

Northwest Superior Planning Project

ORIGINAL TOWN COMMUNITY MEETING
OCTOBER 30, 2018



Agenda

- Update on Northwest Superior Process
- Original Town:
 - Where We've Been
 - Proposed Approach
- Questions and Discussion
- Next Steps

Our Charge: March 2018

- Define a vision and goals for NW Superior as a whole
- Build on community input conducted last fall:
 - Where do we have general consensus?
 - Where is additional discussion/information needed?
- Explore (in greater detail) community preferences for NW Superior
- Identify specific tools/resources or next steps needed to implement the community's vision



Progress to Date

1. Assemble additional technical data/analysis to help inform discussion
(APRIL-MAY 2018)

- Market Assessment
- Capacity Analysis
- Initial 3-D modeling work (existing context, zoning potential)

2. Develop/explore alternative scenarios
(MAY-AUGUST 2018)

- Community/stakeholder engagement
- Planning Commission work sessions
- Initiate Traffic Analysis

3. Confirm overall direction for process and next steps
(SEPTEMBER 2018)

- Town Board and Planning Commission check-ins
- Finalize Traffic Analysis
- Refine preliminary directions

4. Summarize recommendations/implementation strategies
(OCTOBER 2018-JANUARY 2019)

- Additional community/stakeholder engagement
- Prepare combined summary report (Original Town and Marketplace)
- Planning Commission and Town Board updates

Guiding Principles for NW Superior

- 1 Leverage our access to transit
- 2 Promote a thriving Marketplace district
- 3 Improve multimodal access and manage congestion
- 4 Proactively plan for growth that complements NW Superior
- 5 Maintain the eclectic character of Original Town

Role of the Guiding Principles

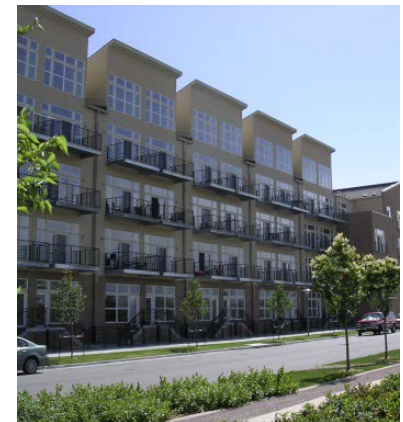
- Reflect areas of general agreement from community input received to date
- Convey high level vision concepts/unifying themes for NW Superior as a whole

1

Leverage our access to transit

Goals

- 1.1 Maximize the potential of our transit-oriented development opportunity
- 1.2 Create an active destination in and around the BRT station
- 1.3 Expand the mix of uses in Superior Marketplace
- 1.4 Create new housing options for the community

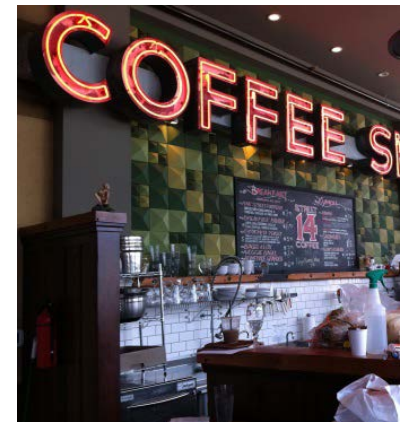


2

Promote a thriving Marketplace district

Goals

- 2.1 Protect our anchor tenants (e.g., Costco, Target, Whole Foods)
- 2.2 Support existing businesses, and strive to reduce vacancies and business turnover
- 2.3 Establish a sense of identity and create a unique experience for all visitors
- 2.4 Enhance wayfinding and visibility in the Superior Marketplace

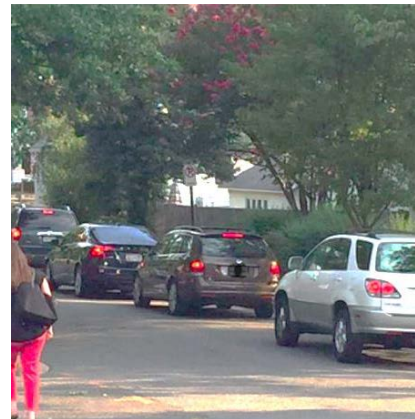
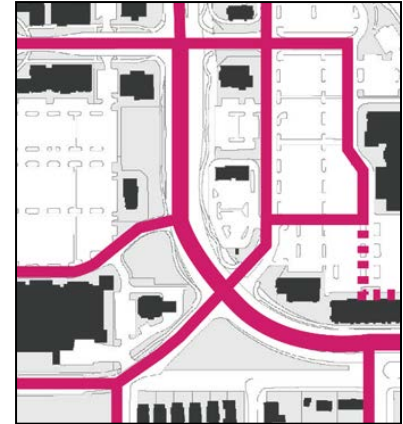


3

Improve multimodal access and manage congestion

Goals

- 3.1 Improve multimodal connections and wayfinding to and within the Superior Marketplace
- 3.2 Establish a stronger and more pedestrian-friendly “street” grid
- 3.3 Minimize cut-through traffic in Original Town
- 3.4 Mitigate traffic impacts from future development



4

Proactively plan for growth that complements NW Superior

Goals

- 4.1 Provide greater predictability around future development
- 4.2 Recognize the unique needs of different areas, but maintain a focus on Northwest Superior as a whole
- 4.3 Ensure land use and transportation decisions in the Superior Marketplace are made in the context of Downtown Superior



5

Maintain the eclectic character of Original Town

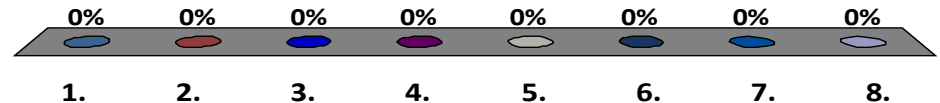
Goals

- 5.1 Promote compatible infill/redevelopment in Original Town and vicinity
- 5.2 Accommodate a mix of housing options for the neighborhood
- 5.3 Manage access and limit cut-through traffic in Original Town



Where do you live?

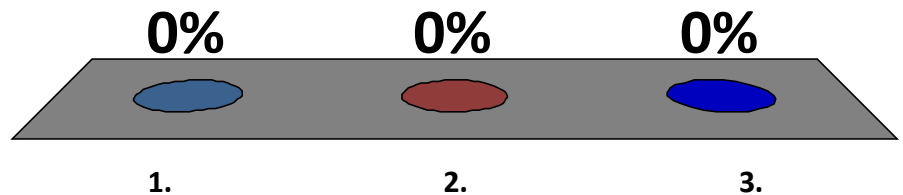
1. Original Town
2. Sagamore
3. Coal Creek Crossing
4. Rock Creek
5. Downtown Superior
6. Elsewhere in Superior
7. Adjacent to the Town in Boulder County
8. Do not live in Superior or Boulder County



Did you participate in the Original Town Walking Tour/Workshop earlier this summer?

