



**AGENDA
PLANNING COMMISSION
SPECIAL MEETING
MAY 6, 2025
6:00 P.M.
SUPERIOR TOWN HALL
124 E. COAL CREEK DRIVE**

This meeting will be held in person and online. Members of the public may participate in the meeting via Zoom or view the meeting on YouTube (closed captioning available). The recording of the meeting will be made available after the meeting on YouTube and at SuperiorColorado.gov

1. Call to Order a special meeting of the Planning Commission
2. Preliminary Matters
 - a. Roll Call
 - Public Comment (limit 5 minutes/person)
3. Approval of Minutes of Planning Commission
 - a. February 18, 2025
4. Rezoning Application Lots 1-6, Block Q in Original Town to Medium Density Residential (R-M)
5. Transportation Plan Update
6. Updates
 - a. Discuss: Items for Dinner with Town Council, June 9th
7. Adjourn



PLANNING COMMISSION MEETING MINUTES

**Regular Meeting
February 18th, 2025
Town Hall, 124 E. Coal Creek Drive
6:00 p.m.**

1. CALL TO ORDER A REGULAR MEETING OF THE PLANNING COMMISSION.

Chair David Harper called the meeting to order at 6:00PM

2. PRELIMINARY MATTERS

a. ROLL CALL

Present: Chair David Harper
Vice Chair Lonny Rose
Commissioner Amanda Vaughan
Commissioner Steve Witte
Commissioner Ryan Mojo
Commissioner David Gross
Commissioner Anne Shanahan
Commissioner Michael Barnes

Absent: Commissioner Michael J Gordon

Others Present: Lisa Ritchie, Planning and Building Director
Renae Stavros, Planner III

b. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS

Residents of Andrew Drive, Ajax Ct, Alpha Ct and Bristol St respectfully voiced concerns about future development on Town 15 lot.

Richard Yurkunas, Michael Hirshfeld, Trish Cheek, Shannon Cote, Robert Harris, Jenna Iszler, Kali Prasad, Heidi Jaros, Walter O'Toole, David Newman

3. APPROVAL OF MINUTES OF PLANNING COMMISSION

a. February 4th, 2025 MEETING MINUTES

MOTION: Commissioner David Gross moved to approve February 4th, 2025 Meeting Minutes, Seconded by Commissioner Steve Witte

VOTE: Motion carried 8-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan, Commissioner Michael Barnes

NOES: None

4. Chapter 16 Land Use Code Updates for Accessory Dwelling Units, Residential Occupancy and Minimum Parking Requirements

a. Presentation by Town Staff

MOTION: Chair David Harper moved to recommend approval of the Amendments, with edits, to the Town Council to approve the amendments to Chapter 16 of the Superior Municipal Code, Seconded by Commissioner Michael Barnes

VOTE: Motion carried 8-0

AYES: Chair David Harper, Vice Chair Lonny Rose, Commissioner Amanda Vaughan, Commissioner Steve Witte, Commissioner Ryan Mojo, Commissioner David Gross, Commissioner Anne Shanahan, Commissioner Michael Barnes

NOES: None

5. PLANNING AND BUILDING UPDATES

Council – Committee Dinner

Development Projects

Comprehensive Plan

6. ADJOURNMENT

Chair David Harper adjourned meeting at 8:18PM



ITEM NO. 4

INFORMATION FOR MEETING OF THE SUPERIOR PLANNING COMMISSION

AGENDA ITEM: Rezoning of Lots 1-6, Block Q in Original Town from Light Industry to Medium Density Residential

MEETING DATE: May 6, 2025

PRESENTED BY: Geoffrey Weathers, Town Planner I

PRESENTED FOR: Discussion and Recommendation

Item: Rezone Lots 1-6, Block Q of Original Town - Case No. RZN -2025-01

Applicant: Dorothy Kupfner Family Trust – Elizabeth & Rick Kupfner

Representatives: Geoffrey Weathers, Planner I

Existing Zoning: Light Industry (I-L)

Proposed Zoning: Medium Density Residential (R-M)

Location: Lots 1-6, Block Q are located between 4th and 5th Avenue in Original Town along Coal Creek Drive

Request: Approval of Resolution recommending approval to the Town Council to rezone Lots 1-6, Block Q in Original Town from Light Industry to Medium Density Residential

VICINITY MAP:



BACKGROUND:

Lots 1-6 of Block Q in Original Town are located between 4th and 5th Avenue south of Founders Park fronting Coal Creek Drive. The contiguous lots constitute the entire northern half of Block Q between Coal Creek Drive and the alley to the south. The immediately adjacent land uses are residential, public park, and private open space. The Marketplace commercial shopping center is located one block north of the property.

The subject lots are currently zoned Light Industry (I-L), a zoning designation intended to accommodate comparatively less-intensive enterprises engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning or assembling of goods, merchandise or equipment. Permitted uses for this zone district include automobile service stations and washing facilities, bottling plants, industrial equipment sales and leasing, nurseries, storage facilities, and contractor supply yards.

Zoning on immediately adjacent lots includes, Planned Developments (PD) to the west and north, Low Density Residential to the East, and Medium Density Residential to the South (see Figure 1). In general, the Coal Creek Crossing PD to the west and R-L zone district to the east permit single-unit homes, while the Superior Marketplace PD to the west permits retail and office commercial uses, daycares, meeting spaces, government centers, as well as parks, recreational, and open space facilities. The R-M zone district, which spans the remainder of Block Q and Block R to the south of the subject property, permits single-unit as well as two- and multi-unit dwellings, up to six units per lot. Currently, both the R-L and R-M zones allow accessory dwelling units (ADU), up to 1 ADU per single-unit dwelling or duplex. Original Town also includes one other R-M zone district on the south side of Coal Creek comprising Blocks L, O, and M as well as a Community Business District (B-C) and an Open Space and Recreation District (OS-R).

The following table shows several key development standards of the zoning on and adjacent to the lots in question:

	I-L	R-L	R-M	Coal Creek Crossing
Minimum Lot Area	10,000 sf	7,000 sf	6,000 sf	7,200 sf
Max Height	60' (3-stories)	32' (2-stories)	32' (2-stories)	32' (2-stories)
Max Lot Coverage	N/A	40%	40%	45%
Front Setback	20'	15' home 20' garage	15' home 20' garage	13' home 20' garage
Side Setback	10'	5' interior 8' street/alley	5' single-unit 10' multi-unit 8' street/alley	5' interior 10' street/alley
Rear Setback	10'	20' principal 8' accessory	20' principal 8' accessory	10'
Minimum Parking	1 space per 500' or .75 per employee	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	4-5 spaces



Figure 1: Zoning Map

The subject lots each have an area of roughly 7,000 sf (50' x 140') as originally platted in 1904. The lots have been vacant since the Marshall Fire in December of 2021 (see Figure 2). Prior to the fire, the uses on the lots included an in-active historic school building, a single-unit residence, a mobile home, and an industrial storage site (see Figure 3). The known utilities serving the site include seven taps on the sewer main that may require extension to the lots as well as at least two existing water taps.



Figure 2: Current condition of subject lots



Figure 3: Condition of subject lots prior to the Marshall Fire

APPLICATION SUMMARY:

This application proposes to rezone Lots 1-6, Block Q in Superior's Original Town from Light Industry (I-L) to Medium Density Residential (R-M). The Superior Municipal Code, Section 16-6-40 stipulates that the R-M district is "intended to accommodate single-family detached, two-family and multi-family dwelling units."

STAFF ANALYSIS:

Section 16-7-30 (b) defines the criteria for rezoning: "The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment."

Staff finds that the application satisfies the Municipal Code criteria insofar as the rezoning of the subject lots furthers several goals and policies found in the 2012 Comprehensive Plan and 2025 Housing Strategies, including:

From the 2012 Comprehensive Plan

Goal 4.1: Provide a Balanced Mix of Land Uses

Ensure a balanced mix of land uses that maintains and enhances Superior's identity as a diversified community— offering *a variety of housing* and employment *options*, commercial services, and civic facilities *to meet the needs of existing and future residents*, and business and property owners.

Policy 4.2.a: Varied Housing Options

Provide for a *mix of attached and detached residential housing types at varied densities and price ranges to accommodate residents of all ages*. Ensure densities are *compatible with established adjacent land uses, transportation networks, and recreational opportunities*.

Goal 4.5 Maintain the Character of Original Town

Maintain and strengthen Original Superior to preserve the neighborhood character by *promoting human scale and pedestrian-oriented development within the larger community*.

Policy 4.5a: Protect Existing Residential Uses

Protect Original Superior from conflicting or changing land uses. However, *do not preclude rezoning proposals that propose to integrate new land uses into the area in a manner that protects the remaining existing residential use*. Such techniques include, but are not limited to, drawing redevelopment lines at alleys and not between face blocks. New developments in the vicinity shall:

- *Acknowledge and use traditional setbacks, building orientation, building mass, and roof form; and*
- *Avoid pass-through or out of neighborhood traffic through Original Superior.*

Policy 4.5.e: Face Blocks

Encourage rezoning proposals to *locate as many lots as possible on a face block*. A face block is that portion of a town block between the alley or rear property line and the public street on which residences or non-residential uses normally front.

From the 2025 Housing Strategies

Strategy 1.3: Promote the development of Missing Middle Housing.

1.3.1. Consider allowing moderate density increases in single-family zones to allow for duplexes and triplexes.

STAFF RECOMMENDATION:

If Planning Commission finds the application meets the criteria for rezoning, staff has included a Resolution recommending approval to the Town Council for the rezoning application for Lots 1-6, Block Q in Superior's Original Town to Medium Density Residential (R-M).

