



Town Council
Superior Metropolitan District No. 1
Meeting Agenda
Monday, April 27, 2026
6:00 PM
Town Hall Council Chambers
124 E. Coal Creek Drive

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

1. Dinner with Open Space Advisory Committee (OSAC) 6 p.m.
2. Preliminary Matters 7 p.m.
 - a. Pledge of Allegiance
 - b. Roll Call
 - c. Approval of Agenda
 - d. Council Reports
 - e. Public comment on Consent Agenda, Presentations, and Non-Agenda Items.
Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)
3. Committee Interviews
 - a. Advisory Committee Interviews for Cultural Arts and Public Spaces Advisory Committee (CAPS), Parks and Recreation Advisory Committee (PARC), and Planning Commission (PC)
4. Project Updates
 - a. Rock Creek Parkway 2026 Reconstruction Project Update
5. Consent Agenda
 - a. Approval of Council Meeting Minutes
 - b. Acceptance of Committee Meeting Notes
 - c. Approval of a Proclamation for Small Business Week
 - d. Approval of a Proclamation - Economic Development Week
 - e. Approval of a Proclamation - World Migratory Bird Day

- f. Consideration of Resolutions of the Town Council of the Town of Superior and the Board of Directors of the Superior Metropolitan District No. 1 (SMD1) Approving a Settlement Statement for the Consolidated Case of In Re Marshall Fire Litigation
 - g. Consideration of Resolutions of the Town Council of the Town of Superior and the Board of Directors of the Superior Metropolitan District No. 1 (SMD1) Approving an Addendum to the Professional Service Agreement between the Town and District and the Law Firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for Legal Services
 - h. Consideration of Resolution of the Town Council of the Town of Superior Approving a Purchase and Sale Agreement with Unisus Development Co. for the Town-owned Property Located at 127 East Coal Creek Drive
 - i. Consideration of Resolution of the Town Council of the Town of Superior Approving an Intergovernmental Agreement (IGA) with Boulder County for the Boulder County 2026 Youth Corp Program
 - j. Consideration of Resolution Approving Bikeshare Bicycle Contract
6. Regular Agenda
- a. A Resolution of the Town Council of the Town of Superior Accepting a Petition for Annexation of a Parcel of Land Located in Unincorporated Boulder County and Setting a Public Hearing on the Annexation (76th Street Wiehe Property)
7. Public Hearing
- a. A Resolution of the Town Council of the Town of Superior Approving a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center
8. Adjournment

Public comments regarding general Town Council agenda items that are not a public hearing should be submitted with sufficient time ahead of the meeting to allow an opportunity for Council Members to review.



Item Number

Information for Meeting of the Superior Town Council

Agenda Item Name: Advisory Committee Interviews for CAPS, PARC and PC

Meeting Date: April 27, 2026

Presented by: Matt Magley, Town Manager

Presented for: Action

BACKGROUND

Staff has scheduled interviews with the Town Council for candidates interested in consideration for appointment to serve on the Cultural Arts and Public Spaces Advisory Committee (CAPS), the Parks and Recreation Advisory Committee (PARC) and the Planning Commission (PC). All Advisory Committee vacancies are advertised through Town media. Each candidate has prepared a brief introduction statement to present to the Council and application materials have been included for review. Listed below are the applicants scheduled to interview with the Council this evening:

Cultural Arts and Public Spaces Advisory Committee (CAPS) – 3 Vacancies:

- Claire Dixon
- Xochiquetzal Luna

Parks and Recreation Advisory Committee (PARC) – 3 Vacancies:

- Neha Myer

Planning Commission (PC) – 1 Vacancy:

- Samuel Feldman

ATTACHMENTS:

- Applications.
 - Note: the advisory committee application was updated February 10, 2026 with the addition of committee-specific questions; some applications may vary.
- Interview questions

□

Town of Superior Advisory Groups

Cultural Arts and Public Spaces Advisory Committee (CAPS)

Board Details

[CAPS meetings, agendas, notes, and videos](#)

The Town of Superior's arts program is supported by the Cultural Arts and Public Spaces Advisory Committee (CAPS). The advisory committee was officially established in 2016 by the Board of Trustees for the sole purpose of envisioning and creating engaging art experiences, inspirational public spaces, and engaging the community with artistic opportunities that promote creative experiences. CAPS is comprised of volunteer residents and are assisted by a staff liaison as they continuously embark on improving creative opportunities.

Since its inception, CAPS has been dedicated to the selection of public art, hosting community art events, and establishing the ARTery art path program. All of these efforts have been collectively guided by a master plan that serves as a roadmap to the committee in addition to annual work plans that are approved by Town Council each year. From there, CAPS regularly seeks community input and/or makes recommendations to the Council for all of their creative endeavors.

Committee members typically participate in one meeting per month, along with an additional 20 hours or so throughout the year, depending on committee needs.

Overview

□ **Size** 9 Seats

□ **Term Length** 3 Years

□ **Term Limit** 0 Terms

Additional

Meeting Information

Date: Fourth Thursday of Each Month Time: 6:00 pm - 8:00 pm Location: Superior Community Center
1500 Coalton Rd Superior, CO 80027 CAPS meetings are currently held in person with a concurrent
virtual option: <https://bit.ly/3t6aPnN>

Contact the Committee Members

[Message CAPS](https://us.openforms.com/Form/53c5dd85-cbc7-4b52-8971-68a75bbf0df1)

Staff Liaison

Jennifer Garner - Arts & Historical Programs Supervisor

Town Council Liaison and Alternate

Neal Shah, Stephanie Miller

Establishing Resolution

[Establishing_CAPS.pdf](#)

Committee Work Plan

[CAPS_2026_Work_Plan_FINAL.pdf](#)

[CAPS_2025_Work_Plan_-_FINAL.pdf](#)

Additional Documents

Cultural Arts and Public Spaces Advisory Committee (CAPS)

Board Roster

□ **Stephanie T Coffin**

1st Term May 23, 2022 - Jun 30, 2027

□ **Ardyce Lebewitz**

1st Term Aug 11, 2025 - Jun 30, 2028

Office/Role Secretary

□ **Liza A Mckenzie**

1st Term Jul 10, 2023 - Jun 30, 2026

Office/Role Vice Chair

□ **Chris Nunes**

1st Term Aug 28, 2023 - Jun 30, 2026

□ **Sherry L Smith**

1st Term Jan 23, 2023 - Jun 30, 2027

□ **Andrew Vaughan**

1st Term Jan 23, 2023 - Jun 30, 2026

Office/Role Chair

□ **Vacancy**

□ **Vacancy**

□ **Vacancy**

Application Form

Profile

General Instructions:

Superior residents interested in serving on a Town of Superior Advisory Committee must complete this application. This form is designed to facilitate the application process for any of the seven committees. Appointments are made by the Superior Town Council and applications are reviewed as vacancies arise. Interviews are required as part of the selection process and scheduled periodically as appointments are typically made quarterly, corresponding with Town Council meetings. You may apply to multiple committees, however, once a vacancy opens, you must choose only one committee to interview for.

Applicants must be residents of the Town of Superior, with the exception of the Superior Historical Commission.

All applicants are asked to attend or virtually view at least one committee meeting to become familiar with the advisory committee’s work plan, requirements, and processes prior to being scheduled for an interview. All Town meetings are open to the public. Committee meetings, agendas, notes, and videos can be found on the [meetings and agendas homepage](#). Please also review the advisory committee handbook to ensure there are no conflicts of interest and you are comfortable with all policies and protocols. All committees and committee members must also comply with the [Town’s Municipal Code](#) and State open government rules.

Which committees would you like to apply for? Residents can select multiple committees. Please select a Committee

Cultural Arts and Public Spaces Advisory Committee (CAPS): Submitted

Claire

First Name

Dixon

Last Name

Middle Initial

Question applies to multiple boards

Preferred Pronouns (Optional)

she, her

Email Address

Home Address

City

Suite or Apt

State

Postal Code

Primary Phone

Question applies to multiple boards

Years of Residence in Superior

15

Question applies to multiple boards

Employer

n/a

Question applies to multiple boards

Position / Title

n/a

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Do you have any specific ideas for activating public spaces, creating cultural experiences, or adding art installations to the Town of Superior?

As a founding member of the CAPS committee, I am excited to help implement the master plan that was formulated during my tenure, specifically the creation of an art path. In addition, I now have more experience in cataloguing, conserving, and exhibiting art and historical objects, and I am interested in developing those areas of cultural arts in Superior.

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Is there a particular area in Superior you think could use more art?

I think we could use more dedicated exhibition space.

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

What is your favorite piece of art or public space in Superior?

I like the roundabout sculpture; it feels inclusive and contemporary and I like how the wind can flow through it.

Question applies to multiple boards

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[Advisory Committee Handbook](#) for more information and examples of conflicts of interest.

Question applies to multiple boards

Do you have any potential conflicts of interest that might limit your ability to serve on the committee or participate in certain projects or activities? Please reference the Advisory Committee Handbook link above.

Yes No

Question applies to multiple boards

If yes, or unsure, please explain:

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Have you attended or viewed a CAPS meeting?

Yes No

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

member of CAPS 2016 - 2020 member of Superior Chamber of Commerce - 2013 - present served on the Town of Superior Home Rule Commission 2024 - 2025 Treasurer and sponsorship liaison for Eldorado PK-8 PTO 2020-2024

Question applies to multiple boards

Do you have previous experience serving on a Town Advisory Committee, other Town volunteer projects or volunteering with Town events or programs? Please explain.

Yes. I was an inaugural member of the CAPS committee and served from 2016 - 2020.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the advisory committee for which you expressed interest. Please include any additional documents you feel may be relevant.

Since I last served on the CAPS committee, I have gained experience with museum cataloguing software, conservation, and exhibition installation. I see that the new staff liaison is working with both arts and historical areas. I would love to help with collecting, exhibiting, and cataloguing both art and historical objects. I am also excited about the CAPS work plan for 2026, particularly the focus on art acquisition and the creation of murals in Downtown Superior.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you had the opportunity to review any of the following Town of Superior documents available on the Town's website? If so, please select the document(s) you have reviewed. Links are provided below.

Please note: Familiarity with these documents is not required to serve on an Advisory Committee.

- [Superior Comprehensive Plan](#)
- [Open Space Summary Report \(OSAC\)](#)
- [Parks, Recreation, Open Space and Trails Master Plan \(PARC\)](#)

Committee Work Plans:

- [Advisory Committee for Environmental Sustainability \(ACES\)](#)
- [Cultural Arts and Public Spaces Advisory Committee \(CAPS\)](#)
- [Historical Commission \(SHC\)](#)
- [Open Space Advisory Committee \(OSAC\)](#)
- [Parks and Recreation Advisory Committee \(PARC\)](#)
- [Planning Commission \(PC\)](#)
- [Superior Youth Leadership Council \(SYLC\)](#)

Question applies to multiple boards

Superior Comprehensive Plan

Yes No

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

CAPS Work Plan

Yes No

CLAIRE DIXON

CONTACT



EDUCATION

VEGINA COMMONWEALTH UNIVERSITY

Master of Arts in Art History
Emphasis in Curatorial Studies
4.8 GPA

BRIAN YOUNG UNIVERSITY

Bachelor of Arts in Humanities,
Minor in Art History
3.75 GPA
University Honors

SKILLS

Fast Perfect Museum software
Quickbooks
Verbal and written communication
Accounts Payable
Budget Preparation
Project Management
Registration
Critical Thinking
Research
Collaboration and Team Building

ABOUT ME

Involved community member and business owner with experience in leadership and working in committees.

WORK EXPERIENCE

FINANCIAL COORDINATOR

Dean Orthodontics (2021 - 2023)

As a financial coordinator, my job was to process treatment plans, make sure payments are addressed, and oversee contracts. I continued to provide advocacy to filing claims and managing accounts for accuracy and for insurance benefits maintenance. I also maintained bookkeeping databases and reports, and interfaced with the community by planning and carrying out marketing events and sponsorships.

VOLUNTEER EXPERIENCE

Museum of Boulder (September 2025 - present)

I have been volunteering in the Museum collections facility, cataloging new acquisitions, performing inventories using Fast Perfect software, and installing and deinstalling exhibitions.

Team of Superior (2003 - 2014)

This was an elected position serving as a nine-person commission leader with drafting a charter for the Team of Superior. The Home Rule Commission met twice per month for socialized meetings to review, discuss, and discuss the provisions of our charter. The subsequently promoted the charter at public events, leading to its passage in 2024.

Elementary Pk-8 (2020 - 2024)

I have served as both Treasurer and Sponsorship Coordinator with the Colorado PK-8 Arts Teamwork. I maintained financial records and made monthly budget reports. As Sponsorship Coordinator I leveraged my business contacts within the community to solicit sponsors for the school. I also volunteered with the school to be a little of the books team leader, meeting with each grade's ability to discuss assigned books and prepare for competition.

Cultural Arts and Public Spaces Committee, Team of Superior (2020 - 2020)

I was an integral member of the Team of Superior CAPS committee. During my time on CAPS, I helped plan and carry out community-centered arts events, participated in the selection of art works to be permanently installed in the community, and was involved in the process of creating an arts master plan for the Town.

Application Form

Profile

General Instructions:

Superior residents interested in serving on a Town of Superior Advisory Committee must complete this application. This form is designed to facilitate the application process for any of the seven committees. Appointments are made by the Superior Town Council and applications are reviewed as vacancies arise. Interviews are required as part of the selection process and scheduled periodically as appointments are typically made quarterly, corresponding with Town Council meetings. You may apply to multiple committees, however, once a vacancy opens, you must choose only one committee to interview for.

Applicants must be residents of the Town of Superior, with the exception of the Superior Historical Commission.

All applicants are asked to attend or virtually view at least one committee meeting to become familiar with the advisory committee’s work plan, requirements, and processes prior to being scheduled for an interview. All Town meetings are open to the public. Committee meetings, agendas, notes, and videos can be found on the [meetings and agendas homepage](#). Please also review the advisory committee handbook to ensure there are no conflicts of interest and you are comfortable with all policies and protocols. All committees and committee members must also comply with the [Town’s Municipal Code](#) and State open government rules.

Which committees would you like to apply for? Residents can select multiple committees. Please select a Committee

Cultural Arts and Public Spaces Advisory Committee (CAPS): Submitted

Xochiquetzal

First Name

Xochiquétzal Luna

Last Name

Middle Initial

Question applies to multiple boards

Preferred Pronouns (Optional)

She/Her

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Question applies to multiple boards

Years of Residence in Superior

Question applies to multiple boards

Employer

N/A

Question applies to multiple boards

Position / Title

N/A

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Do you have any specific ideas for activating public spaces, creating cultural experiences, or adding art installations to the Town of Superior?

No, I do not have any specific ideas at the moment. However, I would like to collaborate on making Superior a more inclusive place through cultural experiences.

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Is there a particular area in Superior you think could use more art?

I believe that every area in Superior could benefit from art. It all depends on its purpose. For example, art may benefit the Superior community near El Dorado School by uplifting the community, as its school population is shrinking. Thus, art may serve as a means of healing and a space for the community to come together.

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

What is your favorite piece of art or public space in Superior?

Downtown Superior feels special, magical, modern, and cozy, especially during the winter holidays when the lights are shining. I also love Central Park, even though it is not yet fully completed. The park is right behind our home, and the mountain views from there are stunning. It seems like the perfect spot to relax, invite a friend for a cup of coffee, or work from my laptop.

Question applies to multiple boards

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[Advisory Committee Handbook](#) for more information and examples of conflicts of interest.

Question applies to multiple boards

Do you have any potential conflicts of interest that might limit your ability to serve on the committee or participate in certain projects or activities? Please reference the Advisory Committee Handbook link above.

Yes No

Question applies to multiple boards

If yes, or unsure, please explain:

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

Have you attended or viewed a CAPS meeting?

Yes No

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

My professional experience with the government dates back to my social service during my undergraduate studies. Back then, I conducted a qualitative analysis of the adult literacy program's success at the National Institute for Adult Education in Mexico City, Mexico. As you can see in my attached resume, my professional experience is primarily in mass media or academia.

Question applies to multiple boards

Do you have previous experience serving on a Town Advisory Committee, other Town volunteer projects or volunteering with Town events or programs? Please explain.

No, I do not have experience.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the advisory committee for which you expressed interest. Please include any additional documents you feel may be relevant.

My interest in joining CAPS grew after witnessing the Committee's outstanding work at its presentation of the film *The Librarians*. I was truly inspired by their organization of the event, the quality of the movie, and the subsequent Q&A session. I would love to contribute in any capacity where my qualifications may be useful. I would also like to share that I have Parkinson's disease. While this condition affects my mobility, it also deepens my understanding of disability. If I join the Committee as a volunteer, I believe I can bring this unique perspective to CAPS' activities.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you had the opportunity to review any of the following Town of Superior documents available on the Town's website? If so, please select the document(s) you have reviewed. Links are provided below.

Please note: Familiarity with these documents is not required to serve on an Advisory Committee.

- [Superior Comprehensive Plan](#)
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Committee Work Plans:

- [Advisory Committee for Environmental Sustainability \(ACES\)](#)
- [Cultural Arts and Public Spaces Advisory Committee \(CAPS\)](#)
- [Historical Commission \(SHC\)](#)
- [Open Space Advisory Committee \(OSAC\)](#)
- [Parks and Recreation Advisory Committee \(PARC\)](#)
- [Planning Commission \(PC\)](#)
- [Superior Youth Leadership Council \(SYLC\)](#)

Question applies to multiple boards

Superior Comprehensive Plan

Yes No

Question applies to Cultural Arts and Public Spaces Advisory Committee (CAPS)

CAPS Work Plan

Yes No

Xochiquetzal Luna

Professional Qualifications

My background includes 10 years of experience in mass media, encompassing the internet, radio, and news agencies. Additionally, I bring solid expertise spanning over 10 years in academic research, with a focus on journalism and religious studies. My professional background also includes four years of experience as a teaching assistant and one year as a lecturer.

Relevant Employment History

Academia

- **Teaching Graduate Assistant and Department Instructional Assistant.** Wilfrid Laurier University, Waterloo, Canada/Remote. 2017-2021.

Courses: Religion and Peacemaking, Early Christian Cultures, Grief, Death and Dying, Introduction to Community Engagement, Introduction to Global Studies, Love and its Myths, Religion and Pop Culture, Social Inclusion, Local Democracy and Community Engagement, and Studying Religion. Achievements: I consistently provided constructive feedback on students' assignments, guided them through the course material and found engaging ways to review essential topics.

- **Lecturer.** Monterrey Technological Institute, Mexico City, and Toluca. (2010).

Courses: International Communication, Communication and Cultural Studies, Quantitative Research for Social Sciences. Achievements: I explored with my students a geopolitical analysis of media information; I first lectured on the Cultural Studies course, where my students prepared a final paper on subcultures or the construction of identity.

- **Adjunct Professor.** Cervantes Institute, Moscow, Russia, (2005-2009).

Teacher of Spanish as a Foreign Language at basic and intermediate levels for adults and young adults. Achievements: Maintained and increased the number of courses I taught thanks to the positive evaluations I received. I also familiarized my students with contemporary Spanish and Latin Culture, and I created an optional course on Mexican Mass Media.

Total hours lectured: 1,695.5

Mass Media

- **News Correspondent.** Zenit, News Agency. Moscow, Russia, (2005-2007).

Correspondent for this Catholic News Agency based in Rome. Achievements: I was the first correspondent in Moscow for Zenit. My articles were mainly about contemporary issues concerning Orthodoxy, Catholicism, Islam and Judaism, as well as their interfaith dialogue and efforts to cope with their differences.

- **Lead & Editorial Surfer.** Yahoo! México. Mexico City, Mexico, (2000-2002).

Head of the editorial team at Yahoo! México. I was responsible for creating and maintaining Full Coverage stories on the most relevant news events for the Mexican community across the national, international, economic, cultural, entertainment, technological, and sports sections. Full Coverage in Mexico averaged 80-90 stories each week. I also surfed the web and collected user suggestions for adding sites to the Yahoo! México directory. I wrote the Weekly picks section and highlighted the

Daily picks of interesting websites. Achievements: Mexico's site directory grew 40%, and the users of Yahoo! News and Picks also grew.

- **News Producer.** Infored, Mexico City, Mexico, (1995-1998).

Produced evening and midnight news broadcasts. My job was to prioritize daily news and, with the rest of the production team, decide on the content of the news broadcasts. I also schedule interviews, assign time for news reporters to go live and compile relevant cable news for our news host. Achievements: With the production team, we were responsible for 5 hours of live broadcast Monday through Saturday. Our newscast was the most renowned in Mexico City at that time.

Voluntary Work / Extra-Curricular Involvement

- Weekly Library Volunteer at Fireside Elementary School. Louisville, CO (2019-2020 and 2022-2023).
- Editor of the monthly bulletin Mensajero (Courier) for the Catholic Spanish Community in Moscow, Russia (2004-2006).
- Contributor of a series of four articles on international Catholic communities in Moscow for the Vatican award-winning Russian Catholic newspaper, The Light of the Gospel, Russia (2005).
- Visitor at the Catholic Home for Elderly People. Milwaukee, USA (summer, 1994).
- President of the Communication Students' Association at Monterrey Technological Institute, State of Mexico Campus (1994).
- Member of the Communication Students' Association at Monterrey Technological Institute, State of Mexico Campus. (1990-1994).
- Member of the Dance Company at Monterrey Technological Institute, State of Mexico Campus. (1990-1994).

Education

- **Ph.D. in Religious Studies**, Wilfrid Laurier University, Waterloo, Canada. 09/2018 - 03/2025.

Dissertation: "To Encounter the Other?" How Journalists in Mexico and Russia Make Catholic Faith-Based Organizations (In)Visible."

Supervisor: Dr. Edmund Pries.

- **M.A. in Religion, Culture and Global Justice**, Wilfrid Laurier University, Waterloo, Canada. 09/2017 - 08/2018.

Major Research Project: "Roman Catholicism as a Minority Religion in Russia: An Analysis under Peter Beyer's Communicative Function System."

- **Ph.D. in Journalism**, Lomonosov Moscow State University, Moscow, Russia. 09/2005 - 01/2009.

Dissertation: "Geopolitical Studies and Geopolitical Discourse in Journalism (Based on News Publications in 'Vremya Novostey,' 'Kommersant,' 'The New York Times' and 'El País')."

Supervisor: Dr. Evgueni Pavlovich

- **M.A. in Journalism**, Lomonosov Moscow State University, Moscow, Russia. 09/2003 - 06/2005.

Thesis: "Forms of Expression of Public Opinion in Online Versions of Newspapers as an Element of Civil Society."

Supervisor: Dr. Alla Verkhovskaya.

- **B.A. in Communication Studies**, Monterrey Technological Institute, State of Mexico, Mexico. 09/1990 -12/1994.

Specialized in Semiotics of Mass Media. Top 5% of class. 3.76 GPA. Nominated Best Student in Cultural and Political Organizations.

Skills

Data Analysis / MAXQDA Coding / Microsoft Office / Fluent in Spanish, English and Russian / Resilient, adaptable, methodical and flexible.

Town of Superior Advisory Groups

Parks and Recreation Advisory Committee (PARC)

Board Details

[PARC meetings, agendas, notes, and videos](#)

The purpose of the Parks and Recreation Advisory Committee (PARC) is to consider and provide input to the Town Council on park and recreation programs, services, amenities, and facilities, as well as applicable Parks, Recreation and Open Space Department projects. PARC is charged with advising the Town Council on the master plan addressing parks and recreation services, goals and objectives for parks, recreation, and trails in the Comprehensive Plan, and work cooperatively with OSAC and other advisory groups on open space and related information.

PARC was formerly called the Parks, Recreation, Open Space and Trails Advisory Committee (PROSTAC) and was created by the Board of Trustees at their regular meeting on August 25, 2003; with the purpose of forming a long-range plan concerning parks, trails, open space, and recreation within the Town. The committee's name was changed to Parks and Recreation Advisory Committee (PARC) by the Town Board on March 8, 2021.

Committee members are expected to attend and actively participate in one standing meeting each month, with an additional time commitment of approximately 10-20 hours as needed based on committee demands.

Overview

Size 9 Seats

Term Length 3 Years

Term Limit 0 Terms

Additional

Meeting Information

Date: Third Wednesday of Each Month Time: 7:00 pm - 9:00 pm Location: Superior Community Center
1500 Coalton Rd Superior, CO 80027 PARC meetings are currently held in person with a concurrent
virtual option: <https://bit.ly/2Po3SOW>

Contact the Committee Members

<https://us.openforms.com/Form/cff5ecdc-f695-42fe-9148-ff32938df1de>>Message PARC<a>

Staff Liaison

Bryan Meyer - Recreation Manager

Town Council Liaison and Alternate

Stephanie Miller, Heather Cracraft

Establishing Resolution

[Resolution_R-18 - Change_name_of_PROSTAC_to_PARC-R020421.pdf](#)

Committee Work Plan

[PARC_2026_Work_Plan_Final.pdf](#)

[PARC_2025_Work_Plan.pdf](#)

Additional Documents

Parks and Recreation Advisory Committee (PARC)

Board Roster

▫ **Debra K Bowes**

Partial Term Mar 24, 2026 - Jun 30, 2028

▫ **Brent Hartman**

1st Term Apr 10, 2023 - Jun 30, 2026

Office/Role Chair

▫ **Lindsay Kerr**

1st Term Oct 23, 2023 - Jun 30, 2028

▫ **Burton Mckenzie**

1st Term Apr 10, 2023 - Jun 30, 2026

Office/Role Vice Chair

▫ **Martha J Siegmund**

1st Term Apr 10, 2023 - Jun 30, 2026

▫ **Justin Willis**

1st Term Aug 12, 2024 - Jun 30, 2027

▫ **Vacancy**

▫ **Vacancy**

▫ **Vacancy**

Application Form

Profile

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Which committees would you like to apply for? Residents can select multiple committees. Please select a Committee

Parks and Recreation Advisory Committee (PARC): Submitted

Neha
First Name

Myer
Middle Initial

Myer
Last Name

Question applies to multiple boards

Preferred Pronouns (Optional)

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Question applies to multiple boards

Years of Residence in Superior

2

Question applies to multiple boards

Employer

n/a

Question applies to multiple boards

Position / Title

n/a

Question applies to Parks and Recreation Advisory Committee (PARC)

Why do you want to participate on PARC?

Question applies to Parks and Recreation Advisory Committee (PARC)

What do you see as most important for the present and future state of parks and recreation services for the Town?

Question applies to Parks and Recreation Advisory Committee (PARC)

Serving effectively on an advisory committee requires strong collaboration with fellow committee members, town staff, Town Council, and other advisory bodies. Please describe your experience and approach to collaborative work?

Question applies to multiple boards

All applicants are asked to attend or virtually view at least one committee meeting to become familiar with the advisory committee's work plan, requirements, and processes prior to being scheduled for an interview. All Town meetings are open to the public. Committee meetings, agendas, notes, and videos can be found at <https://superiorco.portal.civicclerk.com/>.

[Advisory Committee Handbook](#) for more information and examples of conflicts of interest.

Question applies to multiple boards

Do you have any potential conflicts of interest that might limit your ability to serve on the committee or participate in certain projects or activities? Please reference the Advisory Committee Handbook link above.

Yes No

Question applies to multiple boards

If yes, or unsure, please explain:

Question applies to Parks and Recreation Advisory Committee (PARC)

Have you attended or viewed a PARC meeting?

Yes No

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I bring over 15 years of experience in private-sector, consumer-facing organizations, primarily in strategy, marketing, and business development roles focused on serving families. My background includes leading strategic partnerships and growth initiatives where my responsibility was to clearly articulate, pitch, and sell the core value of services to organizational partners and end consumers. This work required a strong understanding of consumer needs, translating those insights into compelling value propositions, and aligning services and experiences to what families truly value. Across my roles, I have: Led strategic partnership development and business growth initiatives Built and communicated value propositions grounded in consumer insight Evaluated services and experiences through usability, access, and quality lenses Worked cross-functionally with operations and program teams to ensure what was sold could be delivered effectively While my experience is not in government service, these skills—structured thinking, consumer insight, and translating needs into actionable recommendations—are directly relevant to advisory roles that require thoughtful input, prioritization, and collaboration

Question applies to multiple boards

Do you have previous experience serving on a Town Advisory Committee, other Town volunteer projects or volunteering with Town events or programs? Please explain.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the advisory committee for which you expressed interest. Please include any additional documents you feel may be relevant.

My interest in serving comes from a genuine personal connection to Superior and a strong belief in what makes this town uniquely special for families. Having lived in several countries—Switzerland, Canada, India, and the UAE—I’ve seen how communities thrive when their public spaces, recreation, and culture work together. In Superior, it’s the combination of thoughtfully designed neighborhoods, accessible parks and open spaces, strong recreation programming, and community-centered events that creates a living environment that feels both organized and open at the same time. Parks, trails, the community center, and town-led activities don’t exist in isolation—they collectively shape how people move through the town, connect with one another, and experience daily life. As a parent, I see how this integration allows children to grow up with a sense of safety and freedom, and how families of different backgrounds naturally come together through shared spaces and programming. The way Superior brings together outdoor spaces, recreation, arts, seasonal events, and everyday gathering places helps preserve an open, welcoming cultural spirit, even as the town continues to grow and evolve. This balance is what many families, including my own, value deeply and actively seek out. I am especially interested in helping preserve this sense of openness and connection while supporting thoughtful growth. Over time, I would love to see continued investment in programming that reflects the town’s diversity and evolving cultural fabric—so parks and recreation remain not just functional amenities, but places where residents feel represented, connected, and proud to belong. As someone who believes strongly in Superior’s vision and has personally experienced the role these spaces play in building community, I would be honored to contribute a resident perspective focused on safety, accessibility, and sustaining the unique character that makes Superior such a desirable place to live today.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you had the opportunity to review any of the following Town of Superior documents available on the Town's website? If so, please select the document(s) you have reviewed. Links are provided below.

Please note: Familiarity with these documents is not required to serve on an Advisory Committee.

- [Superior Comprehensive Plan](#)
- [Open Space Summary Report \(OSAC\)](#)
- [Parks, Recreation, Open Space and Trails Master Plan \(PARC\)](#)

Committee Work Plans:

- [Advisory Committee for Environmental Sustainability \(ACES\)](#)
- [Cultural Arts and Public Spaces Advisory Committee \(CAPS\)](#)
- [Historical Commission \(SHC\)](#)
- [Open Space Advisory Committee \(OSAC\)](#)
- [Parks and Recreation Advisory Committee \(PARC\)](#)
- [Planning Commission \(PC\)](#)
- [Superior Youth Leadership Council \(SYLC\)](#)

Question applies to multiple boards

Superior Comprehensive Plan

Yes No

Question applies to Parks and Recreation Advisory Committee (PARC)

Parks, Recreation, Open Space and Trails Master Plan

Yes No

Question applies to Parks and Recreation Advisory Committee (PARC)

PARC Work Plan

Yes No

Neha Myer

CONTACT



[REDACTED]



[REDACTED]



[REDACTED]



[REDACTED]

EDUCATION

MBA

International Management Institute,
New Delhi

Exec Education-Certificates:

Mastering Digital Marketing

London Business School-,2021

Marketing Analytics

UC Berkely Haas, 2021

SKILLS

- Business development
- Strategic account management
- Go-to-market & launch strategy (B2B & B2B2C)
- Prospecting, outreach & conversion optimization
- Data-driven insights, competitive analysis & positioning
- Cross functional leadership

ACHIEVEMENTS

Award of Excellence for Teamwork
Bright Horizons 2022, 2023 & 2025

PROFESSIONAL OVERVIEW

Growth and business development leader with 15 years of experience across strategic partnerships, marketing, and operations in high-growth and expansion-stage environments. Insight-driven and hands-on, with strong business acumen and a proven ability to own strategic accounts, build durable partnerships, lead cross-functional teams, and translate market insight into strategies that drive acquisition, conversion, and long-term value.

WORK EXPERIENCE

Senior Director, Marketing

Bright Horizons, USA | 2023 – present

- Led integrated growth strategy to drive enrollment through consumer and client-informed acquisition, positioning, and channel expansion.
- Designed and executed go-to-market strategies for new program launches, delivering 25% year-over-year incremental enrollment growth.
- Strengthened lifecycle pathways and messaging across the funnel, improving lead-to-visit conversion by 15%.
- Partnered closely with enrollment, operations, and enterprise stakeholders to align outreach, follow-up, and conversion priorities.
- Led consumer and competitive research to inform pricing, value propositions, audience segmentation, and targeted growth initiatives.

Business Consultant- New Client Launch & Revenue Growth

Bright Horizons, USA | 2021 – 2023

- Developed B2B2C go-to-market strategies for Bright Horizons' workforce education program's new launches, increasing site traffic and qualified leads by 30% year over year.
- Expanded client-facing marketing strategy to reach new and underserved audience segments, increasing addressable audience by 50% and strengthening top-of-funnel acquisition and conversion pathways.

WORK EXPERIENCE

Head- Business Development and Marketing- 2017-2020

Founding Years Learning Solutions- Klay Prep Schools and Daycare, India | 2015 – 2020

- Built and scaled strategic partnerships with 50+ Fortune 500 and multinational organizations, consultatively selling onsite and near-site childcare solutions.
- Owned the full partnership lifecycle, including prospecting, solution design, conversion, launch, and ongoing relationship management.
- Built and led a national business development team, doubling new client acquisition and driving 40% growth in enrollment-linked revenue.
- Established a strategic account management function, achieving 100% contract renewals and expanding wallet share by 10%.
- Led national, multi-channel growth strategy in a high-growth startup environment, consistently meeting lead and revenue targets.
- Launched and scaled digital acquisition channels, increasing targeted lead generation by 50% year over year and reducing cost of acquisition by 10%.

Director- Business Development - 2015-2017

- Expanded enterprise partnership portfolio 2x across the southern region, launching first-of-their-kind childcare facilities for corporate partners.
- Developed B2B2C engagement strategies connecting employer partnerships to parent enrollment and ongoing utilization.

Early Career Work Experience: Retail Operations 2007-2014

- Manager- Retail Operations: Reliance Brands Ltd- Steve Madden, India | 2011 – 2014
- Manager- Retail Operations: Lifestyle International- Home Center, India | 2010-2011
- Area Manager- Jumbo Electronics, UAE| 2007-2010
- Progressive leadership roles across electronics, lifestyle, and fashion retail sectors in India and the UAE. Managed regional businesses with multi-site locations nationwide, with full revenue accountability, led large, distributed teams, supported territory growth, and partnered cross-functionally to deliver consistent execution, customer experience improvements, and profitable growth.

Town of Superior Advisory Groups
Planning Commission (PC)

Board Details

[PC meetings, agendas, notes, and videos](#)

Superior's Planning Commission (PC) evaluates land use and development proposals and makes recommendations to the Town Council. PC typically schedules meetings once a month, but may meet twice per month, to consider development proposals in relation to Town Code provisions, the Comprehensive Plan, and other governing documents like planned developments. These public meetings provide PC with an opportunity to consider public input regarding land use items and other related projects under the purview of the PC. The commission consists of nine members whom are appointed by the Town Council and serves staggered 4-year terms. In addition to development review, PC also works on other planning-related efforts, such as subarea studies, policy and code updates, as established via PC's annual Work Plan which is adopted in collaboration with Superior's Town Council.

The Town's policy for acceptance of public comments on land use applications by email can be found here: [click here](#)

Please send comments to be considered as part of public hearings related to land use applications by email to the Town Council and Planning Commission.

Overview

Size 9 Seats

Term Length 4 Years

Term Limit N/A

Additional

Meeting Information

6:00 pm, unless otherwise noted on the upcoming meeting and events calendar Third Tuesday of each month Superior Town Hall Board Room 124 E. Coal Creek Drive Superior, CO 80027

Contact the Committee Members

[Message](https://us.openforms.com/Form/1d7d6472-1730-4052-b852-83d958078a98)
PC

Staff Liaison

Geoffrey Weathers - Planner II

Town Council Liaison and Alternate

Establishing Resolution

Committee Work Plan

[Planning Commission 2026 Work Plan Final.pdf](#)

[Planning Commission Work Plan 2025 FINAL.pdf](#)

Additional Documents

Town of Superior Advisory Groups
Planning Commission (PC)

Board Roster

□ **Michael Barnes**

1st Term Jan 23, 2023 - Jun 30, 2028

□ **Michael J Gordon**

1st Term Jan 23, 2023 - Jun 30, 2029

□ **David Gross**

1st Term Apr 10, 2023 - Jun 30, 2029

□ **David Harper**

2nd Term Jun 11, 2018 - Jun 30, 2026

Office/Role Chair

□ **Ryan C Mojo**

1st Term Apr 10, 2023 - Jun 30, 2026

Office/Role Vice Chair

□ **Anne L Shanahan**

1st Term Jul 08, 2024 - Jun 30, 2028

□ **Amanda Vaughan**

2nd Term Sep 27, 2021 - Jun 30, 2029

□ **Steve Witte**

3rd Term Jul 11, 2016 - Jun 30, 2028

□ **Vacancy**

Application Form

Profile

General Instructions:

Superior residents interested in serving on a Town of Superior Advisory Committee must complete this application. This form is designed to facilitate the application process for any of the seven committees. Appointments are made by the Superior Town Council and applications are reviewed as vacancies arise. Interviews are required as part of the selection process and scheduled periodically as appointments are typically made quarterly, corresponding with Town Council meetings. You may apply to multiple committees, however, once a vacancy opens, you must choose only one committee to interview for.

Applicants must be residents of the Town of Superior, with the exception of the Superior Historical Commission.

All applicants are asked to attend or virtually view at least one committee meeting to become familiar with the advisory committee’s work plan, requirements, and processes prior to being scheduled for an interview. All Town meetings are open to the public. Committee meetings, agendas, notes, and videos can be found on the [meetings and agendas homepage](#). Please also review the advisory committee handbook to ensure there are no conflicts of interest and you are comfortable with all policies and protocols. All committees and committee members must also comply with the [Town’s Municipal Code](#) and State open government rules.

Which committees would you like to apply for? Residents can select multiple committees. Please select a Committee

Planning Commission (PC): Submitted

Samuel

First Name

Feldman

Last Name

Middle Initial

Question applies to multiple boards

Preferred Pronouns (Optional)

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Question applies to multiple boards

Employer

Samson Equities Corporation

Question applies to Planning Commission (PC)

What are your main interests regarding planning for the Town?

Question applies to Planning Commission (PC)

In your opinion, what action would most effectively improve planning in Superior?

Question applies to Planning Commission (PC)

What planning projects are you most passionate about the Town of Superior pursuing or advancing?

Question applies to multiple boards

All applicants are asked to attend or virtually view at least one committee meeting to become familiar with the advisory committee's work plan, requirements, and processes prior to being scheduled for an interview. All Town meetings are open to the public. Committee meetings, agendas, notes, and videos can be found at <https://superiorco.portal.civicclerk.com/>.

[Advisory Committee Handbook](#) for more information and examples of conflicts of interest.

Question applies to multiple boards

Do you have any potential conflicts of interest that might limit your ability to serve on the committee or participate in certain projects or activities? Please reference the Advisory Committee Handbook link above.

Yes No

Question applies to multiple boards

If yes, or unsure, please explain:

Question applies to Planning Commission (PC)

Have you attended or viewed a Planning Commission meeting?

