December 21, 2023

Town of Superior
Ms. Renae Stavros, AICP
Planner III, Town of Superior
124 E. Coal Creek Drive
Superior, CO 80027

Re: Final Development Plan 1 Phase 12 and Final Development Plans 11 and 12
Superior Town Center, Planning Area 2, Blocks 2, 5 and 8

Staff, Planning Commission, and Board of Trustees:

On behalf of the applicant PMB along with Perkins & Will Architects, Kephart Architects, and the entire project design team, it is our pleasure to submit this application for the following items at Blocks 2, 5, and 8 within Planning Area 2 of Superior Town Center:

- Final Development Plan for the private improvements within Blocks 2, and 5 (**FDP 11**)
- Final Development Plan for the private improvements within Block 8 (**FDP 12**)
- Final Development Plan for the construction of Gateway Drive between Main Street and Creek View Way, and other streetscape adjacent to Blocks 2, 5 and 8 w (**FDP 1 Phase 12**)
- **Preliminary and Final Plat** for what is currently platted as Blocks 2, 5 and 8 (Superior Town Center Filing 1B Replat No. 7) to vacate and create various easements.

The narrative for these applications is provided on the following pages.

Sincerely,

William Jencks
Senior Vice President, PMB LLC
bill@pmbllc.com
(619) 578-8155

INTRODUCTION

In 2006, the Town of Superior established a Comprehensive Plan identifying the land which would become Downtown Superior as "the primary specialty shopping, office, entertainment district of Superior," which was updated in the 2012 Comprehensive Plan Update to envision "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."

Since construction started in earnest in 2016, Downtown Superior has seen fantastic growth, led by for-sale residential homes from Remington, Wonderland, Thrive, and Toll Brothers, entertainment provided by the Sports Stable and future events in the parks and town square, apartments and specialty shopping within the Morgan Ranch / Carmel mixed-use development, medical services at the Superior Medical Center, and community-oriented uses at the various parks, plaza, and new community center.

This final development at the west end of Main Street is the missing puzzle piece which will ensure the prosperity of Downtown Superior for decades to come. This proposal on Blocks 2, 5 and 8 will fill the undeveloped gap separating the currently built-out Downtown Superior from McCaslin and the rest of Superior. It extends the commercial ground-floor uses all the way out to McCaslin, provides vital daytime activity with substantial class-A office use, and is consistent with the goals and requirements of the Superior Town Center PD.

In addition to the requirements of the PD and Design Guidelines, this Final Development Plan has had the benefit of extensive prior community input. A previous Final Development Plan proposed 366,670 sf of commercial uses on these three blocks. That FDP was approved by the Town Board but subsequently repealed due to public petition over concerns primarily about 1) Commercial office use spanning blocks 2, 5 and 8 creating an office "campus" at the gateway to Downtown Superior, 2) Building heights exceeding 65', and 3) Architectural design providing too modern an aesthetic, in contrast to existing construction along Main Street.

This new Final Development Plan aims to solve all of those prior concerns with a new design that provides a more balanced mix of uses, more consistent architecture and building articulation, new publicly accessible open spaces and commercial uses extending out to McCaslin Blvd, and shorter buildings, all of which being consistent with the overarching goals of the PD and Superior Comprehensive Plan as further outlined below.

PROJECT NARRATIVE FDP 11, FDP 12 and FDP 1 Phase 12

1. Scope of the Project

Overview

FDP 11 includes three buildings (Buildings B, C and D) on Blocks 2 and 5 in Downtown Superior. These development blocks are situated along the north side of Main Street east and west of Gateway Drive.

North of Main Street on Blocks 2 and 5 are three buildings, B, C, and D. Buildings B and D are life science lab/office buildings which are 110,734 GSF and 176,085 GSF, respectively. Building D has been pushed south in order to provide active use and an urban street wall along Main Street, with 6,636 GSF of commercial space spilling out onto Main Street at the northwest corner of Main Street and Marshall Road. Building C is an above grade parking structure accessed from Creek View Way. An additional 7,132 GSF of conference, lounge, and fitness amenity spaces activate the ground level of Building B at the northwest corner of Main Street and Gateway Drive.

FDP 11 - USE SUMMARY BY BUILDING				
USE	BUILDING B	BUILDING C	BUILDING D	**TOTAL**
LIFE SCIENCE USE (SF)	103,602	-	169,449	273,051
RESIDENTIAL (SF)	-	-	-	0
AMENITY USE (SF)	7,132	-	-	7,132
COMMERCIAL USE (SF)	-	-	6,636	6,636
GARAGE	-	193,431	-	193,431
TOTAL BUILDING SQUARE FOOTAGE				**480,250**

FDP 12 includes one building (Building A) on Block 8, south of Main Street, west of Gateway Drive.

South of Main Street on Block 8 is a 229,212 GSF mixed-use residential building (Building A). This building includes 5,879 GSF of commercial space located in the northwest corner of this building, 11,049 GSF of active ground-floor resident amenity uses, and a 3,174 GSF rooftop deck all fronting Main Street at the gateway to Downtown Superior with views to and from the McCaslin roundabout and the Flatirons beyond. On site, there is also a 154,980 GSF parking structure, accessed from Gateway Drive. This garage will serve both the residents, guests, and public commercial customers.

FDP 12 - USE SUMMARY	
USE	BUILDING A
RESIDENTIAL (SF)	229,212
AMENITY USE (SF)	14,233
COMMERCIAL USE (SF)	5,879
GARAGE	154,980
TOTAL BUILDING SQUARE FOOTAGE	**404,304**

FDP 1 Phase 12 includes construction of Gateway Drive from Main Street to Creek View Way. This is the final segment of public roadway to be built in Downtown Superior. This FDP also includes sidewalks and tree lawns in the public right of way on the north and east side of Block 5, and the east side of Block 8.

Key Features

Buildings A and B provide an architectural gateway which will shape the overall arrival experience to the new Downtown Superior. The Main Street Landscape and Streetscape character will also be extended to the project entry point so pedestrians, bicyclist and vehicles will be connected to the highly activated Main Street procession from McCaslin Blvd to the Sports Stable as well interfacing with the new Town Plaza and Promenade, commercial core, and new Park to the north. This office and lab use in Buildings B and D will provide a vital day time mixed use component to Downtown Superior with a contingent of workers to activate Main Street restaurant and commercial during the normal workday hours. Ground floor Main Street commercial and active uses with office above, and a variety of green spaces and pedestrian plazas anchor the north side of the Main St entry experience to Downtown Superior. This mix of uses along with a strong urban design focus on pedestrian scale, walkability, connectivity, and wellness for users will make Downtown Superior a true mixed use live, work, play experience consistent with the vision of the PD and Comprehensive Plan.

The overall arrangement of the buildings within this project not only provides a gateway experience to Downtown Superior but also shapes a new collaborative science hub. Dispersed throughout the site are courtyard spaces, public paseos, and outdoor recreation and function areas. These outdoor amenities create a space for outdoor meetings and public group gatherings that support the vision of Downtown Superior as an active community. There will be numerous outdoor seating and breakout space opportunities for workers and locals to get outside, enjoy their lunch, get some fresh air and soak in Colorado's unique outdoor environment benefits. The buildings are carefully sited to take advantage of mountain views to the west and creek views to the north. Both the orthogonal geometry of the buildings and landscape speak to one another providing a well-integrated building and site design solution.

On Block 8, the northwest corner at the intersection of McCaslin Boulevard and Main Street is the most prominent corner of Building A and acts as the gateway to Superior's Downtown. This corner is anchored by a large commercial space at the ground floor (designed to accommodate a full-service restaurant) spilling out onto a public plaza and al-fresco dining patio to the west, welcoming visitors to Downtown Superior and inviting them to explore the various attractions of Main Street further inside the master plan. Apartments with large terraces extend the activity up the building and provide an urban street wall along Main Street consistent with the existing development along blocks 9, 10, and 11. A large rooftop amenity deck above the third floor entices visitors with glimpses of revelers, wine in hand, enjoying the views of the Flatirons. Working around to the intersection of Main Street and Gateway Drive at the northeast corner of the building, the use transitions to resident amenities including indoor/outdoor fitness, lounge, clubroom, and leasing spaces to activate the pedestrian realm. At the middle of the building along Gateway Drive, the entire building mass recedes to provide an entry court for access to the parking garage and entry into the building lobby, and leasing offices. This relief in the building mass provides a natural transition to walk-up apartment units that meet the ground and directly respond to the Remington townhomes built across Gateway Drive with street level access to the ground level units. A quieter greenspace courtyard faces south, respecting the Discovery residences to the south and providing ample greenspace buffer. Loading and services are tucked into the southwest corner of the building at the intersection with the parking structure. There is a small dog park that provides an additional benefit at the base of the McCaslin embankment. Locating such services like loading, trash, and dog park have been strategically placed below the street level of McCaslin Boulevard to aid in concealing these from view. The function of the building is consistent on the south and west side of the project until interrupted by the screened parking garage, which acts as another natural transition to the more active mixed-use portion of the building to the north. A large public plaza acts as a buffer from the busier vehicular activity of McCaslin Boulevard and provides a pleasant pedestrian connection between the north side of the parking garage and commercial use located at the north end of the building which includes the outdoor al-fresco dining.

Life Science Program (Blocks 2 and 5)
Buildings B and D have been designed to provide a best-in-class offering for commercial life science tenants. Life Science is a broad term including the study of pharmaceuticals, synthesis, biotech, medical devices, bioinformatics, and genomics. Companies occupying Downtown Superior are likely to be in early or growth stage research and development of new life-saving drugs, prosthetics, medical devices, or the ancillary study of biological data analysis or genomics. Large-scale manufacturing will not be conducted at Downtown Superior, as that requires GMP space, which is more akin to a flex industrial building type.

The anticipated tenant program is projected to be approximately 40% office space and 60% laboratory space. The base building has been designed to accommodate laboratory tenants with biosafety level 1 or biosafety level 2 laboratories. The tenant improvements and programs will all be submitted under separate permits at later dates as the buildings are leased up.

Block 8 Program
Building A will accommodate residential and commercial tenants. The proposed building includes a unit mix of 70% one-bedroom/studio and 30% two-bedrooms. The building will provide 14,233 square feet of amenity space which includes a leasing lobby, clubroom/great room, lounge, exercise facilities, rooftop deck, bicycle storage, and dog wash. This project also provides numerous outdoor amenities, such as (2) courtyards, one active and one passive, a dog run area, and a large open plaza located between the parking structure and commercial space fronting McCaslin. The active courtyard at the center of the building houses a pool, pool deck and spa, outdoor kitchen, and seating areas, while the passive courtyard provides BBQ areas, fire pits, outdoor seating, and landscaping to match the use. The large open space adjacent to the commercial contains a partially covered hardscaped plaza area to be used for outdoor seating and dining that leads to the large landscaped open park for the use of all tenants and guests.

2. Overall Architectural Design Inspiration

The cluster of buildings draws inspiration both from the orthogonal, urban street grid in which it sits and surrounding natural beauty it looks out upon. The buildings are sited and oriented with their long facades facing existing street frontages, creating an urban experience focused on activating the streetscape and pedestrian realm. Breaks in the primary massing of each building introduce variety in the façade while responding to the surrounding streetscape. Additional glazing opens up the façade and is oriented towards the West and North where the most significant views are.

The materiality of the project seeks to find a contemporary palette while balancing inspiration from the Town's history and natural tones of the environment that surround it. Honest, rugged materials clad the buildings, honoring the Town's industrial past. However, the skin of the building is composed in a way to not appear random or mishappen, but logical and sophisticated evident of the cutting-edge science housed inside.

To begin the design for Block 8, a historical analysis of site and surrounding area was done to derive inspiration. Found in that analysis was the town's roots in coal mining and agriculture to provide for the mining community. That said, the design is a modern interpretation of the town's mining and agrarian history, manifested in its use of materials and articulation of building massing.

3. Landscape Design

Overall Landscape Design Introduction:

The landscape design will meet or exceed the plant material size requirements of the Town Center Design Guidelines. Inclusive of 2-1/2" caliper canopy trees, 8'H multi-stem/clump flowering trees, 8'-10' tall evergreen trees, 5-gallon shrubs, 1-gallon perennials and grasses, and the use of the Superior Colorado Native seed mix where appropriate. All planting areas will have a permanent irrigation system to help get the plants established and maintain healthy moisture levels

throughout the dry months. The overall site design uses similar materials that can be found throughout the current Downtown Superior and Main Street. This landscape narrative is organized into five-character areas of the project as follows:

Perimeter Buffer Coal Creek Innovation – Life Sciences:

Along McCaslin and the park to the north edges, native plantings will create visual interest and help guide views to the Front Range. The landscape areas to the west of Building B on Block 5 will have low scale trees in this area that will be shorter and wider in form so that views from the upper levels of the buildings are not blocked while still providing attractive screening of the parking lot and service area walls. The surface parking lot's west edge will provide a regular spaced row of evergreen trees to help screen the parking lot. Parking lot islands will contain trees on a regular spacing with evergreen and deciduous ground plantings. Along the east edge of Building C, the parking structure, from the back of curb along Marshall Road a shade tree lined edge will be planted between the back of curb and sidewalk. Between the back of sidewalk and the garage face a row of 10-foot-tall upright evergreen trees will be planted. The ground plane will also incorporate a layer of shrubs and ornamental grasses to provide visual interest at street eye level.

The street tree rhythm and spacing of trees along Creek View Way and Marshall Road will be located in a tree streetscape edge along these streets with a detached sidewalk behind the streetscape edge. These areas will be composed of shade trees, planted with native grasses and shrubs that require less water than traditional turf and will match the density and spacing of the current streetscape edges existing to the east along Main St. The shade trees will continue at the same rhythm and selection of street trees existing at the east end of Main St. and provide shade and solar relief along the street edge and south façade of building B and D.