ATTACHMENTS:

- Resolution
- Ordinance
- Narrative
- Rezoning Map

**TOWN OF SUPERIOR
ORDINANCE NO. O-____
SERIES 2025**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SUPERIOR
APPROVING AN APPLICATION TO REZONE LOTS 1-6, BLOCK Q IN
ORIGINAL TOWN FROM LIGHT INDUSTRY (I-L) TO MEDIUM
DENSITY RESIDENTIAL (R-M) IN CASE NO. RZN-2025-01**

WHEREAS, the Town owns certain properties located in the Town, generally referred to as Lots 1-6, Block Q Superior West (the "Property");

WHEREAS, the Town has filed an application for approval to rezone the Property from I-L Light Industry to R-M Medium Density Residential (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-10-30(c)(3) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Town Council regarding a rezone;

WHEREAS, on May 6, 2025, the Planning Commission held a properly-noticed public hearing on the Application;

WHEREAS, Section 16-7-30(a) of the Code also requires a public hearing by the Town Council prior to approval of a rezoning;

WHEREAS, on May 12, 2025 and May 27, 2025, the Town Council held a properly-noticed public hearing on the Application; and

WHEREAS, the Town Council, upon reviewing the recommendation of the Planning Commission, hearing statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO:

Section 1. Findings. The Town Council finds and determines that the Application satisfies the criteria for rezoning set forth in Section 16-7-30 of the Code.

Section 2. Decision. The Town Council hereby approves the rezoning of Lots 1-6, Block Q in Original Town, as set forth in the Application.

Section 3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or part or parts be declared unconstitutional or invalid.

Section 4. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 5. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

**INTRODUCED, READ, PASSED AND ORDERED PUBLISHED this ____ day
of _____, 2025.**

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

**TOWN OF SUPERIOR
PLANNING COMMISSION
RESOLUTION NO. PC-2
SERIES 2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
SUPERIOR RECOMMENDING APPROVAL OF AN APPLICATION TO
REZONE LOTS 1-6, BLOCK Q SUPERIOR WEST, CASE NO. RZN-
2025-01**

WHEREAS, the Town of Superior (the "Applicant") owns certain properties located in the Town, generally referred to as Lots 1-6, Block Q Superior West (the "Property");

WHEREAS, the Applicant has filed an application for approval to rezone the Property from I-L Light Industry to R-M Medium Density Residential (the "Application");

WHEREAS, the specific requirements for rezoning are set forth in Sections 16-7-10 through 16-7-40 of the Superior Municipal Code (the "Code");

WHEREAS, Section 16-10-30(c)(3) of the Code requires a public hearing before the Planning Commission and recommendation by the Planning Commission to the Town Council regarding a rezone; and

WHEREAS, on May 6, 2025, the Planning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF SUPERIOR, COLORADO, as follows:

Section 1. The Planning Commission hereby finds that the Application meets all applicable requirements of the Code.

Section 2. The Planning Commission hereby recommends that the Town Council approves the rezone of the Property and all materials included in the Application in the form submitted by the Applicant subject to the following condition: Before final documents are signed and recorded, Applicant shall make minor technical and redline corrections to plans as identified by Town staff.

Section 3. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

_____ "yes" votes

_____ "no" votes

ADOPTED this 6th day of May, 2025.

David Harper, Chair

ATTEST:

Shannon Dujardin, Town Clerk

Dorothy Kupfner Family Trust property re-zoning narrative

The Kupfner Family Trust property has been zoned light industrial for years. After the Marshall fire, the homes and outbuildings were destroyed. The trust has decided it is in the best interest of the neighborhood to request the re-zone to RM-multi family. The lots on the west addition of old town superior are also zoned for RM. The bordering lots 7-12 are larger homes with garages that have an ADU. There are duplexes to the south of the property on Williams, and then additional vacant multifamily zoned lots on both William and Charles. To the east most zoning is single family residential zoning.

The trust feels that the requested zoning is more inline with the neighborhood and town planning vs the current zoning that has the potential for various light industrial businesses. As currently zoned, no homes can be built, only uses for light industrial. At this point, the rezoning would be a positive impact to the adjacent properties as it will fit in better and have less traffic and aesthetically match the area.

The trust has no plans for building and has the property for sale currently. Once lots sell if rezoned, the two items a crane from the 1920s and the old dozer will be removed. The trust is currently trying to figure out the best way to scrap or find movers to move them. With winter here, that most likely will occur in the summer months.

Proposed multi family zoning is realistically mainly used for a duplex or single-family homes. Zoning allows for additional units if parking can be figured out and it stays within the building regulations on heights and setbacks etc.

Agenda Item #4 – Rezoning Lots 1-6, Block Q in Original Town



5.6.25

Town of Superior – Planning Commission

Agenda Item #4 — Rezoning Lots 1-6, Block Q in Original Town



5.6.25

Town of Superior — Planning Commission

Agenda Item #4 – Rezoning Lots 1-6, Block Q in Original Town



5.6.25

Town of Superior – Planning Commission

Agenda Item #4 – Rezoning Lots 1-6, Block Q in Original Town



Agenda Item #4 – Rezoning Lots 1-6, Block Q in Original Town

Comparing Development Standards

	I-L	R-L	R-M	Coal Creek Crossing
Minimum Lot Area	10,000 sf	7,000 sf	6,000 sf	7,200 sf
Max Height	60' (3-stories)	32' (2-stories)	32' (2-stories)	32' (2-stories)
Max Lot Coverage	N/A	40%	40%	45%
Front Setback	20'	15' home 20' garage	15' home 20' garage	13' home 20' garage
Side Setback	10'	5' interior 8' street/alley	5' single-unit 10' multi-unit 8' street/alley	5' interior 10' street/alley
Rear Setback	10'	20' principal 8' accessory	20' principal 8' accessory	10'
Minimum Parking	1 space per 500' or .75 per employee	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	≤ 1 BR – 1.5 2 BR – 2 3 BR – 3 4 BR – 3.5	4-5 spaces

Agenda Item #4 – Rezoning Lots 1-6, Block Q in Original Town

Section 16-7-30 (b) defines the criteria for rezoning: “The Town shall consider whether the proposed rezoning furthers the goals and policies of the Comprehensive Plan, and any other appropriate approved plans. In particular, the Town shall consider whether the adoption of the proposed amendment or rezoning would necessitate a Comprehensive Plan amendment.”

From the 2012 Comprehensive Plan

- Goal 4.1: Provide a Balanced Mix of Land Uses
- Policy 4.2.a: Varied Housing Options
- Goal 4.5 Maintain the Character of Original Town
- Policy 4.5a: Protect Existing Residential Uses
- Policy 4.5.e: Face Blocks

From the 2025 Housing Strategies

- Strategy 1.3: Promote the development of Missing Middle Housing.
- 1.3.1. Consider allowing moderate density increases in single-family zones to allow for duplexes and triplexes.

RECOMMENDED ACTION:

Staff finds that the application meets the requirements of the Municipal Code and recommends approval of this Resolution recommending the rezone request.



Kupfner Family Trust
741 McKinley Ave
Louisville, CO. 80027
ejkupfner@msn.com

Date: February 14, 2025

Subject: ***Will Serve Letter for a Residential multifamily planned use project on LOTS 1 -6 BLK Q8 property located at 101 4th Ave., Superior, Colorado 80027***

Ms. Kupfner:

This "Will-Serve Letter" is for a proposed Residential Multi-Family project that may contain approximately four (4) units to be located per the legal description as submitted to the Town. It is the Towns' understanding the project will require domestic water, fire suppression and sanitary sewer service. Should the project require commercial zoning, a reclaimed (reuse) water main will be required for irrigation.

The project may require that potable water mains be extended as required per Town staff; and, at a minimum, there will be two points of connection to the domestic water main providing a redundant "looped" supply. The project may require, subject to zoning, reuse water mains be extended to the site for irrigation per Town staff. Should irrigation with the Town's reuse system be required, the user must obtain approval by Colorado Department of Public Health and Environment (CDPHE) per Regulation 84 before using the reuse system. The Town will assist the user to facilitate this approval process. This project may require that sanitary service mains are extended to the site to connect new services. The design of the mains and service connections will require approval by Town staff; and, any off-site improvements required due to the additional demand will be the responsibility of the developer. As part of the approval process a Utility Report is required to be submitted to the Town; generally, the report shall provide water and sewer flow rates, demands and pressure calculations for the design of the site infrastructure layout and available downstream capacity.

This letter is to confirm that the Town is capable to operate its treatment plants, distribution and collection systems necessary to meet your project demands. This letter is by no means an approval for a development plan. This letter will automatically expire if not exercised within one year from the date of this letter. Please contact me if you have questions.

Sincerely,

Jim Widner, PE, Utilities Superintendent
jimw@superiorcolorado.gov

Welcome to the Boulder County Assessor's Office Property Search

Americans with Disabilities Act and Equal Opportunity Notice

Click in the search window below and enter address, account number, parcel number or owner name. Or you can select a property by clicking on the map. Once a property is selected, use the Menu at the top to navigate to several pages of information. If you are not getting expected results when searching by Owner Name see "Tips/Tricks/Features" at the top of this page.