1. Yes
2. No, but I have participated in other meetings or online input opportunities related to Northwest Superior
3. No, I am new to the Northwest Superior process altogether

Response Counter





ORIGINAL TOWN: WHERE WE'VE BEEN



Original Town: July Walking Tour and Workshop

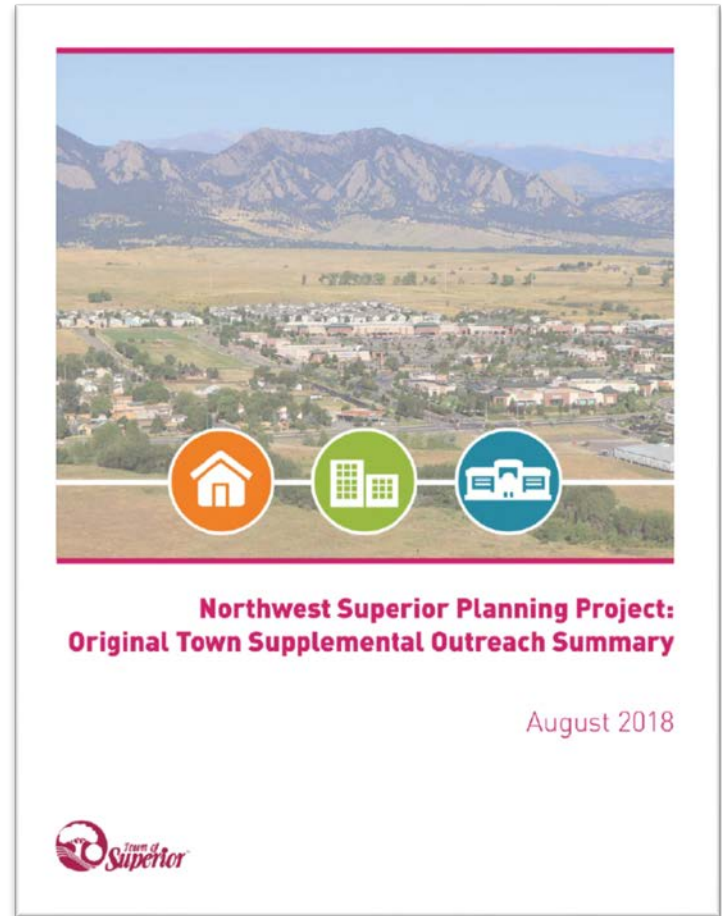
- Reviewed what's possible under current zoning
- Explored questions related to:
 - Original Town Vision
 - Housing Characteristics
 - Potential Tools



Outcomes

Increased clarity on:

- ✓ Things to protect/preserve/enhance about Original Town
- ✓ Preferred housing characteristics
- ✓ Potential tools to consider



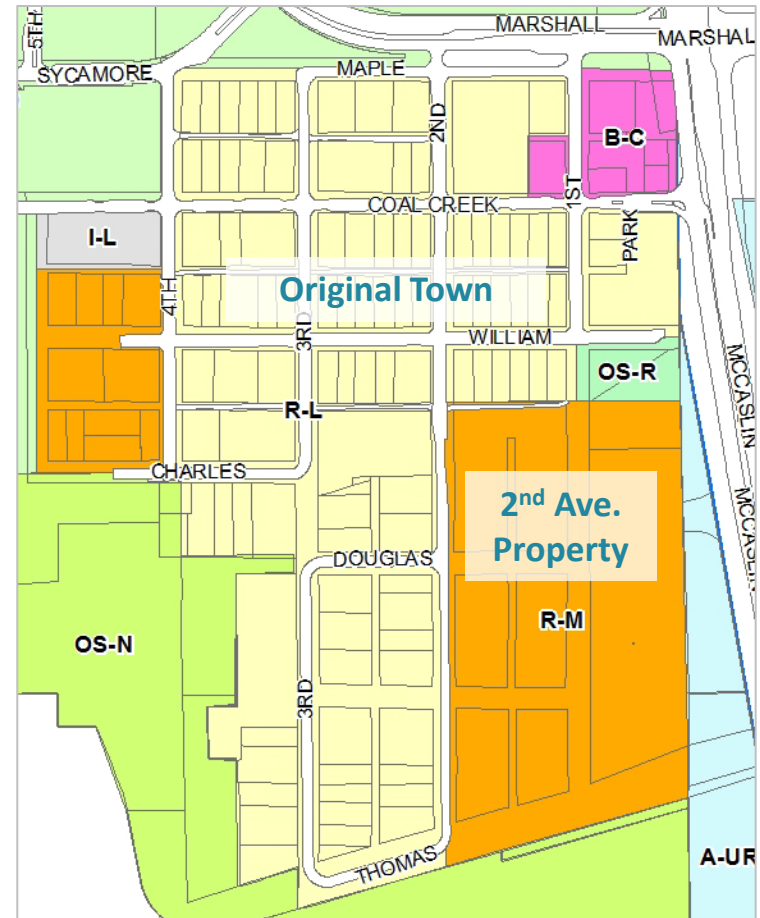


ORIGINAL TOWN: PROPOSED APPROACH



Proposed Approach: Establish Original Town Overlay District

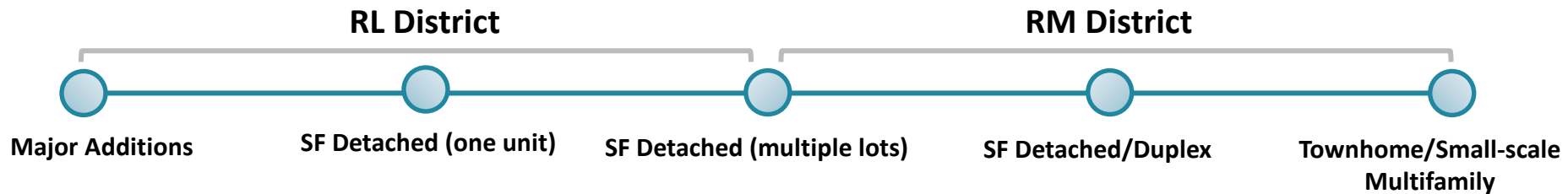
- Apply to R-L and R-M areas of Original Town
- Standards/incentives would vary based on:
 - Underlying zone district
 - Number of dwellings
 - Type of development (new construction/infill vs. addition to an existing home)
 - Housing type



What types of development would the proposed standards/incentives apply to?

- Primary Building (Single family or duplex)
 - Infill on a vacant lot
 - Demolition/replacement of an existing building
- Major Addition to an Existing Building
- Secondary Building
 - Garage
 - Accessory Dwelling Unit

Where would the potential standards/incentives apply?



For each potential standard key indicates applicable:

- District(s)
- Building forms/housing types
- Scale of development

What types of issues would be addressed?

