

# SUPERIOR MARKETPLACE

## PLANNED DEVELOPMENT/ ZONE DISTRICT AMENDMENT #7

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T15S, R70W OF THE 6TH P.M

**SITE DEVELOPMENT CRITERIA FOR SITE MF-1:**

**PERMITTED USES**

- ALL USES PERMITTED IN THE SUPERIOR MARKETPLACE PD
- MULTI-FAMILY HOUSING

**SITE DATA**

MAX. UNITS:	400 D.U.
MAX. BLDG. HEIGHT:	70 FT.
MAX. STORIES:	5
MAX. DENSITY:	90 D.U./AC.*
<b>SETBACKS</b>	
NORTH:	0 FT.
EAST:	0 FT.
5TH AVE.:	0 FT.
SYCAMORE ST.:	0 FT.
MIN. PARKING	0.87 SPACES PER BEDROOM

\* Assumes modified property boundary--100' shift south of the northern property line.  
 Resulting land area: 180,533 sf / 4.14 acres

**RELATIONSHIP TO THE OVERALL SUPERIOR MARKETPLACE PUD**

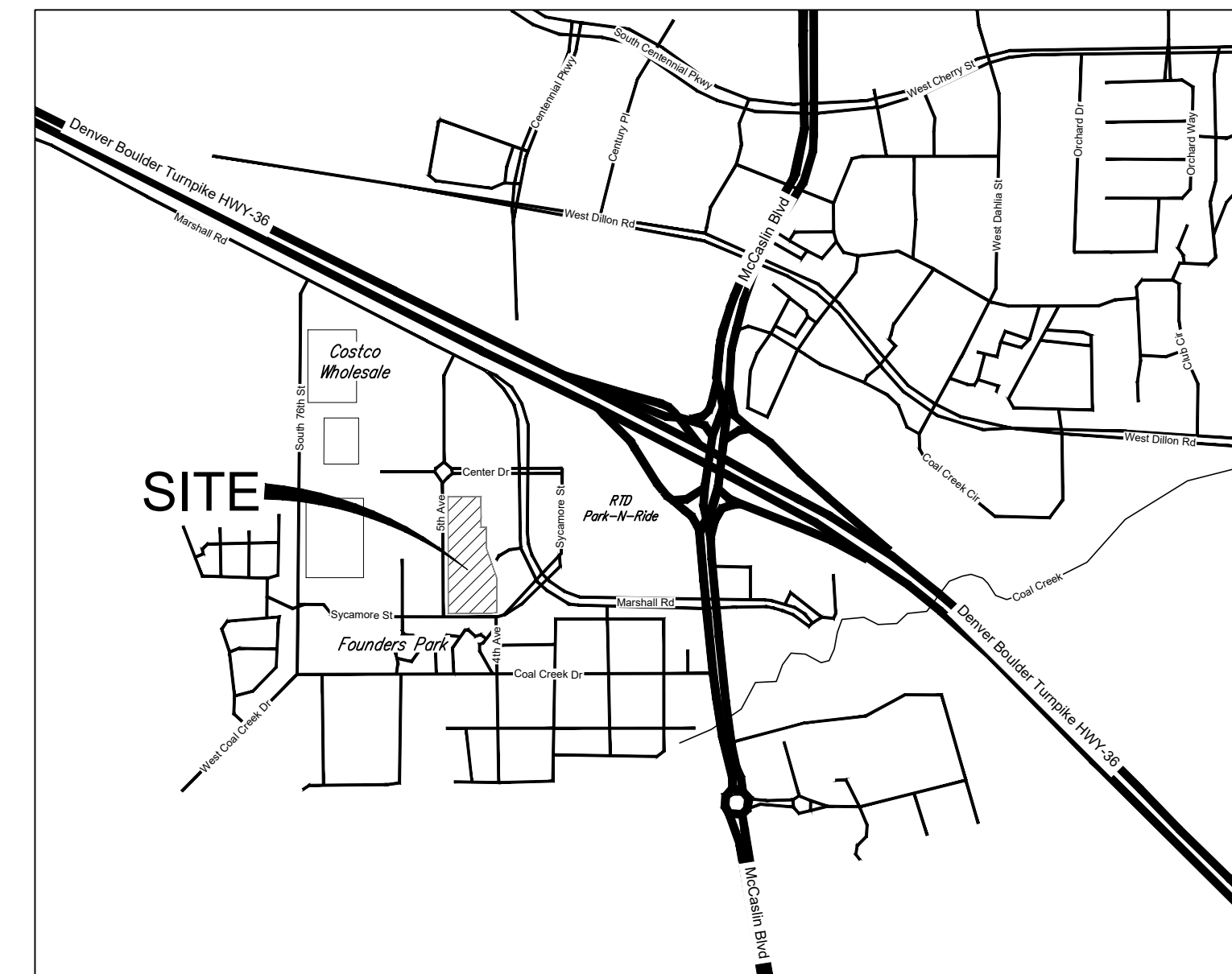
SUPERIOR MARKETPLACE AMENDMENT NO. 7 IS INTENDED TO ADDRESS FUTURE DEVELOPMENT ON SITE MF-1 (FORMALLY MAJOR 6 AND MAJOR 7) AND ADJACENT SURROUNDING PUBLIC AND PRIVATE PROPERTY AS APPLICABLE. REFER TO PREVIOUSLY APPROVED PD AMENDMENTS FOR PD STANDARDS RELATED TO ALL OTHER PROPERTIES IN THE SUPERIOR MARKETPLACE PD. WHERE THIS PD AMENDMENT DOES NOT ADDRESS A SPECIFIC STANDARD AS SET FORTH IN THE EFFECTIVE PD FOR THE ENTIRE AREA AT THE TIME OF APPLICATION REVIEW, THEN THE EFFECTIVE PD STANDARD SHALL APPLY UNLESS OTHERWISE APPROVED BY THE TOWN OF SUPERIOR.

