

**Town Of Superior
Board of Trustees Work Session
Town Center Visioning Process
Summary Notes
March 7, 2006**

This work session was attended by the Board of Trustees (Mayor Hamilton and Trustee Chu were unable to attend), Planning Commissioners, property owners George Menkick and Dick Biella, a potential developer group, and members of the public.

The Board and PC members reviewed the draft scale model of the Town Center property, which included an aerial map and a small topographical model of the Biella-Menkick parcels only. The Schuck and Spicer properties will be added to the final model for the April 17 Visioning Work Session.

The Town Manager provided a general overview of the property, its history and circumstances impacting its development potential.

The Board agreed that this session would not have a formal agenda and no work product was expected. The session was to be an open, free-flowing exchange of ideas about the property and how the model could be used to depict various development options the Board, Planning Commission, and citizens would like to explore. Staff was directed to work with the firm creating the final model to incorporate requests for additional items to be shown on the model and to provide information related to the questions that came up over the course of the discussion.

Requests:

1. Show the Menkick subdivision/senior center property and have a model piece showing the relative size of the allowed structure and parking.
2. Add a line marking the area included in the sales tax revenue sharing agreement with Louisville.
3. Take digital photos of the different configurations created with the final model.
4. Show the general building footprints of the existing and three yet-to-be-built Discovery Office Park buildings.
5. Create a list with the square footages of retail users in Superior (Marketplace, Plaza and Village), the ice rink, and various retailers and other community uses in the region to help get a sense of scale.
6. Show the floodplain and floodway.
7. Create a model piece to show the ped/vehicle bridge over the creek on Marshall.

8. Show the potential roadways included in the circulation plan for these properties.
9. Show the wildlife corridor boundary.
10. Is there a commitment to a road between US 36 and the pond? If so, how many lanes?
11. Is there a commitment to construct trails between the project and the neighborhood to the south? Are there trail connections required with the Town Center project? If so, what will be constructed and where?
12. What are the allowable structure heights? Is there an agreement to maintain view corridors? Is the ridgeline the maximum height?
13. Is accessing US 36 directly from this property an option?
14. Can the creek flow be altered? Can the reclaimed water flows now going to Rock Creek be moved to Coal Creek?
15. Ask the Chamber if a needs assessment for local businesses is available.

Discussion Items:

1. What square footage does the developer need to have for this project to be viable? We know what our minimums are in the IGA with Louisville, but what does a developer need to make this project work?
2. Start with recognizing the creek and its impact on the surrounding uses and move out from there. Look at moving the floodplain in specific areas to mix some buildings with the ped-friendly lower area along the creek.
3. Consensus on uses is difficult until the focus/draw of the project is determined—boxes or restaurants; small town shops vs. regional mall—need to recognize small town amenities may not be the draw necessary for a successful project. If retail is the draw, is it big or medium box?
 - a. Examples:
 - i. Concentrated “Main Street” uses with parking behind the buildings, then office further back (possibly tiered or terraced into hillside), then residential.
 - ii. Medium boxes along US 36 as the draw and work back from there.
 - iii. Grid-like layout with passageways that maintain accessibility from housing, not just a concentrated “center” development that is isolated from other areas and uses.
 - iv. The creek and related trail amenities are the draw, but this provides no tax base.
4. The developer offered that the corridor already has a significant amount of retail development and the challenge is to find what may be left to build that’s unique—no national retailer that wants to be here isn’t already here. Need to find a new story/niche.
 - a. Focus proposed land uses on what businesses need that’s not already in Flatiron Crossing mall; they will support this project much more than residents in the long-term.

- b. There is an opportunity to counter program with smaller uses in this project, but this will be more difficult to finance.
 - c. “Town center” term is difficult to define; “urban village” may fit this project better—a town center-type of project with activity and people living there, potentially with some food and beverage (non-chain), a health club, some retail, maybe Orvis (25,000 s.f. to 30,000 s.f.) along creek.
 - d. Residential component is necessary for project’s success.
 - e. Town has to be part of the Town Center. Civic and municipal uses are critical to maintaining a presence in the area; but need to recognize these are subsidized/non-tax generating uses.
 - f. Need to find a way to make the creek attractive and accessible—is weedy and overgrown now. Reno and Santa Rosa are good examples of waterway clean-up.
5. Need to have pedestrian-scale uses concentrated along the creek—and to balance uses on both sides of the creek.
 - a. Consider, if possible, putting the bridge crossing somewhere other than at the narrowest part next of the creek next to US 36.
 - b. Options: construct ice rink north of the creek, or a hotel, or a hotel with a high-end restaurant.
 6. Massing belongs near highway, and reduces as move into hillside.
 7. Need to show how this project connects to Marshall Road and how it connects to the Rock Creek neighborhoods.
 8. Community needs identified from the Cool River Church outreach efforts:
 - a. Feeling of connection to community and other residents (“we don’t know each other”).
 - b. Child care and after-school activities, possibly tie-in with ball fields.
 - c. Library branch
 - d. Gym or field house (i.e., Gold Crown Field House in Lakewood)
 - e. Small office space for home-based businesses to move up to or use on as-needed basis.
 9. Look for regional trail tie-ins; look for new ways to integrate PROST info with Comp Plan ideas in discussions with developers.
 10. A connecting road with the Rock Creek neighborhood should not be a frontage road or thoroughfare; should be meandering to produce traffic-calming effect.
 11. Teens should be factored into this discussion as a market niche with money to spend on destination-type uses.
 12. The public was invited to come to Town Hall to view the model and leave comments with their opinions. These will be compiled and reported to the Town Board.