Yes No

Experience

Question applies to multiple boards

Please list your past or current experience in civic or private organizations and/or governmental service experience. If you have not attached your resume (below), please list your professional experience and/or current occupation and responsibilities that may be relevant to your application.

I worked with Metro Water Recovery focusing on wastewater analysis and treatment, giving me insight into environmental issues facing our community and Colorado water resources. I served our country as a Federal Employee, working in the General Service Administration in their Lease Contracting division. While there I created and fostered public-private partnerships in the real estate industry. Frequently working with private Real Estate groups, acquiring and building-out space on behalf of the Federal Government and its various agencies. I earned a MBA from the University of Colorado, Denver and currently work as an Asset Manager for a privately-held REIT.

Question applies to multiple boards

Do you have previous experience serving on a Town Advisory Committee, other Town volunteer projects or volunteering with Town events or programs? Please explain.

Question applies to multiple boards

Please provide any additional comments or information that you feel qualifies you to serve on the advisory committee for which you expressed interest. Please include any additional documents you feel may be relevant.

I am personally passionate about civic service and professionally passionate about Real Estate. I believe that service on the Commission sits at the crossroads of my skills, passions, and beliefs. While my Wife and I have only lived in Superior a little more than a year, we absolutely love it and are excited to be here and be part of this burgeoning community. I would love the opportunity to directly guide and support Superior's growth over the next 4 years.

Question applies to multiple boards

Upload Resume

Question applies to multiple boards

Upload relevant document

Town Documents

Question applies to multiple boards

Have you had the opportunity to review any of the following Town of Superior documents available on the Town's website? If so, please select the document(s) you have reviewed. Links are provided below.

Please note: Familiarity with these documents is not required to serve on an Advisory Committee.

- [Superior Comprehensive Plan](#)
- [Open Space Summary Report \(OSAC\)](#)
- [Parks, Recreation, Open Space and Trails Master Plan \(PARC\)](#)

Committee Work Plans:

- [Advisory Committee for Environmental Sustainability \(ACES\)](#)
- [Cultural Arts and Public Spaces Advisory Committee \(CAPS\)](#)
- [Historical Commission \(SHC\)](#)
- [Open Space Advisory Committee \(OSAC\)](#)
- [Parks and Recreation Advisory Committee \(PARC\)](#)
- [Planning Commission \(PC\)](#)
- [Superior Youth Leadership Council \(SYLC\)](#)

Question applies to multiple boards

Superior Comprehensive Plan

Yes No

Question applies to Planning Commission (PC)

Planning Commission Work Plan

Yes No

Samuel Feldman

SUMMARY

A results-driven, insightful, creative Asset Manager with a focus on Real Estate. 8+ years' experience in analytical chemistry with firms ranging from a multibillion-dollar public utility to a family-owned water treatment company. 4+ years' experience in Commercial Real Estate Management with entities ranging from privately held REITs to United States Federal Real Estate portfolios. Seeking to lend my passion, experience, and skills to guide the Town of Superior in its growth and to help navigate its challenges.

SKILLS

Property Management:

1. Work with leasing teams to drive occupancy and retention through advertising, promotions, and community collaborations.
2. Staying informed about current market trends and policy changes affecting Real Estate.

Financial Analysis:

1. Support CRE acquisition and divestment activities performing due diligence, valuation, and negotiation.
2. Manage budgets and securities, analyze financial performance, forecast cashflow and identify opportunities to optimize returns.

Project Management:

1. Overseeing Capital Improvement projects to drive asset performance and ensure asset compliance.
2. Act as a liaison between Ownership, Employees, Vendors, and Lessees to ensure clear communication, manage scope, and timely completions.

EDUCATION

University of Colorado Denver
2020 - May 2023

August

Master of Business Administration (MBA) Business Strategy

Relevant Projects:

- **Ball Aluminum, Business Strategy:** Conducted a collaborative, in-depth, product and market research project for Ball Aluminum's Ball Aluminum Cup. Delivered actionable intelligence regarding competitor's products, target demographics, and buyer behaviors.
- **Firm Analysis:** Collaborative project that analyzed the financial data and current events of Amazon.com, Inc. and Alibaba Group Holding Limited, to determine the superior investment.
- **Portfolio Management and Analysis:** Created portfolios using mock funds and competed against peers to maximize portfolio returns.

WORK HISTORY & EXPERIENCE

Samson Equities Corporation **2025 - Present**

October

Asset Manager

- Develop and implement business plans for properties to meet investment objectives
- Manage Budgets and Securities, analyze financial performance, and identify opportunities to optimize returns
- Monitor economic conditions, market trends, and regulatory changes to make informed decisions and adapt strategies
- Support the purchase and sale of properties, including due diligence, valuation, and negotiation
- Work with leasing teams to minimize vacancies, approve lease terms, and manage tenant occupancy
- Oversee major maintenance and capital projects to enhance property value
- Identify and mitigate risks to protect asset value and investor capital

General Services Administration **2023 - October 2025**

July

Realty Specialist

- Acquired property, leased space for federal agencies, prepared solicitation documents, and negotiated terms
- Managed federally owned and leased space, including renovations, buildouts, and compliance inspections
- Prepared Prospectuses, Use Permits, Scopes of Work, Leases, and other high-value documents
- Served as a key contact for other Agencies and private sector partners, providing expert real estate guidance
- Ensured all actions aligned with federal regulations and policies

Cherry Plaza Apartments **2021 - July 2023**

August

Project Manager, Leasing Assistant

- Support management's short-term duties and long-term goals
- Developed and implementing a campaign to improve property's digital presence through promotions and giveaways
- Lease units to perspective residents, virtually and in-person, to achieve 100% leased and pre-leased units
- Resolve property, lease, community, and accounting issues facing residents and vendors

**Metro Wastewater Reclamation District
2016 - August 2021**

August

Laboratory Analyst I

- Prepared hundreds of samples daily for various analyses and extractions, often running multiple instruments simultaneously to maximize data production
- Assisted the Water Quality department with fish and stream field studies
- Utilized Laboratory Information Management System to conduct data analysis

Advisory Committee Interview Questions

GENERAL/ALL

- 1) Have you attended a committee meeting?
- 2) Have you read the committee's current work plan?
- 3) What are the top 2 items on that work plan of interest to you?
 - a) What would you add or remove from the committee's work plan?
- 4) Are you able to commit to committee activities outside of the monthly meetings (i.e. working groups, events, educational sessions, project research, etc.)?
 - a) How much time are you willing to invest with the committee?
- 5) What expertise do you hope to bring to the advisory committee?
- 6) Do you have any potential conflicts of interest that could preclude you from being a committee member or participating in certain committee projects, activities, etc.?

Advisory Committee for Environmental Sustainability (ACES)

- 1) What would be one of [the best/most effective] ways (in your opinion) to improve environmental sustainability in Superior?
- 2) What do you think of the Town's Sustainability Action Plan?
 - a) Are there any elements that particularly resonate?
 - b) Are there any elements you think are missing or that need greater focus?
- 3) Why are you interested in sustainability at a municipal level?
- 4) What sustainability topics are you most passionate about the Town of Superior pursuing or making progress on?
- 5) ACES is an engaged advisory committee, with expectations of participation beyond the monthly meeting. What is your capacity to attend one additional monthly working group meeting and to help with representing ACES at tabling, outreach and public events?
- 6) The advisory committee has three working groups: Resources, Operations and Outreach. Which of these working groups are you most interested in participating in? Why?
- 7) What are your main interests regarding environmental sustainability (e.g., climate, energy, waste, water, air quality, etc.)?

Cultural Arts and Public Spaces Advisory Committee (CAPS)

- 1) Do you have any specific ideas for activating public spaces, creating cultural experiences, or adding art installations to the Town of Superior? (or: What's the first thing you would do...?)
- 2) Is there a particular area in Superior you think could use more art?
- 3) What is your favorite piece of art or public space in Superior?

Open Space Advisory Committee (OSAC)

- 1) How did you learn of this Open Space vacancy?
- 2) What in your words is the mission of the Town of Superior's Open Space Advisory Committee?
- 3) You've had the opportunity to review OSAC's work plan as well as their recent meeting agendas...is there any particular work that interests you most?
- 4) Have you reviewed the Superior Comprehensive Plan?
- 5) Have you reviewed the Open Space Summary Report?
- 6) What has been your past experience with Superior events, volunteering and programs?
- 7) What, in your words, is the mission of the Town of Superior's Open Space Advisory Committee?

Park and Recreation Advisory Committee (PARC)

- 1) Why do you want to participate on PARC?
- 2) What do you see as the most important considerations for the present and future state of parks and recreation services for the Town?
- 3) One expectation for any resident serving on any Town of Superior advisory committee is the ability to collaborate effectively, both with fellow committee members as well as with town staff, town board members, and members of other advisory committees. Can you describe your experience and work style with regard to collaboration?

Superior Historical Commission

- 1) What is your interest in local history?
- 2) Can you be available for Saturday museum openings, school field trips, evening programs and other similar activities?
- 3) What is your area of expertise within your career and/or education with regard to historical museums, collections, education, history or historic preservation?
- 4) What would you hope to contribute to this commission?
- 5) Do you have a connection with Superior – current, recent or past?
- 6) Have you participated on any Historic Preservation boards or committees in the past?



Rock Creek Parkway Improvements

Indiana to Coalton – Traffic Control and Phasing Proposals

superiorcolorado.gov

PROPOSED PHASING

Section 1: April 27 – July 21

Section 2: July 22 – Sept 15

Sections 3 & 4: Sept 16 – Sept 30



Phase 1 (A&B):

Concrete Replacements Section 1

- Inside and outside lane closures
- All intersections open
- April 27-May 7
– 9 working days



Phase 1C:

South half of Rock Creek Parkway from Indiana St. to 88th St.

- South side of RCP closed, two-way traffic on north side of RCP
- Indiana & CCD intersections – South half closure
- May 8 - May 29
– 16 working days



Phase 1D:

North half of Rock Creek Parkway from Indiana St. to 88th St.

- North side of RCP closed, two-way traffic on south side of RCP
- RCP & CCD intersection – North half closure
- May 27 – June 22
– 18 working days



Phase 2:

Rock Creek Parkway and 88th Street Intersection

- Full closure of RCP/88th St. Roundabout
- Detour 88th St traffic on Dillon and McCaslin
- Detour Rock Creek Parkway traffic on McCaslin and Coalton, local traffic only on Rock Creek Parkway
- 7 June 23 – July 7
– 11 working days



Phase 3:

Rock Creek Parkway and Coal Creek Drive Intersection

- Full closure of RCP/CCD Intersection for completion of new roundabout
- Detour Rock Creek Parkway traffic on McCaslin and Coalton, local traffic only on Rock Creek Parkway
- July 8 – July 15
– 6 working days





Phase 4:

Phase 4A & 4C - Rock Creek from Indiana to 88th Roundabout – South Closure

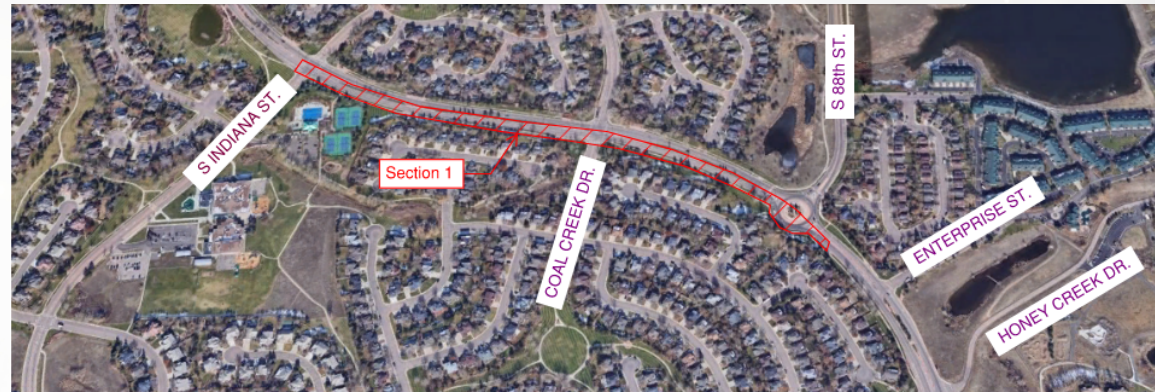
- Westbound traffic only on RCP during half closure

Phase 4B - Rock Creek Parkway from Indiana St. to S. 88th St. Roundabout – North Closure

- Eastbound traffic only on RCP during half closure

July 16 – July 22

- 5 working days





Phase 5:

Concrete Replacements from Coalton Rd. to Safeway Entrance – Outside Lanes then Inside Lanes

- Two-way traffic open
- Closure of Safeway Entrance off RCP during outside lane closure
 - Detour to Coalton Entrance
- July 22 – July 30
 - 4 working days (outside)
 - 3 working days (inside)





Phase 6:

Rock Creek Parkway
Reconstruction from Coalton
Rd. to Safeway Entrance –
Outside Lanes then Inside
Lanes

- Two-way traffic open
- Closure of Safeway Entrance off RCP during outside lane closure
 - Detour to Coalton Entrance
- July 31 – Aug 11
 - 4 working days (outside)
 - 4 working days (inside)



Phase 7A:

Rock Creek Parkway
Reconstruction from Coal
Ridge Drive to RCP Safeway
Entrance & Concrete work
from Coal Ridge Drive to
Enterprise

- Coal Ridge to Safeway –
Southbound lanes closed
– Two-way traffic on East side
- Coal Ridge to Enterprise –
Inside or outside lanes
closed
- Aug 12 – Aug 24
– 9 working days



Phase 7B:

Rock Creek Parkway
Reconstruction from Coal
Ridge Drive to RCP Safeway
Entrance & Concrete work
from Coal Ridge Drive to
Enterprise

- Coal Ridge to Safeway –
Northbound lanes closed
 - Two-way traffic on West
side
 - Tyler intersection closed
- Coal Ridge to Enterprise –
Inside or outside lanes
closed
- Aug 24 – Sept 9
 - 12 working days



Phase 8:

Phase 8A & 8C - Rock Creek Southbound Closure from Coal Ridge to Coalton & Partial Closures Coal Ridge to Enterprise

- Two-way traffic on east side of RCP

Phase 8B - Rock Creek Northbound Closure from Coal Ridge to Coalton & Partial Closures Coal Ridge to Enterprise

- Two-way traffic on east side of RCP

Sept 10 – Sept 15



Phase 9:

Sept 16 – Sept 30

RCP/Coalton Road
Intersection Mill & Overlay –
Closures TBD

Honey Creek Drive Mill &
Overlay – Closures TBD

Substantial Completion in
Contract - Sept 30





Why This Proposed Phasing?

- Contractor Requested
- Town will get a better product.
 - Joint placement
 - More streamlined construction
- Indiana to 88th is scheduled to be completed before school is back in session.
- Safer for Construction crews and for road and sidewalk users



PROPOSED PHASING – Full Closures of Each Section

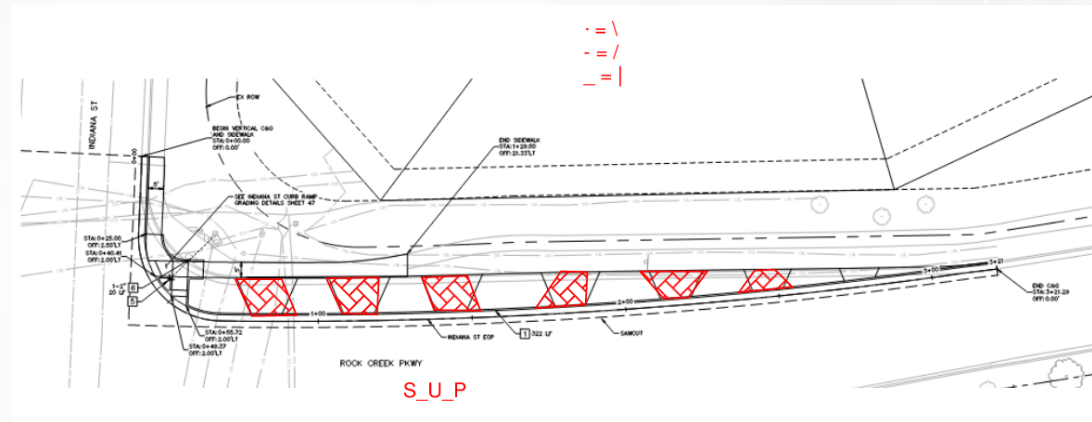
- Safest option
- Fewer traffic control changes for the public to navigate
- Construction completed faster:
 - Section 1: April 27 – ~July 7 (Saves ~2 work weeks)
 - Section 2: July 8 – Aug 18 (Saves ~ 2 work weeks)
 - Sections 3 & 4: Aug 19 – Sept 1





Art In Right Turn Lane Removals

- Morse Code?



- Animal/Footprint Stamps?





Thank you!

superiorcolorado.gov

ID	Task Name	Duration	Start	End	Actual	Remaining	Critical
2510.1-1	Rock Creek Parkway Improvements 4/21/26	10	0%	100%	100%	0%	0%
2510.1-1-Phase 1A	From 82th Street to Indiana (Outer Lanes)	4	0%	100%	100%	0%	0%
2510.1-1-Phase 1B	From 82th Street to Indiana (Inner Lanes)	4	0%	100%	100%	0%	0%
2510.1-1-Phase 1C	From 82th Street to Indiana (Southbound Lanes)	4	0%	100%	100%	0%	0%
2510.1-1-Phase 1D	From 82th Street to Indiana (Northbound Lanes)	4	0%	100%	100%	0%	0%
2510.1-1-Phase 2	82th Street Roundabout	8	0%	100%	100%	0%	0%
2510.1-1-Phase 3	Coal Creek Drive Intersection	6	0%	100%	100%	0%	0%
2510.1-1-Phase 4	From Indiana Street to 82th Street	5	0%	100%	100%	0%	0%
2510.1-1-Phase 5A	From Coalton Road to 82th Street (Outer Lanes)	4	0%	100%	100%	0%	0%
2510.1-1-Phase 5B	From Coalton Road to 82th Street (Inner Lanes)	4	0%	100%	100%	0%	0%
2510.1-1-Phase 6	From Coalton Road to Sawfey Entrance (Inner Lanes/Outer)	8	0%	100%	100%	0%	0%
2510.1-1-Phase 7A	From Sawfey Entrance to Enterprise Street (Southbound)	9	0%	100%	100%	0%	0%
2510.1-1-Phase 7B	From Sawfey Entrance to Enterprise Street (Northbound)	9	0%	100%	100%	0%	0%
2510.1-1-Phase 8	From Coalton Road to Enterprise Street	4	0%	100%	100%	0%	0%
2510.1-1-Phase 9	Coalton Road Intersection and Money Creek Drive	10	0%	100%	100%	0%	0%

Actual Level of Effort
 Remaining Work
Actual Work
 Critical Remainin...



**Town Council
Meeting Minutes**

**April 13, 2026
Town Hall Council Chambers
124 E. Coal Creek Drive
6:00 PM**

Dinner with Planning Commission (6:00 P.M.)

Call to Order Meeting of Town Council, (7:00 p.m.)

Preliminary Matters

a. Pledge of Allegiance

b. Roll Call

Present:

Mayor Mark Lacis
Mayor Pro-tem Jason Serbu
Council Member Heather Cracraft
Council Member Mike Foster
Council Member Jenn Kaaoush
Council Member Stephanie Miller
Council Member Neal Shah

Absent:

Others Present:

Assistant Town Manager Martin Toth
Town Attorney Nicholas Hartman
Town Clerk Shannon Dujardin

c. Approval of Agenda

Motion: Council Member Foster moved to approve the agenda with item 4d (Shah) and 4e (Miller) pulled, Mayor Pro-tem Serbu requested to move 5c to be heard before 5a, seconded by Council Member Miller.

Vote: PASSED. 7 - 0, Absent - 0

- d. Executive Session to hold a conference with the Town's attorney and special counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), regarding Rocky Mountain Metropolitan Airport and related aviation matters.

Motion: Council Member Foster moved to enter Executive Session, seconded by Council Member Cracraft.

Vote: PASSED. 7 - 0, Absent - 0

- i. Action on Executive Session

Motion: Mayor Lacis moved to authorize the Town's special counsel to file a petition for a writ of certiorari, seconded by Council Member Foster.

Vote: PASSED. 7 - 0, Absent - 0

- e. Council Reports

- f. Public comment on Consent Agenda, Presentations, and Non-Agenda Items. Persons making public comment are asked to state your name and the city you live in (limit 5 min./person)

Public comment give by: Donelle Slater and Brad Walker

Consent Agenda

Motion: Council Member Cracraft moved to approve the consent agenda with 4e and 4d pulled, seconded by Mayor Pro-tem Serbu.

Vote: PASSED. 7 - 0, Absent - 0

- a. Approval of Council Meeting Minutes
- b. Acceptance of Committee Meeting Notes
- c. Airport Noise Report - February 2026
- d. Consideration of Resolution Approving Indiana Street Construction Project Contract Award

Motion: Council Member Shah moved to approve a resolution approving the Indiana Street Construction Project Contract Award, seconded by Council Member Foster.

Vote: PASSED. 7 - 0, Absent - 0

- e. Consideration of Resolution Approving Alley and OT Roadway Stabilization Contract Award

Motion: Council Member Miller moved to approve a Resolution Approving Alley and OT Roadway Stabilization Contract Award, seconded by Council Member Cracraft.

Vote: PASSED. 7 - 0, Absent - 0

- f. Consideration of Resolution Approving Intergovernmental Agreement with the City of Longmont Bike Share Program
- g. Consideration of Resolution Approving 2026 Concrete Repairs Contract Award
- h. Proclamation for Advisory Committee Member
- i. Consideration of Resolution Approving Appointments to Superior Youth Leadership Council (SYLC)
- j. Ratification of Temporary Liquor Permit for LIV NailSpa LLC., and Approval of Liquor License Transfer of Ownership

Project Updates

- c. Downtown Superior Blocks 2 & 5 Development Update
Presentation by Bill Jencks, PMB, LLC,

Public comment given by:

Anthony Harrigan

Ryan Hitchler

Eugene Shvartsman

- a. Community Center Construction Project Update
Presentation by Jordan Hayes, Project Manager - PWU

The Council approved a full closure of the Community Center in the fall, after school has reconvened.

- b. Presentation — 2026 Water Projections and Restriction Discussion
Presentation by Brannon Richards, Public Works and Utilities Director

Adjournment

Adjourn at 11:24 p.m.

Mark Lacin, Mayor

Shannon Dujardin, Town Clerk



Notes
Advisory Committee for Environmental Sustainability (ACES)
April 9, 2026
5:30 PM
Superior Community Center
1500 Coalton Road

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

1. Call Meeting to Order (5:32 PM)
2. Preliminary Matters
 - a. Roll Call
 - Present: Jim Zarske, Miles Hoffman, Lisa Barnes, Patrick Payne, Aditya Banerjee
 - Absent: John Heckman
 - Staff Present: Alexis Bullen
 - Town Council Liaison: Jen Kaousch
 - b. Approval of Agenda Lisa moved, Miles seconded, unanimously approved
 - c. Public Comment (limit 5 minutes/person): None
 - A student was a guest present
3. Updates
 - a. Town Council Liaison
 - No updates
 - b. Town Staff
 - Sarah Nick, formerly of ACES, was hired as a part-time Building and Code Analyst, a position funded through the Town's DRCOG Climate Pollution Reduction Grant.
 - Staff have drafted a 2026 zero waste policy for events.
 - Town staff are submitting applications for collection reimbursement, education and outreach related to Extended Producer Responsibility (EPR).
 - Staff applied for and received free small project consultant support for a Multifamily Recycling & Compost Feasibility Study through the Colorado Circular Communities (C3) STEPS Program.
 - To conserve water this year, the Town is planning to reduce

water usage on Town property by approximately 20%. There are currently no mandatory water restrictions in Superior; however, residents, HOAs and businesses are encouraged to observe voluntary water restrictions and keep sprinklers off.

4. Discussion Items

a. Facilities Decarbonization Plan Presentation

- Superior is preparing to issue an RFP for a consultant to complete energy audits with added components and write a roadmap for electrifying remaining buildings and making them more energy efficient.
- Town Staff will work with the selected consultant, Xcel Partners in Energy, and Xcel on this project.
- Jim suggested reviewing ASHRAE Std 211-2018. He suggested leaving out the terminology of “ASHRAE level 3” since it may not be necessary.
- The electrical schematics for the recommended improvements are needed to ensure that there is appropriate capacity on the panels and transformers.
- Jim and Miles suggested asking for options of (1) all electric, (2) hybrid and (3) business as usual with a life cycle cost analysis.

b. Front Range Sustainability Council of Advisory Boards Meeting

- The meeting will be on May 13 at SCC in the Longs Peak Room.
- Miles moved to approve \$750 for providing food and drink at the meeting. Jim seconded. Unanimously approved. Boss Lady Pizza will be ordered by Alexis.
- Jim is the point-person for the meeting.

c. Town Budget Introduction

- Staff covered different funds and current 2026 projects within the Town budget including the Capital Budget items, Water Utility Funds, the Operating Budget, and the ACES Budget.
- Alexis presented some additional budget ideas for 2027
- Suggestions to add to the list presented by Alexis included: hiring a summer intern and preparing a GHG Inventory. ACES proposed not updating the Sustainability Action Plan.
- A motion for final recommendations by ACES is needed at the May 14 meeting.
- ACES can also discuss budget ideas at the June 22nd dinner with Council

d. ACES letter of support for Colorado Air Quality Research Program

- RAQC is looking for letters of support for the Robust Emissions Control Evaluation Program (RECEP).
- Miles moved to send a letter of support from ACES, Patrick seconded, unanimously approved.
- Aditya agreed to be the point-person for the letter preparation.

e. ACES Schedule Look Ahead:

April 11th Hard to Recycle Coverage:

- Jim 9 – 11
- Miles 9 – 12
- Lisa 11 – 1

May 13th Front Range Sustainability Council of Advisory Board Meeting 6 – 8pm

May 14th ACES Meeting

- Finalize ACES Budget Ideas
- June Council Dinner discussion topics
- Debrief FRSC Meeting

June regular meeting is cancelled. ACES – Council Dinner is on June 22nd.

5. Adjourn 7:23 PM

Action Items:

None

Next Meeting: May 14, 2026, at the Superior Community Center



**Meeting Notes
Cultural Arts & Public Spaces Committee (CAPS)
March 26, 2026
6:00 PM
Superior Community Center
1500 Coalton Road**

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

1. Call Meeting to Order

Andrew Vaughan called the meeting to order at 6:00 p.m.

2. Preliminary Matters

a. Roll Call

Present: Andrew Vaughan, Chris Nunes, Liza McKenzie, Stephanie Coffin, Sherry Smith, Ardyce Lebewitz

Staff Present: Jennifer "JG" Garner, Arts and History Supervisor;
Mikaela Gregg, Events and Volunteer Manager

Leslie Clark, Parks, Recreation, and Open Space Director

Council Member Present: Neal Shah

Guests: Xochiquetzal Luna, Austin V, Monarch HS, Sawyer S,
Monarch HS, Paige S, Monarch HS

b. Approval of Agenda

Stephanie moved to approve the agenda, seconded by Liza. Agenda unanimously approved.

c. Public Comment (limit 5 minutes/person)

None.

3. Staff Updates

a. Q1 2026 Budget report

Updated version per previous email to include payment to Street Wise Arts. The Contract is up to \$64,000. The payment of \$16,000 was from the CAPS portion of the \$25,000 dedicated budget amount. Licensing fees for Films was paid from the Programing budget.

b. Overview of research and possible revision to CAPS Resolution JG Provided a detailed overview in her email to CAPS.

- c. Advisory Group Guidebook at next month's meeting
Mikaela will attend next month's meeting to go over portions of the updated guidebook.
- d. Mural video completed and viewed
JG is working with the Comms department to promote the video despite the mural completion last fall in addition to the much-delayed Pairings video of the Boulder Philharmonic and Boulder Ballet, and a SHC video.
- e. Mural festival admin
Contract signed with updates. A logo was designed and is needed for the event. Mikaela explained it will make sure mural festival and has its own branding in conjunction with the Summer Market.
- f. Hyatt mural Design
Leslie Clark explained that the Hyatt came up with two mural designs. One faces south towards the athletic field, the other is alongside of the building next to the entrance. The first one is a fire memorial. CAPS provided some comments; if there are more Leslie will relay them to the Hyatt.

4. General Updates & Debriefing

- a. Updates
 - i. Marshall Fire Remembrance Project.
JG is drafting an RFQ to initiate a search for a fundraiser. A fundraising plan with the Town is under way with an MOU in the works with Superior Rising. A fundraising firm will hopefully be in place by June. Staff to meet Friday March 27 with Boulder County seeking approval for the location within Open Space. The survey work is done. 2026 is the 5-year anniversary of the Marshall Fire; Mikaela is working on the anniversary event with a possible presentation of the Remembrance Project by the architects.
- b. Debriefing
 - i. March 23 Town Council meeting per Mural Festival revised agreement contract
The Mural Festival revised agreement with changes requested by Street Wise was approved by the Council.
- c. Upcoming Events
 - i. Friday, March 27, Boulder Film Friends in Superior, Prime Minister 6PM
Andrew will host the event and will also show a preview of the next film.

- ii. March 27 work session for landscaping and future sculpture(s) in front of Civic space
Reworking landscaping so being proactive to allocate space for artwork, including possibly identifying Coyote/Hawk for the space
- iii. Friday, April 24, Boulder Film Friends in Superior, Chasing Childhood, 6 p.m.

5. Work Plan Check-In

a. Mural Festival

Discussion of the logo for the Mural festival theme with a consensus for A & D as the most popular. After discussion, JG will provide CAPS feedback and email out revisions for a final vote.

b. ARTery

Review of existing path with existing art and how the path might be modified. There is a need for discussion about the path, future art, where we put Public Art, the need to collaborate with OSAC for putting art in those areas if that is desired. After this discussion it was decided that another updated draft of the map would be created to incorporate the ideas discussed.

6. Discussion Items

a. Review possible revision & update to CAPS Resolution

At a Council work session in 2025, Council asked staff to research and develop suggested structural changes and improvements to CAPS, including a sample resolution. As a starting point, this is an opportunity to update and refine the work of CAPS. Discussion will continue.

b. Digital art exhibition Call to Artists Review

CAPS is launching a digital exhibit opportunity for resident artists. JG is working on an artist call that will be on Shape Superior. This digital slideshow exhibit opportunity would be open to digital representations of all art mediums. CAPS discussed the details of the call, including eligibility, timeframe, how many artists, and whether to include video submissions. Submissions would be an example of up to 10 curated images. Andrew and JG will complete the remainder of the entry form. JG will send an email to help choose and finalize a name for the exhibit.

c. Stickers

Chris shared examples of two sticker designs that would be provided at upcoming CAPS event booths. The images being considered are Coyote Hawk and a fox from the RCP mural. JG will help refine and finalize the designs, plus touch base with the artists.

d. Fox Stuffedies for Raffle

A raffle will be held raise awareness for Mural Festival. Having a Stuffedie of the fox from the mural was discussed the cost is about \$150 to create. It was suggested that we have a blanket of the Fox mural. CAPS is able to get the blanket for no cost. The blanket will be easier to display.

7. Adjourn

Andrew moved to adjourn the meeting at 8:00 p.m. and it was seconded by Stephanie. Adjournment was unanimously approved.

Next meeting: Thursday, April 23, 2026 at the Superior Community Center



**Meeting Notes
Superior Youth Leadership Council
April 1, 2026
6:30 PM
Superior Community Center
1500 Coalton Road**

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

1. Call Meeting to Order
2. Preliminary Matters
 - a. Roll Call
 - b. Approval of Agenda
 - c. Public Comment (limit 5 minutes/person)
3. Council Dinner
4. Team Building
 - a. Wrote out our own visions for SYLC on the back of our namecards.
5. SYLC Interview
 - a. Jane Baldwin
6. Discussion Items
 - a. Parent's Night Out (April 4th) @ Civic Space
 - i. Confirm volunteers
 - ii. **Volunteers: Om, Elizabeth, Ryan, Carter, Annie, Lindsay, Lauren, Livia, Elle, Sathya, Emma, Millie**
 - iii. Review event details
 - b. Work Plan check ins
 - i. Upcoming volunteer opportunities
7. Staff Updates
 - a. N/A

8. Council Updates

a. N/A

9. Adjourn



Notes
Open Space Advisory Committee (OSAC)
April 8, 2026
6:00 PM
Superior Community Center
1500 Coalton Road

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

1. Call Meeting to Order (6:34)
2. Preliminary Matters
 - a. Roll Call
 - Present: Todd Gleeson, Amber Greves, Kara Neuse, Michael Mcdonnell, Cristi Verbeck, Rita Trainor, Joanne Maneri, Gordon Sims
 - No absences
 - Staff Present: Mike Foster, Phary Om, Leslie Clark (Zoom)
 - b. Approval of Agenda: Agenda approved without changes
 - c. Public Comment (limit 5 minutes/person)
 - None
3. OSAC Discussion Items
 - a. Staff & Town Council Liaison Updates [Leslie/Phary/Mike]
 - Mike – 1) next council meeting will hear recommendations on thefts and managing drought. 2) Update from developer to request new concept on life sciences space. They haven't been able to find a tenant. Relevant space is north of Main Street roundabout. 3) Executive session to discuss next steps are: matters with airport noise.
 - Phary – 1) Boulder County Youth Corp getting finalized with attorney. Hiring team leaders – check on Boulder County Website. 2) Phary and Todd will mark where Eco-counters go in Coyote Ridge. 3) Interviews completed for seasonal ranger position.
 - Leslie – 1) Working with mile high on education plan with Rock Creek. 2) Finishing work at 88th street pond. Will be cleaning out inlets and outlets. 3) Wildfire crews are spraying herbicides. Crews keep areas wet to be cautious. 4) RFP for trail consultant

- closes Friday. Only one proposal so far. 5) No results of soil study yet near Oermann-Roche.
- b. Migratory Bird Day Planning [May 9]
 - Phary will send up follow up email and communications to promote it.
 - c. National Trail Day Planning [June 6]
 - Phary will send out invitation to vendors next week.
 - d. Budget Recommendations approval
 - Miners trail design is in partnership with Historical Commission. (They will request funding.) Leslie will provide updates, expect BOCO will require wildlife impact studies. Cristi suggested we should do wildlife study for anything impacting open space.
 - Rita moved to accept recommendation, Kara seconded. All in favor.
 - e. Coyote Ridge Trailhead Design Recommendation
 - Leslie working with vendor for signature on trailhead design to be consistent with Boulder County. We probably have 6 to 8 weeks to decide on content.
 - Gordon will follow up with Louisville and Lafayette bike speed limits on various trails separate from e-bike classes. Review on future agenda.
 - f. Trail and Land Acquisition Requests to BOCO
 - Land – Considerable discussion on Town 15, Zaharias, Bolejack. Mike Foster – Zaharias is a long shot because it doesn't connect to other open space. Table land requests for a year. Move subject to next year work plan.
 - Trails – Draft 2026 BOCO recommendations were discussed 1) Marshall underpass, 2) Industrial mine (no BOCO funding requirements), 3) St Francis ADA trail, 4) McCaslin underpass (could be done with alternate hawk light method Mike Foster described.) Gordon to send out Louisville's position before next meeting, when ranking of recommendations will occur.
 - g. Town Wildlife Management Plan Priorities
 - Joanne explained document she sent out. Group agreed that we could create our own plan rather than hiring a consultant. Joanne consulted with the Wildlife & Habitat Encouragement Team as a resource. Joanne will chair the Wildlife Management Plan subcommittee. Amber, Cristi, Gordon volunteered to help. No timeline.
4. Standing Updates
- a. Raptor Program
 - 67 observations of raptors in the last month. Several nestings. Success with owl nests that were built.
 - Owl walk info – see below.
 - b. Coyote Ridge
 - Todd and Phary to meet on counter placement.
 - Subcommittee to process some trail names. Wildflower, animal,

Indian names

- Consultant responses for trail assessments due Friday.
- c. Wildlife Monitoring Program
 - No update
- d. Wildfire Update
 - No update
- e. Prairie Dog Update
 - Discussions about keeping prairie dogs on west side of McCaslin.
- f. East County Open Space Liaison
 - No update

5. OSAC Roundtable / New Business

6. Reminders

- a. Migratory Bird Day (May 9th)
- b. Tree Planting (April 25th)
- c. National Trails Day (June 6th)
- d. Town Council Dinner (April 27th, 6pmTown Hall)
- e. Owl Prowl with Peter Ruprecht at basketball courts at Community Park (April 10th, 7pm)
- f. Town Volunteer Event Invitation Civic Center (April 21st)
- g. Coyote Ridge Ecology Walkabout (April 18th)

7. Adjourn (8:00)

Next Meeting: Wednesday, May 13, 2026, 6pm at the Superior Community Center.



A PROCLAMATION OF THE COUNCIL OF THE TOWN OF SUPERIOR DECLARING SMALL BUSINESS DEVELOPMENT WEEK

WHEREAS, the Town of Superior's economy is driven by the resilience of our small businesses that continue to pioneer innovative solutions and create opportunities for families, workers, and the community; and

WHEREAS, small businesses remain the heartbeat of our communities and the national economy, employing more than half of our Nation's workers, inventing and innovating new technologies, enriching our storefront shops, and building our nation's infrastructure; and

WHEREAS, by supporting small business, local jobs are created and local culture is preserved; and

WHEREAS, National Small Business Week has been recognized every year since 1963 to highlight the programs and services available to entrepreneurs and small businesses through the U.S. Small Business Administration and other government agencies; and

WHEREAS the Town of Superior supports and joins in this national effort to recognize the contributions of small businesses to the American economy and their importance to ensuring that our local communities remain as vibrant tomorrow as they are today;

NOW, THEREFORE, the Mayor and Town Council of The Town of Superior do hereby proclaim the period between May 3rd and May 9th 2026 as National Small Business Week in Superior, Colorado and encourage the community to celebrate Superior small businesses for their many contributions to the quality of life in our community and the economic well-being of our Town.

Dated this 27th day of April, 2026

Mark Lacin, Mayor



A PROCLAMATION OF THE COUNCIL OF THE TOWN OF SUPERIOR DECLARING ECONOMIC DEVELOPMENT WEEK

WHEREAS, more than 100,000 economic development and related professionals worldwide are committed to creating, retaining, and expanding top-tier opportunities that foster long-term, equitable community growth; and

WHEREAS, for generations, the economic development profession has cultivated thriving neighborhoods, championed sustainability and resiliency, strengthened economic prosperity, enhanced quality of life, and built robust tax bases; and

WHEREAS, economic developers are engaged in a wide variety of settings including rural and urban, local, state, provincial, and federal governments, public-private partnerships, chambers of commerce, institutions of higher education; and similar organizations and associations; and

WHEREAS economic development professionals serve as stewards of progress, connecting residents, business leaders, elected officials, industry executives, and educational institutions to advance job creation, community investment, infrastructure improvements, and long-term opportunity; and

WHEREAS, economic developers contribute to the continued strength and vitality of the Town of Superior, Colorado, building on past achievements while shaping a resilient and prosperous future; and

WHEREAS, since 1926, the International Economic Development Council and its preceding organizations have advanced the profession globally, marking 100 years of leadership dedicated to fostering growth, innovation, inclusion, sustainability, and resilience in communities of all sizes;

NOW, THEREFORE, the Mayor and Town Council of The Town of Superior do hereby proclaim the period between May 4th and May 8th 2026 as Economic Development Week in Superior, Colorado and celebrates 100 years of impact – reflecting on the progress achieved, honoring the professionals who strengthen our communities today, and inspiring the next century of economic opportunity and growth.