Account Summary for:
101 4TH AVE SUPERIOR
Acct#: R0029285



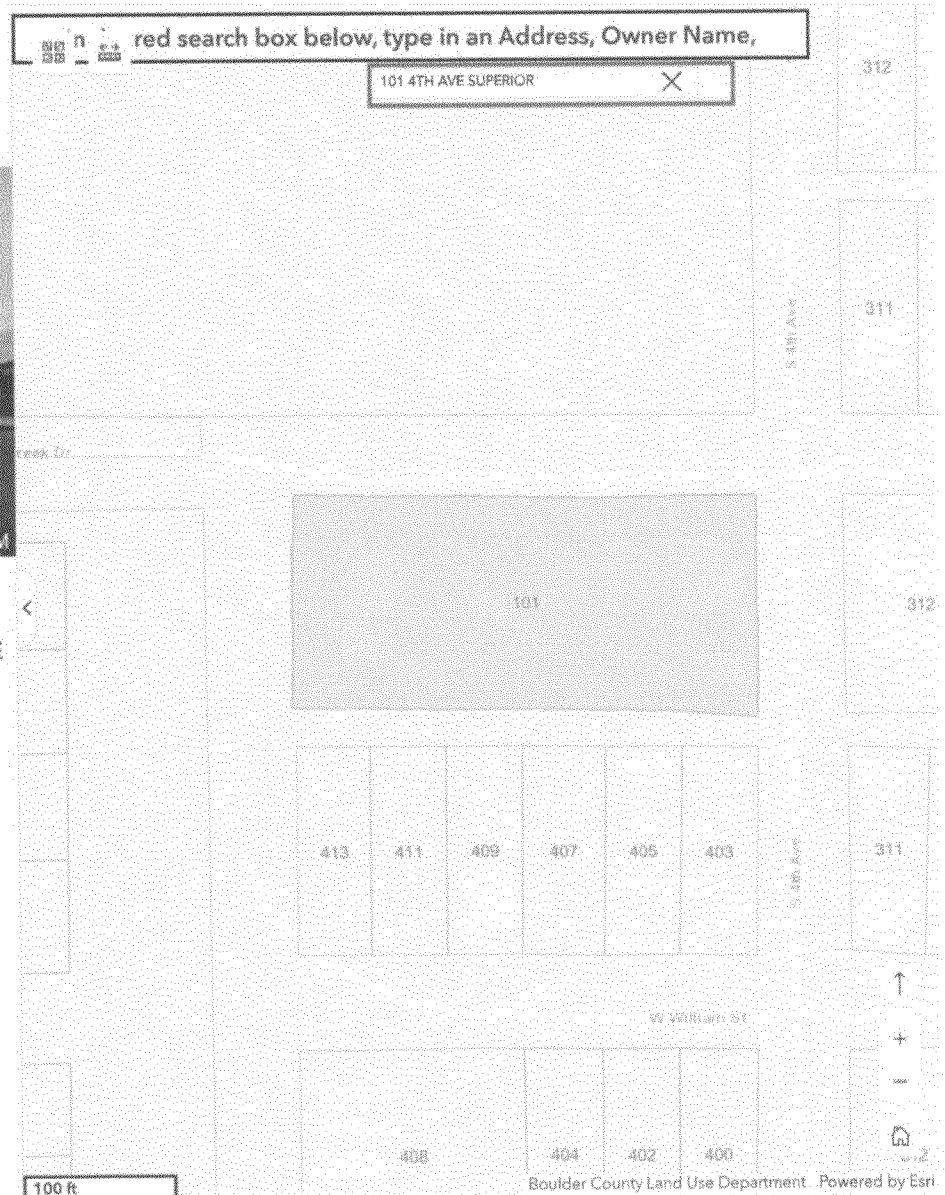
Parcel Number: **157724006001**
Lot Size: **41,895 Sq Ft**
Legal Description: **LOTS 1 THRU 6 INCLUSIVE
BLK Q SUPERIOR WEST SEE SPLIT 103100
106597 & 114922 SEE M9000068 FOR MH
ID 100169 COMB HERE PER APPEAL
05/23/93**
Subdivision: **SUPERIOR WEST - SP**
Neighborhood: **OLD SUPERIOR**
Market Area: **303**

Owner Info:

Owner: **KUPFNER DOROTHY A TRUSTEE
ESTATE**
Mailing Address: **741 MCKINLEY AVE
LOUISVILLE, CO 80027-1931**

Basic Tax Info:

Tax Year: **2024**
Total Actual Value: **\$545,000**



Print

Contact Us:

Phone: **303-441-5333** Fax: **303-441-4996**
Email: assessor@bouldercounty.org

Locations:

Boulder County Assessor's Office, 1000 17th Street, Suite 100, Boulder, CO 80502. The Assessor's Office is located in the historic building at 1000 17th Street, Suite 100, Boulder, CO 80502. The Assessor's Office is located in the historic building at 1000 17th Street, Suite 100, Boulder, CO 80502.

**TOWN OF SUPERIOR
NOTICE OF PUBLIC HEARING**

Please take notice that on Tuesday, May 6, 2025 at 6:00 p.m., or as soon as thereafter as possible, there will be an in person and online public hearing of the Superior Planning Commission regarding a rezoning request for Lots 1-6, Block Q in Original Town.

Please also take notice that on Monday, May 12, 2025 at 6:00 p.m. and Tuesday, May 27, 2025 at 6:00 p.m., or as soon as thereafter as possible, there will be an in person and online public hearing of the Superior Town Council to consider the same re-zoning request as described below.

Members of the public may participate in the meeting via Zoom, or view the meeting on YouTube (closed captioning available), or in person at 124 E. Coal Creek Drive, Superior, Colorado 80027.

The application proposes to rezone the undeveloped Lots 1-6, Block Q (aka 101 4th Avenue) in Original Town from Light Industry (I-L) to Medium Density Residential (R-M)

As part of the hybrid meeting, interested parties who would like to address the Superior Planning Commission or Town Council may do so virtually or in person. Please check the calendar on the Town's website at <https://www.superiorcolorado.gov/Community/Calendars> to see how to join the meeting virtually.

Plans will be available for review at Town Hall during regular business hours and will also be posted on the Town's website at <https://www.superiorcolorado.gov/Government/Departments/Planning-Building> prior to the scheduled hearings. If you have questions, please contact Geoffrey Weathers at 720-738-8835 or geoffreyw@superiorcolorado.gov.

Shannon Dujardin, Town Clerk

Published: Boulder Daily Camera April 25, 2025-2110733

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

**County of Boulder
State of Colorado**

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Daily Camera*.
2. The *Daily Camera* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Daily Camera* in Boulder County on the following date(s):

Apr 25, 2025

Shayla Najera
Signature

Subscribed and sworn to me before me this

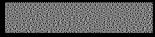
25th day of April, 2025

Melissa L. Najera
Notary Public

**MELISSA L. NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064049936
MY COMMISSION EXPIRES DEC. 11, 2026**

(SEAL)

Account: 1049227
Ad Number: 2110733
Fee: \$55.88



Superior Transportation Plan

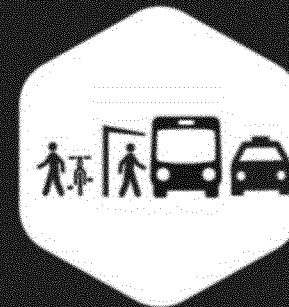
Existing Conditions and Analysis
Summary for Transportation Safety
Committee

March 28, 2025



Plan Development Process

- Develop Goals and Policies
- Analyze Existing Conditions
- Analyze land use scenarios (created through Comp Plan) to assess future state of the system – nearly complete
- Develop Plan Document, Project List and Implementation Strategy
- Public Outreach - Ongoing



Superior Transportation Plan

Public Outreach

- Completed in partnership with Comprehensive Plan Outreach
- Phase 1 (Chili Fest, Survey, Mapping Input) – completed late fall
- Phase 2 –
 - Speaker Series May-June
 - Open House May 29th
 - Looking for input on Gaps/Needs Analysis and early Plan Recommendations



Schedule

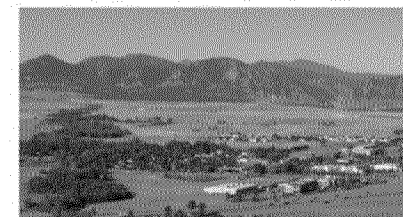
	2024					2025								
	August	September	October	November	December	January	February	March	April	May	June	July	August	September
 TASK 1	Project Management													
	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
 TASK 2		Public Outreach												
 TASK 3				Goals + Policies										
 TASK 4				State of the System										
 TASK 5								Network + Design Scenarios						
 TASK 6										Prioritization, Draft and Final Document Report				

✓ Project Team (TP-PT)

Progress on Previous Recommendations

Project	Completed	In Progress	Still to be Completed	No Longer Considered
Complete 3-lane arterial section on 88 th street	x			
Downtown Superior roadway network	x			
Capacity improvements at Marshall/McCaslin		x		
Diverging Diamond Interchange – US36/McCaslin	x			
Sycamore St/76 th St 4-way stop	x			
Roundabouts at McCaslin/Main, Main/Gateway	x			
Indiana St/McCaslin Blvd – island, bike lane markings	x			
Improved RTD access at Park-n-ride (through DDI)	x			
US36 bikeway continuous through Town	x			
Participate in planning/design of Northwest Corridor		x		
Bike/ped connection along 88 th in Superior	x			
Reconfiguration of 76 th adjacent to Sagamore	x			
Original Town access at Main/McCaslin	x			
Improvement of local bus stops - passenger shelters and other amenities		x		
Work with RTD to reinstitute Call-n-Ride	x			
Express bus service from McCaslin PnR to DIA	x			
Install Add. EV charging stations (Town Center, PnR, other)		x		
Grade-separated underpass of McCaslin at DDI	x			
Wayfinding signage and markings to transit	x			
Wayfinding signage and markings to destinations		x		
Provide secure bike parking at McCaslin PnR	x			

TRANSPORTATION PLAN 2014 UPDATE



February
2014

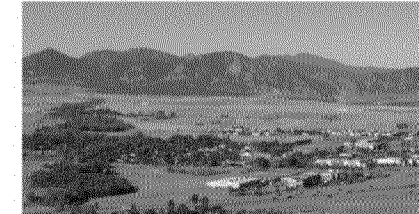
Superior, Colorado

The Plan provides a long-range evaluation of future mobility needs and identifies solutions that guide the Town's future transportation investments.

