

DECEMBER 7, 2007

Project: Superior Town Center/Community Workshop

The following notes are a synopsis the meeting held at Superior Elementary School, on DECEMBER 6, 2007.

VMWP Team present: Cheney Ferguson

Town of Superior present: Scott Randall, Jay Wolffarth

Trustees present: Lisa Skumatz

Residents present: 18 residents

1. COMMENTS FROM RESIDENTS:

- SCHOOLS FOR NEW RESIDENTS
 - This issue has been discussed in great detail throughout project and is a concern for many residents.
 - The Boulder Valley School District has said that Superior schools have no room left and that any new residents shall be bused elsewhere.
 - Concern that busing children to other schools would take away from the family-oriented environment we are looking for. If there was a school on site that children could walk or bike to, it would better serve the purpose of family-orientation.
 - What about a smaller charter school on-site? This could be looked at with the private sector.
- EXISTING CEMETERY
 - The existing cemetery will stay and will not be touched in any way.
- HOW IS GREEN DESIGN ASSURED?
 - Green Design is something the Board feels strong about and will implement through new code writing.
 - Local governments in surrounding towns (Boulder County) have put forth a joint initiative to make Green Building happen and is currently being written into their codes.
- 88TH / ROCK CREEK CONNECTIONS
 - Having more options seems to make sense. That way Rock Creek Parkway won't be too congested. It would be a major issue if everyone was funneled through Rock Creek.
 - Alternative A connection is better.
- TALL BUILDINGS ALONG 36
 - Like the idea of using architecture to buffer the noise of Hwy 36. Single homes cannot handle the noise and shaking that traffic along Hwy 36 makes, so taller buildings should work.
 - One concern would be the round-shaped building up on the hill. Need to look into what this would do because of the nature and shape of the building it might cause reverberations and cause noise to bounce around.
- SENIORS AND ACCESSIBILITY
 - If Seniors are planned to live here, is accessibility for them being addressed now or is it too early?
 - Accessibility for the elderly should always be a concern in any new place. At this point, it is expected to be addressed, but hasn't been looked at in great detail.
 - For steeper topography, stramps could be used instead of stairs only. This would provide universal access for the hill areas.
- MAJOR INTERSECTION (McCaslin, Marshall, US 36)
 - Walking to the bus stop isn't an option right now with the existing condition of the intersection.
 - VMWP would propose putting in an underpass for bikes and pedestrians for a pleasant experience for the transit rider. The grade is such that it would be easy to include an underpass, although expensive.
 - Maybe this development could help fix the major congestion from the Main intersection at

McCaslin and Marshall.

- It was designed poorly in the first place, so needs to be fixed when new development occurs.
- WHO WILL PAY FOR THIS DEVELOPMENT?
 - Scott Randall explained that the Town does not own the land and that this plan is simply a *vision* to provide a developer with a direction on which to follow. The developer will pay for the development, but there could be some Town infrastructure improvements that may need to be made along the way.
 - The Town Board wanted to see a lot of community support before accepting a vision. These workshops are serving that purpose and have shown a great deal of community support.
- HOW DO YOU ENSURE WHAT WE WANT TO SEE WILL BE BUILT?
 - It is a long process, and the Board will change. Some Trustees may be for or against it, but the goal right now is to get the Board to agree on a vision for the new development. No doubt, the final development will not look exactly like any of these proposals, but if a vision is agreed upon and taken further, that is how we would ensure it.
- COVETED OWNERSHIP/H.O.A.
 - Should something like this be written in and enforced to make sure residential areas are taken well care of. This way people will take ownership in their surroundings and make it look good.
 - Good comment, this is something that is not currently written into any laws in Superior, but perhaps could be made mandatory for particular housing developments that would require maintenance and control. Usually up to the developer.
- CONCERN ABOUT MULTIFAMILY/APARTMENTS DRAWING WRONG CROWD
 - Will the large amount of multifamily/apartment buildings bring in a certain type of population that might have crime or gangs based on the type of housing?
 - There will be necessary guidelines written into codes to help assure that this would not occur. Some examples are: providing STABLE mixed income within one building, (i.e. affordable, market rate and high end mixed in together), providing a mixture of rentals and owned units.
 - Perhaps having an HOA exist to ensure the properties are taken adequate care of and people feel a sense of ownership over it (for owned units).
- ARCHITECTURAL THEME?
 - Could Superior Town Center be given an architectural theme to better help identify the Town Center and Superior as "unique". (Example given about neighborhoods in Seattle where the different architecture makes the neighborhoods unique.)
 - This is something that the design guidelines do, in a sense, to dictate the way architecture gets built. There will be strict guidelines to follow for the architecture and this is something the Town Commission would work on after the plan is accepted by the Board.
- CAPACITY OF EXISTING FACILITIES
 - Will water and sewer have to be upgraded to accommodate this many new residents?
 - Superior infrastructure is very well equipped and was designed to handle double the capacity of when it was installed, so it should be fine.
- GREYWATER REUSE
 - Before getting into the details of design, the Town needs to address the issues of reusing greywater and stormwater for use in areas on the site.
 - This already exists for use in public open space, but not for individual residents. Town will look into this when plan is approved, but reusing greywater/rainwater for landscapes in public parks and open space will be required.
 - Pervious paving systems to deal with the amount of drainage new development will cause should also be looked at. This new wave of thinking needs to be engrained from the beginning.
- IS THIS GOING TO MAKE SUPERIOR MARKETPLACE LOOK LIKE THE UGLY STEPCHILD?
 - Good ending comment...our design responds to the existing conditions by placing the commercial center of medium-box, bigger buildings and mostly retail up front and close to the Marketplace, so we feel we are doing our part to respond to the conditions.