

SUPERIOR TOWN CENTER EXAMPLE PARKING DEMAND AND SUPPLY CALCULATION Total Floor Area / Parking Summary (Planning Area 01 - North Parcels)							
Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (Including Alternate Mode Reduction)	Net Parking Demand
Hotel							
Guest Rooms		300	1 sp/Key	1,00000	300	0.90	270
Meeting Space (Public Areas Only)	8,000		1 sp/165 sf	0.00606	48	0.75	36
Restaurant (Front of House Only)	1,200		1 sp/150 sf	0.00667	8	0.80	6
Commercial (Non-restaurant):	10,000		1 sp/330 sf	0.00303	30	0.90	27
Civic Center	20,000		1 sp/330 sf	0.00303	61	0.90	55
PARKING REQUIRED:							395
LESS ON-STREET PARKING PROVIDED							0
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							395

SUPERIOR TOWN CENTER Total Floor Area / Parking Summary (Planning Area 02 - Core Area)							
Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (Including Alternate Mode Reduction)	Net Parking Demand
Hotel							
Guest Rooms		200	1 sp/Key	1,00000	200	0.80	160
Meeting Space (Public Areas Only)	2,500		1 sp/165 sf	0.00606	15	0.75	11
Restaurant (Front of House Only)	1,200		1 sp/150 sf	0.00667	8	0.70	6
Commercial (Non-restaurant)	127,400		1 sp/330 sf	0.00303	386	0.80	309
Commercial (Restaurant)	40,000		1 sp/150 sf	0.00667	267	0.70	187
Civic Town Hall/Town Square	40,000		1 sp/330 sf	0.00303	121	0.80	97
Private Indoor Recreation:	150,000		1 sp/400 sf	0.00250	375	0.80	300
Residential		750	Based on estimated unit by bedroom count	1.62500	1,219	0.90	1,097
PARKING REQUIRED:							2,166
LESS ON-STREET PARKING PROVIDED							290
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							1,876

SUPERIOR TOWN CENTER Total Floor Area / Parking Summary (Planning Area 03 - South Parcels)							
Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (Including Alternate Mode Reduction)	Net Parking Demand
Commercial (Non-restaurant)	107,200		1 sp/330 sf	0.00303	325	0.90	292
Commercial (Restaurant)	7,500		1 sp/330 sf	0.00303	23	0.90	20
Civic/Educational	40,000				25	0.90	23
Residential		650	Based on estimated unit by bedroom count	2.38750	1,552	1.00	1,552
PARKING REQUIRED:							1,887
LESS ON-STREET PARKING PROVIDED							380
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							1,507

SUPERIOR TOWN CENTER Total Floor Area / Parking Summary (Total Project)							
Use:	Estimated Square Footage by Use	Rooms/DU's	Parking Ratio	Parking Formula	Gross Parking Demand	Shared Parking Utilization (Including Alternate Mode Reduction)	Net Parking Demand
Hotel							
Guest Rooms (high range)		500	1 sp/Key	1,00000	500	0.86	430
Meeting Space (Public Areas Only)	10,500		1 sp/165 sf	0.00606	64	0.75	48
Restaurant (Front of House Only)	2,400		1/150 sf	0.00667	16	0.75	12
Commercial (Non-restaurant)	244,600		1 sp/330 sf	0.00303	741	0.85	628
Commercial (Restaurant)	47,500		1 sp/164 sf	0.00609	289	0.72	207
Civic:							
Civic / Community Center	20,000		1 sp/330 sf	0.00303	61	0.90	55
Town Hall/Town Square Civic Use	40,000		1 sp/330 sf	0.00303	121	0.80	97
Educational	40,000				25	0.90	23
Private Indoor Recreation:	150,000				375	0.80	300
Residential							
Planning Area 02		750	1.3 sp/ unit	1.62500	1,219	0.90	1,097
Planning Area 03		650	1.5 sp/ unit	2.38750	1,552	1.00	1,552
PARKING REQUIRED:							4,448
LESS ON-STREET PARKING PROVIDED							670
PARKING REQUIRED TO BE SHOWN ON FUTURE FINAL DEVELOPMENT PLANS (formula for minimum on a phased basis)							3,778