Building B Main Street Coal Creek Innovation – Life Sciences:

The landscape at the Building B Main Street will be a transitional mix from the Superior Native seed mix along McCaslin Blvd into an enhanced native palette that will relate to the geometry found in the architectural façade, providing a unique transition from a native edge buffer area to a designed planting palette that will enhance the entry experience along Main St. into the Downtown Superior district. Canopy trees will border the exterior building spaces, provide shade, and frame views of the mountains. The outdoor area adjacent to the building will have artificial turf lawn for a small tenant event space, outdoor games, and company events and as an outdoor fitness area for users of the adjacent interior gym amenity space. The lawn is bound by a series of board formed retaining/seat walls designed similar to the existing ones along Main Street. The entry walk will connect to the existing Main Street sidewalk. The walk is a sand finish concrete walk, with a set of stairs that includes an integrated bike ramp, and handrails. At the building entry space, the use of a multi-colored linear pavers bound by a sand finished curb to create a carpet like frame to the entry. Other elements included within this space are bike racks, concrete planter pots, trash receptacles, pedestrian light bollards, and decorative fixtures.

Building B Main Entry + Drop Off Coal Creek Innovation – Life Sciences:

The Landscape design at Building B Main Entry will be a continuation of the planting palette and reflect the geometry of the building from the Main Street side. The building drop-off area will enhance the guest and visitor experience through a plaza-like design. The paving material will use a various mix of multi-colored linear pavers, and flush concrete banding, but with increased road base and load bearing capacity for cars, delivery, and fire truck access. Additionally, the entire drop off plaza is graded for ADA accessibility. The pedestrian area will include an outdoor patio with moveable tables and chairs for lunch and gatherings. The drop off will be framed with a series of 36" height light bollards bounding the edges of the drop off area, above ground planters with small clump flowering trees retrofitted with mounted wood benches and lighting, trash receptacles, and bike racks. The surface paving will include sand finished concrete, integral sand finished concrete, and multi-colored linear pavers bound by a sand finished curb to create a carpet like frame to the building entry. For pedestrian entering the space by foot, the walk to the south side of the drop off area is bound by an alley of trees and low height pedestrian bollards that creates an axial alignment across Gateway Drive and into the Paseo area between Buildings C and D.

Building C + D Paseo Entry Coal Creek Innovation – Life Sciences

The area between Building C (the parking structure,) and Building D is designed as an accessible public entry to Building D. The intent is a nicely shaded paseo walkway, outdoor seating, lighting, planter pots, board form seatwalls, and a gathering space; as well as defining the main pedestrian connection points to the parking structure and the Building D entry. At the end of this paseo, decorative metal panels or artwork will serve as a visual terminus and separation from the loading dock area beyond. The north, east and west edges of Building C will be heavily buffered with evergreen plant material to screen the perimeter of the parking structure.

Building D Main Street Coal Creek Innovation – Life Sciences:

The landscape along the Main Street edge of Building D will continue the same design treatment that has already been developed along Main Street, including canopy trees, enhanced plantings, and low seat wall features. On the south edge of Building D along Main Street, small exterior patio areas with movable tables and chairs and low seat walls will serve as outdoor eating areas for the buildings ground floor commercial uses generating activity along Main Street. The east facade of Building D will reflect the elevation of the building architecture, but with an informal plant palette that reflects more enhanced native plants while still providing a consistent rhythm of canopy street trees. On the west façade of the building a large sod lawn space bound by seat walls and an outdoor patio shade by a canopy structure that extends off the building acts as the main event lawn and gathering space while framing views to the mountains. Other elements included within this space are concrete planter pots, trash receptacles, pedestrian light bollards, and decorative fixtures.

Landscape Design Building A

The landscape design for Building A will offer a variety of treatments that respond to the context of the adjacent site edges around the parcel. Along the North edge a continuation of the pattern and site materials used along Main Street will be continued. Street trees, ground plantings and site furnishings will provide a more urban commercial-oriented street experience in keeping with the existing Main Street character. At the northwest corner of the building a large exterior patio area will provide exterior space for the commercial/restaurant activities to flow out. Decorative plantings along with a trellis shade structure or umbrellas will provide shade from the seasonal south and west sun as well as become a visual activator for people entering Downtown Superior from McCaslin Blvd whether on foot, bike, or car. Along the east edge of the parcel adjacent to Gateway Drive, the landscape will provide a more urban character with the use of front stoops, low patio walls and more formal plantings adjacent to the residential units and overall Building A amenity uses along the street edge. On the south side a buffered landscape edge along the fire lane will transition into the native feel of the open space and drainage corridor. An open courtyard framed by the building orienting to the south will be heavily landscaped and provide passive amenity uses for the building residents. A small, screened dog park will be located at the southwest corner of the parcel. Continuing along the west edge Building A up to the northwest corner a native landscape edge along McCaslin will blend with a water quality landscape treatment area. An internal amenity courtyard contained by Building A will offer building residents access to a pool, spa, BBQ and seating areas.

4. Parking

Permanent parking will be provided in a surface lot on Block 2 and parking structure Building C on Block 5 to meet the combined requirements for Buildings B and D. Together the lot and structure provide 621 stalls. Pursuant to the Shared Parking Guidelines for Town Core found on PD Sheet CS1.1, Walker Consultants prepared a Shared Parking Analysis attached to this proposal which results in a minimum of 503 parking spaces required to satisfy the demands of uses on Blocks 2 and 5. Regardless of this potential reduction, the Applicant feels that 621 stalls (a ratio of approximately 2.2 spaces per 1,000 GSF) provides the minimum marketable parking count. The Block 5 parking structure (Building C) includes 507 spaces dedicated to office/lab uses and 21 spaces dedicated to the commercial uses (total of 528 spaces). Spaces for commercial office visitors will be provided at the first level of the garage, signed as such, and readily accessible by patrons of the commercial space as well as office visitors. The surface lot on Block 2 will provide 93 parking spaces. A minimum of 31 EVSE will be installed as required to meet LEED equivalency requirements.

Block 8 features a parking structure that serves both commercial and flex spaces, classified as a commercial use in accordance with PD sheet CS1.4. This parking structure spans both commercial and flex zoning areas, offering a total of

371 spaces. Following a Shared Parking Analysis, it has been determined that only 370 parking spaces are necessary to meet demand for this block. However, the proposed plan includes 371 spaces, approximately 1.5 parking spaces per unit, ensuring the minimum marketable parking capacity without seeking further reductions. Commercial and visitor parking will be conveniently situated on the entire first floor of the parking structure, offering direct access to outdoor open spaces, plazas, and al-fresco dining areas along the McCaslin Blvd frontage. The exterior of the parking structure will feature a screened cladding, creating visual interest for both vehicular and pedestrian traffic. Moreover, a minimum of 21 Electric Vehicle Supply Equipment (EVSE) units will be installed to meet LEED equivalency requirements.

See the site data tables for additional information and the Downtown Superior Area 2 Shared Parking Analysis (2023 Update) included with the application for additional analysis of the parking approach for the project.

5. Snow Removal

Snow removal within FDP 11 and 12 will be the responsibility of the private property owners. Snow removal on the surface parking lot on Block 2 will require pushing snow into the adjacent landscape areas. Snow removal on the roof of the parking garages will require pushing snow to the corners of the upper deck. These piles may temporarily displace some parking, which should be easily accommodated by the surplus parking provided (compared to the minimum counts identified in the Shared Parking Analysis.)

The areas that will require snow removal on Block 8 are the top tier of the parking structure and the service drive at the south of the site. The parking structure snow removal will be managed by pushing snow to the corners of the upper deck. The parking structure will accommodate such loads. These piles will temporarily displace some parking. The snow removal for the service drive will include pushing snow into the adjacent detention pond.

Snow removal for FDP 1 Phase 12 (Gateway Drive) and other public rights-of-way will be the responsibility of the Town. As is typical for public streets, snow is plowed to the gutter line and accumulated snow may temporarily reduce the availability of on street parking.

6. Bicycle Parking

Building C will have a large bike room located on level 01 beneath the car ramp. This room will provide sheltered, access controlled bike parking for tenants of Buildings B and D. Short term, exterior bike parking will be provided throughout the site and focused near buildings entries. Showers are provided at the ground level in both buildings B and D so bicyclists can conveniently arrive, park their bike in a secure area, shower and change before going upstairs to start work.

On Block 8, bicycle parking is provided in an amount equal to 10% of the required vehicular parking with more than one-third of these provided in a sheltered or covered environment. A total of 40 bicycle parking spaces are required. At least 40 spots will be located within the garage at an access-controlled bike shop/storage room and 12 spots will be provided by racks adjacent to the main entry of Building A, and the commercial spaces.

7. Street Grid and Vehicular Access

FDP 1 Phase 12 proposes to complete the street grid by constructing Gateway Drive between Main Street and Creek View Way. This will be the final portion of the public right-of-way constructed in Downtown Superior. The street will be 35 feet wide, with 6-foot-wide tree lawns and 6-foot-wide sidewalks on each side. This street cross section is consistent with the PD. A neck-down will be provided to facilitate a mid-block pedestrian crosswalk between Blocks 2 and 5.

Vehicular access to Block 2 will be via two curb cuts off the west side of Gateway Drive. The northern curb cut will align with Creek View Way. Vehicular access to the garage on Block 5 will be via a single curb cut off Creek View Way. A service access to Block 5 will be provided off the west side of Marshall Road. Refer to the following section for additional information on this service access.

Vehicular access to the Block 8 garage will be via a curb cut on the west side of Gateway Drive. The Block 8 service drive will be aligned with the center of Old Rail Way, on the west side of Gateway Drive.

8. Emergency and Delivery Vehicle Access:

Frequency of deliveries will vary depending on specific tenant and modality, which may range from daily to monthly delivery schedules. Most deliveries for life science uses are accommodated via a 40' box truck. The project has been designed to provide discreet and highly functional delivery areas to service each building, which are screened from public view and separated from pedestrian building entrances. The geometry of internal vehicular circulation has been designed to accommodate Rocky Mountain Fire apparatus and anticipated delivery vehicles.

Refer to the "Truck Exhibit" Depicting the movement of various design vehicles, and sheet "Fire Access Plan" depicting fire truck movements and the location of Aerial Apparatus access.

Block 2

The internal drive aisles through the parking lot to the loading dock on Building B have been designed to accommodate the normal SU-40 box truck. A simulation has also been provided depicting the movements of a WB-62 tractor-trailer, which may access the site on an infrequent basis. It will also accommodate the design Mountain View Fire truck.

Block 5

A service driveway to Buildings C and D is proposed on the west side of Marshall Road. The service drive is only intended for access to "back of house" functions (such as deliveries and trash removal) at buildings B and D and is not intended to be accessed by the public. The geometry of this service drive is intended to accommodate a trash truck and SU-40 delivery vehicle (3 axle box truck) accessing the loading dock without any backup maneuvers off of Marshall Road. A simulation has also been provided depicting the movements of a WB-62 tractor-trailer, which may access the site on an infrequent basis.

Block 8

Deliveries will vary depending on the specific commercial tenant(s), which may range from daily to monthly delivery schedules. Delivery use for the residential tenants will also vary depending on operation agreements for trash / recycling pick up and resident move ins/outs. A service drive is located on the south side of the Block 8 site and is accessed from the corner of Gateway Drive and Old Rail Way and provides access to the southwest corner of the parking structure. This service drive is intended for commercial deliveries, trash removal, resident move-in/loading and is designed to accommodate the backup maneuver of an SU-40 (3 axle box truck). The easternmost 150'-0" of this service drive is designated as a 26'-0" wide aerial apparatus fire lane with between 15'-0" to 30'-0" clearance between the lane and building to meet the requirements of Mountain View Fire.

Service Areas:

Block 2

The exact equipment contained in the service areas is dependent on the ultimate tenants and mechanical systems design of the building. The equipment is likely to include ground mounted HVAC equipment, emergency generators and cargo boxes. The intent of the service yard design is to allow flexibility.

There will be architectural screen walls around the major service area adjacent to Building B. An 8 ft. tall opaque metal louver screen wall that is consistent with some of the metal detailing on the buildings will be utilized for screening purposes. Additional landscape material will be placed in front of these screen walls to provide additional buffering. Proposed plants are groupings of hawthorn trees to provide a natural landscape feel. Hawthorn trees are also on Colorado State University's "Firewise" plant list.

In addition to the walls, extensive landscaping is proposed along the north and west edges of the parking lot north of Building B to buffer the views of the vehicles from the adjacent streets and the park to the north. The landscape

vegetation will be utilized to soften the screen walls and provide additional visual screening and height not only from McCaslin Blvd but also from internal views in the buildings looking into these service areas.

Block 5

The service area serving Building D is at the "basement" level of the building and will therefore be lower than the adjacent public way. Trash and equipment will be screened with the same material used at Building B. Along most of the edges of Building C plant material will be planted to buffer the structure from adjacent land uses and views.

Block 8

The service area (trash and loading areas) serving Building A is located at the southwest corner of the site, away from the public streets and in an area of low visibility from surrounding areas. It will be naturally screened by grade differential from McCaslin Boulevard, minimizing its visibility. The adjacent property to the south and the north bound lanes of McCaslin boulevard are elevated above this service area by up to 14'. An enclosed trash staging room is located within the southwest corner of the parking structure and is accessible from the end of the service lane. The trash service provider will empty the bins from the enclosed staging area during pick-up and return them to the same concealed location. It's important to note that both the trash storage and staging areas will be discreet and not visible from outside the building.

9. Hours of Operation

For Buildings B, C, and D, the hours of operation generally follow normal business hours 8am – 5pm Monday through Friday, although employees will have access to the buildings 24-7 for scientific research which requires attention outside of normal business hours. The expected number of employees will vary depending on specific tenant and modality, ranging from approximately 300 to 700 square feet per employee.

Given the variety of uses within Building A, the hours of operation will vary. The leasing offices of the residential building will have normal business hours (8am-5pm). The residential amenities considered active use spaces will be open 8am-10pm and exercise will be open 24/7. The commercial space could vary based on the final tenant; however, the anticipated hours of operation are 8am-10pm.

10. Project Accessibility

Pedestrian Access: Pedestrian access to the project is provided via sidewalks along the street grid, as previously planned or constructed. Internal sidewalks and pedestrian paseos are proposed to provide access to the main entrances and emergency egress doors of each building. Accessible pedestrian and bicycle access to the lowest level of Building C (the garage) will be provided on the northeast corner of the building. This location provides direct access to the existing bicycle lanes on Marshall Road. All other levels of the garage are accessible via an elevator located on the west side of the garage, off Gateway Drive.

