sight distance triangles

A5 Pedestrian Directional Sign

These freestanding signs are located at primary pedestrian crossroads, scaled to be legible to pedestrian traffic, providing directions to amenities, parking and districts within the Town Center. These signs may be illuminated to engage pedestrians and enliven the pedestrian environment.

- maximum height: 10 feet
- maximum sign face area: 20 square feet
- minimum setback: Place to maintain sight distance triangles

A6 Town Center Regulatory Sign

Regulatory signs indicate handicapped parking, loading zones, fire lanes and other service related components. These signs should be kept to a minimum and be consistent with the overall sign system. Prohibitory signs such as stop and yield signs shall conform to the height, information and color standards of the Town of Superior Traffic Code. Posts shall be color coded with the theme of the overall project. These signs will feature reflective graphics.

A7 Residential Neighborhood Identification Sign

This freestanding sign is located at the entry into the residential neighborhood at the southeast corner of the site. The purpose is to provide a unique identity, defining it in contrast to the Town Center Core. The sign will carry the Town Center logo and the name of the street at which it is located. This sign may be illuminated.

- maximum height: 6 feet
- maximum sign face area: 40 square feet
- minimum setback: placed at entrance to maintain corner visibility triangles

A8 Park and Open Space Identification Signs

These freestanding signs are located in the Coal Creek Park and Open Space corridor, carrying the Town Center logo, park name and park rules.

The purpose of these signs is to identify the public park and open space facilities and to call attention to the prominence of park facilities in the design of the Town Center. These signs will feature reflective graphics.

- maximum height: 6 feet
- maximum sign face area: 40 square feet
- minimum setback: not applicable

A9 Construction Project Temporary Sign

Temporary signage includes one freestanding construction project identification sign per building. The sign should contain information related to the project, its tenants and project contract information. The sign should incorporate the Superior Town Center logo.

- maximum height: 10 feet
- maximum sign face area: 100 square feet
- minimum setback: TBD

A10 Parking Identification Sign

These signs are located at the entry driveways to each public parking facility, carrying the Town Center logo and parking facility name. The purpose of these signs is to identify public parking facilities and call attention to the numerous available parking facilities throughout the Town Center. These signs will be illuminated.

- maximum height: 6 feet
- maximum sign face area: 40 square feet
- minimum setback: zero feet should convey a thematic image for the project.

A11 Office Building Entrance Wall Sign

Entrance signs indicate the entrances of office buildings and should be of a pedestrian scale. Typically, these signs occur on the transom or lintel above the entry doors and carry building name and address. Brass, bronze, aluminum, etched stone, masonry, or cast stone are all

appropriate materials for entry signs and should occur as a plaque, etching, or pin-mounted letters. The design of these signs should be classic and timeless. The illumination of these signs will come from ambient light only.

- maximum height on building: at or below floor line of second floor
- maximum sign face area: 25 square feet
- minimum setback: not applicable

A12 Retail Storefront Identification Wall Sign

Retail tenants are permitted one sign of this type, per public store frontage, to a maximum of two total signs of this type for tenants on a corner with two public store frontages. These wall signs identify individual retail tenants who occupy store frontage in a multi-tenant building. These signs shall be building-mounted above the main entry doors, in a sign band, projecting perpendicular to the storefront or suspended from the wall or overhang. Projecting signs may not extend more than 42" from the face of the building on which the sign is mounted. These signs should celebrate a retail style complementary to the architecture of the building and consistent with the character of the products/services offered, carrying the tenant logo. Halo illuminated, individual reverse pan channel letters and/or logos are required for these signs. Cabinet signs are not allowed. These signs will be illuminated.

- maximum height: at or below a plane that is 6" down from top of parapet or roofline
- maximum sign face area: one square foot of sign face area per one foot of linear street frontage.
- minimum setback: not applicable

A13 Retail Arcade Sign

This sign type is to be building-mounted above each permitted tenant's main entry doors. The sign shall mount perpendicular to the building, using a projecting mounting bracket, and is intended to be viewed by pedestrian traffic walking along the project frontage. Each sign will carry the tenant's logo. The illumination of these signs will come from ambient light only.

- maximum height: 8'-0" clear from bottom of sign to top of finished grade
- maximum sign face area: 4 square feet
- minimum setback: not applicable

A14 Retail Vinyl Window/Door Graphic

This sign type mounts to the glass on tenant's project frontage(s). Tenant may implement one sign of this type in each window and door of qualifying tenant's storefront(s). Each sign may carry the tenant's logo, products, services, address and contact information. Sign shall be computer cut, self-adhesive, vinyl letters and/ or logo, professionally fabricated and installed, applied to the exterior of the storefront glass. The illumination of these signs will come from ambient light only.