Progress on Previous Recommendations (cont'd)

Project	Completed	In Progress	Still to be Completed	No Longer Considered
Roundabout or signal at Coal Creek Drive and Rock Creek Pkwy		x		
Noise evaluation and mitigation along McCaslin				x
Collector section – 76 th St south of Marshall Rd			x	
Sycamore St/76 th St pedestrian islands			x	
Connection over US36 from Downtown Superior Campus Drive				x
Indiana St and McCaslin Blvd roundabout			x	
Roundabout/other improvements at SH 128/McCaslin			x	
Complete curb, gutter, sidewalk on west side of 76th			x	
Bike lanes whole length of 76th			x	
Coal Creek Dr connection to Downtown Superior				x
Updates to 2 nd Ave bridge				x
Bridge at 3 rd Ave				x
Traffic calming on McCaslin			x	
Mini-transportation hub at Downtown Superior			x	
Town-wide shuttle			x	
Bus service along 88 th street RCP			x	
Investigate car sharing and bike sharing	x			
Mini-transportation hub at the McCaslin PnR			x	
First and final mile Ecopass			x	
Neighborhood Speed Management Projects	x	x		

TRANSPORTATION PLAN 2014 UPDATE

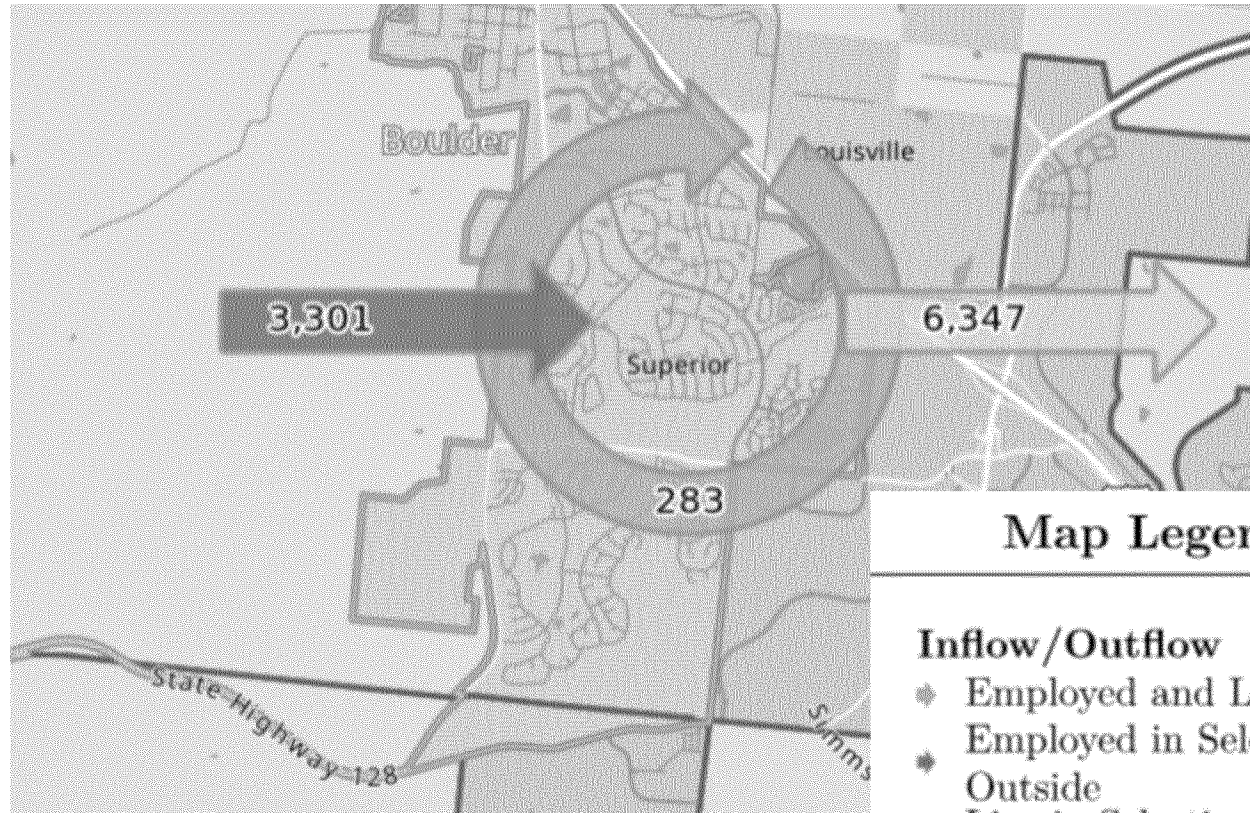


February
2014

Superior, Colorado

The Plan provides a long-range evaluation of future mobility needs and identifies solutions that guide the Town's future transportation investments.

Existing Conditions - Population



Map Legend

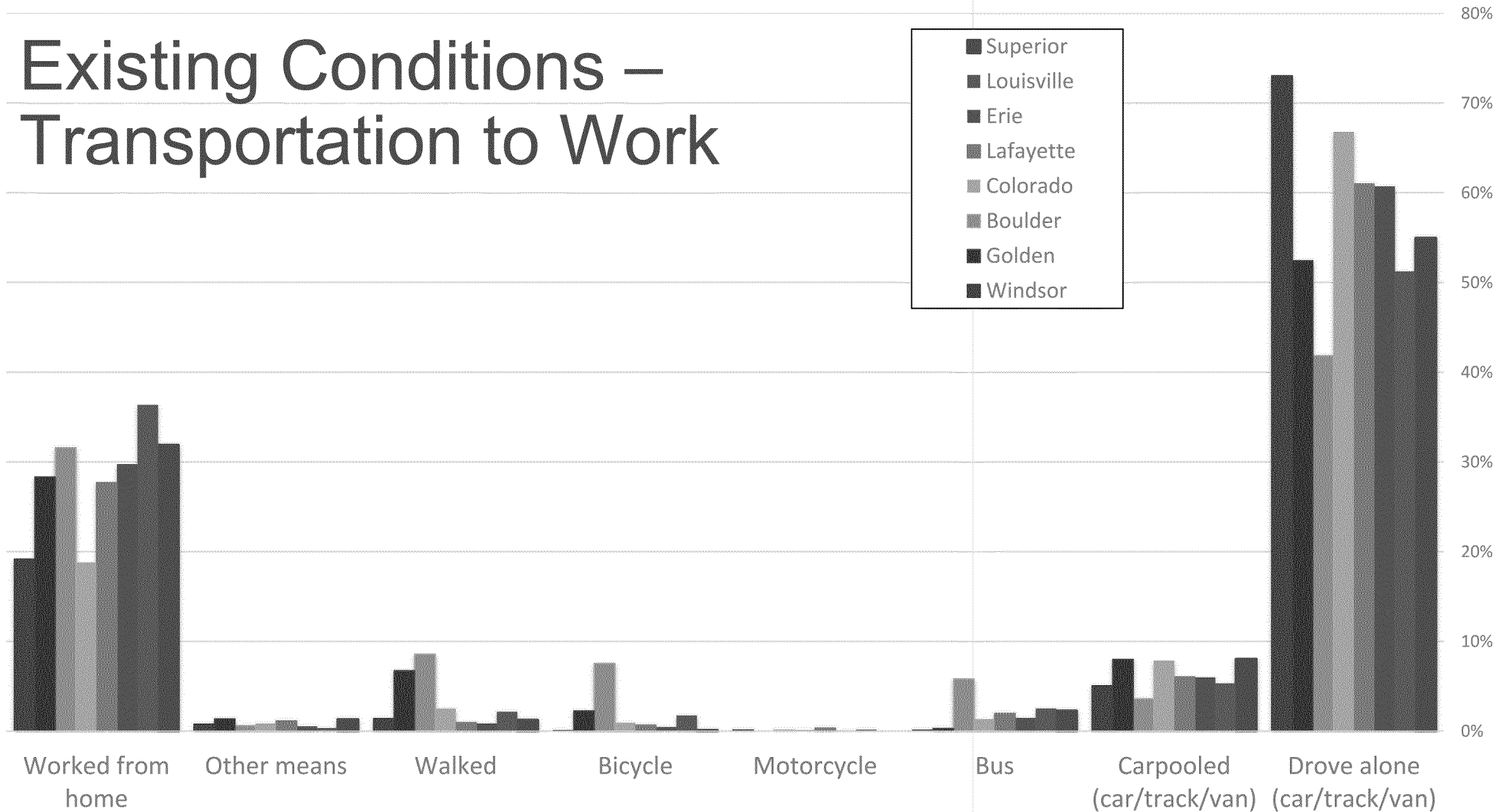
Inflow/Outflow

- ◆ Employed and Live in Selection Area
- ◆ Employed in Selection Area, Live Outside
- ◆ Live in Selection Area, Employed Outside

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

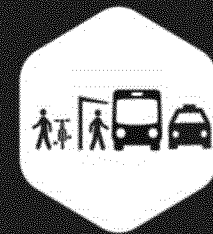
- Most people who live here don't work here
- Most people who work here don't live here

Existing Conditions – Transportation to Work



Existing Conditions – What it all means for Superior

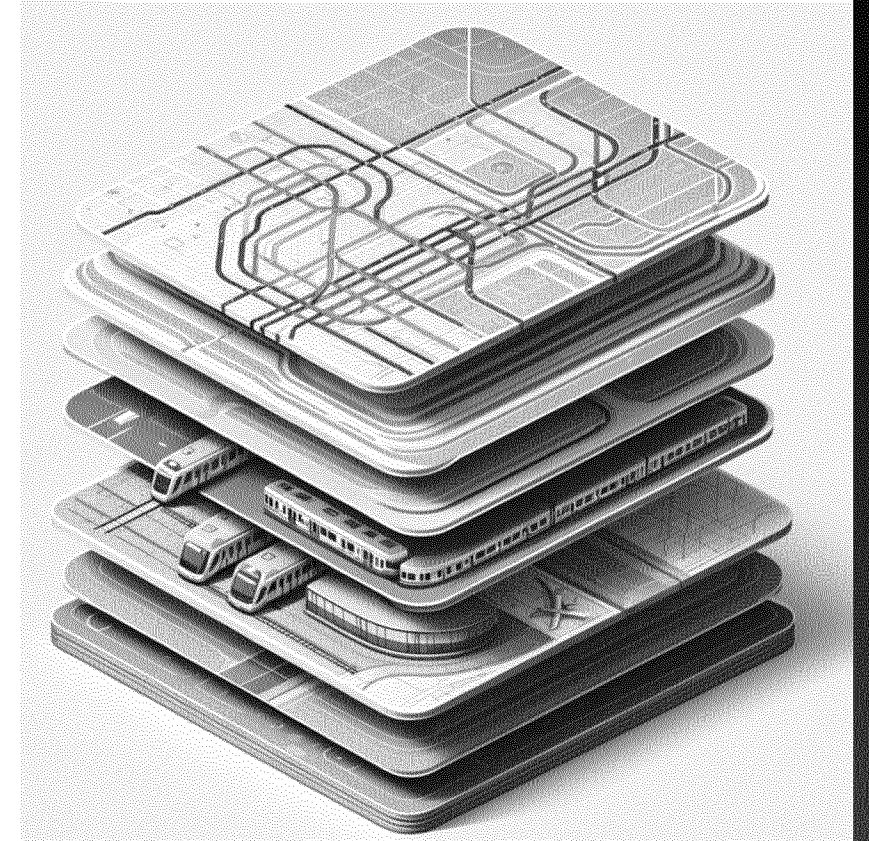
- Understand transportation opportunities and barriers for aging people to remain in the Town.
- Support families at various life stages, and understand current and future demands of this demographic on transportation facilities.
- Plan and design to accommodate a wide range of transportation modes.
- Consider whether the Town's current “active transportation” mode split should increase.