Pedestrian access to Building A will be by walks and plaza areas that are connected to the public sidewalks along Main Street, McCaslin Blvd, and Gateway Drive. The leasing office is the main public entry for residential use, which can be accessed by a plaza connected to the Gateway Drive sidewalk. There are also numerous private (non-public) entry points located around the residential portion of the project. These entry points are located at stair cores, corridors, and at some private units. These points are access controlled and for resident use only. The commercial use located along Main Street is accessed via the pedestrian plaza located along McCaslin Boulevard. There are also anticipated to be doorways with direct connections to the Main Street sidewalk. The number and location of these doorways will be determined by the lease allocations of the commercial area.

Routes: Virtually all the sidewalks on the project will be ADA accessible. Due to elevation changes, there are locations on the site which require stairways to take up grade along sidewalks and to building entrances. Where stairs are necessary in sidewalks, there is an alternative route without stairs to provide accessible access to features.

Interior – The interior of Building A, for residential and commercial uses, will require all spaces and levels to be on part of an accessible route. Elevators, lifts, and ramps will provide an accessible route between various levels.

Exterior: Most of the sidewalks on Block 8 will be ADA accessible. Where stairs are necessary in sidewalks, an alternative route without stairs will be provided for accessible access to those features. Please refer to the Context Plan for all accessible routes outside the building.

11. Exterior Lighting Approach

All exterior lighting will be scaled to pedestrians, provide wayfinding, and enhance the perception of safety on the site. All exterior luminaires shall be LED with a color temperature of 3000K, full-cutoff, and compatible with the architectural structure (selected by Builder) unless noted otherwise. All exterior lighting will be dimmable, in order to meet maximum illuminance level requirements while maintaining uniformity.

All interior lighting will be controlled by occupancy sensors and/or timeclocks so that they are not illuminated when the building is not typically occupied during the evening.

FDP 1 Phase 12 Exterior Lighting

Gateway Drive:
Ashbury lighting fixtures will be placed along Gateway drive to match the other street lighting in Planning Area 2. This lighting will be controlled with other Town standard street lighting. These light fixtures, noted as Type EA2, are to be owned by the Town of Superior.

Blocks 2 & 5 Exterior Lighting

Parking Lots & Drive Lanes:
The primary lighting strategy is to illuminate the drive lanes and parking lots from pole mounted luminaires not exceeding 20-ft in height. Where located in landscaped medians, pole lights shall be installed on a masonry base not to exceed 2-ft in height.

Pedestrian Pathways:
Decorative pedestrian poles and bollards, unique to Buildings B and D with full cutoff distribution, will be used to illuminate walkways between the street and primary building entries, light bollards will be 3 feet tall and pedestrian pole lights will not exceed 12- ft in height.

Building Entries & Seating Areas:
Bollards of a similar family to the pedestrian poles will be used to illuminate the seating areas adjacent to the primary pedestrian pathways. Seating areas with pergolas (adjacent to the commercial space as well as the level 3 roof terraces) will be illuminated by low voltage surface linear luminaires mounted to the pergola structure. Lighting located at the various building entries will adapt to each entry type. At primary building entries, recessed downlights will be located in the underside of soffit created by a balcony above. At the commercial entries, and where individual egress doors occur at various points along the façade of the building, wall mount or mullion mount luminaires will be located above each door to provide egress illumination.

Building Façade:
In select locations, where large stone "portal" elements are set in front of the glass façade, decorative wall sconces with a tall vertical design, and fully shielded light sources, will be mounted on each column.

Parking Lot Garage Lighting Approach:
The garage interior will be illuminated by wide-distribution luminaires with advanced optics for uniformity and glare control. Surface or pendant mount, edge-lit, low glare parking luminaires will be located to meet interior parking garage illuminance standards. Daylight transition areas will be scheduled for time-of-day need, and utilize a higher wattage as required to limit luminaire quantities. The garage deck will be illuminated utilizing full-cutoff luminaires on 20' poles placed toward the center of the deck where possible for reduced light trespass. Interior and exterior luminaires will include integrated controls for reduced energy use depending on occupancy and daylight contribution. At the southwest corner of the garage, the glass enclosure reveals a triple height space adjacent to the stairs. Lighting will be designed to create a luminous element to signify this primary pedestrian entrance to the garage. Suspended linear direct/indirect luminaires will be mounted to provide required egress illumination at the stairs.

Block 8 Exterior Lighting

Gateway Drive and Main St:
All street lighting around Block 8 exists. No additional lighting is being proposed. One existing Ashbury light pole at the intersection of Old Rail Way and Gateway Drive will be relocated to accommodate a the driveway to the service area.

Parking Lots & Drive Lanes:
The primary lighting strategy is to illuminate the drive and fire lanes and parking area from city standard pole mounted luminaires not exceeding 20-ft in height. Where located in landscaped medians, pole lights shall be installed on a masonry base not to exceed 2-ft in height.

Pedestrian Pathways:
The pedestrian path on the west and south sides of the building will be illuminated using a combination of Downtown standard post mount luminaires and bollards. Luminaires will not exceed 12-ft in height.

Building Entries & Seating Areas:
Bollards of a similar family to the pedestrian poles will be used to illuminate the seating areas. At the primary building entries, awning recessed downlights or wall mount luminaires, will be located above perimeter windows and public egress doors to provide egress illumination.

Parking Lot Garage Lighting Approach:
The garage interior will be illuminated by wide-distribution luminaires with advanced optics for uniformity and glare control. Surface or pendant mount, edge-lit, low glare parking luminaires will be located to meet interior parking garage illuminance standards. Daylight transition areas will be scheduled for time-of-day need, and utilize a higher wattage as required to limit luminaire quantities. The garage deck will be illuminated utilizing full-cutoff luminaires on 20' poles placed toward the center of the deck where possible for reduced light trespass. Interior and exterior luminaires will include integrated controls for reduced energy use depending on occupancy and daylight contribution. Suspended linear direct/indirect luminaires will be mounted to provide required egress illumination at the stairs.

Pool Area:
The pool deck and pool surface will be illuminated to meet the required 3f foot candle minimum as required per the Denver Pool Rules and Regulations Chapter 51 DRMC Dated April 2013. It is assumed the pool has integral lighting. The small accent luminaires mounted vertically along the side of 16' tall x 4" diameter poles will have a 90-degree cap for

shielding of each light source. The luminaires will be adjusted and aimed to illuminate the pool, achieving the illumination levels noted in the calculations.

12. Utility Infrastructure

Most of the public utility infrastructure to serve the perimeter of this project was constructed per previously approved ate FDP's; specifically, FDP1, FDP1 Phase 2 and FDP 1 Phase 9. FDP 1 Phase 12 includes new utilities in the section of Gateway Drive between Main Street and Creek View Way. FDP 11 and 12 includes water and sewer services to the various buildings, private storm, and basic dry utility layout service. Detailed dry utility layout will be performed by the respective dry utility companies.

- Storm Drainage: The internal blocks will be served by private underground storm drainage systems connected to the public system in the perimeter streets. Building roof drains will be directly connected to the storm system. The specific location of building roof drain connections will be determined as part of final building design and civil construction plans. Stormwater detention for development of these blocks will be provided in Pond 312 (east of the Sport Stable), Pond 311 (north of the Medical Office building), and pond DSC-2 (south of Block 8). The roof of the parking garage on Block 8, as well as some landscape and amenity areas in Block 8 will discharge undetained to the existing storm sewer in McCaslin Boulevard. Runoff from these areas will be directed through a water quality device prior to discharging to the storm sewer. The overall Downtown Superior drainage system has sufficient detention capacity to allow for the direct discharges to the McCaslin storm sewer. A new public storm sewer will be constructed in Gateway Drive as part of FDP 1 Phase 12. Additional drainage information is included in the Drainage Memorandum included with this application.
- Domestic Water: Water service for Block 2 will be taken off mains to be constructed in Gateway Drive as part of FDP 1 Phase 12. Water service for Block 5 will be taken off the existing main in Marshall Road. The water service for Block 8 will be taken off the existing main in Gateway Drive.

  Water meters are proposed to be inside the building. The Town will be provided access to each water entry room through a key or Knox box.

  The fixture units to be installed in each building will be determined to accommodate the prospective tenants. This application contains AWWA M22 water calculations for an assumed fixture total. It is most likely that a 3" diameter service will be provided to each building. Final fixture sizing will be determined as part of the Construction Plan phase of the project.
- Sanitary Sewer: Sanitary service for Block 2 will be taken off mains to be constructed in Gateway Drive as part of FDP 1 Phase 12. Sanitary service for Block 5 will be taken off the existing main in Promenade Drive. Sanitary service for Block 8 will be taken off the existing main in Gateway Drive. For buildings B and D, a separate service pipe with a sampling manhole will be provided to the lab waste services. No special considerations for design or installation of the sanitary sewer system will be necessary. A grease trap and sand oil interceptor will be provided for Building C.
- Sanitary service for Block 8 will be connected to an existing stub in Gateway Drive, just south of the roundabout. The floor drains in the lowest level of the parking garage will need to be pumped up to a sand oil interceptor, to be situated in the service area. The interceptor will drain gravity drain back into the building sewer under the residential area, and then to the single point of connection on Gateway Drive. A grease trap will be provided on this line to serve the commercial area.
- Buildings B and D Laboratory Waste: Laboratory waste managed by laboratory personnel familiar with chemical operations will be managed based on standard operating procedures (SOPs) and industry standards for the collection and disposal of hazardous materials:

  a) Sanitary sewer or trash disposal for non-hazardous materials

b) Acid-base pH neutralization, as required, followed by sewer disposal

Plumbing fixtures in laboratories and laboratory support spaces will be provided with a drainage system separate from the sanitary drainage system. The laboratory wastes system will drain by gravity flow to a dedicated drainage line with an in-line test port and a pH probe leaving the building and include provisions of a sampling manhole with access by the Town of Superior Public Works & Utilities District No 1. Space allocations will be made for a neutralization system to be located within the building mechanical room (future).

All fixtures will have traps and will be vented through the roof. Vent terminals will be located away from air intakes, exhausts, doors, openable windows, and parapet walls at distances required by the plumbing code.

- Reuse Water: This FDP will not include any new reuse water mains, but irrigation services will be tapped from the existing reuse mains in Creek View Way (for Blocks 2 and 5) and the existing reuse main on the south side of Block 8.
- Dry Utilities: The plans depict the preliminary locations of transformers, electric meters, and gas meters. Additional routing information for dry utilities will be added to the plan set as it becomes available from Xcel.

13. Laboratory Exhaust Systems – Blocks 2 and 5 only

Laboratory spaces will be served by a central exhaust air system. The system will combine laboratory fume hood, snorkel, canopy hoods, and Class II Type A3 biosafety cabinet exhaust with general exhaust. The system will be sized to accommodate future fume hood growth established by the equipment and redundancy matrix.

Laboratory exhaust system will be variable air volume. While the system is variable air volume, the exhaust fans operate at constant volume to maintain a constant stack discharge velocity. A static pressure sensor in the exhaust fan inlet plenum modulates an outside air bypass damper, introducing the required outside air into the plenum to maintain a constant flow rate through the fans.

- Dispersion Modeling: Wind dispersion analysis can be applied to determine contaminant-event thresholds (contaminant concentration levels), which control when the exhaust volume flow rate can be turned down during normally occupied hours.
- Exhaust volume flow rate must be based on maintaining downwind chemical concentrations below health and odor limits as defined by the 2018 American Conference of Governmental Industrial Hygienists, Threshold Limit Values and Biological Indices, or more stringent, local, state, and federal limits, if applicable.
- Each system will operate 24 hours per day, 365 days per year.

14. Mechanical System and Equipment Noise Control

Calculations will be performed to ensure sound levels emitted from the site will be within Superior's municipal code sound level requirement at the property lines. The most sensitive neighbors are the park to the north and residences to the south and east. At these residences, the systems will be designed to reduce noise emissions from the building to 60 dBA during the day and 55 dBA at night. The likely sources of noise emission from the facility are as follows:

- Air Handling Unit (AHU) Ventilation Openings: Silencers will be required in the outside air intake paths for the air handling units. Placing the silencers inside the units or silencers in the duct paths will be evaluated.
- Exhaust Air Systems: The exhaust fans will likely require discharge attenuators; the design team will establish a noise emission requirement. The exhaust air systems will have fresh air bypasses as part of the scheme to maintain acceptable dispersion of the exhaust air stream and this is another source/path that needs to be addressed for noise control. We recommend that the bypasses be provided with silencers.
- Emergency Generator Systems: The emergency generator for Building B will be located at grade in the mechanical yard and will be provided with an outdoor sound attenuating enclosure, for which allowable noise emission performance requirements are defined and met as the design develops. The engine exhaust will be

provided with no less than a critical grade muffler. The emergency generator for Building D will be located inside the building in an emergency generator room. The noise should not be a concern outside the building; however, it will be considered in design of the room construction as the design develops. Both units will be tested during daytime hours and will only operate at night in the event of a true emergency.

- Residential rooftop mounted condensers: These A/C units will be centered on the main building roof away from the exterior walls reducing sound at the property line. This equipment will also be located behind 4'-0" high parapet walls and placed on a rack system which will further limit the sound leaving the site.
- Parking Structure Exhaust: The parking structure will be mechanically ventilated. The intake will come through the garage screening on the west side, while the exhaust will be in a shaft on the east side of the parking garage (central to the overall building) and taken out the roof.
- Commercial Rooftop Units (RTUs): RTU's for the commercial vary based on the tenants. These units will be located on the roof of the commercial space, screened both from the street and from the residential terrace at this level.

15. Mail

All buildings will have internal mail rooms. Mail will be delivered to the main entrance of Buildings B and D. A loading zone will accommodate mail trucks near the entrance. Building D's mail room will be located at the service entrance off Marshall Road.

Building A will have an internal mail room with individual mailboxes for each residential dwelling unit and will be within the accessible reach range according to ANSI A117.1. The mail room will also contain a large package parcel room for oversized deliveries and will be located near the main building entrance.

16. Trash and Recycling

Buildings B and D will have trash, recycling, and compost enclosures in the service areas. Building D commercial space will have an internal trash room, which will be accessed from Marshall Road via a short sidewalk. This arrangement is similar to that of the mixed-use building on the east side of Marshall Road.