BASE PARKING SCHEDULE FOR RESIDENTIAL UNITS					
Residential Parking Requirement	SPACES PER UNIT PLUS 0.05 SPACES ADDED FOR GUEST PARKING DEMAND				
	1 br = 1.35	2 br = 1.6	3 br = 2.10	4+ br =	Average
Estimated Unit/bedroom count	spaces/unit	spaces/unit	spaces/unit	2.60spaces/unit	1.63
Planning Area 02 - Core Area	40.0%	15.0%	5.0%		
Estimated Unit/bedroom count	1 br = 1.35	2 br = 1.6	3 br = 2.10	4+ br = 3.10	Average
spaces/unit	spaces/unit	spaces/unit	spaces/unit	spaces/unit	
Planning Area 03 - South Parcels	5.0%	15.0%	40.0%	40.0%	2.99

note: this is before Shared Parking/ Alternate Mode Reductions

SUPERIOR TOWN CENTER
OVERALL PROJECT DENSITY MAXIMUMS

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

Use:	Maximum	Notes:
Commercial/Retail:	389,600 sf	"Flex Space" is allocated for commercial/retail and mixed-use office.
Office/Life Science:	428,000 sf	"Flex Space" allocated to free standing office
Private Indoor Recreation:	150,000 sf	"Recreation Flex Space" including associated uses
Civic Space:	na	To be determined by Town
School:	40,000 sf	Building area only
Hospitality:	500 guest rooms	Plus related pre-function, meeting, restaurant and retail space
Residential:	1400 du's	All product types, excluding Assisted and/or Group Living

Note: Commercial/retail includes all retail and sales tax generating space including hospitality space identified above. There are no minimum densities.

SUPERIOR TOWN CENTER
STANDARD PARKING RATIOS

Land Use:	Parking Ratio	Other
Residential: Planning Area 2		
1 BR Unit	1.25 spaces per unit	plus .10 guest spaces
2 BR Unit	1.50 spaces per unit	plus .10 guest spaces
3 BR Unit	2.0 spaces per unit	plus .10 guest spaces
4 BR Unit	2.5 spaces per unit	plus .10 guest spaces
Residential: Planning Area 3		
1 BR Unit	1.25 spaces per unit	plus .10 guest spaces
2 BR Unit	1.50 spaces per unit	plus .10 guest spaces
3 BR Unit	2.0 spaces per unit	plus .10 guest spaces
4 BR Unit	3.0 spaces per unit	plus .10 guest spaces
Office	1 space / 330 SF	Usable Space Only
Civic	1 space / 330 SF	
Private Indoor Recreation	1 space / 400 SF	Usable Recreation Area
Retail	1 space / 330 SF	
Commercial (Restaurants)	1 space / 150 SF	
Hotel		
Rooms	1 space / Key	
Conference Space	1 space / 165 SF	Usable Meeting Space Only
Restaurants	1 space / 150 SF	Front of House Only

SHARED PARKING GUIDELINES FOR TOWN CORE (PLANNING AREA 2)

Shared Parking Definition:
Shared parking may be applied when land uses have off-set parking demand patterns and are able to use the same parking spaces/areas throughout the day. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of day, day of week, and/or season of the year. In these situations, shared parking strategies will result in fewer total parking spaces needed when compared to the total aggregated number of spaces needed for each land use or business separately. Land uses often used in specific shared parking arrangements include: office, restaurants, flex, colleges, recreation, cinemas, and special event situations. Shared parking is often inherent in mixed-use developments, which include one or more businesses that are complementary, ancillary, or support other activities. General parking lots and/or on-street parking that is available for patrons of nearby businesses/commercial districts is another form of shared parking.

Shared Parking Guidelines:
The minimum number of parking spaces accompanying development in Superior Town Center shall be determined by following guidelines established by the Shared Parking Analysis for Superior Town Center (dated July 2, 2012). The parking ratios and participation rates established by this analysis may be reduced based upon a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report, Institute of Transportation Engineers (ITE) Parking Generation Manual, or other procedures approved by Town staff. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the reduced parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation. The following source data and assumptions should be used if a subsequent shared parking analysis is provided:

