



## CIVIC SPACE STANDARDS

# 5

Section 5 describes regulations for the civic open space throughout the Badger Mountain South community.

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## 5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

## 5.B GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

### 1. GREENWAY PARKS

**a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

#### b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

### 2. THE RAVINE

**a. Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

#### b. Size

- (1) Minimum: 40 acres
- (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

#### c. General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

#### d. Standards

- (1) Minimum Width: 150 feet
- (2) Maximum Width: None

#### e. Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF - Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

### 3. THE RESERVE

**a. Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

#### b. Size

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

#### c. General Character

- (1) Vast primary open space running between town centers that serves the entire community.
- (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
- (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation and gardens.

#### d. Standards

- (1) Minimum Width: 150 Feet
- (2) Maximum Width: None

#### e. Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF - Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children's playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

### 4. THE ORCHARD GREEN

**a. Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

#### b. Size

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

#### c. General Character

- (1) Defining open space for the South Orchard Neighborhood.



## 5.C LOCAL PARKS



Illustrative Photo: Pool at Local Park

### 1. DESCRIPTION - LOCAL PARKS

**a. Definition** - A community space designed for both structured and passive play areas and activities. Each Local Park will contain a pedestrian path system, open lawn areas and associated planting beds (with permanent irrigation), benches, drinking fountain(s) and trash/recycling receptacles. At least one Local Park is located within each of the five Badger Mountain South residential neighborhoods.

**b. Location** - See 5.B, Illustrative Plan for Civic Space Layout; actual location determined at time of platting.

#### c. Size

- (1) Minimum: 1 acre
- (2) Maximum: 5 acres

#### d. Standards

- (1) Civic/Community Facility to be located in Local Parks as shown on 5.B, Illustrative Plan for Civic Space Layout; facility type to be determined.
- (2) On-site parking shall only be allowed if associated with a Civic/Community Facility. Parking quantity by BMS-Civic District, refer to Section 3.F.
- (3) Irrigated lawn areas, shrub planting beds and 15 shade trees per acre, minimum 1 1/2" caliper.
- (4) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
- (5) Landscape materials to be selected from 11.F. Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
- (6) Shade structures. Local Parks less than 3 acres in size shall include (1) one shade structure; Local Parks 3 acres and larger shall include two (2) shade structures.
- (7) See Section 13.C for Site Improvement standards for:
  - i. Pedestrian-scale lighting
  - ii. Benches and/or removable seating
  - iii. Tables
  - iv. Trash/recycling receptacles
  - v. Bike racks

- (2) Provides opportunity for orchards, vineyards, and other agricultural uses.
- (3) Provides grand entry corridor at the Badger Mountain South, south entrance.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation, gardens, and other agriculture.

#### d. Standards

- (1) Minimum Width: 150 Feet
- (2) Maximum Width: None

#### e. Additional Required Amenities:

- (1) Minimum 5,000 LF - Primary Trail with lighting.
- (2) Minimum 2,000 LF - Secondary Trail.
- (3) Minimum 3,000 LF - Equestrian Trail.
- (4) Site Furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards
- (5) (200) shrubs
- (6) (150) 1-1/2" cal. shade or fruit-bearing trees
- (7) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (8) Gardens, vineyards, or orchards with irrigation and fencing if necessary; raised planter beds provided for community pea patch.
- (9) Gravel or wood chip path system, benches, storage building and water source.
- (10) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures and access to water (potable and irrigation).
- (11) Open play field of minimum 3 acres with a permanent irrigation system.
- (12) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.
- (13) Water Feature located at south end to serve as a community entry feature and using on-site recycled and/or recirculating water.



## 5.D PLAZA/TOWN SQUARE



Illustrative Photo: Playground at Local Park

### e. Additional Required Amenities:

- (1) Each Local Park less than 3 acres will contain at least (3) three of the following additional amenities:
  - i. Picnic area(s) with tables/benches
  - ii. Playground with (2) multi-age structures/equipment. (Counts as meeting two additional amenities.)
  - iii. Fenced community garden
  - iv. Open play field
  - v. Sport Court
  - vi. Parkour stations
  - vii. Or equivalent amenity
- (2) Local Parks 3 acres and larger will contain (3) items from above list, and (1) or more of the following:
  - i. Playground with (one) play structure
  - ii. Covered gazebo/picnic shelter
  - iii. Community swimming pool
  - iv. Aquatic spray park
  - v. Community building with restrooms
  - vi. Tiered-lawn amphitheater
  - vii. Sand volleyball court
  - viii. Water feature/fountain element
  - ix. Parkour stations
  - x. Or equivalent amenity



Illustrative Photo: Plaza open space

### 1. DESCRIPTION - PLAZA/TOWN SQUARE

**a. Definition** - A "hardscape" open space is designed as a community gathering space and supports amenities to commercial development. Plazas are intended to be incorporated into all commercial Districts within Badger Mountain South. The size and location of Plazas will be determined during site plan review as the developer of commercial spaces identify and design Plaza and/or common open space areas within each commercial development.