The residential use of Building A will have two internal chutes on each level of the building, one for recycling and the other for refuse. These chutes will terminate into an enclosed trash termination room at the ground level of the parking structure and will retain a collection of trash bins (quantity based on the number of units and weekly pick-up times). When filled, maintenance will transport the full bins from the trash termination room to the enclosed trash staging room located at the southwest corner of the parking garage, adjacent to the service area as described above. The trash service provider will remove and replace the bins from the trash staging room.

The commercial space at the northwest corner of Building A will manage trash daily by taking it to the trash staging room located in the southwest corner of the parking structure.

17. Signage

Site signage will include stop signs, ADA parking signs and street name signs. "No Parking – Fire Lane" signs will be installed in locations determined by the Fire Department. The anticipated location of Fire Lane signs is included on the FDP. Stop and Fire Lane signs will be in accordance with MUTCD standards.

Building mounted signage will be part of a separate sign permit for each user/tenant within the project. This signage is unknown at the time of this application and is not part of the FDP.

18. Temporary Facilities

Temporary facilities within this FDP will include stormwater management Best Management Practices (e.g. silt fence etc.) and contractor staging areas. Details of these items are beyond the scope of an FDP but will be provided in Construction Plans. Additionally, the Developer and the Contractor will work with Town staff to provide detailed sequencing plans to maintain pedestrian and vehicular access to occupied areas of the Town Center.

19. Leasing

The project is being designed on a speculative basis for life science, residential and commercial uses. As such, we cannot identify a specific anticipated tenant at this time. Prospective life science tenants include businesses and research institutions engaged in a variety of scientific specialties related to human health including the research, development, and production of Pharmaceuticals, Synthesis, Biotech, Medical Devices, Bioinformatics, and Genomics

Building A is designed to have an on-site leasing office and management team. The leasing office and team will directly support the residential use of the project. It is assumed at this time that the leasing of the commercial space for this project will be done by an off-site management company.

20. Construction Sequencing

FDP 11 and FDP 12 are intentionally separated so that each FDP can stand on its own, and construction of each FDP may be financed independently. Construction logistics, staging and lay-down for all buildings will be accommodated within the property boundaries of blocks 2, 5 and 8. Construction of Gateway Drive and other right-of-way improvements will take place within existing platted right-of-way prior to or concurrent with construction of the private site improvements. The Applicant acknowledges the requirement to maintain consistent public traffic flow on Main Street and all existing adjacent right-of-way roads, as well as pedestrian access on at least one side of Main Street at all times. The project will be constructed in a manner that Blocks 2 and 5 will be independent from Block 8 construction, although all three blocks may be under construction concurrently.

Building A is designed to provide up to (4) sub phases or construction sequencings during the construction of this project. The sub phases are as noted: Phase A1 will be the parking structure and phase A2, A3, and A4 would be the rest of Building A divided by its fire areas. Each sub phase (A1 to A4) of this project is designed to provide the required safety and required egress per each sub phase. This project is designed to turn over the leasing office, residential amenities, commercial space, and the back of house utilities to be online during phase A2. The sub phasing / occupancy phasing will need to be reviewed and approved by the fire and building department.

21. Sustainability / Energy Use

It is anticipated that the building will be utilized as indicated in the following schedule. Building systems will be designed to operate 24/7 and provided with control systems that allow scheduling of equipment to accommodate operator defined schedules including occupied and unoccupied setback modes, as well as space warmup with pre-ventilation and conditioning.

For Buildings B, C, and D, design solutions for sustainability may include:

- Life Cycle Cost Analysis (LCCA), in selection of design components (e.g. Water cost, salvage cost at end of life, FTE maintenance hours, cost of money, etc.)
- Heating and cooling system synergies including energy recovery and simultaneous heating and cooling
- A building envelope which maximized views, daylight, and connection to nature while providing optimal thermal comfort to occupants.
- Adaptive and flexible lab areas
- Ventilation turndown during unoccupied times

• VAV laboratory fume hoods with low face velocity and/or occupancy controls such that maximized turndown can be achieved when not being utilized.
• Renewable energy including onsite PV and/or other offsite options such as PPAs, REC purchases and carbon offset purchases
• The specification of HVAC, hot water, lighting, and envelope equipment beyond code requirements.
• LEED v4 BD+C for New Construction Silver (or Gold) certified

This design includes many Architectural, Mechanical, Electrical and Piping features that are energy saving measures (ESMs) and water saving measures (WSMs); the goal of these measures is to decrease resource consumption and operational costs of the building beyond codes and standards. These are high performance design strategies applicable to today's office and laboratory designs, some of which align with requirements to meet LEED prerequisites and credits.

Building A will be designed to follow the Town of Superior Municipal code and the adopted 2018 suite of ICC building codes, as well as a minimum LEED silver certification or equivalency.

22. Conformance with PD Amendment

- Building Heights:
  Buildings A, B, C, and D are subject to a maximum height limit of 65'.

  Building height compliance diagrams are shown on sheet A4.0 and A4.1 of the FDP. Building heights are calculated in accordance with the Town of Superior's Municipal code, which defines the height and grading as the following as:

  Height:
  'A STANDARD OF MEASUREMENT DEFINING THE VERICAL ELEVATION OF THE STRUCTURE FROM GRADE TO THE TOP OF HIGHEST POINT OF THE STRUCTURE OR ACCESSORY APPURTENANCE."
  Grading:
  'THE AVERAGE OF THE OF THE GROUND LEVELS AT THE CENTER OF ALL EXTERIOR WALLS OF THE BUILDING. WHERE GRADE SLOPES MORE THAN 15 PERCENT AWAY FROM THE BUILDING, THE GRADE MEASUREMENT POINT HAS BEEN TAKEN 10 FEET OFFSET FROM THE MIDPOINT OF THE BUILDING.

  Buildings Heights from the average grade plane to the top of penthouse screen are as follows:
  - Building A 64.42 feet
  - Building B 59.99 feet
  - Building C 43.66 feet
  - Building D 62.08 feet

  Building A features a tower/icon element that sits below the allowable building height of 65'-0". The tower serves as public access from the parking structure to the outdoor plaza/commercial to the north. When approaching the site, this element acts as wayfinding for the public who use the parking structure. This stair is also required for emergency response as it provides roof access for the building.

- Setbacks:

  Provided Setbacks

  Setbacks depicted on the plans are measured from the closest building element to the property line, in accordance with the definition contained in the Town code. In some cases, the closest building element is the upper level.

Throughout the project, the design incorporates a variety of publicly accessible pedestrian plazas, courtyards, paseos, and other "Areas of Discovery." Pursuant to Note 2 on PD Sheet CS1.2, "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." The Design Guidelines further encourage this approach in Section 1.6.A.ii stating: "The importance of pedestrian activity will be emphasized by residential density, the appropriate scale of streets, the tree lined sidewalks, plazas and outdoor dining opportunities."

- Block 2 – Main Street: Building B is set back from the right-of-way on Main Street by a minimum of 1.2 feet. The PD establishes a setback range of 0.0' min – 15'-0" max along Main Street. Taking inspiration from the PD and Design Guidelines, the Project design incorporates a pedestrian lawn area along Main Street, adjacent to the ground floor active uses in Building B, celebrating the opportunity to provide an Area of Discovery at the gateway to Downtown Superior. As mentioned above, while the building setback in this area exceeds 15 feet, this frontage does not require a variance from the PD, as it is consistent with the PD goals to provide pedestrian Areas of Discovery pursuant to PD Sheet CS 1.2 Note 2. **Request for Exception from PD** for larger setback along McCaslin at Block 2: Block 2 - McCaslin Blvd: Building B is set back from the right-of-way of McCaslin Boulevard at a minimum of 1.2 feet and a maximum of 44.8 feet. The PD establishes a maximum setback of 35 feet. Applicant proposes an additional 9.8 feet of setback in excess of the PD maximum along McCaslin. The property line at the corner of McCaslin and Main angles in two different directions along a large radius arc. In order for the interior space to be functional, the building cannot reasonably fall within the 35' maximum setback along the entirety of the widely curving McCaslin street alignment. Applicant proposes that the design is an improvement over strict application of the PD requirements, due to 1) traffic levels on McCaslin justifying larger landscape setbacks, 2) the irregular shape of this particular property line causing undue hardship, and 3) previously stated public and Town Board desire to increase setbacks in this area.

- Block 2 – Gateway Drive: Building B is set back from the right-of-way Gateway Drive by 10.2'. This design complies with the PD (0.0' min – 15' 0" max).

- Block 5 - Marshall Road: Building C is set back from Marshall Road by 14.0'. Building D is set back from Marshall Road by 14.3 feet. This design complies with the PD (0.0' min – 15' 0" max).

- Block 5 - Main Street: Building D is set back from Main Street by a minimum of 0.5'. This design complies with the PD (0.0' min – 15' 0" max). The building has been situated as close as practical to the property line to avoid foundation encroachments and constructability issued related to the existing utility easements and the high voltage electrical line present under the sidewalk. The proposed design affords a small increase of effective sidewalk width. Additional space between the sidewalk and facade allows more room for potential outdoor seating and patio dining for the proposed commercial space located along Main Street and meets the intent of the PD by providing a consistent urban street wall along Main Street. This setback and design approach is consistent with those approved on Blocks 6, 9, 10, and 11. The design also includes a public plaza and other amenities as "areas of discovery" between the building and the Right-of-Way. Per the PD, CS1.2 these areas may be excluded from the build-to/setback requirements.

- Block 5 – Creek View Way. Building C is set back from Creek View Way by a minimum of 3.3 feet and maximum of 25.7 feet. **Request for Exception from PD** – The PD establishes a setback range of 0.0' min – 15'-0" max. Applicant proposes exception from the PD due to the shape of the curving property line. Creek View Way is a curved road and Building C is a structured parking building, which by nature is rectangular. The building has been pushed as far North as practical to provide an accessible bike and pedestrian entrance at the Northeast corner. The additional setback on the west side of the garage creates a landscape buffer between the

building and the street that allows for additional planting. The proposed planting will add another layer of screening to the building, will provide an elegant transition/buffer between the garage and the public park to the north. The design is proposed as an improvement to the PD mandated 15' maximum setback.

- Block 5 – Gateway Drive. Building C is set back from Gateway Drive by 12.6 feet and a maximum of 19.9 feet. **Request for Exception from PD** – The PD establishes a setback range of 0.0' min – 15'-0" max. The stair/elevator tower/icon projects from the main western elevation. The tower/icon serves as public access from the parking structure to the street. When approaching the site, this element acts as wayfinding for the pedestrians approaching the garage. This tower element has been set back 12.6 feet from the property line to allow for some grade change between the doorway and the sidewalk. The remaining portion of the garage is set back 19.9 feet. This creates an additional landscape buffer between the garage and the sidewalk and is proposed as an improvement to the PD mandated 15' maximum setback.

- Building D is set back from Gateway Drive by a minimum of 11.4 feet and maximum of 21.9 feet. **Request for Exception from PD** – The PD establishes a setback range of 0.0' min – 15'-0" max. The extra 6.9' setback is due to the curvilinear nature of the right-of-way vs. the rectangular building.

- Block 8 – Main Street: The minimum setback to Main Street is 6.4 feet, and maximum is 10.6 feet. This design complies with the PD (0.0' min – 15' 0" max).

- Block 8 – Gateway Drive: The minimum setback to Gateway Drive is 3.9 feet. Much of the building falls between a 4- and 10-foot setback, however the building has an irregular eastern elevation, with articulation designed to reduce the scale and mass of the building. A courtyard defines the garage entrance and the leasing office and provides architectural relief for the large building. Due to grade differential, setbacks at the lobby and leasing offices range from 14 to 25 feet, making room for grand stairways connecting from the building to the sidewalk below. The PD encourages this articulation in Design Guidelines Sections 6.1.E and 6.2 as well as Note 2 on PD Sheet CS1.2.

- Block 8 – McCaslin Boulevard: Building A is set back from McCaslin Boulevard property line a minimum of 18.8 feet at the parking structure. This design complies with the PD (0.0' min – 35' 0" max). The design also includes a pedestrian plaza and "areas of discovery" between the building and the Right-of-Way. Per the PD, CS1.2 these areas may be excluded from the build-to/setback requirements. The parking structure is explicitly listed as a Commercial Use in the "Allowed Uses" table on PD Sheet CS1.4.

- Land Use:

  Blocks 2 and 5:

  Allowed – Flex Space (Commercial, Residential, Live/Work, Hotel, Civic/ Education)

  Commercial strip zoned fronting McCaslin

  See note 7 on PD sheet CS1.3 for special restrictions along the south frontage of Block 5.

  Proposed – Professional Business Offices (Life Sciences Research & Development) and ground floor Commercial.

  Block 8:

  Allowed – Flex Space (Commercial, Residential, Live/Work, Hotel, Civic/ Education)
  Commercial strip zone fronting McCaslin
  Proposed – Mixed use Residential and Commercial

Parking structure, commercial space, and pedestrian plazas fill the commercial strip zone fronting McCaslin. The parking structure is a commercial use pursuant to PD Sheet CS1.4 “Allowed Uses” table, and contains the public parking serving patrons to the commercial to the north. Per PD Sheet CS1.3. The "Flex Space" land use designation does not mandate a specific mixture of uses. There is no zoning requirement for ground floor commercial on Block 8.

- Residential Typology:

  Block 8: Type L. Flex Apartment over Live/Work Residential (Refer to PD Amendment No. 5)
  Unit Sizes: Allowed 400 SF – 1,400 SF, Proposed 576 – 1,217 SF.
  PD Description: *“This product type will provide a high density, urban living residential model and active groud floor with a variety of unit types from studios to three bedrooms above live/work residential. Parking for all residential uses will be either surface or structured parking from midblock.*
  Residential units above the ground floor: *Residential above ground floor limited to four floors. Units above the ground floor will have either a recessed, projecting or juliet balcony, be accessed off a shared corridor on the upper floors and a residential lobby on the ground floor by stairs or elevator.”*
  Request for Exception to PD Residential Typology: Applicant is proposing ground floor commercial space, rather than live-work, in response to prior town board concerns and comments regarding live-work uses. We expect this is viewed by the town as a betterment to the otherwise-required live-work space.

