

**From:** [Bill Brown](#)  
**To:** [Steven Williams](#)  
**Cc:** [Martin Toth](#); [Rena Stavrakos](#); [Geoffrey Weathers](#); [Jill Mendoza](#); [Tony DeSimone](#); [Dan Craine](#); [John Lato](#); [Matthew Berger](#)  
**Subject:** Brixmor application @ Superior Marketplace  
**Date:** Friday, May 13, 2022 10:01:08 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image001.png](#)

Steven,

Thank you for the message and we remain very supportive of the BCHA rezone application. In order to better understand your request and the impact to the Marketplace property and future application, would you be available for a call early next week to discuss? We have completed our agreement with Confluence Group for the future redevelopment of the multi-family residential project and have commenced our effort to initiate tenant discussions to allow such development. Therefore, our clock has started, and we are excited to expedite the effort.

If you could forward a convenient time / day for a call next week, I will confirm accordingly.

Thank you in advance of your time.

With appreciation.

Bill

Bill Brown  
EVP, Development/Redevelopment  
> Direct 646.344.8631 > Cell 949.359.1908



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**From:** Steven Williams <[stevenw@superiorcolorado.gov](mailto:stevenw@superiorcolorado.gov)>  
**Sent:** Friday, May 13, 2022 9:24 AM  
**To:** Bill Brown <[Bill.Brown@brixmor.com](mailto:Bill.Brown@brixmor.com)>; Matthew Berger <[matthew.berger@brixmor.com](mailto:matthew.berger@brixmor.com)>; John Lato <[John.Lato@brixmor.com](mailto:John.Lato@brixmor.com)>  
**Cc:** Martin Toth <[MartinT@superiorcolorado.gov](mailto:MartinT@superiorcolorado.gov)>; Rena Stavrakos <[renae@superiorcolorado.gov](mailto:renae@superiorcolorado.gov)>; Geoffrey Weathers <[geoffreyw@superiorcolorado.gov](mailto:geoffreyw@superiorcolorado.gov)>; Jill Mendoza <[jjillm@superiorcolorado.gov](mailto:jjillm@superiorcolorado.gov)>  
**Subject:** BCHA application - request for referral

**WARNING EXTERNAL EMAIL: Please be cautious.**

Good morning Bill,

I hope you are doing well. As you are aware, the rezoning proposal from BCHA for the RTD property within the Superior Marketplace is going to Planning Commission for consideration this month and the Town Board in June.

Staff has requested the application materials be updated slightly for better clarity and consistency with the existing Planned Development. Recent additions include distinguishing that this use allowance will not impact the existing development allowances of the broader Marketplace PD. That is, this is a net new request for additional development allowances that will not impact the existing development potential of the other areas. In short, the PD identified pad sites for development. The RTD was not noted as a pad site. This rezoning would designate it as one with specific development parameters outlined through this PD amendment.

BCHA is also still working their way through the RTD application process. RTD has provided a referral letter in support of the BCHA proposal. We are seeking comparable referral letters from other stakeholders in the area, if possible. The RTD letter is required as they are the property owner. A referral from Brixmor, however, would also be helpful for our Planning Commission and elected officials as they consider this proposal.

The links to the updates plan sheet are available through our Recent Development Application webpage. <https://www.superiorcolorado.gov/departments/planning/recent-development-projects>

I have also include a screen shot to direct you to these documents, which also includes the RTD letter. Please let me know if the Town can expect a referral letter from Brixmor a well.

**Rezoning request for Superior Marketplace Planned Development/Zone District Plan Amendment, located on the current Regional Transportation District parcel in the northeast corner of the Superior Marketplace shopping center (Boulder County Housing Authority).**

**\*\*This proposal will be considered by Planning Commission Tuesday 5/17 @ 7pm\*\***

- [Project Narrative](#)
- [RTD Rezone Support Letter](#)
- [Revised Planned Development Sheets](#)

Let me know if you have any questions.

Thanks,

**STEVEN WILLIAMS**

Planning and Building Director

[Town of Superior](#)

124 E. Coal Creek Drive, Superior, CO 80027

303.499.3675 x.131

[Facebook](#) | [Twitter](#) | [Instagram](#)