

TOWN OF SUPERIOR
RESOLUTION NO. R-21
SERIES 2017

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR ADOPTING AN UPDATED THREE-MILE PLAN FOR THE TOWN

WHEREAS, the Colorado Municipal Annexation Act of 1965, C.R.S. § 31-12-101, et seq., requires the Town to adopt and update a plan to serve as a general guideline for future annexations to the Town;

WHEREAS, on April 11, 2016, by Resolution #R-25 Series 2016, the Town adopted its existing Three-Mile Plan; and

WHEREAS, the Board of Trustees desires to update the Three-Mile Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, COLORADO, that:

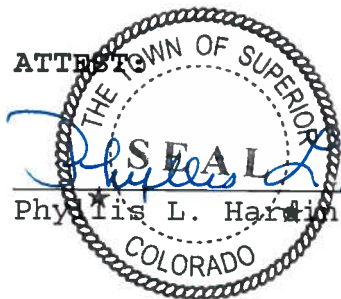
Section 1. The Board of Trustees hereby adopts the Three-Mile Plan for the Town in the form attached hereto.

ADOPTED this 10th day of April, 2017.



Clint Folsom, Mayor

ATTEST



Phyllis L. Hardin, Town Clerk-Treasurer



THREE MILE PLAN

**TOWN OF SUPERIOR
COLORADO**

April 10, 2017

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(e), 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 illustrates the existing corporate boundaries of the Town of Superior and the Town's Comprehensive 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 COMPREHENSIVE PLANNING AREA

The land contained within the Comprehensive Plan Area Boundary is either incorporated into the Town of Superior or considered for future annexation. Some of these lands have been purchased by the Town, the City of Boulder, and Boulder County for open space. The Town prepared a Comprehensive Plan in 1989 and an update was completed in 1996. The plan was updated again and completed in 2001, and updated again in early 2006. The most recent update was completed in 2012.

MUNICIPAL STREETS AND UTILITIES

Streets - The following is discussion of the major existing and proposed roadways.

U.S. 36 borders the Town of Superior to the north, separating the Town from the City of Louisville, except for a small portion of Louisville south of US 36 to the west of Superior, where Louisville's water treatment plant is located. Access to the US 36 frontage road, which is State Highway 170 (Marshall Road), and the existing Town of Superior is by way of the interchange at McCaslin Boulevard and US 36. First Phase improvements to the US-36/McCaslin Boulevard Interchange and RTD park-n-Ride were completed in 2006. Improvements included a new southwest loop and a RTD pedestrian bridge for the park-n-Ride. Construction was completed in 2016 on additional improvements to the Interchange, which included a new Diverging Diamond Interchange and new McCaslin underpass.

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 financed and 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.

Rock Creek Parkway is a major east-west link between McCaslin Boulevard and Coalton Road. In 2005, a roundabout was constructed at the intersection of Rock Creek Parkway and 88th St. Another major east-west link is Coalton Road, which links McCaslin Boulevard and Summit Boulevard/W. Flatiron Crossing Drive. West of McCaslin Boulevard, Coal Creek Drive is the main entrance to the Original Town of Superior. Coal Creek Drive is an existing two-lane asphalt street. Improvements to Coal Creek Drive were completed in 2006 and included:

underground utilities, constructing curb and gutter, traffic calming devices and installing streetscape improvements along this street. Improvements were completed in 2015 to reconstruct Coal Creek Drive at the Coal Creek Crossing PD to include curb, gutter and sidewalks. The paved portion of Coal Creek Drive extends past County Road No. 25 (S. 76th Street), approximately 3/4 mile to the west of McCaslin Boulevard. Other residential areas in Original Superior had pavement and drainage systems installed in 1994. In 2008 the Town completed drainage improvements to Second Avenue, Third Avenue, Depot Street and Douglas Street located in Original Superior, which included curb and gutter. The remaining streets in Original Superior do not have curb and gutter but do have concrete drainage pans.

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. Currently, the western half of the southern portion of the road has been reconstructed to accommodate the Sagamore PD and the eastern-half of the northern portions have been reconstructed to accommodate the Superior Marketplace PD.

Marshall Road is an existing two-lane asphalt roadway within an 80 ft. dedicated right-of-way. Upon leaving the Town boundary and traveling to the west, the road parallels U.S. 36 for one mile to the northwest. From there, the road diverges from US 36 toward Boulder Valley Open Space and the Village of Marshall. Within the Town's boundary, Marshall Road has been realigned through the Superior Marketplace development and expanded to four travel lanes with additional turn lanes at the various intersections with access streets to the Superior Marketplace. In 1999, a new intersection was completed on the eastern terminus of Marshall Road with McCaslin Boulevard.

All of the streets in the Town are now 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. Current 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 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 by Superior Metropolitan District No. 1. The leadership of this district was transferred to the Town Board during 2000. The supply system is installed and currently 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 southeast side of Superior and serves the entire Town. This system was constructed and is maintained by Superior Metropolitan District No. 1. Original Superior was originally 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 were completed in 1998. 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 are constructed and 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, The Ridge, Calmante, Coal Creek Crossing and Sagamore Subdivisions. Trash service for the Rock Creek, Summit, Horizons, and Saddlebrooke subdivisions is provided by private contractor hired by the Homeowners Association of the 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.

Rocky Mountain Fire is responsible for fire, emergency medical, rescue and fire protection services for the Superior area. Rocky Mountain Fire follows adopted standards for the number and location of fire stations and will work with the Town in planning future facilities to correspond with development activities. Station No. 3 is located on Coal Creek Drive in Original Superior. A second station (Station No. 5) is located just south of the intersection of Coalton Road and Indiana Street. Rocky Mountain Fire completed an expansion of Station No. 5 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, approximately two miles from Superior Town Hall. 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, approximately one and one-half miles from Superior Town Hall. This facility has full health and emergency care services for residents in both communities.