- maximum height: at or near 5'-6" above finished grade
- maximum sign face area: 1 square foot
  minimum setback: not applicable

11.5 SIGN MAINTENANCE

All signs and sign structures shall be maintained at all times in a state of good repair. In the event that a sign is not properly repaired within 30 days of written notice from the Town of Superior, the Town shall have the authority to remove said sign or structure at the expense of the tenant of the premises on which said sign or structure is located.

APPENDIX A - DESIGN REVIEW

1.0 Design Review and Administration

1.1 Administration of the Design Guidelines

These design guidelines are authorized by the Superior Town Center Master Declaration of Covenants, Conditions and Restriction (Master CC&R's). It is the Town's responsibility to ensure that all proposed improvements are in compliance with the requirements set forth in the Design Guidelines. The Town has discretion in the application of the guidelines and standards set forth in this document.

As Superior Town Center develops over time, so will the design guidelines. The Design Guidelines document is a dynamic document that will continue to evolve along with the changing conditions and character of the Superior Town Center. As provided by the Master CC&R's, this Design Guideline document may be amended or supplemental information may be prepared by the Town to further assist builders and designers with the design process. As such, prior to initiating any design work, the Town should be consulted to obtain any additional information or revisions that may be applicable to the design process.

1.2 Development Review

All development, including new construction and any subsequent relevant remodel and renovation activity is subject to the CC&R's. Prior to the start of any development, the builder must obtain approval from the Town. The builder must submit plans, elevations and specifications to demonstrate conformance with the Superior Town Center Design Guideline document. The Town

has jurisdiction over all exterior construction and landscaping, including fencing. The Town reviews design applications, interprets design guidelines, and approves or denies all proposals for construction.

1.3 Local Codes:

While the design guidelines are a tool for guiding design at the Town Center, all applicable state, local, and federal codes and regulations shall apply, including, but not limited to, building, mechanical, electrical, zoning, health, OSHA, safety, and fire codes. If applicable state, local, and federal codes and regulations conflict with the Town's interpretation of the Design Guidelines, the more restrictive requirement shall prevail.

APPENDIX B - LANDSCAPE PLANT LIST

1.0 Landscape Standards

All landscaping will be in compliance with or exceed these Design Guidelines. If landscape requirements are not specified in these Design Guidelines, the Town of Superior Municipal Code and Standard Specifications apply.

Minimum plant sizes should be used as follows:

Deciduous Street Canopy Trees – 3" minimum trunk caliper and first branch height at 7'-0"

Open Space / Parking Lot Canopy Trees – 2 ½" minimum trunk caliper

Evergreen Trees – 10' minimum height

Ornamental Trees – 2"minimum trunk caliper

Evergreen and Deciduous Shrubs – 5 gallon container minimum

Ornamental Grasses – 5 gallon container minimum where available /1 gallon for varieties not available in 5 gallon containers

Perennials/Groundcovers – 1 gallon container minimum

1.1 Recommended Street Trees

Because of the importance of trees to the Superior Town Center urban landscape, a list of trees that are suitable for the streetscape landscape has been developed. These trees were

selected from the Town of Superior's Recommend Plant List and the 2010 Front Range Tree List Recommendation List, which is a collaborative effort by a committee of Colorado municipal arborist, nurserymen, landscape architects, and State Extension office staff.

Recommended Street Trees

Scientific Name	Common Name
Acer Platanoides varieties	
- 'Deborah'	Deborah Maple
- 'Emerald Lustre'	Emerald Lustre Maple
- 'Royal Red'	Royal Red Maple
Carpinus caroliniana	American Hornbeam
Catalpa speciosa	Western Catalpa
Catalpa ovata	Chinese Catalpa
Celtis occidentalis	Common Hackberry
Gleditsia triacanthos v. inermis	
- Imperial	Imperial Honeylocust
- Shademaster	Shademaster Honeylocust
- Skyline	Skyline Honeylocust
Gymnocladus diocus	Kentucky Coffeetree
Pyrus calleryana varieties	
- 'Canticleer'	Canticleer Pear
- 'Cleveland Select'	Cleveland Select Pear
- 'Redspire'	Redspire Pear
Quercus alba x robur	Crimson Spire Oak
Quercus bicolor	Swamp White Oak
Quercus macrocarpa	Bur Oak
Quercus muehlenbergii	Chinkapin Oak
Quercus robur	English Oak
Quercus robur 'Fastigiata'	Columnar English Oak
Quercus shumardii	Shumard Oak

1.2 Street Trees to be Used in Limited Numbers

The following trees have typically performed well as street trees in Colorado, but should be used in limited quantities due to potential pest / disease problems or cultural limitations.