**INTENT OF PD AMENDMENT NO. 7**

THE PURPOSE OF THIS PD AMENDMENT #7 IS TO PERMIT MULTI-FAMILY RESIDENTIAL AND ASSOCIATED USES ON MF-1 (FORMALLY MAJOR SITES #6 AND #7) IN ADDITION TO THE PERMITTED USES ESTABLISHED UNDER THIS PD. THE OVERALL INTENT OF SUPERIOR MARKETPLACE WILL BE MAINTAINED BY ADDING MORE RESIDENTS WHO WILL CONTRIBUTE TO THE LOCAL TAX BASE IN ADDITION TO THE SHOPPING CENTER HAVING A REGIONAL DRAW.

THE FINAL DESIGN OF THE MULTI-FAMILY DEVELOPMENT WILL TIE IN WELL WITH ORIGINAL SUPERIOR, WITH RESPECT TO BOTH PLANNING AND ARCHITECTURE AND ALSO ENSURE ADEQUATE PEDESTRIAN AND VEHICULAR CIRCULATION. DESIGN GUIDELINES INCLUDED IN THIS PD AMENDMENT ARE APPLICABLE ONLY TO THE MULTI-FAMILY DEVELOPMENT APPROVED UNDER AMENDMENT NO. 7.

**VICINITY MAP:**



**SHEET INDEX**

1. COVER SHEET
2. OVERALL SITE PLAN
3. ELEVATIONS & DESIGN GUIDELINES
4. OPEN SPACE AND PARKING PLAN

**CERTIFICATE OF OWNERSHIP:**

STATE OF COLORADO )  
 )ss.

CITY AND COUNTY OF BOULDER

I HEREBY CERTIFY THAT THE REGIONAL TRANSPORTATION DISTRICT (RTD) IS THE OWNER OF THE ENTIRE PROPERTY, AND AS RTD GENERAL MANAGER AND CEO, I CONSENT TO THE ABOVE P.D.

BY: \_\_\_\_\_  
 NAME OF INDIVIDUAL

APPROVED AS TO LEGAL FORM FOR RTD

BY: \_\_\_\_\_  
 NAME OF INDIVIDUAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ BY \_\_\_\_\_ AS GENERAL MANAGER AND CEO OF THE REGIONAL TRANSPORTATION DISTRICT, A COLORADO POLITICAL SUBDIVISION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

**CERTIFICATE OF BOARD OF TRUSTEES':**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_, BY THE BOARD OF TRUSTEES, SUPERIOR, COLORADO. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALK, SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF SUPERIOR.