Superior Transportation Plan

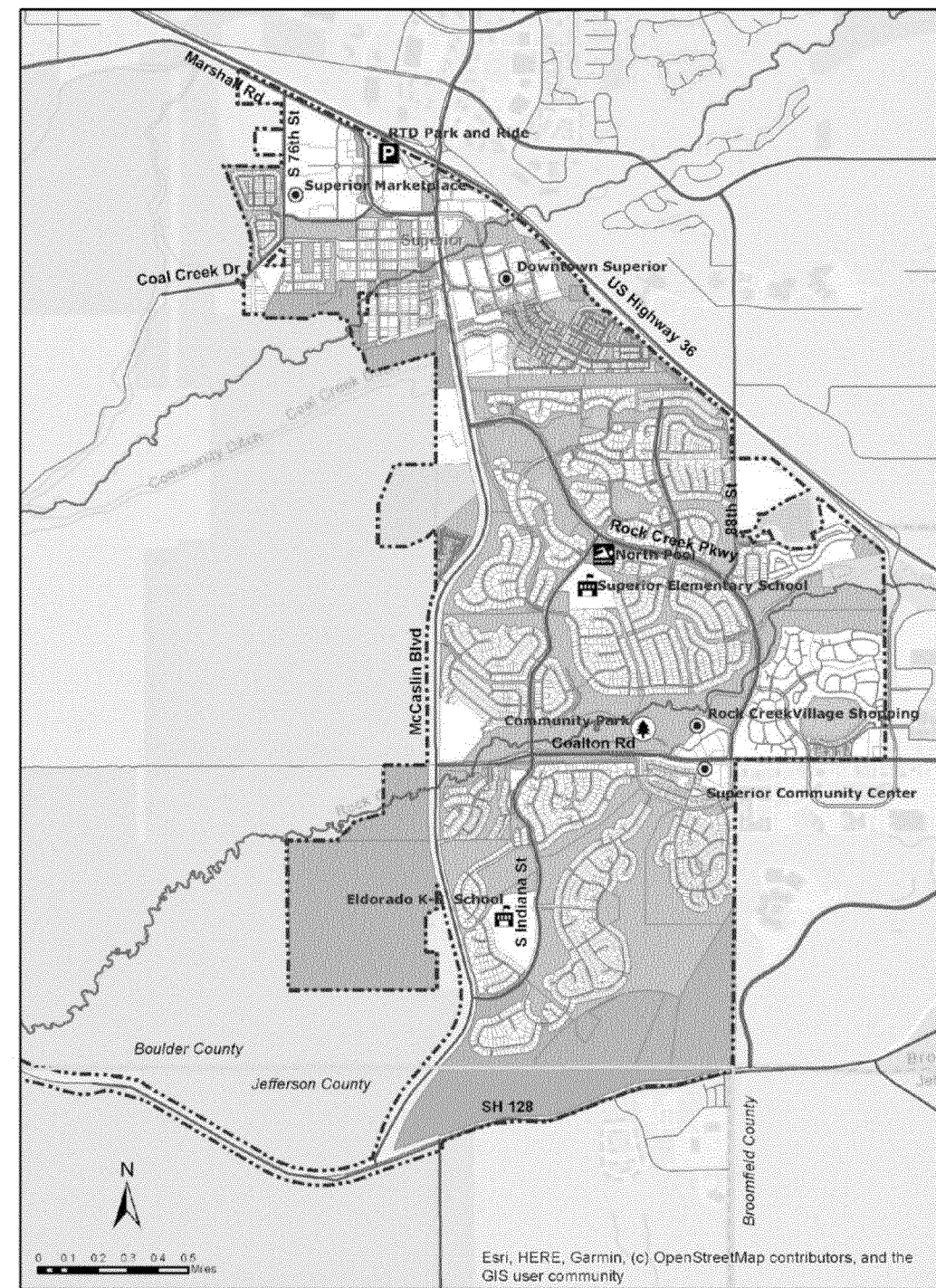
Existing Conditions

- Layered Networks creating integrated system/framework
 - Land Use
 - Pedestrian
 - Bicycle
 - Transit
 - Truck/Freight
 - Automobile
- Vulnerable Road Users (VRUs)
 - Degree of risk different users face in the transportation system



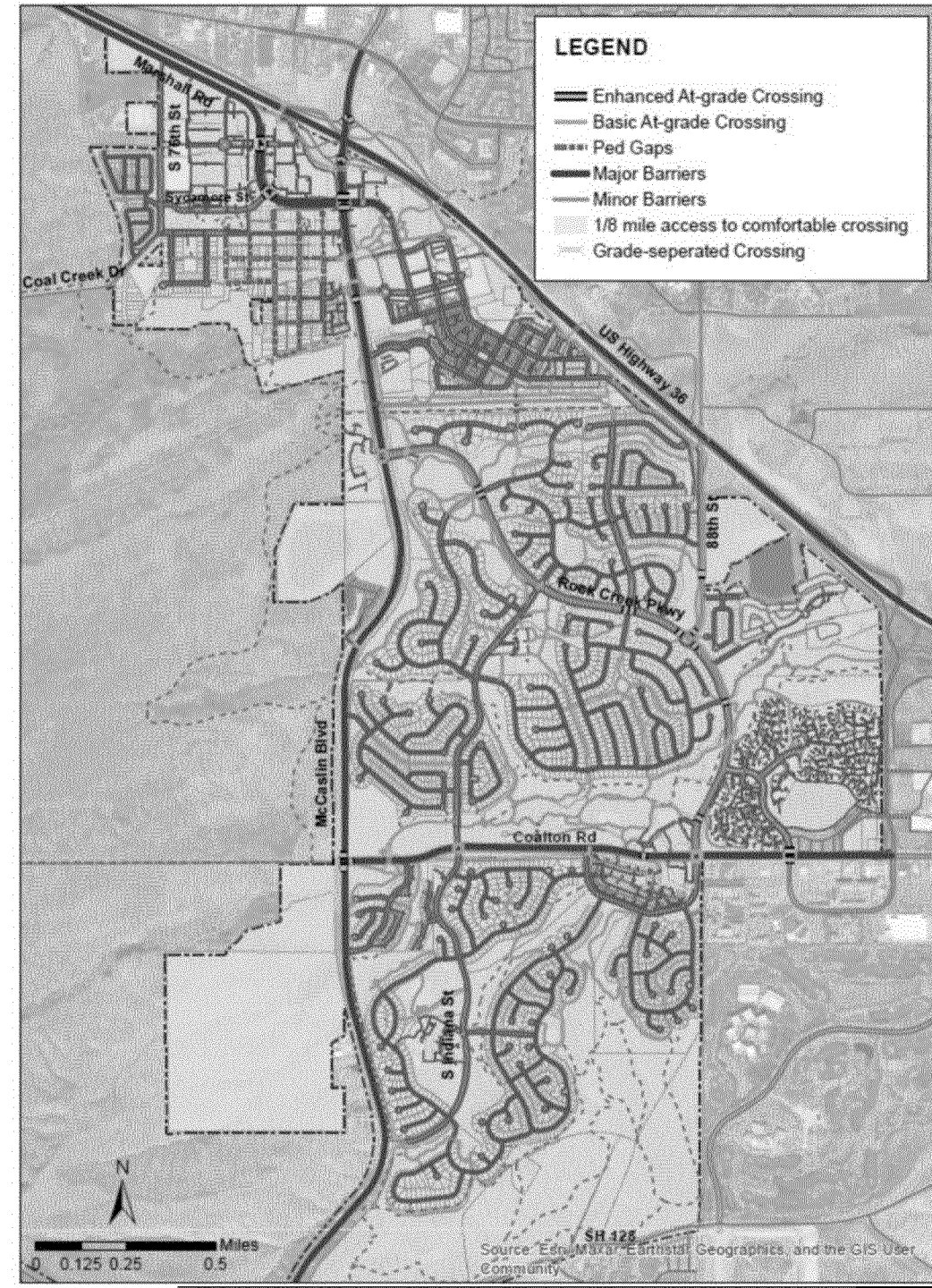
Study Area

- Town of Superior
- Boulder County and Jefferson County
- CDOT and Town roadways, but focusing on Town roadways