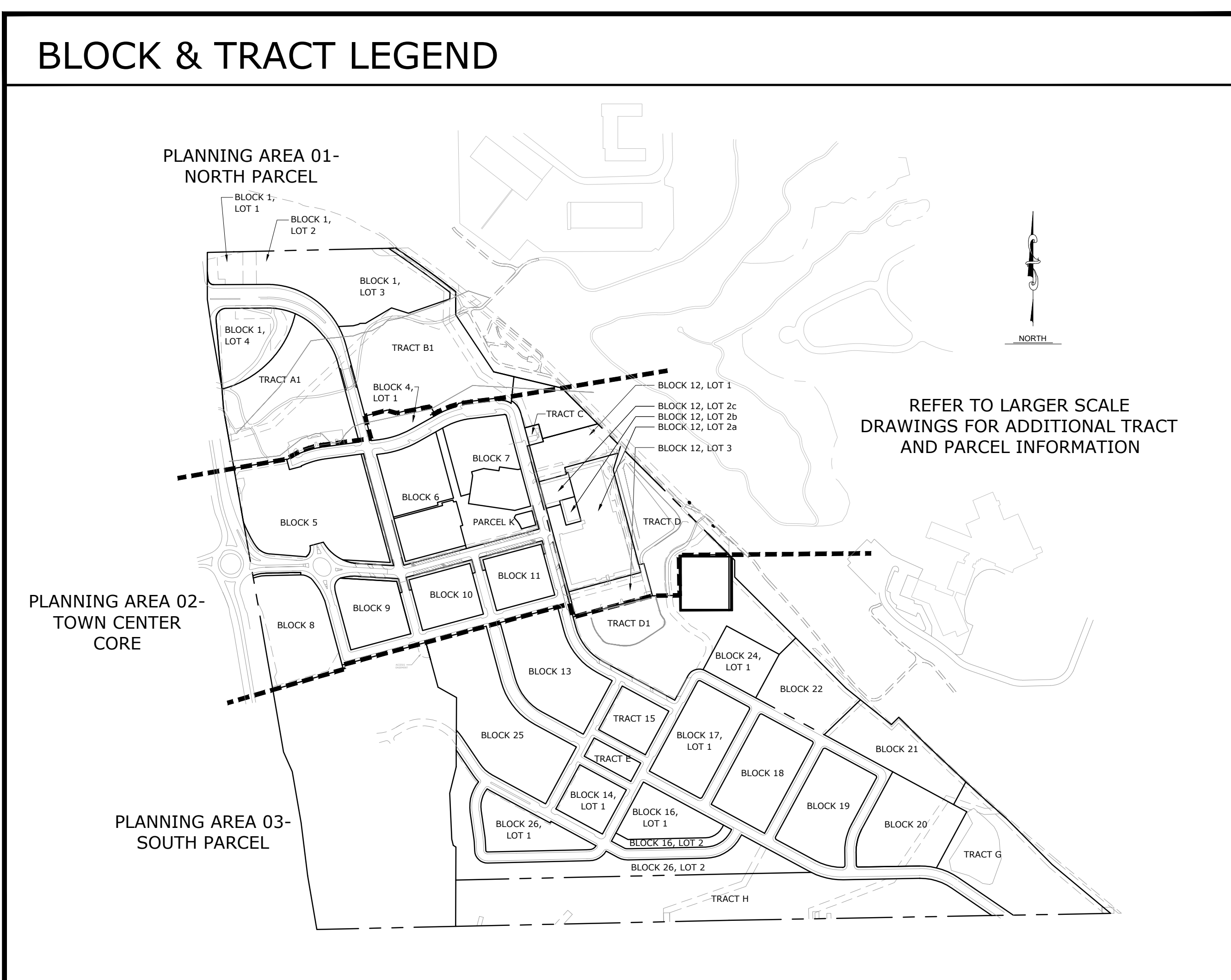
- Peak Parking Ratio by Land Use – use latest editions of ULI, ITE Parking Generator Manual, or Superior Municipal Code.
- Alternative Mode Use – as shown in Table 1, or supported by empirical data and approved by Town staff.
- Internal Capture Rates – as shown in Table 1, or supported by empirical data and approved by Town staff.

All building sites in Superior Town Center shall evaluate parking requirements using participation percentages set forth in the Shared Parking Analysis. If development occurs through a Master Developer of the entire Superior Town Center site, a Shared Parking Analysis of the entire site is required. If development occurs on a single lot or block, a Shared Parking Analysis shall consider current parking capacity coupled with required capacity for each additional building site.