Ash Varieties: While Emerald Ash Bore (EAB) has not been found in Colorado, it is a serious problem in the Midwest. Ash should only be used in limited quantities as a precaution.

Scientific Name	Common Name
Fraxinus americana 'Autumn Purple'	Autumn Purple Ash
Faxinus pennsylvanica 'Patmore'	Patmore Ash
Fraxinus pennsylvanica 'Marshalls'	Marshall Seedless Ash

Buckeye / Horsechesnut Varieties: Buckeye/ Horsechesnut (Ohio and Common) trees are excellent street trees that tolerate a wide variety of conditions and are very disease resistant. However, the fruit can be considered a nuisance in some urban settings.

Linden Varieties: Lindens are excellent street trees but should not be used in medians or along major arterial roads due to sensitivity to road salts. Recommended Lindens include:

Scientific Name	Common Name
Tilia cordata 'Greenspire'	Greenspire Linden
Tilia x euchlora 'Redmond'	Redmond Linden

Northern Red Oak (Quercus rubra): A fast growing, broad tree with good fall color, but can have problems with iron chlorosis in alkaline soils with a pH over 7.5.

An automatic irrigation system which employs drip ring emitters is required for all street trees. Structural backfill soils such as "CU Structural" (as defined by the Urban Horticulture Institute, Cornell University) shall be used for all street trees planted in sidewalks or planters smaller than 50 SF.

1.3 Other Recommended Deciduous Trees

The following trees are suitable for open space areas, parking lot islands, buffers, or other non-street tree applications. Trees listed in 1.1 and 1.2 above are also suitable for these applications.

Other Recommended Deciduous Trees

Scientific Name	Common Name
Acer grandidentatum	Bigtooth Maple
Acer ginnala 'Flame'	Flame Amur Maple
Acer tataricum 'Hot Wings'	Hot Wings Maple
Amelanchier canadensis	Shadblow Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Cormus mas 'Golden Glory'	Golden Glory Cornelian Cherry
Crataegus crus-galli	Cockspur Hawthorn
Crataegus crus-galli var. inernis	Thornless Cockspur Hawthorn
Crataegus phaenopyrum	Washington Hawthorn
Koelrueteria paniculata	Golden Raintree
Malus sp. 'Brandywine'	Brandywine Crabapple
Malus sp. 'Indian Magic'	Indian Magic Crabapple
Malus sp. 'Radiant'	Radiant Crabapple
Malus sp. 'Spring Snow'	Spring Snow Crabapple
Prunus cerasifera 'Newport'	Newport Purple Leaf Plum
Prunus americana	Native Plum
Prunus maackii	Amur Chokecherry
Prunus virginiana 'Canada Red'	Canada Red Chokecherry
Quercus gambelii	Gambel Oak
Syringa reticulata	Japanese Tree Lilac

Note: Cottonwood trees may only be used in conjunction with a riparian corridor restoration plan for Coal Creek.

1.4 Evergreen Trees

Evergreen Trees

Scientific Name	Common Name
Juniperus scopulorum	Rocky Mountain Juniper
Juniperus scopulorum 'Wichita Blue'	Witchita Blue Upright Juniper
Pinus edulis	Pinyon Pine
Pinus flexilus	Limber Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine
Pinus strobiformis	Southwestern White Pine
Picea pungens 'Hoopsii'	Hoopsii Spruce
Picea pungens glauca	Colorado Blue Spruce