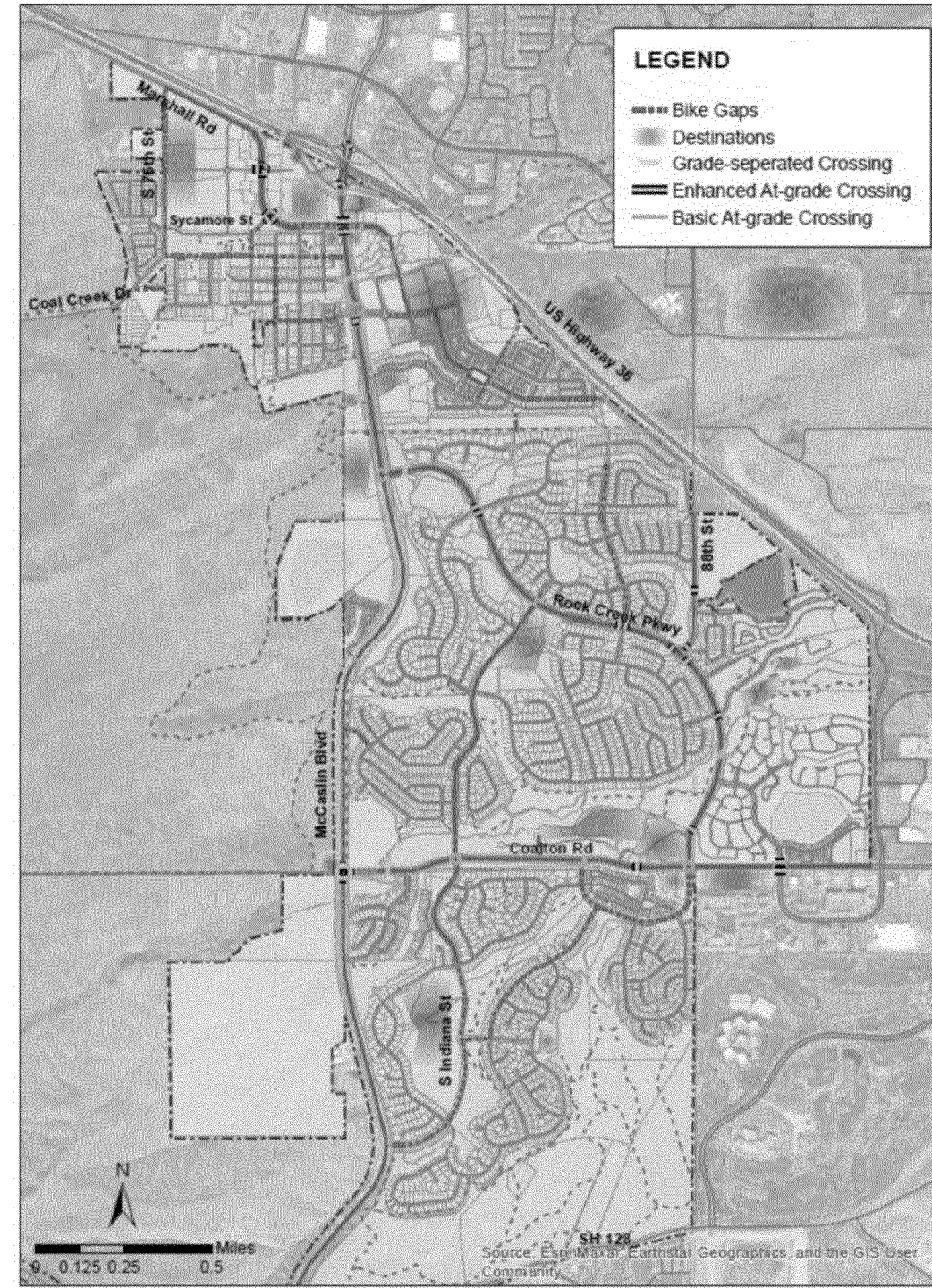
Pedestrian Network Analysis

- Barriers to travel - e.g. inadequate or missing sidewalks
- $\frac{1}{8}$ mile radius to comfortable crossings:
 - Grade separated crossing (most comfortable) – tunnel or bridge over roadway or barrier
 - Enhanced at-grade crossing – at-grade crossing where there is either some enhancement such as an RRFB, or a crossing of 2-lane roadway with lower speeds
 - Basic at-grade crossing (least comfortable) – marked crossing without any additional treatments



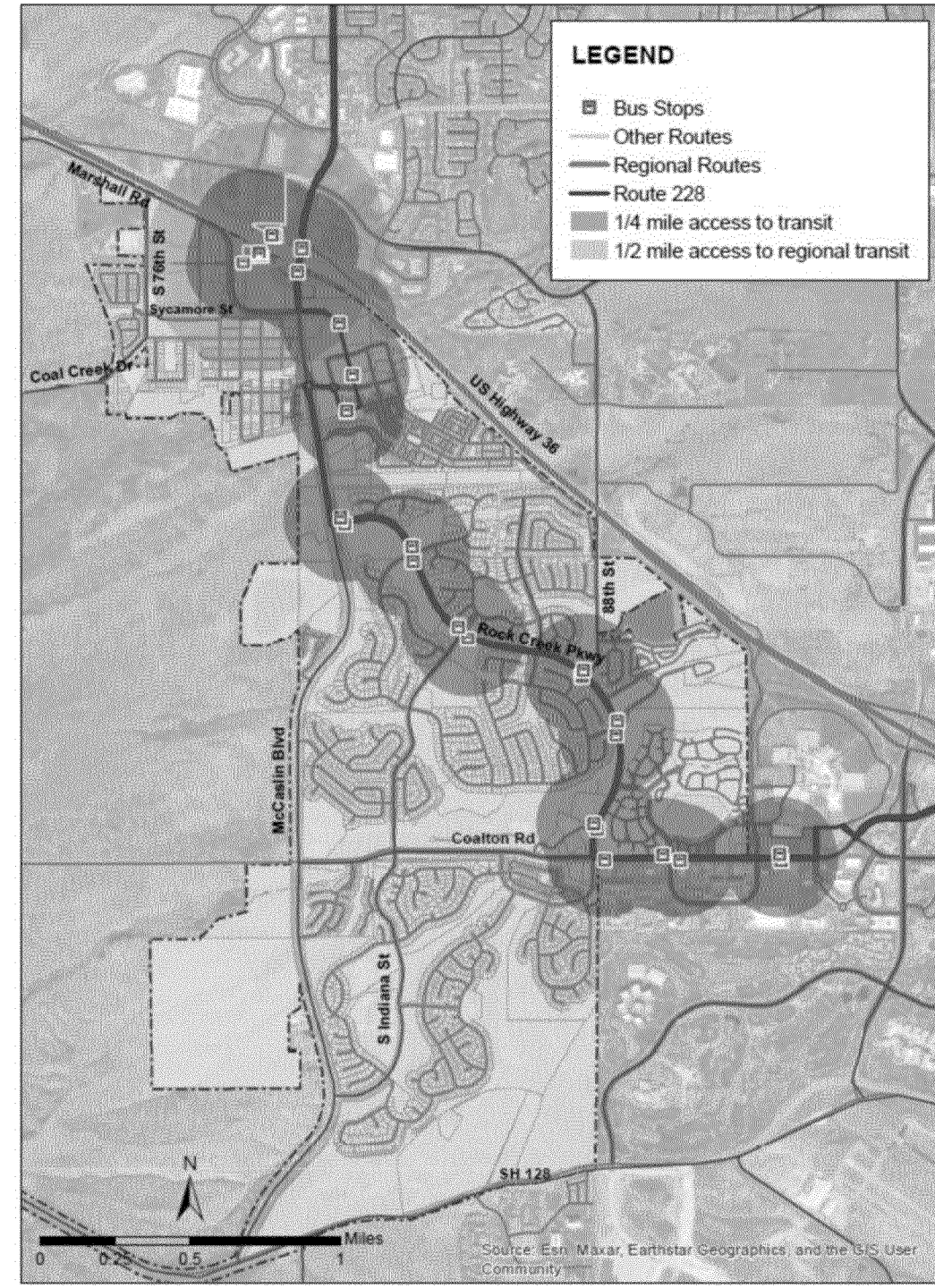
Bicycle Network Analysis

- Future Needs are generally safety, comfort, access, and usability-based rather than volume/capacity based
- Showing gaps in network and in barrier crossings (some also shown on pedestrian analysis).
- Also enhance all basic crossings and some enhanced crossings.