The following shall be included in a site specific Shared Parking Analysis:

- Site plan of parking spaces intended for shared parking and their proximity to land uses they will serve.
- A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses (if distinctions can be made).
- A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as possible.
- A safety and security plan that addresses lighting and maintenance of the parking areas.

NOTE:
Parking in the STC Core is intended to be on-street supplemented by structured parking. Surface parking lots may be used in the interim until all lots are built out. This enables the development to attain the building massing goals and create a true Town Center. The Table to the left shall be completed and submitted with each future Final Development Plan to demonstrate that the calculated parking demand is achieved.



DEFINITIONS ASSOCIATED WITH BLOCK, LOT, TRACT, & PARCEL LEGEND:

BLOCK: Development parcel bounded by Tracts, Parcels, Right-of-Way, or project boundaries

LOT: Portion of a development block.

TRACT: Common areas to be dedicated to the Town upon recording of the Final Plat

PARCEL: Only occur in Planning Area 2 (core area) and include the Town Square, Pedestrian Promenade and portions of the sidewalk areas and/or amenity zones adjoining the Blocks. Parcels will be further subdivided in subsequent FDP's and are necessary to allow commercial activities in otherwise public spaces. The Parcels can be owned by a Metro District, Commercial property association, or private party. The use of Parcels is restricted to supporting the public realm and activities in the Superior Town Center's public spaces

Note:
1. Ordinance No. O-6, Series 2013, Condition MM, stipulates that the requirement for the second access to the Town Center shall be triggered by the construction of 700 residential units or 800 p.m. peak-hour vehicle trips (total for both directions), whichever occurs first.

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114521 Camino Real
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NOTES:
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4. PDA#6 revisions are limited to Blocks 5 and 8.
5. In the event of a conflict between the Design Guidelines Supplement and this plan sheet, this plan sheet shall control.

SUPERIOR TOWN CENTER
PD AMENDMENT #6

PROJ. NO.
DRAWN:
CHECKED:
APPROVED:
DATE: 08/05/2022

SHEET TITLE:
COVER SHEET 2

SCALE:
SHEET NUMBER
CS1.1 / FIGURE I

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**SUPERIOR TOWN CENTER
PD AMENDMENT #6**

PROJ. NO.
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SHEET TITLE:
**BUILD-TO/
SETBACK
DIAGRAM**

SCALE:
SHEET NUMBER
**CS1.2 /
FIGURE B**





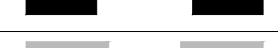

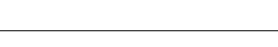
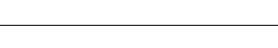
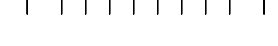

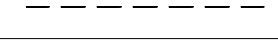
ENCROACHMENTS WITHIN RIGHT-OF-WAY

A License Agreement will be required for any private intrusion or uses within the Public Right-of-Way in Superior Town Center, including, but not limited to the below anticipated and/or planned encroachments:

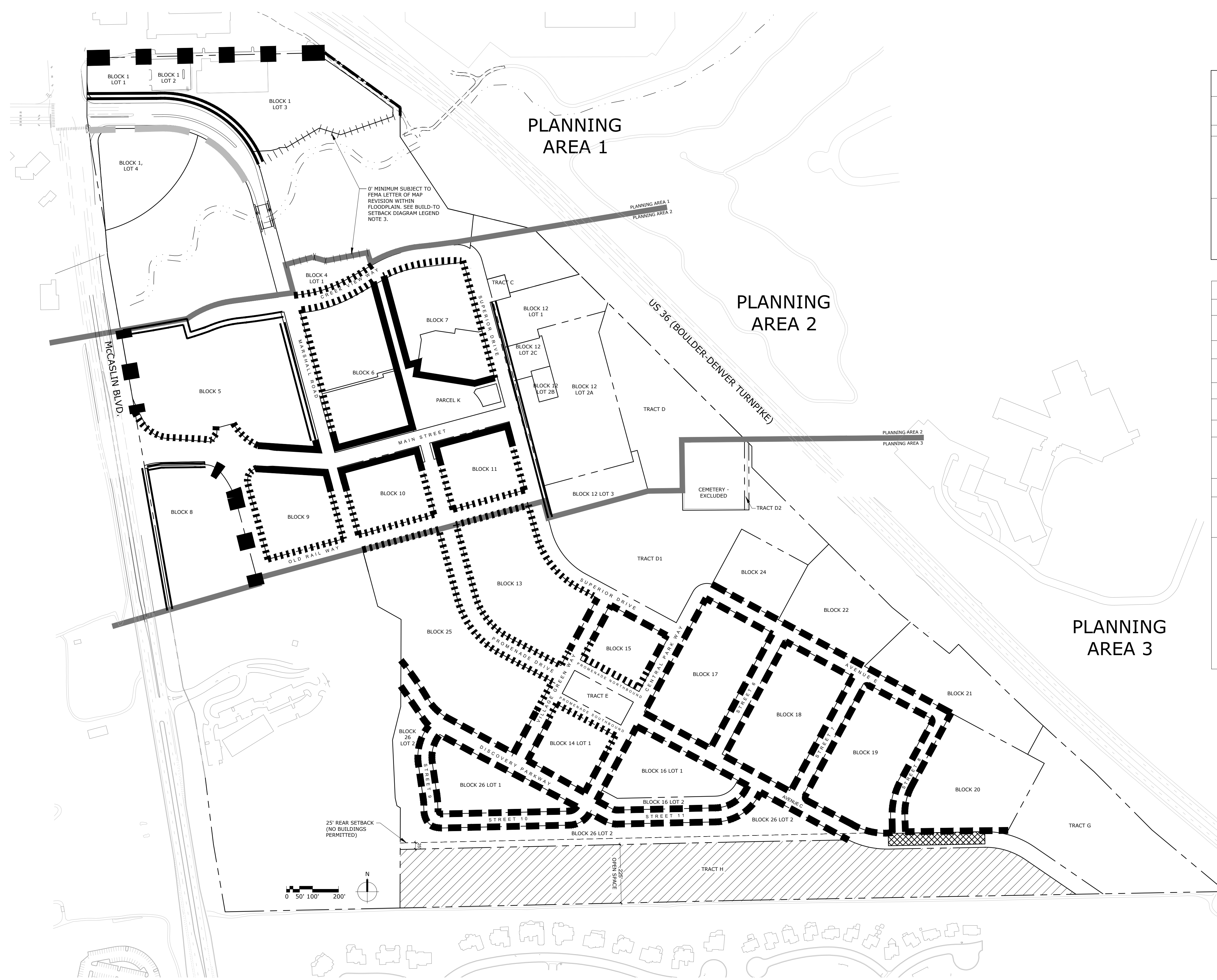
Type	Maximum Encroachments
• Building Foundations	4.0'
• Awnings/Canopies	10.0'
• Signs (projecting/blade)	5.0'
• Outdoor dining and railings that enclose outdoor dining areas	15.0' (2)
• Roof Overhangs/Balconies	10.0'
• Minimum Height for Projecting Signs (measured from bottom of sign)	8.0'

Note:
(1) Encroachments in excess of the maximums listed above may be considered on a case-by-case basis.
(2) In all cases, a minimum 5.0' walkway is to be provided between the street amenities and the structure / seating area for outdoor dining.