1.5 Shrubs

Shrubs

Scientific Name	Common Name
Amorpha canescens	Leadplant
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry
Buddleia davidii 'Pink Delight'	Pink Butterfly Bush
Caryopteris x cland. 'Dark Knight'	Dark Night Blue Mist Spirea
Corneus sericea 'Baileyi'	Bailey Redtwig Dogwood
Cotoneaster lucidus	Peking Cotoneaster
Fallugia paradoxa	Apache Plume
Juniperus chinensis 'Armstrong'	Armstrong Juniper
Juniperus horizontalis 'Icee Blue'	Icee Blue Juniper
Juniperus sabina 'Arcadia'	Arcadia Juniper
Juniperus sabina 'Scandia'	Scandia Juniper
Pinus mugo 'White Bud'	White Bud Mugo Pine
Pinus mugo 'Mops'	Miniature Mugo Pine
Perovskia atriplicifolia	Russian Sage
Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
Potentilla fruticosa 'McKay's White'	McKay's White Potentilla
Prunus besseyi	Western Sandcherry

Shrubs (continued)

Scientific Name	Common Name
Prunus besseyi 'Pawnee Buttes'	Creeping Western Sandcherry
Rosa x 'Knock Out'	Knock Out Rose
Rosa x Meidiland Pink	Single Pink Shrub Rose
Rosa x Meidiland Scarlet	Meidiland Scarlet Rose
Rosa x Meidiland White	Double White Shrub
Rose Rhus trilobata	Three Leaf Sumac
Ribes aureum	Gold Current
Rosa woodsii	Woods Rose
Spiraea japonica 'Neon Flash'	Neon Flash Spirea
Syringa vulgaris 'Charles Joly'	Double Red French Lilac
Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Viburnum opulus 'Compactum'	Compact European Cranberry Bush

Ornamental Grasses

Scientific Name	Common Name
Calamagrostis arundinacea 'Karl Forester'	Karl Forester Feather Reed Grass
Calamagrostis acutiflora 'Overdam'	Overdam Feather Reed Grass
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue Grass
Helictotrichon sempervirens	Blue Avena Grass
Miscanthus sinensis 'Gracillimus'	Maiden Grass
Miscanthus sinensis 'Purpurescens'	Purple Flame Maiden Grass
Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Panicum virgatum 'Prairie Sky'	Prairie Sky Switch Grass
Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass

Perennials and Ground Cover

Scientific Name	Common Name
Achillea 'Moonshine'	Moonshine Yarrow
Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis
Delosperma floribundum 'Star Burst'	Star Burst Ice Plant
Echinacea purpurea	Purple Cone Flower
Gaillardia x grandiflora 'Goblins'	Goblin Gaillardia
Kniphofia 'Corallina'	Torch Lily or Red Hot Poker
Lavendula angustifolia 'Hidcote'	Deep Blue Lavender
Lupinus 'Russel Hybrids'	Mixed Lupine
Leucanthemem x superbum	Shasta Daisy
Nepeta x faassenii 'Six Hills Giant'	Catmint
Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan
Sedum 'Autumn Joy'	Autumn Joy Stonecrop
Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop
Salvia nemorosa 'May Night'	May Night Salvia
Saponaria ocymoides	Rock Soapwort
Zauschneria californica latifolia	Hummingbird Flower

An automatic irrigation system is required in all planted areas and shrub beds. Low water use irrigation practices and grouping plants by water use requirements is strongly recommended.

1.6 Turf and Native Grasses

Kentucky Bluegrass or Fescue turf grass sod (containing a minimum of three improved varieties) is encouraged for use in the developed open space areas within the Town Center site. In place of bluegrass or fescue turf, the use of alternative turf grass sod mixes (such as a Texas Bluegrass Hybrid variety) is also encouraged in order to reduce water use—with approval by Town Staff. Soil prep and installation of sod shall be per the Town of Superior's Standard Specifications. An efficient automatic irrigation system is required in all sodded areas.

Native grass seed mixes are to be used in open space areas that are not programmed for active recreation or expected to receive heavy foot traffic. Approved native seed mixes are provided by the Town of Superior Parks and Recreation Department. Approved mixes include:

The Town's Standard Native Seed Mix
Rock Creek Native Irrigated Seed Mix
Rock Creek Native Dryland Seed Mix

An automatic irrigation system is required in all sodded and seeded areas, unless an unirrigated dryland native seed mix is approved by the Town. Soil prep and installation of native seed mixes shall be per the Town of Superior's Standard Specifications.