- Massing and Form
- Design and Character
- Housing Options
- Incentives



Tonight's Objectives

For each issue:

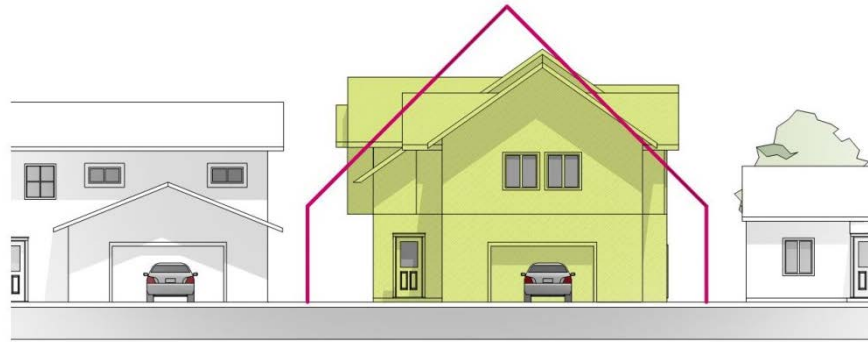
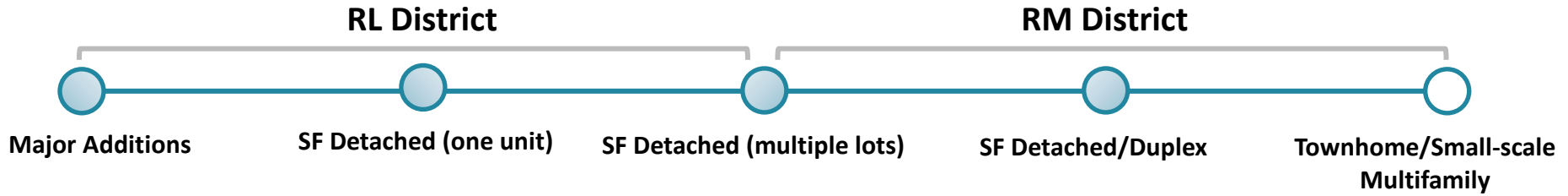
- Review what we've heard to date
- Explore potential strategies to address
- Poll the group on general direction in each area
- Discuss any questions/concerns in each area

What We Heard: MASSING AND FORM

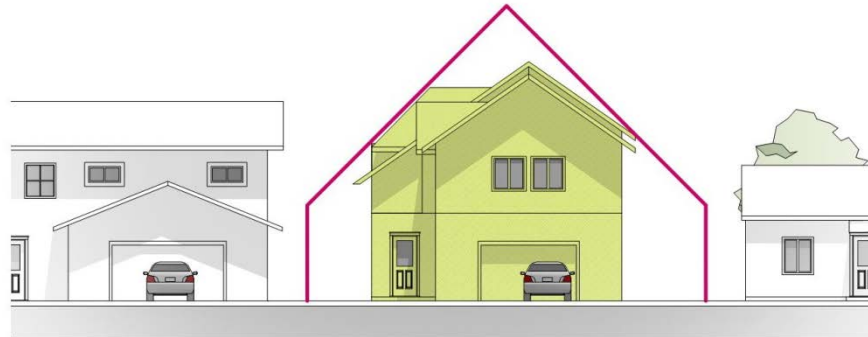
- Preference for traditional building forms (with room for interpretation on style)
- Concern regarding potential for “monster homes”
 - Height
 - Overall mass and scale
 - Blocky building forms
- Desire for sensitivity to established development
 - Avoid overly abrupt transitions in massing and height



Bulk Plane: MASSING AND FORM



CURRENT REGULATIONS

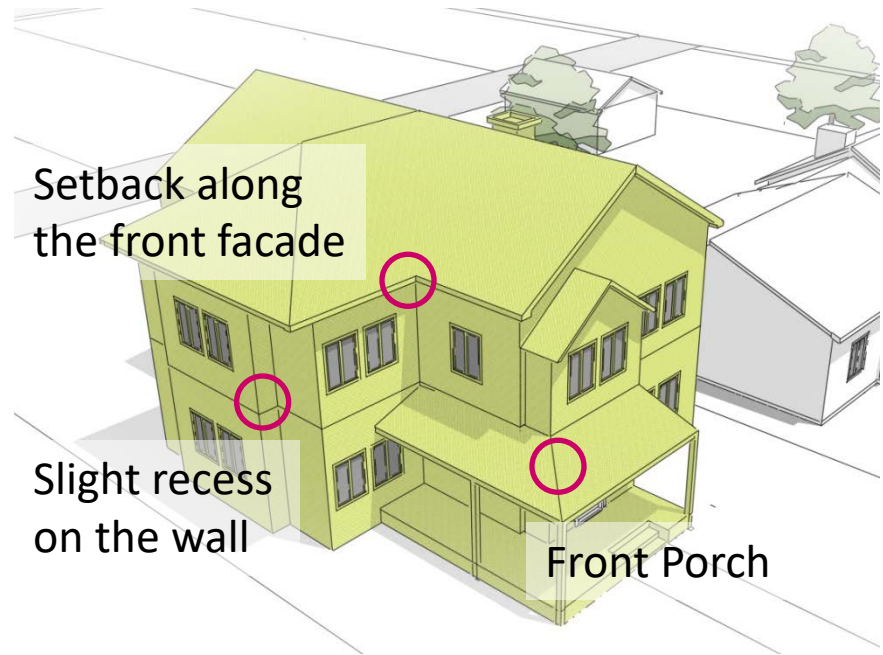
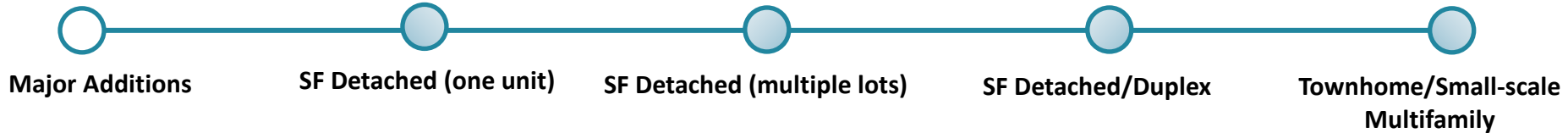


POTENTIAL STANDARDS

Side Wall Articulation: MASSING AND FORM

RL District

RM District



**CURRENT REGULATIONS: NO
LIMITATION ON UNINTERRUPTED
TWO-STORY WALLS**

**POTENTIAL STANDARDS: LIMIT LONG
UNINTERRUPTED TWO-STORY WALLS**

Traditional Building Forms: MASSING AND FORM

RL District

RM District

Major Additions

SF Detached (one unit)

SF Detached (multiple lots)

SF Detached/Duplex

Townhome/Small-scale
Multifamily

Rooftop balcony

Flat roof

Boxy building form -
minimal building
articulation

**CURRENT REGULATIONS:
NO STIPULATIONS ON BUILDING FORM**

Massing similar to
traditional homes

Sloped roof

Contemporary materials and
architectural elements

**POTENTIAL STANDARDS:
REQUIRE TRADITIONAL BUILDING FORMS
(BUT DON'T DICTATE STYLE)**

Traditional Building Forms: MASSING AND FORM

RL District

RM District

Major Additions

SF Detached (one unit)

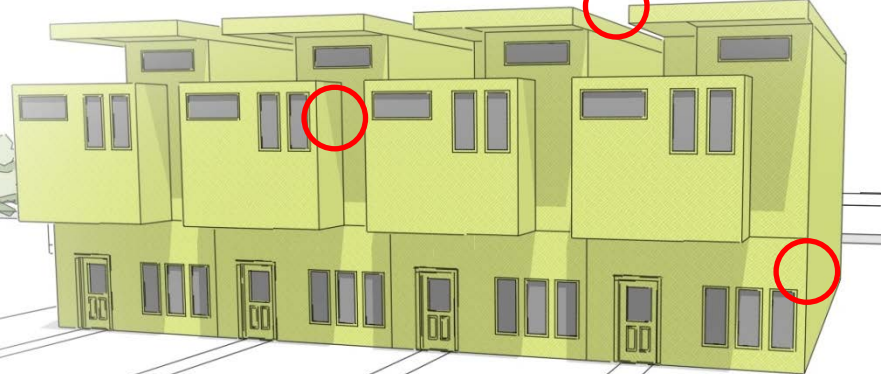
SF Detached (multiple lots)