\_\_\_\_\_  
 TOWN CLERK

\_\_\_\_\_  
 MAYOR

**CERTIFICATE OF PLANNING COMMISSION:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

\_\_\_\_\_  
 CHAIRMAN - SUPERIOR PLANNING COMMISSION

**CERTIFICATE OF TOWN CLERK:**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_, AND IS DULY RECORDED.

\_\_\_\_\_  
 TOWN CLERK

**SUPERIOR MARKETPLACE**  
 SUPERIOR, COLORADO  
 PD AMENDMENT #7

**OWNER:**  
 CENTRO NP  
 HOLDINGS II SPE LLC  
 500 E BROWARD BLVD  
 STE 1130  
 FT. LAUDERDALE, FL 33394

**DATE:**  
 7/8/22 - AMENDMENT #7

**SHEET TITLE:**  
 COVER

**DEVELOPER:**

CONFLUENCE COMPANIES  
 430 INDIANA ST., SUITE 200  
 GOLDEN, CO 80401

ANTHONY DE SIMONE  
 303-643-5799



**ARCHITECT:**

CRaine ARCHITECTURE  
 2490 WELTON ST.  
 DENVER, CO 80205

DAN CRAINE  
 720-457-2012



**CIVIL ENGINEER:**

HARRIS KOCHER SMITH (HKS)  
 1120 LINCOLN ST. SUITE 100  
 DENVER, CO 80203

JOHN O'ROURKE, PE  
 303-623-6300



**PLANNER / LANDSCAPE ARCHITECT:**

NORRIS DESIGN  
 1101 BANNOCK ST.  
 DENVER, CO 80204

DIANA RAEI  
 303-892-1166



**APPROVAL/REVISION HISTORY**

DATE	REVISION	DATE	REVISION
2.20.98	PD SUBMITTAL	1.14.00	REVISION
3.9.98	REVISION	3.1.00	REVISION
3.25.98	REVISION	3.28.00	REVISION
4.14.98	REVISION	2.1.01	REVISION
4.28.98	REVISION	3.20.01	REVISION
5.14.98	REVISION	4.5.01	REVISION
6.1.98	REVISION	11.14.01	REVISION
1.25.99	REVISION	6.28.02	REVISION
5.21.99	REVISION	9.19.02	REVISION
12.1.99	REVISION	7.8.22	AMENDMENT #7

# SUPERIOR MARKETPLACE

## PLANNED DEVELOPMENT/ ZONE DISTRICT AMENDMENT #7

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2  
OF THE NE 1/4 OF SECTION 24, T15S, R70W OF THE 6TH P.M

### SUPERIOR MARKETPLACE SUPERIOR, COLORADO PD AMENDMENT #7

OWNER:  
CENTRO NP  
HOLDINGS II SPE LLC  
500 E BROWARD BLVD  
STE 1130  
FT. LAUDERDALE, FL 33394

DATE:  
7/8/22 - AMENDMENT #7

SHEET TITLE:  
OVERALL SITE PLAN  
AND PARKING

CHECKED BY:  
DRAWN BY:



# SUPERIOR MARKETPLACE

## PLANNED DEVELOPMENT/ ZONE DISTRICT AMENDMENT #7

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T15S, R70W OF THE 6TH P.M



EXTERIOR MATERIAL KEY	
①	BRICK MASONRY VENEER
②	EARTHTONE STONE VENEER
③	STUCCO VENEER
④	FIBREX WINDOWS
⑤	ALUMINUM STOREFRONT SYSTEM
⑥	METAL BALCONY RAILING
⑦	METAL GARAGE SCREENING

