

## PLAN NARRATIVE

### Superior Town Center FDP 1 Phase 10 Central Park

April 1, 2022

#### NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

##### A. Scope of the Project

This **Final Development Plan 1 Phase 10 (Hereafter referenced in combination as the “FDP”)** is for development of Central Park. The FDP is within Planning Area 3 of the *Superior Town Center* (Preliminary Development Plan Amendment #PD-A-2013-1 approved August 20, 2013)

##### B. Principal Features and Attributes

- 1) Main Park Entry: The main entry for the park is at Superior Drive and Central Park Way. The sidewalks join at an entry plaza with a planter, concrete seatwall, two chess tables (that can also be used as café tables), trash / recycle, adjacent bicycle racks, and a steel bench. Site furnishing images are included on the landscape detail sheets.
- 2) Restroom Building: A two-user, ADA accessible restroom is provided on the southeast side of the park. The restroom will match the Superior Town Center Park 1 restroom. It will have an attached drinking fountain with bottle filler. Images are included on the landscape detail sheets.
- 3) Shade / Fitness Shelter: Central Park will have a 30' x 50' shade / fitness shelter that matches the shelter product planned for the Superior Town Center Tract H park. The idea for this fitness shelter came from polling the existing Superior Town Center residents. Details regarding the color and architectural character of the shelter are shown on the landscape detail sheets. The shelter can fit approximately 36 fitness or yoga mats (2' spacing on all sides). The lawn surrounding the shelter is flat so that a fitness class could also use the adjacent space as overflow and is buffered from the street by a gentle landscape berm and trees. Movable seating / tables will be provided under the shelter so that it can also be used for picnicking.
- 4) Small Seating Areas: Several intimate seating areas are situated throughout the park and oriented to face views of the park or the mountains to the west. A variety of seating types are provided for interest, including steel benches, movable seating, a “Twig” bench, and concrete seatwalls. All these types of seating have already been used elsewhere in Superior Town Center.
- 5) Half-Court Basketball: A half size concrete basketball court is shown in the middle of the park and oriented for best fit balanced with sun exposure. A turf berm is included on the north side to provide lawn seating / viewing and buffer the court from the cemetery plaza. The court is about 3' below the adjacent sidewalk and requires two short retaining walls. The retaining wall directly adjacent to the court is a concrete seatwall that provides seating along the east side of the court. Planting (tall ornamental grasses) is included between the two retaining walls.

- 6) Open Lawn: The area between the basketball court and shelter (~105' x 45' ) is flat (~1.9% slope) open lawn to allow for frisbee, playing catch, kicking a soccer ball, or other lawn sports. The area between the shelter and the restroom (~45' x 90') is also relatively flat (~3.6%) to allow for the shelter use to expand on to the lawn. The east edge of the park parallel to Central Park Way gently slopes down to the park and can be used for sitting or would be a fun place for small children to play / roll down and climb up a hill.

The final open lawn area already exists. A large portion of the detention area has been planted with turf sod to provide more usable space adjacent to the park. The bottom area of turf (128' x 144') in the detention area is flat and could be used for sports. The turf on the detention hillside is steep and connects to this bottom area. The bottom flat area can be accessed by the ADA accessible concrete maintenance access on the north side of the detention area. Additional tall shrubs and trees will be planted between this turf and the rest of the detention area to provide a buffer between the turf and the adjacent drainage structures. The native grasses that already exist in the detention area are being monitored. These grasses will eventually grow to be 2-5' tall with wildflowers and provide butterfly and bird habitat while also assisting in cleaning the water that enters the detention area. It will take 3 to 5 years for these grasses to mature.

- 7) Cemetery Entry Plaza: The cemetery entry plaza adjacent to the cemetery parking (at the termination of Central Park Way) will have a crescent shaped concrete planter that retains grade on the west and acts as an 18" tall seatwall facing the plaza. The planter will be planted with ornamental trees for a sense of enclosure and intimacy. The trees will flower in the spring. A space has been left on the north side of the plaza for the Town Historical Commission to add an interpretive cemetery sign in the future. The plaza includes two steel benches with space next to them for shoulder to shoulder wheelchair seating.
- 8) Dog Park: The dog park will be divided into a small and large dog park and accessed by an ADA accessible concrete sidewalk.

- a) Site Furnishings: At the entry of both dog areas, are a pet waste bag dispenser, trash and recycling, and a drinking fountain that includes a pet bowl. At the entry is a double gate to prevent dogs from escaping the off-leash area when someone enters from the exterior. Each dog park includes a concrete sidewalk with an ADA route to a seating / picnic table area. The perimeter of the dog park is lit with the Town of Superior Ashbery standard lights to provide security but not be too bright for the adjacent neighbors.
- b) Surface: The large dog park has 13,200 SF of soft surface crushed stone / decomposed granite surface, sloped at 4.3% (as flat as feasible). The small dog park has 10,335 SF of the same soft surface, most of which is sloping at 2% (a small area has a 1:7 slope). These soft surface area tallies do not include the sidewalks within each of the parks. The small and large dog areas are separated by a hill that is fenced off and vegetated with native grasses, enhanced with shrubs / ornamental grasses for visual appeal from day 1 (until the rest of the grass grows in) and a tree buffer. Dogs will destroy all vegetation so all trees / grasses are outside of the off-leash dog area. The soft surface has been selected for the most durable, cool-temperature, and dog-friendly surface that will also be the easiest for the Town to maintain and keep clean.
- c) Buffer: Trees are shown around the fence perimeter (and between the two dog areas) to provide shade, make the park feel nice, and create a buffer between adjacent uses.