Dated this 27th day of April, 2026

Mark Lacin, Mayor



A PROCLAMATION PROCLAIMING MAY 9, 2026 AS WORLD MIGRATORY BIRD DAY IN SUPERIOR

WHEREAS, the Town of Superior, Colorado has a long history of supporting migratory birds and bird habitat through the protection, preservation and management of parks, natural areas, trail corridors and open space; effective community forestry management including the management of invasive species and tree planting; limiting or removing hazards to birds; the installation of nest boxes/platforms; the development of educational information on migratory birds and their habitat; and

WHEREAS, the Town of Superior applied for its first “Bird City Colorado” status in 2025; and

WHEREAS migratory birds are some of the most beautiful and easily observed wildlife that enhance our community and quality of life; and

WHEREAS, our citizens recognize and welcome migratory songbirds as symbolic harbingers of spring and enjoy all the opportunities they have to engage in recreational endeavors such as bird-watching and nature photography; and

WHEREAS, migrant bird species play an important economic role in our community, controlling insect pests and generating revenue related to bird watching activities and tourism; and

WHEREAS, a September 2019 study published in the scientific journal *Science* found that there are almost 3 billion fewer birds in North America today than there were in 1970 and migratory birds and their habitats are declining throughout the Americas, they are facing a growing number of threats on their migration routes and in their summer and winter homes; and

WHEREAS, public awareness is a crucial component of migratory bird conservation and citizens enthusiastic about birds, informed about the threats they face, and empowered to help address those threats can directly contribute to maintaining healthy bird populations; and

WHEREAS, the Town of Superior approved the Superior Parks, Recreation, Open Space and Trails Master Plan in 2021, the Coyote Ridge Open Space Master Plan in 2023, and is currently updating the Open Space Management Plan in 2026, all of which document the value of parks, trails, open space, wildlife and bird habitat in the Town; and

WHEREAS, the Open Space Advisory Committee (OSAC) with the support of local volunteers and Town staff support on-going monitoring and reporting of Wildlife and birds/raptors in the community; and

WHEREAS, the Town of Superior will host the annual celebration and recognition of WMBD on May 9, 2026 with its partners

NOW, THEREFORE, BE IT PROCLAIMED, the Mayor and Council Members of the Town of Superior do hereby proclaim May 9, 2026 as World Migratory Bird Day.

PROCLAIMED this 27th of April, 2025.

Mark Lacin, Mayor



Item Number:5.f.

Information for Meeting of the Superior Town Council

Agenda Item Name: Consideration of Resolutions of the Town Council of the Town of Superior and the Board of Directors of the Superior Metropolitan District No. 1 (SMD1) Approving a Settlement Statement for the Consolidated Case of In Re Marshall Fire Litigation

Meeting Date: April 27, 2026

Presented By: Nicholas Hartman, Town Attorney, Matt Magley, Town Manager, Allison James, Disaster Preparedness and Recovery Manager

Presented For: Approval

Background:

On November 10, 2025, the Town approved a Settlement Agreement and General Release in the consolidated case of In re Marshall Fire Litigation (the "Case") against Public Service Company of Colorado d/b/a Xcel Energy, Teleport Communications America, LLC, and Qwest Corporation d/b/a CenturyLink QC (collectively, the "Defendants"). The law firms have requested a revision to the attorney fee sharing, which with the settlement statement, along with the professional services agreement addendum agenda item, provide the revisions in the attorney fee sharing. The settlement statements will release the settlement funds to the Town.

Recommendation:

Approve the Resolutions.

Budget Implications:

Motion:

Move to adopt a Resolution of the Town Council of the Town of Superior approving a settlement statement for the consolidated case of In Re Marshall Fire Litigation.

Move to adopt a Resolution of the Board of Directors of the Superior Metropolitan District No. 1 approving a settlement statement for the consolidated case of In Re Marshall Fire Litigation.

Attachments:

1. Fire Settlement Statement and FEMA-R042026 (1) Town
2. Fire Settlement Statement and FEMA-R042026 SMD1
3. Marshall - Wildfire Settlement Statement - Superior

Town of Superior
Resolution Number R-30
Series 2026

**A Resolution of the Town Council of the Town of Superior
Approving a Settlement Statement for the Consolidated Case of *In
Re Marshall Fire Litigation* and Authorizing Reimbursements to
the Federal Emergency Management Agency**

Whereas, on November 10, 2025, the Town approved a Settlement Agreement and General Release in the consolidated case of *In re Marshall Fire Litigation* (the "Case") against Public Service Company of Colorado d/b/a Xcel Energy, Teleport Communications America, LLC, and Qwest Corporation d/b/a CenturyLink QC (collectively, the "Defendants");

Whereas, the Town desires to approve the settlement statement for the Case, attached hereto as **Exhibit A** and incorporated herein (the "Settlement Statement"); and

Whereas, the Town Council desires to authorize Town staff, as part of the Town's settlement obligation, to reimburse the Federal Emergency Management Agency ("FEMA") for certain duplications of benefits.

Now, Therefore, be it Resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Settlement Statement is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Agreement on behalf of the Town.

Section 2. The Town Council hereby authorizes Town staff to take all steps necessary to reimburse FEMA as required by the settlement in the Case and FEMA.

Adopted this 27 day of April, 2026.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

Superior Metropolitan District No. 1
Resolution Number SMD#1-04
Series 2026

A Resolution of the Board Of Directors of the Superior Metropolitan District No. 1 Approving a Settlement Statement for the Consolidated Case of *In Re Marshall Fire Litigation*

Whereas, on November 10, 2025, the District approved a Settlement Agreement and General Release in the consolidated case of *In re Marshall Fire Litigation* (the "Case") against Public Service Company of Colorado d/b/a Xcel Energy, Teleport Communications America, LLC, and Qwest Corporation d/b/a CenturyLink QC (collectively, the "Defendants"); and

Whereas, the District desires to approve the settlement statement for the Case, attached hereto as **Exhibit A** and incorporated herein (the "Settlement Statement"); and

Whereas, the Board of Directors desires to authorize District staff, as part of the District's settlement obligation, to reimburse the Federal Emergency Management Agency ("FEMA") for certain duplications of benefits.

Now, Therefore, be it Resolved by the Board of Directors of the Superior Metropolitan District No. 1, as follows:

Section 1. The Settlement Statement is hereby approved in substantially the same form as attached hereto, subject to final approval by the General Counsel. Upon such approval, the President is authorized to execute the Agreement on behalf of the District.

Section 2. The Board of Directors hereby authorizes District staff to take all steps necessary to reimburse FEMA as required by the settlement in the Case and FEMA.

Adopted this 27 day of April, 2026.

Mark Lacis, President

ATTEST:

Shannon Dujardin, Secretary

Settlement Statement

23 14006 1

Town of Superior

Gross Settlement Proceeds from Qwest, Teleport and Xcel Energy		\$721,811.03
Pro-Rata Share of Client Litigation Cost	\$194,767.47	
Pro-Rata In-House Litigation Counsel Costs	\$5,259.58	
Total Expenses		\$200,027.05
Gross Settlement Less Expenses		\$521,783.98
Less Attorney Fees	16.00%	\$83,485.43
Allocation of Attorney Fees		
Baron & Budd, P.C.	80.00%	\$66,788.34
Diab Chambers, LLP	20.00%	\$16,697.09
Total Attorney Fees	<u>100.00%</u>	<u>\$83,485.43</u>
Gross Settlement Less Attorney Fees		\$438,298.55
Client's In-House Litigation Counsel Cost		<u>\$5,259.58</u>
Net Settlement Proceeds to Entity		<u><u>\$443,558.13</u></u>

Baron & Budd, P.C. and Diab Chambers, LLP (hereinafter sometimes referred to as "ATTORNEYS") and any other counsel, if applicable, are receiving fees in the above sums in accordance with the above Statement.

ATTORNEYS are not tax attorneys or accountants, and they are not providing and have not provided Claimant with any advice or opinions related to tax laws. Claimant understands and has been advised that it is its responsibility to consult with tax advisors concerning the application of tax laws to this settlement.

Client Signature _____

Date _____

Settlement Statement

23 14006 1

Town of Superior

FEMA/CDHSEM Approved Reimbursements

Gross Settlement Proceeds from Qwest, Teleport and Xcel Energy

\$414,333.60

Pro-Rata Share of Client Litigation Cost \$97,407.03

Pro-Rata In-House Litigation Counsel Costs \$2,630.42

Total Expenses **\$100,037.45**

Gross Settlement Less Expenses **\$314,296.15**

Less Attorney Fees 16.00% **\$50,287.39**

Allocation of Attorney Fees

Baron & Budd, P.C. 80.00% \$40,229.92

Diab Chambers, LLP 20.00% \$10,057.48

Total Attorney Fees 100.00% **\$50,287.40**

Gross Settlement Less Attorney Fees **\$264,008.76**

Client's In-House Litigation Counsel Cost **\$2,630.42**

Net Settlement Proceeds to Entity **\$266,639.18**

Baron & Budd, P.C. and Diab Chambers, LLP (hereinafter sometimes referred to as "ATTORNEYS") and any other counsel, if applicable, are receiving fees in the above sums in accordance with the above Statement.

ATTORNEYS are not tax attorneys or accountants, and they are not providing and have not provided Claimant with any advice or opinions related to tax laws. Claimant understands and has been advised that it is its responsibility to consult with tax advisors concerning the application of tax laws to this settlement.

Client Signature

Date



Item Number:5.g.

Information for Meeting of the Superior Town Council

Agenda Item Name: Consideration of Resolutions of the Town Council of the Town of Superior and the Board of Directors of the Superior Metropolitan District No. 1 (SMD1) Approving an Addendum to the Professional Service Agreement between the Town and District and the Law Firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for Legal Services

Meeting Date: April 27, 2026

Presented By: Nicholas Hartman, Town Attorney, Matt Magley, Town Manager, Allison James, Disaster Preparedness and Recovery Manager

Presented For: Approval

Background:

On November 7, 2023, the Town entered into a Professional Services Agreement to retain the legal services of the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for legal issues related to the Marshall Fire. The law firms have requested a revision to the attorney fee sharing, which with the Addendum, along with the Settlement Statement agenda item, provide the revisions in the attorney fee sharing.

Recommendation:

Approval of Resolutions.

Budget Implications:

Motion:

Move to adopt a Resolution of the Town Council of the Town of Superior approving an Addendum to the Professional Service Agreement between the Town and District and the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for legal services.

Move to adopt a Resolution of the Board of Directors of the Superior Metropolitan District No. 1 approving an Addendum to the Professional Service Agreement between the Town and District

and the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for legal services.

Attachments:

1. Fire Legal Services Addendum-R031926 Town
2. Fire Legal Services Addendum-R031926 SMD1
3. Town of Superior - Marshall (addendum)
4. Superior Metropolitan District # 1 - Marshall (addendum)
5. Town of Superior - Marshall Consent Transmittal Letter
6. Superior Metropolitan District # 1- Marshall Consent Transmittal Letter

**Town of Superior
Resolution Number R-31
Series 2026**

**A Resolution of the Town Council of the Town of Superior
Approving an Addendum to the Professional Service Agreement
between the Town and the Law Firms of Baron & Budd, P.C., and
Diab-Chambers, P.C., for Legal Services**

Whereas, on November 7, 2023, the Town entered into a Professional Services Agreement to retain the legal services of the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for legal issues related to the Marshall Fire (the "Agreement"); and

Whereas, the Town desires to amend the Agreement regarding attorney fee sharing.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Addendum to the Professional Services Agreement with the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., is hereby approved in substantially the form attached hereto, subject to approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Addendum to the Professional Services Agreement on behalf of the Town.

Adopted this 27 day of April, 2026.

Mark Lacis, Mayor

Attest:

Shannon Dujardin, Town Clerk

**Superior Metropolitan District No. 1
Resolution Number SMD#1-05
Series 2026**

A Resolution of the Board Of Directors of Superior Metropolitan District No. 1 Approving an Addendum to the Professional Service Agreement between the District and the Law Firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for Legal Services

Whereas, on November 7, 2023, the District entered into a Professional Services Agreement to retain the legal services of the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., for legal issues related to the Marshall Fire (the "Agreement"); and

Whereas, the District desires to amend the Agreement regarding attorney fee sharing.

Now, therefore, be it resolved by the Board of Directors of the Superior Metropolitan District No. 1, as follows:

Section 1. The Addendum to the Professional Services Agreement with the law firms of Baron & Budd, P.C., and Diab-Chambers, P.C., is hereby approved in substantially the form attached hereto, subject to approval by the General Counsel. Upon such approval, the President is authorized to execute the Addendum to the Professional Services Agreement on behalf of the District.

Adopted this 27 day of April, 2026.

Mark Lacis, President

Attest:

Shannon Dujardin, Secretary

ADDENDUM TO PROFESSIONAL SERVICES AGREEMENTS
Marshall Fire

Paragraph 6 c. of the Professional Services Agreement is amended as follows:

Attorney Fee Sharing: The total contingency fee shall be apportioned among two law firms as follows, which in no way increases the contingency fee percentage.

- i. Baron & Budd: 80%
- ii. Diab Chambers: 20%

In all other respects, the Legal Services Agreement remains in full force and effect.

Agreed to by:

Town of Superior	Date

Torri Sherlin, Baron & Budd, P.C.	Date

Ed Diab, Diab Chambers LLP	Date

ADDENDUM TO PROFESSIONAL SERVICES AGREEMENTS
Marshall Fire

Paragraph 6 c. of the Professional Services Agreement is amended as follows:

Attorney Fee Sharing: The total contingency fee shall be apportioned among two law firms as follows, which in no way increases the contingency fee percentage.

- i. Baron & Budd: 80%
- ii. Diab Chambers: 20%

In all other respects, the Legal Services Agreement remains in full force and effect.

Agreed to by:

Superior Metropolitan District # 1	Date

Torri Sherlin, Baron & Budd, P.C.	Date

Ed Diab, Diab Chambers LLP	Date



Item Number:5.h.

Information for Meeting of the Superior Town Council

Agenda Item Name: Consideration of Resolution of the Town Council of the Town of Superior Approving a Purchase and Sale Agreement with Unisus Development Co. for the Town-owned Property Located at 127 East Coal Creek Drive

Meeting Date: April 27, 2026

Presented By: Matt Magley, Town Manager

Presented For: Approval

Background:

The Town received a letter of intent to purchase the Town owned property at 127 E. Coal Creek Drive, from Unisus Development group. They are based out of New Mexico and represent a national retail seeking sites that can accommodate a drive through. The listing price for the assembled properties is \$1.45M. Highlights of this offer:

- \$1,300,000 purchase price.
- \$5,000 Earnest Money up front.
- 180-day due diligence period, extendable up to 120 days in 30-day increments with additional earnest money deposits.
- Effective date of contract – receipt of title commitment.
- Requesting the recent survey to be certified to purchaser.
- Requesting any environmental reports, and all other documentation about the property in possession.
- Closing 30 days after expiration of inspection period.
- Contract is assignable without prior written consent.

The property is in the Community Business District (B-C District), and is being marketed for sale for commercial development. Uses that are allowed in the B-C zone include: retail, office, dental and medical clinics, and family care homes. Uses allowed by special or conditional use, include: gas station, restaurants, public and commercial recreation facilities, places of worship, community centers, banks, child care centers, and bed and breakfast businesses.

The Town purchased the property at 121 E. Coal Creek Drive in 2022 for \$500,000, and the property at 123 E. Coal Creek Drive in 2025 for \$550,000. The Town received the property at 0 McCaslin Blvd. from Superior Metropolitan Districts No. 2 & 3 after they were dissolved by voters in 2002, for no cost to the Town. All of the properties were included as part of the Private Property Debris Removal (PPDR) Program and the debris has been removed. The properties have received the release letter from the Town. All three properties have been replatted into one lot and addressed as 127 E. Coal Creek Drive. The property is approximately 33,846 square feet, .78 acres.

At the February 23, 2026 meeting the Council approved the following items for the property:

- Vacating right-of-way along McCaslin Blvd to align the eastern property boundary with the rest of McCaslin Blvd to the north and south.
- Vacating the unused western half of the alley between the gas station and Town-owned properties.
- Vacating the unnecessary 50' utility easement and dedicating a realigned 30' utility easement that is consistent with the Town's utility standards.



Recommendation:

Approve the Purchase and Sale Agreement.

Budget Implications:

Purchase price is \$1,300,000. With the purchase of the two properties at 121 & 123 E. Coal Creek, the Town has invested \$1,050,000 for the half block. In addition, the Town used funds to purchase the properties that would have otherwise been invested in the Town's current investment portfolio, with an interest rate of 3%, the \$1,050,000 would have earned approximately \$95,000 over three years. Lost property tax to the Town from purchasing the two properties is approximately \$1,500 over three years. Total investment, including lost investment

revenue opportunity and property tax revenue, is \$1,146,500.

Depending on the type of development that is built on the properties, it's anticipated that the Town would receive from \$3,400 to \$6,500 annually in property taxes, and from \$20,000 to \$80,000 in annual sales tax revenue depending on the number and types of retail uses that are built.

Motion:

Move to adopt a Resolution of the Town Council of the Town of Superior approving a Purchase and Sale Agreement with Unisus Development Co. for the Town-owned property Located at 127 East Coal Creek Drive.

Attachments:

1. 127 E Coal Creek PSA-R042026
2. 127 E Coal Creek Dr PSA-A041426-final

**Town of Superior
Resolution Number R-32
Series 2026**

**A Resolution of the Town Council of the Town of Superior
Approving a Purchase and Sale Agreement with Unisus Development
Co. for the Town-Owned Property Located at 127 East Coal Creek
Drive**

Whereas, the Town Council finds and determines that the real property owned by the Town and described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), is not designated as open space and is not used for any public purpose; and

Whereas, the Town desires to convey the Property to Unisus Development Co.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Purchase and Sale Agreement between the Town and Unisus Development Co. is hereby approved in the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Purchase and Sale Agreement and any other documents required to complete the sale of the Property to Unisus Development Co. on behalf of the Town.

Adopted this 27 day of April, 2026.

Mark Lacis, Mayor

Attest:

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (the "Agreement") is made and entered into as of this 27th day of April, 2026 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Unisus Development Co., a New Mexico limited liability company with an address of 100 Sun Ave., Suite 100, Albuquerque, NM 87109 ("Purchaser") (each a "Party" and collectively the "Parties").

WHEREAS, the Town owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Town wishes to sell the Property to Purchaser and Purchaser wishes to purchase the Property from the Town, pursuant to the terms set forth in this Agreement.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Conveyance. The Town agrees to convey, sell, transfer and assign to Purchaser, and Purchaser agrees to purchase from the Town, on the terms and conditions of this Agreement, the Property, all improvements thereon and any appurtenant rights now owned by the Town.
2. Earnest Money. Within 10 days after the Effective Date, Purchaser shall deposit the sum of \$10,000 with First American Title (the "Title Company") to be held in an interest-bearing escrow account satisfactory to Purchaser, which shall be applied to the Purchase Price upon closing (together with all interest earned thereon, the "Earnest Money"). Purchaser shall deposit additional Earnest Money in the amount of \$10,000 with the Title Company within 7 days following Purchaser's written notice that all approvals necessary for Purchaser's intended development of the Property, including without limitation site plan approval and any required entitlements, have been obtained in form and substance acceptable to Purchaser in its sole discretion. The Title Company shall hold the Earnest Money until delivery is permitted or required under the terms of this Agreement. The Earnest Money shall be refundable until expiration of the Entitlement Period. Upon expiration of the Entitlement Period, the Earnest Money shall be non-refundable to Purchaser, except in the event of default by the Town, but fully applicable to the Purchase Price.
3. Purchase Price. The Purchase Price to be paid by Purchaser to the Town for the sale and conveyance of the Property is \$1,300,000, to be paid by the Purchaser at closing in funds which comply with applicable Colorado law, including electronic transfer funds, certified check and cashier's check, as directed by the Town.
4. Evaluation Period. Purchaser shall have the period commencing on the Effective Date and continuing for 60 days thereafter (the "Evaluation Period") in which to determine whether title and the physical and environmental condition of the Property is satisfactory for Purchaser's proposed use, in Purchaser's sole and absolute discretion.
 - a. Within 10 days after the Effective Date, the Town shall deliver to Purchaser a commitment (the "Title Commitment") for an ALTA owner's coverage title insurance policy on

the Property, issued by the Title Company, in the amount of the Purchase Price, together with copies of all items referred to therein, covering title to the Property on or after the Effective Date.

b. Within 20 days after the Effective Date, the Town shall deliver to Purchaser a copy of an ALTA/ACSM survey of the Property (the "Survey"). The Survey shall include the following items from Table A of the ALTA/ACSM Survey Requirements: 1-11 and 13-16 and otherwise in a form sufficient to enable the Title Company to delete the standard exceptions from the Title Policy. The surveyor shall certify on the Survey as to the total acreage of the Property to the nearest one-hundredth of an acre.

c. Within 10 days after the Effective Date, the Town shall make available to Purchaser for inspection and copying all reports and other documents in the Town's possession or under its control which affect the value of the Property or otherwise relate to the Property, except any such document which is confidential or proprietary to a third party, including without limitation environmental reports, soil reports, engineering drawings, utility plans, road plans easements, rights of way, signage licenses and easements.

d. If, after review of the matters submitted pursuant to this Section and inspection of the Property through both the Evaluation and Entitlement Periods, Purchaser determines in its sole discretion that the Property is unsatisfactory for Purchaser's desired purposes in any respect, Purchaser may terminate this Agreement by written notice delivered to the Town and the Title Company within the Entitlement Period. Upon delivery of such notice, this Agreement shall terminate, the Earnest Money shall be returned to Purchaser and the Parties shall be released from all further obligations hereunder.

5. Entitlement Period. Purchaser shall have 180 days from expiration of the Evaluation Period to obtain all necessary approval for entitlements that Purchaser deems necessary for its intended use of the Property (the "Entitlement Period"). Without waiving or abrogating its legislative, governmental or police powers to promote the health, safety and general welfare of the Town, the Town shall cooperate with and facilitate Purchaser's entitlements efforts. If Purchaser determines that all necessary approvals for its intended use of the Property have not been obtained, or that the terms, conditions, or timing of such approvals are not satisfactory to Purchaser, Purchaser may terminate this Agreement by written notice to the Town prior to expiration of the Entitlement Period, and the Earnest Money shall be returned to Purchaser. If Purchaser does not terminate this Agreement prior to the expiration of the Entitlement Period, then Purchaser shall be deemed to have elected to proceed to Closing, and the Parties shall proceed to Closing in accordance with Section 8 of this Agreement. If Purchaser terminates this Agreement after termination of the Entitlement Period, the Earnest Money shall transfer to the Town.

6. Title Matters.

a. Purchaser shall be entitled to object to any matters shown in the Title Commitment or the Survey by a written notice of objections delivered to the Town within 30 days of Purchaser's receipt of the Title Commitment, the Survey and related documents. Within 30 days of receipt of Purchaser's objections, the Town shall notify Purchaser in writing of those objections the Town elects to cure and those objections the Town elects not to cure.

b. If the Town elects not to cure any of Purchaser's stated objections, or is unable to cure such objections prior to Closing, Purchaser shall have the right, as its sole and exclusive remedies, to either (i) waive such objections and proceed to Closing; or (ii) terminate this Agreement by written notice to the Town and the Title Company, in which event the Earnest Money shall be returned to Purchaser and neither Party shall have any further obligations hereunder, except as expressly provided herein. Notwithstanding the foregoing, Purchaser shall not be required to accept title subject to any matter that materially interferes with Purchaser's intended use or development of the Property.

c. Purchaser may waive or approve a title objection by providing written notice of the waiver or approval prior to the end of the Evaluation Period. If Purchaser fails to deliver a notice of objections to the Town prior to the end of the Evaluation Period, then Purchaser shall be deemed to have waived objection to all matters shown or noted on the Survey or appearing as exceptions to title on the Title Commitment, and all such matters shall be deemed to be "Permitted Exceptions."

d. If the Town declines to satisfy any of Purchaser's stated objections and Purchaser does not terminate this Agreement at the end of the Evaluation Period, any matters previously listed in a notice of objections to title hereunder and not removed or otherwise eliminated shall also be deemed to be Permitted Exceptions.

7. Inspection. Purchaser and its employees, designated agents, representatives, consultants, prospective lenders and tenants and independent contractors will have the right to enter the Property and other common areas of the Property for the purposes of preparing, conducting and performing surveys, site plans, inspections, environmental reports, studies, testing and other similar matters. Purchaser shall be responsible for all costs of such investigations and inspections, and shall not allow any mechanic's liens to be placed against the Property as a result of Purchaser's access, entry or inspections.

8. Closing. The closing will occur at the office of the Title Company, or at such other mutually agreeable location. Subject to Section 14, the date of closing shall be 30 days after Purchaser waives its rights under the Entitlement Period, or by mutual agreement at a later or earlier date. The Town and Purchaser shall pay their respective closing costs and all other items required to be paid at closing, except as otherwise provided herein. The Town and Purchaser shall sign and complete all customary or required documents at or before closing.

9. Possession. Possession of the Property shall be delivered to Purchaser at closing.

10. Town's Deliverables. On or prior to closing, the Town shall deliver to Purchaser a special warranty deed duly executed and acknowledged by the Town conveying title to the Property to Purchaser, and such other instruments of transfer, certificates and additional documents as may be required hereunder or reasonably required by Purchaser or the Title Company, subject only to the Permitted Exceptions.

11. Purchaser's Deliverables. On or prior to closing, Purchaser shall deliver to the Town the Purchase Price and other funds required to be paid or provided by Purchaser under this Agreement,

and such other documents as may be required hereunder or reasonably required by the Town or the Title Company.

12. Town's Representations and Warranties. The Town hereby represents and warrants that the following statements are now, and will be as of the closing date, true and correct, to the best of the Town's knowledge.

a. There is no action, suit or proceeding pending, or to the best of the Town's knowledge threatened, against or otherwise, affecting the Town or the Property in any court of law or equity or before any governmental authority in which an adverse decision might materially impair the Town's ability to perform its obligations under this Agreement.

b. There is no pending or threatened condemnation or similar proceeding affecting the Property.

c. The Property is being sold free and clear of all service contracts, agreements, leases and other occupancy rights.

d. The Town has not received any notice of any violations of any applicable law related to the Property.

e. The Town is not aware of any special assessments to be levied against the property after its acquisition by Purchaser.

f. The Town shall give Purchaser prompt written notice if any of the representations or warranties made by the Town in this Agreement are no longer true or correct in any material manner.

13. Condition of Property.

Except as provided herein, Purchaser understands that it is purchasing the Property in its existing condition, "as is". Except for those warranties expressly set forth herein, the Town makes no warranties, representations or guarantees, either express or implied, of any kind, nature or type whatsoever. Without limiting the generality of the preceding sentence, Purchaser acknowledges and agrees that neither the Town nor anyone acting for or on behalf of the Town makes or has made any statements, promises, warranties or representations, either express or implied, with respect to the absence or presence of any hazardous substance, material or condition affecting the Property, the soil condition, geologic condition or other physical aspect of the Property or the accuracy or completeness of any reports or information pertaining to such matters.

14. Remedies.

a. *Town's Remedies.* If the closing does not occur by reason of a breach of the Purchaser, the Town shall have the right to retain the Earnest Money as liquidated damages and neither Party shall have any further obligation hereunder.

b. *Purchaser's Remedies.* If the closing does not occur by reason of a breach of the Town, and Purchaser has complied with the terms of this Agreement, Purchaser may terminate

this Agreement by written notice to the Town and the Title Company, in which event the Earnest Money shall be returned to Purchaser. Purchaser shall have all remedies available at law or equity for such breach, excluding, unless specifically provided by applicable laws, the remedy of specific performance.

15. Brokerage Disclosures and Commissions. The Parties agree that no brokerage commissions shall be incurred in connection with the transaction for this Property other than a commission to be paid by the Town to Joe Bennell of The Colorado Group, Inc.

16. Miscellaneous.

a. *Entire Agreement.* This Agreement contains the entire agreement of the Parties. There are no other agreements, oral or written, and this Agreement can be amended only by written agreement signed by the Parties.

b. *Agreement Binding; Assignment.* This Agreement, and the terms, covenants and conditions herein contained, shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the Parties. Purchaser shall have the right to assign this Agreement without the Town's consent to an entity affiliated with or which the principals of Purchaser are a member.

c. *Notice.* Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first-class United States Mail to the party at the address set forth on the first page of this Agreement.

d. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

e. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

f. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

g. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

h. *Governmental Immunity.* The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

IN WITNESS WHEREOF, the Town and Purchaser have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

PURCHASER

Anthony Jacob Johnson, Authorized
Representative

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____,
2026, by _____ as _____ of Unisus Development Co.

My Commission expires: _____

(SEAL)

Notary Public

EXHIBIT A
LEGAL DESCRIPTION

Block 1, Lot 1A, Minks Addition to Superior, Replat A



Item Number:5.i.

Information for Meeting of the Superior Town Council

Agenda Item Name:	Consideration of Resolution of the Town Council of the Town of Superior Approving an Intergovernmental Agreement (IGA) with Boulder County for the Boulder County 2026 Youth Corp Program
Meeting Date:	April 27, 2026
Presented By:	Leslie Clark, Parks, Recreation and Open Space Director, Phary Om, Open Space Ranger II
Presented For:	Approval

Background:

The Town has partnered with Boulder County since 1996 to serve as a host and work site location for the County's summer youth employment program known as Boulder County Youth Corps. The program provides youth ages 14 to 17 with eight weeks of project-based employment in their local community. In previous years, teams assigned to Superior have generally worked on small parks and open space projects with an emphasis on wildfire mitigation, safety improvements, and habitat restoration.

For the summer 2026 BOCO Youth Corps program, the Town and Boulder County are proposing to host one team of twelve for a period of eight weeks. The program provides employment opportunities for Superior youth and additional labor at a discounted rate for the Town. The agreement calls for the Town to subsidize the program with a contribution of \$41,905.

This program has been very well-received in past years, and the Town and County look forward to another productive year in 2026.

List of Potential Projects for 2026:

- Pollinator garden installation
- Prairie Dog Fence installation
- Limbing trees, brush removal, and seeding for fire mitigation
- Floating island plant installation
- Painting benches, waste receptacles, fencing

- Removal of weeds and Russian Olives
- Trail maintenance
- Improve Bike Park and Skate Park Erosion Challenges

Recommendation:

Staff recommend approval of the Agreement with Boulder County for the 2026 Boulder Youth Corps Program

Budget Implications:

Boulder County Youth Corps Cost	Superior Open Space Budget Available Funding
\$41,905	\$200,000

Motion:

Move to adopt a Resolution of the Town Council of the Town of Superior approving an Intergovernmental Agreement (IGA) with Boulder County for the Boulder County 2026 Youth Corp Program in the amount of \$41,905.

Attachments:

1. Resolution R-33 Boulder County Youth Corps IGA (2)
2. 2026 Boulder County Youth Corps Agreement

Town of Superior
Resolution Number R-33
Series 2026

**A Resolution of the Town Council of the Town of Superior
approving an Intergovernmental Agreement with Boulder County for
the Boulder County 2026 Youth Corps Program**

Whereas, The Boulder County Youth Corps Program provides opportunities for Boulder county teens to develop a sense of community involvement through personal accomplishment, teamwork and service to the community;

Whereas, Corps members benefit by learning strong work habits, new skills and value of environmental and civic stewardship; and

Whereas, The Town benefits from the stewardship work completed by Youth Corps Members in parks and open space; and

Whereas, The Town desires to participate in the Boulder County Youth Corps Program this summer; and

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Intergovernmental Agreement between the Town of Superior and Boulder County for the Boulder County 2026 Youth Corps Program Services is hereby approved in substantially the same form as attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Professional Services Agreement on behalf of the Town.

Adopted this 27th day of April, 2026.

Mark Lacis, Mayor

Attest:

Shannon Dujardin, Town Clerk

**BOULDER COUNTY
2026 YOUTH CORPS PROGRAM SERVICES
INTERGOVERNMENTAL AGREEMENT
TOWN OF SUPERIOR**

This Agreement for the Youth Corps Program Services (hereinafter referred to as "Agreement") is executed between the COUNTY OF BOULDER, State Of Colorado, A Body Corporate and Politic, acting through and by its Board of County Commissioners, P. O. Box 471, Boulder, Colorado, 80302, hereinafter referred to as the "County" and the TOWN OF SUPERIOR, a Colorado Home Rule municipality with an address of, 124 E. Coal Creek Drive, Superior, Colorado, 80027, office telephone 303-499-3675, hereinafter referred to as the "Town" and jointly hereinafter referred to as the "Parties".

WHEREAS, the County provides a summer youth employment program specifically known as the "Boulder County Youth Corps", more fully described in Exhibit "A" Scope of Services, (please refer to attached Exhibit "A"); and

WHEREAS, the County program will provide valuable services to the community which are deemed to be essential for the immediate protection and preservation of the public health, safety, convenience and general welfare of the citizens of Boulder County; and

WHEREAS, the Town has agreed to participate in and financially support the summer youth employment program, and is authorized to execute this Agreement by law, including Colorado Constitution Article XIV, Section 18 and C.R.S. 29-1-201, et seq.

NOW, THEREFORE, the Parties hereby agree as follows:

1. The Town will pay the County the full amount set forth in the Agreement by the deadline of August 3, 2026. If there are any reductions in services provided, the County will reimburse the Town for any portion of the funds for which the Town has paid, but for which services were not provided. Reimbursements will be made by December 15, 2026.
2. Term: The Agreement will begin on June 1, 2026, and continue through December 31, 2026. The dates for the 2026 Youth Corps season are designated as June 15, 2026, continuing through August 4, 2026.
3. Integrated Agreement and Amendments: This Agreement is an integration of the entire understanding between the Parties with respect to the matters set forth herein. This Agreement cannot be altered or amended except in writing, signed by duly authorized representatives of the Parties. This Agreement incorporates Exhibit "A" Scope of Services by reference.
4. Services: The County agrees to provide the services listed in Exhibit "A" to the community.

In addition to the services, the County agrees to:

- a. Be available for consultation as needed; and
 - b. Provide the Town with all necessary information; and
 - c. Facilitate the provision of support services that become necessary.
5. Identification of Hazardous Conditions: Prior to the County providing any services listed in Exhibit "A", the Town will notify the County of all known hazardous conditions at all of the Youth Corps Program Services work sites. If the Town becomes aware of new or additional hazardous conditions throughout the term of this Agreement, the Town will immediately notify the County.
 6. Payment: The Town agrees to pay the County the sum of \$41,905.00 (Forty-One Thousand Nine Hundred and Nine dollars and 00/100ths) on or before August 4, 2026. The County will submit, in writing, an invoice for services.
 7. Audit: The Town reserves the right to conduct an audit of all records related to this Agreement should the Town have concerns about the County's performance of the services listed in Exhibit "A".
 8. **Independent Contractor: The County and any persons employed or engaged by the County to perform services under this Agreement will perform all services under this Agreement as an independent contractor and not as an agent or employee of the Town. It is mutually agreed and understood that nothing contained in this Agreement is intended or will be construed as in any way establishing the relationship of copartners or joint ventures between the Parties or as construing the County, including its agents, employees, and any persons engaged by the County to perform services under this Agreement as an agent or employee of the Town. The County will remain an independent and separate entity. The County will not be supervised by any employee or official of the Town nor will the County exercise supervision over any employee or official of the Town. The County will not represent that the County is an employee or agent of the Town in any capacity. The County, its officers, employees or any other persons engaged by it under this Agreement, are not entitled to Workers' Compensation benefits except as may be provided by the County or some entity other than the Town. The County is obligated to pay federal and state income tax on money earned pursuant to this Agreement, if applicable.**
 9. Personnel: The County agrees to provide competent personnel to supervise the delivery of the scheduled services to achieve and maintain a highly professional and competent level of services.
 10. Insurance: The Town and County are "public entities" within the meaning of the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., as amended ("Act"). The Town and County must at all times during the term of this Agreement maintain such liability insurance, by commercial policy or self-insurance, as is necessary to meet their liabilities

under the Act. Upon request by either Party, the other Party must show proof of such insurance.

11. **Liability:** Each Party assumes responsibility for its negligent actions and omissions, and those of its officers, agents and employees in the performance or failure to perform under this agreement. By agreeing to this provision, neither the Town nor the County waives or intends to waive, as to any person, the limitations on liability or other protections which are provided to the Town and the County under the Colorado Governmental Immunity Act, C.R.S. Section 24-10-101, et seq.
12. **Termination:** This Agreement will be subject to termination by either Party in the event of the failure of the other party to perform any of the terms herein set forth. In such event, written notice must be given to the other and if the conditions of noncompliance specified in such notice is not corrected, within ten (10) days of receipt, of the date of such notice, this Agreement will be terminated and of no further effect at the option of the party not in default of the terms herein contained. Notices must be mailed to the designated Parties as specified in Section 19.
13. **Provisions Construed as to Fair Meaning:** The provisions of this Agreement must be construed as to their fair meaning, and not for or against any Party based upon any attributes to such party of the source of the language in question.
14. **Headings for Convenience:** All headings, captions and titles are for convenience and reference only and of no meaning in the interpretation or effect of this Agreement.
15. **Compliance with Ordinances and Regulations:** The County will perform all obligations under this Agreement in strict compliance with all federal, state, and Town laws, rules, statutes, charter provisions, ordinances, and regulations applicable to the performance of the County's services under this Agreement and specifically, will comply with all applicable child labor laws and will not discriminate against any person on the basis of sex, race, creed, national origin, disability, or otherwise as prohibited by law.
16. **No Implied Representations:** No representations, agreements, covenants, warranties, or certifications, express or implied, will exist as between the Parties, except as specifically set forth in this Agreement.
17. **No Third-Party Beneficiaries:** The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement are strictly reserved to the County and the Town, and nothing contained in this Agreement will give or allow any claim or right of action whatsoever by any other or third person. It is the express intent of the Parties to this Agreement that any person receiving services or benefits under this Agreement will be deemed an incidental beneficiary only.
18. **Financial Obligations of Town:** All financial obligations of the Town under this Agreement

are contingent upon appropriation, budgeting, and availability of specific funds to discharge such obligations. Nothing in this Agreement will be deemed a pledge of the Town's credit, the creation of any multiple, fiscal-year obligation, or a payment guarantee by the Town to the County. In the event appropriated funds are not available, both Parties shall be relieved of their obligations hereunder.

