



BELFORD METROPOLITAN DISTRICT – COMPARK SOUTH
SITE IMPROVEMENT PLAN – AMENDMENT NO. 1

- **Streetscape improvements to the South Side of Belford Avenue**
- **Green Acres Tributary Culvert, Wall, and Railing Details**

March 8, 2021

NARRATIVE

INTENT

The proposed Amendment No. 1 is to acquire approval for refinement to the approved Site Improvement Plans (SIP) and Site Approval Agreement (SIA) for the Bedford Streetscape and details for the Green Acres Tributary culvert, walls, and railings. The refinements will bring the Streetscape up to date with the access drives approved with the Compark South subdivision and Town of Parker standards for streetscape development. The refinements to the Green Acres culvert propose to unify the details, finishes, and colors that can be used as typical details throughout the Compark South development.

BACKGROUND

The Belford Avenue Streetscape and Green Acres Tributary Culvert detailing are part of the Compark Village Planned Development Revegetation LB Series (LB 01 – LB 11) documents. The approved design has been reviewed for compliance with The Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes and the Phase 1 SIA Exhibit E Streetscape Improvements for Belford Avenue (Approved SIA). The scope and project limits include the streetscape design along the south side of Belford Avenue and the south facing retaining walls and details of the Green Acres Tributary culvert. Analysis of the approved plan design identified details that are inconsistent with the Town of Parker’s current streetscape design criteria. The Green Acres Tributary underpass abutments, walls, colors, and detailing are proposed to be modified to be appropriate for the context and visual impact to the anticipated pedestrian use.

SCOPE

The Approved Plans extend from the west Compark boundary, just west of the Green Acres Tributary underpass, to the east side of the approved Compark Village South residential development. The proposed Belford Avenue Streetscape extends the improvements past the Compark South Subdivision to the new Happy Canyon Creek Bridge. The roadway plans include the grading and erosion control seeding of the westbound lanes, north half of Belford Avenue. The roadway design documents include the disturbed areas outside of the Belford Avenue ROW. The Proposed SIA cost estimate includes large-area irrigation for the north side of Belford Avenue ROW as a temporary system for establishment.

Detailing of the Green Acres Tributary is included in the Amendment No. 1 while the landscape for the area around culvert and trails underpass design remains as approved and is not included with this scope.

PROPOSED BELFORD AVENUE STREETScape

The Proposed Plan provides a conceptual design that closely follows the intent outlined in the Town of Parker Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes; Streetscapes Section (Town Standards) to create a low-water, low-maintenance, and aesthetically pleasing streetscape design.

The Proposed Plan focuses on a low water/xeric streetscape design using plant species selected from the Town of Parker Approved Plant List. The Proposed design highlights the intersections to the adjacent residential neighborhood with pockets of landscape using ornamental trees and shrubs. Accenting the intersections creates visual interest and variety along the Belford Avenue corridor as specified in the Town Standards. Street trees are proposed to be planted at 35' O.C. to create a continuous vegetative, overhead canopy. A variety of tree species will be grouped 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 conceptual plan uses plant symbols that represent 75% of mature plant sizes to show intent. Final selection of plants and plant spacing is subject to slight adjustment to ensure appropriate spacing for optimum plant health.

PROPOSED GREEN ACRES TRIBUTARY DETAILING

The Green Acres Tributary underpass abutment walls are proposed to be accented with a wall form liner, finishes, and colors that are consistent with other Town of Parker culverts. In reviewing the location of the design, the culvert and associated headwall is not visible from Belford Avenue. The culvert is not considered to be a landmark along the Belford Avenue corridor. The Green Acres trail provides an amenity to the residents but is not a significant connection to the regional trail network. The limited use and visibility deserve a well-designed look and finish. The proposed form liner and colors will provide an attractive detail that can be used for all retaining walls along Green Acres and in the Compark South development. The updated railing is consistent with railings on culverts in the Town of Parker.

The proposed modifications to the walls and railing were presented and reviewed in previous discussions with the Town of Parker but not formally approved.

SITE IMPROVEMENT AGREEMENT

The SIA cost estimate for the proposed design uses Town Standards and design requirements with current estimated costs for streetscape improvements. The SIA cost estimate for the proposed design shows a comparison between the approved and proposed designs. The updated SIA cost estimate for the proposed design is slightly higher than the approved SIA. The increase in cost is attributed to extending the streetscape design to the Happy Canyon Creek Bridge and increase in unit costs.

The Green Acres Tributary underpass abutment wall cost estimates were evaluated by the structural engineering team working on the final design for the culvert and not part of the Belford Avenue Streetscape SIA.

SUMMARY

The Proposed Belford Avenue Streetscape, SIP Amendment No. 1, provides a conceptual streetscape design for the south side of Belford Avenue that will create an attractive image along this major arterial through Compark South. The proposed design addresses the changes to the adjacent Compark South Subdivision and closely follows the Town Standards. The updated design will provide an immediate and long-term attractive street character for the adjacent residential neighborhood along with responsible use of irrigation water and sensible long-term maintenance requirements. The updated SIA cost estimate is in keeping with the previous commitments for the Belford streetscape and adds the extension of the streetscape landscape improvements to the Happy Canyon bridge.

END OF NARRATIVE