SF Detached/Duplex

Townhome/Small-scale
Multifamily

Partial third story

Flat roof

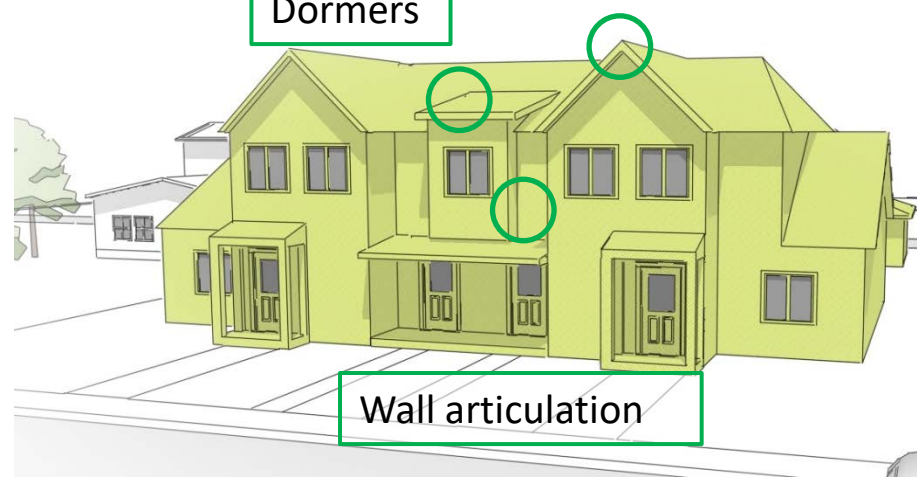


Boxy building form - minimal
building articulation

**CURRENT REGULATIONS:
NO STIPULATIONS ON BUILDING FORM**

Sloped roof

Dormers



Wall articulation

**POTENTIAL STANDARDS:
REQUIRE TRADITIONAL BUILDING FORMS
(BUT DON'T DICTATE STYLE)**

Maximum Lot Coverage: MASSING AND FORM

RL District

RM District

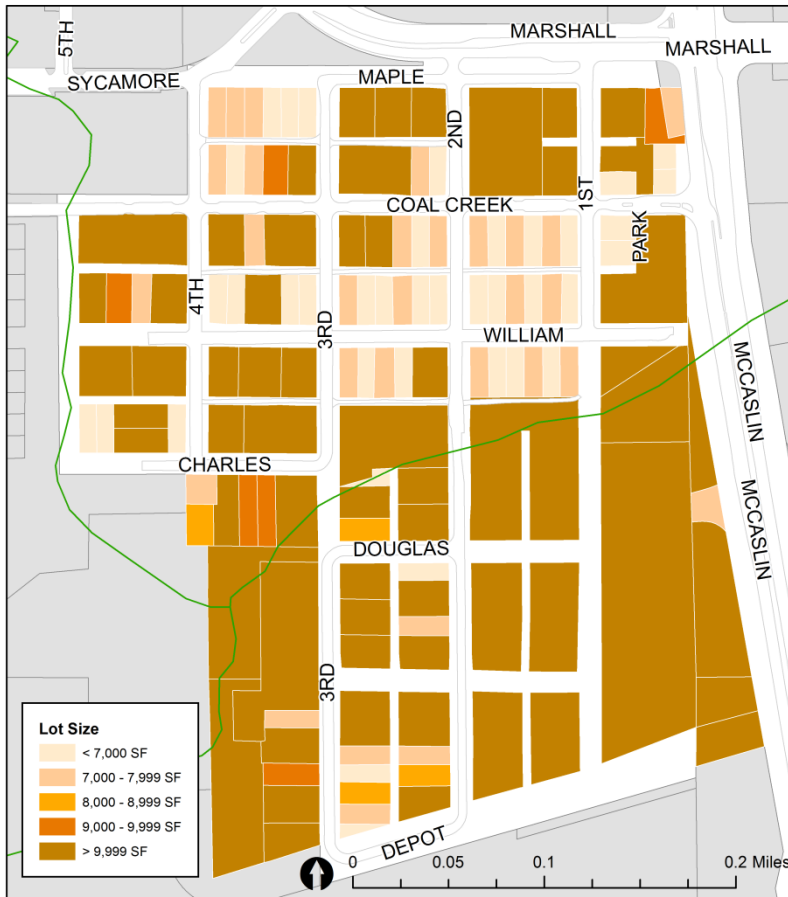
Major Additions

SF Detached (one unit)

SF Detached (multiple lots)

SF Detached/Duplex

Townhome/Small-scale
Multifamily

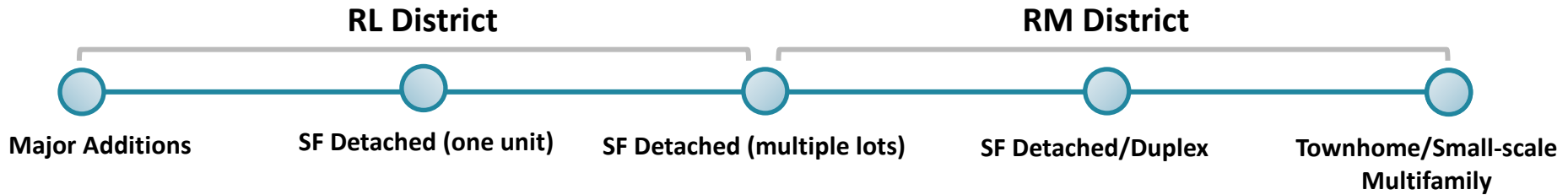


EXISTING MEDIAN LOT COVERAGE IN R-L PORTIONS OF ORIGINAL TOWN = 25%



CURRENT REGULATIONS: MAXIMUM LOT COVERAGE = 40% (NO LINKAGE TO LOT SIZE)

Maximum Lot Coverage: MASSING AND FORM



POTENTIAL STANDARD: SLIDING SCALE FOR MAXIMUM LOT COVERAGE BASED ON LOT SIZE

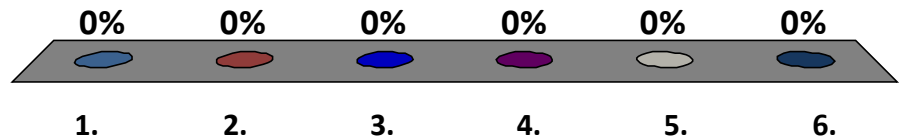
Example: Maximum lot coverage shall be as follows:

- For a lot with an area of less than 6,000 sf: 40 percent
- For a lot with an area of 6,000 to 7,999 sf: 1,600 sf or 37.5 percent, whichever is greater
- For a lot with an area of 8,000 to 8,999 sf: 2,250 sf or 35 percent, whichever is greater
- For a lot with an area greater than 9,000: 2,450 sf or 30 percent, whichever is greater

How well do the preliminary directions proposed address your concerns related to the MASSING AND FORM of future residential in Original Town?

