



March 14th, 2023

Town of Superior
Mr. Steven Williams,
Planning and Building Manager
124 E. Coal Creek Drive
Superior, CO 80027

Re: PD – Amendment #6 / Final Development Plan 9 – Amendment #2
Superior Town Center, Planning Area 2, Blocks 6, 9, and 10

Staff:

On behalf of the applicant Carmel Partners (“Carmel”), along with the project design team, we submit this PD/FDP amendment for Blocks 6, 9, and 10 within Planning Area 2 of Superior Town Center to the following previously approved applications:

- Planned Development (PD) Superior Town Center (PD Amendment 5)
- Final Development Plan (FDP) for the private improvements within Blocks 4, 6, 7, 9, 10, and 11 (FDP 9 Amendment 1)

The narrative for this amendment is provided on the following pages.

Sincerely,

Jeff Panek
SVP Development
Carmel Partners



Summary:

Proposed Amendment to Superior Town Center PD Amendment #5, and FDP 9 Amendment #1. This is the 6th amendment of the PD and the 2nd amendment of FDP 9.

Background:

The PD was last amended in December 2019, no subsequent changes to the underlying PD have been adopted since.

In 2Q2022 Carmel Partners received administrative approval on FDP 9 Amendment #1. The changes incorporated into this revision were design changes prompted by Carmel's purchase of the property and were based on the goal of increasing constructability, marketability, and market fit for the project. The changes incorporated at that time included:

- Modifications of less than 1% to the residential unit mix and total unit count
- Correction to the Live/Work commercial NRSF calculation
- Modifications to the Parking Requirements and Parking by Zone Requirements
- Modifications to Bike Parking and Locations
- Modifications to Certain Building Elevations

Overview:

The approved Superior Town Center FDP 9 Amendment #1 ("FDP") consists of: 14 residential and mixed-use buildings (blocks 6, 7, 9, 10 and 11), 4 freestanding retail buildings (blocks 4 and 7), a central public plaza (Parcel K in Block 7), a public pedestrian promenade (between blocks 6 and 7), and 64 Rowhomes on Blocks 9, 10, and 11.

Carmel controls the following development within the FDP:

- Ten 3-story multi-family residential buildings on Blocks 6 and 7, with a pedestrian promenade running centrally between buildings,
- One 5,204 sf freestanding commercial building on Block 4,
- Three commercial buildings totaling at 16,122 sf of freestanding commercial on Block 7 facing a public plaza (Parcel K),
- One 4-story (5-story garage) mixed-use residential and commercial building with structured parking on Block 6,
- Three 3-story mixed-use residential over commercial buildings lining the south side of Main Street (Blocks 9, 10 and 11)

Parcel K and the public promenade are owned by the Town of Superior. The Rowhome properties on the south side of Blocks 9, 10, and 11 are not owned by Carmel.



Purpose:

The purpose of this PD and FDP modification request is to propose the following updates to the PD and FDP:

PD Amendments:

- Block 10 – Update land use to Ground Floor Commercial w/ Flex Space above
 - This removes the current ability to build 7 Live Work units on the ground floor
 - With this change, the ground floor will be reserved exclusively for commercial uses
- Block 9 – Update the land use to “Flex Space with residential restriction. Residential use allowances within this area are limited to Typology A or L” use to the west and central elements of the ground floor
 - Amended Typology L Allows Residential Lofts (formerly referred to as Live Work) on ground floor including the west corner spaces
 - Maintain commercial land use at East end of Building 9 to preserve restaurant and non-restaurant commercial use
- Amend Typology L to “Flex Apartment over residential loft, live-work, or commercial” including the following updates:
 - Remove “Live Work” and replace with “Residential Loft, Live-Work, or Commercial” to be applied across the project area
 - Allow loft product type up to 2,100sf
 - Removal of requirements for commercial or “work area”
 - Removal of requirements for commercial business hours or operations
 - Update of Conditions of Approval to remove leasing and business operations conditions

FDP Amendments:

1. Block 11
 - Clarified width of depressed walkway and planter strip between parking lot and building
2. Block 10
 - Adjustment of project data tables to remove Live Work units and reflect addition of commercial areas at ground floor
 - Required adjustments to building elevations to facilitate change of use
 - Adjustment of project data tables to remove Live Work areas and reflect addition of commercial areas
 - Adjusted width of depressed walkway and planter strip between parking lot and building
3. Block 9
 - Amended Typology L definition and corresponding updates at ground floor
 - Approval of 3 additional Residential Loft units at Building 9 west end spaces
 - Required adjustments to building elevation to facilitate change of use
 - Preservation of approximately 3,700sf of retail space at East end of Building 9 ground floor
 - Adjustment of project data tables to remove Live Work areas and reflect reduction of commercial areas
4. Block 6-01
 - Amended Typology L definition and corresponding updates at ground floor

Pursuant to the above, the following narrative outlines the context to the proposed minor updates to the PD and FDP.

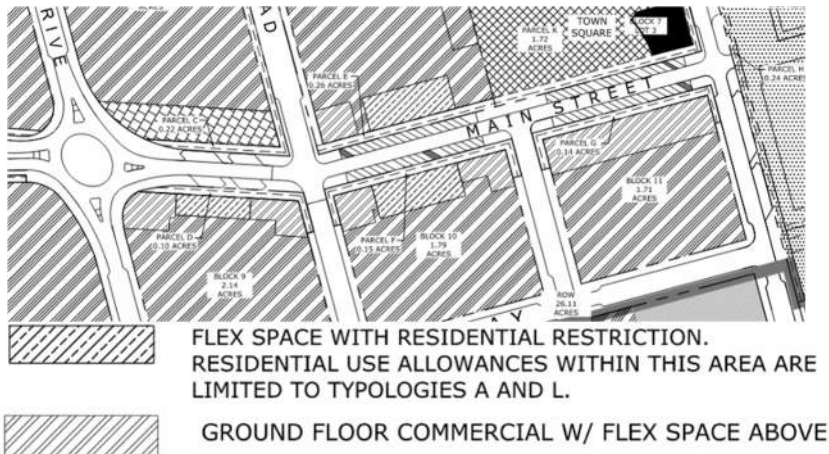
PD Changes:

Current land use for the parcels reflects Flex land use in the inline spaces previously identified for Live Work conversion. This includes blocks 6, 9, and 10. The proposed PD amendment would make the following changes:

Sheet by Sheet Summary of Proposed Changes:

- Sheet CS1.0:
 - Updated sheet index
- Sheet CS1.3:
 - Block 9 - Replace the “Ground Floor Commercial w/ Flex Space Above” land use with existing land use category “Flex Space with residential restriction. Residential use allowances within this area are limited to Typologies A or L” with residential lofts permitted
 - Block 10 – Replace the “Flex Space with residential restriction. Residential use allowances within this area are limited to Typologies A or L” land use with the existing land use category “Ground Floor Commercial w/ Flex Space Above” to allow for only commercial uses at the ground floor

CURRENT:

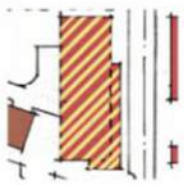


PROPOSED:



- Sheet SP2.2:
 - Adjustments to Typology L definitions to allow for residential loft, live-work, or commercial
 - Amended unit size range to 400-2,100sf
 - Allow for residential loft units ranging from studio to 2 bedroom
 - Removal of “work space” definitions and requirements
 - Removal of required public accessibility
 - Removal of business license or hours of operations requirements outlines in the SIA and/or Conditions of Approval

CURRENT:



L. FLEX APARTMENT OVER LIVE/WORK RESIDENTIAL

Unit Sizes: Range: 400 s.f. - 1,400 s.f.

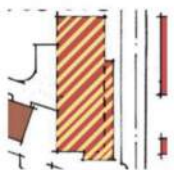
Parking: Structured or Surface Parking From Midblock

Description: This product type will provide a high density, urban living residential model and active ground floor with a variety of unit types from studios to three bedrooms above live/work residential. Parking for all residential uses will be either surface or structured parking from midblock.

Residential units above the ground floor: Residential above ground floor limited to four floors. Units above the ground floor will have either a recessed, projecting or Juliet balcony, be accessed off of a shared corridor on the upper floors and a residential lobby on the ground floor by stairs or elevator.

Live/work residential units at the ground floor: Live/work residential units will be accessed from the ground floor and be either a single story unit or include an internal private mezzanine level at rear of unit with the open portion of “work” space to be full height for a minimum of 20'-0" of the unit's depth measured from the Main Street building frontage. Units may range from studios to 2 bedrooms. The unit's primary street frontage must be the traditional work space and be accessible to the public. The work space within a Live/Work Residential unit must be minimum 400 s.f. in size and account for the first 20'-0" of the unit's depth along Main Street. Work use may include (but is not limited to) retail boutiques, entrepreneurial businesses or small professional offices. Building elevations at live/work units to be designed as typical commercial storefronts to blend into the downtown street facade.

PROPOSED:



L. FLEX APARTMENT OVER RESIDENTIAL LOFT, LIVE-WORK, OR COMMERCIAL

Unit Sizes: Range 400 s.f. – 2,100 s.f.

Parking: Structured or Surface Parking from Midblock

Description: This product type will provide a high density, urban living residential model with a variety of unit types from studios to two bedrooms above ground floor residential lofts, live-work, or commercial. Parking for all residential uses will be either surface or structured parking from midblock.

Residential units above the ground floor: Residential above ground floor limited to four floors. Units above the ground floor will have either a recessed, projecting or Juliet balcony, be accessed off a shared corridor on the upper floor and a residential lobby on the ground floor by stair or elevator.

Residential Lofts, Live-Work, or Commercial: Residential Loft, Live-Work, or Commercial will be accessed from the ground floor via the front door along Main Street and be either a single-story unit or include an internal private mezzanine level at the rear of the unit. Ground floor units that develop residentially may include studios as well as 1 and 2 bedroom lofts. Live/work uses have the same residential allowances as residential lofts, have no restrictions on the ratio of live to work floor area or required operating hours, and may include, but are not limited to, such uses as retail boutiques, entrepreneurial businesses, or small professional offices. Building elevations to be designed as typical commercial storefronts to blend into the downtown street façade.



FPD Changes:

FDP CS1.1 Calculations:

The primary basis of this amendment is 1) the removal of the Live Work optionality in Block 10 in exchange for exclusive commercial use in this building, and 2) the codification of residential uses in the center and west ends of the ground floor of Block 9. The proposed Amendment will remove the “With Live Work” and “Without Live Work” alternate allowances and instead replace the data tables on CS1.1 with one single amended allocation of plan area reflective of the proposed changes above. It will also change the nomenclature of the Live Work product type to from “Live Work” to “Residential Loft” noted in the amended Typology L. Below is the currently approved use mixes (reformatted for clarity), as well as the proposed update (note items in red text indicate changed information). Please note area calculations are approximate and reflect current best estimations – final areas and as built conditions may vary slightly.

CURRENT FDP #9 AMENDMENT #1									CURRENT FDP #9 AMENDMENT #1								
USE SUMMARY BY BLOCK - WITH LIVE WORK									USE SUMMARY BY BLOCK - WITHOUT LIVE WORK								
	Block 4	Block 6 N	Block 6 S	Block 7	Block 9	Block 10	Block 11	Total		Block 4	Block 6 N	Block 6 S	Block 7	Block 9	Block 10	Block 11	Total
Studio		24	10	6	4	8	4	56	Studio		24	10	6	4	8	4	56
1 Bed		52	55	28	18	16	18	187	1 Bed		52	55	28	18	16	18	187
2 Bed		26	8	54	12	14	12	126	2 Bed		26	8	54	12	14	12	126
3 Bed		6	3	0	2	2	2	15	3 Bed		6	3	0	2	2	2	15
Live Work		0	8	0	6	7	0	21									
Rowhome Unit - 2 Bed		0	0	0	27	19	18	64	Rowhome Unit - 2 Bed		0	0	0	27	19	18	64
Total Units		108	84	88	69	66	54	469	Total Units		108	76	88	63	59	54	448
Commercial - Restaurant (NSF)	5,204	0	1,028	7,934	2,807	2,632	5,688	25,293	Commercial - Restaurant (NSF)	5,204	0	3,446	7,934	5,675	5,978	5,688	33,925
Commercial - Non Restaurant (NSF)	0	0	1,541	8,188	4,211	3,947	8,503	26,390	Commercial - Non Restaurant (NSF)	0	0	5,168	8,188	8,513	8,966	8,503	39,338
Total Commercial	5,204	0	2,569	16,122	7,018	6,579	14,191	51,683	Total Commercial	5,204	0	8,614	16,122	14,188	14,944	14,191	73,263
Commercial - Live Work Workspace	0	0	3,200	0	2,400	2,800	0	8,400									
Civic Space			7564					7,564	Civic Space				7564				7,564

PROPOSED REVISION								
USE SUMMARY BY BLOCK								
	Block 4	Block 6 N	Block 6 S	Block 7	Block 9	Block 10	Block 11	Total
Studio		24	10	6	4	8	4	56
1 Bed		52	55	28	18	16	18	187
2 Bed		26	8	54	12	14	12	126
3 Bed		6	3	0	2	2	2	15
Residential Loft		0	8	0	9	0	0	17
Rowhome Unit - 2 Bed		0	0	0	27	19	18	64
Total Units		108	84	88	72	59	54	465
Commercial - Restaurant (NSF)	5,204	0	1,795	7,934	2,541	4,312	4,443	26,229
Commercial - Non Restaurant (NSF)	0	0	789	8,188	1,138	10,751	10,001	30,867
Total Commercial	5,204	0	2,584	16,122	3,679	15,063	14,444	57,096
(REMOVED)								0
Civic Space			7,564					7,564

As shown in the amended tables above, the previous two use tables are proposed to be replaced by one single use table outlining the project areas. This amended table reflects the following changes from the “With Live Work” scenario:

- The addition of 8,500sf of total commercial area to Block 10 (from the “With Live Work” Baseline)
- The addition of approximately 1,000sf of restaurant commercial area and 4,500sf of non-restaurant commercial area to project totals, equating to approximately 5,500sf of added total commercial area to project totals (from the “With Live Work” Baseline)
- The removal of seven (7) Live Work units at Block 10
- The addition of three (3) Residential Lofts at Block 9 in the west corner spaces
- Change of Live Work nomenclature to “Residential Loft”
- Removal of “Commercial - Live Work Workspace” calculation from table
- Updates to project totals stemming from the above



Block 10 Retail and Plan Segmentation:

The Superior Town Center project is designed to offer a vast array of retail segmentation for prospective tenants. Across the more than 57,000 sf of proposed retail, there will be tenant spaces available to serve retailers from as small as 780sf, up to more than 10,000 contiguous square feet. Given the Town Center nature of the development, this wide array of sizes, shapes, and locations will offer maximum flexibility to retailers interested in being in Downtown Superior. The current plan is built around this flexibility and optionality, with smaller, deeper shop front layouts flanking Main Street, and larger, single or multi use focused spaces oriented around the plaza and splashpad park, or adjacent to the playing fields on Creekview. Current interest suggests this segmentation of retail bay sizes is in line with market demand and will cater to a diverse array of tenant types conducive to a vibrant mixed-use downtown.

The proposed addition of 8,500sf of dedicated retail in block 10 will further support this segmentation, offering 7 additional bays of retail shop space fronting Main Street. These spaces will cater directly to smaller, mom and pop retailers attracted to Downtown Superior, by offering units that are a more affordable option for small business owners. The updated retail product offering proposed in this amendment will result in Main Street retail with 5-10 large anchor retail spaces suited for restaurant commercial users ranging from 1,000-3600 sf, and thirteen 1,100-1,200sf spaces suitable for smaller local shops and storefronts. Additional demisability will be available to further combine some of these thirteen spaces as demand dictates, though larger tenants will have ample other retail spaces available suitable to house commercial uses up to 10,000 feet.

Residential Area Calculations:

- With the conversion of the west end cap of block 9 to residential, approximately 4,600sf of residential area is added to the plan area. This includes approximately 3,500sf of ground floor area, and 1,100sf of mezzanine space.
- The 4,600 sf represents approximately +0.75% of the total plan area, but the current proposal also reduces allowed Live Work residential area in Block 10 by approximately 8,500 (without including mezzanines), thereby reducing the net residential floor area by approximately 3,900sf or -0.64% of the plan area.

Retaining Wall & Landscape Detail Clarifications:

- Sidewalk width dimensions were added behind Building 10 and 11 for clarification. Both sidewalk(s) widths are above the 60" required by ADA egress code. The additional sidewalk depth above 60" will help support retail back of house functions, including but not limited to delivery logistics.
- The parking spaces directly behind the inline spaces have a depth of 16.5' which remains unchanged from the originally approved FDP.
- With the proposed use change at both the Building 9 east corner and inline units to residential lofts, the sidewalk located directly behind the building is no longer needed. The FDP drawing updates have been updated to reflect the removal of this sidewalk. Back of house sidewalk access will remain at the east (retail) and west buildings corners.
- Corresponding background updates related to the retaining wall have been made to the landscape plans. Planting plans have been further detailed based on additional design coordination. Finally, some landscaping changes have been made around the utility pads, based on spacing requirements from the individual utility companies.

Building 9 Egress Clarifications:

- The adjustments made to Typology L allow for additional flexibility for allowed use types for today and the future. Carmel plans to initially build the ground floor of Building 9 as residential lofts (excluding the retail to remain at the east corner). If there is increased market demand for live-work and the property owner seeks to accommodate this use at a later date, it is allowed and no invasive building improvements would be required. Additionally, a change to live-work would not require a



secondary exit door by code. The same applies to light commercial users, but ultimately will be dictated by proposed occupancy load, assembly type, and layout.

Community Meeting – 3/28/2023:

- Carmel held a community meeting on March 28th at 6pm at the Sports Stable to discuss the proposed PD/FDP changes with the community. The meeting was well attended by roughly ~ 25 participants.

Sheet by Sheet Summary of Proposed Changes:

- CS1.0:
 - Updated sheet index
 - Updated purpose of FDP amendment
- CS1.1:
 - Adjustments to data tables
 - Adjustments to land use definitions in blocks 6, 9, and 10
- C1.1:
 - Adjusted accessible path behind Building 9
- CS2.0:
 - Updated overall site plan
- CS2.5:
 - Updated retaining wall detail
- CS2.6:
 - Updated retaining wall detail
- CS2.7:
 - Removal of rear doors
 - Removal of rear sidewalk
- CS3.5:
 - Updated retaining wall detail
- CS3.6:
 - Updated retaining wall detail
- CS3.7:
 - Updated retaining wall detail
- A1.17:
 - Addition of rear doors at block 10
 - Addition of rear walk to service retail rear doors
- A1.24:

- Change double doors to single doors to support flex uses, including residential lofts
- A1.25:
 - Added two exterior windows to support flex uses, including residential lofts
- A1.26:
 - Added two exterior windows to support flex uses, including residential lofts
- L1.5:
 - Updated retaining wall detail
- L1.6:
 - Updated retaining wall detail
- L1.7:
 - Updated retaining wall detail
- L2.0A:
 - Updating planting details related to retaining wall and utility coordination
- L2.5:
 - Updating planting details related to retaining wall and utility coordination
- L2.6:
 - Updating planting details related to retaining wall and utility coordination
- L2.7:
 - Updating planting details related to retaining wall and utility coordination