23. Conformance with Design Guidelines

The following sections reference section numbers from the Superior Town Center Design Guidelines Supplement, as well as italicized excerpts from that text followed by responses specific to this project. Some information may be duplicative with that already stated above, in an effort to organize responses directly to sections from the Design Guidelines.

3.1 DENSITY MAXIMUMS

The below table compares the total allowed density per the PD to the cumulative totals of the entire Downtown Superior project to date, including FDP 11 and FDP 12. As shown, the cumulative density is less than the allowable density.

Summary	PD Approved	Prior FDP's Approved	Remaining Allowed in PD Prior to FDP 11 and 12	FDP 11 and 12*	Remaining Allowed in PD After approval of FDP 11 and 12
Commercial (SF)	466,600 sf	84,603 sf	381,997 sf	12,641 sf	369,501 sf
Office (SF)	373,000 sf	62,006 sf	310,994 sf	273,051 sf	37,943 sf
Private Indoor Recreation (SF)	150,000 sf	150,000 sf	0 sf	0 sf	0 sf
Hospitality (included in Commercial SF)	500 keys	121 keys	379 keys	0 keys	379 keys
Residential (Dwelling Unit - DU)	1,400 du's	1,052 du's	348 du's	251 du's	97 du's

*Life Science and related private amenity space as Office

4.1 DIMENSIONAL STANDARDS

See item 22

4.2 BLOCKS, PARCELS, AND STREET SYSTEM

4.2 B – Blocks: Development on Blocks 2, 5 and 8 will be completed on blocks which have already been established by the street grid, in accordance with the PD.

4.2 C – Parcels: There are no parcels to be developed as part of these FDP's.

4.2D - Building Entrance Orientation:

Blocks 2 and 5: The main entry for Building D is facing Main Street and is emphasized by a vertical glazing element and balconies above. Additional entries on Building D are located at the commercial storefront along Main Street. Each commercial space has storefront glazing and is framed by a faux wood soffit with protruding awnings above the doors.

Building B has a secondary entry off Main Street with the primary entry being on the north side of the building facing the drop off plaza. The Main Street entry is activated by the gym amenity space adjacent to it, the ample green space surrounding it, and the turf lawn designed for flexible uses including special events and outdoor exercise in front of it.

Block 8: The lobby and leasing office is the main public entry for residential use, which can be accessed by a plaza connected to the Gateway Drive sidewalk. This entry is provided with an awning that provides shade and weather protection to the pedestrians accessing the project. There is a similar condition at the commercial use, incorporating a roof / awning system to provide project to the pedestrians.

4.2 E – Streetscape Concepts

Sidewalks and streetscape improvements are either already in place or will be completed by this project adjacent to all blocks. The streetscape design is in accordance with the PD and previously approved FDP applications.

4.2 F – Street system design

FDP 1 Phase 12 includes the construction of Gateway Drive, which is the final segment of street included in the PD. This will complete the street grid. The street cross section proposed for Gateway Drive is consistent with the requirements of the PD.

4.3 PEDESTRIAN AND BYCYCLE ACCESS, CIRCULATION AND CONNECTIONS

Pedestrian and Bicycle Access will be provided from all adjacent public streets and sidewalks as well as a connection to the local/regional trail system in the existing park to the north of Blocks 2 and 5.

4.4 ON-SITE AMENITIES, HARDSCAPE, AND SITE FURNISHINGS

Buildings B and D will provide exterior site furnishings, special paving, seating areas and exterior function spaces for the office and lab users.

Building A-See earlier narrative sections

4.5 PARKING

See earlier narrative sections.

4.6 LANDSCAPE AND STREETSCAPE

B. Streetscape Design:

Except from Design Guidelines: *iii. Spaces that can be used in a variety of ways and which transform from normal shopping/pedestrian activities to host events and festivals. The Pedestrian Promenade will create a tree line linkage between the commercial office, civic, and restaurant uses of the Town Square and the retail uses and associated open space fronting Coal Creek. This will be a pedestrian-only corridor, which allows service vehicle access, that will extend the Town Square's energy to the parks and open space on the north edge of the town core and will be designed to support a wide variety of uses and special events.*

The Pedestrian Promenade will extend the Town Square's pedestrian zone to the north in an environment that will exclude vehicular traffic and will extend the cultural heart of the Town Center. It will be a flexible space designed to accommodate a variety of uses. A bosque of trees will provide shade in the summer and sun in the winter. Amenities such as benches, planters, social gathering spaces, and opportunities for art further enhance user comfort and enliven the space.

Block 2/ Building B and Block 5/Building D response: The site does not interact with the Pedestrian Promenade; however, the south edge of these blocks will tie to the Main Street character and environment matching lighting, planting and site furnishing treatments that currently exist. In addition, the southeast edge of Building D will incorporate ground floor commercial to activate the street edge.

Block 8/Building A response: The north edge of Building A will provide a commercial streetscape edge utilizing the same planting and site furnishing materials and character that

exist on Main Street further to the east. In addition, a large patio space at the northwest corner of Building A will flow out from the adjacent interior commercial space providing visual excitement and interest at this key gateway corner. A trellis and shading elements along with seating, special plantings and site furnishings will provide a pleasant user experience for residents, visitors and workers within Downtown Superior. The east edge of Building A will carry around this site treatment on exterior terraces responding to the leasing and internal amenity features of the building.

4.8 STREET, SITE, AND ARCHITECTURAL LIGHTING

Exterior Lighting Approach

All exterior lighting will be scaled to pedestrians, provide wayfinding, and enhance the perception of safety on the site. All exterior luminaires shall be LED with a color temperature of 3000K, full-cutoff, and compatible with the architectural structure (selected by Builder) unless noted otherwise. All exterior lighting will be dimmable, in order to meet maximum illuminance level requirements while maintaining uniformity.

All interior lighting will be controlled by occupancy sensors and/or timeclocks so that they are not illuminated when the building is not typically occupied during the evening.

Gateway Drive and Main St:
All street lighting around Block 8 is existing. No additional lighting is being proposed.

Parking Lots & Drive Lanes:
The primary lighting strategy is to illuminate the drive and fire lanes and parking area from pole-mounted luminaires not exceeding 20-ft in height. Where located in landscaped medians, pole lights shall be installed on a masonry base not to exceed 2-ft in height.

Pedestrian Pathways:
The pedestrian path on the west and south sides of the building will be illuminated using a combination of post mount luminaires and bollards. Luminaires will not exceed 12-ft in height.

Building Entries & Seating Areas:
Bollards of a similar family to the pedestrian poles will be used to illuminate the seating areas. At the primary building entries, awning recessed downlights or wall mount luminaires, will be located above perimeter windows and public egress doors to provide egress illumination.

Parking Lot Garage Lighting Approach:
The garage interior will be illuminated by wide distribution luminaires with advanced optics for uniformity and glare control. Surface or pendant mount, edge-lit, low glare parking luminaires will be located to meet interior parking garage illuminance standards. Daylight transition areas will be scheduled for time-of-day need, and utilize a higher wattage as required to limit luminaire quantities. The garage deck willl be illuminated utilizing full-cutoff luminaires on 20’ poles placed toward the center of the deck where possible for reduced light trespass. Interior and exterior luminaires shall include integrated controls for reduced energy use depending on occupancy and daylight contribution. Suspended linear direct/indirect luminaires will be mounted to provide required egress illumination at the stairs.

Pool Area:

The pool deck and pool surface will be illuminated to meet the required 3f foot candle minimum as required per the Denver Pool Rules and Regulations Chapter 51 DRMC Dated April 2013. It is assumed the pool has integral lighting. The small accent luminaires mounted vertically along the side of 16' tall 4" dia poles will have a 90-degree cap for shielding of each light source. The luminaires will be adjusted and aimed to illuminate the pool, achieving the illumination levels noted in the calculations.

6.0 SPECIAL DESIGN GUIDELINES FOR THE TOWN CENTER CORE

6.1 RELATIONSHIPS AND COMPATIBILITY BETWEEN BUILDINGS

Except from Design Guidelines: *Overview: Fundamental to successful town center planning and the creation of new town center developments is a recognized appreciation, desire, and planning framework to encourage, richness, variety, walkability, safety, regionalism and a distinct "sense of place." To this end, these Design Guidelines look to leverage the unique attributes of this location and this site to create an authentic, sustainable, and uniquely "Superior" Town Center Core area.*

The entire mixed-use project is designed with its neighbors in mind. Upon entry to Downtown Superior, Buildings A and B act as a gateway welcoming people to Downtown. Commercial space wraps from the north side of Building A around to the west (northwest) side of the building, greeting people from both the vehicular and pedestrian realm. The overall building designs have taken the pedestrian scale into consideration and apply a "base, middle, top" approach to the design. When one enters from the busier road of McCaslin at the roundabout onto Main Street, the scale of building A reduces along Main Street with the upper stories stepping back 30'-0" (well in excess of the 10'-0" required) and commercial is provided at the ground level. Turning the corner onto Gateway Drive, the building continues with the "base, middle, top" motif and transitions from the commercial use ground level to an activated amenity space that is designated by storefront glass and canopies. Brick clads the building on the first three floors to address the scale of the townhomes along Gateway Drive and maintains a commercial storefront appearance to help define its use. Where exterior accessed units are introduced to the building massing, the application of brick material is applied to mimic the scale of the townhomes across the street, helping relate to a horizontal scale of those townhomes. Turning the corner to the south elevation, the building maintains the same motif of "base, middle, top" in its application and proportion of materials with the addition of pitched roofs to relate to the single-family development to the south. The materials have more subtle contrast on this portion of the building to further differentiate it from the more activated portions of the building on the north and east. Finally turning to the west side of the building along McCaslin, the elevation is divided by the parking structure to help break the length of the building up into three fundamental areas. A more private living area on the south, a vehicular area at the parking structure garage in the middle, and a more pedestrian activated mixed-use area on the northern portion of the west elevation. Transitioning from the private "living" architectural language, the parking garage provides a grounded base that introduces a slatted screen language above to bring a more delicate texture to the mass and function as a modern interpretation of the mining scaffolding from the town's history of coal mining. On the north side of the garage division, the architectural language picks up more energy to relate to a more "public" use and application of contrasting color palette in the mixed use and park area of the development.

A. Topography

Except from Design Guidelines: *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, creating a range of opportunities to help establish a rich, vibrant, and walkable community core. For example, this site cross slope*

enables a highly efficient utilization of tuckunder parking and limits the need for below grade structured parking and significant cut/fill. Additionally, this slope can be translated to the rooflines within the core, providing opportunities for stepped roof articulation and a desired variety of form and mass. Finally, as the site slopes down to the northwest (in the direction of significant views and sun harvesting opportunities), building massing can be leveraged to maximize views to the north / northwest and introduce sun into the core.

Blocks 2 and 5 responses: This project utilizes the grading of the site to allow for a landscape that has a variety of elevated surfaces as well as sunken surfaces. This creates interest along the streetscape as well as functionality for a distinction between spaces of movement and those of pause. Additionally, this project utilizes the views to the north and west with additional glazing on each building in those directions. Building B fully takes advantage of the sloped site and sun harvesting opportunities with extensive glazing on the north and west sides of the building. Building C utilizes the sloped site by having most of the first floor of parking underground and below the adjacent Building D. This allows Building D to maximize views and sun harvesting opportunities.

The design takes advantage of the topography of the site in both the landscape and architectural design. The slope of the site has driven the design of the landscaping and provided opportunities for berming along the ground floor of the buildings which contributes to a varied and interesting landscape. Due to the nature of the building type (mixed laboratory and office), the flat roof allows for ample space for support equipment necessary for the functionality of the buildings.

Blocks 8 response: Building A utilizes the grading of the site to provide a taller floor to floor at the ground level at the north & northeast sides of this project, with a maximum ceiling height of around 16'-0". The commercial and residential amenity uses were thoughtfully located here to benefit from the taller ceiling heights and provides active uses along the prominent corner of Main Street and Gateway Drive. The fitness area is one of the resident amenities located in this area and is designed to sit back and above the street level to allow comfort to those using this amenity by not being directly seen by pedestrians. The fitness area has direct access to an elevated outdoor plaza allowing for active outdoor use.

B. Common Façade Elements

Except from Design Guidelines: *Traditional façade elements will be considered in the Town Center buildings. In many cases, entire block faces will be designed and built simultaneously, providing the opportunity to tie commercial façades together with common elements. Repetition of pattern and detail and use of "traditional" façade elements will be used to create visual alignments and aesthetic continuity that will contribute to the overall character of the Town Center. Within this framework, latitude should be afforded to allow these elements to be interpreted in unique (site and program specific) ways. Elements and strategies to encourage overall compatibility between buildings and allow for individual expression include: a) Grounding Base: Stone or masonry stallboard as the base expression along storefronts b) Ground Floor Porosity along public "edges" and pedestrian level commercial bay windows, c) Crafted Details: (awnings, trellis and/or canopies at entrances and special features), d) Intuitive Front Doors: (articulated and/ or recessed store entrances), e) Horizontal Control Lines: 1. Transom and/or sign band aligned with adjacent buildings, 2. Parapet cap or cornices creating a separation between the first floor commercial level and the upper levels (no more than 50% of retail façade length to be podium condition) 3. Parapet cap or cornice at top floor (depending on site and program), g) Appropriate Fenestration: Window proportions, patterns and details based on use, location, and solar control, h) Middle Floor(s) Variety: A range of projecting and recessed balconies, sunshades, canopies will be provided*

to animate upper floors, j) Articulation of Top Floor: Stepped back massing with allowable rooftop terraces, and k) Varied Skyline: Sloped roofs will be encouraged. (See Section 6.3, A.)

Blocks 2 and 5 responses: The project design draws inspiration from traditional design elements and weaves them into a contemporary project. The traditional elements that are present in the design include: ground floor porosity on every building including pedestrian level commercial windows along Main Street, multiples levels of balconies facing Main Street on both Building B and D, awnings and canopies at every entrance that protect the user from rain and sun, as well as a detailed frame feature of varied materials around storefront entrances, horizontal control lines that are aligned on every building and create a sense of continuity, a mix of vertical and horizontal design elements to animate the façade, parapet cap at the top floor, and appropriate fenestration proportions including enlarged proportions to capture views to the north and west as well as shading devices. Both Building B and D also incorporate a stepped back top floor on the façade facing Main Street. Building D's step back creates a functional terrace that looks out over Main Street and offers views of the mountains to the west.