1.7 Prohibited Plants

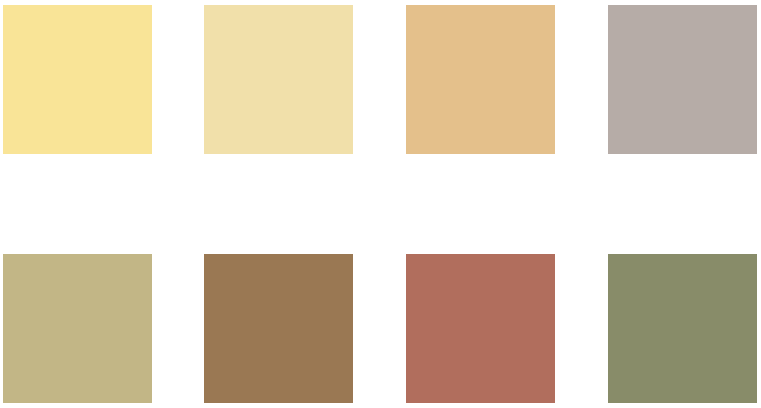
Russian Olive, Siberian Elms, Black Locust, Lombardy Poplar, Tamarix, and Willow tree species are not allowed within Superior Town Center. Also consult with Boulder County's prohibited noxious plant and weed list.

APPENDIX C

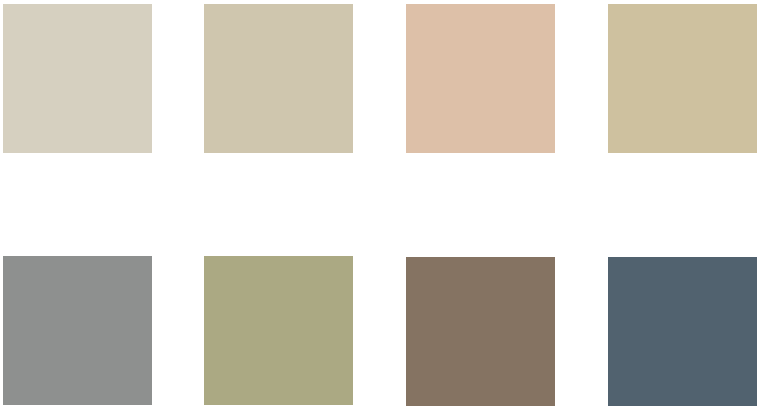
C1.0 ARCHITECTURAL COLOR PALETTE

C1.1 The use of color to enliven building facades is an essential part of the design for Superior Town Center. The following examples offer insight and suggestion as to the use of color within the project.

ACCENT COLOR PALETTE



PRIMARY COLOR PALETTE



ROOF COLORS

C1.2 The most saturated colors are reserved for accent elements (non wall elements). The entry features are an opportunity for the most of the wall colors to help call attention to the entries. Color changes are to be accompanied by a plane change or separated by a substantial reveal. The primary hues of the wall surfaces should relate to earth tones. Patterns should be mostly faux representations of historic or similar architectural elements. The use of color should augment, not diminish, the differences between the facades. The primary colors are the most consistent colors, acting as a common thread of infrastructural elements. Color palettes building to building should vary so that they preserve their individuality.

C1.3 Final building color palettes have not been determined; however, the palettes should be of similar tones, values and styles as the examples shown in Fig. C1. Final building colors will be submitted and reviewed during architectural review for each building.

Fig. C1

C2.0 ARCHITECTURAL MATERIALS PALETTE

C2.1 Use high-quality, durable materials that are compatible with the materials in the area and reflect the character of the natural environment surrounding the Town of Superior.

C2.2 Use natural, high-quality materials such as sand stone (or other stone) and brick. Other acceptable materials may include painted wood/cementitious siding, stucco, precast concrete, cast stone, architectural metals and metal panel systems and glass. Intense, shiny reflective surfaces are to be avoided.

