

**Town of Superior
Board of Trustees Work Session
Town Center Visioning Process
Meeting Summary Notes
February 6, 2006**

This work session was attended by the Board of Trustees (Trustees Skumatz participated by telephone), Planning Commissioners, and property owner, George Menkick.

Gary Suiter outlined the goals for the meeting, as follows:

- ✓ Review existing Comp Plan provisions specific to the Town Center and note areas of agreement and/or areas of concern.
- ✓ Discuss and resolve issues of process and timeline.
- ✓ Brainstorm civic and community uses for the Town Center.
- ✓ Review the list of “Questions and Issues” and develop more questions.
- ✓ Decide on necessary planning tools (maps, 3-D model, etc.).

COMP PLAN DISCUSSION

The Board reviewed existing Comp Plan Policy Goal No. 3, including Sub-Policies 3.1 – 3.14. Following are their comments:

- How does the RTD Charette process for US Hwy 36 fit in?
- The Comp Plan makes reference to retail/office space. There should be a definitive office component with a clear distinction being made between retail space and office space.
- We need a “big box” discussion to address:
 - Size
 - Impacts
 - Regional draw
 - Parking
- Attributes of site include:
 - Creek corridor
 - Two primary viewsheds
 - Proximity to US Hwy 36
 - Proximity to Town Hall and Superior Marketplace
 - Cemetery and historical assets
 - Coal Creek Trail connection and bike race route

- Policy 3.2 discusses density, height, mixed use and floor areas. It is understood that there will be trade-offs when deciding the appropriate public and private uses.
- Policy 3.5 refers to a “pedestrian street.” Are we talking about a pedestrian mall or multiple pedestrian-oriented streets? The Board agreed that the interpretation was for pedestrian-oriented streets.
- The Town Center must be a destination!
- Should we update the Town survey?
- Should the Town pay for a parking study? *This was discussed briefly and the Board decided against it.*
- Should this be a Transit-Oriented Development (TOD)? The transportation links need to be analyzed and integrated. *The Board agreed that the Town should not wait for regional transportation issues to be resolved.*
- A pedestrian connection should be made to Rock Creek and Original Town. The southern connections to Rock Creek need to be specified.
- We need to identify a specific program. What’s realistic?

The Board briefly discussed the Comp Plan policy and agreed that wordsmithing and amending the Comp Plan Goal No. 3 is probably not necessary.

Planning Commissioner Comments:

- What can the Town do to influence what we want on this property? We need specific ideas.
- We need to know the development constraints on these parcels.

Property Owner Comments:

Mr. Menkick suggested that the parcel is not big enough for all of the activities discussed, unless the functions are clustered. He emphasized the need for character and style with this development. He expressed concern about using computer imagery or block models without detail. He suggested that a good site plan along with artistic sketches can convey a sense of character and style. He talked about the appropriate use of landscaping to enhance the development.

He suggested that the developer’s objectives are profit and speed. They want projects that are marketable today. They will resist building projects that do not have a demonstrated existing market demand (they are unwilling to wait for potential future demand). He also briefly discussed some development concepts that have been brought forth.

POSSIBLE CIVIC AND COMMUNITY USES

- Maximize the use of the flood plain/drainage
- Utilize PROST Plan to help establish priorities
- Library
- Ice rink
- Community theatre/cultural arts
- Community meeting area
- Other government offices

It was agreed that the Town should engage the community to assist in determining the most appropriate and desired community uses for this site.

“QUESTIONS AND ISSUES” DISCUSSION

**Denotes general agreement among Board members.

- **The geographical town center will depend upon the program.
- **Height/density/open space –Interlocken concept generally okay, with spill-over areas southeast of Coal Creek. Density should be clustered.
- **Pedestrian-oriented areas should be two to three stories, maximum.
- **Public transportation – Do not wait for regional solutions but integrate if possible.
- Need to discuss the residential, mixed-use component. What’s the market?
- **The Board is open to medium-sized big box. No large parking fields!
- **Regional Draw – Youth opportunities/sports/cultural arts/events/PROST priorities/Chamber of Commerce.
- **Financing – Need positive cash flow for the overall development. Need diversity of tax base. It was suggested to target \$3–4 million in additional revenues or approximately 50% growth in revenue. Target retail sales generation on the non-revenue sharing portion of the property.
- What’s the upper end of revenue growth? Is there a limit?
- **Drainage studies will be provided by the developer. No big detention ponds!

- **Parking – no fields of parking. Examine Parking District.
- Getting people out of their cars – Parking must be close by, utilize “tier” concept, and need to better understand development concept.

PROCESS/TIMELINE

The Board agreed to target two months for the completion of this process which includes two more meetings/work sessions. The Board’s suggestions can then be more widely publicized for public feedback.

PLANNING TOOLS

The Board agreed to proceed with a block concept model with moving pieces in order to better understand mass and scale on the property. Estimated budget is \$5,000.

The Board directed staff to access existing maps and previous proposals. Need a base map showing boundaries, water courses, topography, and other constraints to development.

The Board directed staff to make a notebook of informational materials for the Planning Commission.

Mr. Menkick stated that the goals and desires of the Board are both admirable and important; he suggested that they not become too constrictive.

Submitted by,

Gary Suiter
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