BUILD-TO SETBACK DIAGRAM LEGEND

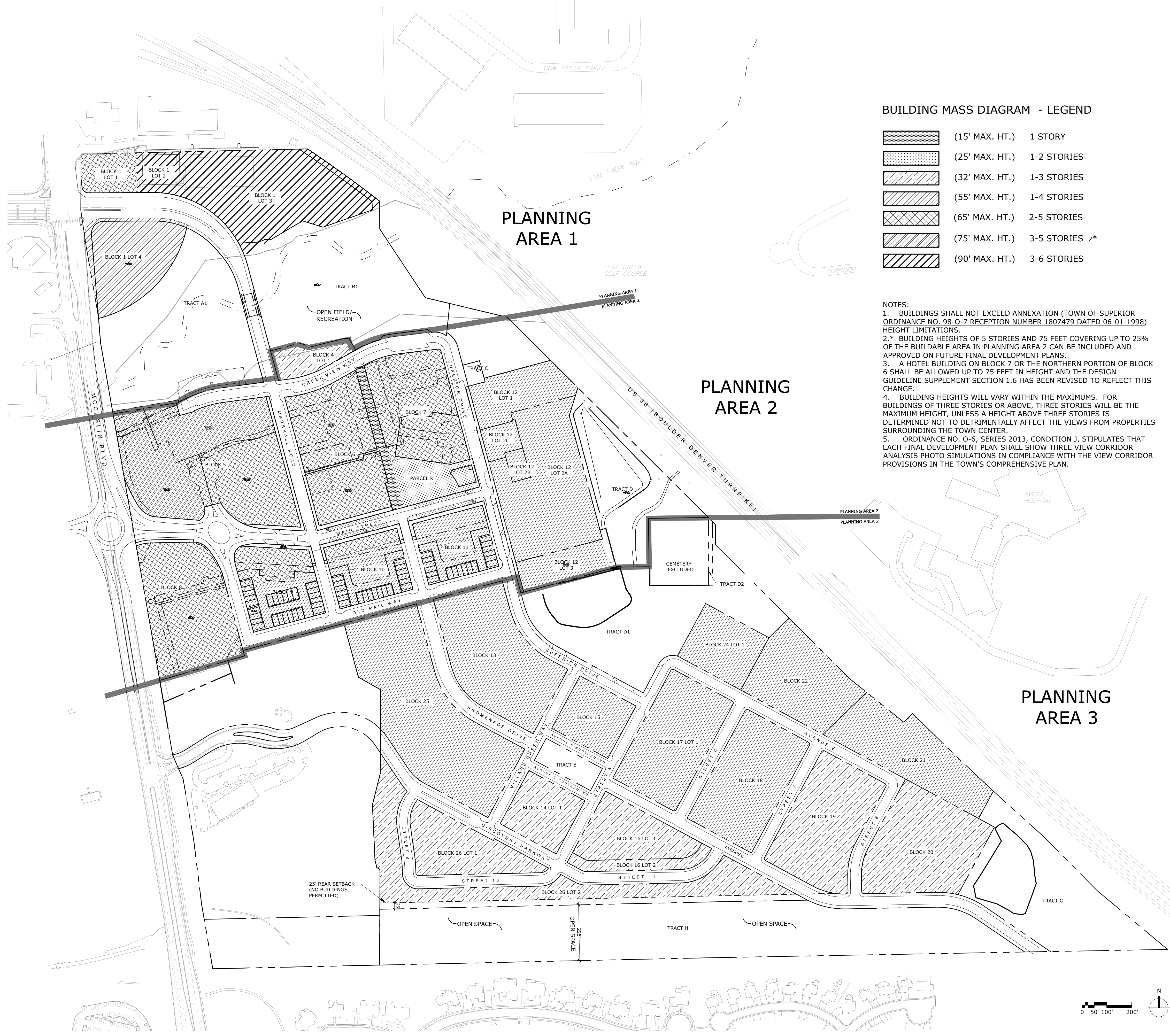
-  0.0' MIN - 15.0' MAX
-  0.0' MIN - 10.0' MAX WITH 50% OF FACADE ON 0.0' BUILD TO LINE
-  2.0' MIN. - 8.0' MAX.
-  10.0' MIN.
-  15.0' MIN.
-  0.0' MIN. - 35.0' MAX
-  TRAIL EASEMENT
-  0' MINIMUM SUBJECT TO FEMA LETTER OF MAP REVISION WITHIN FLOODPLAIN (SEE NOTE 3 BELOW)
-  25' REAR SETBACK
-  OPEN SPACE - TO BE DEDICATED AS PUBLIC/TOWN LAND. TRAILS AND GRADING ALLOWED BUT ORIGINAL GRADE TO REMAIN.
-  CONDITION "O" OF ORDINANCE NO. 0-1, SERIES 2016: APPLICANT MAY PRESENT ALTERNATE ALIGNMENTS OF AVENUE C IN FUTURE FINAL DEVELOPMENT PLAN APPLICATIONS, AND IF THE REALIGNMENT APPROVED BY THE BOARD RELOCATES THE PORTION OF AVENUE C THAT RUNS PARALLEL TO THE NORTHERN TRACT H BOUNDARY MORE THAN 250' FROM THE SOUTHERN TRACT H BOUNDARY, THEN BLOCKS 21 AND 22 SHALL BE CHANGED TO FLEX SPACE (COMMERCIAL, RESIDENTIAL, LIVE/WORK, CIVIC/EDUCATION). THE FLEX SPACE CHANGE SHALL THEREAFTER BE SHOWN ON ALL APPLICABLE PLAN SHEETS.