19. Notices: For purposes of the notices required to be provided under this Agreement, all such notices must be in writing, and must be either sent by Certified U.S. Mail - Return Receipt Requested, Electronic Mail (Email) or hand-delivered to the following representatives of the Parties at the following addresses:

For the County: Parks and Open Space Department
 Attention: Luiz Blanco-Bertolo
 5201 St. Vrain Road
 Longmont, CO 80503
 lblanco-bertolo@bouldercounty.gov

For the Town: Town of Superior
 Parks, Recreation and Open Space Department
 Attention: Phary Om
 206 Coal Creek Drive
 Superior, CO 80027
 pharyo@superiorcolorado.gov

20. Waiver: No waiver of any breach or default under this Agreement will be a waiver of any other or subsequent breach or default.
21. Severability: Invalidation of any specific provisions of this Agreement will not affect the validity of any other provision of this Agreement.
22. Governing Law and Venue: This Agreement will be governed and construed in accordance with the laws of the State of Colorado, and venue for any legal action arising out of this Agreement will be in Boulder County, Colorado.
23. Execution by Counterparts; Electronic Signatures: This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which will constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this Agreement. Only the following two forms of electronic signatures will be permitted to bind the Parties to this Agreement: (1) Electronic or facsimile delivery of a fully executed copy of a signature page; (2) The image of the signature of an authorized signer inserted onto PDF format documents. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101 to -121.

24. Colorado Open Records Act: All Parties may disclose any records that are subject to public release under the Colorado Open Records Act, C.R.S. § 24-72-200.1, et seq.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have executed and entered into this Contract as of the latter day and year indicated below.

**COUNTY OF BOULDER
STATE OF COLORADO**

TBD
Director

Date

TOWN OF SUPERIOR

Attest

Mayor

Town Clerk (Print)

Printed Name

Date

**EXHIBIT X
SCOPE OF SERVICES**

LOCATION OF WORK PROJECTS

Work will occur in various locations in parks and on Town of Superior Parks and Recreation Department property, open space, and trails throughout the Town.

ORIENTATION DAY

June 15, 2026.

DATE OF WORK PROJECTS

June 16, 2026 through August 4, 2026.

TYPE OF WORK TO PERFORM

1. Habitat preservation and maintenance.
2. Trail maintenance/top dressing.
3. Removal of noxious weeds by hand pulling and using hand tools in landscape beds and open space.
4. Pollinator garden maintenance and planting.
5. Fence and post removal.
6. Linseed oil application on wooden fences.
7. Building prairie dog fences.

OTHER CONDITIONS

Boulder County Youth Corps will provide:

1. One (1) twelve (12) person work team consisting of two (2) adult team leaders with ten (10) youth team members assigned to work in Town. Team member ages 14-17.
2. Tools, safety protection wear as deemed necessary, and transportation will be provided to and from the designated work sites.

PROGRAM SERVICES GOALS AND OBJECTIVES FOR 2026

Number of youth served:

1. One (1) Team, consisting of ten (10) individuals.
2. Ages: 14-17.



Item Number:5.j.

Information for Meeting of the Superior Town Council

Agenda Item Name:	Consideration of Resolution Approving Bikeshare Bicycle Contract
Meeting Date:	April 27, 2026
Presented By:	Geoffrey Weathers, Planner II
Presented For:	Approval

Background:

Through the Community Accelerated Mobility Project (CAMP) Grant, the Colorado Energy Office (CEO) has awarded a partnership of jurisdictions led by the City of Longmont and including Boulder County, the City and County of Broomfield, the City of Lafayette, the City of Westminster, and the Town of Superior \$1,500,000 to implement a regional e-bikeshare program. The Town has entered into an intergovernmental Grant Agreement with the City of Longmont to establish reporting and reimbursement procedures for the CAMP Grant Regional E-Bikeshare program.

Through a competitive process, the participating CAMP Grant jurisdictions have identified Bicycle Transit Systems Inc. (BTS) as the most qualified vendor to provide an e-bike sharing system to the region. The agreement under consideration specifies the legal expectations for BTS to deploy and operate the portion of the regional e-bike sharing system that will be located in Superior.

CAMP Grant funding will support the initial phase of a turnkey regional bike sharing system with approximately 110 electric bikes and 190 docks from the spring of 2026 through December 31, 2028, with the Town of Superior being allotted 20% of the regional system including 20 e-bikes and 38 docks.

BTS will deploy, own, and operate a docked e-bike share system, including e-bikes, docking stations, and all supporting technology, consistent with Town requirements. The bike share system will be open to the general public.

Some key provisions of the Service Agreement include:

- *Renewal Option.* The Town shall have the option to renew this Agreement for three

additional one-year terms.

- *Fleet Continuity.* The initial deployment of 20 bikes to Superior will be maintained at regular rebalancing intervals, based on ridership and maintenance needs, with a minimum of 15 bikes being located in Superior.
- *Ongoing Maintenance.* BTS will provide maintenance, safety inspections and replacements for all components of the E-Bike Share as required.
- *Platform.* BTS will operate and maintain a mobile application for unlocking, account management and payments for the E-Bike Share.
- *System Rebalancing.* BTS performs system rebalancing and retrieves abandoned bicycles as required.
- *Customer Service.* BTS will provide 24/7 customer service and complaint response mechanisms.
- *Operations Data.* BTS will provide a quarterly report to Town, including daily rides, departures by station, average ride distances and times, station utilization and fleet utilization.
- *Regular meetings.* BTS and Town Staff will meet at least monthly.

Program Purpose:

The Town desires to support a regional e-bike share system with the goals of:

- Reducing the use of single-occupancy vehicles.
- Extending the reach of transit by providing a first-mile, last-mile solution
- Providing a healthy recreational opportunity for travel
- Providing a sustainable, multimodal transportation system
- Alleviating strain on parking and managing congestion on the road network

Recommendation:

Staff recommends adopting the Resolution approving the Agreement for Services with Bicycle Transit Systems Inc. (BTS) to provide an electric-bike sharing program in Superior. Should the Town Council find this Agreement for Services acceptable, a Resolution approving the Agreement is included in this packet item.

Budget Implications:

Over the three-year grant period, the Town shall compensate BTS for the E-Bike Share services at rates listed in Exhibit B, with total amount not exceeding \$254,039 for this term. Ultimately, the Town is responsible for covering a total local match of \$14,039.60, including for capital and operating expenses of as well as a marketing match. This is a reimbursable grant program, and the Town will pay expenses directly to the vendor on a monthly basis to be reimbursed through

CEO via the City of Longmont.

Partner	Grant Funding Allocation	Capital Local Match Allocation	Equal Marketing Match Allocation	Total Local Match Allocation
Town of Superior	\$240,000.00	\$12,789.60	\$1,250.00	\$14,039.60

Initial capital expenses and first year operations and maintenance are estimated to cost approximately \$179,400, requiring a Local Match of \$8,970 in 2026. BTS will bill the Town every six months in July and January, and the Town will be reimbursed for allowable program expenses minus the 5% match within 30 days of complete reports and invoices, according to the Longmont E-Bike Share IGA.

Motion:

Move to adopt a Resolution approving the = Agreement for Services with Bicycle Transit Systems Inc. (BTS) to provide an electric-bike sharing program in Superior.

Attachments:

- 1. B-Cycle-R041326
- 2. B-Cycle-A041326_Final

Town of Superior
Resolution Number R-34
Series 2026

**A Resolution of the Town Council of the Town of Superior
Approving an Agreement for Services with Bicycle Transit Systems
Inc. for Electric Bicycle Share System Services**

**Now, therefore, be it resolved by the Town Council of the
Town of Superior, Colorado, as follows:**

Section 1. The Agreement for Services between the Town and Bicycle Transit Systems Inc. is hereby approved in the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Agreement for Services on behalf of the Town.

Adopted this 27th day of April 2026.

Mark Lacis, Mayor

Attest:

Shannon Dujardin, Town Clerk

AGREEMENT FOR SERVICES

THIS AGREEMENT FOR SERVICES (the "Agreement") is made and entered into this 27th day of April, 2026 (the "Effective Date"), by and between the Town of Superior, a Colorado municipal corporation with an address of 124 East Coal Creek Drive, Superior, CO 80027 (the "Town"), and Bicycle Transit Systems Inc., an independent contractor with a principal place of business at 2800 South 20th Street, Unit 6, Philadelphia PA 19145 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires docked electric bicycle share system (the "E-Bike Share") services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

NOW THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. *Initial Term.* This Agreement shall commence on the Effective Date, and shall terminate on December 31, 2028 (the "Initial Term"). Contractor shall commence work as set forth in Exhibit A and, except as may be changed in writing by the Town, the Scope of Services in Exhibit A shall be complete and Contractor shall furnish the Town the specified deliverables as provided in Exhibit A.

B. *Renewal Option.* The Town shall have the option to renew this Agreement for three additional one-year terms by providing written notice of renewal to Contractor no later than 120 days prior to the termination of this Agreement. Any renewal beyond the initial term of this Agreement shall be by mutual consent of the Parties.

C. *Termination.* Either Party may terminate this Agreement if either Party breaches any material provision of this Agreement and such breach is not substantially cured within 60 days after receipt of written notice from the non-breaching Party specifying such breach in reasonable

detail. In such case, the Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. However, if the breach cannot be substantially cured within 60 days, the Agreement may not be terminated if a cure is commenced within the cure period, and for as long thereafter as a cure is diligently pursued. Upon proper termination herein, the Town shall pay the Contractor for all work authorized and completed prior to the date of termination, Contractor shall collect its equipment at its own expense and the Town shall have no further obligation to perform any services under this Agreement.

III. COMPENSATION

A. The Town shall compensate Contractor for the E-Bike Share services at rates listed in **Exhibit B**, attached hereto and incorporated herein by reference. In no event shall the total compensation paid by the Town to Contractor exceed \$254,039 for the Initial Term. Compensation for such services is payable monthly following submission of itemized statements to the Town. All payments shall be made in full by the Town within 30 days after the date of receipt of the invoice.

B. The Town, as a tax-exempt Colorado home rule municipality, shall not be responsible for any taxes. The Town shall provide a certificate of tax exemption to Contractor within 30 days of the Effective Date.

IV. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing required by law. The work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other practicing contractors in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with all applicable laws, ordinances, rules and regulations.

B. The Town's review, approval, acceptance of or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Contractor shall at all times comply with all applicable law, including all federal, state and local statutes, regulations, ordinances, decrees and rules relating to the emission, discharge, release or threatened release of a hazardous material into the air, surface water, groundwater or land, the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a hazardous material, and the protection of human health and safety, including without limitation the following, as amended: the Comprehensive Environmental Response, Compensation and Liability Act; the Hazardous Materials Transportation Act; the Resource Conservation and Recovery Act; the Toxic Substances Control Act; the Clean Water Act; the Clean Air Act; the Occupational Safety and Health Act; the Solid Waste Disposal Act; the Davis Bacon Act; the Copeland Act; the Contract Work Hours and Safety Standards Act; the Byrd Anti-Lobbying Amendment; the Housing and Community Development Act; and the Energy Policy and Conservation Act.

D. Contractor shall comply with all accessibility standards for an individual with a disability adopted by the State Office of Information Technology pursuant to C.R.S. § 24-85-103, and shall indemnify, hold harmless and assume liability on behalf of the Town and its officers, employees, agents and attorneys for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the Town in relation to Contractor's noncompliance with such accessibility standards.

V. INTELLECTUAL PROPERTY

All intellectual property rights, including copyrights, patents, patent disclosures and inventions, whether patentable or not, trademarks, service marks, trade secrets, know-how and other confidential information, trade dress, trade names, logos, corporate names and domain names, together with all of the goodwill associated therewith, derivative works and all other rights (collectively the "Intellectual Property Rights") in and to all documents, work product and other materials that are delivered to the Town under this Agreement or prepared by or on behalf of the Contractor in the course of performing the Scope of Services (collectively the "Deliverables") shall be owned by Contractor. Contractor hereby grants the Town an irrevocable license to use all Intellectual Property Rights in the Deliverables free of additional charge and on a non-exclusive, non-transferable, non-sublicensable, fully paid-up, royalty-free and perpetual basis to the extent necessary to enable the Town to make reasonable use of the Deliverables and the E-Bike Share.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Workers' Compensation insurance as required by law.
2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days' prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss or damage is caused in whole or in part by the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor or any officer, employee, representative or agent of Contractor or which arise out of a workers' compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

IX. MISCELLANEOUS

A. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Boulder County, Colorado.

B. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any other terms or obligations of this Agreement.

C. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

E. *Notice.* Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first-class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity.* The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies.* The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Force Majeure.* No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, storms, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

M. *Electronic Signatures.* The Parties intend that this Agreement be governed by the Uniform Electronic Transactions Act, C.R.S. § 24-71.3-101, *et seq.*

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF SUPERIOR, COLORADO

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

CONTRACTOR

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2026, by _____ as _____ of Bicycle Transit Systems Inc.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

Deployment of Electric Bicycle Share System

- Contractor shall deploy, own and operate the E-Bike Share, including without limitation the electric bicycles and docking stations for the E-Bike Share and all supporting technology, consistent with Town requirements. The E-Bike Share shall be open to the general public.
- The Town shall designate an E-Bike Share liaison to communicate with Contractor, provide locations and approval for the installation of E-Bike Share equipment and support right-of-way access and approvals for E-Bike Share operational activities.

Equipment Provision, Ownership, Installation and Maintenance

- Contractor shall provide and regularly maintain a minimum of 15 electric bicycles for the E-Bike Share.
- Contractor shall provide and regularly maintain a minimum of 38 docks at a minimum of two station locations, each of which shall be capable of storing all deployed electric bicycles.
- Contractor shall provide ongoing maintenance, safety inspections and replacements to all components of the E-Bike Share as required.

Technology and Customer Access Requirements

- Contractor shall operate and maintain a mobile application for unlocking, account management and payments for the E-Bike Share.

Operations Requirements

- Contractor shall perform system rebalancing as required and retrieve abandoned electric bicycles.
- Contractor shall at all times maintain adequate staffing for operations, maintenance and rebalancing of the E-Bike Share.
- Contractor shall provide access to the E-Bike Share to Town staff to unlock and move electric bicycles if needed.

Customer Service

- Contractor shall provide 24/7 customer service and complaint response mechanisms.

Reporting and Meeting Requirements

- Contractor shall provide to the Town a quarterly report regarding the E-Bike Share, to include without limitation data and analysis on daily rides, departures by station, average ride distances and times, station utilization and fleet utilization.
- Contractor shall meet with the Town as required by the Town, but at least monthly.

EXHIBIT B COMPENSATION

Contractor shall be paid in monthly installments within 30 days of invoicing the Town according to the schedule contained herein. In no event shall total costs incurred by the Town exceed \$254,039.60 for the Initial Term.

Initial Capital Costs

- Electric bicycles: \$2,805 per bike (20 bikes total); and
- Docks: \$2,200 per dock (38 docks total) ; and
- Spare Batteries: \$455 per battery (10 batteries total).

Operations and Maintenance Costs

- Annual operations & maintenance costs paid by the Town shall be \$925.00 per dock, per year, billed every six (6) months in accordance with the milestone timeline below. On January 1, 2027, and annually thereafter for each year this Agreement is in effect, the per-dock operation and maintenance cost paid by the Town shall increase by the lesser of 2.5% or an amount equivalent to the increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the Denver-Boulder-Greeley area from the most recent, non-seasonally adjusted data available for the aforementioned index.
- Project milestone timeline from Longmont RFP 425058 – Northwest regional e-bike share program clarification presentation

#	Milestone	Date	Cost
1	Contract execution	February 2026	\$ 251,575
2	Equipment delivery to local warehouse	April 2026	\$ 250,000
3	Equipment acceptance testing complete		\$ -
4	System go-live in Q2 2026	June 2026	\$ 250,000
5	Q2 2026 Operating complete	July 2026	\$ 87,000
6	2 nd half 2026 Operating complete	January 2027	\$ 87,000
7	1 st half 2027 Operating complete	July 2027	\$ 87,000
8	2 nd half 2027 Operating complete	January 2028	\$ 87,000
9	1 st half 2028 Operating complete	July 2028	\$ 87,000
10	2 nd half 2028 Operating complete	January 2029	\$ 92,325
			\$ 1,278,900

- The Town shall pay Contractor for removal or relocation of an E-Bike Share station in the event such removal or relocation is required by the Town; provided, however, that in the case of removal upon termination or expiration of this Agreement, all such costs shall be borne by Contractor.

Revenue Structure

- Contractor shall retain all revenues derived from the E-Bike Share service provided to the Town.



Item Number:6.a.

Information for Meeting of the Superior Town Council

Agenda Item Name:	A Resolution of the Town Council of the Town of Superior Accepting a Petition for Annexation of a Parcel of Land Located in Unincorporated Boulder County and Setting a Public Hearing on the Annexation (76 th Street Wiehe Property)
Meeting Date:	April 27, 2026
Presented By:	Renae Stavros, Planning and Building Director
Presented For:	Approval

Background:

The 12.76 acre property at 7494 Marshall Road is located in unincorporated Boulder County. Historically, it was developed as a single-unit primary structure. The Marshall Fire event of December 30, 2021 destroyed all of the historic structures on the property. Currently, the applicant has the property under contract, and the owner has signed the Annexation Petition on their behalf, as the registered property owner.

For some time, the Town's 3-Mile plan has identified this property for eventual annexation. The 2012 and 2025 Comprehensive Plans both included this property together with the adjacent properties to the south surrounding the annexed Guardian Storage property as an Opportunity Area.

SUMMARY & REQUEST:

As promulgated by the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* (the "Act"), the Town Council shall consider a Resolution of Substantial Compliance of the Annexation Petition submitted for the parcel located at 7494 Marshall Road. The step is intended to review the annexation petition for compliance with State law requirements under the Act. The Act requires the following:

The Council may consider whether the Petition includes necessary allegations and accompaniments under C.R.S. § 31-12-107(1):

- Allegation that annexation meets contiguity and community of interest requirements
- Allegation that the petition is timely signed by at least 50% of the landowners comprising

- at least 50% of the land proposed to be annexed
- Petition is accompanied by necessary affidavits
- Petition is accompanied by an annexation map showing legal descriptions and annexation boundaries

If substantial compliance is found, then the Council adopts a **Resolution of Substantial Compliance** finding the Petition in substantial compliance with the Annexation Act and setting a hearing date, time, and place for considering the substance of the Petition. Hearing must be more than 30, but not more than 60, days after acceptance of the Petition. *Set for 6/8/26.*

Note: this vote is not a vote on the annexation itself — that occurs at the hearing the Resolution is setting, scheduled for June 8, 2026. The Zoning hearing will take place at the same June 8, 2026, meeting, but after annexation (if annexation is approved).

Staff finds that the Petition satisfies the statutory requirements of the Annexation Act:

- Since the total perimeter of the subject parcel is 4,441.76', the minimum one-sixth contiguous perimeter is 740.29'. The actual contiguous perimeter is 1,809.21'. Therefore, a greater than one-sixth boundary contiguity exists between the municipality and the property to be annexed.
- Since the Signature on the petition is dated within 180 days of receipt by the Town Clerk and was signed by the owner of 100% of the property in question, the Petition meets the requirement of being timely and sign by at least 50% of the landowners comprising at least 50% of the land proposed to be annexed.
- The Petition is executed and no additional affidavits are required for this resolution.
- The Petition is accompanied by an annexation map showing legal descriptions and annexation boundaries.

In addition, the Town Code requires the following submittals for a complete annexation application:

Sec. 16-5-30. – Submittal requirements.

1. Appropriate fee;
2. Evidence that the property can be served by public sewer, water and storm drainage services;
3. Proposed zoning;
4. A draft annexation agreement;
5. Water rights conveyance agreement or cash-in-lieu; and
6. Any other information deemed necessary by the Manager.

The following are required dedications to be included as part of the Annexation:

Sec. 16-5-40. – Required dedications.

- a. The petitioners shall dedicate or agree to dedicate sufficient land and rights-of-way to the Town for public streets and alleys as set forth in the standards and specifications of the

Town and the Comprehensive Plan.

- b. The petitioners shall dedicate or agree to dedicate sufficient and unobstructed rights-of-way for utility easements and storm drainage to serve the proposed development. The petitioners shall also agree to pay utility or system development fees and tap fees as developed by the Town or appropriate special districts.
- c. The petitioners shall dedicate or agree to dedicate to the Town or pay cash-in-lieu at the time of platting, land to be used for public purposes.
- d. The petitioners shall assign to the Town all rights, title and interest in any water rights associated with the property and in all water located beneath the property to be annexed or pay cash-in-lieu for such water rights at the time of platting.
- e. The petitioners shall be required to construct all roads, utilities and other improvements at their sole expense and according to the requirements, standards and specifications of the Town. Connection of such improvements to existing Town systems or the dedication of such improvements to the Town shall be at the Town's convenience.

All required materials have been submitted as part of this annexation application, and the application meets all requirements for dedications and for compliance with Town Code.

Recommendation:

Staff finds the Annexation Petition for 7494 Marshall Road to be annexed into the Town of Superior in compliance with the Act and Town Code, and recommends approval of the Resolution of Substantial Compliance. Should the Town Council find the Annexation Petition and related documents are complete, a Resolution accepting a Petition for Annexation is included in this packet item.

Budget Implications:

Budget implications are not applicable to this resolution but will be provided at the time of the public hearing on the Annexation application.

Motion:

Move to approve the Resolution of Substantial Compliance for 7494 Marshall Road, Superior CO, 80027, in compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.* and the Superior Municipal Code.

Attachments:

- 1. 76th Annexation Substantial Compliance-R032526
- 2. 76th_ANNEXATION Map_Rev0_draft
- 3. 76th_Annexation Petition Narrative Rev0 draft
- 4. Annexation Petition_Executed

**Town of Superior
Resolution Number R-35
Series 2026**

**A Resolution of the Town Council of the Town of Superior
Accepting a Petition for Annexation of a Parcel of Land Located
in Unincorporated Boulder County and Setting a Public Hearing on
the Annexation (76th Street)**

Whereas, Everett Wiehe, as the owner of unincorporated land comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107, has filed a petition for annexation of such land to the Town (the "Petition"), which land is more particularly described in Exhibit A of the Petition;

Whereas, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition if it is complete and in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Town Council shall then establish a date, time and place for a public hearing to consider the annexation;

Whereas, Article V of Chapter 16 of the Superior Municipal Code (the "Code") establishes supplemental requirements for annexations, including without limitation additional submittal requirements and required dedications; and

Whereas, the Town Council, at its regular meeting on April 27, 2026, reviewed the Petition and various documents submitted in support of the Petition.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Petition is hereby accepted and found to be in substantial compliance with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Code.

Section 2. A public hearing is scheduled for 6:00 pm on Monday, June 8, 2026, at the Superior Town Hall, 124 East Coal Creek Drive, Superior, Colorado 80027, to determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and Article II, § 30 of the Colorado Constitution, as amended.

Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the

proposed annexation, or the Board of County Commissioners of Boulder County may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

Adopted this 21 day of April, 2026.

Mark Lacis, Mayor

Attest:

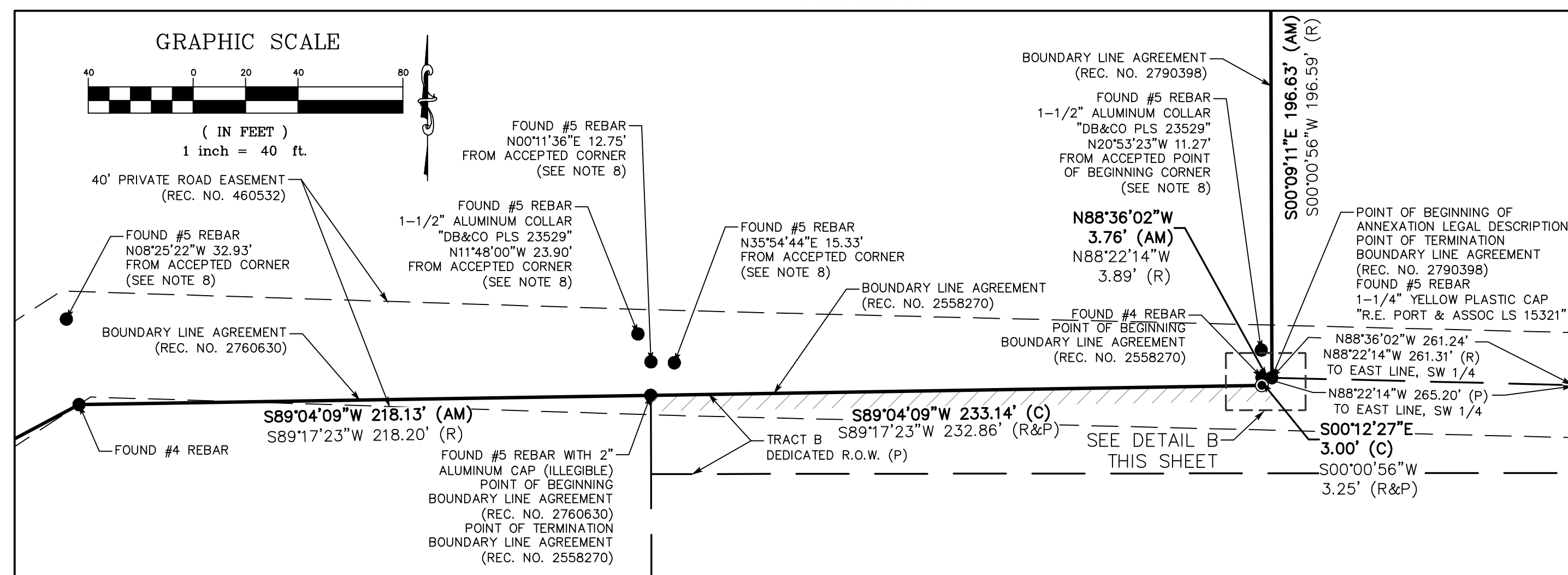
Shannon Dujardin, Town Clerk

ANNEXATION MAP

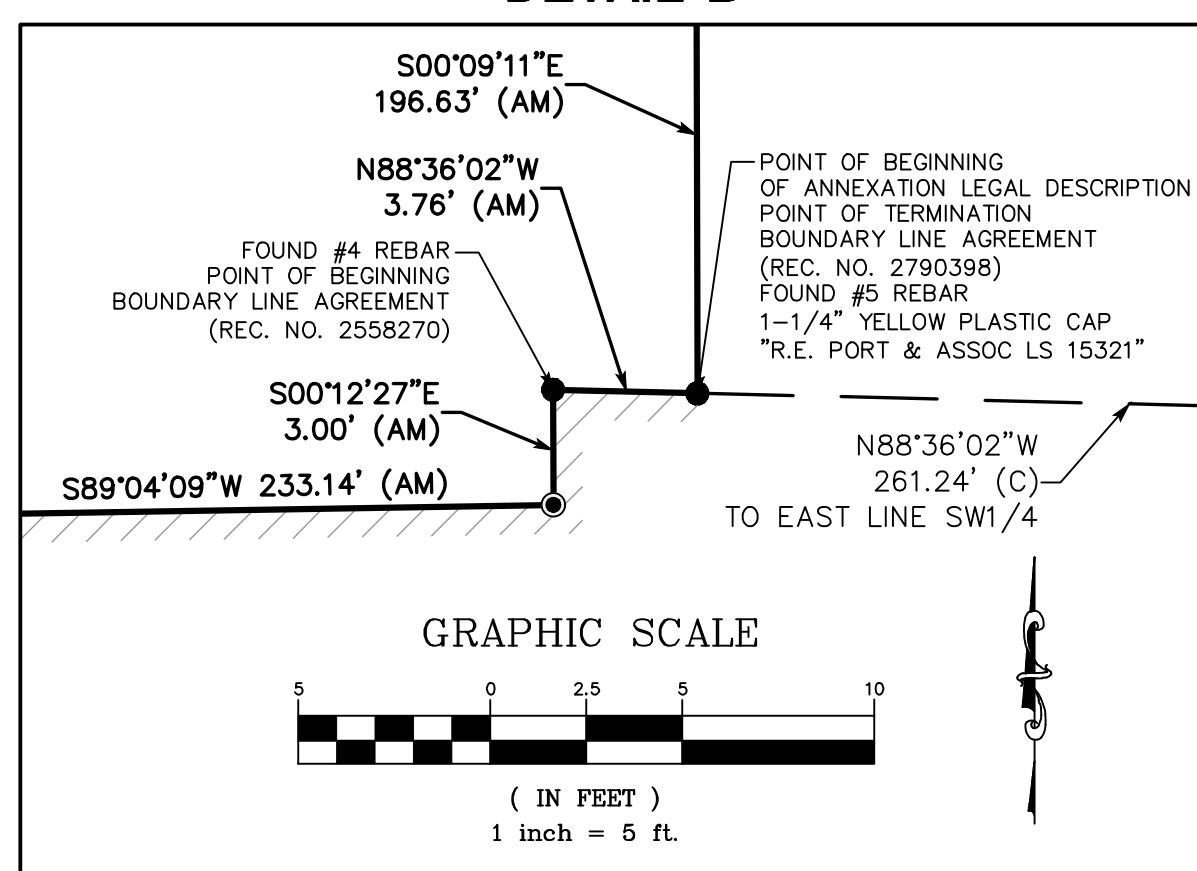
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2

DETAIL A



DETAIL B



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
- CALCULATED POSITION (NOT FOUND OR SET)
- (AM) AS MEASURED AT TIME OF SURVEY
- (C) CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- (P) AS PER THE PLAT OF GUARDIAN STORAGE SOLUTIONS SUBDIVISION
- (R) AS PER RECORD INFORMATION
- <NAME> PARCEL OWNERSHIP INFORMATION
- TOWN OF SUPERIOR LIMITS

SOUTHWEST CORNER
SEC. 13, T1S, R70W
FOUND 2" IRON PIPE
2-1/2" ALUMINUM CAP
T1S 14 13 23 24 R70W
PER MON REC DATED NOV. 21, 1994

N00°59'40"E
123.75' (AM)

SOUTHWEST CORNER
SEC. 13, T1S, R70W
FOUND #6 REBAR
3-1/4" ALUMINUM CAP
WM STENGEL AM. T1S R70W
S23 S13 S24 2001 RLS 4846
PER MON REC DATED JAN. 08, 2002

CENTER QUARTER CORNER
SEC. 13, T1S, R70W
FOUND #6 REBAR
2-1/2" ALUMINUM CAP
"CIVIL ARTS DREXEL T1S R70W
C1/4 S13 2007 PLS 25379"
PER MON REC DATED OCT. 29, 2007

FOUND #6 REBAR
2-1/2" ALUMINUM CAP
"V3 T1S R70W C1/4 S13 PLS
35585 VISIO VERITERE VIRTUTE
PER MON REC DATED OCT. 17, 2005
(N17°45'16"E 1.33")

OWNER: EVERETT J. WIEHE
(REC. NO. 03485608
RECORDED 11/16/2015)
CONTAINING 556,020 SQ. FT.
OR 12.76 ACRES
MORE OR LESS

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

ANNEXATION MAP

COPYRIGHT 2026 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 776-1733
(303) 936-6997

3825 IRIS AVE.,
SUITE 395
LONGMONT, CO 80501
(303) 443-7001
(303) 443-7001

DRAFT
WORKING COPY ONLY
WILL HAVE REVISION
AND SIGNATURE

JOB NUMBER:
26-83,066

DATE:
02-20-2026

DRAWN BY:
R. SLAGLE

CHECKED BY:
JK/JZG

SHEET 2 OF 2

BY:RSLAGLE FILE:83066 ANNEXATION.DWG DATE:02/20/2026 3:35 PM

Project Name: 76th Street – Superior
Applicant: Carmel Partners
Date: March 3, 2026

Executive Summary

Carmel Partners proposes the development of a 336-unit, three-story multifamily residential community on approximately 12.76 acres located at 7494 Marshall Road, at the intersection of Marshall Road and 76th Street. The property is currently located in unincorporated Boulder County and zoned Agricultural. The application requests annexation into the Town of Superior and approval of a Planned Development (PD) to establish zoning and development standards for the site. The project delivers housing near Superior Marketplace, regional transit (US 36 / RTD Park-n-Ride), employment centers, and open space.

Annexation – Rationale and Benefit

The proposed annexation and development provide clear and measurable Town benefits:

- 336 multifamily homes, including 51 permanently restricted affordable units (15%) at 80% AMI.
- Completion of 76th Street frontage improvements including curb, gutter, sidewalks, and multimodal upgrades.
- Wildfire-resilient development compliant with the 2025 Colorado Wildfire Resiliency Code.
- Expansion of the Town’s tax base and infrastructure network.
- Improved pedestrian, bicycle, and potential trail connectivity.
- Implementation of a property within Opportunity Area #1, as envisioned in the 2025 Comprehensive Plan.
- Support local school enrollment stability. At its February 23, 2026 presentation to Town Council, BVSD identified declining enrollment driven in part by limited housing inventory, residents aging in place, and greater housing availability in surrounding districts. Adding new multifamily housing in Superior expands attainable options for families and workforce households, helping stabilize long-term enrollment.

Entitlements Summary

The project will be zoned via Planned Development (PD). The property is currently located in Unincorporated Boulder County and zoned for Agriculture. Therefore, the project will require both a PD and Annexation approval, and these are both reflected on the development application and approvals are being pursued concurrently. The PD will establish the zoning for the property, including allowed uses, architectural requirements, setback requirements, height restrictions, density, and landscaping requirements. Should the PD and Annexation be approved, the applicant would seek Final Development Plan (FDP) at a later date, which approval would also be subject to Town Council approval.

Project Overview

The proposed zoning and land use for the property will allow multi-family residential and accessory uses (i.e. clubhouse and leasing office). Maximum number of stories will be 3,

maximum building height will be 55', and maximum density will be 27 DU/acre. Setbacks and open space are further detailed on the PD drawings.

As currently envisioned, the proposed project features 336 units across 14 separate 3-story buildings and a standalone 6,500 SF clubhouse. Of the 336 units, 51 units (15%) will be restricted to 80% AMI as required by the Town's Inclusionary Housing ordinance.

Parking is accommodated entirely onsite through a combination of individual detached garages, carports, and surface parking. The total provided parking count is approximately 475 spaces which results in a ratio of 1.41 spaces per unit. Parking amounts and types are further detailed on the PD drawings.

Architecturally, the project aims to complement adjacent uses, build on Superior's contemporary character through high quality durable materials, and increase connectivity to existing open space, trails, pedestrian, and bike paths.

Transportation & Infrastructure

A Traffic Impact Study prepared by Fox & Tuttle concludes that the surrounding roadway network can accommodate projected traffic volumes and complies with the Town's 2025 Transportation Plan. The project will complete the recommended Collector Roadway Section along its 76th Street frontage, improving multimodal connectivity.

WUI Code Update & Wildfire Resiliency

The State of Colorado recently adopted the 2025 Colorado Wildfire Resiliency Code which applies to areas designated as the Wildland Urban Interface (WUI). This property is located at the eastern edge of the Wildland Urban Interface. The proposed project will comply with the WUI code update, which includes, but is not limited to, restrictions on landscaping density and adjacency to buildings, landscape materiality, and exterior building material fire ratings. Wildfire resilience has been a guiding consideration throughout all phases of site design.

Land Use and Policy Alignment

The proposed project aligns with several Town policy documents, including but not limited to:

1) 2025 Comprehensive Plan

- Draft Future Land Use proposed in the Town's Comprehensive Plan update (February 10, 2025) – "Medium/High Density (3-4 stories) Residential"
 - i. Carmel Proposed Project: 3-story residential project
- Open House Feedback noting largest preference for housing for this opportunity area (August 11, 2025) – "41.9% Preference for Housing"
 - i. Carmel Proposed Project: multi-family housing development with no commercial or mixed-use
- Open House Feedback noting preference for housing for this opportunity area (October 23, 2025)
 - i. Carmel Proposed Project: multi-family housing development

- Adopted Comprehensive Plan includes multi-unit residential as a potential land use, at a recommended density of 6-25 DU/acre (February 23rd, 2026)
 - i. Carmel Proposed Project: multi-unit residential
- 2) Updated Transportation Plan (August 11, 2025) – Complete Collector Roadway Section along 76th Street frontage recommended
 - Carmel Proposed Project: Would complete this scope along the property’s 76th Street frontage (curb, gutter, sidewalks)
- 3) 2023 Housing Needs Assessment (December, 2023) – “Community housing (also known as the housing continuum) encompasses a wide range of housing needs within an area, not only focused on affordable, or workforce, but all types of housing for people with a diversity of needs. While private, market-rate housing development is essential and desired in many areas, an intentional focus on supporting the development of housing that is attainable and accessible to a wide range of incomes, ages and social status is necessary to maintain a diverse, healthy, and prosperous community”
 - Carmel Proposed Project: Would provide additional housing that is attainable and accessible to a wide range of potential residents
- 4) 2025 Housing Strategies adopted (January 27, 2025) – “Objective 1: Increase Housing Choices for People, Objective 2: Support & Promote Local and Regional Affordable Housing Efforts, Objective 3: Remove Housing Barriers for Those Who Often Encounter Them”
 - Carmel Proposed Project: Would provide additional housing choice supply, variability, and affordability
- 5) Resolution No. R-10 (Series 2018) supporting the goals of the Boulder County Regional Housing Partnership’s (BCRHP) Regional Housing Strategy to have 12% regional affordable housing stock by 2035
 - Carmel Proposed Project: 15% (51 units) of the units would be reserved for residents at 80% AMI
- 6) Ordinance 0-18 (Series 2020) adopting inclusionary housing requirements for new residential developments of 10 units or more to include 15% of the units restricted at 80% AMI
 - Carmel Proposed Project: 15% (51 units) of the units would be reserved for residents at 80% AMI

Concept Plan Presentation

Carmel Partners presented a Concept Plan Presentation to Town Council on November 10th, 2025. The feedback from that presentation is summarized below, with responses.

Affordable Housing

- Feedback – Town Council members noted the importance of affordable housing. There was discussion regarding the Inclusionary Housing Ordinance (IHO). Mayor Lacis mentioned that for an annexation the IHO should be considered as a minimum requirement. Council Members noted that there is a need for affordable housing at different levels of AMI, in addition to the 80% AMI required in the IHO.
- Response – Carmel’s original concept included 376 units, which would have resulted in 57 units restricted at 80% AMI. Based on subsequent neighborhood feedback, the proposed

project now includes 51 units (15%) which will be restricted to 80% AMI as required by the Town's Inclusionary Housing ordinance. It is not economically feasible to provide additional affordable units.

Density

- Feedback – Several Council members expressed an interest in increasing density in this area due to Town housing strategy and needs, and due to the fact that this property does not have any, or limited, direct SFH neighbors. They also mentioned concern that delivering low density could create future compliance concerns tied to State legislation requirements (i.e. HB 24-1313).
- Response – Carmel noted that we are trying to balance the Town's housing goals with Community feedback, The original concept included 376 units. Based on feedback from the February 2nd, 2026 Community Meeting, Carmel elected to remove 40 units, resulting in a revised unit count of 336.

Traffic

- Feedback – several Council Members noted concerns over traffic impacts caused by the proposed development.
- Response – Carmel has completed a traffic impact study with Fox & Tuttle, which notes that the proposed development will be supported by the existing traffic infrastructure, complies with the 2025 Transportation Plan, and no further infrastructure improvements are required.

Acoustical/Environmental Concern

- Feedback – one Council Member expressed concerns over acoustical concerns with the adjacent CDOT property, and environmental concerns with materials that CDOT has stored.
- Response – Carmel has a vested interest in addressing acoustical and environmental concerns, to ensure successful leasing and resident satisfaction at the property. Carmel plans to conduct acoustical studies on site, and to have further conversations with CDOT regarding their day-to-day operations at their property.

