

SURREY DOWNS PARK MASTER PLAN

Site Development and Operational Parameters for Building Program

Site development parameters:

- The development zone shall be located along the northern portion of 112th.
- Within that development zone, a maximum square footage of development impact is approximately 65,000-70,000SF.
- Buildings should take advantage of existing grade at 112ft to mitigate building mass, with general building mass not exceeding 1 story above park grade at upper side (west side of building). (Not including mechanical and “punched” elements.)
- parking is preferred at the south end of building development impact zone, but could be shifted to the north dependent upon traffic analysis.
- As building program requires increased parking quantities, structured may be necessary with park elements built over portions of the parking area.
- Parkland buffer shall be maintained between any building or parking development and the property line to the north.
- Any building design shall maintain all program elements of the park master plan.
- Any building must seamlessly merge with the park and the master plan, recognizing that park elements immediately adjacent to the building will need to be adapted to best merge with the building.

Operational parameters:

- Any recreational facility would need to provide public access and use.
- Any recreational facility shall be multigenerational though the programs offered and facilities provided.
- Any recreational facility shall have reasonable hours of operation
- The recreational facility would not control use and scheduling of the park as exclusive to center users, nor shall the facility over program or use park elements to diminish the character of Surrey Downs Park as a community park unto itself.