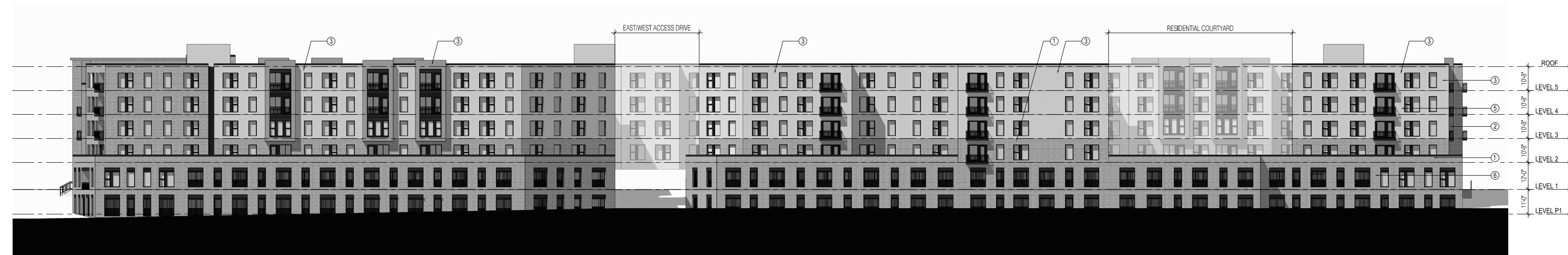
1 SOUTH ELEVATION (W SYCAMORE STREET)  
 1" = 30'-0"



2 WEST ELEVATION (FIFTH AVENUE)  
 1" = 30'-0"



3 NORTH ELEVATION  
 1" = 30'-0"



4 EAST ELEVATION  
 1" = 30'-0"

### ARCHITECTURAL GUIDELINE

#### A. INTENT

THE MARKETPLACE RESIDENCES WILL PROVIDE ACTIVE RESIDENTIAL & AMENITY PROGRAM, CONTRIBUTING TO A PLEASANT STREET FRONTAGE, OFFERING AN ARCHITECTURAL RESPONSE TO THE DESIRE FOR HUMAN SCALE. GROUND FLOOR RESIDENCES FRONT THREE-LINED STREETS, EACH WITH A FRONT STOOP AND DIRECT ACCESS TO THE SIDEWALK. RESIDENTIAL COURTYARDS 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. IN AN IMMEDIATE CONTEXT THAT INCLUDES LARGE-SCALE RETAIL AND EXPANSIVE SURFACE PARKING, THIS RESIDENTIAL BLOCK HAS BEEN BROKEN DOWN INTO A COLLECTION OF BUILDING VOLUMES AND EXTERIOR COURTYARDS. THE EAST/WEST DRIVE, CONNECTING 5TH AVE AND MARSHALL ROAD HAS BEEN PRESERVED TO FURTHER REDUCE THE SCALE OF THE BLOCK, WHILE PROVIDING CONVENIENT GARAGE ACCESS.

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 FACADE. 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.