Sustainability

- Feedback – one Council Member expressed that the Town's Sustainability code should be considered a base minimum requirement. It was noted that the Town also plans to update the Sustainability code over the next few months.
- Response – Carmel is committed to complying with the Town's Sustainability code requirements. Carmel is studying a fully electric design for the residential buildings. The only gas that would be utilized would be the pool equipment and fire pits at the clubhouse building. Origin (Downtown Superior) was LEED Gold, and we plan to pursue similar LEED certification at this proposed development.

Playground

- Feedback – there were requests from one to two Council Members to consider adding a playground on property.
- Response – Carmel will study and consider adding a playground amenity for the community. Exterior amenities would be reviewed and approved during the FDP process.

Neighborhood Meetings

Carmel Partners held a Community Meeting on February 2nd, 2026, which was attended by approximately 26 people. The feedback from that presentation is summarized below, with responses. Carmel will conduct additional community engagement prior to PD / Annexation approval hearings.

Evacuation

- Feedback – Several of those who attended the community meeting lived in Sycamore or Original Town and personally lost their homes in the 2021 Marshall Fire, and recounted their evacuation experiences. There is concern that further development will create additional evacuation issues if a future emergency were to take place.
- Response – Carmel acknowledges the devastating loss from the 2021 Marshall Fire. Wildfire resilience has been a guiding consideration throughout all phases of site design. Carmel is in proactive discussions with the Disaster Preparedness & Recovery Department and Police Chief to 1) better understand the evacuation operations from the Marshall Fire, and 2) understand how the proposed development conforms with the Wildland Urban Interface Conflagration Operation Response Plan (WICK).

Traffic

- Feedback – Several attendees expressed concerns over traffic impacts caused by the proposed development.
- Response – Carmel has completed a traffic impact study with Fox & Tuttle, which notes that the proposed development will be supported by the existing traffic infrastructure, and no further infrastructure improvements are required.

Comprehensive Plan

The Town recently adopted the 2025 Comprehensive Plan at the February 23rd, 2026 Town Council meeting. This property is detailed further in the Comprehensive Plan as Opportunity Area #1. Additionally, this property is one of four that are included in Opportunity Area #1. The Comprehensive Plan details opportunities vs. constraints for this property as further addressed below.

Opportunities

- Continue to build on the approved Guardian Storage expansion and annexation
- Site has proximity to the Superior Marketplace and strong vehicular and pedestrian connections to support potential housing
 - Carmel Proposed Project: multi-family housing development.
- Potential for trail connection to open space
 - Carmel Proposed Project: Carmel is supportive of adding a trail connection to the open space to the west, subject to further review and approval from Boulder County.
- Missing middle housing
 - Carmel Proposed Project: 3 story multi-family housing aligns with the Town of Superior's 2025 Housing Strategies **Missing Middle Housing** definition "Refers to a

range of housing styles between a single family home and high density development. See image below.”



Constraints

- Existing pond and drainage swale will require mitigation with development
 - Carmel Proposed Project: refer to Environmental Report.
- Adjacent uses will require a buffer/transition between residential zones
 - Carmel Proposed Project: setbacks included to adjacent uses. The original concept included 10’ setbacks around the property. Based on subsequent feedback from the community meeting, the west and northwest property setbacks were doubled to 20’.
- No existing pedestrian or bicycle connections
 - Carmel Proposed Project: proposed development will improve 76th Street frontage (curb, gutter, sidewalk) and improve pedestrian and bicycle connectivity. Carmel is in discussions with Public Works and Planning on potential pedestrian connectivity improvements at the 76th / Marshall Road intersection.
- Wildfire risk
 - Carmel Proposed Project: refer to WUI Code Update & Wildfire Resiliency section above.

Construction

The construction for this project will be phased, with individual buildings seeking Certificate of Occupancy individually, as they are completed. Further detail into the project’s phasing will be included in the PD drawing set. The estimated construction cost will be further detailed prior to the final PD application. The project will be privately financed with a construction loan.

Impact Statement

The proposed development will have several positive impacts on the Town and adjacent properties, including but not limited to:

- Permit, impact, utility tap, school, and use tax fee revenue
- New long term property and sales tax revenue – upon Annexation approval
- Construction and permanent job (leasing/maintenance) creation
- First traditional multi-family affordable units since the 2020 IHO was passed, addressing a need for the community, and aligning with Town/County affordable housing goals
- Provide needed **Missing Middle Housing**

- Compliment and support existing adjacent uses – Guardian Storage and Superior Marketplace

PETITION FOR ANNEXATION

TO: THE TOWN COUNCIL OF THE TOWN OF SUPERIOR, COLORADO

RE: PROPERTY KNOWN AS: 7494 Marshall Road (Wiehe Property)

The undersigned landowners, in accordance with Title 31, Article 12, Part 1, C.R.S., known as the Municipal Annexation Act of 1965, hereby petition the Town Council of the Town of Superior, Colorado (the "Town Council") for annexation to the Town of Superior (the "Town") of the following described unincorporated area situate and being in the County of Boulder, State of Colorado (the "Property"):

(See **Exhibit A** attached hereto and incorporated herein by reference)

In support of their Petition, Petitioners state as follows:

1. That it is desirable and necessary that the Property be annexed to the Town of Superior, Colorado.
2. That the Property meets the requirements of C.R.S. §§ 31-12-104 and 105, in that:
 - a. Not less than one-sixth of the perimeter of the Property is contiguous with the existing boundaries of the Town, disregarding for contiguity purposes, as allowed by C.R.S. § 31-12-104(1)(a), the existence of any platted street or alley, any public or private right-of-way, any public or private transportation right-of-way or area, public lands (except county-owned open space) or any lakes, reservoirs, streams or other natural or artificial waters located between the Town and the Property. The contiguity required by C.R.S. § 31-12-104(1)(a) has not been established by use of any boundary of an area that was previously annexed to the Town where the area, at the time of its annexation, was not contiguous at any point with the boundary of the Town, and was not otherwise in compliance with C.R.S. § 31-12-104(1)(a), and was located more than three miles from the nearest boundary of the Town, nor was the contiguity required by C.R.S. § 31-12-104(1)(a) established by use of any boundary of territory that was subsequently annexed directly to, or which was indirectly connected through, subsequent annexations of such an area.
 - b. The proposed annexation will not create any disconnected municipal satellites.
 - c. A community of interest exists between the Property and the Town.
 - d. The Property is urban or will be urbanized in the near future, and said area is integrated or is capable of being integrated with the Town.
 - e. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - i. Is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated

by a dedicated street, road, or other public way.

ii. Comprising 20 acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000.00 for *ad valorem* tax purposes for the year next preceding the annexation is included within the Property without the written consent of the landowner(s).

f. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.

g. The annexation of the Property will not result in the detachment of area from any school district and the attachment of same to another school district.

h. The annexation of the Property will not have the effect of extending the boundary of the Town more than three miles in any direction from any point of the Town's boundary in any one year.

i. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the Property.

j. Reasonable access will not be denied to landowners, owners of easements or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town.

3. That attached hereto and incorporated herein by reference are four prints of the annexation map, containing the following information:

a. A written legal description of the boundaries of the Property.

b. A map showing the boundary of the Property.

c. Within the annexation boundary map, a showing of the location of each ownership tract of unplatted land, and, with respect to any area which is platted, the boundaries and the plat numbers of plots or lots and blocks.

d. Next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property.

4. That Petitioners are the landowners of more than 50% of the Property, exclusive of streets and alleys.

5. That all Petitioners signed this Petition no more than 180 days prior to the date of the filing of this Petition.

6. That this Petition satisfies the requirements of Article II, § 30 of the Colorado Constitution in that it is signed by persons comprising more than 50% of the landowners of the Property who own more than 50% of the Property, excluding public streets and alleys and any land owned by the Town.

7. That no election has been held within the last 12 months for annexation of the Property to the Town.

8. That the Property is located within Boulder County, Boulder County School District RE-2, the Urban Drainage and Flood Control District, the Regional Transportation District and the Mountain View Fire District.

9. That upon the effective date of the ordinance annexing the Property to the Town, the entire Property shall become subject to the ordinances, resolutions, rules and regulations of the Town, except for general property taxes which shall become effective on January 1 of the next year following passage of the annexation ordinance.

10. That upon the effective date of the ordinance annexing the Property to the Town, the Property will be included within the boundaries of the Municipal Subdistrict of the Northern Colorado Water Conservancy District and subject to the provisions of the Inclusion Order dated October 9, 1997, in Civil Action No. 9454-S1, Weld County District Court, pursuant to C.R.S. § 37-45-136(3.6).

11. That Petitioners shall, as required by ordinance, dedicate to the Town all water rights for the Property.

12. That Petitioners shall pay all fees and costs incurred by the Town in processing this Petition for Annexation up to and including the annexation hearing before the Town Council.

13. That Petitioners have not requested from any government entity review of a site specific development plan that would vest Petitioners with the property rights contemplated in C.R.S. § 24-68-101, *et seq.*, and that Petitioners hereby waive any vested property rights for the Property resulting from any prior approval of any site specific development plan as defined in C.R.S. § 24-68-101, *et seq.*

14. That, no later than 90 days after the effective date of the annexation ordinance, the Property shall be brought under the Town's zoning code and map.

15. That this Petition and the annexation of the Property are specifically conditioned on the negotiation and execution by Petitioners and the Town of a mutually acceptable annexation agreement.

16. That Petitioners reserve the right to withdraw this Petition at any time prior to the adoption of an annexation ordinance.

Therefore, the undersigned Petitioners respectfully request that the Town Council approve the annexation of the Property to the Town.

EXHIBIT A
Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13;

THENCE N00°00'56"E, 656.80 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 13 (BASIS OF BEARINGS) TO THE CENTERLINE OF A 40.00 FOOT WIDE PRIVATE ROAD EASEMENT AS DESCRIBED IN EASEMENT RECORDED 08/21/1981 AT RECEPTION NO. 460532;

THENCE N88°22'14"W, 261.31 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINATION OF A BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED 07/12/2006 AT RECEPTION NO. 2790398, BEING THE POINT OF BEGINNING;

THENCE CONTINUING N88°22'14"W, 3.89 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING OF A BOUNDARY LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED 02/17/2004 AT RECEPTION NO. 2558270;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO COURSES:

- 1) S00°00'56"W, 3.25 FEET;
- 2) S89°17'23"W, 232.86 FEET TO THE POINT OF BEGINNING OF A BOUNDARY LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED 03/03/2006 AT RECEPTION NO. 2760630;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO COURSES:

- 1) S89°17'23"W 218.20 FEET;
- 2) S62°16'05"W, 410.65 FEET TO THE EASTERLY BOUNDARY OF PARCEL CONVEYED BY DEED RECORDED 04/12/1993 AT RECEPTION NO. 1282161;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR COURSES:

- 1) 230.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,759.57 FEET, A CENTRAL ANGLE OF 07°30'29", AND A CHORD BEARING N06°58'29"W, 230.41 FEET;
- 2) N03°02'47"W, 189.92 FEET;
- 3) N02°31'51"W, 363.53 FEET;

4) 3.10 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,005.37 FEET, A CENTRAL ANGLE OF 00°10'35", AND A CHORD BEARING N02°37'08"W, 3.10 FEET;

THENCE ALONG A BOUNDARY LINE DESCRIBED IN BOUNDARY LINE AGREEMENT RECORDED 11/12/2002 AT RECEPTION NO. 2356344 THE FOLLOWING TWO COURSES:

1) N87°38'30"E, 316.45 FEET;

2) N02°29'10"W, 410.45 FEET TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 36;

THENCE S63°47'35"E, 52.05 FEET ALONG SAID RIGHT OF WAY TO THE WESTERLY BOUNDARY OF PARCEL DESCRIBED IN DEED RECORDED 10/18/1995 AT RECEPTION NO. 1556005 (AS SHOWN AND REDESCRIBED IN ALTA/ACSM LAND TITLE SURVEY BY EMK CONSULTANTS, INC. RECORDED AT LS-870009 IN RECORDS OF BOULDER COUNTY SURVEYOR/LAND USE DEPARTMENT);

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT AS MEASURED THE FOLLOWING TWO COURSES:

1) S00°00'56"W, 537.87 FEET;

2) N88°59'26"E, 769.18 FEET TO THE WESTERLY RIGHT OF WAY OF SOUTH 76TH STREET;

THENCE S00°00'56"W, 262.22 FEET ALONG SAID WESTERLY RIGHT OF WAY TO THE POINT OF BEGINNING OF A BOUNDARY LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED 07/12/2006 AT RECEPTION NO. 2790398;

THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO COURSES:

1) S89°34'38"W, 241.21 FEET;

2) S00°00'56"W, 196.59 FEET TO THE POINT OF BEGINNING.

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That they were the circulator of the foregoing Petition for Annexation of lands to the Town of Superior, Colorado, consisting of seven (7) pages including this page, and that each signature thereon was witnessed by the affiant and is the true signature of the person whose name it purports to be.

[Handwritten Signature]

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Subscribed, sworn to and acknowledged before me this 23rd day of March, 2025, by Harris Griswold.

KL My Commission expires: Feb. 1, 2030.

(SEAL)

[Handwritten Signature: Kristie Lima]

Notary Public





Item Number:7.a.

Information for Meeting of the Superior Town Council

Agenda Item Name:	A Resolution of the Town Council of the Town of Superior Approving a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center
Meeting Date:	April 27, 2026
Presented By:	Renae Stavros, Planning and Building Director
Presented For:	Approval

Background:

The Superior Town Center Planned Development was originally approved in 2012. Superior Town Center Planned Development Amendment #5 was approved in 2020 and defined the Land Use of Lots 4, and 5, Block 7 as Ground Floor Commercial with Flex Space Above and Lot 3, Block 7 as Commercial.

Design Guidelines were adopted alongside the PD to establish the criteria against which future Final Development Plans (FDPs) would be evaluated for compliance. The guidelines establish a high-quality community appearance, assure consistency, direct character and form, encourage sustainable development, and enhance the overall value of Downtown Superior.

The Superior Town Center Final Development Plan 9 and Final Development Plan 10 was originally approved in 2020 and stated that Block 7 is intended to have 7,934 square feet of Commercial - Restaurant space and 8,188 square feet of Commercial - Non-Restaurant space. The FDP reflects three separate buildings, two on Lot 2, Building 7-01 Building 7-02, and one on Lot 3 (Building 7-03). Since initial FDP approval, two amendments have been approved, though neither of them made changes to Block 7.

A Replat of Lot 2, Block 7 was approved and recorded on April 8, 2026, to realign the lots in advance of the proposed food hall and pizza parlor FDP Amendment and to facilitate the sale of the new Lots 4 and 5 (formerly a portion of Lot 2), and Lot 3, Block 7 to new ownership.

Project Summary

The applicant proposes to amend the Final Development Plan 9 to allow for the development of a 9,800 square foot Food Hall on Block 7, Lot 5, and establish a 2,400 square foot Pizza Parlor on Block 7, Lot 3. Block 7, Lot 4 is proposed to initially serve as a shared outdoor common area for

both the Food Hall and Pizza Parlor as they mature and will eventually serve as a future development site.

This proposal requires an FDP amendment to reflect the revised commercial-restaurant and commercial non-restaurant square footage. In the approved FDP Amendment #1, the square footage of Commercial-Restaurant was intended to be 7,934 square feet, and the square footage of Commercial-non-Restaurant was intended to be 8,188 square feet. However, FDP Amendment #3 proposes a change in the breakdown of total Commercial space to allow for at least 11,526 square feet of Commercial-Restaurant space between the Food Hall (Lot 5, Block 7) and Pizza Parlor (Lot 3, Block 7).

The proposed Amendment #3 also includes updates to the setbacks and height of each building, among other material and façade changes.

Staff Analysis of Final Development Plan Review
Superior Municipal Code: Sec. 16-10-40. - Final development plan.

- (a) A final development plan (FDP) may only be approved after approval of a PD plan.
- (b) Criteria.
 - (1) Prior to approving an FDP, the Planning Commission and the Town Council shall find that the FDP is consistent with the PD plan and all other Town ordinances and regulations.
 - (2) The Planning Commission and the Town Council, however, may approve an FDP which has been modified to reflect improvements in design or changes which have occurred in its natural surroundings and environment since the time of the PD plan review and approval.
 - (3) An FDP may be submitted in sections covering representative and reasonable portions of the subdivision tract. In such cases, submission shall include a map indicating the sections designated for the entire tract, and each sheet numbered accordingly, including title, legend, matchlines and other appropriate information. When an entire parcel is not subdivided, the applicant shall indicate his or her intended plans for disposition of the remainder of the parcel.
 - (4) When an ambiguity exists in the application of a PD plan to an FDP, or when a PD plan does not address a development standard, the applicable development standard of this Chapter shall apply to the FDP.

Staff Analysis of Final Development Plan

Staff finds the proposed FDP Amendment to be complete and generally consistent with the PD zoning requirements for Downtown Superior, as well as all other Town ordinances and regulations. As outlined in Criterion #2, the Town Council may approve an FDP that has been modified to reflect improvements in design. Should PC and the Town Council find any of the proposed amendments to be improvements over existing PD and FDP allowances, the amendments outlined in the Project Summary can be approved. Criterion #3 simply affords development applications to be submitted in segments, which this application has done, and staff has not found Criterion #4 to be applicable, as the allowances outlined in the PD for Downtown Superior either address or are being requested to be modified to address the proposed uses and development.

COVER SHEET

- 1. Proposed Zone Districts consistent with PD Land Use Plan

Proposed Zone Districts are called out Ground Commercial with Flex Space Above for Lot 4, Block 7, and Lot 5, Block 7 and Commercial for Lot 3, Block 7. The PD Land Use Plan calls for Lot 3, Block 7 to be Commercial and the area now referred to as Lot 4, Block 7, and Lot 5, Block 7 to be Ground Commercial with Flex Space Above.

2. Proposed Building Coverage is consistent with total FDP anticipated building coverage Block 7 Food Hall and Pizzeria FDP Amendment proposes to have a total building square footage of 11,526 square feet not including future site development on Lot 4, Block 7. The approved FDP Amendment #1 calls out a total commercial building square footage as 16,122 square feet, thus allowing future site development up to 4,596 square feet of building coverage on Lot 4, Block 7 and staying consistent with the approved FDP plans.
3. Proposed Setbacks consistent with PD Build-To-Setback Diagram and FDP site data table for Block 7 including Parcel K
The proposed FDP Amendment #3 calls out the pedestrian frontage to Parcel K setback as 0' with 50% on build-to line to 10 feet maximum. The PD Build-To-Setback Diagram calls out the south sides of Lot 4, Block 7, and Lot 5, Block 7 abutting Parcel K setback as 0' with 50% on build-to line to 10 feet maximum. Furthermore, the approved FDP Amendment #1 calls out the pedestrian frontage to Parcel K setback as 0' with 50% on build-to line to 10 feet maximum. The proposed FDP Amendment #3 also calls out the Street Frontage on Superior Drive setback as 0 feet to 15 feet maximum. The approved FDP Amendment #1 also states the Street Frontage on Superior Drive setback as 0 feet to 15 feet maximum. All FDP Amendment #3 proposed setbacks are in alignment with the approved Parcel K setbacks.
4. Proposed Building Heights consistent with PD and FDP Amendment #1
The proposed height of Building One on Lot 5, Block 7 is 29 feet 2 inches with a maximum of 65 feet whereas the FDP Amendment #1 calls out Building 7-01 as 24 feet 10 inches with a maximum of 65 feet. The proposed height of Building Two on Lot 3, Block 7 is 23 feet with a maximum of 25 feet whereas the FDP Amendment #1 calls out Building 7-03 as 21 feet 6 inches with a maximum height of 25 feet. The PD calls out the area for Lot 4, Block 7, and Lot 5, Block 7 with a maximum height of 65 feet and Lot 3, Block 7 with a maximum height of 25 feet. All proposed building heights are within the allowed heights and are not substantially different from the approved FDP Amendment #1 building heights.
5. Proposed Signage language consistent with FDP Signage Language
The language proposed in the FDP Amendment #3 (Sheet A-300), "future commercial retail signage is permissible through individual sign permits (which require staff review) provided that signs comply with signage requirements outlined in the "design guidelines," matches that of the approved FDP Amendment #1 (Sheet A1.28), "future commercial retail signage is permissible through individual sign permits (which require staff review) provided that signs comply with signage requirements outlined in the "design guidelines."
6. Proposed Parking consistent with PD Standard Parking Requirements
Per STC PD Amendment #5 Standard Parking Requirements, one parking space per 150 square feet of Commercial – Restaurant space is required. The proposed FDP Amendment #3 calls for 11,526 square feet of Commercial – Restaurant space which would require 77 parking spaces to meet the PD Standard Parking Requirement. The FDP Amendment #3 proposes that the parking will be met with 64 shared parking spaces on Lot 2, Block 7 and supplemental parking to be provided by two adjacent parking garages and on-street parking. The applicant requests an on-site parking exemption. The PD Amendment #5 makes note that "parking in the STC Core (Planning Area 2) is intended to be on-street supplemented by

structured parking. Surface parking lots may be used in the interim until all lots are built out.” The approved FDP Amendment #1 calls out 64 shared parking spaces and 46 Public/Street parking spaces on Block 7. Staff finds the proposed parking conditions to meet the parking requirements and the request to use street and garage parking to supplement needed on-site parking is in compliance with the PD and parking guidelines for shared, street, and garage parking in the Downtown.

7. Proposed Bicycle Parking consistent with FDP Amendment #1 Bicycle Parking Requirements
The approved FDP Amendment #1 calls out the bicycle parking requirement to be 10% of vehicular parking. In the case of the proposed FDP Amendment #3, 11 on-site bicycle parking spaces are provided which is 10% of the 77 vehicular parking spaces required.

PROPOSED CONDITIONS DRAINAGE PLAN

8. Drainage Plan consistent with FDP Drainage Plan
Proposed Drainage flows for FDP Amendment #3 generally match approved FDP Amendment #1 drainage plan.

UTILITY CONNECTION PLAN

9. Staff requires technical corrections made to Utility Connection Plan.
Applicant to make minor technical corrections to location of grease traps and other minor corrections.

GRADING PLAN

10. Proposed Grading Plan consistent with approved FDP Amendment #1
Proposed Grading Plan (C4.0 and C4.1) slopes are consistent with slopes approved on page C3.4 – Partial Drainage Plan 4 of the STC FDP Amendment #1

FIRE PLAN

11. Staff requires technical corrections made to Fire Plan.
Applicant to make minor technical corrections.

LANDSCAPE PLAN

12. Proposed Landscape Plan is an improvement from the approved FDP Amendment #1 Landscape Plan based on current and updated town standards.
The approved FDP Amendment #1 uses wood mulch in various locations which is not a currently recommended mulch to use widespread in Town due to its wasteful and potentially hazardous characteristics. The FDP Amendment #3 proposes to use Rock Mulch instead of Wood Mulch which has been expressly preferred by the Town and staff.

IRRIGATION PLAN

13. Proposed Irrigation Plan consistent with approved FDP Amendment #1 Irrigation Plan
Proposed Irrigation Plan (I100) is generally considered consistent with approved FDP Amendment #1 Irrigation Plan 4 (IR1.4)

ARCHITECTURAL SITE PLAN

14. Proposed Site Plan buildings differ from the approved FDP Amendment #1
The approved FDP Amendment #1 Partial Site Plan (C2.4) shows three buildings whereas the

proposed Architectural Site Plan (A-090) shows two buildings (Lot 3, Block 7, and Lot 5, Block 7) and a patio/flex space (Lot 4, Block 7). However, the patio/flex space (Lot 4, Block 7) is intended to act as a future development site as the other two sites mature. Thus, potentially add another building to reach the intended three buildings from the approved FDP.

SITE LIGHTING PHOTOMETRIC

15. Staff requires technical corrections made to Site Lighting Photometric Applicant to make minor technical corrections.

Recommendation:

On Tuesday, April 21, 2026, the Planning Commission recommended approval of the proposed FDP 9 Amendment #3 to the Town Council in a vote of 7 yeses and 0 no's.

Should the Town Council wish to approve the Resolution for Final Development Plan 9 Amendment #3 – Block 7 Food Hall and Pizzeria, the following conditions are recommended.

1. The applicant shall make minor technical corrections as identified by Town Staff.

Budget Implications:

Budget implications for the proposed changes will be minimal and benefit the town from a sales tax perspective.

Motion:

Move to approve Resolution 36, a Resolution of the Town Council of the Town of Superior Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center

Attachments:

1. PC Resolution 03 - Reccomending Approval of FDP Lots 3,4&5 of Block 7
2. Block 7 Food Hall FDP-R042026
3. Executive Summary Superior Downtown - Block 7
4. STC_FDP Amendment 3_04-16-2026
5. STC Replat Filing 1B Replat 9
6. JBR Superior_Applicant Presentation
7. TOS TC Presentation - Block 7 Food Hall - FDP

Town of Superior
Planning Commission
Resolution Number PC-03
Series 2026

A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center, Case No. FDP-2026-01

Whereas, JBR Superior Holdings LLC (the "Applicant"), wishes to develop certain property within the Town, legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, and generally described as Lots 3, 4, and 5 of Block 7, Superior Town Center (the "Property");

Whereas, the Applicant has filed an application for approval of a final development plan (the "FDP") to construct a food hall and pizzeria with a shared common outdoor area (the "Application");

Whereas, Section 16-10-40 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on the FDP;

Whereas, the specific approval criteria for the FDP are set forth in Section 16-10-40(b) of the Code; and

Whereas, on April 21, 2026, 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 FDP satisfies the applicable approval criteria in the Code, and recommends that the Town Council approve the Application, subject to the following condition: Prior to executing and recording final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by the Town staff.

Section 2. This Resolution is hereby adopted by a majority of those Planning Commissioners present to hear the matter according to the following numbers of votes:

6 "yes" votes

0 "no" votes

Adopted this 21st day of April, 2026.

David J. Harper
David Harper, Chair

Attest:

Shannon Dujardin
Shannon Dujardin, Town Clerk



**Exhibit A
Legal Description**

Block 7, Lots 3,4,and 5, Superior Town Center Filing 1B Replat
No.9

**Town of Superior
Resolution Number R-36
Series 2026**

**A Resolution of the Town Council of the Town of Superior
approving a Final Development Plan for Lots 3, 4, and 5 of
Block 7, Superior Town Center, Case No. FDP-2026-01**

Whereas, JBR Superior Holdings LLC (the "Applicant"), wishes to develop certain property within the Town, legally described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, the Applicant has filed an application for approval of a final development plan (the "FDP") to construct a food hall and pizzeria with a shared common outdoor area on the Property (the "Application");

Whereas, Section 16-10-40 of the Superior Municipal Code (the "Code") requires a public hearing and recommendation by the Planning Commission on the FDP;

Whereas, the specific approval criteria for the FDP are set forth in Section 16-10-40(b) of the Code;

Whereas, on April 21, 2026, the Planning Commission held a properly-noticed public hearing on the Application and recommended that the Town Council approve the Application with conditions;

Whereas, on April 27, 2026, 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 the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided herein.

Now, therefore, be it resolved by the Town Council of the Town of Superior, Colorado, as follows:

Section 1. The Town Council hereby finds that the FDP, subject to the conditions set forth in Section 2 hereof, meets all of the criteria set forth in the Code and is consistent with the Town of Superior Comprehensive Plan.

Section 2. The Town Council hereby approves the FDP, subject to the following condition: Prior to executing and

recording final mylars, the Applicant shall make minor technical and redline corrections to plans as identified by the Town staff.

Adopted this 27th day of April, 2026.

Mark Lacis, Mayor

Attest:

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description

SUPERIOR DOWNTOWN - BLOCK 7 DEVELOPMENT
JBR Superior Holdings, LLC
“The Hub”

EXECUTIVE SUMMARY:

JBR Superior Holdings LLC is excited to present our Final Development Plan for consideration by the Town of Superior. As an anchor for the Downtown Superior development, we are committed to community engagement, economic growth and providing an extraordinary dining and entertainment experience. By partnering with industry leaders, we plan to deliver a diverse dining experience with high quality ingredients and unparalleled customer service.

ABOUT JBR SUPERIOR HOLDINGS:

At JBR Superior Holdings, our core team comprises four individuals each bringing unique expertise and perspectives to the table. Rylan Reed and Dr. Joseph Hsin, owners and operators of Impact Sports and Cornerstone Orthopedics, are deeply rooted in the Superior Community. With their instrumental roles in drafting the vision of the Downtown Superior, they possess a unique understanding of the necessity for a Downtown Superior entertainment and F&B zone. Matt Bodenchuk an accomplished entrepreneur, known for introducing innovative ideas to the market and capitalizing on emerging trends with remarkable success. Mark Shaker and Stanley Concepts bring experience, innovation and a track record of community building to the project. This compact yet dynamic team structure enables us to make agile decisions while ensuring that each member holds a significant equity share.

PROJECT SUMMARY:

Teaming up with industry leaders, JBR will develop a 9,800 sq/ft Foodhall on Block 7 Lot 5 and establish a 2,400 sq/ft Pizzeria on Block 7 Lot 3 with Stanley Concepts LLC. Block 7 lot 4 will serve as a shared outdoor common area initially while these concepts mature and will serve as a future development site.

The Foodhall (Block 7 Lot 5) - an innovative dining concept led by industry pioneer Mark Shaker and Stanley Concepts, LLC. Our Foodhall features 4 food bays showcasing diverse cuisines with a rooftop allowing guests to enjoy views of the front range. Mark Shaker’s curated selection of vendors ensures high quality, authentic dining options with rotating selections to keep guests engaged. Additionally, our self-serving food ordering and pickup system, paired with our self-serve beer tap wall offers guests more autonomy and speedy turnaround times. The foodhall is more than just a dining destination; it’s a vibrant gathering place where families and food enthusiasts come together to enjoy high-quality cuisine in a welcoming atmosphere. Drawing inspiration from successful foodhall and watch party models, our Foodhall will offer a distinctive and wide-ranging experience, drawing patrons from across the Front Range.

Stanley Concepts LLC, the owner of renowned establishments such as the Golden Mill, Stanley Marketplace, and Malcolm Yards stands at the forefront of the state's vibrant foodhall movement. With an unwavering passion for food culture and a keen eye for unique spaces, Mark has consistently demonstrated his ability to transform ordinary locations into thriving culinary hubs. His commitment to excellence and innovation has earned him the reputation of being Colorado's foremost foodhall space operator.

The Pizzeria (Block 7 Lot 3) - Embracing the spirit of Colorado's beloved pizza scene, our Pizzeria in Superior, promises a vibrant atmosphere, exceptional cuisine, and innovative cocktails. Our concept channels laid-back charm and adventurous spirit, offering a lively space with our outdoor patio situated steps away from the neighboring spray park. Our Pizzeria distinguishes itself with focusing on quality creative pizzas, an exceptional array of appetizers crafted with sourced ingredients and complemented by a curated selection of craft cocktails inspired by Colorado's flavors. In contrast to the neighboring self-service food hall, our Pizzeria offers a full-service bar, personalized dining experience, allowing us to leverage diverse culinary options. This concept is anticipated to serve as an essential and complementary component to the Downtown Superior Entertainment and F&B zone.

Flex Space/Area of Discovery (Block 7 Lot 4) - The shared common area, designed as a versatile flex space, serves as a temporary gathering spot between the two vibrant restaurants while plans for future development unfold. This inviting outdoor patio features a seamless expanse of green turf, creating a soft and hospitable surface ideal for various yard games, encouraging playful interactions among diners.

RESTAURANT OPERATIONS:

Both concepts plan to be open 7 days a week for dinner. Lunch Monday-Friday and brunch on Saturday & Sunday.

Our tentative hours:

- Monday-Thursday, 11am-10:30pm
- Friday, 11am-11pm
- Saturday, 10am-11pm
- Sunday, 10am-9pm

BUILDING DESCRIPTION:

Foodhall building will feature 4 food concepts flanked by a self-pouring tap wall featuring multiple styles of craft beer and premium cocktails. With the food and beverage strategically located in the center, there are two large dining spaces on either side of the food bays. The west space will feature long German style tables that invite conversation with your neighbor or sharing a plate with friends. The east space will feature a family friendly experience with booths, large rounds and high tops. A sprawling roof top will overlook the plaza providing a

premium viewing for any event or concert in the park. Featuring a tap wall on the roof, your refreshments are only steps away on a warm summer afternoon at the foodhall.

The Pizzeria building will be a stand alone concept that will play a complementary role as a high end extension of the neighboring foodhall. Providing a focused menu, the pizzeria will feature a simple design fostering an open and friendly atmosphere. Highlighting the featured pizza oven and full service bar, there will be limited indoor seating with only 2,400 square feet to work with. The neighboring water park, amphitheater and kid zone will flow nicely onto our outdoor patio space that will play a critical role in seating our guests. Glass sliding doors will face to the west covered patio opening up the space to feel larger than it is.

The Flex/Patio space will have a small retaining wall, strategically placed on the east and north perimeter, define the area and create a sense of enclosure while also providing visual interest. Constructed from natural rock materials, these walls blend harmoniously with the surroundings, offering a rustic touch to the modern design. To ensure comfort on sunny days, shaded areas are thoughtfully integrated, featuring stylish umbrellas and overhead sails. The layout promotes a communal spirit, inviting guests to mingle, participate in games, and savor the culinary delights from the neighboring restaurants.

While this flex space serves as a vibrant temporary use for the community, it is important to note that the lot is earmarked for long-term development, with plans for a permanent structure aligned with the original approved Final Development Plan (FDP). This future structure will ensure that the area continues to thrive, providing a lasting home for dining, entertainment, and social interaction as it evolves. For now, this patio stands as a cheerful hub where great food and fun come together.

LIGHTS:

Effective lighting is essential in creating an inviting, functional, and aesthetically appealing environment in all of Downtown Superior. In addition to highlighting the architectural features, lighting will provide clear visibility for safety, emphasize food offerings, and contribute to the overall ambiance. This lighting plan outlines the lighting support needed to ensure a seamless customer experience.

Main Entrance Lighting- Use of large, backlit signs to illuminate the entrance sign and area. Subtle uplighting or soft LED lighting along the entrance path will enhance curb appeal.

Secondary Entrances and Pathways - LED accent lighting will border entryways to ensure safe navigation and create visual interest along secondary entrances.

Perimeter Lighting - High-efficiency LED floodlights to enhance safety and visibility for customers arriving at night.

SIGNAGE:

Both restaurants are new original concepts that have not yet decided the logo design or final branding name of the foodhall or pizzeria. JBR Superior Holdings will engage with the Cultural Arts & Public Spaces Committee (CAPS) to ensure our final design logos and branding represent the integrity of the Downtown Superior aesthetic.

Foodhall - Exterior signage serves as the first impression for the foodhall. This will attract visitors while providing essential branding for the space.

Primary Entrance Sign - Above the main entrance of the Foodhall is a large south facing, illuminated sign with the name of the brand in bold, clear font. This will be the primary visual identifier for the building. The logo will be incorporated to reflect the foodhall's brand identity. Approximately 6-8 feet in length, with a height proportional to the building facade.

Secondary Entrances Signage - Above the secondary northern facing entry point and smaller illuminated sign with clearly branded logo approximately 3-4 feet in length.

Pizzeria - Exterior signage will include a mural on the east wall next to the entrance. JBR Superior Holdings will engage with the Cultural Arts & Public Spaces Committee (CAPS) to ensure our final design logos and branding represent the integrity of the Downtown Superior aesthetic.

Primary Entrance Sign - Above the main entrance of the Pizzeria is a large, illuminated sign with the logo of the brand in bold, clear font. The logo will reflect the name of the brand and be approximately 3-4 feet in length, with a height proportional to the building facade.

Secondary Entrances Signage - Above secondary entry point facing west above the patio deck a smaller illuminated sign with clear information approximately 3-4 feet in length.

All signage shall be submitted under a separate sign permit. All murals and building artwork will be coordinated with CAPS committee.

PARKING:

Employees – Parking with issued permits based on staff counts. JBR will manage these permits and require our employees to park in the Metro District Parking Garage. We anticipate having 40-50 staff and approximately 75% will be part time in/out on staggered shifts. Patrons will park in the parking garage or lot directly to the north of the Food Hall. We feel there is sufficient parking within the current Superior Downtown PMP to satisfy the needs of these concepts.

COMMUNITY ENGAGEMENT & PHILANTHROPY:

Active community programming including seasonal events creates a true mixed-use master planned center. Downtown Superior will provide the active downtown experience that Coloradans crave, including exciting dining options, sporting events, outdoor recreation and live entertainment. With a thriving sports tourism hub in place and completion of infrastructure like condos, retail spaces, recreational facilities and community centers, the last missing piece is a lively food & beverage entertainment zone. With nearly 2 million annual visitors to the nearby

Sport Stable, our restaurants are strategically positioned to capitalize on the existing foot traffic and new development. The Town of Superior's significant investment in a premier outdoor downtown attraction, featuring an amphitheater, expansive turf space, climbing wall, and splash park. Situated directly adjacent to both restaurant concepts, this development is poised to attract families, concert enthusiasts, watch party goers and individuals seeking leisure in the outdoors.

ECONOMIC IMPACT:

The combined revenue of \$69 million generated annually by Stanley Market Place, Malcom Yards, and Golden Mill underscores the critical role that foodhalls play in modern urban economies. Beyond the direct economic benefits—such as revenue generation, job creation, and consumer spending—these foodhalls serve as catalysts for local business growth, tourism, and community engagement. The economic ripple effect extends far beyond their walls, contributing to the vibrancy and sustainability of their respective local economies. As these foodhalls continue to thrive, they provide a model for how public and private investments in urban spaces can generate long-lasting economic benefits for communities.

Spending and Economic Multiplier Effect - With its variety of food offerings and diverse customer base, Foodhall's encourage a multiplier effect, where spending within the foodhall stimulates additional economic activity within the community. Local restaurants, stores, and transportation services see increased demand due to the foodhall's success.

Tourism and Foot Traffic - The foodhall attracts both locals and tourists, with an estimated 500,000+ annual visitors. This influx of visitors has led to increased sales for nearby retail businesses and service providers, boosting the area's overall economic activity

Support for Local Farmers and Producers - Like its counterparts, we emphasize local sourcing, further strengthening regional food networks. By providing a steady demand for locally grown and produced goods, it boosts agricultural revenues and supports sustainable practices.

SUSTAINABILITY:

JBR Superior Holdings and our partners are committed to environmental sustainability and recognize the crucial role that the food industry plays in preserving the planet for future generations. Our goal is to minimize our environmental impact while providing a high-quality dining experience. We believe that small, intentional actions can collectively make a significant difference, and we strive to operate in a way that supports both the environment and our community. Below are the key initiatives we have implemented to ensure our restaurants operates sustainably:

Waste Reduction and Composting - We are committed to minimizing food waste by carefully planning our inventory and implementing a waste-reduction strategy. Any food scraps or organic waste generated in our kitchen are composted or donated to local farms for reuse. We work

closely with suppliers to reduce packaging waste and ensure that any packaging we do use is recyclable or biodegradable. We also encourage our guests to take home leftovers to reduce waste.

Energy Efficiency - To reduce energy consumption, we utilize energy-efficient appliances, LED lighting, and smart temperature control systems in our kitchen and dining areas. We continuously monitor our energy usage and look for innovative ways to further reduce our energy consumption, helping lower our greenhouse gas emissions.

Eco-Friendly Packaging - In our commitment to reducing single-use plastics, we have switched to eco-friendly packaging options, such as compostable or recyclable containers, straws, and utensils. For takeout orders, we offer reusable or environmentally friendly packaging options, further reducing our impact on the environment.