***NOTES:**
1. SETBACKS ARE MEASURED FROM R.O.W. (BACK OF CURB) OR EDGE OF PARCELS.
2. AREAS OF DISCOVERY/PUBLIC SPACES (SUCH AS PASSAGeways, PASEOS AND COURTYARDS) MAY BE EXCLUDED FROM THE BUILD-TO/SETBACK REQUIREMENTS; HOWEVER, THE REQUIREMENT THAT 50% OF FACADES ARE REQUIRED TO BE BUILT AT A ZERO SETBACK FOR AREAS DESIGNATED AS REQUIRING A 0'-10' SETBACK SHALL STILL BE MET.
3. WHERE APPLICABLE, THE APPLICANT MUST COMPLY WITH THE TOWN OF SUPERIOR'S FLOODPLAIN DEVELOPMENT PROCESS AND OBTAIN BOTH A PERMIT FROM THE TOWN AND A LETTER OF MAP REVISION FROM FEMA PRIOR TO BEING GRANTED APPROVAL FOR ANY CONSTRUCTION WITHIN THE FLOODPLAIN.



0' MINIMUM SUBJECT TO FEMA LETTER OF MAP REVISION WITHIN FLOODPLAIN. SEE BUILD-TO SETBACK DIAGRAM LEGEND NOTE 3.

25' REAR SETBACK (NO BUILDINGS PERMITTED)



BUILDING MASS DIAGRAM - LEGEND

[Pattern]	(15' MAX. HT.)	1 STORY
[Pattern]	(25' MAX. HT.)	1-2 STORIES
[Pattern]	(32' MAX. HT.)	1-3 STORIES
[Pattern]	(55' MAX. HT.)	1-4 STORIES
[Pattern]	(65' MAX. HT.)	2-5 STORIES
[Pattern]	(75' MAX. HT.)	3-5 STORIES 2*
[Pattern]	(90' MAX. HT.)	3-6 STORIES

- NOTES:**
- BUILDINGS SHALL NOT EXCEED ANNEXATION (TOWN OF SUPERIOR ORDINANCE NO. 98-O-7 RECEPTION NUMBER 1807479 DATED 06-01-1998) HEIGHT LIMITATIONS.
 - * BUILDING HEIGHTS OF 5 STORIES AND 75 FEET COVERING UP TO 25% OF THE BUILDABLE AREA IN PLANNING AREA 2 CAN BE INCLUDED AND APPROVED ON FUTURE FINAL DEVELOPMENT PLANS.
 - A HOTEL BUILDING ON BLOCK 7 OR THE NORTHERN PORTION OF BLOCK 6 SHALL BE ALLOWED UP TO 75 FEET IN HEIGHT AND THE DESIGN GUIDELINE SUPPLEMENT SECTION 1.6 HAS BEEN REVISED TO REFLECT THIS CHANGE.
 - BUILDING HEIGHTS WILL VARY WITHIN THE MAXIMUMS. FOR BUILDINGS OF THREE STORIES OR ABOVE, THREE STORIES WILL BE THE MAXIMUM HEIGHT, UNLESS A HEIGHT ABOVE THREE STORIES IS DETERMINED NOT TO DETRIMENTALLY AFFECT THE VIEWS FROM PROPERTIES SURROUNDING THE TOWN CENTER.
 - ORDINANCE NO. 0-6, SERIES 2013, CONDITION J, STIPULATES THAT EACH FINAL DEVELOPMENT PLAN SHALL SHOW THREE VIEW CORRIDOR ANALYSIS PHOTO SIMULATIONS IN COMPLIANCE WITH THE VIEW CORRIDOR PROVISIONS IN THE TOWN'S COMPREHENSIVE PLAN.