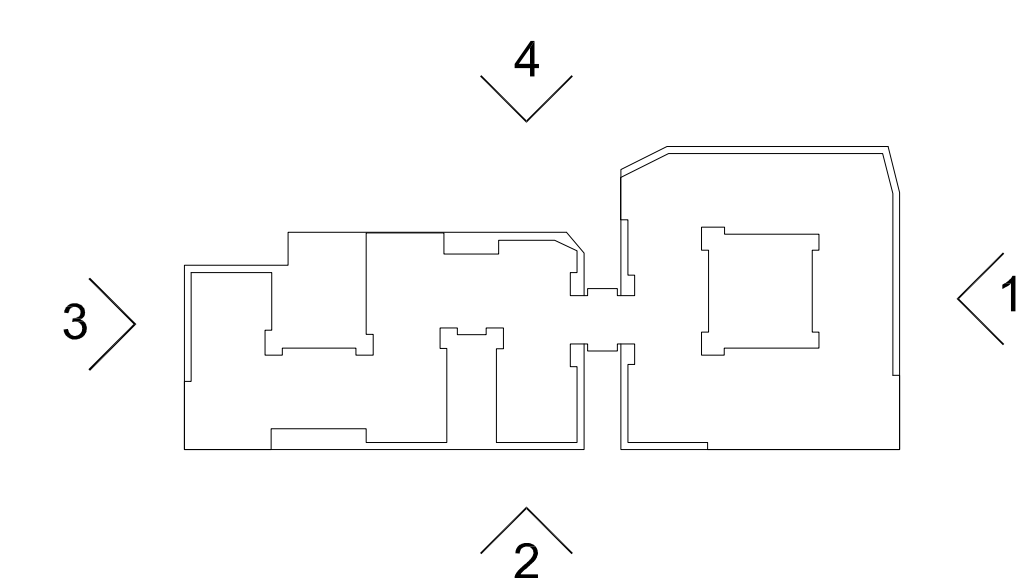
#### B. THE MAJOR BUILDING ENVELOPE

NOTE: 360-DEGREE ARCHITECTURE

- WEST-FACING FACADE (5TH AVE) MATERIALS INCORPORATED SHALL BE AS FOLLOWS: APPROX. 25% BRICK MASONRY, 40% STUCCO, AND 35% GLAZING.
- NORTH & SOUTH-FACING FACADES: APPROX. 25% BRICK MASONRY, 35% STUCCO, 5% ARCHITECTURAL CMU, AND 35% GLAZING.
- EAST-FACING FACADE: APPROX. 20% BRICK MASONRY, 35% STUCCO, 15% ARCHITECTURAL CMU, AND 30% GLAZING.
- ROOFS: THE BUILDING WILL BE COMPRISED OF FLAT ROOF & PARAPETS. VARIED PARAPET HEIGHTS & VOLUMETRIC FACADE VARIATION WILL PROVIDE FOR A VARIED ROOFLINE AS APPRECIATED FROM THE PEDESTRIAN & VEHICULAR PERSPECTIVE.
- WALL COMPOSITION:
  - THE BLOCK LENGTH IS APPROX. 600' LONG, EXTENDING NORTH/SOUTH AND FRONTING 5TH AVE TO THE WEST. AN EXISTING EAST/WEST EASEMENT HAS BEEN PRESERVED AS A BISECTING DRIVE, CONNECTING 5TH AVE TO MARSHALL RD. AND HELPING TO ORGANIZE THE BLOCK INTO SMALLER SECTIONS. A BRIDGE CONNECTION OVER THE DRIVE ALLOWS CIRCULATION CONTINUITY THROUGHOUT THE BUILDING. THE BUILDING ORGANIZATION HAS BEEN FURTHER ARTICULATED WITH A DEFINED GROUND FLOOR BASE COMPRISED OF RESIDENTIAL UNITS W/ FRONT STOOPS ADDRESSING THE STREET. THE UPPER LEVELS HAVE BEEN BROKEN DOWN WITH A SERIES OF PROJECTING RESIDENTIAL BAYS & BALCONIES. PROMINENT CORNERS HAVE BEEN DEVELOPED TO EXPRESS THE BUILDING ENTRIES & AMENITY PROGRAM WITHIN. RESIDENTIAL COURTYARDS, ORIENTED TO THE EAST & WEST, FURTHER BREAK SCALE ALONG THE 600' BLOCK LENGTH.
  - FRONTING FOUNDERS PARK TO THE SOUTH, THE SYCAMORE STREET ELEVATION WILL BE ACTIVATED BY THE MAIN BUILDING ENTRY MARKED BY A 2-STORY LOBBY AT THE SOUTHWEST CORNER. PERCHED ABOVE, THE RESIDENT CLUB ROOM WILL PROVIDE UNOBSTRUCTED VIEWS TO THE WEST, AND A UNIQUE PERSPECTIVE OF THE PUBLIC PARK AMENITY. EXPANSIVE WINDOWS AND ENHANCED MATERIALITY, CONSISTING OF BRICK MASONRY AND BUFF SANDSTONE, WILL APPROPRIATELY ACCENT THIS PROMINENT FACADE.
  - TWO STORIES OF STRUCTURED PARKING WILL BE TUCKED INTO THE SLOPING SITE, FULLY CONCEALING THE BELOW-GRADE LEVEL FROM THE WEST. THE ADDITIONAL PARKING AT LEVEL 1 WILL BE FULLY SCREENED W/ ACTIVE RESIDENTIAL PROGRAM ALONG THE NORTH, WEST & SOUTH FRONTAGES, AND WILL BE FULLY SCREENED FROM THE EASTERN SIDE OF THE PROPERTY.
- BUILDING ENTRIES: AS PREVIOUSLY DESCRIBED, THE PRIMARY BUILDING ENTRY WILL BE LOCATED AT THE SOUTHWEST CORNER, AND WILL BE COMPRISED OF A TWO-TORY LOBBY, MEASING & MANAGEMENT OFFICES, AND A RESIDENT WORK-FROM-HOME CAFE. SECONDARY ENTRIES WILL BE DISTRIBUTED THROUGHOUT THE BLOCK, AND WILL BE READILY IDENTIFIED THROUGH ENHANCED ARCHITECTURAL TREATMENT.
- COLOR SCHEME: PROPOSED MATERIALS WILL BE "OF THE EARTH" AND APPROPRIATE FOR THIS LOCATION AND THE RELATIONSHIP TO THE NATURAL LANDSCAPE. THE PROPOSED PALETTE IS COMPRISED OF NATURAL EARTH TONES—BUFF-COLORED BRICK MASONRY, STUCCOS OF BEIGE & BROWN TONES, & BUFF SANDSTONE ENHANCEMENTS WILL PROVIDE FOR A SENSE OF PERMANENCE. DARK BRONZE ACCENTS WILL BE FOUND IN THE METALS OF THE BALCONIES, SHADE STRUCTURES, AND WINDOW SYSTEMS, AND NATURAL WOOD TONES WILL MARK HIGH-TOUCH AREAS OF CONGREGATION.
- PRIVATE RESIDENTIAL AMENITIES WILL INCLUDE INDOOR/OUTDOOR RECREATIONAL SPACE, POOL & SPA, FOOD SERVICE & LOUNGE AREAS, AND A VARIETY OF WORK-FROM-HOME OPTIONS THROUGHOUT THE PROPERTY.