These trees have been spaced to not interfere with the light poles and underground utilities.

- 9) Cemetery Parking and Access: Four (4) new on street parking stalls will be provided at the northern terminal end of Central Park Way. Two stalls will be ADA van-accessible. A ten-foot wide concrete path will be constructed from the parking stalls to the existing entrance gate of the cemetery. The path will also be ADA accessible, with a maximum grade of less than 5%.
- 10) Utility Infrastructure: The public utility infrastructure to serve the Park is already constructed. This FDP includes water, sewer and reuse connections to existing mains. A small-diameter storm sewer will be extended from Superior Drive to near the shade shelter.

### **C. Conformance with the Approved PD Plan**

The FDP complies with the planned landscape included in the approved Preliminary Development Plan Amendment (#PD-A-2013-1) and the associated Design Guidelines, approved by ordinance dated August 20, 2013.

No modifications from the PD are requested.

### **D. Landscape Plan and Aesthetics**

Paving materials and finishes comply with Section 4.6 and Appendix D of the Design Guidelines. All the sidewalks included in FDP will be constructed with standard, natural color concrete. Central Park Circle will be paved with asphalt.

1. Public Improvements: The Landscape Plans for the public areas show the proposed landscape improvements. The plans designate the locations and species of each plant and indicate native grass and manicured turf areas. The plant list tabulates the sizes and quantities of each proposed plant. The landscape requirement tables are shown on Sheet L2.0. Notes and details describe the proposed landscape materials (mulch, seed mixes, etc.). Seating areas and site furnishings are also shown on the landscape plans.

The landscape plan is primarily composed of low-water use plant species. Some medium-water use trees species have been specified to provide variety and take advantage of more narrow growth habits in smaller planting areas. The concept aims to maximize color throughout the seasons and plants that have long blooming periods have been favored. Showy perennials have been used for extra visual interest.

### **E. Exterior Lighting Approach**

The lighting layout is based on and meets the guidelines put forth in the IES RP-8-14 Roadway Lighting Handbook and the Town of Superior design standards. To match the IES handbook, and surfaces are measured using illuminance. All sidewalk areas meet or are close to the required minimum light levels for this type of area, according to IES standards, and stay below the maximum levels required by the Town of Superior. The single fixture Ashbery luminaire that was selected for use on this phase matches the luminaire used throughout the rest of the Superior Town Center development. In the areas that have attached sidewalks, the lights are located within the private property utility easement. The lights will be owned and maintained by the Town of Superior. Lights will be fed from existing lighting control center located Superior Drive.

## **F. Parking**

The PD did not set forth any specific requirements for parking associated with Central Park. The Park is anticipated to primarily function as a neighborhood amenity, with most users walking or riding a bike to the Park.

On-street parking is available on the adjacent streets, as constructed as part of earlier FDP applications. Nineteen (19) diagonal spaces are located along Superior Drive. Ten (10) parallel spaces are located along Central Park Way, adjacent to the Park. Four (4) additional spaces, including two van-accessible ADA spaces, will be constructed at the north end of Central Park Way. There are a total of 33 on-street spaces adjacent to the Park.

## **G. Signage**

No signage is proposed as part of this FDP.

## **H. Materials Boards**

The materials and colors for the site furnishings have been included on the landscape detail sheets.

## **I. Snow Removal**

Snow removal for this FDP will be the same as all other Town owned parks. The main pathways are wide enough to accommodate the ATV-mounted snowplows that the Town uses in other locations. Snow will be pushed to the side of the paths.

## **J. Traffic Study**

The Park is anticipated to primarily function as a neighborhood amenity, with most users walking or riding a bike to the Park. As such, vehicular traffic demand is expected to be relatively small. No traffic projections have been developed for the park use.

## **K. Mail**

This FDP does not include any building lots and as such there is no need for mail delivery.

## **L. CONSTRUCTION PHASING**

All infrastructure associated with this FDP will be constructed as a single phase.

## **M. DRAINAGE**

The Park is generally contained within Master drainage basin S1-C. S1-C had an assumed impervious coverage of 50% to accommodate a wide variety of potential uses in the Park. The actual impervious coverage of the Park is XX%. The Park will generate less runoff than planned, and the existing stormwater infrastructure downstream has sufficient capacity to accommodate flows from this area.

The FDP does include a small (8-inch) diameter storm drain to convey flows from the shade shelter and grassy area south of the shelter to an existing storm inlet.

## **N. IRRIGATION**

### **Irrigation**

Automatic Irrigation will be provided for Central Park. The reuse water service will be tapped from an existing main at the intersection of Central Park Way and Superior Drive, within the Park. All shrub beds will be drip irrigated. All turf areas will be irrigated with fixed nozzle pop-up spray heads.

## **O. Trash/Recycling**

Trash/recycling receptacles that match the others in Superior Town Center are included throughout Central Park.