



THREE MILE PLAN

**TOWN OF SUPERIOR
COLORADO**

February 13, 2023

INTRODUCTION

This document has been prepared by the Town of Superior, Colorado, to address the existing and proposed land uses within an approximate three-mile area surrounding the existing municipal limits of the Town. In accordance with Section 31-12-105 et. seq. of the Colorado Revised Statutes (C.R.S.), this plan is intended to serve as a general guide for consideration of future annexations to the Town.

LAND USE

The Three Mile Plan Land Use Map (attached) illustrates the existing municipal boundaries of the Town of Superior in green and the Town's Three Mile planning area.

The proposed land uses have been designated as Residential, Non-Residential Use (Commercial/Office/Retail/Light Industrial), Open Space (Developed and Natural), Mixed Use Including Residential, and Agricultural/Undesignated. The uses shown on the attached map approximate the Community Framework and Land Use Plan map in the Town of Superior Comprehensive Plan. The Comprehensive Plan should be referred to for detailed land use designations for the Town.

SUPERIOR THREE MILE PLANNING AREA

The purpose of a Three Mile Plan is to clarify how a municipality may expand through annexation and how potential annexation areas could be served by service providers, including roads, utilities, and emergency services. As noted, above, this document is required by C.R.S., which allows municipalities to expand by up to 3 miles in a given year.

Superior is generally bounded by US HWY 36 and the City of Louisville to the north, by the City and County of Broomfield to the east and south, and to Boulder County to the west. The land contained within the Three-Mile Plan Area Boundary that is not already incorporated into the Town lies primarily to the west of Superior, and a significant portion of this area has been purchased by the Town, the City of Boulder, and Boulder County for open space. Because dedicated open space areas are generally not considered for annexation, the Town's annexation opportunities are generally limited to the parcels of land currently within unincorporated Boulder County that lie west of 76th St. These properties are identified as Opportunity Area 1 within the most recent update of the Town's Comprehensive Plan (2012). Preferred land uses identified for this area include light industrial and flex space; community-oriented uses such as ball fields as well as medium density residential may also be considered. Other annexation areas within Superior include two enclave properties within municipal limits—7574 Coal Creek Drive (which lies north of Superior Self-Storage) & Tract 919 (which lies east of 3rd Ave./Original Town). The Bolejack property west of McCaslin (northwest of the intersection of McCaslin Boulevard and S. Indiana Street) also falls within the Town's Three Mile Area.

MUNICIPAL STREETS AND UTILITIES

Streets – The following is a discussion of the primary rights-of-way that would be impacted by the aforementioned annexation opportunities.

S. 76th Street is an existing two-lane asphalt roadway contained within a 60 ft. dedicated right-of-way. The road is approximately 1/2 mile-long and connects Coal Creek Drive to Marshall Road. The western half of the southern portion of the road was reconstructed to accommodate the Sagamore PD and the eastern-half of the northern portions was reconstructed to accommodate the Superior Marketplace PD.

McCaslin Boulevard is the major north-south link between State Highway 128 (120th Avenue) and U.S. 36.

Currently, the road is a major arterial maintained from US 36 to SH 128 by the Town of Superior. During 2002, the Superior Metropolitan District (SMD) No. 2 transferred responsibility for this road to the Town. In 2009, a roundabout was constructed at the intersection of McCaslin Boulevard and Coalton Road. In 2017, a roundabout was constructed at the intersection of McCaslin Boulevard and Main Street as part of the Downtown Superior development project.

All of the public streets in the Town are maintained by the Town rather than special districts. The Town of Superior may utilize improvement districts in the future to fund and maintain additional public street improvements. Examples include the funding of public improvements in the Superior Marketplace and for the US 36/McCaslin Boulevard highway interchange. First Phase improvements to the US 36/McCaslin Boulevard interchange were completed in 2006. Construction of additional improvements was completed in 2016, which included a new Diverging Diamond Interchange configuration and new McCaslin underpass.