NOTE:  
 ELEVATIONS ARE INTENDED TO CONVEY GENERAL DESIGN INTENT AND OVERALL MASS & SCALE. FINAL DESIGN DETAILS TO BE DEVELOPED THROUGH FINAL DEVELOPMENT PLAN REVIEW.

### KEY PLAN



**SUPERIOR MARKETPLACE**  
 SUPERIOR, COLORADO  
 PD AMENDMENT #7

OWNER:  
 CENTRO NP  
 HOLDINGS II SPE LLC  
 500 E BROWARD BLVD  
 STE 1130  
 FT. LAUDERDALE, FL 33394

DATE:  
 7/8/22 - AMENDMENT #7

SHEET TITLE:  
 EXTERIOR  
 ELEVATIONS

# SUPERIOR MARKETPLACE

## PLANNED DEVELOPMENT/ ZONE DISTRICT AMENDMENT #7

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T15S, R70W OF THE 6TH P.M

### DESIGN GUIDELINES

#### CIRCULATION

5TH AVENUE WILL CONTINUE TO PROVIDE A DIRECT CONNECTION INTO THE HEART OF THE CENTER FOR EXISTING DEVELOPMENT TO THE EAST AND FUTURE DEVELOPMENTS TO THE SOUTH. THE LOCATION OF FOUNDER'S PARK AT THE TERMINUS OF 5TH AVENUE SERVES TO LIMIT THROUGH TRAFFIC INTO THE RESIDENTIAL NEIGHBORHOODS IN ORIGINAL SUPERIOR. WITH THE MULTI-FAMILY DEVELOPMENT, 5TH AVE. WILL BE IMPROVED TO INCLUDE ON-STREET PARKING ON THE EAST SIDE OF THE STREET.

#### LANDSCAPING

THE LANDSCAPING ASSOCIATED WITH DEVELOPMENT IN MF-1 WILL MEET THE INTENT OF THE STANDARDS ESTABLISHED UNDER THE PD EFFECTIVE FOR ALL OF SUPERIOR MARKETPLACE. HOWEVER, CONIFEROUS PLANT MATERIAL AND WOOD MULCH WILL NOT BE USED IN MF-1 NOR IN THE IMPROVED AREAS ALONG 5TH/ AVE.

#### PARKING

MULTI-FAMILY USES SHALL PROVIDE A MINIMUM OF 0.87 SPACES PER BEDROOM.

#### EXISTING PARKING IN MF-1

SURFACE PARKING: 346 SP.  
 TOTAL EXISTING: 346 SP.