Block 8 response: In Block 8, the use of repetitive façade elements such as ground floor storefront, building step backs and material transitions all bring harmonious rhythm to the façade.
Brick patterning will be considered as it relates to the floors, fenestration, and regulating the scale of the lower three-story face. Fenestration size will be determined by internal use and will create hierarchy on the exterior. Lastly, Sunshades and pergolas will be utilized on ground and upper-level patios to improve the user experience as well as soften the scale of the building.

C. Architectural Features

Except from Design Guidelines: *The alignment and compatibility of architectural features and established patterns with neighboring buildings will be considered. The alignment of architectural features from one building to another creates visual continuity, establishes a coherent visual context throughout the Town Center "and" allows individual blocks to be implemented over time within an accepted and controlled (aesthetics, proportions, massing) framework. While a diverse variety of building forms and expressions are anticipated, building façades will be designed to reinforce proportional and qualitative patterns and unite the Town Center's visual character and consistency.*

Blocks 2 and 5 responses: Building D's storefront heights align to create visual continuity with a shift in materials and proportion on the corner to add variety to the Main Street façade. Building B replicates the proportions of the storefronts on the Main Street façade to establish a coherent visual context that extends all the way to the entry of Downtown Superior and McCaslin Blvd.

Block 8 response: Building A is designed with three distinct zones, 1) Commercial/Mixed-use 2) Garage/Vehicular Entry 3) Multi-family residential. Each uses the same material palette with variations of color and scale to reinforce the different zones. The commercial-use zone will have storefront with a common head height and canopies within 3-story sections of light brick. Darker gray stucco is introduced at the 4th-5th floors to visually reduce the impact of the building height with contrast to its lighter brick colored base. The vehicular entry zone will be stepped back from the street with dark brick and stucco. Warm natural tones help break up the building height while creating an inviting vehicular entry. The garage has a grounded base and is screened above with a slatted metal screen to create a rhythmic pattern and hide the vehicular activity. The multi-family residential zone will utilize a darker color scheme with the same material palette as the other zones, but with more subtle contrast.

Additionally, the scale of the brick zones will be broken up into smaller sections and pitched roof sections will be implemented in certain areas to speak to a more residential scale.

D. Façade Patterns and Proportions

A consistent rhythm of façade widths, scale and expression will be maintained through the use of materials, patterns, reveals, building setbacks and colors. Commercial facades will 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 spaces. For building facades falling within the Town Square frontage, a minimum of 50% of the Ground Floor façade length shall be set along the property line (0-foot setback), to encourage desired dense urban scale and character and provide ample space for ground floor "patio" dining. Dining opportunities will be encouraged inside, outside and rooftop, and recessed into the ground floor building massing.

Blocks 2 and 5 responses: All commercial facades facing Main Street are built generally along the property line to encourage a dense urban scale. There will be designated dining space to the east and west of the storefronts facing Main Street. Each storefront has a consistent width, scale, and expression with its distinct wood or metal frame, exaggerated glazing to allow for additional light and an open feel, and a consistent material palate. There are a variety of materials being used in the façade of each building as well as a variety of sizes in glazing. There is no portion of the façade that does not have either a change in material or change in window size that spans more than 90'.

Block 8 response: The mixed-use commercial and amenity areas of the building are designed with storefront and canopies that align with the apartment units bearing walls above to create a pedestrian friendly and commercial storefront proportion appropriate for the downtown commercial experience. Brick masonry with variation in coursing patterns that correspond with floorplates and fenestration will be implemented to articulate the material and visually reduce the scale of the building.

E. Building Articulation

Except from Design Guidelines: *All buildings will be articulated on all sides fronting on a public road, square or pedestrian way with special consideration and review to materials, entrances, fenestration patterns, craftsmanship and detailing.*

Blocks 2 and 5 responses: All building facades fronting a public road, square or pedestrian way have been designed and articulated specifically to provide visual interest and variety to the public, especially at the ground floor. This has been accomplished with the use of additional glazing, planters and foliage, recessed entryways and canopies, and a curated selection of materials.

Block 8 response: All building facades facing the public realm use brick patterning and transitions in materials to articulate the function of the building behind the façade. These techniques create a more approachable human scale and visual interest in the building.

6.2 BUILDING HEIGHT, MASSING AND SCALE

Except from Design Guidelines: *A. Buildings that appear similar in mass and scale help to maintain a coherent visual image of the desired "main street" character. Within this context, it is also important to promote a variety of building heights and articulations to create dynamic visual interest and variety. Building massing shall be*

recessed above the third floor to establish a predominately lower scale and massing impression. See Figure H Building Mass Diagram.

Blocks 2 and 5 responses: Both Building B and D are three stories and utilize elements to allow for a coherent visual image from every angle. Both buildings utilize the same material palette with similar proportions of material and glazing to establish visual continuity between the two. Buildings B and D both have additional glazing on the top floor to take advantage of the surrounding views and a stepped back top level facing Main Street to visually lower the scale and massing impression of the buildings along Main Street. There is a harmony between the buildings with a balance of differing scales and coherent visual elements.

Block 8 response: Building A is articulated to replicate the fabric of the adjacent proposed and existing architecture. The north side of Building A along Main Street has multiple step backs to widen the "entrance" into the Town Center and simulate the massing of Building B on Block 2, as well as the 3-story mixed use buildings fronting the neighboring blocks 9, 10 and 11. The east side of Building A is stepped back on the upper floors to avoid overpowering the townhomes on Block 9. Building A has been articulated on the east side to emphasize the lower 3-stories to resemble the townhomes across Gateway Drive. The south portion of Building A and the parking structure was reduced from 5 stories to 4 stories,

Except from Design Guidelines: *B. The effect of building height on shading and views will be considered with priority given to public areas and public ways. The Core Area street grid has 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. Furthermore, proposed building heights and massing on the South side of the Square should be scaled and positioned to minimize shading of the Square particularly during the Fall, Winter, and Spring seasons. Buildings fronting the Town Square and along Main Street shall be limited to a vertical expression not more than 4 stories, with an allowable stepped back fifth level. All proposed buildings surrounding Town Square will require a solar analysis to evaluate massing and heights of buildings contributing shadow impacts on neighboring parcels.*

Blocks 2 and 5 responses: Buildings B, C, and D on the north side of Main Street are outside of the Town Square zone, and all under the maximum height of 65'.

Blocks 8 response: Block 8 is not within the town square zone. Building A is under the maximum height of 65 feet.

Except from Design Guidelines: *C. Establish a tactile, richly layered, and diverse physical character rather than a monolithic or monumental scale. The Town Center will provide a rich tapestry of façade elements properly detailed that will establish a sense of scale for the pedestrian and create visual patterns that link buildings within a block. Special consideration to materials sizes, proportions and finishes, uniform building components and standard window sizes are recommended at ground floors adjacent to pedestrian areas.*

Blocks 2 and 5 responses: Buildings B and D incorporate a variety of materials on the façade and specifically at the pedestrian level to support the vision for the Town Center. There is a variety of material scales between the brick and stone and a mix of proportions of glazing. At the street level there is extensive glazing within the storefronts to balance out the heavier, grounding presence of stone and brick. The use of elements such as planters, canopies, storefronts, balconies, a varied material palette, and patio seating creates a sense of scale for pedestrians. The scale and color of materials at the pedestrian level contribute to the character and pattern of the Town Center.

Block 8 response: The massing of the building is stepped back along the main pedestrian corridors and materials have been implemented in ways that reinforce the stepping of the building for a more approachable pedestrian scale.

6.3 EXTERIOR EXPRESSION OF FLOORS (BASE / MIDDLE / TOP)

Excerpt from Design Guidelines: *A. Visual interest in the building forms will be maintained by stepping back upper floors from the façade and varying the building massing. Within the Core, fourth (4th) floor facades should be set back a minimum of 10 feet from the façade below. Roof decks will be encouraged within the setback area. Tower elements and other forms, such as dormers, bays and unique feature elements may extend forward to the front façade to add interest.*

Blocks 2 and 5 responses: Although this text does not apply to Buildings B and D (being only three stories each), both Buildings have a stepped back the 3rd floor facades in order to exceed the requirements of the PD and comply with the aesthetic goals of the Design Guidelines. The step back on Building B is 7' and the step back on Building D is 16', which allows for the space to be occupied as a terrace facing Main Street.

Block 8 response: The majority of Building A's upper levels, the fourth and fifth floors, are stepped back from the three floors below. This allows for larger resident balconies and terraces facing both Main Street and Gateway Drive, consistent with the desires of the Design Guidelines. The step backs at the upper levels are a minimum of 10' with the majority being 12' and greater.

Except from Design Guidelines: *B. Special consideration should be given to maintain a standard floor-to-floor height within the Town Center. Generally, the floor-to-floor height from the ground level to 2nd floor (where ground floor commercial uses are proposed) should be approximately 14-18 feet. In some cases, structured parking may be provided (internal to blocks). Structured parking heights will be kept to a minimum (approximately 10 feet floor-to- floor) and may or may not provide direct access to upper floors, depending on proposed use. Floors 2 and 3 floor-to-floor heights at the upper floors (residential or office) should be approximately 10-11 feet with 4th or 5th floor height as allowable within the maximum height as defined in Figure H Building Mass Diagram.*

Blocks 2 and 5 responses: Buildings B and D maintain floor-to-floor heights of 16 feet throughout, which is necessary to support the additional HVAC provisions for the life-science tenancy. Building C (parking structure) has a varying floor-to-floor height to accommodate ADA parking on the ground floor. The first level is 11; - 4" while the floors above are all 10' – 4".

Block 8 response: The north side of Building A is using increased floor heights on the ground floor to follow the site's natural grade to reduce the perception of building height. The commercial space is a single-story double height space at ~24' while the rest of the northern and eastern ground floor activated use has a ground floor-to-floor height of ~18'. The remaining southern residential building, including all upper floors have a traditional 10'-8" floor-to-floor.

Except from Design Guidelines: *C. The distinction between upper and lower floors will be maintained by developing the first floor façade as predominantly transparent. The use of windows and other architectural features will be encouraged to create patterns that reinforce traditional town center rhythms, scales and proportions. Where above grade structured parking is contemplated, the exposed parking level façade should be designed to screen the cars from views at the Plaza level and from adjacent buildings at all levels. The*

upper-level structured parking facade will take advantage of natural ventilation, when possible, provided aesthetic vehicular screening is incorporated.

Blocks 2 and 5 responses: Both Buildings B and D have primarily transparent facades along Main Street and at all main building entries. Building D has commercial storefront facing Main Street with double-height glazing framed by angled wooden soffits. Building B has a similar façade treatment with most of the south side of the building being transparent. Additionally, all four main entries (two entries on each building) have glazing up the full height of the building to provide a moment of relief in the façade composition, accentuate the entry, and connect the interior and exterior.

Textured concrete car barriers wrap the parking structure on Building C and shield the view of cars from pedestrians and building users. Every side of the garage that is public facing (North, East, and West) will incorporate metal screen panels to further shield cars from view of the adjacent building as well improve the overall aesthetic of the building. The entire garage is open and takes advantage of natural ventilation.

Block 8 response: Each story uses appropriate fenestration for apartment living that have larger fenestration for "public" areas and scaled down fenestration for "private" uses (i.e., living areas with larger fenestration and access to patios and bedroom areas with scaled fenestration for more privacy). The ground floor façade at the commercial and amenity use utilizes a storefront system and is predominantly transparent. The exposed façade of the parking structure screens the cars from view by use of screened cladding.

BASE: The 1st floor of the building is brick masonry that has swaths of storefront glazing carved out between structural columns to activate the pedestrian realm with transparency. Additionally, canopies in the storefront zones serve to further define the base language of the building and anchor the building with the function of protection in the pedestrian realm.

MIDDLE: The 2nd and 3rd floors utilize the same brick from the base and instead of storefront glazing between structural bays, cementitious siding is used with operable window fenestration appropriate for the apartment units to define the "MIDDLE" zone of the BASE/MIDDLE/TOP.

TOP: The 4th and 5th floors step back from the lower 3 floors and are a dark gray painted stucco to recede from the pedestrian realm along Main Street and Gateway Drive The roof language of parapets at the stepped back masses along with lower flat projected eyebrow roofs at parts of the massing that are aligned with the floors below help scale the building down and create layers to the elevation to complete the BASE/MIDDLE/TOP language.

6.4 ROOFTOPS AND ROOF FORMS

Except from Design Guidelines: *A. The design and articulation 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 and an essential "place making" feature of this project. In many instances, visitors approach this project from higher elevations when traveling west bound along Highway 36 and north bound along McCaslin Boulevard. In these instances, the project's "first impression" will be of the roof form, material, and articulation.*

Blocks 2 and 5 responses: The screen wall and parapet on the roof will both be high-quality materials that are visually appealing.

See section 6.4B for further explanation

Block 8 response: The building on Block 8 can be seen as divided into three sections: 1) Mixed-use zone with first floor commercial and amenity spaces on the north side of Block 8; 2) Garage and garage access zone in the middle; 3) and strictly multi-family unit zone on the south side of Block 8.

The north mixed-use zone uses parapet roof language to screen any roof mechanical equipment as well as projected flat roof overhangs to help reduce the building scale addressing the pedestrian realm.

The garage and garage access zone uses parapet roof language for mechanical screening and is set back from the street on the east side beyond a parking court such that dominance at the pedestrian realm is of less concern.

The south multi-family zone uses the same parapet language for rooftop equipment screening and incorporates the use of pitched roofs over prominent units and rooftop patios to address the single family residential that sits up on the hill to the south. The parking garage and a portion of Building A south of the parking garage was reduced from 5 stories to 4 stories in height to respect the single-family residents to the south.

Except from Design Guidelines: *B. While 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) continuity in materials, colors, patterns and textures should be considered within the core and adjacent blocks. Roof forms appropriate to the Colorado climate are encouraged (sloping forms, articulation of roof structure, deep overhangs, and snow management).*

Blocks 2 and 5 responses: The primary roof form throughout the project is flat with variation in height to create visual interest.