CONCLUSION:

This Final Development Plan is the last piece to Downtown Superior that we believe will bring the residential community, retail visitors and urban sports commuters together. Creating a vibrant and inclusive dining experience that serves families, couples, business travelers and groups large or small.

THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,
TOWN OF SUPERIOR, COLORADO 80027

LEGAL DESCRIPTION

BLOCKS 4, 6, 7, 9, 10 AND 11, TOGETHER WITH PARCEL K, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6

BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, T. 1S., R. 69W, AS BEARING NORTH 01°14'50" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 / 2011, A DISTANCE OF 1316.98 FEET WITH ALL OTHER BEARING CONTAINED HEREIN RELATIVE THERETO.

BENCHMARK: UDFOC DISK ON SOUTHEAST CORNER OF MCCASLIN BRIDGE OVER COAL CREEK, ELEVATION 5489.55 NAVD88 DATUM.

CERTIFICATE OF OWNERSHIP:

RC SUPERIOR, LLC, a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, its sole Member

By: Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, its sole Member

By: Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida corporation, its sole General Partner

By: _____
Name: Marvin Shapiro
Its: President

STATE OF FLORIDA)

) ss.

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by Marvin Shapiro as President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

(Notarial Seal) _____ Notary Public

My commission expires: _____

CERTIFICATE OF OWNERSHIP:

WADSWORTH CAPITAL VII, LLC

By: _____
Name: _____
Its: _____

STATE OF COLORADO)

) ss.

COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2021, by _____ as _____ of Wadsworth Capital VII, LLC.

WITNESS my hand and official seal.

(Notarial Seal) _____ Notary Public

My commission expires: _____

CERTIFICATE OF OWNERSHIP:

CP VII SUPERIOR, LLC, a Delaware limited liability company

By: CP Investment VII REIT 4, a Maryland real estate investment trust, its Managing Member

By: _____
Name: Dan Garibaldi
Its: Executive Vice President

STATE OF CALIFORNIA)

) ss.

COUNTY OF SAN FRANCISCO)

On _____ before me, _____ personally appeared

Dan Garibaldi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notarial Seal) _____ Notary Public

My commission expires: _____



PROJECT TEAM

ARCHITECT

TRACK ARCHITECTURE
2265 LAWRENCE
DENVER, COLORADO 80205
PH: 303.249.1154

CIVIL ENGINEER

CRAFT CIVIL DESIGN
388 SANTA FE DRIVE
DENVER, COLORADO 80223
PH: 719.640.8746

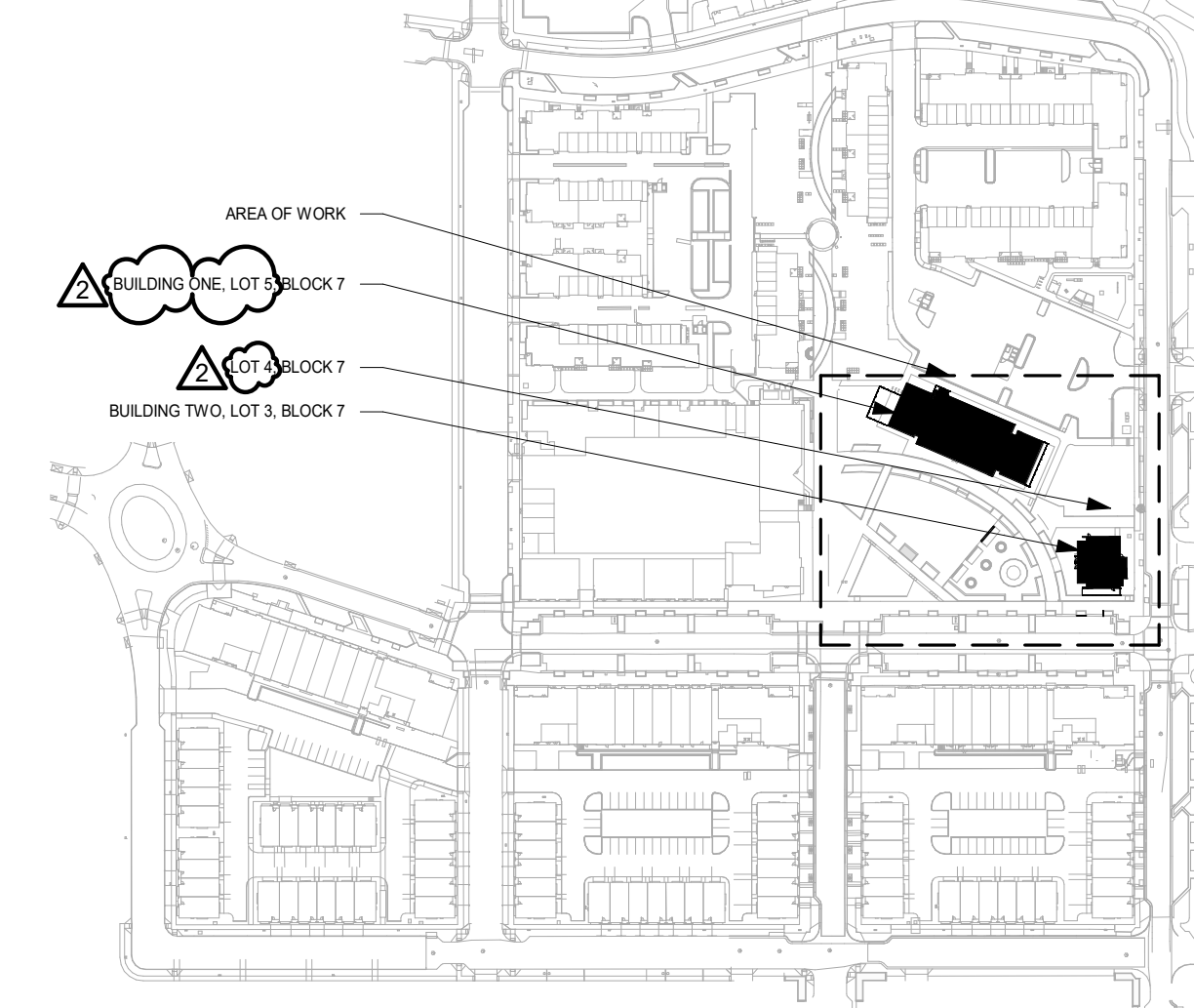
LANDSCAPE ARCHITECT

OXBOW DESIGN COLLECTIVE
209 NORTH KALAMATH STREET, UNIT 6
DENVER, COLORADO 80223
PH: 720.465.6168

ELECTRICAL ENGINEER

D. KELLER ELECTRICAL DESIGN
7498 WEST LAYTON PLACE
LITTLETON, COLORADO 80123
PH: 303.918.9475

SITE KEY PLAN



PROJECT INFORMATION

ZONE DISTRICT

PD (PLANNED DEVELOPMENT) - COMMERCIAL (LOT 3) AND GROUND COMMERCIAL WITH FLEX SPACE ABOVE (LOT 4 & 5)

SITE ACREAGE

PER ACCOMPANYING PLAT - SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 7 0.56 AC

LAND USE

LOT	ACREAGE	PERCENTAGE
LOT 5, BLOCK 7	0.31 AC	100.0%
TOTAL	0.31 AC	100.0%
LOT 4, BLOCK 7	0.12 AC	100.0%
TOTAL	0.12 AC	100.0%
LOT 3, BLOCK 7	0.13 AC	100.0%
TOTAL	0.13 AC	100.0%

COVERAGE

LOT 5, BLOCK 7	LANDSCAPE	1,176 SF	8.74%
	PAVED SURFACE	3,396 SF	25.25%
	BUILDING	8,880 SF	66.01%
	TOTAL	13,452 SF	100.00%

LOT 4, BLOCK 7

LANDSCAPE	4,997 SF	100.00%
PAVED SURFACE	0 SF	0.00%
BUILDING	0 SF	0.00%
TOTAL	4,997 SF	100.00%

LOT 3, BLOCK 7

LANDSCAPE	1,181 SF	20.30%
PAVED SURFACE	1,989 SF	34.20%
BUILDING	2,646 SF	45.50%
TOTAL	5,816 SF	100.00%

APPLICABLE CODES

2024 INTERNATIONAL BUILDING CODE (IBC)

2024 INTERNATIONAL MECHANICAL CODE (IMC)

2024 INTERNATIONAL PLUMBING CODE (IPC)

2023 NATIONAL ELECTRICAL CODE (NEC)

2024 INTERNATIONAL FIRE CODE (IFC)

2024 INTERNATIONAL FUEL GAS CODE (IFGC)

2024 METRO COHORT MODEL CODE

2024 PRIVATE SEWAGE DISPOSAL CODE

2024 INTERNATIONAL PROPERTY MAINTENANCE CODE

PROJECT INFORMATION

SETBACKS

REQUIRED PER PD

BUILDING ONE	0' MINIMUM - 50% ON BUILD-TO LINE	10' MAXIMUM
FRONTAGE - PEDESTRIAN PROMENADE		
REAR	0' MINIMUM	-
SIDE (INTERNAL)	0' MINIMUM	-

PROVIDED (FT.)

PEDESTRIAN FRONTAGE	0'	5'
REAR	13'-0"	18'-0"
SIDE (INTERNAL)	4'-10 7/8"	24'-10"

HEIGHT

	PROVIDED (FT.)	MAX. REQUIRED (FT.)
BUILDING ONE	30' - 65'	65'

REQUIRED PER PD

BUILDING TWO	0' MINIMUM - 50% ON BUILD-TO LINE	10' MAXIMUM
STREET FRONTAGE - MAIN STREET		
STREET FRONTAGE - SUPERIOR DRIVE	0' MINIMUM	15' MAXIMUM
REAR	0' MINIMUM	-
SIDE (INTERNAL)	0' MINIMUM	-

PROVIDED (FT.)

STREET FRONTAGE - MAIN STREET	7'-0"	10'-0"
STREET FRONTAGE - SUPERIOR DRIVE	8'-0"	15'-0"
REAR	9'-2 1/8"	9'-2 1/8"
SIDE (INTERNAL)	13'-9 3/4"	30'-7 1/4"

HEIGHT

	PROVIDED (FT.)	MAX. REQUIRED (FT.)
BUILDING TWO	20' - 25'	25'

SIGNAGE

BUILDING ONE	SIGNAGE (SF.)	ART WALL (SF.)
NORTH ELEVATION	100-200 SF	500-800 SF
EAST ELEVATION	0 SF	100-200 SF
SOUTH ELEVATION	100-200 SF	0 SF
WEST ELEVATION	0 SF	100-200 SF

BUILDING TWO

	SIGNAGE (SF.)	ART WALL (SF.)
NORTH ELEVATION	0 SF	0 SF
EAST ELEVATION	25-100 SF	200-500 SF
SOUTH ELEVATION	0 SF	0 SF
WEST ELEVATION	0 SF	0 SF

PROJECT INFORMATION

TOTAL FLOOR AREA - BUILDING ONE

LEVEL 1	8,237 SF
LEVEL 2	1,237 SF
TOTAL	9,474 SF
ROOF DECK AREA	
ROOF DECK	2,597 SF
PATIO AREA	
PATIO	1,096 SF

TOTAL FLOOR AREA - BUILDING TWO

LEVEL 1	2,395 SF
TOTAL	2,395 SF
PATIO AREA	
PATIO	843 SF

PARKING PROVIDED BY ZONE

PARKING REQUIRED BY PD (1 PER 150 SF)	77
PARKING ON LOT 2 BLOCK 7 (SHARED PARKING)	71
PROJECT WILL REQUEST AN ON SITE PARKING EXEMPTION, SUPPLEMENTAL PARKING TO BE PROVIDED BY TWO PARKING GARAGES AND ON STREET PARKING	

BICYCLE PARKING BY ZONE

REQUIRED - 10% OF VEHICULAR PARKING	BLOCK 7 11
-------------------------------------	---------------

BICYCLE PARKING PROVIDED

PRIVATE - INTERIOR	0
PUBLIC INCLUDING FRONTAGE ON STREET	12
PUBLIC COVERED	0
TOTAL PROVIDED	12

SHEET INDEX

SHEET #	SHEET NAME
---------	------------

A0.00	COVER SHEET
-------	-------------

CIVIL

C2.0	PROPOSED CONDITIONS DRAINAGE PLAN
C3.0	UTILITY CONNECTION PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	FIRE PLAN

LANDSCAPE

L100	LANDSCAPE PLAN
L400	PLANTING DETAILS

IRRIGATION

I100	IRRIGATION PLAN
I101	IRRIGATION DETAILS
I102	IRRIGATION DETAILS
I103	IRRIGATION DETAILS















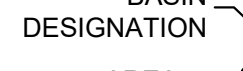

ARCHITECTURAL

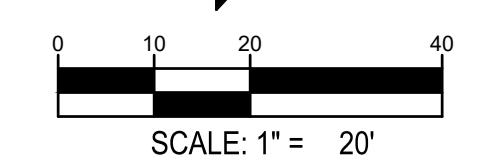
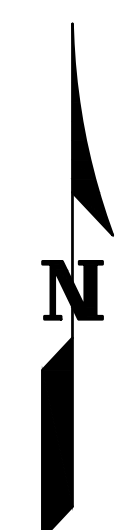
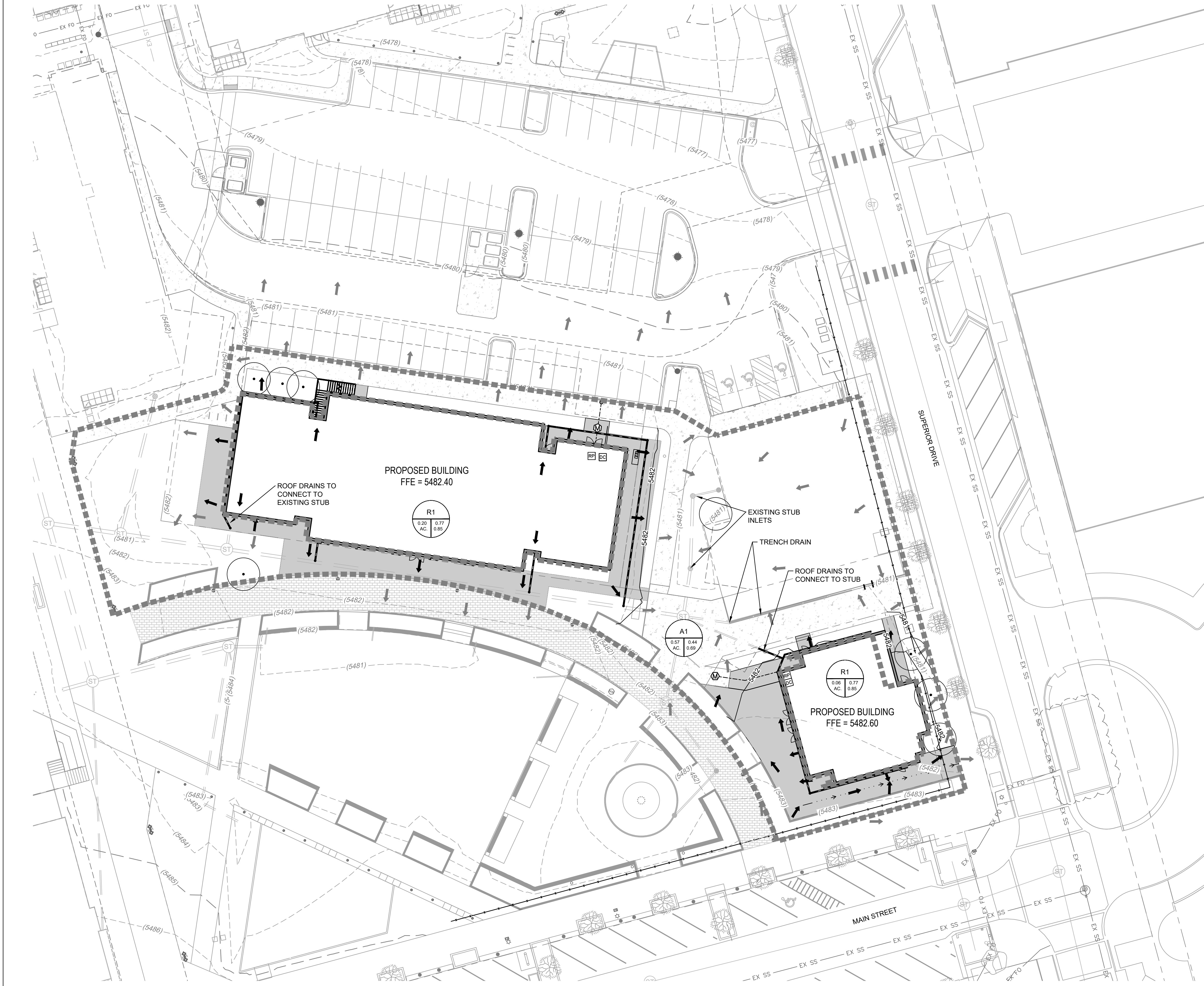
A-090	ARCHITECTURAL SITE PLAN
A-100	FLOOR PLANS - BUILDING ONE
A-101	FLOOR PLANS - BUILDING TWO
A-300	EXTERIOR ELEVATIONS - BUILDING ONE
A-301	EXTERIOR ELEVATIONS - BUILDING TWO
A-400	MATERIAL BOARD - BUILDING ONE
A-401	MATERIAL BOARD - BUILDING TWO

PHOTOMETRICS

LP1	SITE LIGHTING PHOTOMETRIC
LP2	LIGHTING DETAILS

LEGEND:

-  PROPERTY LINE
-  5900 PROPOSED 5' CONTOUR
-  5901 PROPOSED 1' CONTOUR
-  (5900) EXISTING 5' CONTOUR
-  (5901) EXISTING 1' CONTOUR
-  EXISTING STORM LINE
-  EXISTING STORM INLET
-  PROPOSED STORM LINE
-  PROPOSED STORM INLET
-  BASIN BOUNDARY
-  DESIGN POINT
-  FLOW DIRECTION
-  EMERGENCY FLOW PATH
-  BASIN DESIGNATION
-  AREA 5 YR "C" VALUE
-  100 YR "C" VALUE



CRAFT CIVIL DESIGN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

THE HUB
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO 80027

Project Number:	25020
Issue:	PERMIT SET
Date:	04/16/2026
Drawn By:	RH
Checked By:	DA
Revisions:	
No.	Date:
FDP 1ST SUBMITTAL	10/15/2025
FDP 2ND SUBMITTAL	03/22/2026
FDP 2ND SUBMITTAL	04/16/2026

Sheet Title: PROPOSED CONDITIONS
DRAINAGE PLAN

C2.0

PROPOSED	EXISTING	UTILITY LEGEND
---	---	ODP AND PROPERTY BOUNDARY
---	---	RIGHT OF WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	CONTOURS
SS	EX SS	SANITARY SEWER
---	---	SANITARY SERVICE
SS	SS	SANITARY MANHOLE
ST	ST	STORM SEWER
ST	ST	STORM MANHOLE
W	EX W	STORM INLET
---	---	WATER MAIN
---	---	WATER SERVICE
---	---	FIRE LINE
---	---	FIRE HYDRANT
G	EX G	GAS LINE
GAS	G	GAS METER
OE	EX OE	OVERHEAD ELECTRIC
UE	EX UE	UNDERGROUND ELECTRIC
ELEC	E	ELECTRIC METER
TR	TR	TRANSFORMER
TR	TR	ELECTRIC VAULT/BOX
FO	EX FO	FIBER OPTIC
OT	EX OT	OVERHEAD TELECOM
UT	EX UT	UNDERGROUND TELECOM
E	E	ELECTRIC PEDESTAL/RISER
---	---	UTILITY POLE
---	---	LIGHT POLE
---	---	SWALE
---	---	DRY SLEEVE

- NOTES:**
- ALL SANITARY SEWER LINES TO BE SDR 26.
 - ALL STORM AND SANITARY ARE PRIVATE UNLESS OTHERWISE NOTED.

FIRE FLOW DATA (BUILDING 1):

TOTAL FIRE FLOW REQUIRED FOR BUILDING 1 IS 1,250 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS
OCCUPANCY GROUP: R
CONSTRUCTION TYPE: TYPE II-B
FIRE FLOW CALCULATION AREA: 14,000 S.F.

THIS BUILDING WILL BE SPRINKLERED

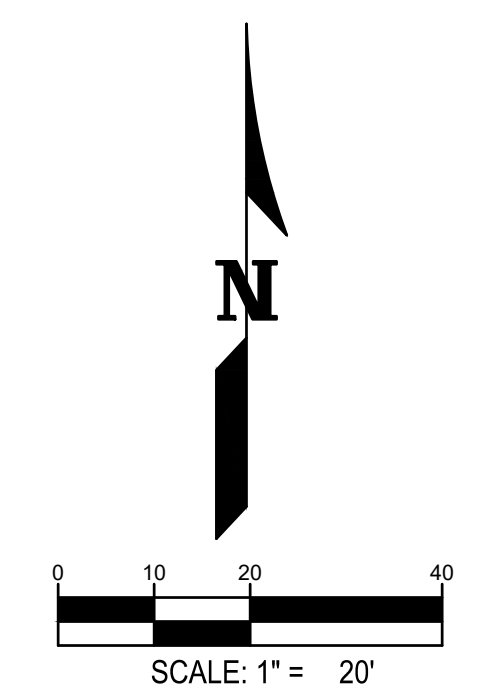
FIRE FLOW DATA (BUILDING 2):

TOTAL FIRE FLOW REQUIRED FOR BUILDING 2 IS 500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS
OCCUPANCY GROUP: R
CONSTRUCTION TYPE: TYPE II-B
FIRE FLOW CALCULATION AREA: 2,500 S.F.

THIS BUILDING WILL BE SPRINKLERED











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THE HUB
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO 80027

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FDP 1ST SUBMITTAL	10/15/2025
FDP 2ND SUBMITTAL	03/22/2026
FDP 2ND SUBMITTAL	04/16/2026

Sheet Title: UTILITY CONNECTION PLAN
C3.0

UTILITY LEGEND:

-  ZONE LOT LINE
-  PROPOSED WATERLINE
-  EXISTING WATERLINE
-  PROPOSED FIRE HYDRANT
-  EXISTING FIRE HYDRANT
-  PROPOSED TREE
-  EXISTING TREE
-  HOSE PULL LINE

FIRE FLOW DATA (BUILDING 1):

TOTAL FIRE FLOW REQUIRED FOR BUILDING 1 IS 1,250 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS
OCCUPANCY GROUP: R
CONSTRUCTION TYPE: TYPE II-B
FIRE FLOW CALCULATION AREA: 14,000 S.F.

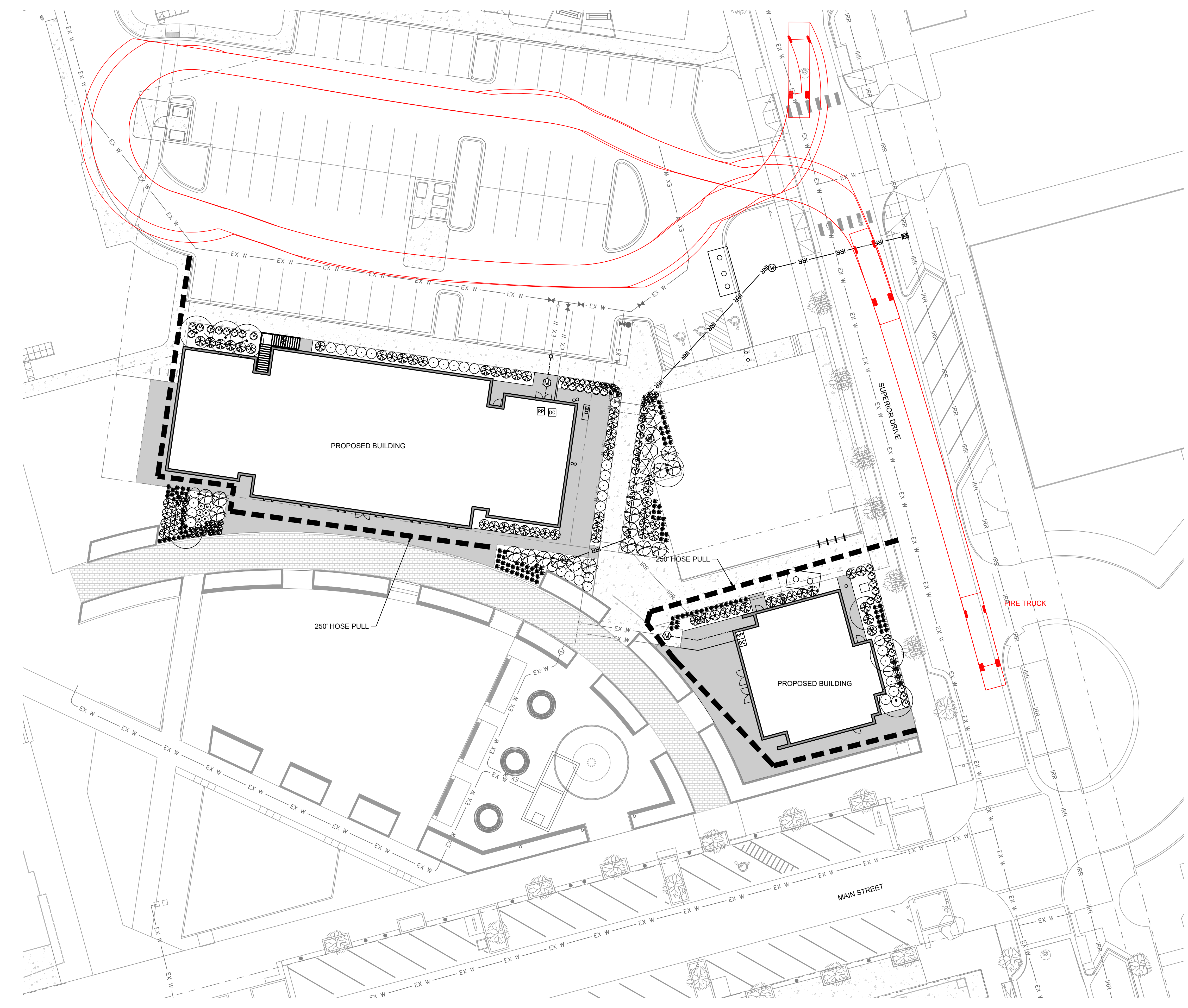
THIS BUILDING WILL BE SPRINKLERED

FIRE FLOW DATA (BUILDING 2):

TOTAL FIRE FLOW REQUIRED FOR BUILDING 2 IS 500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH AMENDMENTS
OCCUPANCY GROUP: R



THE HUB
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO 80027

Project Number:	25020
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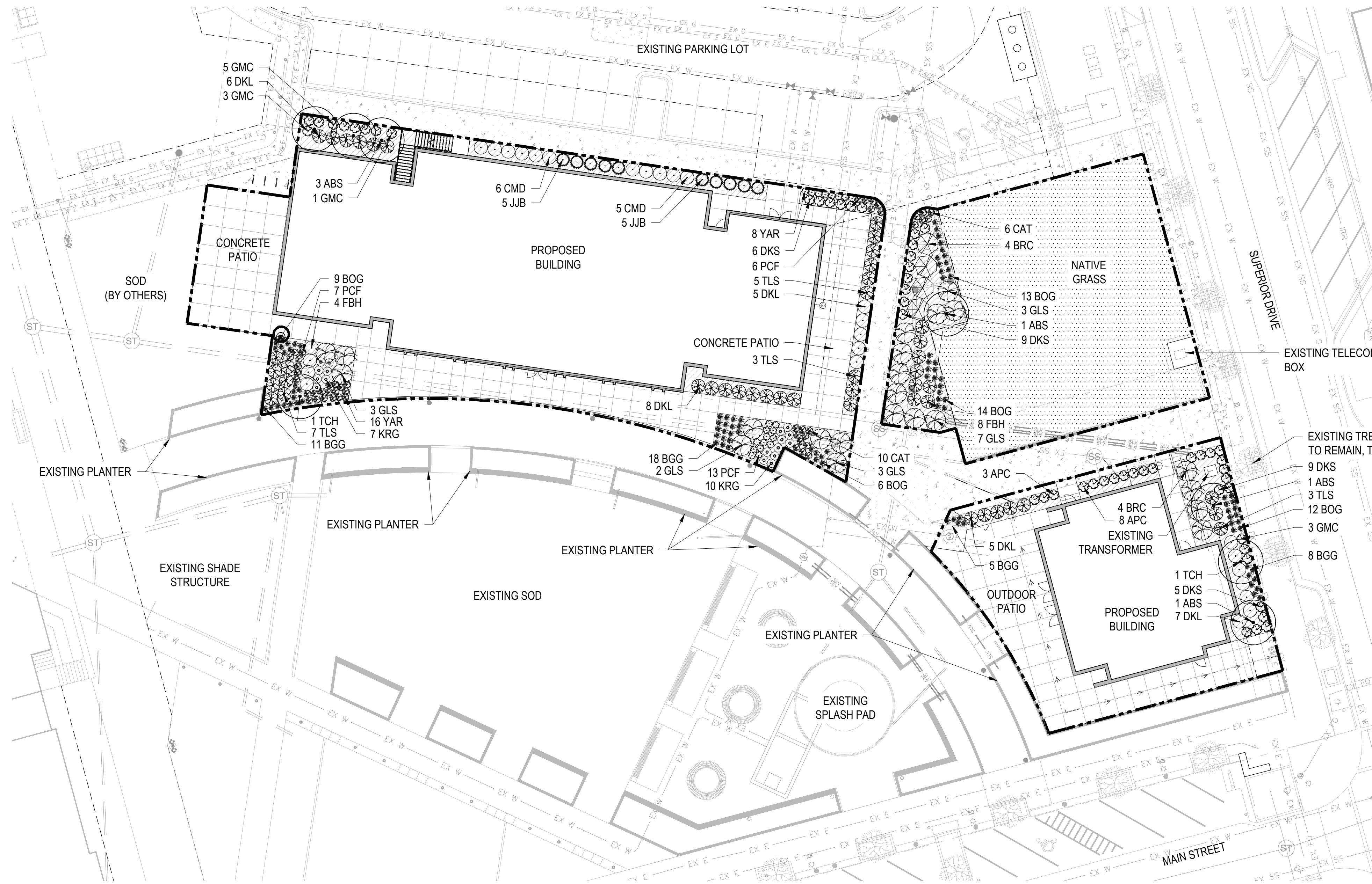
Sheet Title: FIRE PLAN

C5.0

CRAFT CIVIL DESIGN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,
TOWN OF SUPERIOR, COLORADO 80027



PLANTING NOTES:

- ALL PLANT MATERIALS SHALL MEET OR EXCEED SIZE IN SCHEDULES. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET THE QUALITY REQUIRED FOR THE PROJECT. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL SHAPED HEADS, ALL EVERGREEN TREES SHALL BE UNSHEARED AND FULL TO THE STANDARD. PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1.
- SEE PLANTING DETAILS FOR PLANT PIT DIMENSIONS, BACKFILL REQUIREMENTS, AND INSTALLATION NOTES. ALL TREES TO BE STAKED OR GUYED PER DETAILS ON SHEET L4.2
- ALL PLANTS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE DELIVERY TO THE SITE. ALL TREE LOCATIONS AND EDGES OF NEW PLANTING BEDS ARE TO BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIALS, AND BY TYPE AS CALLED OUT ON PLANS. UNIT COSTS TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, FERTILIZERS, ETC. AS DETAILED AND SPECIFIED FOR EACH SIZE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.
- COORDINATE INSTALLATION OF LARGE PLANT MATERIAL WITH FOOTINGS AND PAVEMENTS. ANY DAMAGE TO IMPROVEMENTS BY OTHERS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL ALLOW FOR THE ADDITION OF SPECIFIED QUANTITIES OF SOIL AMENDMENTS, CONDITIONERS AND MULCH IN SOIL PREPARATION AND FINISH GRADING.
- IMPORTED SOIL SHALL BE USED TO SUPPLEMENT EXISTING SOIL AS NECESSARY TO MEET THE FINISHED GRADING REQUIREMENTS OF PLANTING AREAS.
- THE LANDSCAPE CONTRACTOR SHALL PERFORM A STANDARD AGRICULTURAL SUITABILITY ANALYSIS OF EXISTING SOIL PROPOSED FOR PLANTING AT HIS EXPENSE AND INCORPORATE RECOMMENDATIONS PER FRASER WATER AMENDMENT REQUIREMENTS PRIOR TO PLANTING.
- INSTALL A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1000 SQUARE FEET OF PERMEABLE AREA TO BE PLANTED WITH SOD, SHRUBS, GRASSES, OR PERENNIALS. AMENDMENT SUPPLIER SHALL BE A1 ORGANICS OF EATON, COLORADO.
- ALL TREES, SHRUBS, PERENNIALS, SOD AND SEEDED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, CENTERLINE, OR BACK OF CURB.
- STREET TREES SHALL BE PLACED 5'-0" MIN. FROM BURIED UTILITIES.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF THE CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM THE DATE OF SUBSTANTIAL COMPLETION. PLANT DURING ONE OF THE FOLLOWING PERIODS:
SPRING PLANTING: APRIL 1 TO JUNE 15
FALL PLANTING: SEPTEMBER 1 TO OCTOBER 15

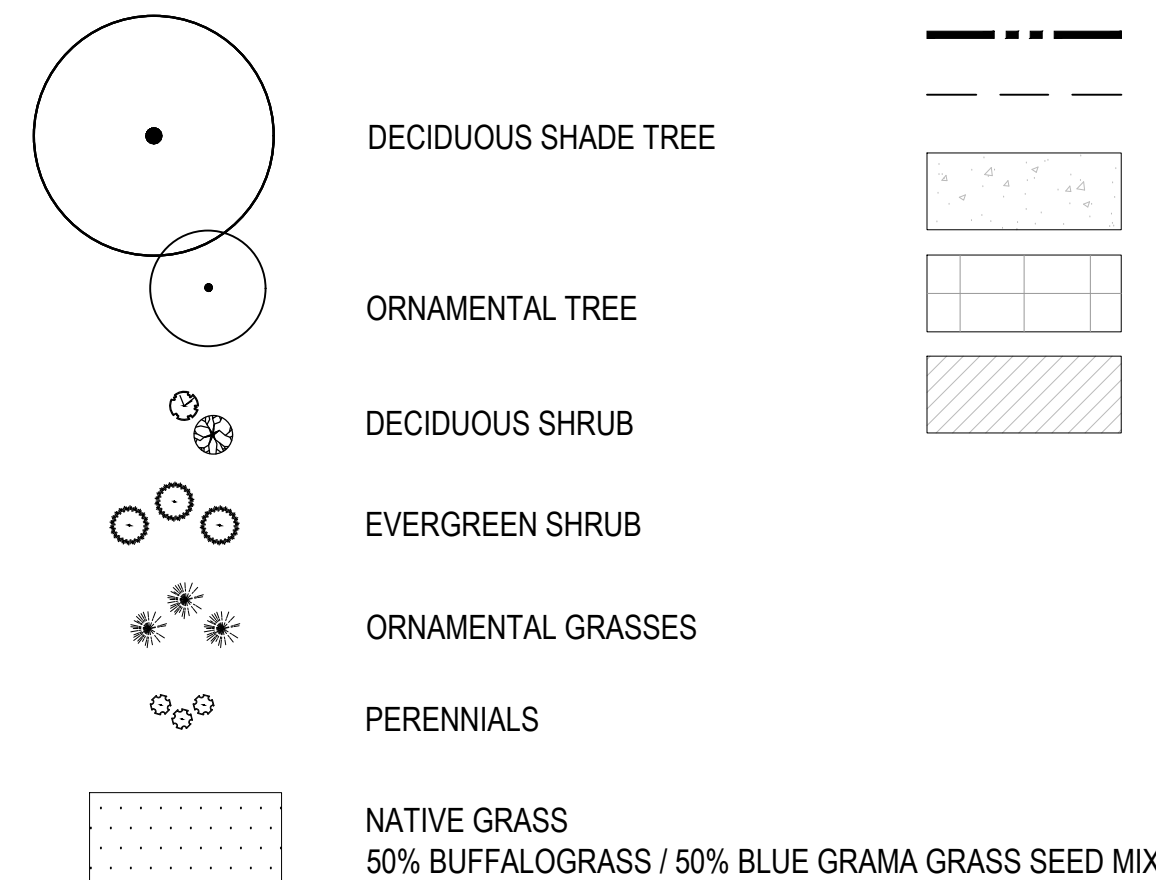
PLANTING SCHEDULE:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	HEIGHT	WIDTH	WATER
ORNAMENTAL TREES								
ABS	6	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	2" cal.	as shown	15'-20'	15'	L
TCH	2	<i>Crataegus crus-galli 'Inermis'</i>	Thornless Cockspur Hawthorn	2" cal.	as shown	15'	12'	L
EVERGREEN SHRUBS								
JJB	10	<i>Buxus microphylla 'Julia Jane'</i>	Julia Jane Boxwood	#5	4' o.c.	3'-5'	3'-5'	M
DECIDUOUS SHRUBS								
DKS	29	<i>Caryopteris x clandonensis 'Dark Knight'</i>	Dark Knight Spirea	#5	3' o.c.	3'-4'	3'-4'	L
DKL	31	<i>Syringa meyeri</i>	Dwarf Korean Lilac	#5	4' o.c.	4'-6'	4'-6'	L
CMD	11	<i>D. x burkwoodii 'Carol Mackie'</i>	Carol Mackie Daphnie	#5	4' o.c.	3'	4'	M
GLS	18	<i>Rhus aromatica 'Grow Low'</i>	Gro-Low Sumac	#5	8' o.c.	3'	8'	L
GMC	12	<i>Ribes alpinum</i>	Green Mound Currant	#5	3' o.c.	3'-4'	2'-3'	L
TLS	18	<i>Rhus trilobata</i>	Three-Leaf Sumac	#5	4' o.c.	3'-4'	3'-4'	L
BRC	8	<i>Aronia arbutifolia 'Brilliantissima'</i>	Brilliant Red Chokeberry	#5	6' o.c.	6'-8'	4'-6'	M
FBH	12	<i>Chamaebatiara millefolium</i>	Fembush	#5	4' o.c.	4'	4'	L
APC	11	<i>Ribes alpinum</i>	Alpine Currant	#5	3' o.c.	3'-6'	3'-6'	L
ORNAMENTAL GRASSES								
BGG	42	<i>Bouteloua gracilis 'Blonde Ambition'</i>	Blonde Ambition Blue Grama Grass	#1	24" o.c.	2'-3'	2'-3'	L
KRG	17	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	#1	2-3' o.c.	3'-4'	2'-3'	M
BOG	54	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1	2' o.c.	3'	2.5'	L
PERENNIALS								
CAT	16	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	#1	18" o.c.	24-36"	24-30"	L
PCF	26	<i>Echinacea purpurea</i>	Purple Coneflower	#1	24" o.c.	24-36"	18-24"	M
YAR	24	<i>Achillea millefolium</i>	Common Yarrow	#1	24" o.c.	18-24"	2-3'	L

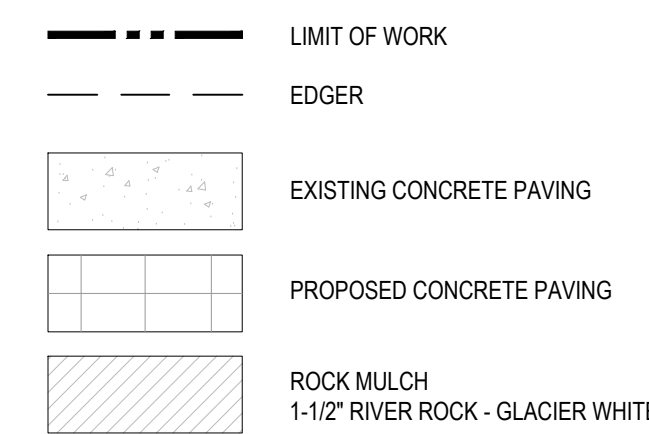
1 LANDSCAPE PLAN

SCALE: 1" = 20'

PLANT LEGEND:



MATERIAL LEGEND:

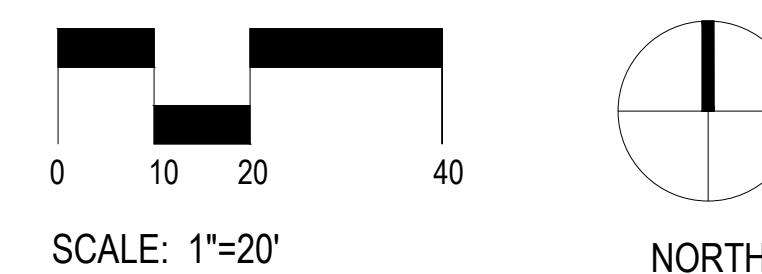


LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA:	REQUIRED	PROPOSED
TREES	1 TREE/825 SF 9,427 SF = 12 TREES	9 TREES (*66 EXTRA SHRUBS = 4 TREES)
SHRUBS	1 SHRUB/100 SF 9,427 SF = 95 SHRUBS	161 SHRUBS*
FOUNDATION PLANTING:		
SHRUBS	1 SHRUB/4 LF 504 SF = 126 SHRUBS	130 SHRUBS + 53 ORN. GRASSES = 183

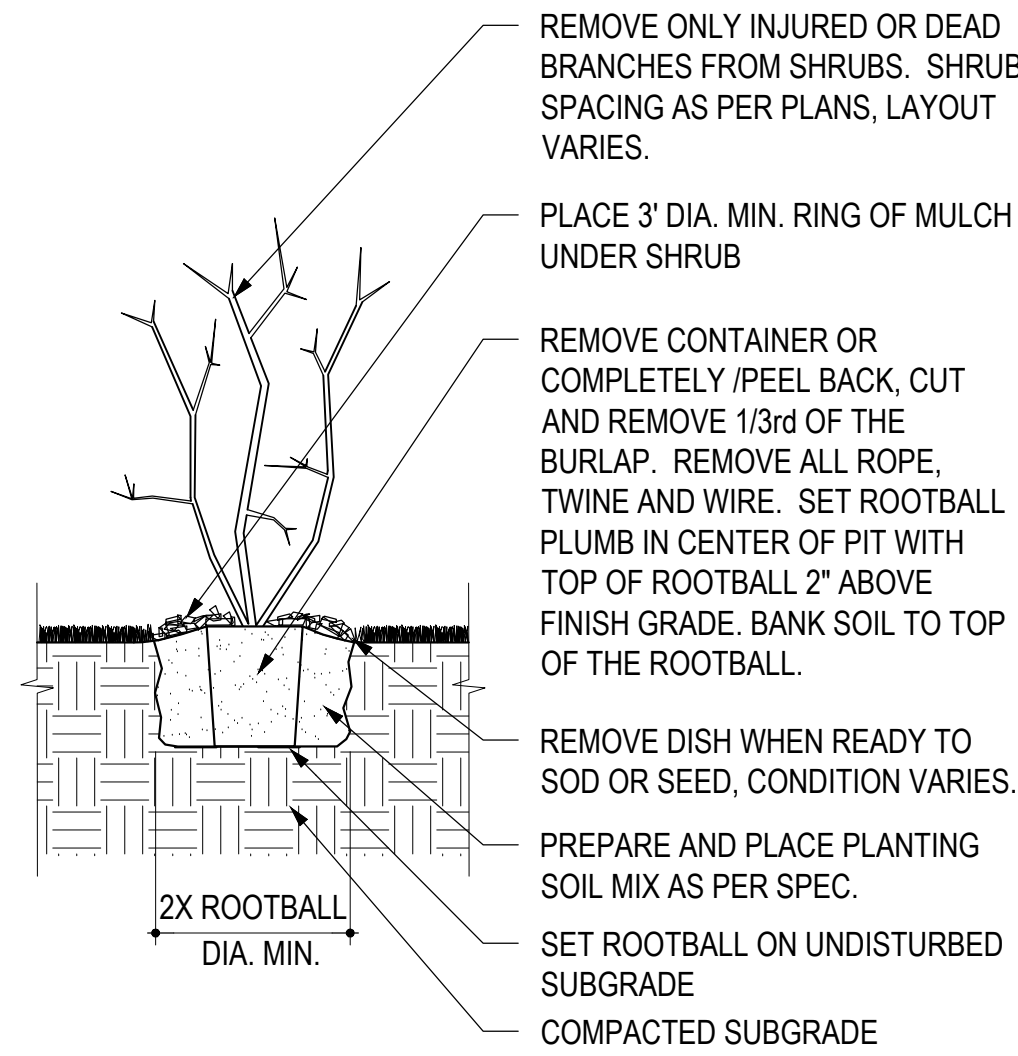
NOTE:

ALL PLANTING BEDS TO HAVE WEED BARRIER FABRIC INSTALLED UNDER THE MULCH



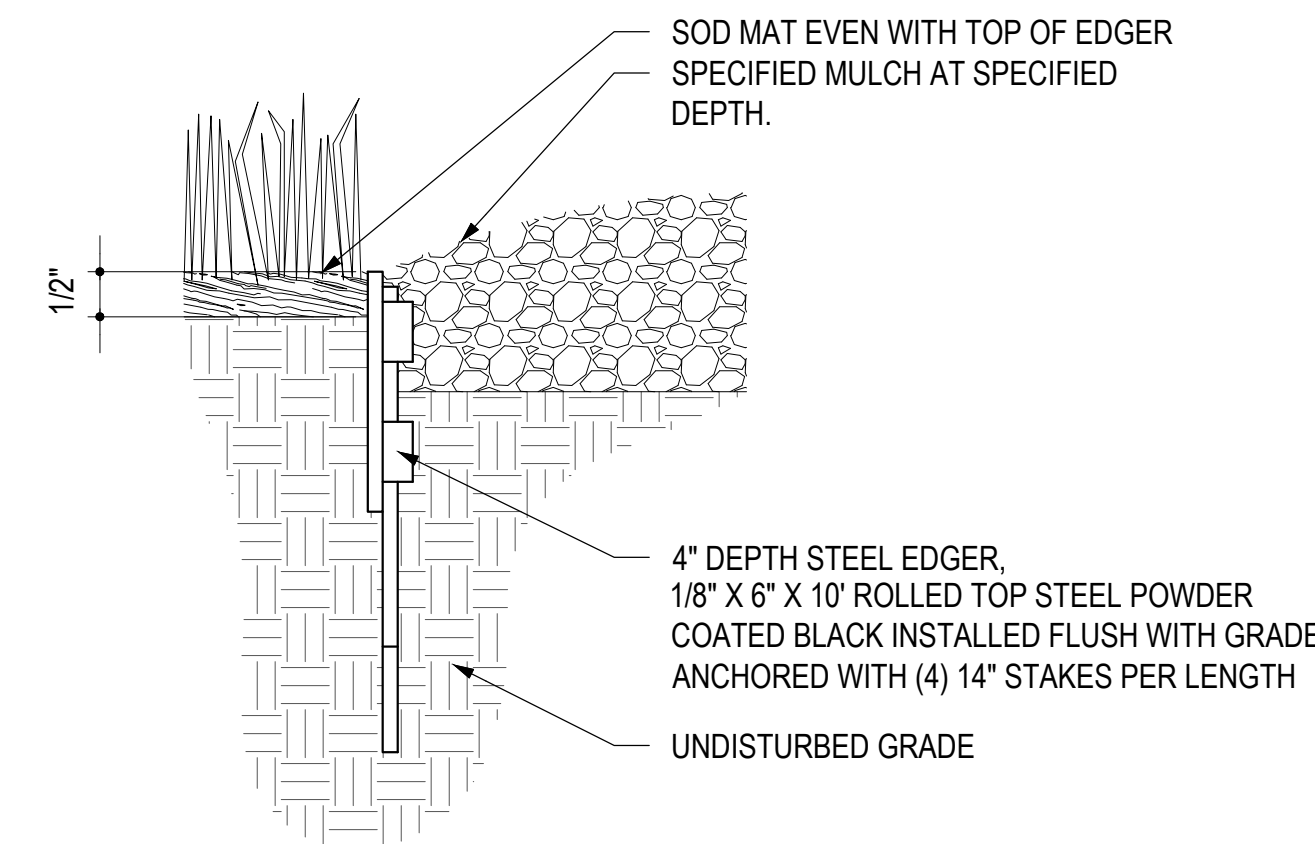
THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,
BLOCK 7, LOT 4, BLOCK 7 AND LOT 5, BLOCK 7,
SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,
TOWN OF SUPERIOR, COLORADO 80027



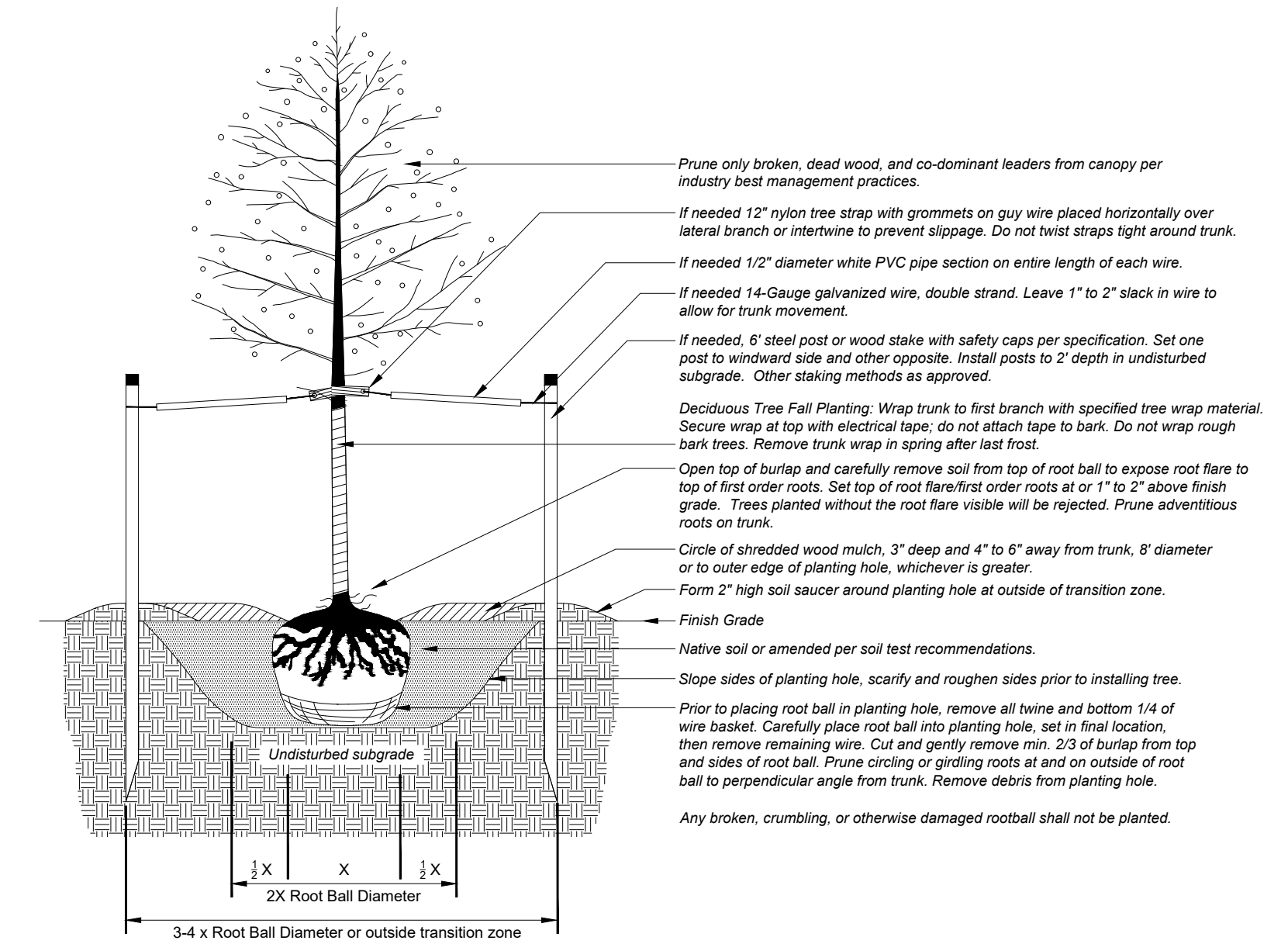
4 SHRUB PLANTING DETAIL

SCALE: 1/2" = 1'-0"



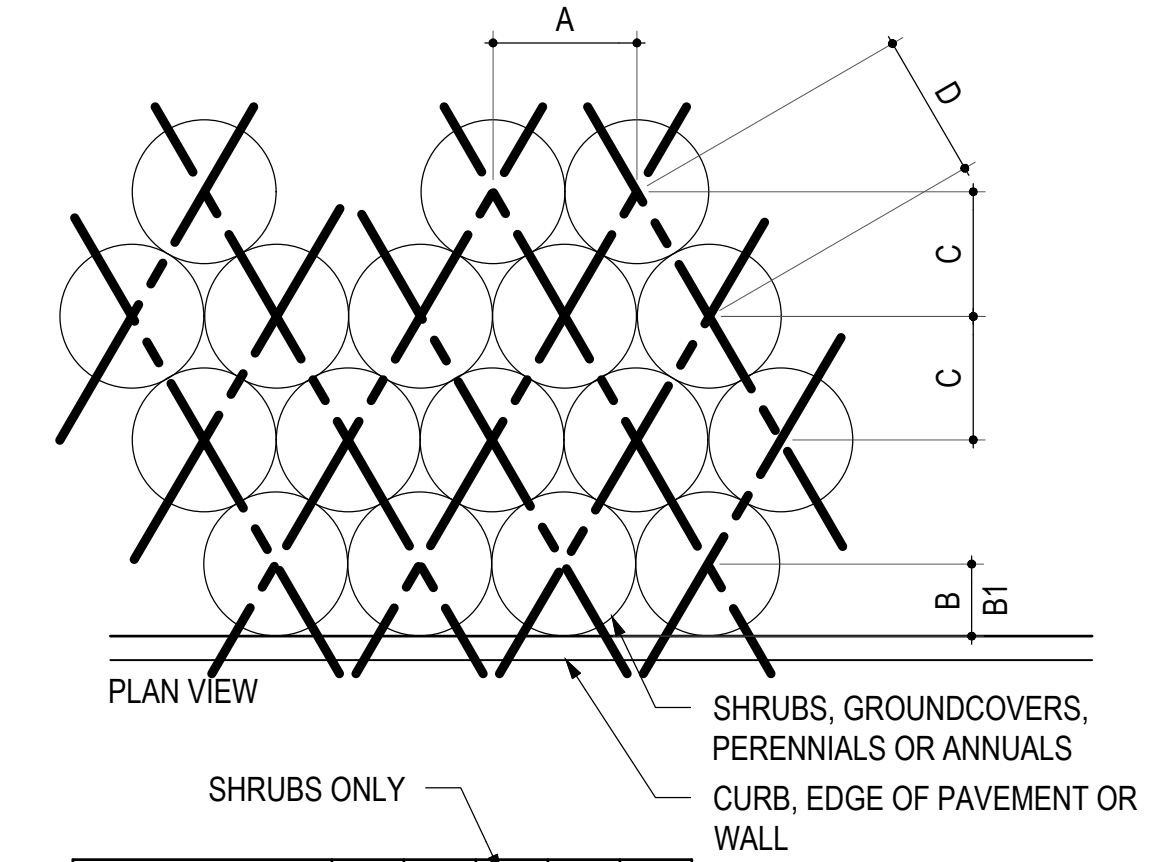
5 STEEL EDGER DETAIL

SCALE: 3/4" = 1'-0"



1 TREE PLANTING DETAIL

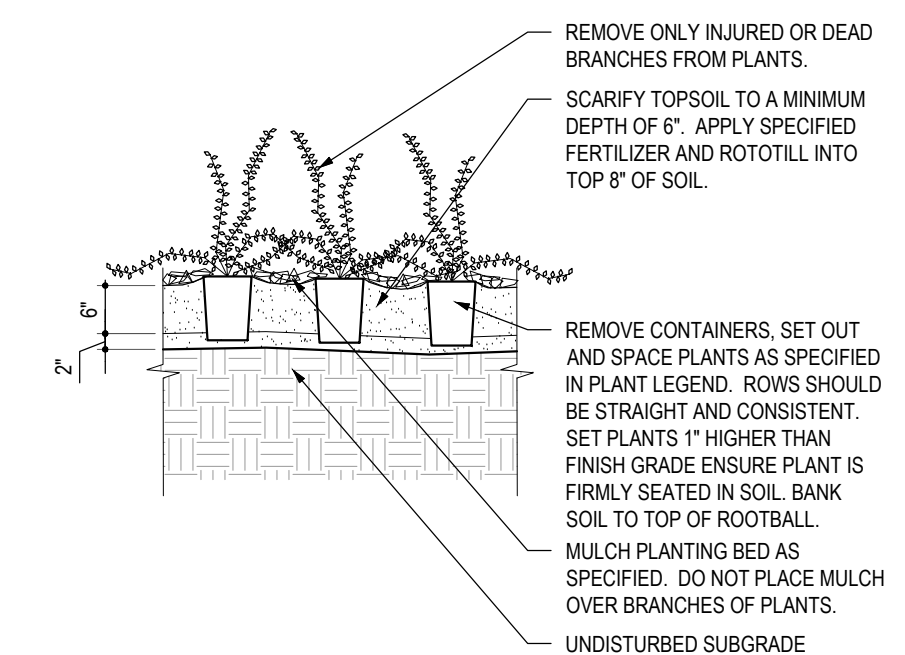
SCALE: NTS



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

2 PLANT SPACING DETAIL

SCALE: 3/4" = 1'-0"

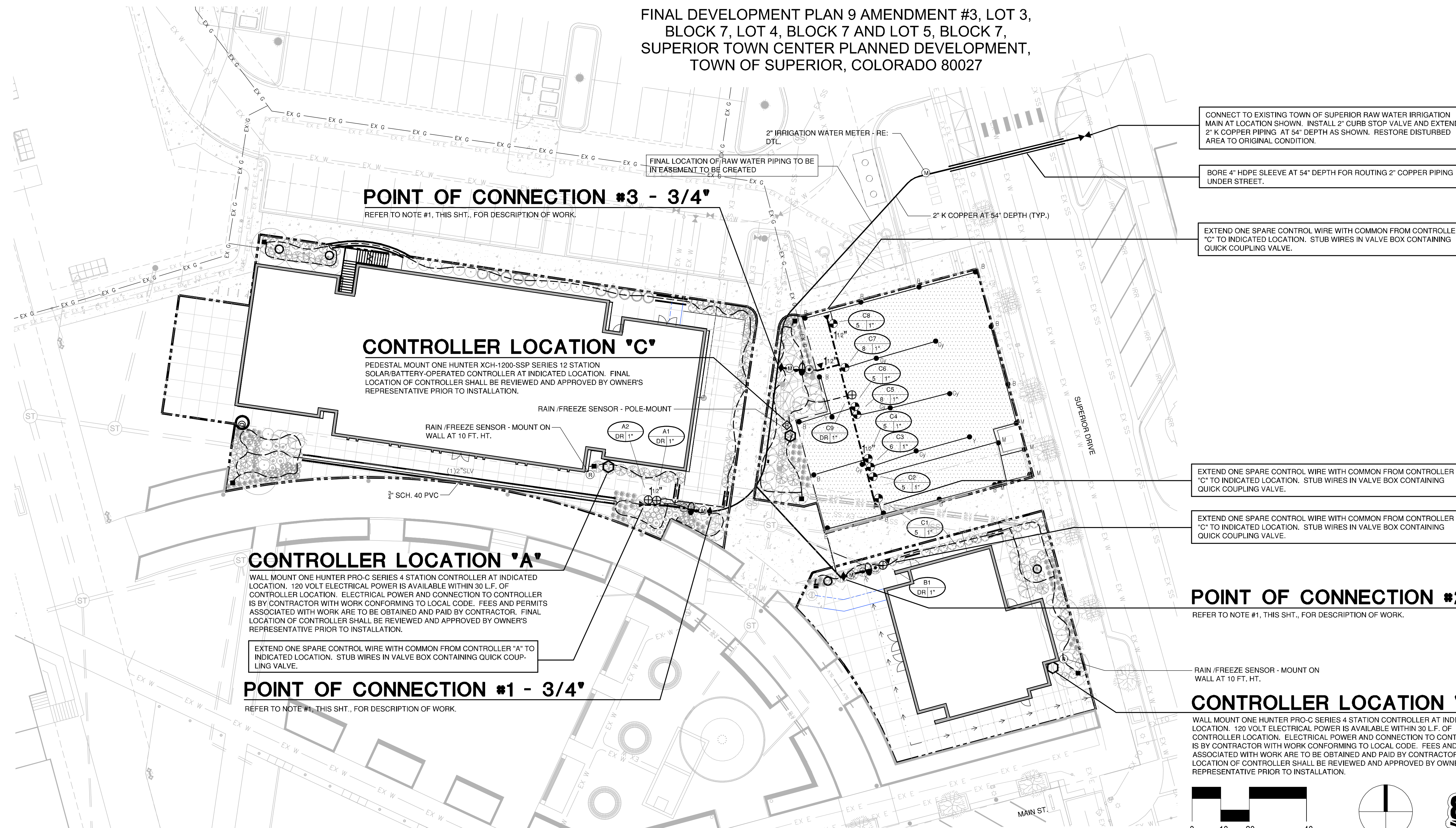


3 GROUNDCOVER DETAIL

SCALE: 3/4" = 1'-0"

THE HUB

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POINT OF CONNECTION #3 - 3/4"

REFER TO NOTE #1, THIS SHT., FOR DESCRIPTION OF WORK.

CONTROLLER LOCATION 'C'

PEDESTAL MOUNT ONE HUNTER XCH-1200-SSP SERIES 12 STATION SOLAR/BATTERY-OPERATED CONTROLLER AT INDICATED LOCATION. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

RAIN /FREEZE SENSOR - POLE-MOUNT

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

SCH. 40 PVC

CONTROLLER LOCATION 'A'

WALL MOUNT ONE HUNTER PRO-C SERIES 4 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 30 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'A' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

POINT OF CONNECTION #1 - 3/4"

REFER TO NOTE #1, THIS SHT., FOR DESCRIPTION OF WORK.

CONNECT TO EXISTING TOWN OF SUPERIOR RAW WATER IRRIGATION MAIN AT LOCATION SHOWN. INSTALL 2" CURB STOP VALVE AND EXTEND 2" K COPPER PIPING AT 54" DEPTH AS SHOWN. RESTORE DISTURBED AREA TO ORIGINAL CONDITION.

BORE 4" HDPE SLEEVE AT 54" DEPTH FOR ROUTING 2" COPPER PIPING UNDER STREET.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'C' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'C' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

EXTEND ONE SPARE CONTROL WIRE WITH COMMON FROM CONTROLLER 'C' TO INDICATED LOCATION. STUB WIRES IN VALVE BOX CONTAINING QUICK COUPLING VALVE.

POINT OF CONNECTION #2 - 3/4"

REFER TO NOTE #1, THIS SHT., FOR DESCRIPTION OF WORK.

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

CONTROLLER LOCATION 'B'

WALL MOUNT ONE HUNTER PRO-C SERIES 4 STATION CONTROLLER AT INDICATED LOCATION. 120 VOLT ELECTRICAL POWER IS AVAILABLE WITHIN 30 L.F. OF CONTROLLER LOCATION. ELECTRICAL POWER AND CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF CONTROLLER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

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RAIN /FREEZE SENSOR - MOUNT ON WALL AT 10 FT. HT.

IRRIGATION PLAN SCALE: 1" = 20'

Irrigation Construction Notes

- ALL BASE INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY OXBOW DESIGN COLLABORATIVE
- REFER TO TECHNICAL SPECIFICATIONS AND CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURES.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION FOR EACH TAP PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCES FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS. EACH SYSTEM HAS BEEN DESIGNED FOR A STATIC PRESSURE OF XXX PSI (PER TOWN OF SUPERIOR).
- CONTRACTOR SHALL COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF CONCRETE FLATWORK AND PAVING. ALL SLEEVING IS BY CONTRACTOR UNLESS OTHERWISE NOTED. UNLESS NOTED OTHERWISE ON IRRIGATION PLANS INSTALL SLEEVING BASED ON SLEEVE SIZING GUIDE BELOW:

TAP LOCATION/NUMBER	REQUIRED PRESSURE
1	33 PSI
2	33 PSI
3	44 PSI

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE
3/4" - 1" PIPING	1-2" PVC SLEEVE
1-1/2" - 2" PIPING	1-4" PVC SLEEVE
1-25 CONTROL WIRES	1-2" PVC SLEEVE

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH SEPARATE SLEEVE. IRRIGATION WIRE BUNDLE SHALL BE ROUTED IN SEPARATE SLEEVE/CONDUIT WITHOUT IRRIGATION PIPING
- WHERE NOT NOTED ON IRRIGATION PLANS CONTRACTOR TO INSTALL PLASTIC 15 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED GREATER THAN 12 FEET. INSTALL 12 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 10-12 FEET. INSTALL 10 SERIES NOZZLES ON ALL POP-UP SPRAY HEADS SPACED 8-10 FEET. INSTALL 8 SERIES NOZZLES ON POP-UP SPRAY HEADS SPACED 8 FEET AND LESS.
- REFER TO PLANTING PLAN FOR EXACT TREE LOCATIONS AND QUANTITIES, TREES SHOWN ON IRRIGATION PLANS ARE APPROXIMATE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION EQUIPMENT, TURF, PLANT MATERIAL OR SITE FEATURES DAMAGED DURING NEW INSTALLATION. REPLACEMENT OR REPAIR OF DAMAGED EQUIPMENT OR MATERIAL SHALL BE DETERMINED BY THE OWNER AND THE CONSULTANT.
- VALVE BOXES SHALL BE LOCATED 36" MINIMUM FROM CENTERLINE OF ALL SWALES, 24" MINIMUM FROM EDGES OF ALL WALKS, CURBS, DRIVES AND OTHER HARD SURFACE AREAS.
- REFER TO IRRIGATION TECHNICAL SPECIFICATIONS FOR PLANTING AND IRRIGATION LAY-OUT REQUIREMENTS, COORDINATION AND PRIORITIES.
- LATERAL PIPING DIAMETERS SHALL INCLUDE 1" AND 1 1/2", 3/4" AND 1 1/4" DIAMETER LATERAL PIPE IS NOT ACCEPTABLE.
- CONTRACTOR IS RESPONSIBLE TO WINTERIZE THE IRRIGATION SYSTEM IN THE FALL OF THE YEAR IN WHICH THE IRRIGATION & LANDSCAPE WAS ACCEPTED. CONTRACTOR SHALL ALSO PERFORM SYSTEM START-UP IN APRIL OF THE FOLLOWING SPRING.
- ALL IRRIGATION WIRE SHALL BE #14 AWG UFIL WIRE WITH SINGLE, SOLID COPPER CONDUCTOR AND POLYETHYLENE INSULATION (MULTI-CONDUCTOR WIRE IS NOT ACCEPTABLE). WIRE COLORS SHALL BE: CONTROL WIRES - RED, COMMON WIRE - WHITE, SPARE WIRES - BLACK, MASTER VALVE - BLUE. WATERTIGHT WIRE SPLICES SHALL BE MADE WITH 3M CO. D8R/Y-6 SPLICE KITS.
- ALL VALVE BOXES SHALL BE MANUFACTURED BY CARSON INDUSTRIES. MODELS SHALL BE AS FOLLOWS:
#910-10: QUICK COUPLING VALVES, DRIP LINE BLOW-OUT STUBS, GATE VALVES, DRAIN VALVES.
#1419-12: ELECTRIC CONTROL VALVES.
#1220-12: DRIP VALVES ASSEMBLIES, MASTER VALVE BOXES AND LIDS SHALL BE PURPLE.
CONTRACTOR SHALL WARRANTY ALL WORK (MATERIALS, EQUIPMENT AND WORKMANSHIP) FOR A ONE YEAR PERIOD FOLLOWING FINAL ACCEPTANCE OF LANDSCAPE AND IRRIGATION BY OWNER.
- IRRIGATION POINT OF CONNECTION (TYP. THREE LOCATIONS) CONNECT TO RAW WATER SERVICE LINE AT INDICATED LOCATION. INSTALL 3/4" CURB STOP VALVE AND EXTEND 3/4" K SOFT COPPER AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" WATER METER PER TOWN OF SUPERIOR STANDARDS, ONE 3/4" STOP & WASTE VALVE, ONE 1" GATE VALVE, ONE 1" MASTER VALVE, ONE QUICK COUPLING VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

Irrigation Equipment and Materials Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	COMMENTS
●	HUNTER	PROS-06-PRS30-CV-F-R W/ A-HE NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
● _{By}	HUNTER	PROS-06-PRS40-CV-F-R W/ MP3000-360 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
●	HUNTER	PROS-06-PRS40-CV-F-R W/ MP3000-210 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
● _B	HUNTER	PROS-06-PRS40-CV-F-R W/ MP3000-90 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
● _W	HUNTER	PROS-06-PRS40-CV-F-R W/ MP1000-90 NOZZ.	POP-UP HEAD w/ ROTARY NOZZ	1	PURPLE CAP
⊙	RAIN BIRD	PES-B SERIES	ELECTRIC CONTROL VALVE	2	
⊙	HUNTER	PRO-C SERIES	ELECTRIC CONTROLLER	8	
⊙	HUNTER	XCH-1200-SSP W/ XCHSPOLE	SOLAR/BATTERY CONTROLLER	9	POLE MOUNTED
(M)		2" DIA.	MAIN WATER METER	16	
(M)		3/4" DIA.	IRR. SUB-METER	17	ONE PER LOT
(R)	RAIN BIRD	XCZ-100-PRB-COM	DRIP VALVE ASSEMBLY	14	
(R)	HUNTER	WRF-CLIK	WIRED RAIN/FREEZE SENSOR	11	CONTROLLER A & B
(R)	HUNTER	RFC	WIRED RAIN/FREEZE SENSOR	10	CONTROLLER C
(R)	RAIN BIRD	PES-B SERIES	MASTER VALVE	5	
⊙		3/4" DIA. (PER TOWN STDS.)	CURB STOP	-	54" DEPTH
⊙		CLASS 200 SOLVENT WELD	PVC SLEEVING		
⊙		CLASS 200 SOLVENT WELD	PVC MAINLINE	7	PURPLE PIPE
⊙		CLASS 200 SOLVENT WELD - 1" DIA.	PVC LATERAL	7	PURPLE PIPE
⊙	CENTENNIAL PLASTICS	3/4"	POLY DRIP TUBING	12	
⊙	A.Y. McDONALD	76001 SERIES - 3/4" DIA.	STOP & DRAIN VALVE	6	54" DEPTH
⊙	MATCO-NORCA	514T SERIES - LINE SIZE	GATE VALVE	4	
⊙		LINE SIZE	DRIP LINE BLOW-OUT STUB	15	
⊙	RAIN BIRD	44 NP	QUICK COUPLING VALVE	3	

ALL IRRIGATION VALVE BOXES/LIDS TO BE PURPLE COLOR

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

Project Number: 2025.035
Issue: FDP
Date: 11/05/2025
Drawn By: DZ
Checked By: DZ

Revisions:
No. Date:

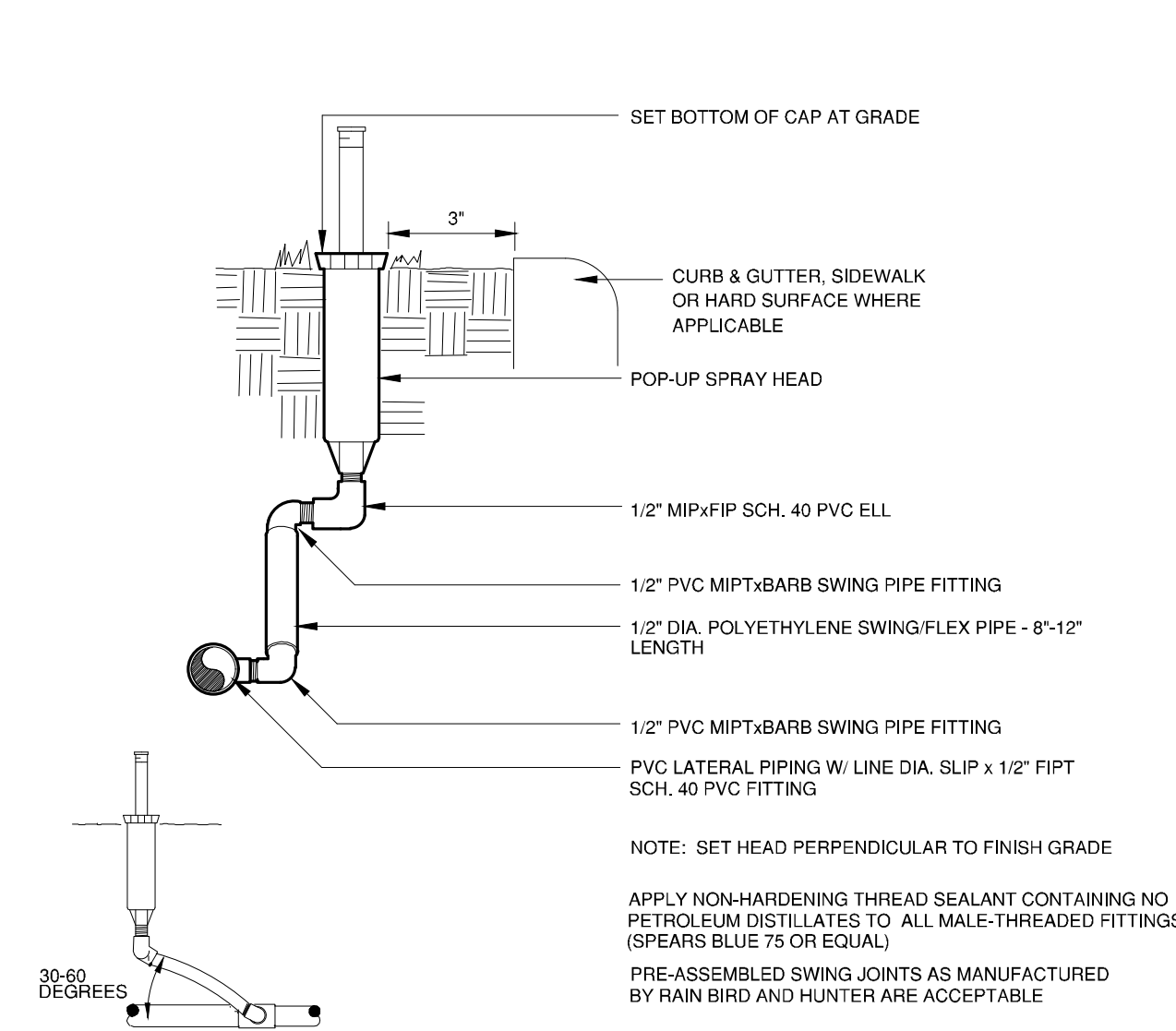
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IRRIGATION PLAN