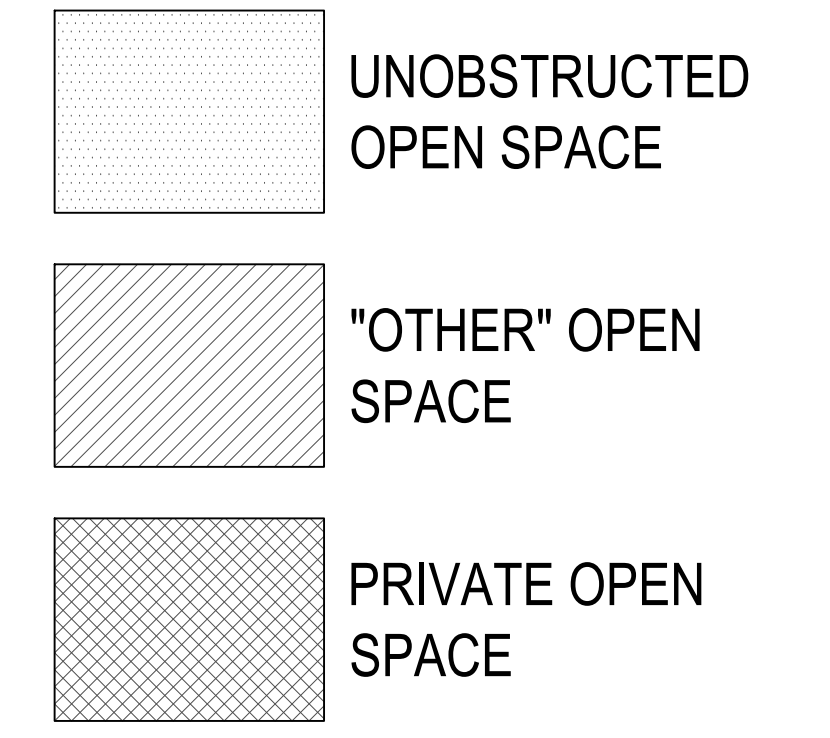
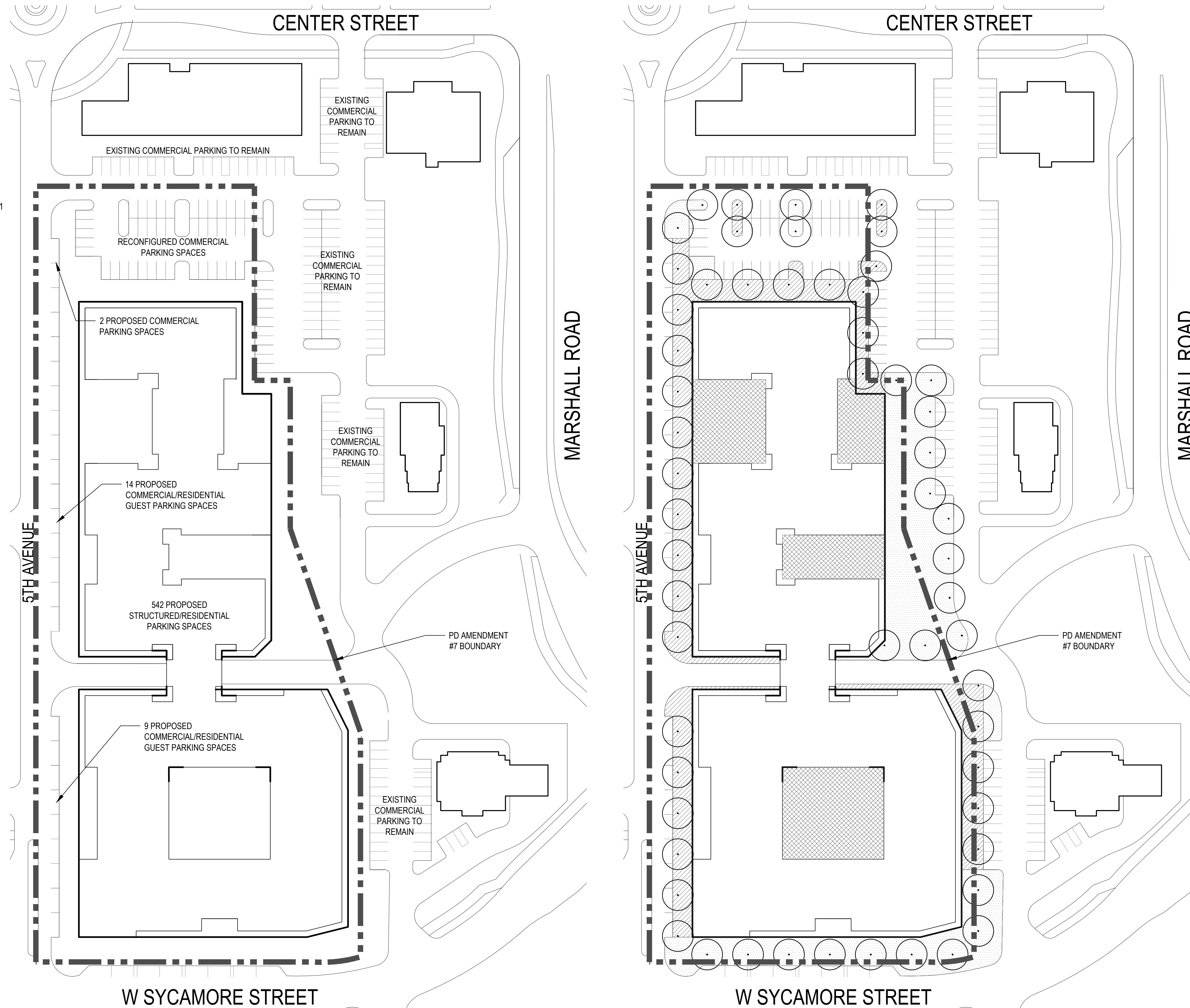
#### EXISTING PARKING TO BE REMOVED IN MF-1