1. Very well
2. Well
3. I'm still on the fence
4. Not well
5. Not well at all
6. Not sure/no opinion

Response
Counter



Questions for Discussion: **MASSING AND FORM**

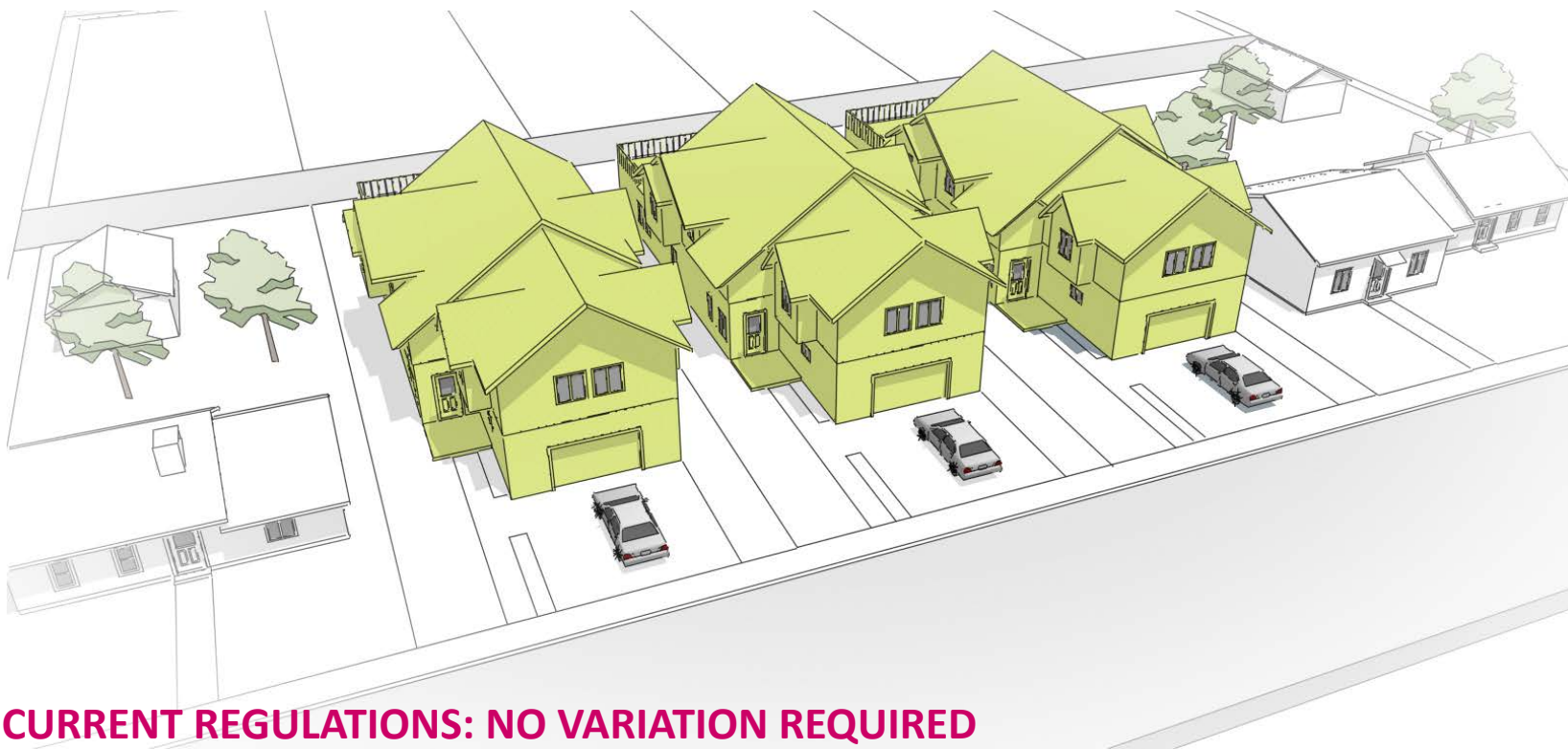
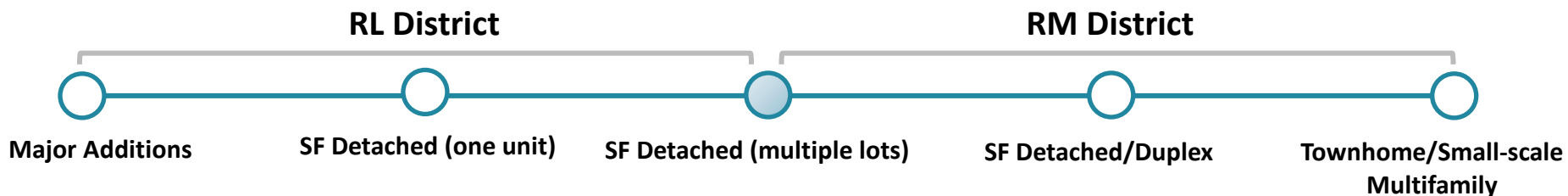
- What questions/concerns do you have related to the preliminary directions proposed?
- Are there other considerations related to **MASSING AND FORM** that you would like to see addressed moving forward?