Special Districts – It had been the goal of the Town to eventually transfer existing SMD No. 2 and No. 3 leadership and responsibility to the Town government. This was completed in November, 2003 by popular vote. The previous SMD No. 2 and No. 3 have now been dissolved except for debt service responsibilities. All of SMD No. 2 and No. 3 responsibilities were consolidated, and are now directed by the Town Board. Superior is served by and/or has formed the following special districts:

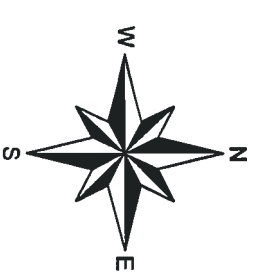
1. Boulder Valley RE-2 School District
2. Urban Drainage and Flood Control District
3. Regional Transportation District

4. Rocky Mountain Fire District
5. Superior Metropolitan District No. 1
6. Superior Metropolitan Districts No. 2 & No. 3 (debt service only)
7. Northern Colorado Water Conservatory District
8. Scientific and Cultural Facilities District
9. Superior/McCaslin Interchange District
10. STC Metropolitan District No. 1
11. STC Metropolitan District No. 2
12. STC Metropolitan District No. 3

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

Superior, Colorado

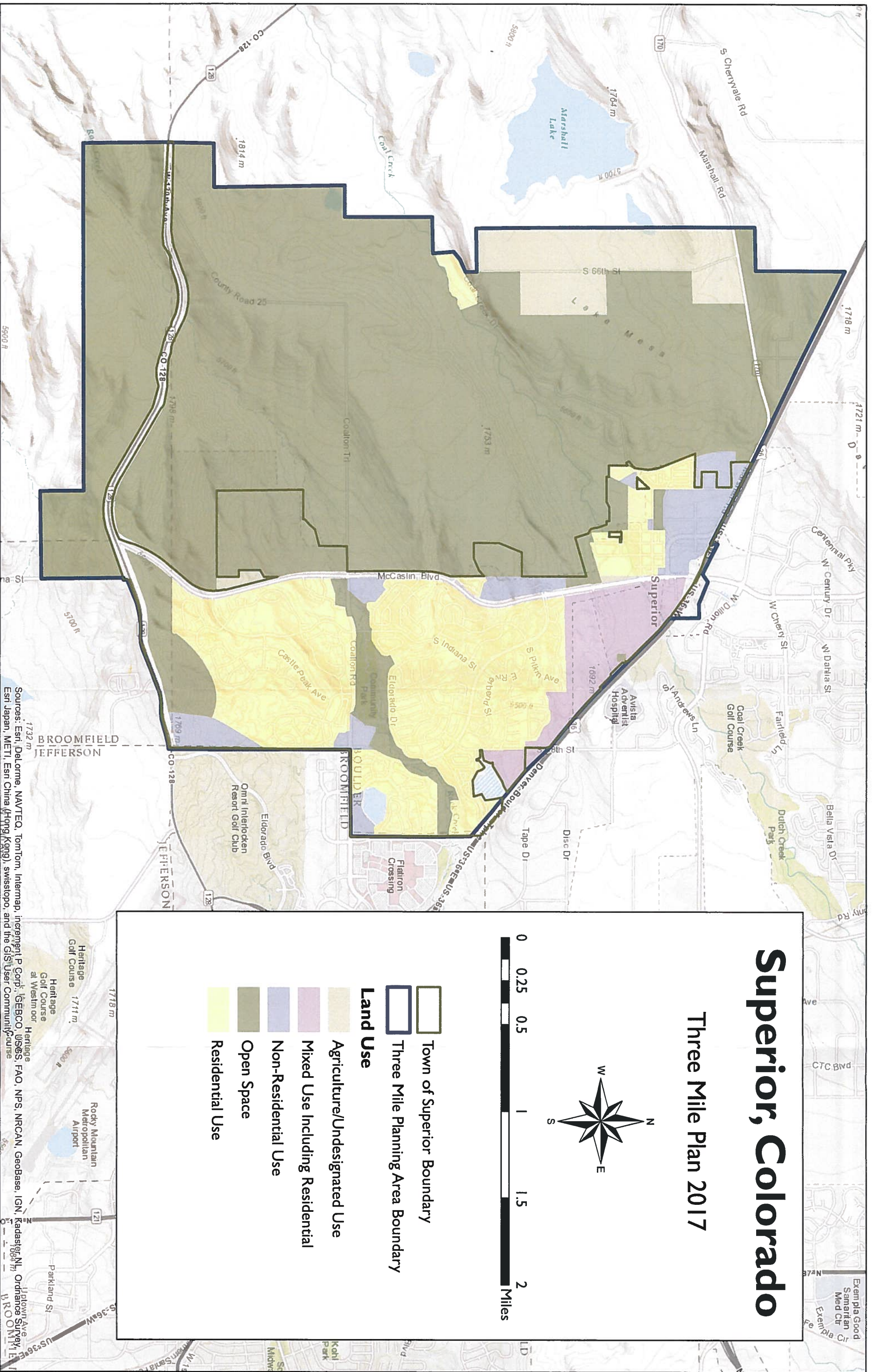
Three Mile Plan 2017



- Town of Superior Boundary
- Three Mile Planning Area Boundary

Land Use

- Agriculture/Undesignated Use
- Mixed Use Including Residential
- Non-Residential Use
- Open Space
- Residential Use



Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community