

DECEMBER 7, 2007

**Project: Superior Town Center/Community Workshop**

The following notes are a synopsis of the meeting held at Town of Superior, on DECEMBER 4, 2007.

**VMWP Team present: Tim Van Meter, Cheney Ferguson**

**Town of Superior present: Scott Randall, Matt Magley**

**Trustees present: Lisa Skumatz**

**Residents present: 8 residents**

**1. COMMENTS FROM RESIDENTS:**

- HOW WOULD THE REST OF SUPERIOR RESIDENTS ENJOY THE TOWN CENTER?
  - Much like downtown Boulder, Superior would offer many amenities in the Town Center and people will have to drive to get there. We plan on providing shared parking (like Boulder), where people drive, park, and then walk Main Street, the creek, etc.
  - Trail connections are also planned extensively throughout the site, so residents would have the option to ride their bike as well.
- CIRCULATOR BUSES
  - Perhaps having circulator buses (like Zip, Hop in Boulder) would be beneficial and provide people with even more options for how to get to the Town Center and around Superior.
  - Run from the BRT station to Superior Marketplace and the New Town Center.
- IF OFFICE BUILDINGS, HOW WILL LIGHT BE CONTROLLED?
  - Office buildings tend to keep the lights on, and have reflections off of windows, lights for parking, etc. How would this be controlled?
  - Implementing Green Buildings within the Town Plan would help. Automatic/sensored lighting to shut off when no one is in the room and also light pollution sensitive outdoor lighting.
- WHERE/WHAT IS THE CIVIC USE?
  - Block 4 is proposed as the civic block. VMWP and the Town Board have envisioned this block as a civic use with connections to the creek open space and the commercial core of the Town Center. This building/block is called out as the "Civic Center", but could be a multitude of uses. The current plan proposes a Town Hall/local government offices and a library with office uses above (mixed-use).
- HOW MANY RESIDENTIAL HOMES IN BOTH ALTERNATIVES?
  - Approximately the same (around 2,000 dwelling units). Less family-oriented options in Alternative B (office focused).
- WHAT IS THE TIME FRAME OF THE PROJECT?
  - This is hard to tell. First, the Town Board has to accept a vision to go forward with. The Town would market the project to developers and wait for the right proposal. Town Commission would take the proposal through design review process and eventually start construction. Basically looking at 10-15-20 year build-out for entire site.
  - Would it be one developer?
    - "in a perfect world".
- IS ALTERNATIVE A WHAT THE TOWN BOARD LIKES?
  - It is not one or the other. The Board has not taken a position. There has been some agreement from the Board on the North two-thirds of the plan. This is why we are conducting these public workshops: to better understand the wishes of the residents.
- MINI-MALL CONCEPT
  - Town resident mentioned a new concept being tested in Pennsylvania, being called a "mini-mall" where people are buying loft units above an indoor mall. Residents would not have to go

- o outside to leave their houses and go shopping.
- o Main Street is a similar concept with the mixed-use buildings being proposed, only it is outdoor in a healthy outdoor Colorado environment.
- PEARL STREET MALL COMPARISON
  - o Pearl Street Mall in Boulder is a different typology: no one lives there. It is purely for entertainment and it works for that purpose.
- PARKING COSTS
  - o It is a concern of residents that they will have to pay for parking as well as be taxed for the development of the project.
  - o For people of Superior or other towns closeby, might look at it as a burden and go to the mall instead where they don't have to pay to park.
  - o This would be a public/private relationship. Parking structures are needed in this type of development, but most of the time it will be worked out with private developer and town to be free structured parking and metered street parking for extra convenience.
- 88<sup>TH</sup> AND COAL CREEK CONNECTIONS
  - o It seems like the more connections the better. Splitting them seems to give people more options.
- CONNECTIVITY ACROSS HWY 36?
  - o There are 2 pedestrian/bike path connections under 36.
  - o Connecting to Monarch High School is important and should be looked at.
- ICE RINK... WILL IT STAY?
  - o The Town of Superior would definitely encourage it. The Ice Rink has a current lease through 2009.
  - o The Ice Rink is a family draw and should be kept in the Town Center as an amenity.
- HISTORIC COAL MINING TRAIL
  - o Would like to see this area more celebrated. It has been kept, but is simply a trail. It should be more apparent and also should connect east as well as west. This is important history of the community that should be accented.
- WHAT IS ALTERNATIVE A'S HOUSING OPTIONS?
  - o Mixed. Currently planned are condos, multifamily apartments, senior housing, rowhouses, townhouses, and small lot single family
- OTHER MEDIUM DENSITY HOUSING OPTIONS
  - o Look at Duplexes rather than Townhouses. They are more broken up and seem more desirable to live in.
- BROOMFIELD AVISTA DEVELOPMENT... IS SUPERIOR SIMILAR?
  - o More about housing and office options. A lot of Live/Work development.
  - o Doesn't seem to have a lot going on in terms of a "center" or "Main Street".