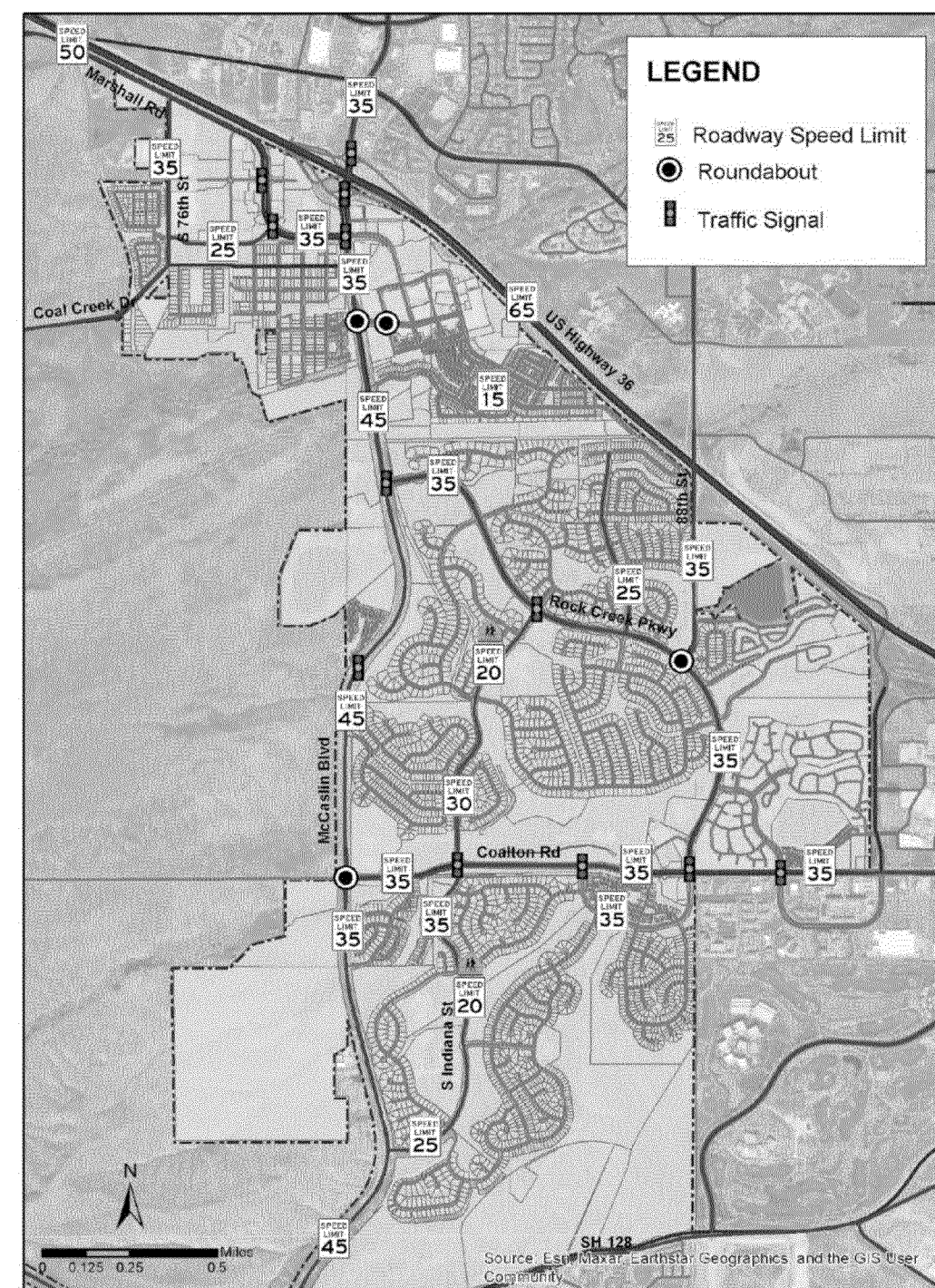


Transit Network Analysis

- “Proximity to Transit Stop” radius of $\frac{1}{4}$ mile (local stops) and $\frac{1}{2}$ mile (regional stops)
- Only a small portion of population would be able to ride transit without driving first

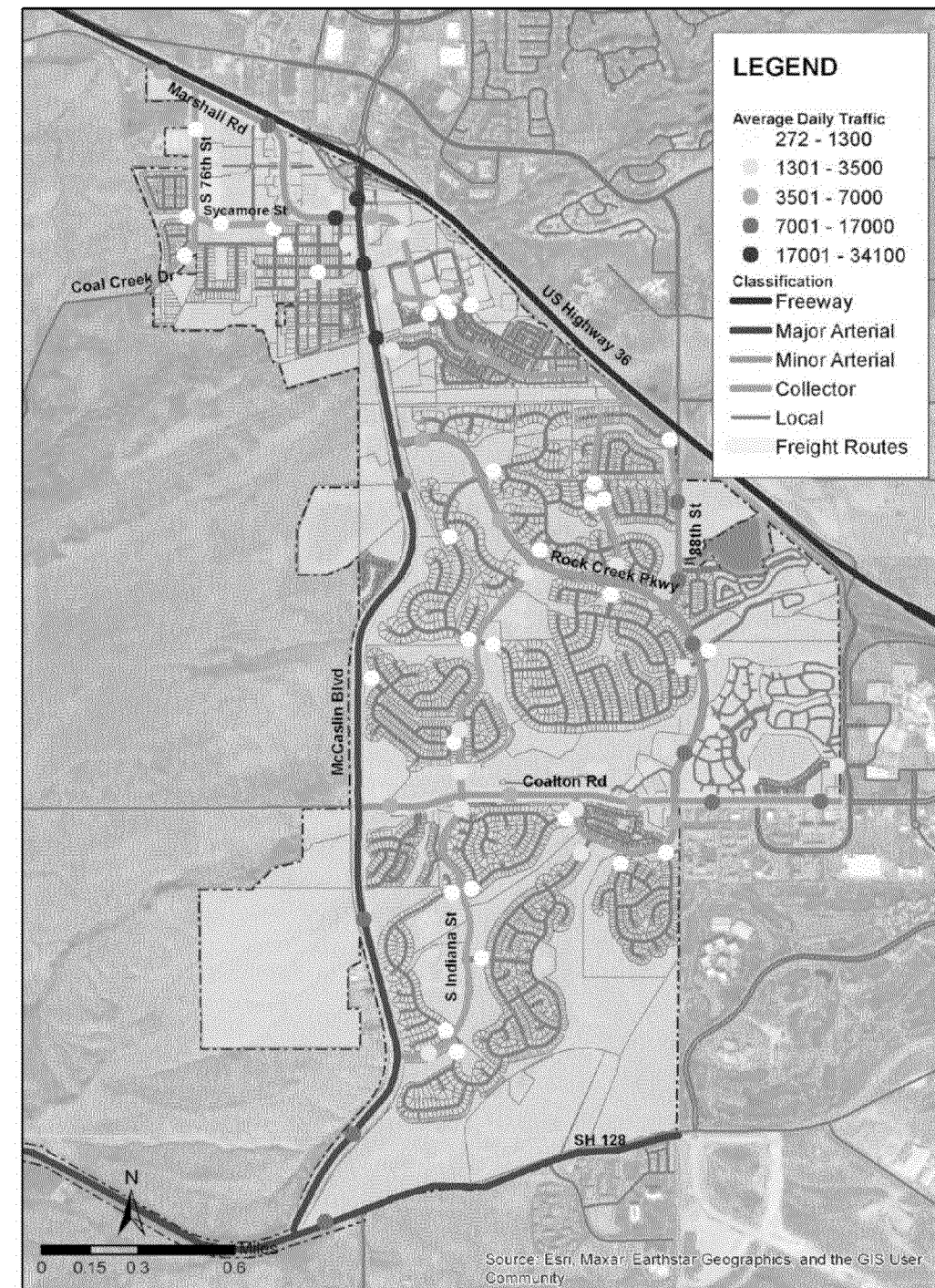


Intersection Control and Speed Limits



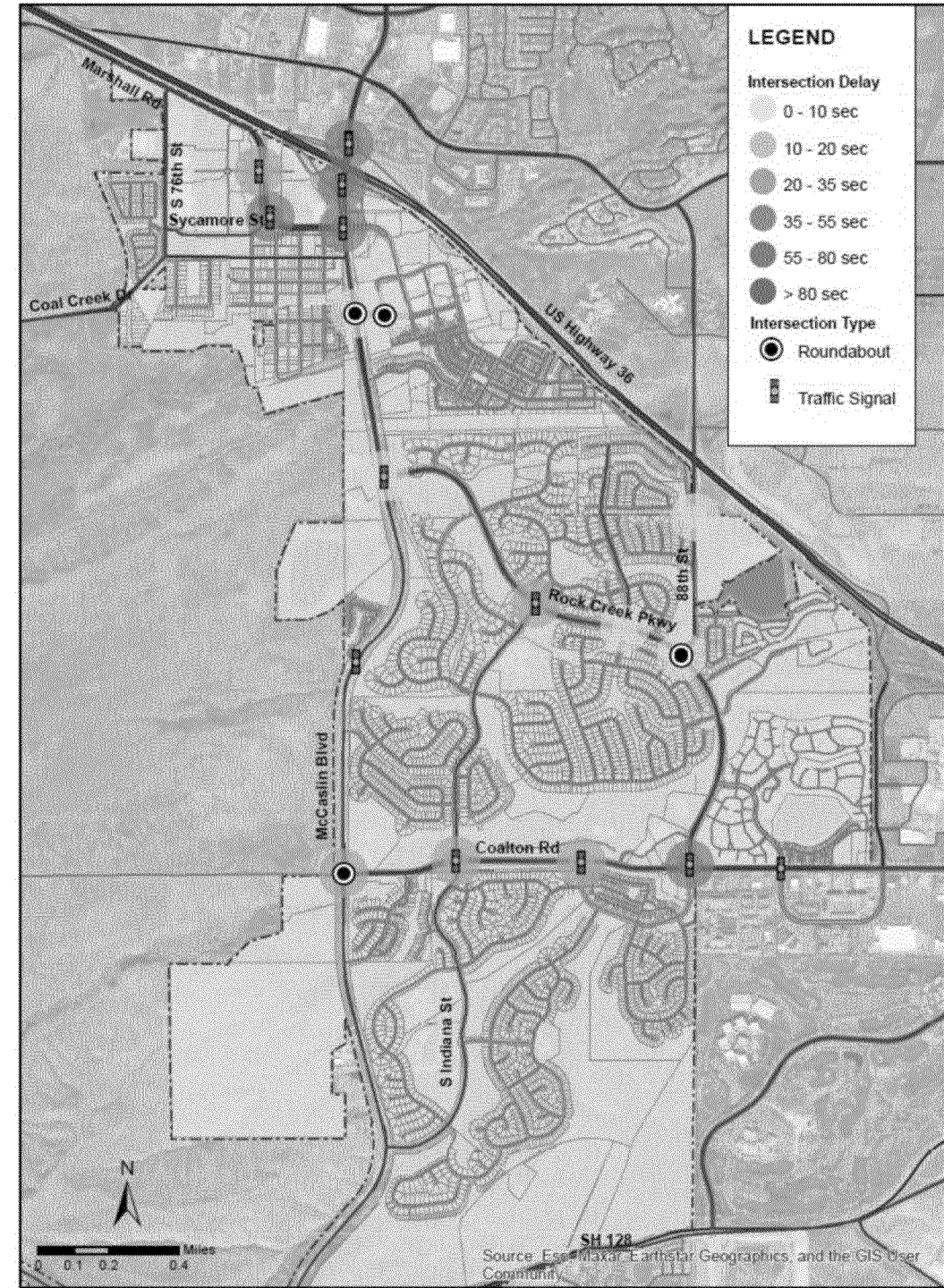
Roadway Classification

- Roadway classification matches previous classification
- Freight/truck routes shown