Future requests for annexations into the Town must address road maintenance and improvement concerns.

MUNICIPAL SERVICES

Water – Water is supplied to the Town through Windy Gap water agreements and through the Colorado Big Thompson water shares purchased by the Town in 2002 through Superior Metropolitan District No. 1. The leadership of this district was transferred to the Town Board during 2000. The supply system was installed and is maintained by Superior Metropolitan District No. 1. Expansion of the water treatment plant was completed in 2000.

Sanitary Sewer – A wastewater treatment facility is located on the east side of Superior and serves the entire Town. This system was constructed and is maintained by Superior Metropolitan District No. 1. Original Superior was previously connected to the City of Louisville's wastewater system, but is now served by Superior Metropolitan District No. 1 via a force main to the treatment plant. The lift station and force main that initially served Original Town were completed in 1998, and then replaced in 2016 as part of the Downtown Superior improvements. The sewer plant expansion was completed in early 2001.

Storm Sewer – Drainage improvements, primarily roadside asphalt pans with concrete trickle channels, were constructed in Original Superior in 1994. Additional storm sewer improvements were made to Coal Creek Drive in 2006, and to Depot Street, Douglas Street, Second Avenue and Third Avenue in 2008. Storm sewers for the Rock Creek Ranch Development were constructed and are maintained by Superior Metropolitan District No.1 in accordance with the Rock Creek Master Drainage Plan. The Town has developed a Master Drainage Plan for the Coal Creek Basin, which was approved in 2001. The Town adopted the WASH Program in December 2004. Storm sewer systems for all developments are constructed per the Superior Metropolitan District No. 1 Rules and Regulations and maintained by Superior Metropolitan District No. 1.

Electricity and Natural Gas – Xcel Energy Company of Colorado currently supplies and will continue to supply electricity and natural gas to the Town.

Telephone – Telephone and wireless telephone service is available in Superior from various metropolitan providers.

Cable TV – Cable TV service is provided to the Town by Comcast pursuant to a franchise agreement with the Town.

Waste Management – Trash and recycling services are provided by the Town through a private contractor for Original Superior, Rogers Farm, The Ridge, Calmante, Coal Creek Crossing, Downtown Superior, Sagamore and

Lanterns at Rock Creek Subdivisions. Waste services for the Rock Creek, Summit, Horizons, and Saddlebrooke subdivisions is provided by private contractor hired by the Homeowners Association of each subdivision.

Public Safety – The Town has contracted with the Boulder County Sheriff's Office to provide law enforcement services. A law enforcement substation is located in Town.

Mountain View Fire Rescue is responsible for fire, emergency medical, rescue and fire protection services for the Superior area. Mountain View Fire Rescue follows adopted standards for the number and location of fire stations and will work with the Town in planning any future facilities as needed. Fire Station No. 5 is located just south of the intersection of Coalton Road and Indiana Street. An expansion of Station No. 5 was completed in 2012.

Schools – Superior is served by Boulder Valley RE-2 School District. Superior Elementary was constructed in 1996 and is located on north Indiana Street. Eldorado K-8 was constructed in 2000 and is located on south Indiana Street and Mt. Sopris Parkway. Monarch High School serves Superior and Louisville and is located in Louisville off of 88th Street, just north of the Superior boundary. Monarch High School opened in the fall of 1998.

Hospitals – The nearest hospital, Avista Hospital, is located on the north side of US 36 on 88th Street in Louisville north of the Superior boundary. This facility has full health and emergency care services.

Special Districts – Superior is served by and/or has formed the following special districts:

1. Boulder Valley RE-2 School District
2. Mile High Flood District
3. Regional Transportation District
4. Mountain View Fire Rescue
5. Superior Metropolitan District No. 1
6. Northern Colorado Water Conservatory District
7. Scientific and Cultural Facilities District
8. Superior/McCaslin Interchange District
9. STC Metropolitan District No. 1

As specific annexation and development activities occur, provision of services by the above listed districts will be addressed.