



**COMPARK VILLAGE SOUTH
SITE IMPROVEMENT PLAN – AMENDMENT NO. 1
LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE**

NARRATIVE

Updated June 16, 2021

INTENT

The updated landscape design for Belford Avenue Streetscape used the approved design as a starting point to provide an attractive streetscape and residential buffer along Belford Avenue. The proposed landscape plan accommodates the new access drives into the approved Compark South subdivision and the Town of Parker Streetscape design criteria. The program is to create an aesthetically pleasing streetscape with a low-water, low-maintenance, and design detailing for a long-term improvement in the Town of Parker.

SCOPE

The Belford Avenue Streetscape extends from the west Compark boundary, just west of the Green Acres Tributary underpass, to the new Happy Canyon Creek bridge, within the south half of the Belford Avenue ROW. Erosion control seeding is included with the civil engineering plans for the north half of Belford Avenue ROW and the disturbed areas outside of the Belford Avenue ROW. Erosion control seeding temporary irrigation is included with the Belford Avenue Streetscape plans.

Landscape design for the area around the Green Acres culvert and trail underpass design remains as approved and is not included with updated Belford Avenue Streetscape design.

PROPOSED BELFORD AVENUE STREETScape

The proposed streetscape design closely follows the intent outlined in the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes.

The backbone of the new design combines a continuous row of deciduous, canopy trees along the street with a massing of large shrubs behind the sidewalk to create a green buffer to the adjacent residential neighborhood. The tree canopy will provide scale to the street and shade along the sidewalk. Tree selection and spacing follows the new Town of Parker standards for streetscape development. The updated buffer along the sidewalk includes larger complementary deciduous and evergreen shrubs for a four-season green edge between the street and residential neighborhood. Accent plantings of contrasting ornamental grasses are dispersed along the shrub buffer for added interest. The entries into the neighborhood are accented with ornamental trees, where site distance allow, combined with flowering shrubs, ornamental grasses, and perennials for color and interest.

The proposed design uses plant species selected from the Town of Parker Approved Plant List for low-water use. A variety of tree species are used to avoid a monoculture of plant species that might be susceptible to disease. The grouping of similar tree species will help ensure a healthy, long-term attractive character for Belford Avenue. The updated design uses plant symbols that represent 75% of mature plant sizes to illustrate the design intent. The selection of plants and plant spacing will help ensure spacing for optimum plant health and visual impact.

SITE IMPROVEMENT AGREEMENT

The updated SIA cost estimate for the Proposed design is slightly higher than the approved SIA.

END OF NARRATIVE