With both the Colorado climate and building function being taken into consideration, this is the best choice for design and practical reasons. Due to the nature of the building type (mixed laboratory and office), the flat roof allows for ample space for support equipment necessary for the functionality of the buildings. In order to celebrate the surrounding landscape, the flat roofs allow for less obstructed views of the front range from both the western and southern residential buildings and is consistent with the surrounding architecture of the neighboring buildings.

Block 8 response: The primary roof is flat with a mixture of projected flat roof overhangs and parapet walls to create visual interest. Along the south and east side of the building the use of sloped shed roofs is introduced to mimic the adjacent residential buildings.

Except from Design Guidelines: *C. Rooftop restaurant and/ or residential terrace decks, if well designed, are encouraged.*

Blocks 2 and 5 responses: No rooftop restaurants are proposed for this design. Building D will have a rooftop terrace on the South side of the building facing Main Street. These blocks do not include residential scope.

The primary function of Buildings B and D are mixed office and laboratory space. There is potential for a public restaurant in the commercial space along the ground floor of Main Street in Building D.

Block 8 response: Multiple residential terrace decks are incorporated throughout Building A, including above the commercial space, outside the fitness area, and both on the north side and at the fourth floor where the building steps backs.

Except from Design Guidelines: *D. Parapet walls and other roof forms will be designed to screen rooftop mechanical equipment from view of adjacent upper floor buildings. Where possible, low profile mechanical units will be used on rooftops.*

Blocks 2 and 5 responses: Parapet walls are used to shield rooftop mechanical equipment from views of adjacent buildings and at the pedestrian level. There will be an additional metal screen surrounding all rooftop equipment to further shield equipment from view. The screen material at the mechanical penthouse, and at the generator and trash enclosures at grade, will be a formed aluminum panel with high fluoropolymer mica coating. The coating color and articulation of the screen walls will be designed to complement the building architecture while screening building equipment in an unobtrusive fashion.

Block 8 response: Parapet walls are used to shield rooftop mechanical equipment from views of adjacent buildings and at the pedestrian level. Rooftop equipment on Building A will be centered on the roof locating the equipment further away from view.

Except from Design Guidelines: *E. Skylights and solar panels will follow the slope of the roof they sit upon, have low profiles, and not be visible from public rights of way. Out of roof plane sloping solar panels will not be allowed.*

No solar panels are proposed for this project.

The roof structure has been engineered to be solar-ready in accordance with Town of Superior document 2021 IECC Amendments Fact Sheet.

Except from Design Guidelines: *F. "Green" planted flat roofs/terraces shall comprise a minimum of 10% of flat roof / terrace areas for residential structures. Green roofs are encouraged in other areas, where feasible.*

Blocks 2 and 5 do not apply, as they are not residential structures, however they are pursuing LEED Silver certification, which exemplifies their many sustainable design features.

Block 8 response: A minimum of 10% of the occupiable common amenity terrace areas shall be designed as green roof planting areas.

6.5 EXTERIOR BUILDING MATERIALS

Except from Design Guidelines: *A. The scale, texture and pattern of exterior building materials will be considered by incorporating building components appropriately scaled to the building use and with the objective of establishing a human scale. Contrasting building materials can also help to achieve a sense of craft and human scale.*

Blocks 2 and 5 responses: A variety of materials are used throughout the project to add interest to the pedestrian experience (see material board). Building elements that will increase pedestrian interest

and establish human scale include recessed ground floor entries, a rooftop terrace, balconies, canopies, potted plants and landscaping, and storefront along Main Street.

Block 8 response:

Brick:

Brick is primarily used on the bottom three floors of the building. Light brick in a running bond pattern is designated for the more activated mixed-use zone of the building with dark brick accents in a stacked bond pattern. Additionally, soldier and row-lock coursing will bring further articulation to the brick pattern and texture as well as address human scale of the building.

Cementitious Siding:

Cementitious siding is used on the 2nd and 3rd floors of the building with a few accent areas that meet the ground in apartment fenestration zones. The cementitious siding will be painted a medium neutral gray to bring emphasis to the adjacent brick material.

Metal Panel:

Metal panels will be used in a warm color to bring accents of vibrance to the otherwise neutral timeless color and material palette. It will be used in the form of accent cladding as well as for balcony railing slats.

Stucco:

Stucco is reserved for the 4th and 5th floors as a softer texture that sits high above the street where there is less human interaction. Additionally, the soft texture of stucco, painted in a dark gray with medium gray accents, visually recedes the top two floor massing from the heavier materials below.

Except from Design Guidelines: *B. High-quality, durable materials will be used that are appropriate for the region and reflect the character of the natural environment surrounding the Town of Superior.*

Blocks 2 and 5 responses: A variety of high-quality materials are used throughout the project that are found on buildings throughout Superior and the Boulder region. Primary materials include synthetic stone panels, brick, wood panel, concrete, and metal louver. Materials have been chosen to reflect the surrounding site and consist of a natural earth tone palate. Durability is taken into consideration for selection of all materials.

Block 8 response: Brick, Cementitious siding, Metal Panel, and Stucco are all industry standard materials that are durable in the Colorado climate. The heaviest and most durable materials are planned to be used on the lower portions of the building and the lighter materials are planned for the higher portions of the building.

Except from Design Guidelines: *C. Natural, high-quality materials such as sandstone (or other stone) and brick will be used. Other acceptable materials may include stained or painted wood/trim, stucco (limited to upper floors), precast concrete, cast stone, architectural metals and metal panel systems and glass. Intense, shiny reflective surfaces are to be avoided.*

Blocks 2 and 5 responses: The predominant materials in the project are brick, synthetic stone, and concrete. Wood panel and metal will also add variety to the material palate and complement the primary materials.

Block 8 response: We are currently using all manufactured materials for the sake of building maintenance and longevity. The metal panel is planned to have a warmer color selection to relate to a natural material.

Except from Design Guidelines: *D. Weathering materials are allowable. Buildings are encouraged to age, provided they are constructed of a natural, durable and climate appropriate palette.*

Blocks 2 and 5 responses: The primary materials are synthetic stone and brick. They will weather over time as they are exposed to outdoor elements but will likely remain consistent throughout the life of the building

Block 8 response: All materials have been selected for longevity and minimal maintenance in mind. They are all commonly used in Colorado's variable climate and have a history of weathering well.

Except from Design Guidelines: *E. Windows should be of low-E glazing (where appropriate), tinted to be complimentary to the building and optimized to orientation. Mirror and opaque glass are prohibited.*

Blocks 2 and 5 responses: Windows will be designed to meet requirements of LEED Silver certification and will complement the façade and building orientation. No mirrored or opaque glass is proposed.

Block 8 response: Windows will be designed to meet the 2018 IECC requirements. No mirrored or opaque glass is proposed.

Except from Design Guidelines: *F. Color and texture should be compatible with the surrounding region and reflect the warmth and feel of natural earth tones and local palette. Colors comprise a minimum of 10% of flat roof / terrace will be limited to a cohesive, complimentary palette of low reflective, rich natural or earth tone colors. See Architectural Color Palette, Appendix C for allowed colors/values.*

Blocks 2 and 5 responses: The materials were chosen based on them being compatible with the surrounding regions. The material palate will bring warmth and natural earth tones to the Town Center. The stone, brick, and wood will ground the buildings and the contrast between light and dark material colors add variety and interest to the façade.

Block 8 response: A timeless neutral color palette has been chosen for Building A. Heavier texture of brick in a light color is selected for the north "mixed-use/amenity zone" of the project at the first three floors to address the pedestrian realm with darker gray stucco on the top two floors to provide contrast and bring emphasis to the buildings base. Darker brick with medium gray accents of cementitious siding and the same dark stucco is selected for the "multi-family zone" with subtle contrast for the more "private" area of the development.

Except from Design Guidelines: *G. Sloped roofs should be covered with approved seamed metal, or commercial grade composition, slate, tile cement roof materials in a warm color range to create a consistent Town Center roofscape and identity. (See Appendix C for details).*

Blocks 2 and 5 responses: Please refer to response for section 6.4-part B for explanation on roof forms.

Block 8 response: Sloped shed roofs have been incorporated into the design on the south "multi-family zone" of Building A. These sloped roofs are incorporated into the parapets and flat projecting roofs to better relate to the single-family housing that sits just south of the development on the hill and are covered with seamed metal or commercial grade composition tile consistent with the design guidelines.

6.6 RELATION OF BUILDING EXTERIORS TO PEDESTRIANS

Except from Design Guidelines: *A. Pedestrian interest will be established at the street/sidewalk level. The first floor level will include architectural elements such as display windows facing the sidewalk, outdoor dining areas, display cases, arcade signs, projecting blade signs, light sconces, awnings, canopies, etc. integrated within the building character and design.*

Blocks 2 and 5 responses: Building elements to increase pedestrian interest at the ground level include: canopies, balconies, inset entries, double-height storefronts with wooden frames, and outdoor patio space. In addition, that that, there will be a variety of high-quality materials at the ground floor including stone, metal, brick, and wood and landscaping that compliments the site and offers additional gathering space including covered pergola space adjacent to the building.

Block 8 response: Building A is designed with the pedestrian experience in mind. The northwest corner acting as part of the gateway to Downtown Superior, the commercial component of the project is placed at this corner with a landscaped plaza component to create activation and pedestrian interest. Working around the building, to the north and east sides of the building, storefront glazing continues to line the pedestrian realm with canopies above and inset entries for protection from the elements that bring more depth to the façade. Additionally, planters function as buffers where the brick on the building meets the ground, bringing a softer transition to the ground and contrast in the natural vs. manmade.

Except from Design Guidelines: *B. The line of building façades and storefronts at the sidewalk edge will be maintained. Buildings or other design features that are built up to the sidewalk will 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. Patio dining and upper floor terrace dining is encouraged along public frontages.*

Blocks 2 and 5 responses: The commercial storefront along Main Street (Block 5) are aligned with sidewalk to maintain visual interest for pedestrians and maintain visual continuity. Each storefront is accentuated by a wood and metal frame to maintain the sidewalk edge. Patio dining is provided on the East and West sides of the storefronts on Building D. Additionally, there is a 3rd floor terrace in Building D that faces Main Street. Visual continuity is executed with a complimentary material palate and horizontal elements that align with the design features of Buildings B and D. All these elements contribute to the lively and pedestrian-friendly elements of Downtown Superior.

Block 8 response: The façade at the sidewalk edge has storefront in designated zones between structural columns to create transparency and activity along the sidewalk. Dark brick masonry planters that contrast the light brick are implemented in zones where brick masonry hits the ground to soften the transition to the ground plane.

Except from Design Guidelines: *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.*

Blocks 2 and 5 responses: The primary materials used at the ground floor are synthetic stone, brick, concrete, glazing, and metal. The ground floor of Buildings B and D include recessed entries. The landscaping offers covered pedestrian space with a pergola adjacent to Building D.

Block 8 response: In the pedestrian activated areas, only brick and storefront are present at the ground. In the south "multi-family zone" where there are ground level units, brick masonry and painted cementitious siding approach the grade. All materials mentioned above are durable and easily maintained.

6.7 BUILDING ENTRANCES

Except from Design Guidelines: *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 (public way).*

Blocks 2 and 5 responses: Buildings B and D both have entries that are directly accessible from Main Street. The entries are visible from the street and the user is led to the entry off the main sidewalk. There are additional entries facing the surface parking lot and structured parking, respectively.

Block 8 response: The entrance for the residential portion of Building will be directly off Gateway Drive with relief in the building to allow for vehicles to get off the road. Along with the building massing and signage, the entry will be clearly visible from Gateway and the roundabout at Gateway Drive and Main Street. There will be additional pedestrian entries for the commercial space from Main Street. The exact location of these entries will be determined by tenant space divisions.

Except from Design Guidelines: *B. Store and restaurant entries should be clearly delineated and recessed from the building façade.*

Blocks 2 and 5 responses: Commercial space entries are recessed from outer most façade wall of building by average of 3'-0". All are clearly delineated with canopy.

Block 8 response: Commercial Entries will clearly delineated and are recessed from the building façade. The exact location of these entries will be determined by tenant space divisions.

Except from Design Guidelines: *C. Building entries should be emphasized with architectural features such as substantial columns, canopies or awnings that relate to the overall design of the building.*

Blocks 2 and 5 responses: All building entries are emphasized with canopy/balcony above and/or recessed to provide cover.

Block 8 response: All building entries are emphasized with a canopy/awning above.

Except from Design Guidelines*: D. Ground floor corner building entrances are encouraged to animate the street life, provide distinctive architectural feature elements, and break down the building massing.*

Blocks 2 and 5 responses: No building entrances are located at the building corners. The use of canopies and framing signal entry at all commercial entries. All the main entries of Buildings B and D are covered by either a canopy of balcony above and are recessed in the building to add a clear delineation and draw the user in.

Block 8 response: Building A has entries on the corners for both the commercial and primary entrance to the residential building. Though not located directly at the corner the canopy/awnings above wrap or are on either side of the corner to outline the entry.

6.8 UPPER FLOOR RESIDENTIAL AND OFFICE USES

Except from Design Guidelines: *A. Terraces and balconies are encouraged on the upper levels of buildings and shall be designed as an integral part of the building architecture.*

Blocks 2 and 5 responses: Buildings B and D both include balconies that are recessed within a shift of the façade to articulate the entries to each building. In addition to the balconies, there is a 3rd floor terrace on Building D that faces Main Street.

Block 8 response: All upper levels of Building A will have balconies with much of the fourth floor being terraces/ larger resident balconies, including a rooftop amenity above the commercial space on the northwest corner.

Except from Design Guidelines: *B. Terraces and balconies may be recessed into vertical and horizontal shifts and building massing wherever possible to avoid building faces that are dominated by cantilevered balcony projections. Building corners, side yards and rear yards may include projecting balconies. Projecting balconies along Town Square frontages may be allowed for up to 50% of proposed balconies.*

Blocks 2 and 5 responses: The balconies on Buildings B and D are not projecting from the façade as they are designed to fit within a shift in the building to accommodate the entry. There are no balconies proposed along the Town Square frontage.

Block 8 response: Most balconies (~90%) are subtracted from the building form consistent with the Design Guidelines and the projecting balconies occur at the building corners. There are also a mix of Juliette balconies as indicated in Figure G.3 of the town center guidelines.