APPENDIX D – STREETSCAPE MATERIALS PALETTE

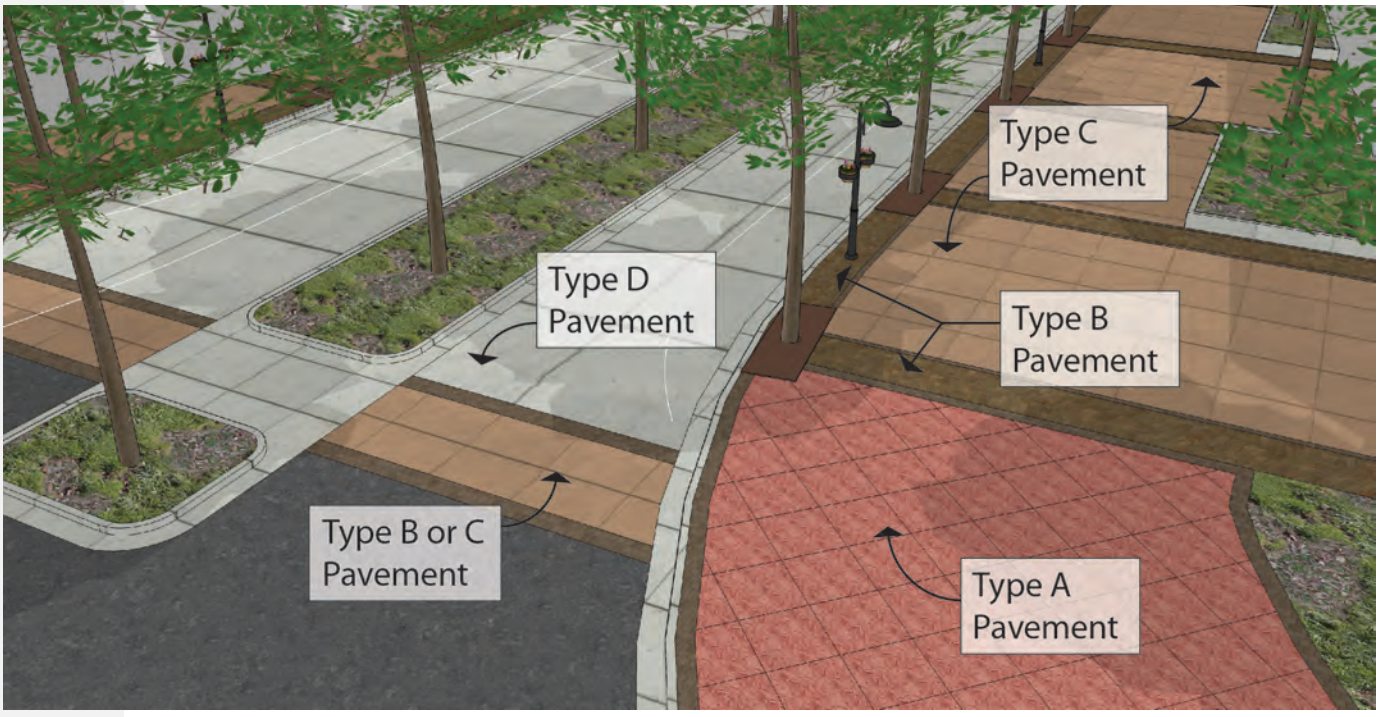
D1.0 **Streetscape Materials Palette**

The plazas, outdoor dining areas, street furnishings zones, sidewalks, and multi-use paths within the Superior Town Center are to be constructed in mix of paving materials that enliven the streetscape environment in each area of the site. As described by the Streetscape Hierarchy Diagram (see Figure D in the Appendix), the level of finish varies -- from the rich, classic paving details and materials proposed for the Town Center Plaza to the more utilitarian concrete walkways and multi-use paths found in the open spaces areas.

D1.1 All paving materials used in the Superior Town Center shall be of the highest quality, most durable materials available in each Paving Type described below. Materials are to comply with the specifications and standards for the Town of Superior (concrete), the Interlocking Concrete Paving Institute (concrete unit pavers), the Brick Industry Association (clay paving units), etc.

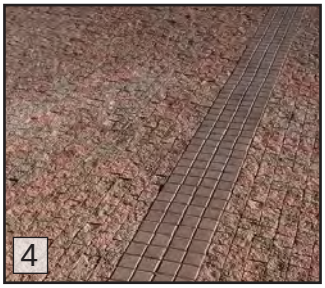
D1.2 Paving materials for the Town Center have been grouped in Paving Types based on

An example of the application of the Paving Types to the West Main Street Gateway Streetscape is shown below (see following pages for paving type descriptions)



Paving Type A

This group includes natural stone such as granite (1) and sandstone (2), precast concrete paving unites with a natural stone finish (3), and limited quantities of well articulated / tumbled concrete unit pavers in blends of multiple colors and a range of sizes (4).



Paving Type B

This group includes the standard 4" x 8" concrete unit paver modules (1), poured in place concrete that is tinted and stamped to create a natural stone finish (2), or "sandscape" texture / exposed aggregate concrete (3).

Paving Type C

This group includes tinted poured in place concrete with decorative scoring (1) or a stamped pattern (2).

Paving Type D

This group includes standard gray poured in place concrete with or without decorative scoring (1) and, in low pedestrian volume open space areas, aggregate surfacing such as locally obtained crusher fines (2).

FIGURES

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