SURFACE PARKING: 262 SP.  
 TOTAL TO BE REMOVED: 262 SP.

#### PROPOSED PARKING IN MF-1

COMMERCIAL USES ONLY  
 5TH AVE PARKING: 2 SP.  
 COMMERCIAL USES AND GUEST PARKING  
 5TH AVE PARKING: 21 SP.  
 MULTI-FAMILY USES ONLY  
 STRUCTURED/RESIDENT PARKING: 542 SP.\*  
 TOTAL PROPOSED PARKING: 565 SP.

\*STRUCTURED PARKING COUNTS ARE SUBJECT TO CHANGE. A MINIMUM PARKING RATIO OF 0.87 SPACES PER BEDROOM SHALL BE MAINTAINED.



**OTHER OPEN SPACE**  
 IN DETERMINING OVERALL SITE COVERAGE THERE SHALL BE A CATEGORY NOTED AS OTHER OPEN SPACE. SAID SPACE SHALL BE THAT AREA NOT CLASSIFIED AS BUILDING FOOTPRINT, PAVED AREAS (ROAD, DRIVES, LOADING AREAS, PARKING LOTS), OR UNOBSTRUCTED OPEN SPACE. SAID SPACE WILL INCLUDE WALKS WHEN NOT WITHIN LANDSCAPED AREAS, PLAZAS LESS THAN 5,000 SF., PARKING LOT ISLANDS LESS THAN 400 SF., AND OTHER SUCH SPACES.

**PRIVATE OPEN SPACE**  
 IN DETERMINING OPEN SPACE FOR AMENDMENT #7 THERE SHALL BE AN ADDITIONAL CATEGORY NOTED AS PRIVATE OPEN SPACE. SAID OPEN SPACE SHALL BE AREAS CLASSIFIED FOR PRIVATE USE FOR FUTURE MULTI-FAMILY TENANTS.

#### OPEN SPACE TO BE REMOVED IN PD AMENDMENT #7

UNOBSTRUCTED OPEN SPACE: 43,277 SQ FT  
 "OTHER" OPEN SPACE: 12,327 SQ FT  
 TOTAL REMOVED: 55,604 SQ FT

#### OPEN SPACE TO BE ADDED IN PD AMENDMENT #7

UNOBSTRUCTED OPEN SPACE: 33,737 SQ FT  
 "OTHER" OPEN SPACE: 24,992 SQ FT  
 PRIVATE OPEN SPACE: 22,522 SQ FT  
 TOTAL ADDED: 81,251 SQ FT



**SUPERIOR MARKETPLACE**  
 SUPERIOR, COLORADO  
 PD AMENDMENT #7

OWNER:  
 CENTRO NP HOLDINGS II SPE LLC  
 500 E BROWARD BLVD  
 STE 1130  
 FT. LAUDERDALE, FL 33394

DATE:  
 7/8/22 - AMENDMENT #7

SHEET TITLE:  
 OPEN SPACE AND PARKING PLAN

CHECKED BY:  
 DRAWN BY: