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May 3, 2024

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

RE: Everhome Suites – Superior – Project Narrative

Entitlement and Engineering Solutions, INC. is pleased to submit the Final Development Plan package of the proposed Everhome Suites development at 3 S. Marshall Street. The proposed 1.97 acre development is a four-story 59,971 GSF extended stay hotel with 114 guest rooms. There will be additional improvements to the site aside from the hotel, including a parking lot, landscaping, and drainage and water quality infrastructure. This submittal package follows the FDP application checklist provided by the Town of Superior and addresses the review criteria where applicable.

The proposed development site is currently vacant and is bordered by the Element Hotel to the west, the Coal Creek Trail to the south and the northeast, and US-36 to the northeast. There is no direct proposed access to Marshall Road. Access to the site is through a single access point to the shared private drive on the Element Hotel site. There is an existing access and utility easement in place that will be utilized.

The project will utilize an existing regional detention pond but will have water quality infrastructure installed on site. Existing sanitary and water mains will be utilized for this project, there are no mainline extensions anticipated.

There is an existing reciprocal easement agreement (Rec. #03572997) for shared parking and access through the adjacent Element Hotel site is currently being modified as needed for this development. This easement includes utility and emergency vehicle access as well. KT Development is currently working with neighboring property on agreements and can be provided to Town as reference once completed.

Since this lot relies on access through the Element Hotel site, a pedestrian access and maintenance easement will be established for the ADA route that will connect our site to Marshall Road. This will ensure that the ADA path is properly and safely maintained until that site is redeveloped. KT Development is currently working with neighboring property on agreements and can be provided to Town as reference once completed. The extents of this easement is provided on FDP for reference.



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## **Description of Everhome Suites**

The Everhome Suites brand is built to suit the exact need of today's extended-stay guest providing them with precisely what they need to own their routine and stay just as they do at home. Most of the guest will be traveling on business, often on long-term work assignments or relocating, while a smaller subset of guests will be traveling on extended vacations, typically with, or to visit, family. By understanding the practical needs of these types of travelers, Everhome Suites is able to provide inviting and functional amenities and services. They provide spacious one bedroom and studio suite layouts that feature defined spaces that separate work from play, kitchens with everything guests need to prepare a meal, modern and sophisticated lobby area, spacious fitness centers with cardio and strength training equipment, guest laundry facilities and 24/7 self-service tech-enabled marketplaces with a variety of hot and cold food and beverage options. Everhome Suites also offer an outdoor amenity area with seating, turf area for yard games and fire pits.

This Everhome Suites belongs in this area and will benefit and serve patrons of neighboring business such as the Sports Stable for any extended sporting events, commercial restaurant as this will be walking distance to many for hotel guest and nearby businesses that require long term business travel.

## **Hours of Operation & Number of Employees**

Everhome Suites will operate 24-hours a day to allows patrons to check-in at all hours as needed. There are typically 2-5 employees onsite at any given time. With this being an extended-stay hotel, there are not as regular of guest turnover requiring additional clean staff for room cleaning.

## **Snow Removal**

Snow will be removed from the parking and sidewalk areas and placed in the landscape islands or in the landscape area at the eastern side of the site outside of the parking lot.

## **Timeline and Phasing of Project**

The intended timeline of the this project is to start construction of the site in the third quarter of this year (2024). Typical construction of a Everhome Suite project is 12-13 months, therefore intended opening date would be third/fourth quarter of 2025. This project will be completed at one time and there is no anticipated phases.



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## **Compliance with Superior Town Center Design Guidelines**

The project site falls within the Superior Town Center. As such this development has been design with the Superior Town Center Design Guidelines as the standards. Below is a list of the Development and Design Principals and how they are being met:

- Connectivity – The project site is connecting to the existing Marshall Road through an existing access easement on the neighboring property to the west of the site. The development is providing both vehicular and pedestrian connectivity to Marshall Road. Coal Creek Trail runs adjacent to the site on the east and south of the site and the hotel development is provide trail connection to the east of the site.
- Mix of Uses – the hotel use provides variety to the mix of commercial, retail and housing development in the area. The extended stay component of the hotel also adds some diversity to the area.
- Place Making – The site layout and design allows for walkable urban town center, connection to natures trails and maintains the functionality of the Coal Creek Trail by placing the building away from the trail to not cast a shadow over it.
- Sustainability – This development is providing EV installed and EV Ready stalls.
- Memorable – The building has been designed with uniques features that meet the design criteria as required.

## **Exception Requests**

There are three proposed exception request as part of this proposed development as outlined below.

### **Exception Request #1 – Reduced Parking Dimension:**

As part of this project, we are requesting an exception request to the standard parking stall dimension. Town of Superior code requires parking stalls dimensions at 90 degrees to be 9' wide by 18' depth. The exception request is to reduce 26 stalls (23% of the total 114 stalls) to 8.5' wide x 16' depth. The reduced sized parking stalls are proposed at the outer boundary of the parking lot on the southern and eastern sides of the site. The proposed 8.5' width reduction will not have an impact on a vehicles ability to park as the average mid-sized vehicle has a 6' width leaving 2.5' additional room for vehicle doors to open and maneuver. Per Town of Superior Code Section 16-24-60 (d), it states that the perimeter parking length can be shortened to allow from the front of the vehicle to overhang in the landscape area. The code does not state the allowed amount of the reductions, however we researched the codes of neighboring communities and found that a 2' reduction was acceptable in many of those jurisdictions.