Except from Design Guidelines: *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.*

Blocks 2 and 5 responses: All portions of the buildings have been considered in the design process of each building composition, including the facades of the upper floors and termination detailing at the roof.

Block 8 response: The composition of Building A is clearly defined by the mixture of materials along the ground floor and base, along with the stepped back upper floors and transition of material at those levels.

6.9 TOWN SQUARE, OPEN SPACES AND OUTDOOR DINING

Except from Design Guidelines: *Although the specific designs of the square, pedestrian ways and other common areas will be completed with the development of the individual projects; there are several design issues important to maintain the continuity of the overall Town Center. These open spaces will provide opportunities for public congregation, recreation, interpretive cultural displays, and outdoor commercial activities.*

A. The quality, character and functionality of the public spaces are critical to the success of the Town Center. Provided in a variety of scales and uses, public spaces should create comfortable, safe, accessible, and appropriately located public spaces to provide opportunities for persons of all ages. These spaces will be oriented, whenever possible, to the sun and to both external and internal views. A sense of enclosure will be created 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.

Building B and D response: Exterior amenity spaces on the south sides of Buildings B and D will offer exterior use areas for seating and special events. The southeast corner of Building D will offer ground floor commercial uses with exterior patio spaces in keeping with the existing Main Street character.

Building A response: A large portion of the north edge of Building A will provide ground floor commercial uses that orient on to Main Street. In addition, a plaza area at the northwest corner of Building A will allow for interior commercial uses to flow out into this patio space. Special plantings, seating elements and shade features will make this a desirable exterior area for the commercial users

Except from Design Guidelines: *B. Outdoor dining areas will be located on or adjacent to open spaces and pedestrian routes such sidewalks and facing the Town Square.*

Blocks 2 and 5 responses: Opportunities for outdoor dining tenants exist at Building D along Main Street. There Is additional opportunity for outdoor seating in the landscaping surrounding Building B. This space will be open seating for both public use and for building tenants.

Block 8 response: Opportunities for outdoor dining tenants exist at Building A along Main Street and larger patio seating area at the northwest corner of Building A.

Except from Design Guidelines: *C. Detailed and articulated railing designs will be incorporated to define outdoor eating and drinking areas. Railings will define the boundary between the public and semipublic areas and create safety barriers for pedestrians and will 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 for Landscaping for specific locations and allowable sizes.*

Building A, B, and D response: Railings at outdoor dining locations will be specified by tenants.

Except from Design Guidelines: *D. Pedestrian passages (paseos) shall be articulated to contribute to the overall quality of the pedestrian experience. These midblock connections shall be treated with the same sensitivity and refinement as the public walks.*

The public sidewalk along Main Street, Gateway Drive, the fire lane along the south edge of Building A and a new sidewalk separated from McCaslin will provide a pedestrian loop around Building A. Pedestrian paseos within blocks 2 and 5 are designed to have lush plantings, flexible seating and recreation areas, and high-quality design.

6.10 SERVICE, TRASH AND LOADING AREAS

Except from Design Guidelines: *A. Service, delivery, and storage areas can be visually obtrusive if not addressed. 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.*

Blocks 2 and 5 responses: All service and utility locations are placed away from primary public areas and are successfully concealed from public view with the use of walls, landscaping, and grading. All walls used to screen service areas utilize materials that are complimentary to the façade of each building.

Block 8 response: See items 8 and 16

Except from Design Guidelines: *B. Loading docks and service areas will be located 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 or structured parking areas.*

Blocks 2 and 5 responses: Buildings B and D have loading docks within each respective building. Building B's loading is concealed from McCaslin through the use of a screen wall and landscaping. Building D's loading area is partially visible from Marshall Road, but due to grading it is significantly lower than the street level which conceals it from public view.

Block 8 response: See items 8 and 16

Except from Design Guidelines: *C. Loading and service areas will be combined between multiple sites when feasible and screen from public view with fencing, walls and/or landscaping as appropriate.*

Blocks 2 and 5 responses: Building B and D have their own loading areas that are concealed from public view.

Block 8 response: See items 8 and 16

Except from Design Guidelines: *D. Service entrances will be clearly identified with signs.*

Blocks 2 and 5 responses: Service entrances will be clearly identified with signs. Signage design TBD.

Block 8 response: The service entries will be clearly identified with signage as required by this code.

Except from Design Guidelines: *E. Trash/Recycle/Compactor Storage Areas*

i. Trash dumpsters and compactors will be located near building service entrances, easily accessible by trucks and away from predominantly public areas.

Blocks 2 and 5 responses: Trash and recycling servicing areas are placed away from main building entrances, near service areas where trucks have service access.

Block 8 response: See items 8 and 16

ii. Concrete pad, minimally 8 feet wide, will be provided for truck access to dumpster locations.

Blocks 2 and 5 responses: Pads are provided in appropriate locations.

Block 8 response: See items 8 and 16

iii. Cluster trash dumpsters in areas to be shared by multiple buildings and users where feasible.

Blocks 2 and 5 responses: No shared trash areas are proposed for this project to allow for maximum tenant flexibility.

Block 8 response: See items 8 and 16

iv. All trash and recycling dumpsters, recycling containers and trash compactors will be enclosed with walls that complement the building facade.

Blocks 2 and 5 responses: Buildings B, C, and D have enclosed trash rooms. The enclosure will complement the façade.

Block 8 response: See items 8 and 16

v. 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.

Blocks 2 and 5 responses: Where exterior enclosures are provided for trash and recycling services, enclosures are a minimum 5'-6" tall providing 1'-0" + of screening above bin height.

Block 8 response: See items 8 and 16

Following is a sheet narrative of the FDP 11 and FDP 12 drawing set:

- *CS1.0 - Cover Sheet*
  This sheet includes the legal description, benchmark, basis of bearing, contact list, signature blocks, vicinity map, and sheet list table.

- *CS 1.0 Site Data Tables*
  This sheet includes the site data tables. The tables are organized by each Block and state the PD land use; Building, landscape, and hardscape coverage; and setbacks. This sheet also includes a summary of the required and provided parking for the project.

- *C1.1 – Context Plan*
  This sheet shows the contextual site plan including neighboring properties, site extents, pedestrian, ADA and multimodal paths, bike access routes, vehicular access points, and dedicated right of way.

- *C2.0-C2.1 – Site Plans*
  These sheets show the partial site plans in larger scale and detail, splitting the site plan out two partial plans at 1" =30' scale. At this larger scale, additional dimensional information and text callouts are added to further detail the proposal.

- *C3.0-C3.1 – Drainage Plans*

  These sheets show overall drainage basins for the blocks, spot elevations, basin design points and contours.

- *C4.0-C4.1– Utility Plans*
  These sheets show the existing and proposed utilities in and around the development blocks.

- *C5.0 – Truck Access Plan*

  This sheet shows the overall circulation of service vehicles through each development block.

- *C5.1 – Fire Access Plan*
  This sheet shows the overall circulation of the Rocky Mountain Fire design vehicle through the site, as well as the location of existing and proposed fire hydrants.

- *C6.0 – Overall Signage Plan*
  This sheet shows the placement of traffic control signs, such as stop signs, no parking signs etc.

- *A1.0- A1.4 – Exterior Building Elevations*
  These sheets show the elevations of Buildings A, B, C, and D, including height and material types.

- *A2.0, A2.1– Material Boards*
  This sheet includes representative images of the materials planned for the building facades.

- *A3.0-3.5 – Perspectives*
  These sheets include renderings from different vantage points around the development.

- *A4.0, A4.1– Height Limit Compliance Diagrams*
  This sheet illustrates proposed building heights and compliance with zoning limits.

- *E.01 - E.03 – Lighting Photometrics*
  These sheets include lighting photometrics for Blocks 2 & 5, Block 8, and street lighting between Blocks 2 & 5. The intent is to show that the calculations meet code.

- *E.04 – Lighting Fixture Schedule*
  This sheet includes the fixture schedule for luminaires being used in Blocks 2 & 5, Block 8, and street lighting between Blocks 2 & 5.

- *E.05 - E.09 – Lighting Cutsheets*
  These sheets include lighting cutsheets for luminaires being used in Blocks 2 & 5, Block 8, and street lighting between Blocks 2 & 5.

- *L0.1 – Landscape General Notes + Project Aerial*
  This sheet includes general construction notes, grading notes, layout notes, planting notes, abbreviations, contact list, signature blocks, project aerial location map, and sheet list table.

- *L0.3 – Overall Landscape Site Plan*
  This sheet shows the overall landscape site plan for blocks 2, 5, and 8 and their surrounding context including neighboring properties, site extents, pedestrian, ADA and multimodal paths.

- *L1.0 – Landscape Materials Schedule*
  This sheet shows an overall landscape site materials schedule which includes paving, walls, metals, etc... and their associated details, manufactures, colors, finishes, and other relevant plan information.

- *L1.1 – Overall Landscape Materials Plan – Block 2 + 5*
  This sheet shows the overall landscape materials plan for blocks 2 and 5, and sheet enlargement plan locations.

- *L1.1.1 – Landscape Materials Plan Enlargement*

These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.1.2 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.1.3 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.1.4 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.2 – Overall Landscape Materials Plan – Block 8*
  This sheet shows the overall landscape materials plan for block 8, and sheet enlargement plan locations.

- *L1.2.1 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for block 8 in larger scale and detail, splitting the site plan out into two partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L1.2.2 – Landscape Materials Plan Enlargement*
  These sheets show the landscape enlargement materials plans for block 8 in larger scale and detail, splitting the site plan out into two partial plans at 1" =20' scale. At this larger scale, additional material information and text callouts are added to further detail the proposal.

- *L2.1 – Overall Landscape Layout Plans – Block 2 + 5*
  This sheet shows the overall landscape layout plan for blocks 2 and 5, and sheet enlargement plan locations.

- *L2.1.1 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.1.2 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.1.3 – Landscape Layout Plan Enlargement*

These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.1.4 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for blocks 2 and 5 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.2 – Overall Landscape Layout Plan – Block 8*
  This sheet shows the overall landscape layout plan for block 8, and sheet enlargement plan locations.

- *L2.2.1 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for block 8 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L2.2.2 – Landscape Layout Plan Enlargement*
  These sheets show the landscape enlargement layout plans for block 8 in larger scale and detail, splitting the site plan out into four partial plans at 1" =20' scale. At this larger scale, additional layout, dimensioning information, and text callouts are added to further detail the proposal.

- *L3.0 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.1 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.2 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.3 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L3.4 – Landscape Site Details*
  These sheets show the landscape site details related to the materials schedule proposed for blocks 2, 5, and 8.

- *L4.01 – Landscape Planting Schedule + Notes*
  These sheets show the preliminary proposed landscape planting schedules and notes with quantities, sizes, and species for blocks 2, 5, and 8.

- *L4.02 – Landscape Planting Schedule + Notes*

These sheets show the preliminary proposed landscape planting schedules and notes with quantities, sizes, and species for blocks 2, 5, and 8.

- *L4.1 – Overall Landscape Planting Plan – Blocks 2 +5*
  These sheets show the preliminary proposed landscape planting key, quantities, and locations for all plant materials in blocks 2 and 5.

- *L4.2 – Overall Landscape Planting Plan – Block 8*
  These sheets show the preliminary proposed landscape planting key, quantities, and locations for all plant materials in block 8.

- *L5.0 – Planting Details*
  These sheets show the landscape planting details related to the planting plan proposed for blocks 2, 5, and 8.

- *L5.1 – Planting Details*
  These sheets show the landscape planting details related to the planting plan proposed for blocks 2, 5, and 8.

- *IR0.1-IR1.2*
  These sheets show the irrigation schedule, notes and general irrigation plans for the Blocks.

SUBDIVISION PLAT

This application is accompanied by a Minor Subdivision Plat of Blocks 2, 5, and 8. The purpose of this plat is to vacate or create various easements within the subject blocks. There are no new blocks, lots or parcels created as part of this application.

NARRATIVE RATIONALE / DESCRIPTION OF THE PROPOSAL

Scope of the Project

This **Preliminary and Final Subdivision Plat of Superior Town Center Filing 1B Replat No. 7** is a replat of Lot 1, Block 2, Lot 1, Block 5, and Lot 1 Block 8, as currently platted by Superior Town Center Filing 1B Replat No. 6.

Items include in this Replat include:

a. Vacate a slope easement in Block 2. This slope easement was established for the original construction of McCaslin Boulevard in the 1990's. The site has been filled and there is no roadway embankment present. This is a cleanup item that should have been accomplished during the original STC plat.
b. Create utility easements to accommodate the proposed layout of public utilities to feed the buildings proposed on the accompanying FDP 11 and 12.
c. Create utility easements to accommodate Xcel gas and electric services to feed the buildings proposed on the accompanying FDP 11 and 12.
d. Create a signage easement on the northwest corner of Block 8 to encompass the existing Downtown Superior monument signage.

e. Create a utility and sidewalk easement at the northwest corner of Block 2 to encompass the existing sidewalk connecting McCaslin Boulevard to Park 1, and existing Xcel underground infrastructure between McCaslin Boulevard and Gateway Drive. These improvements were constructed as part of previously approved plans, under the anticipation that an easement would be created via the previously approved, and subsequently withdrawn Plat for these blocks.

Easement Vacation Request

f. Vacate a slope easement in Block 2. This slope easement was established to accommodate the elevated roadway embankment at the south side of the Coal Creek bridge, when McCaslin Boulevard was widened in the 1990's. Block 2 was filled up to the elevation of McCaslin Boulevard in 2015, as part of previous FDP's. Placement of the fill eliminated the need for a slope easement. This is a cleanup item that should have been accomplished during the original STC plat.

Sheet by Sheet Narrative:

Sheet 1 includes:

- Signature blocks for the current landowner (RC Superior), and the Town of Superior (beneficiary to certain easements, ROW dedication, and easement vacation).
- Owners Estoppel Certificates
- Board, of Trustees, Planning Commission, Town Clerk, Surveyor's, and County Clerk certificates
- Basis of Bearing and Lineal Unit Definition
- Vicinity Map
- Easement Vacation Statement
- Title Commitment note
- Ownership, Maintenance and Easements notes

Sheets 2 and 3 include:

- Linework depiction of various land areas and easements.
- Easement vacation (denoted by single hatched areas)
- Legend
- Line and curve tables