

July 8, 2022

Mr. Steven Williams  
Planning & Building Director  
Town of Superior  
124 E. Coal Creek Dr.  
Superior, Colorado 80027

**RE: Superior Marketplace PD Amendment No. 7 – Narrative**

Dear Mr. Williams,

On behalf of Confluence Companies, we are pleased to submit an application to the Superior Marketplace PD (Amendment No. 7) to allow for multi-family residential uses in the location of the current Major Sites 6 and 7 and a portion of the parking lot to the north. Following approval of the PD Amendment, applications for a Final Development Plan (FDP) and a subdivision plat to create the proposed development parcel will be submitted.

The proposed PD Amendment is intended to establish the use of multi-family, in addition to the currently permitted uses allowed under the PD, along with development standards specific to architectural design, height, density, setbacks and parking. The standards proposed under this PD Amendment No. 7 are only applicable to future multi-family developments planned for this location within the PD. Major Sites 6 and 7 are now replaced with “MF-1” to capture the scope of this area in the PD Amendment.

Permitted Uses

The primary intent of this PD is to allow residential as a permitted use in the PD, specifically in the location of the proposed MF-1 area. However, it is our intent to retain the currently permitted uses of retail / commercial on this site should unforeseen circumstances prevent the development of residential.

It is our understanding that the Boulder County Housing Authority is planning an affordable, multi-family for-rent community adjacent to the RTD station. Therefore, the development proposed on MF-1 is intended for market rate, for-rent units only.

Parking

As a part of this PD Amendment, a reduction in the parking ratio is requested. Walker Consultants prepared the “Superior Marketplace Residential Parking Reduction Study” (“Parking Study”) dated July 8, 2022 in order to provide data and rationale for this parking reduction request. At this time, up to 400 residential units are planned for the subject site. Based on the Town’s current parking requirements, a total of 824 parking spaces would be required for 400 dwelling units. The Parking Study breaks down the code requirements per bedroom, but the average equates to 2.06 spaces / unit. Under Walker’s projected parking demand for 400 units, 539 parking spaces would allow for sufficient parking for this use. The site is being planned for 542 parking spaces, all to be contained within an on-site parking structure. Additionally, 5<sup>th</sup> Ave. is proposed to be improved to add 23 parallel parking spaces adjacent to the proposed site which would serve as additional guest parking for the multi-family community and which would be available for customers of the surrounding commercial uses. Based on the results of the parking study and the parking planned for this site, a parking ratio of 0.87 parking spaces / bedroom is proposed under this PD Amendment. All of the required residential parking will be located in a parking garage.

Parking directly adjacent to the established commercial businesses located to the north and east of the subject property will be retained. However, some of the commercial parking spaces to the north of the residential building will be re-configured for a more efficient layout following construction of the multi-family building. To ensure that the residents of

the multi-family development utilize the structured parking provided and do not park in areas intended for customers of the surrounding commercial development, a parking management plan is included in the Parking Study.

#### Architectural Intent

While the full design of the multi-family will be submitted with the application for a Final Development Plan, elevations are included in the PD, along with architectural design guidelines. It is intended that the Marketplace Residences will provide an active residential & amenity program, contributing to a pleasant street frontage, offering an architectural response to the desire for human scale. Ground floor residences will front tree-lined streets, each with a front stoop and direct access to the sidewalk. Residential courtyards will provide relief along the building face, breaking down the scale of the building, and providing interest to the experience of pedestrians walking along the street. Gleaning from the Marketplace and the recent development at Downtown Superior, the architectural approach for the Marketplace Residences will establish a residential fabric comprised of bay volumes, patios, and balconies. The building lobbies, community spaces, and entries will be treated as tactile moments, further articulated to set apart from the repetition of the residential façade. Material selections—a palette of natural earth tones—have been influenced by those extracted from the earth, grounding this building within the natural context appreciated by boulder county residents.

The Marketplace Residences will contribute to the vibrancy of what is quickly becoming a walkable community, serving as both a destination and a welcoming home base. Please see the attached character imagery which help to articulate the architectural intent.

#### Design Guidelines

Design guidelines reflected in the PD Amendment are limited in scope to only address key development standards associated with future development of MF-1. Future development will meet the intent of the existing Superior Marketplace Design Guidelines, but the development will also reflect more current standards in design. Considering that the design is still in a preliminary stage, we prefer to keep the design guidelines in the PD Amendment more high level and articulate the design in greater detail through the Final Development Plan process.

#### Conclusion

We appreciate staff's feedback to date on this PD Amendment and we are available at any time to discuss additional modifications needed to the PD prior to the public hearings being held. We look forward to hearing from you regarding this application and amending the PD as necessary through collaborative discussions with all decision makers.

Sincerely,



Kristin Dean, AICP  
Senior Associate  
Norris Design