



April 25, 2022

Board of Trustees

Town of Superior
Superior Town Hall
124 E. Coal Creek Drive
Superior, CO 80027

Subject: Superior TOD Rezoning Application

Dear Town of Superior Board of Trustees,

Please accept this letter of support for the proposed rezoning of the RTD Park-n-ride site at U.S. 36 and McCaslin Boulevard. Increasing maximum densities and residential use that accommodate parking for transit customers are consistent with RTD policy as well as best practices for Transit-Oriented Development. As the property owner, RTD expects to sign the Amended PD once approved by the Board.

RTD follows an unsolicited proposal procedure for joint development on its properties. This is a competitive process for the selection of a developer and proposal for the redevelopment of any RTD properties. Currently, Boulder County Housing Authority (BCHA) has completed the second step in the procedure, which is a technical review to determine if there are any fatal flaws in the proposal. Further discussions will be required before BCHA is ready to initiate the third step in the process and submit the unsolicited proposal (U.P.) to RTD.

At this time, RTD has not selected BCHA as the site's developer and has not approved the project BCHA designed. If the Superior Board approves the rezoning, and if BCHA submits an U.P., RTD will then determine whether the U.P. meets RTD's operational and policy goals. If RTD determines that the U.P. has merit, RTD will issue a request for alternate proposals in order to ensure a competitive process and secure the best project for the site. More details on RTD's unsolicited proposal procedure can be found here: <https://www.rtd-denver.com/unsolicited-proposal-procedure-real-property>

Sincerely,

Chessy Brady
Transit-Oriented Development Manager