**b. Location** - All Commercial, retail and mixed-use areas; actual location determined at time of platting.

#### c. Size

- (1) Minimum width: 20 ft.
- (2) Minimum depth: 20 ft.

#### d. Standards

- (1) Plaza/Town Squares will be spatially defined by building frontages, and located at intersections of Primary Pedestrian Streets.
- (2) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
- (3) Landscape materials to be selected from Section 11.F. or 11.G and will include 5 shade trees per acre, minimum 2" caliper.
- (4) Decorative landscape planters, see Section 11.C.
- (5) Electrical power sources as required.
- (6) See Section 13.C for Site Improvement standards for:
  - i. Specialty paved surfaces
  - ii. Pedestrian-scale lighting
  - iii. Benches and/or removable seating
  - iv. Tables
  - v. Trash/recycling receptacles
  - vi. Bike racks

#### e. Additional Required Amenities:

Each Plaza/Town Square will contain at least (1) one of the following additional amenities;

- (1) Water features/interactive fountains
- (2) Kiosks
- (3) Public art, per Section 13.C.10



## 5.E GREENBELTS



Illustrative Photo: Primary Trail in Greenbelt

### 1. DESCRIPTION - GREENBELTS

- a. **Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.
- b. **Location** - See 5.B, Illustrative Plan for Civic Space Layout.
- c. **Size**
  - (1) Building Frontage Greenbelt: 28 ft. minimum width
  - (2) Greenbelt: 20 ft. minimum width
  - (3) Along rear yards and BM-NC district: 5 ft. minimum width
- d. **Standards**
  - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
  - (2) Landscape materials to be selected from 11.F and 11.G
  - (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
  - (4) Provide permanent, drip irrigation system.
  - (5) Provide 1-1/2" cal. shade trees
  - (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
  - (7) Primary/Secondary Trails (most locations) – See 5.K, Illustrative Plan for Trail Layout and Trail Types.
  - (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
  - (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
    - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
    - ii. Benches - (1) one minimum every 1/2 mile
    - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.
- e. **Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

  - (1) Mile marker indication element
  - (2) Public art, per Section 13.C.10

## 5.F PUBLIC PARKS AND SCHOOL OPEN SPACE



Illustrative Photos: Multiple Amenities in Public Parks and Schools

### 1. DESCRIPTION - PUBLIC PARKS AND SCHOOL OPEN SPACE

- a. **Definition** - The Badger Mountain South community will contain (2) two park facilities developed, owned and operated by the City of Richland – a 30-acre Community Park and a 6-acre Neighborhood park. The community will also contain properties that are developed as public or private school sites which will include extensive outdoor play and recreation areas. Areas identified for the (2) City parks and the school sites are indicated on the 5.B, Illustrative Plan for Civic Space Layouts.
- b. **Location**
  - (1) City of Richland Community Park – West Village neighborhood.
  - (2) City of Richland Neighborhood Park – South Orchard neighborhood.
  - (3) (2) School Sites – West Village neighborhood.
  - (4) School Site – East Garden neighborhood.
  - (5) Kennewick School District Site – South Orchard neighborhood.
- c. **Size**
  - (1) Community Park: 30 Acres minimum
  - (2) Neighborhood Park: 6 Acres minimum
  - (3) School Sites: 12-15 Acres (each) minimum
- d. **Standards**
  - (1) Richland City Parks will be developed and comply with the Parks, Trails and Open Space Master Plan.
  - (2) School facilities will be developed and comply with the standards and requirements of the respective school authorities.
- e. **Additional Required Amenities:**
  - (1) Not identified






## 5.G TRAILS INTRODUCTION

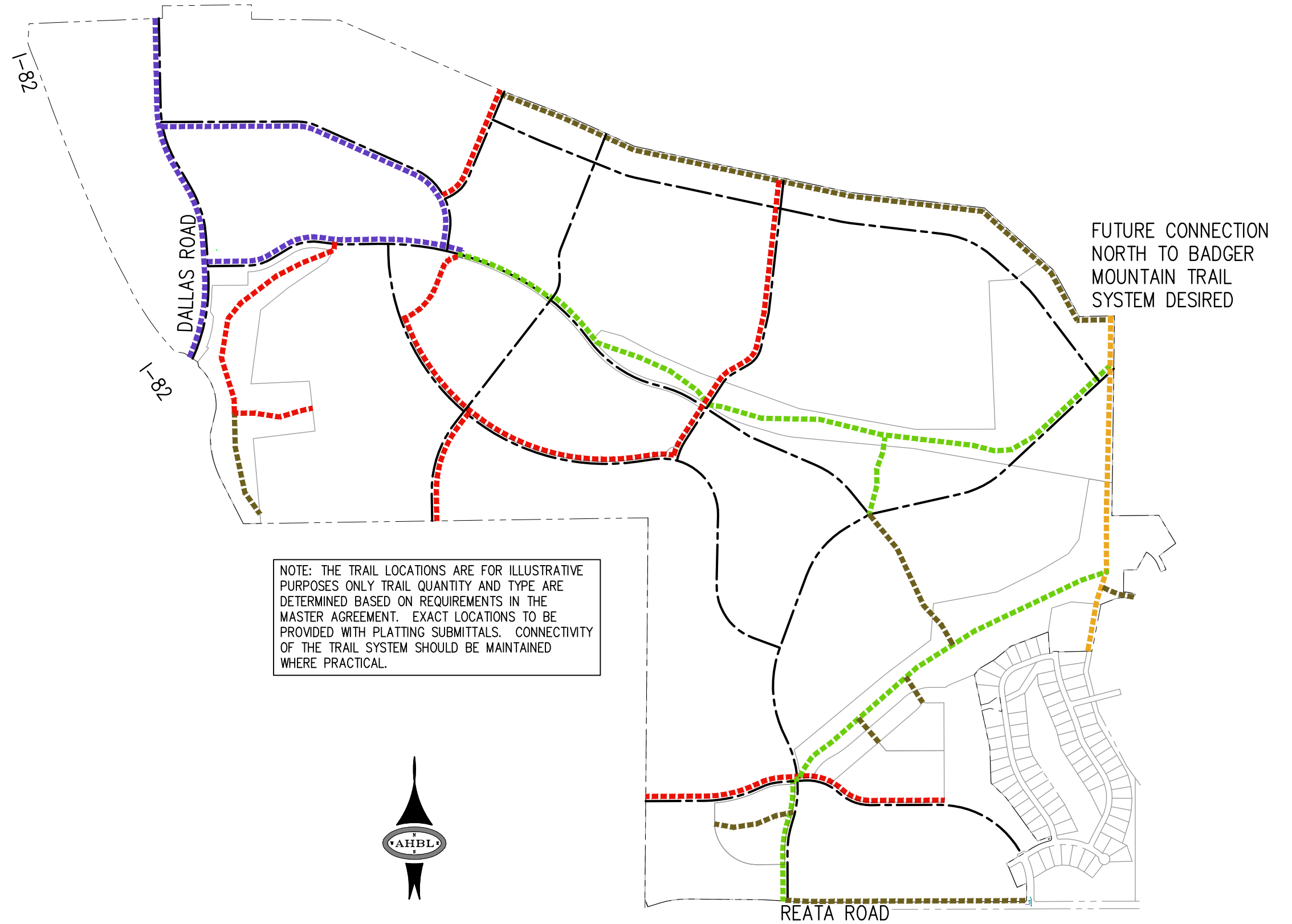
The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

## 5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES

### TRAIL LEGEND

	CITY PRIMARY TRAIL
	PRIMARY TRAIL
	SECONDARY TRAIL
	EQUESTRIAN TRAIL
	URBAN TRAIL







Illustrative Photo: Urban Trail



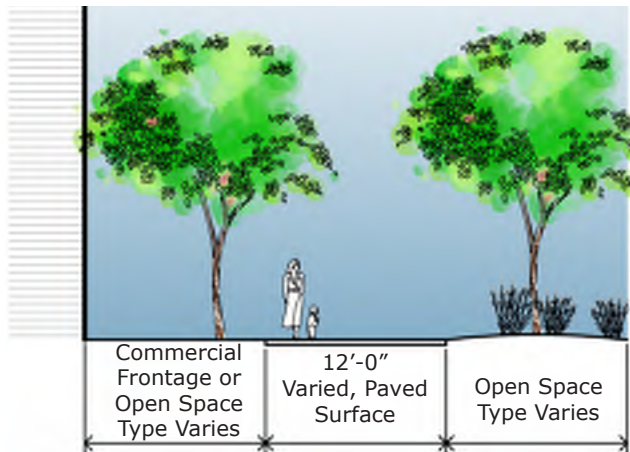
Illustrative Photo: Primary Trail



Illustrative Photo: Secondary Trail

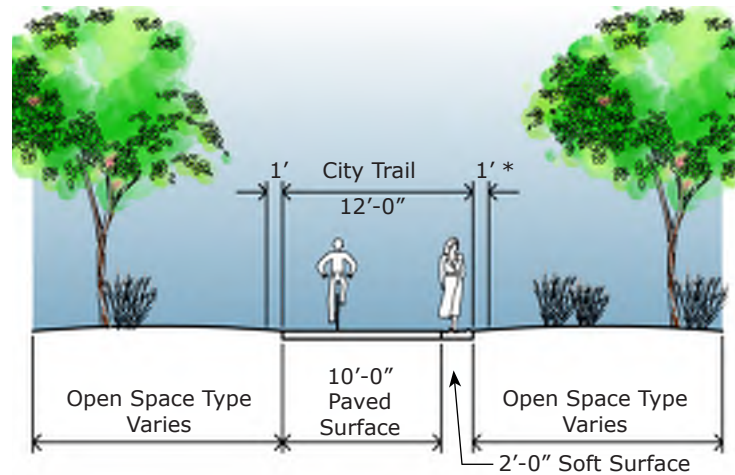


Illustrative Photo: Equestrian Trail



**1. DESCRIPTION - URBAN TRAILS**

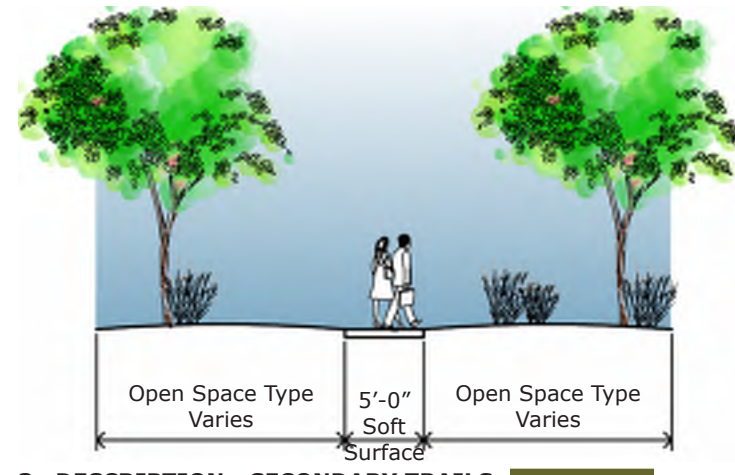
- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 2' Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. specialty paved surface.
- d. Standards**
  - (1) Principally concrete but other paved surfaces permitted based on overall site design.
  - (2) Integrated into the commercial/retail plaza spaces.
  - (3) Will serve as a multi-use bicycle and pedestrian trail.
  - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.



**2. DESCRIPTION - PRIMARY TRAILS**

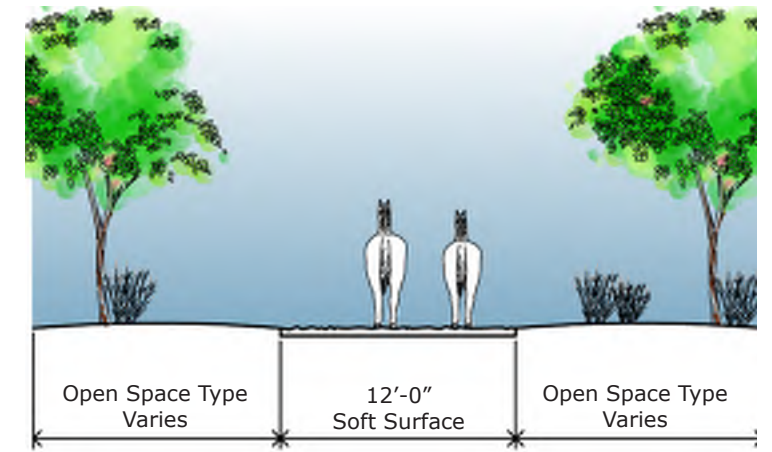
- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas.
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft.; 10 ft. concrete or asphalt surface with 2 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.
  - (2) City Primary Trails width: 12 ft. asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
  - (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
  - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
  - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

\*City Trail Only



**3. DESCRIPTION - SECONDARY TRAILS**

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community.
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.
  - (2) Will serve as a pedestrian trail.



**4. DESCRIPTION - EQUESTRIAN TRAILS**

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property.
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.