What We Heard: DESIGN AND CHARACTER

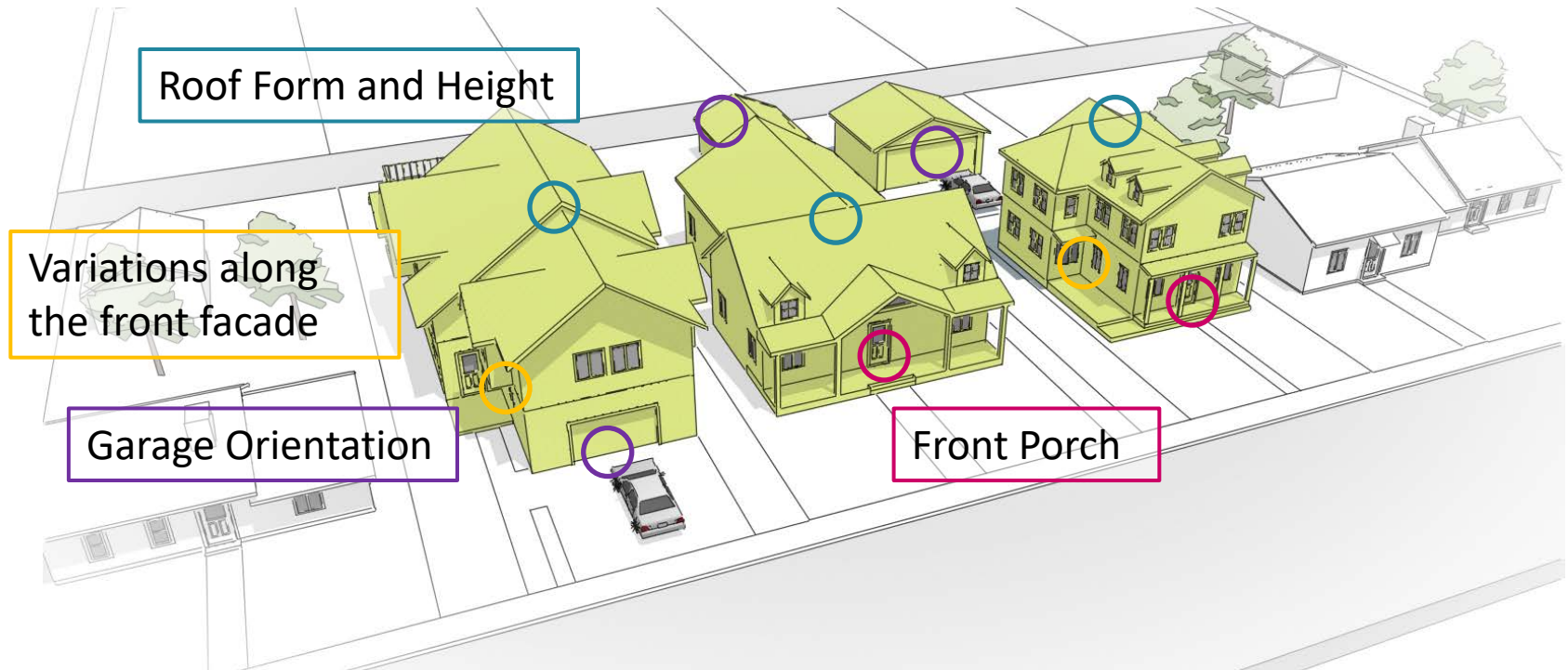
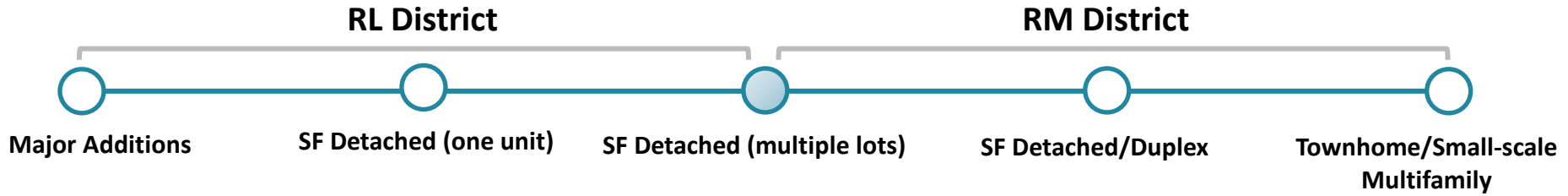
- Maintain eclectic character of Original Town
- Prohibit “cookie cutter” design for multi-unit projects
- Build in more flexibility for existing homes
 - Additions
 - ADU allowance
 - Redevelopment
 - Incentives for porches
- Preference for alley-loaded garages



Variation in Design and Character: SINGLE FAMILY INFILL AND REDEVELOPMENT



Variation in Design and Character: SINGLE FAMILY INFILL AND REDEVELOPMENT



POTENTIAL STANDARDS: VARIATIONS REQUIRED FOR 2 OR MORE HOMES

Variation in Design and Character: SMALL-SCALE MULTIFAMILY

RL District

RM District

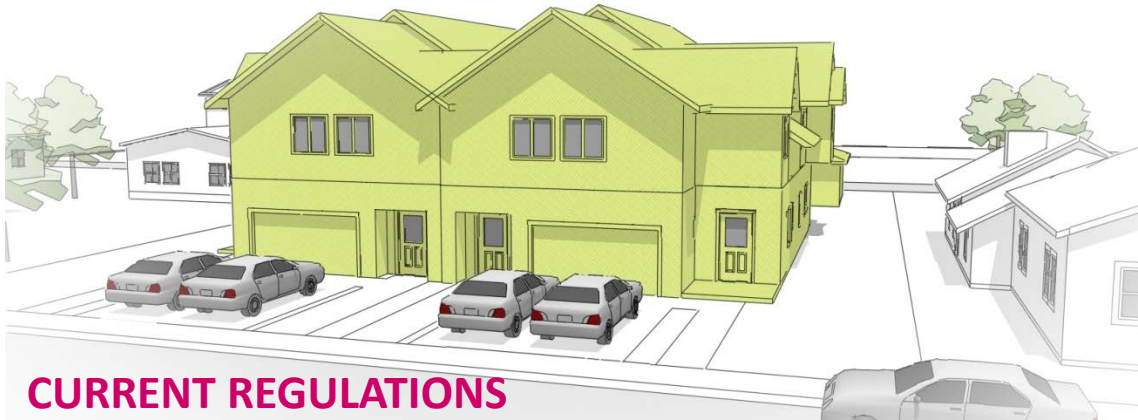
Major Additions

SF Detached (one unit)

SF Detached (multiple lots)