ALLOWED USES

Following is a list of Allowed Uses within the Superior Town Center including, but not limited to:

Residential Uses; including, but not limited to:

- Multi-Family dwellings
- Single-Family dwellings
- Agricultural Uses; including, but not limited to:
 - Nursery stock production and sales *

Retail/Commercial Uses; including, but not limited to:

- Retail Businesses
- Parking lots/structures
- Restaurants
- Commercial recreation/sports facilities
- Professional business offices
- Life Science office and laboratory (limited to Biosafety Levels 1 and 2)
- Blocks 5 and 8 only: Private Cafeteria not open to the public, less than 2,500 SF
- Blocks 5 and 8 only: Private Cafeteria not open to the public, 2,500 SF or larger *
- Hotels
- Dental or Medical Clinics
- Transportation facilities/bus shelters
- Banking, savings and loans
- Drive-through restaurants*
- Drive-through Bank*
- Communication Facilities
- Electric Vehicle Sales & Service Centers**

Light and General Industrial Uses; including, but not limited to:

- Facilities for large scale search, testing, fabrication, processing, manufacture, repair, cleaning or assembly of: 1) sporting goods, 2) electronic components, 3) computers, 4) steel, 5) cosmetics, 6) musical instruments, toys, novelties, 7) artwork, pottery, 8) ceramics, glass, metal, and plastic products, 9) natural products, 14) bulk dry cleaning, 15) products and materials similar to and compatible with the above.*
- Storage, repair, rental or sales with contract installation for durable goods*
- Studios for motion picture or video productions*
- Catalog Sales outlets*
- Call center*

Other Uses:

- Public Park and Recreation areas and facilities
- Civic/Governmental Uses (community center, town hall, etc.)
- Public or Private School*
- Child Care
- Public Utilities
- Veterinary Clinics/Hospitals

Notes:

- * Uses allowed only through Town of Superior Special Use Review Process
- ** Use allowed in Planning Area 1 only.

PROHIBITED USES

Residential Uses:

- Mobile Homes

Agricultural Uses:

- Livestock (allowed use until each parcel is developed)

Retail/Commercial Uses:

- Sexually Oriented businesses
- Automobile, truck, mobile home or recreational vehicle sales or leasing and sale of parts and accessories
- Gas Station/Service Station
- Retail and Medical Marijuana Uses
- Tattoo Parlors

Light and General Industrial Uses:

- Extractions, processing and transportation of natural resource materials. Oil and Gas drilling accessory equipment and storage tanks.
- Lumberyards
- Mini-Storage
- Bottling plants
- Industrial equipment sales and leasing and the sale of parts and accessories
- Automobile, mobile home or recreation vehicle general service, repair, painting, body work and storage
- Automobile washing facilities
- Contractor's supply yards.
- Manufacturing shops for: 1) Cabinetworks and furniture, 2) Glazing, 3) Plumbing, 4) Electrical, 5) Sheet metal, 6) Upholstery, 7) General Repair, 8) Welding
- Commercial laundries
- Motor freight depots
- Cold storage Lockers
- Manufacture of durable goods
- Major utility facilities, including transmission lines and substations
- Outdoor Storage and Maintenance Yards
- Recycling facilities
- Water and Sewer treatment plants (with the exception of lift stations)
- Salvage yards/Junk yards

Other Uses:

- Kennels

PHASING STATEMENT

THE PROPERTY WILL BE CONSTRUCTED IN PHASES. FINAL DEVELOPMENT PLANS WILL BE SUBMITTED BY DEVELOPER TO THE TOWN FOR EACH PHASE. EACH FINAL DEVELOPMENT PLAN WILL ESTABLISH WHEN CONSTRUCTION OF THE PHASE OR PHASES FOR THE PROPERTY SUBJECT TO THAT PLAN WILL BE EXPECTED TO BEGIN AND BE COMPLETED. DEVELOPER MUST INCLUDE IN A FINAL DEVELOPMENT PLAN THE COMPLETION OF SUCH PUBLIC IMPROVEMENTS AS ARE DIRECTLY AND IMMEDIATELY NECESSARY TO SUPPORT THE DEVELOPMENT AND USES CONTEMPLATE BY SUCH FINAL DEVELOPMENT PLAN. THE FOREGOING SHALL NOT LIMIT DEVELOPER FROM INCLUDING SUCH ADDITIONAL PUBLIC IMPROVEMENTS IN A FINAL DEVELOPMENT PLAN AS DEVELOPER, IN ITS SOLE DISCRETION, SHALL DETERMINE.

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SHEET TITLE:
**BUILDING
MASS
DIAGRAM**

SCALE:
SHEET NUMBER
**CS1.4 /
FIGURE H**