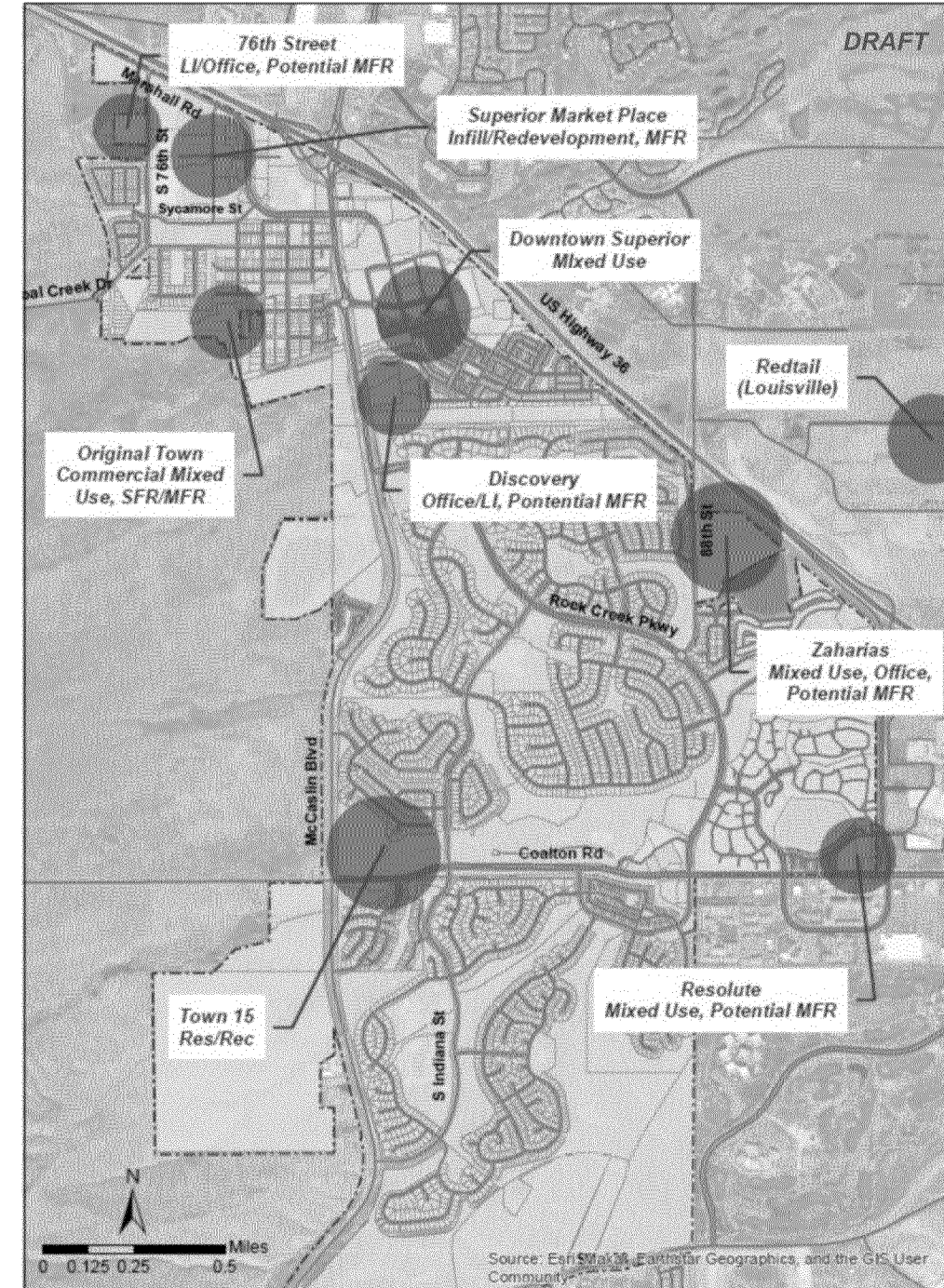
Automobile Operations - Intersection Performance

- All studied intersections are operating with acceptable delay
- Intersections also analyzed for PM peak hour when US36 southbound was closed due to a crash – all intersections operated with acceptable delay in this condition as well



FUTURE Intersection Performance

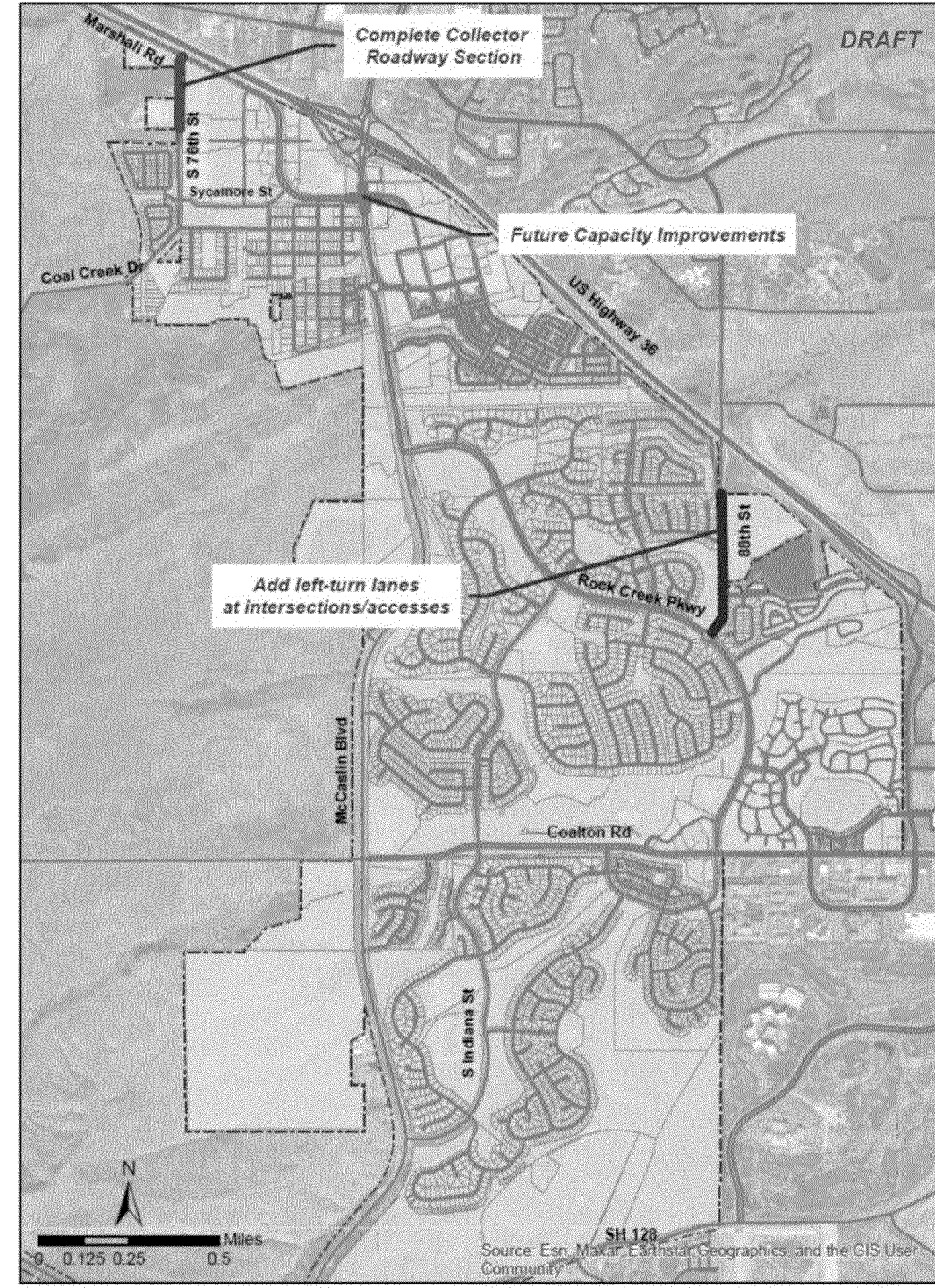
- Analyzed Year 2050 peak hour conditions
- Incorporated DRCOG Year 2050 Focus Regional Model projections, specific traffic study volumes, and projections for remaining development areas in and around Superior
- Assumed that proposed improvements at McCaslin Blvd./Marshall Rd. intersection would be in place for long-term scenario (adding eastbound lane, rephasing signal)



Note: Land use scenarios for development of these remaining areas were included in the assessment of long-term traffic conditions.

FUTURE Intersection Performance

- Determined that existing and planned intersection traffic controls can service future demand, though the highest-density scenario for Marketplace/76th Street land use would put McCaslin Blvd./Marshall Rd. at capacity
- Recommend adding left-turn lane(s) on 88th Street north of Rock Creek Parkway based on long-range volumes (improvements included the space for this)



VISION STATEMENT

A safe and sustainable transportation system which meets the needs of all people using all modes of travel, is supportive of strategic economic development, and minimizes environmental impacts.

GOALS

Goal ID	Name	Description
A	Mobility for all Users	The Town's transportation system connects neighborhoods, community destinations, regional facilities, and services for users of all modes of transportation.
B	Integrated Land use and Transportation	New Development will construct needed transportation improvements and enact needed programs to support the Town's transportation goals.
C	Collaboration	The Town will collaborate on transportation policies, improvements, and programs with the community, neighboring jurisdictions, and regional partners.
D	Equity, Sustainability, Resiliency and Environmental Impact	The Town will pursue equity, sustainability, resiliency, public health, and environmental preservation in all matters pertaining to transportation.
E	Parking	The Town will manage parking to reduce SOV dependence and to accomplish other Town goals.
F	Transportation Maintenance	The Town will maintain transportation infrastructure to promote safety, efficiency, accessibility, and sustainability.
G	Public Health and Safety	The Town will seek to eliminate severe outcome crashes, reduce crashes, and enable residents to feel safe using all modes of transportation.

Next Steps – Town Board

Final Meeting – Town Board (Q3 2025):

- Review Plan recommendations



Superior Transportation Plan

Thank You!

Questions? Contact Alex Bullen,
Town of Superior Public Works

alexb@superiorcolorado.gov
(303) 499-3675 ext. 110



UPDATES

Other Updates:

- Comprehensive Plan Upcoming Engagement
 - Speaker Series: Housing, 6-7 p.m. May 8th
 - Summer Market, 5-8 p.m. May 14th
 - Speaker Series: Transportation, 6-7 p.m. May 22nd
 - Open House: 5-7 p.m. May 29th
 - Speaker Series: Economic Development (TBD, June), Cultural Intelligence (TBD, ASAP)

Next Meeting

June 3rd: Town 15 Rezone, Guardian Annexation & Zoning