SF Detached/Duplex

Townhome/Small-scale
Multifamily



CURRENT REGULATIONS



POTENTIAL STANDARDS

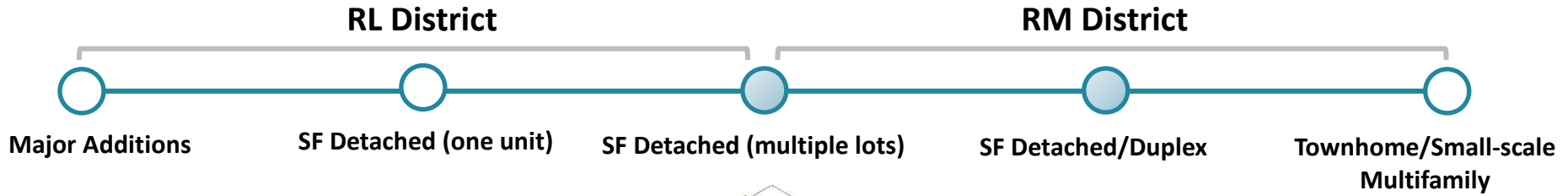
Variations along the front facade

Varied roof forms

“Step down” transitions to existing SF homes

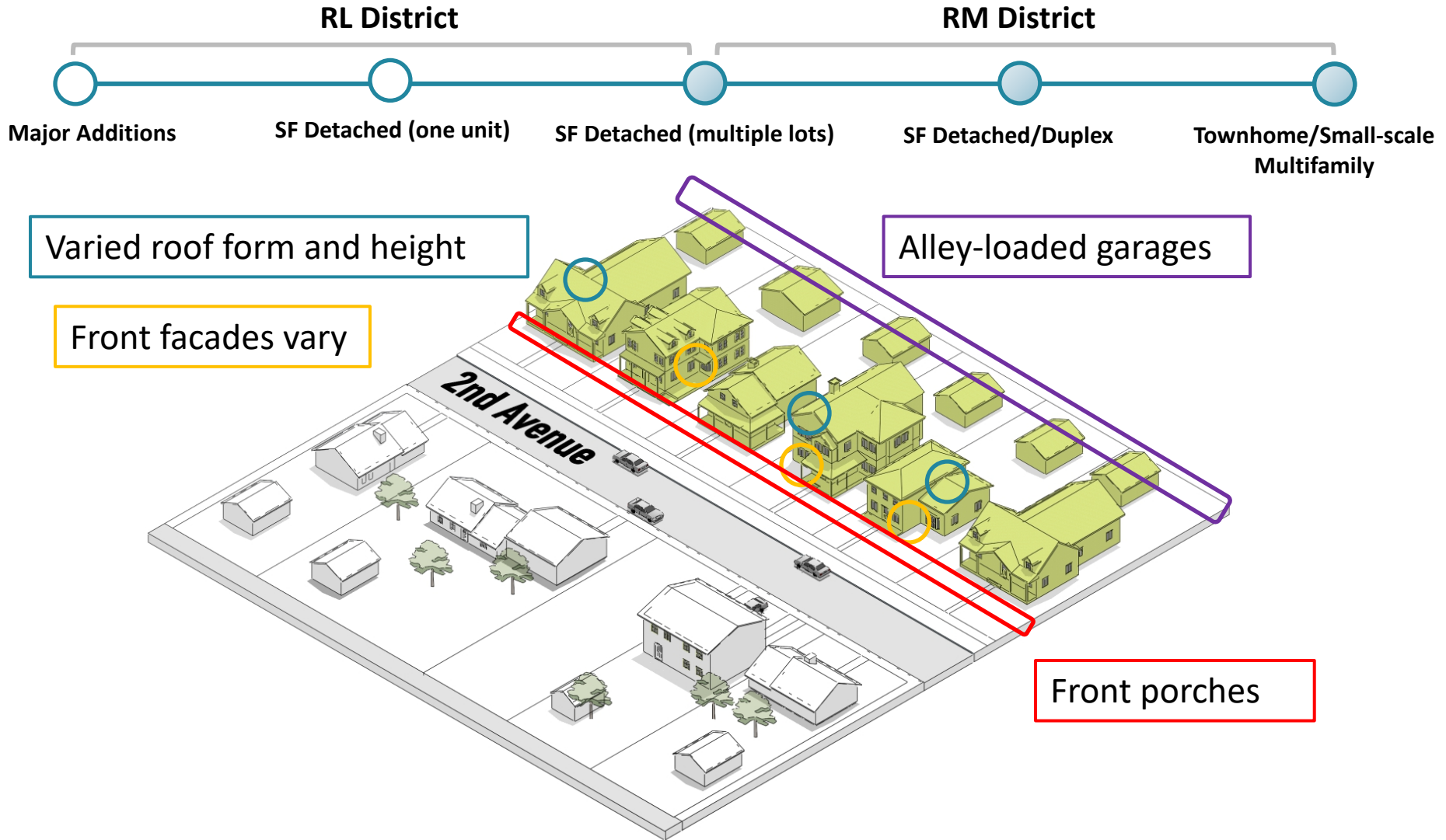
Alley-loaded garages

Variation in Design and Character: NEW DEVELOPMENT



CURRENT REGULATIONS: NO VARIATION REQUIRED

Variation in Design and Character: NEW DEVELOPMENT

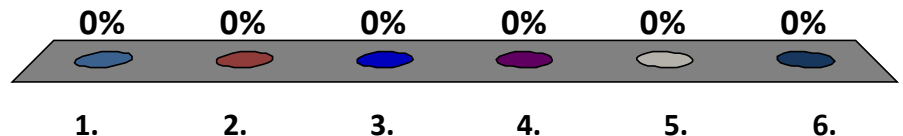


POTENTIAL STANDARDS: VARIATIONS REQUIRED ALONG BLOCK FRONTAGE

How well do the preliminary directions proposed address your concerns related to DESIGN AND CHARACTER in Original Town?

1. Very well
2. Well
3. I'm still on the fence
4. Not well
5. Not well at all
6. Not sure/no opinion

Response
Counter



Questions for Discussion: DESIGN AND CHARACTER

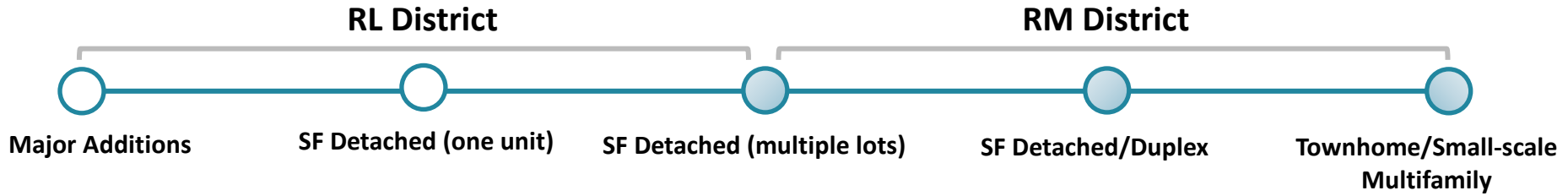
- What questions/concerns do you have related to the preliminary directions proposed?
- Are there other considerations related to **DESIGN AND CHARACTER** that you would like to see addressed moving forward?

What We Heard: HOUSING OPTIONS

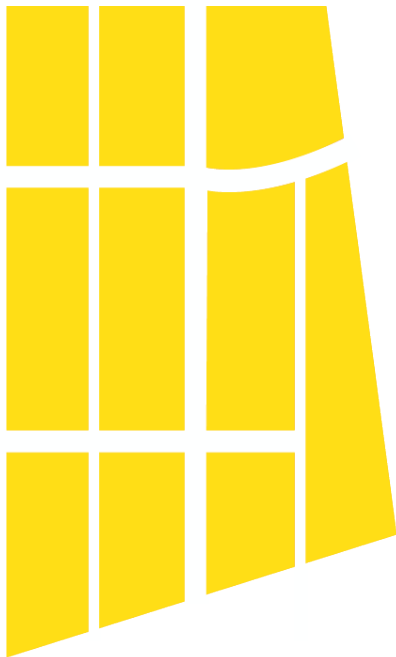
- Support for mix of housing options in Original Town
 - Size
 - Type
 - Age
 - Price point
 - Rental/owner-occupied
- Interest in exploring allowances for Accessory Dwelling Units (ADUs) within defined parameters



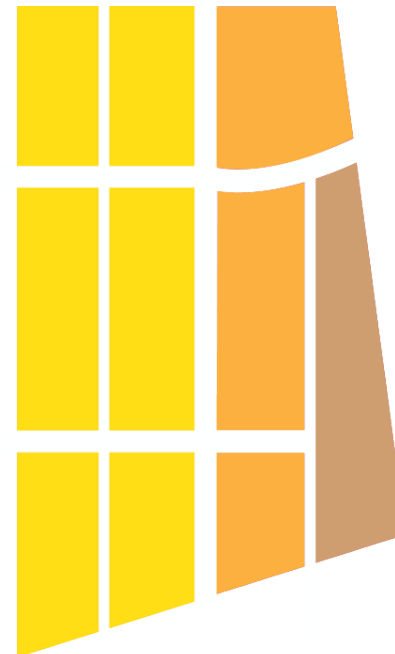
Mix of Housing Types: HOUSING OPTIONS



**CURRENT REGULATIONS:
NO MIX REQUIRED**



**POTENTIAL REQUIREMENT:
MIX OF HOUSING TYPES**



■ Detached Single-family

■ Duplexes (2 units)

■ Townhomes (2-6 units) 40

Accessory Dwelling Units (ADUs): HOUSING OPTIONS

Typical configurations:

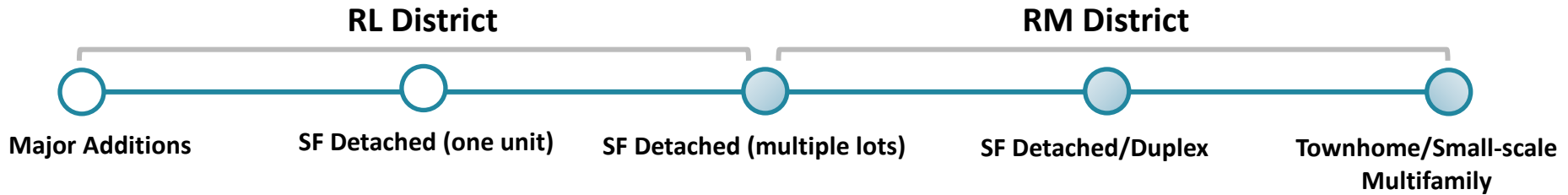
- Above garage
- Adjacent to garage
- Separate unit in primary dwelling



Accessory Dwelling Units (ADUs): HOUSING OPTIONS

Potential Standards to Address	Typical Approaches
ADU size	% of primary dwelling, maximum square footage, or whatever is less (500-800 s.f. common)
Height/setbacks	Consistent with requirements for primary structure; but may be more restrictive in some instances
Parking	1 space (in addition to requirement for primary structure)
Design/appearance	Similar characteristics as primary residence
Utilities	Same as primary residence (single meter)
Occupancy	Varies significantly; some limit number of people, others specify that property owner must occupy primary dwelling/ADU

Block Layout: HOUSING OPTIONS

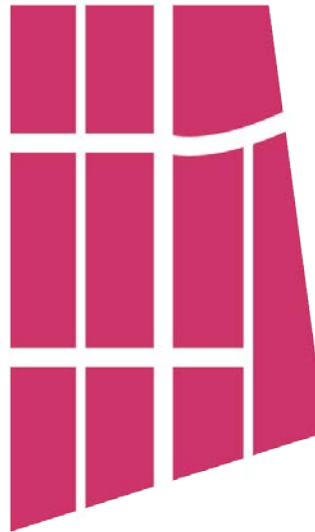


POTENTIAL RESULT WITHOUT STANDARD



- Limited connections to surrounding neighborhoods
- More dead ends
- Longer block faces
- Front-loaded garages

POTENTIAL STANDARD: EXTEND TRADITIONAL ORIGINAL TOWN GRID

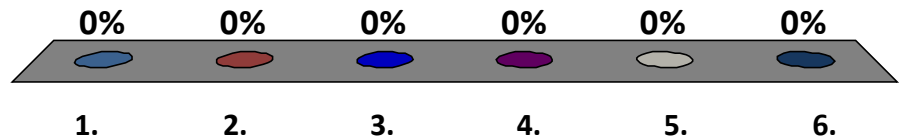


- More connections to surrounding neighborhoods
- Potential for alley-loaded garages
- More walkable streets

How well do the preliminary directions proposed address your concerns related to HOUSING OPTIONS in Original Town?

1. Very well
2. Well
3. I'm still on the fence
4. Not well
5. Not well at all
6. Not sure/no opinion

Response
Counter



Questions for Discussion: HOUSING OPTIONS

- What questions/concerns do you have related to the preliminary directions proposed?
- Are there other considerations related to **HOUSING OPTIONS** that you would like to see addressed moving forward?

What We Heard: INCENTIVES

- Would like the ability to provide flexibility- particularly for existing residents
- Need to balance that flexibility with the desire to achieve more predictable results (over design guidelines)

How Would They Work?

INCENTIVES

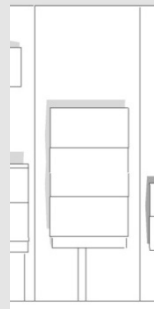
Offer variations in baseline requirements in exchange for achieving concepts addressed in potential standards

- Lot coverage
- Height
- Setbacks

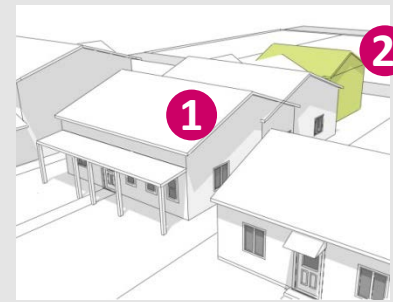
Example:

Lot coverage may be increased by an additional 5% (not to exceed 40% total lot coverage) for achieving the following objectives:

- 1 Original housing stock is preserved (by adding on vs. replacing); and
- 2 New construction is limited to 1 ½ story in height



30%
lot coverage
(baseline)



+10%
Additional lot coverage
earned through incentives



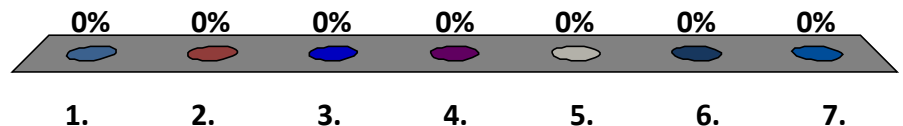
40%
lot coverage
(w/incentives)

In which of the following areas would you support variations to INCENTIVIZE desired development patterns in Original Town?

(e.g., Where are we willing to consider potential trade-offs?)

1. Maximum lot coverage
2. Building height
3. Setbacks
4. Density
5. All possible options should be explored
6. None of the above
7. Not sure/no opinion

Response
Counter



Questions for Discussion: INCENTIVES

- What questions/concerns do you have related to the preliminary directions proposed?
- Are there other considerations related to **INCENTIVES** that you would like to see addressed moving forward?

What We Heard: RELATED PROGRAMS/INITIATIVES

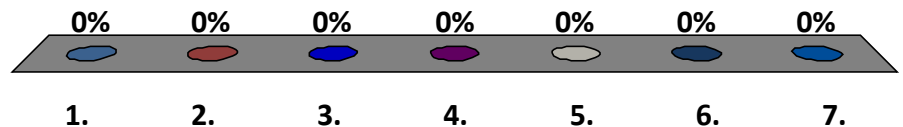
- Potential tree conservation/
tree planting program
- Community Garden
- Potential grant/loan program to
encourage owners of original homes
in Original Town to reinvest in their
properties
- Preference for:
 - Maintaining informal pedestrian
walkways/lack of sidewalks (in R-L area)
 - Enhanced pedestrian connections to
Superior Marketplace



Which two of the following RELATED PROGRAMS/INITIATIVES would you like to see the Town pursue most in Original Town?

1. Establish a tree conservation/ tree planting program
2. Establish a Community Garden
3. Explore a potential grant/loan program to encourage owners of original homes in Original Town to reinvest in their properties
4. Adopt a policy to maintain informal pedestrian walkways/lack of sidewalks (in R-L area)
5. Improve the safety of pedestrian connections to the Superior Marketplace
6. None of the above
7. Not sure/no opinion

Response
Counter





NEXT STEPS

Next Steps

- Final round of community/stakeholder input:
Superior Marketplace:
 - Nov. 13, 11:00am-1:00pm
- Presentation to Town Board – January 2019