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This exception should be granted as there is no negative impact on the functionality of the site while being able to fit the Town desired use with the site hardship of the existing easements and Floodplain surrounding the site.

Exception Request #2 – Building Setback Maximum:

We are requesting exceptions to the maximum required setbacks specified in the Design Standards on the eastern and south sides of the site. The site layout was established through several conversations with the Town, see the table below for a summary of the required and provided setbacks:

<b>Building Setbacks</b>	<b>Required</b>	<b>Provided</b>
Rear (east)	0' min – 10' max	314.3'
Side (south)	0' min – 15' max	46.2'

These exceedances are due to several factors including the unique shape of the lot, placing the building so that it did not cast a shadow over the existing Coal Creek Trail, and utilizing the existing access easement from the Element Hotel site since this site has no direct connection to a right-of-way for access. In addition, the building had to be kept out of the 100-year flood plain as shown on the FEMA Flood Insurance Rate Map number 08013C0583K, effective date August 15, 2019 as well as a 30' sanitary sewer easement on the eastern property boundary.

This exception request should be granted due to the existing site constraint restrictions mentioned above as well as the Towns desire to maintain visibility of the Coal Creek Trail and not cast a shadow over it.

Exception Request #3 – EV Capable Parking Reduction:

We are requesting an exception to the EV parking and charging requirements due to several hardships imposed by the site. Per Chapter 18, Article IX, Section 18-9-20 Amendments Section CD103 of the Town of Superior Municipal Code, this development is required to provide EV installed, EV Ready and EV Capable stalls based on the total 114 stalls provided. See the table below for a summary of the required and provided EV parking stalls:

	<b>Required</b>	<b>Provided</b>
<b>EV Installed</b>	12 (10% of 114 stalls)	12
<b>EV Ready</b>	24 (20% of 114 stalls)	24
<b>EV Capable</b>	24 (20% of 114 stalls)	8



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As outlined in the table above, this development is meeting the EV Installed and EV Ready required stall requirement. This exception is to reduce the required EV Capable requirement of 24 stalls to 8 stalls (reduction of 16 stalls).

This exception request should be granted due to site constraints making it unfeasible to meet the requirement. The constraints of the site including the 100-year flood plain boundary and the utility easements running through the site have constricted our parking stall configuration which prohibits the EV infrastructure from being installed at any of the perimeter parking stalls. In addition there is a Tesla Supercharger site at the corner of McCaslin and Marshall with multiple charging stations that can be utilities as well.

### **FDP Plan Sheet Descriptions**

The sheets included in this submittal are the following:

Sheet #	Sheet Title	Description
P0.0	COVER SHEET	Project title, legal description, vicinity map, signature blocks, sheet index, applicant and development team information, site data table, basis of bearing, and project benchmark.
P1.0	CONTEXT SITE PLAN	Provides neighborhood context, pedestrian, bicycle, and vehicular connections with the surrounding area and onsite circulation
P1.1	SITE PLAN	Dimensional layout, parking and striping plan, development standards table, parking stall summary
P2.0	DRAINAGE PLAN	Water quality system, stormwater layout, basin information, surface contours
P2.1	GRADING PLAN	Topo surface contours, spot elevations
P3.0	UTILITY PLAN	Water, hydrants, sewer, stormwater, gas, and electric layouts
A2.0	BUILDING ELEVATIONS	South and West building elevations. Trash Enclosure elevation and details
A2.1	BUILDING ELEVATIONS	East and North building elevations. Amenity Area structure detailed elevations
A2.2	PERSPECTIVES	3-D perspective renderings of the proposed building
A2.3	MATERIALS BOARD	Building Material descriptions and images
PH.1	SITE PHOTOMETRIC PLAN	Photometric study, lighting fixture schedule, pole mounted fixtures installation detail



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PH.2	SITE LIGHTING FIXTURES	"L", "FA" and "FB" fixture details
PH.3	SITE LIGHTING FIXTURES	"SA3-HSS", "SA23", and "SA5" fixture details
L1	LANDSCAPE PLAN	Planting and seeding plan and legend
L2	LANDSCAPE SCHEDULE & NOTES	Plant schedule, landscape requirement tables, landscape notes
L3	LANDSCAPE DETAILS	Details for mulch adjacent to building, steel edging, shrub planting, deciduous tree planting, and evergreen tree planting
L4	SITE DETAILS	Amenity Area Site Details
L5	IRRIGATION PLAN	Irrigation point of connection, wall mount controller and irrigation system layout
L6	IRRIGATION NOTES & DETAILS	Irrigation notes and fixture details
L7	IRRIGATION DETAILS	Irrigation fixture details

Entitlement and Engineering Solutions, INC. has performed thorough research of the existing information on the property, solicited a survey, and coordinated with the City and other jurisdictions to compile and complete the finalized project design.

Should you have any questions, please do not hesitate to contact us.

Respectfully Submitted,  
**Entitlement and Engineering Solutions, Inc.**

Krysta M. Houtchens, P.E.  
 Associate/Sector Lead