1100

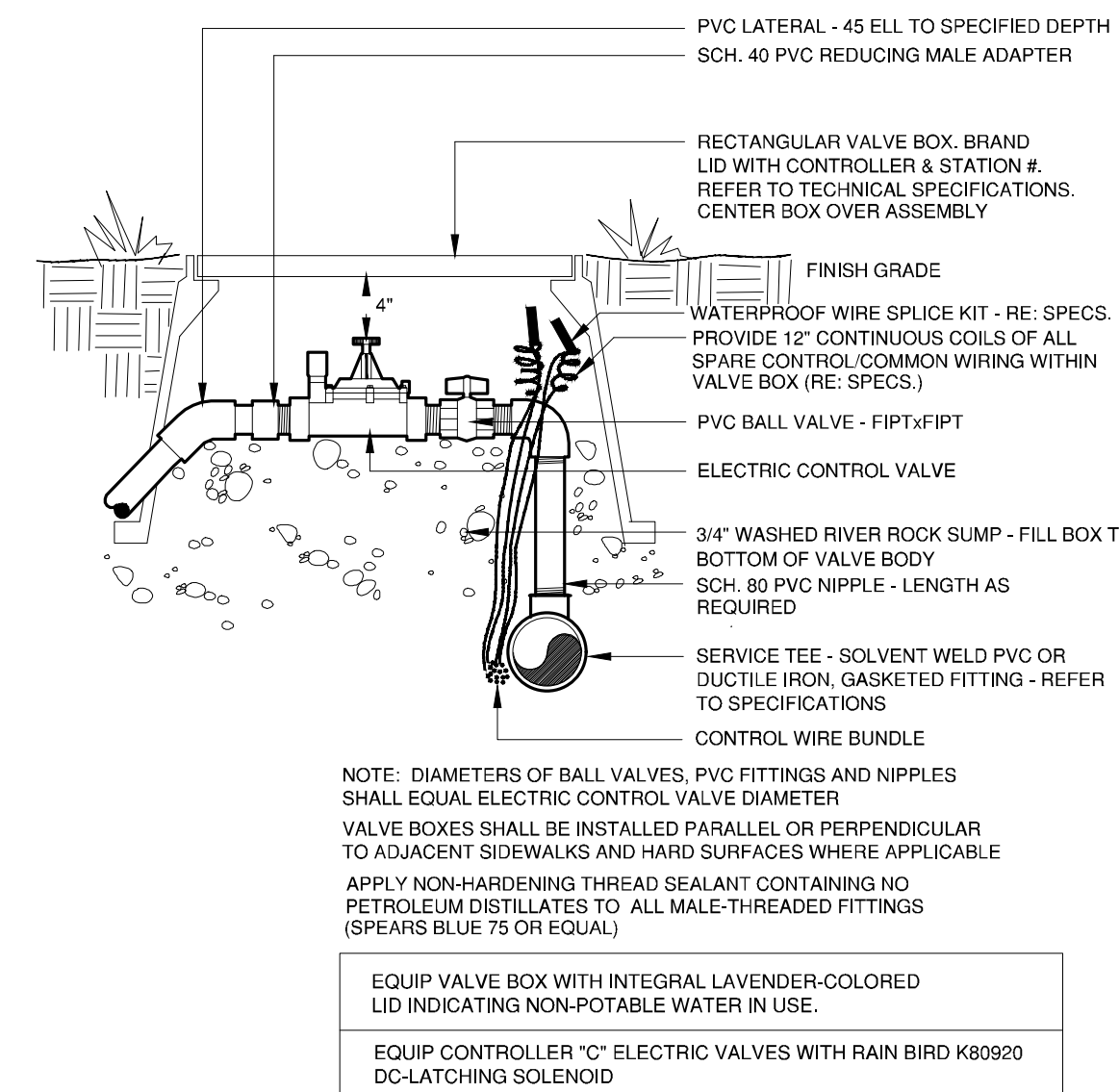
THE HUB

FINAL DEVELOPMENT PLAN 9 AMENDMENT #3, LOT 3,
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SUPERIOR TOWN CENTER PLANNED DEVELOPMENT,
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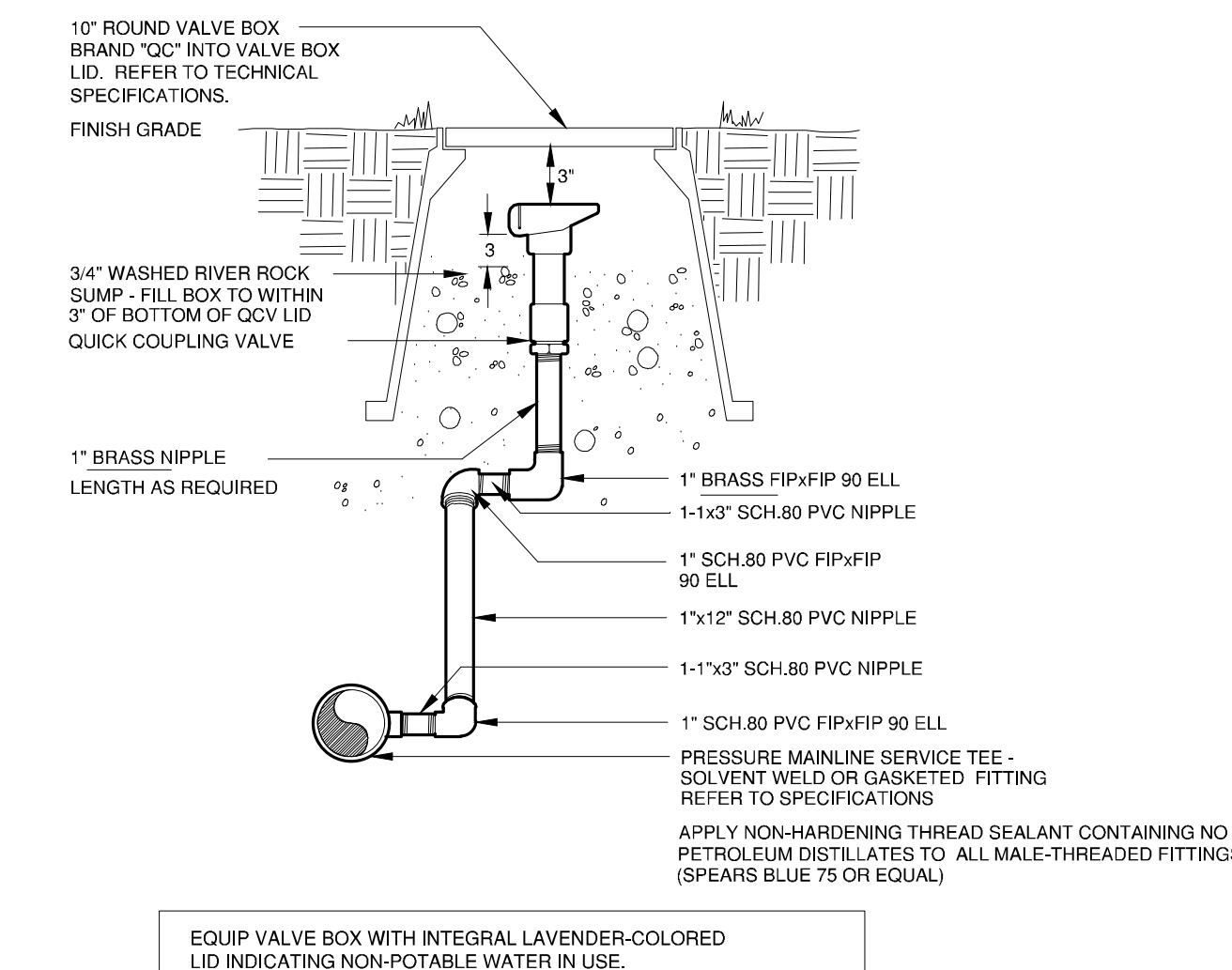
POP-UP SPRAY HEAD

1



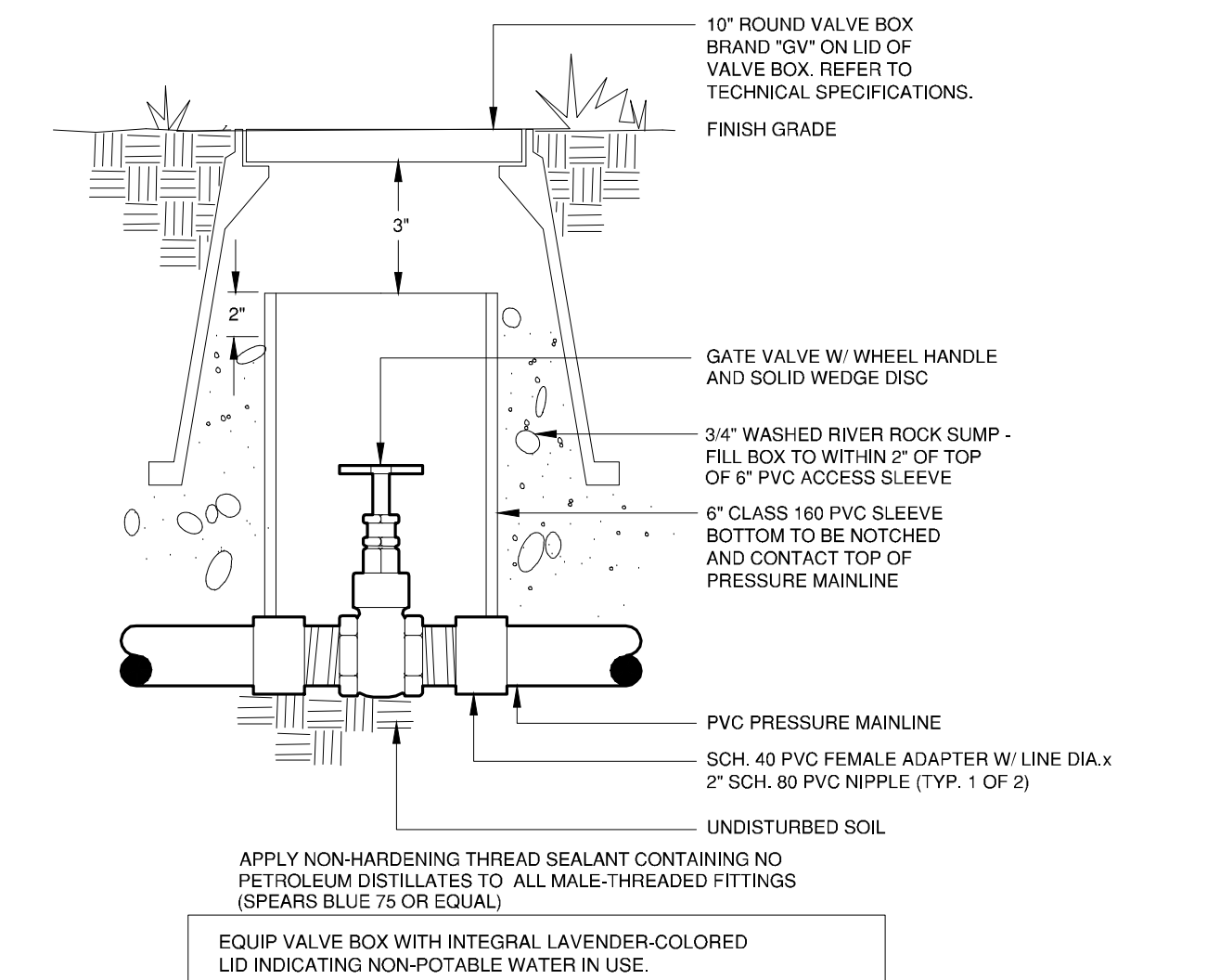
ELECTRIC CONTROL VALVE

2



QUICK COUPLING VALVE

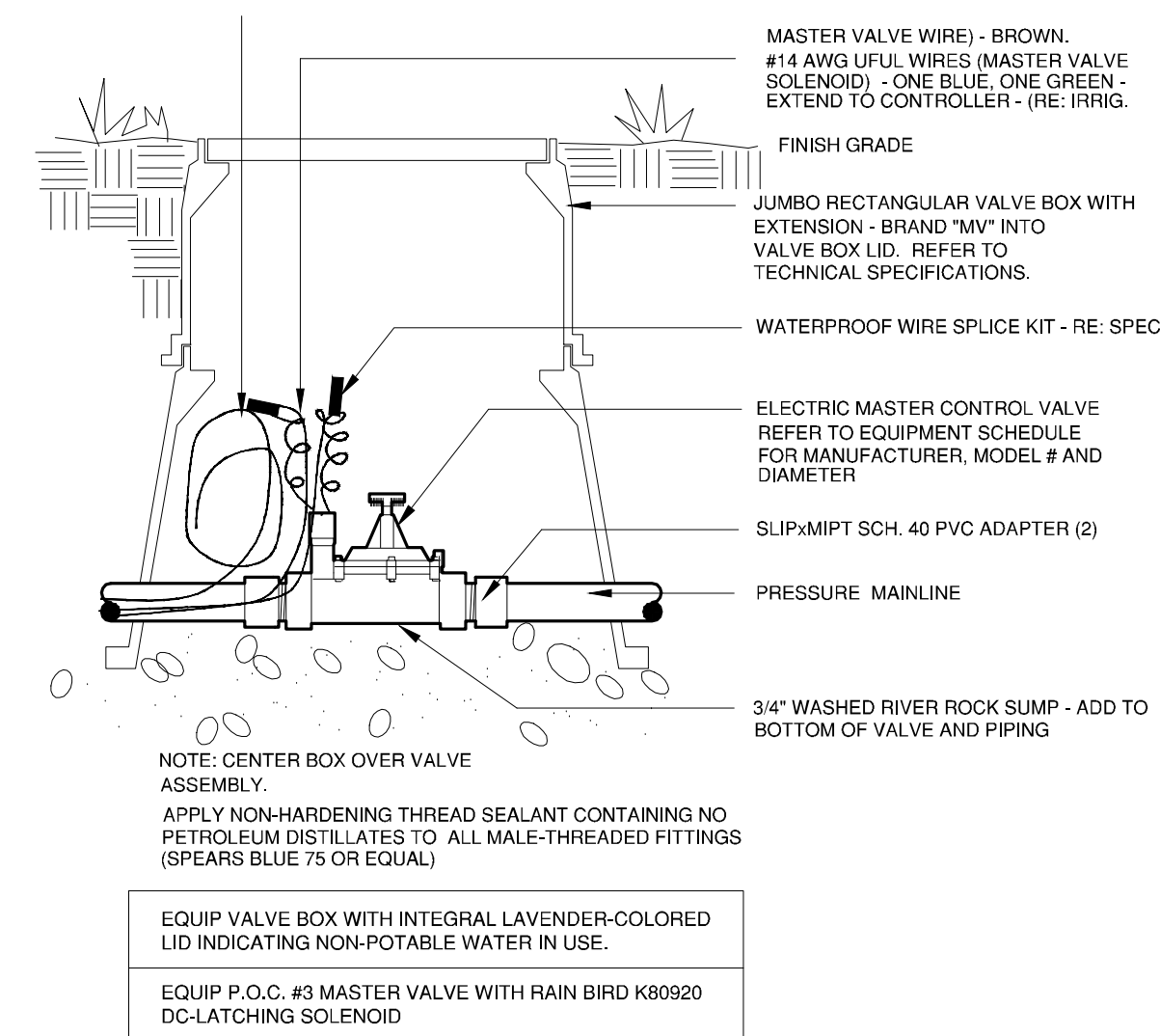
3



GATE VALVE

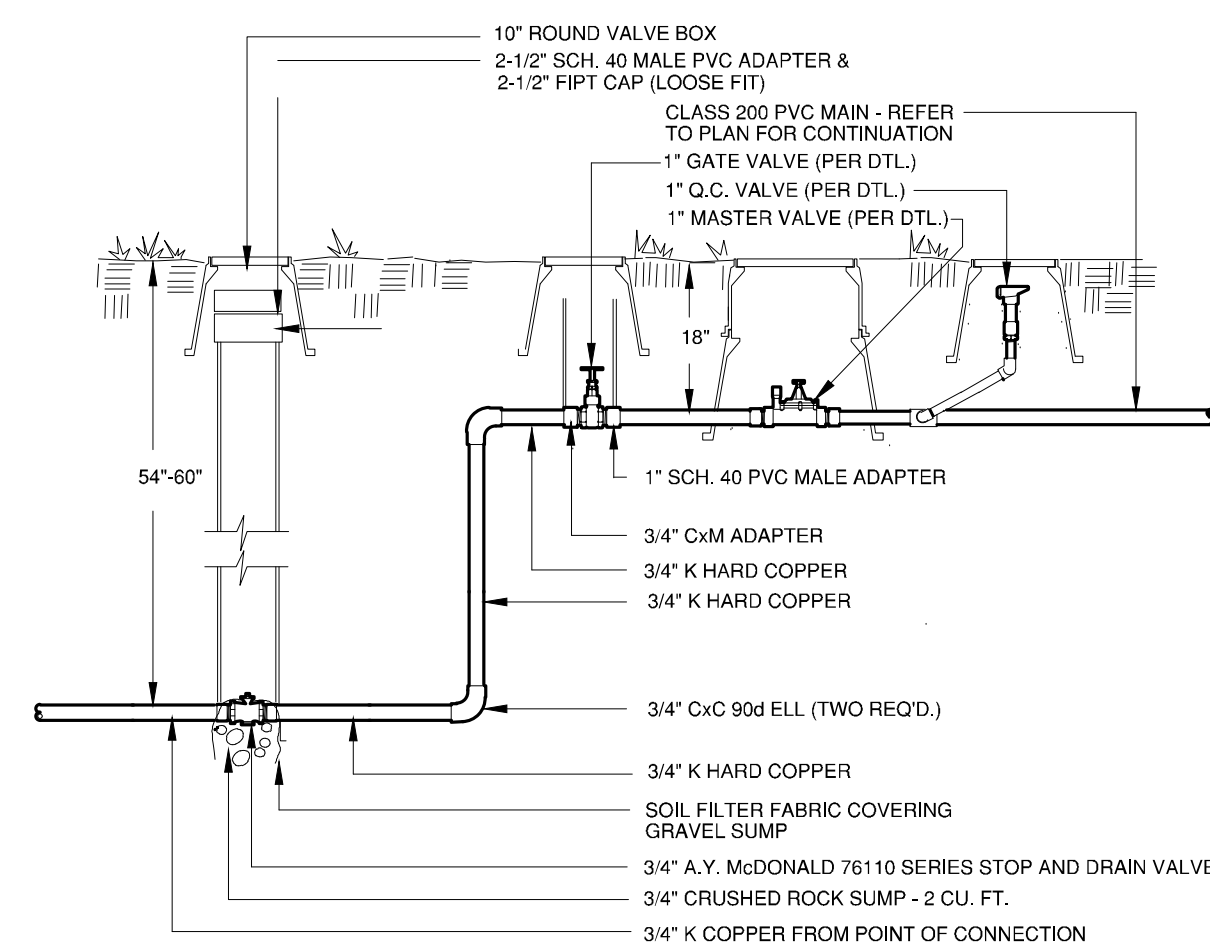
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36" COIL #14 AWG UFUL WIRING (SPARE)



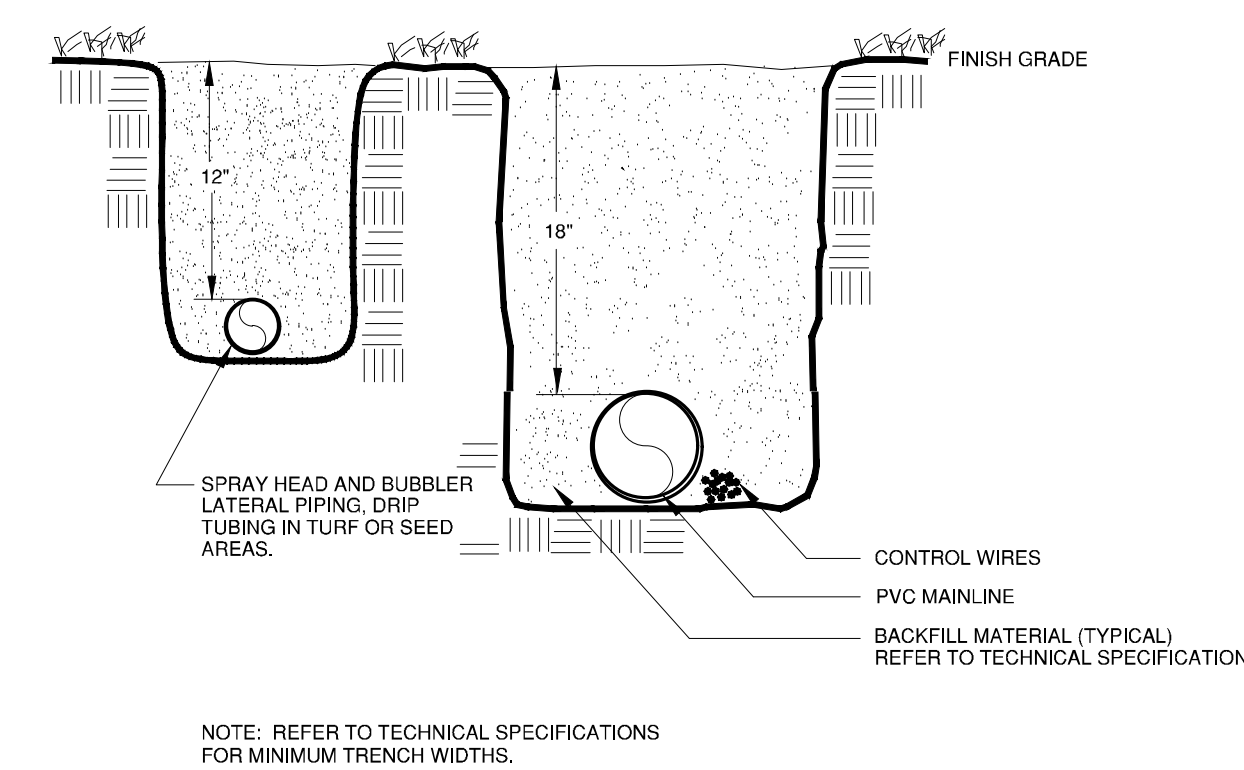
MASTER VALVE

5



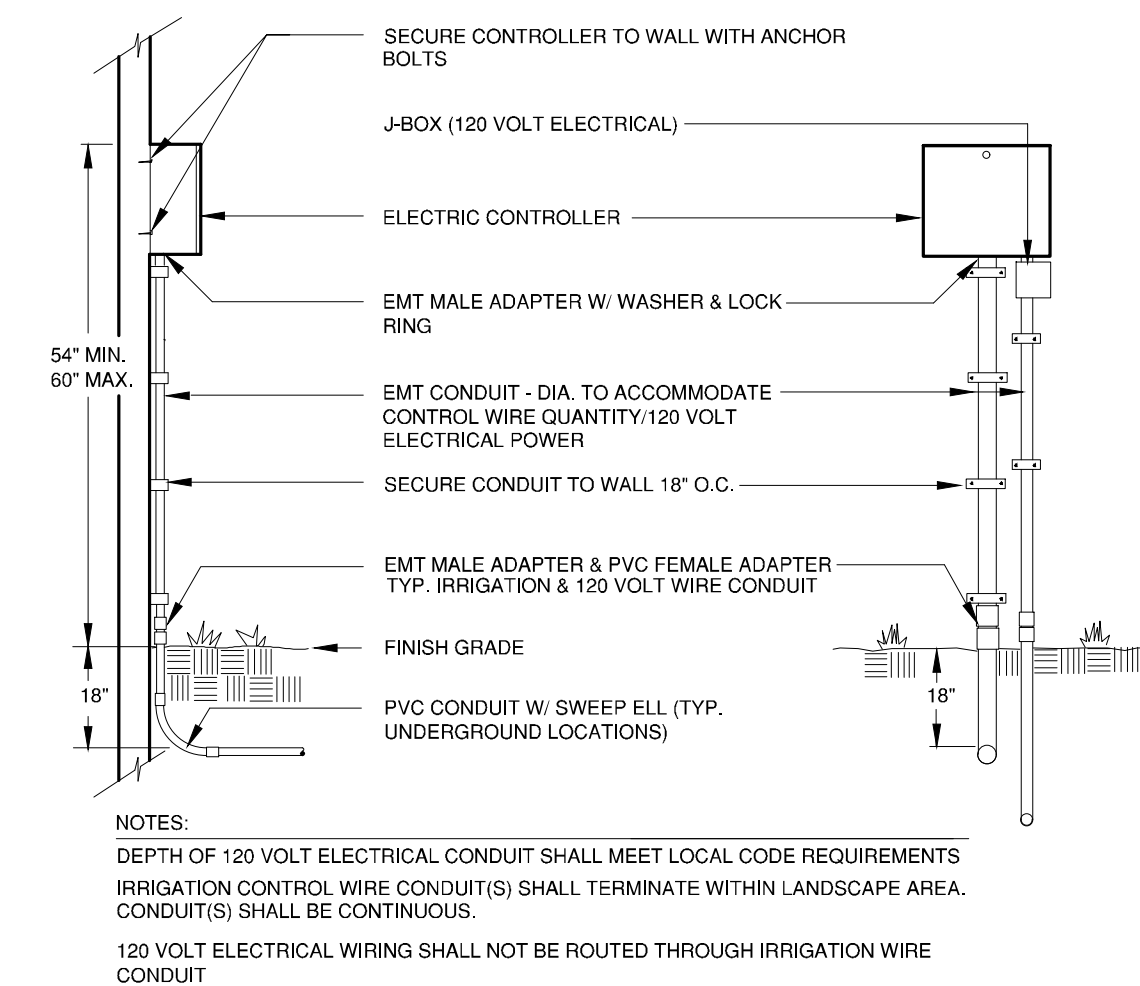
POINT OF CONENCTION

6



TRENCHES

7



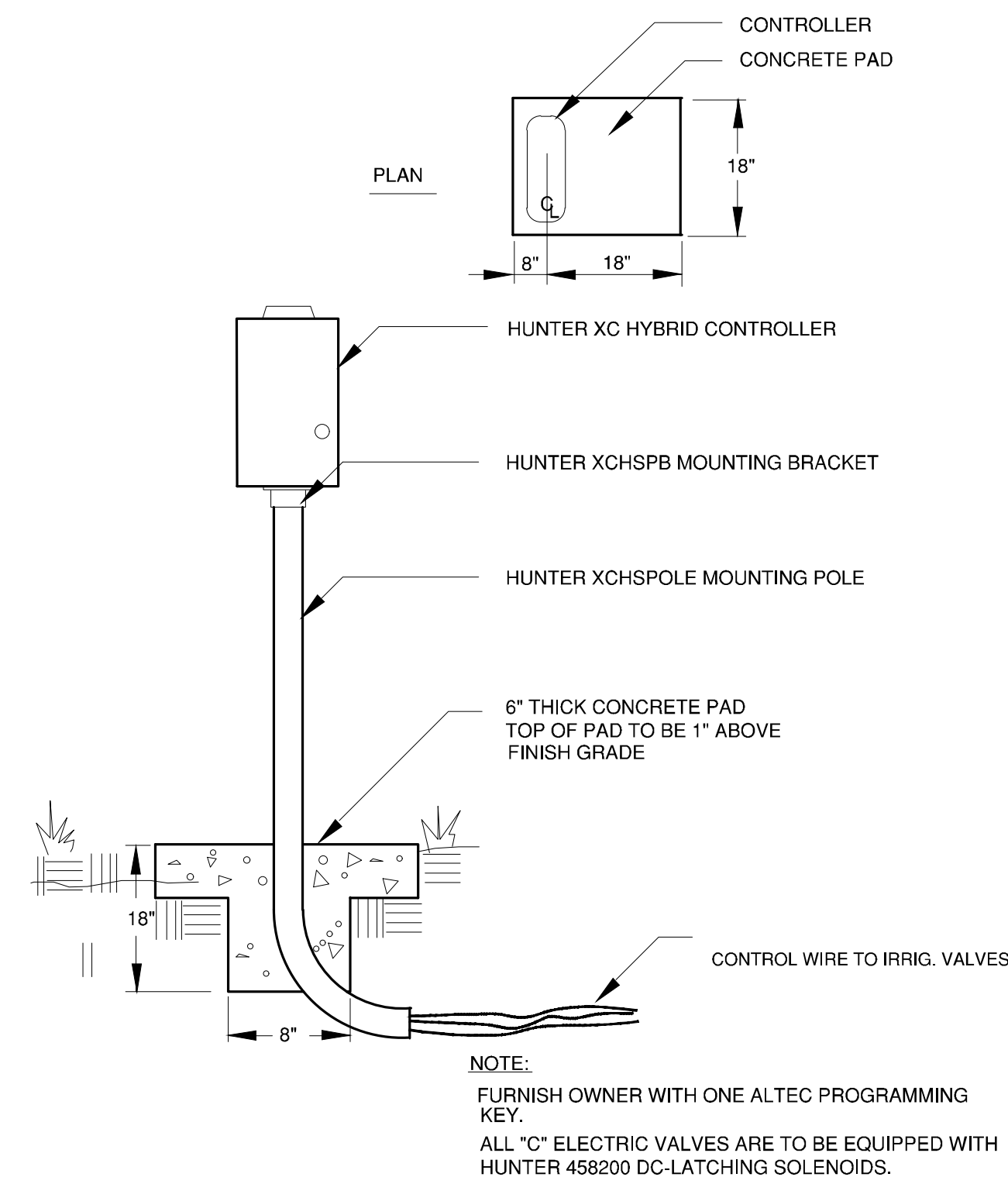
ELECTRIC CONTROLLER CONTROLLERS "A" and "B"

8

Project Number: 2025.035
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Date: 11/05/2025
Drawn By: DZ
Checked By: DZ
Revisions: No. Date:

THE HUB

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SOLAR/BATTERY CONTROLLER
CONTROLLER "C"

9

RAIN/FREEZE SENSOR
CONTROLLER "C"

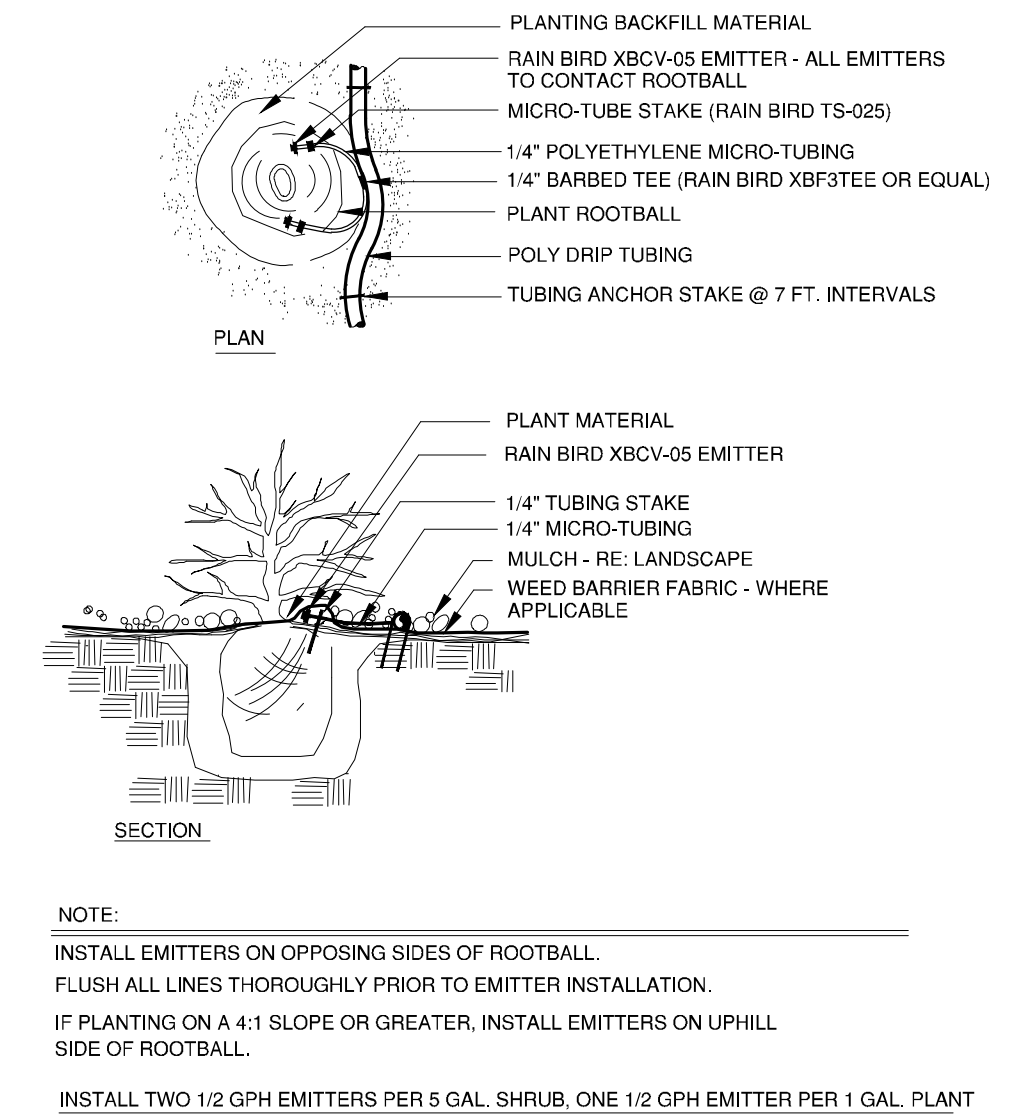
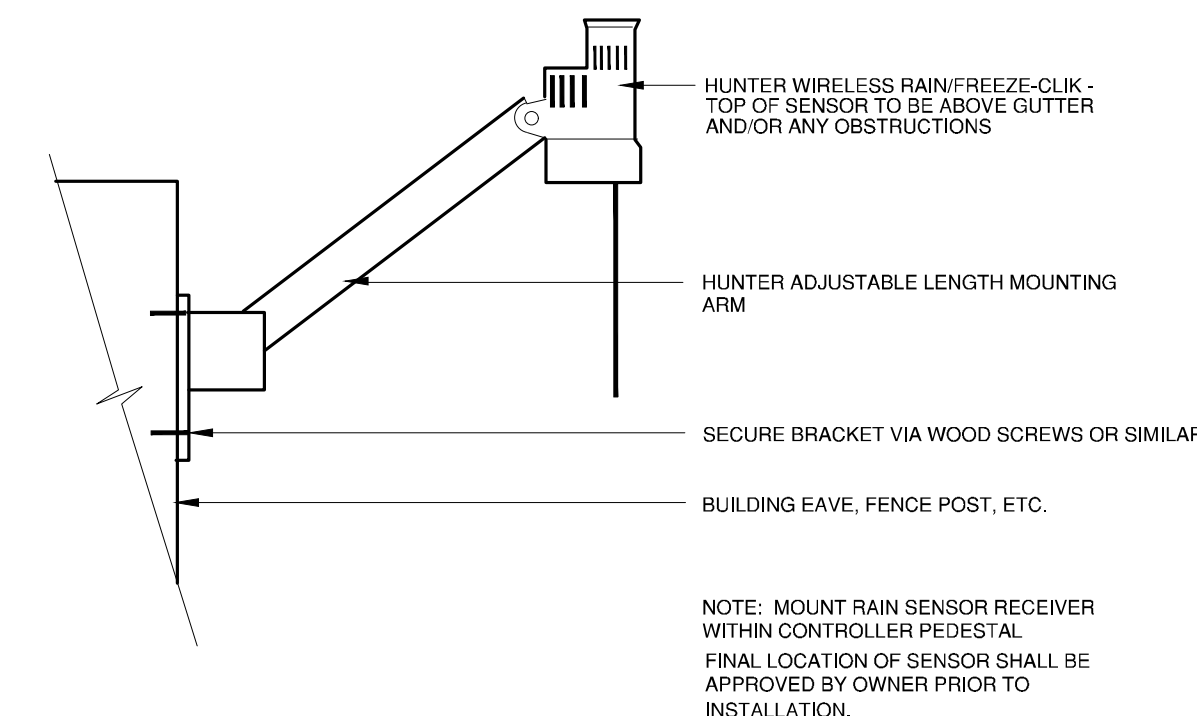
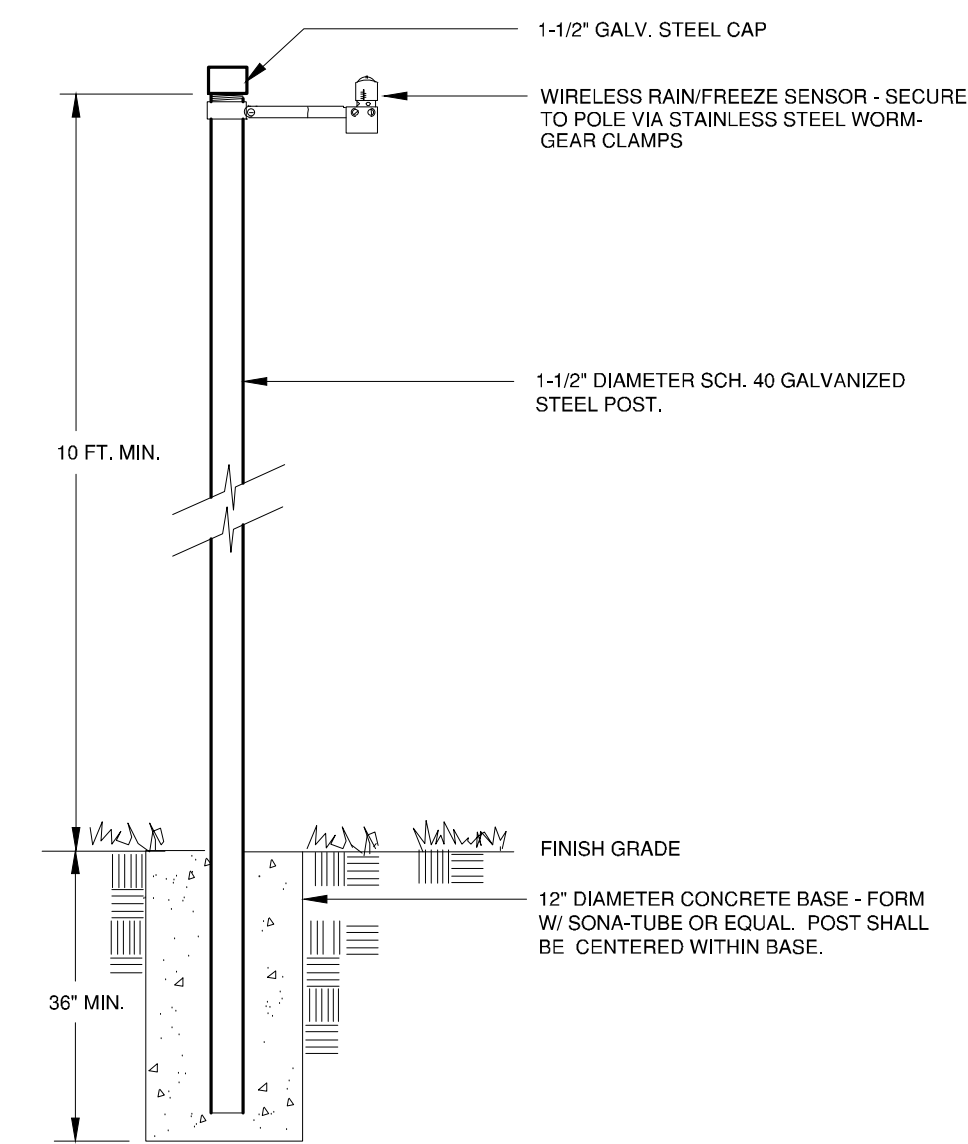
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RAIN/FREEZE SENSOR
CONTROLLERS "A" and "B"

11

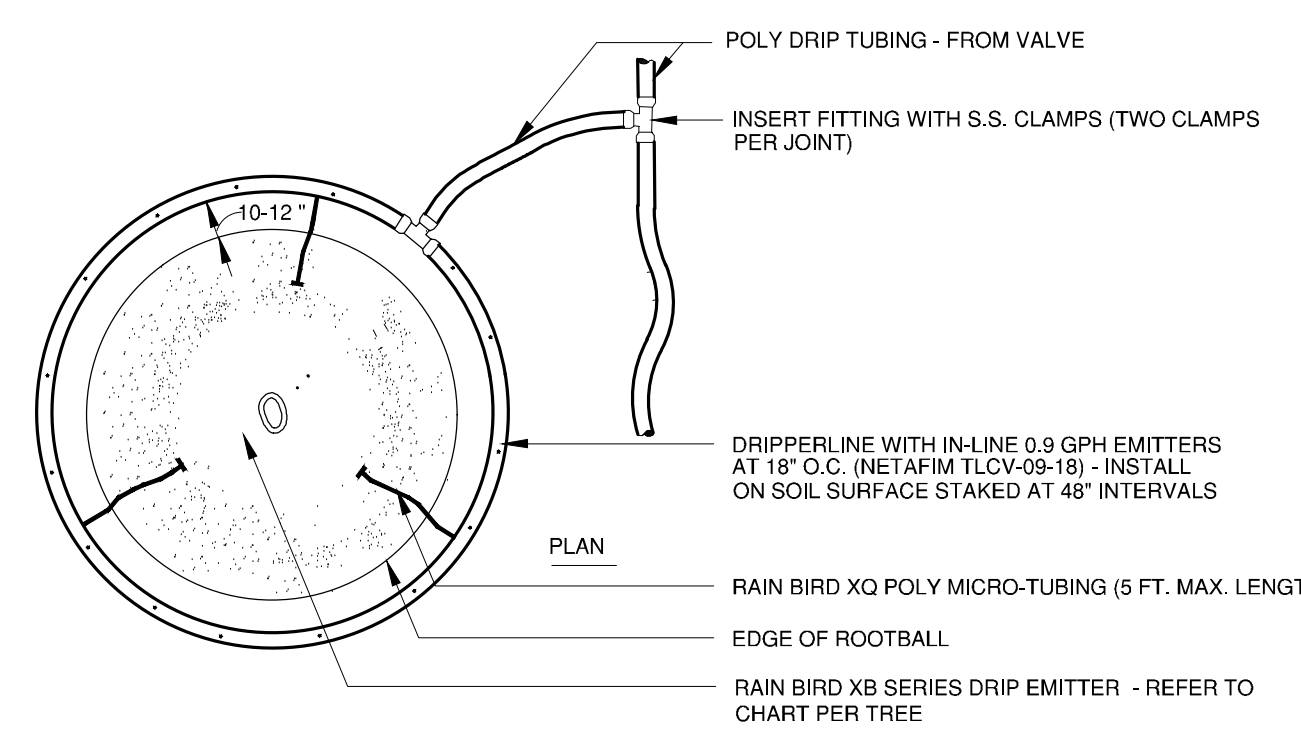
DRIP EMITTER - SHRUB BEDS

12

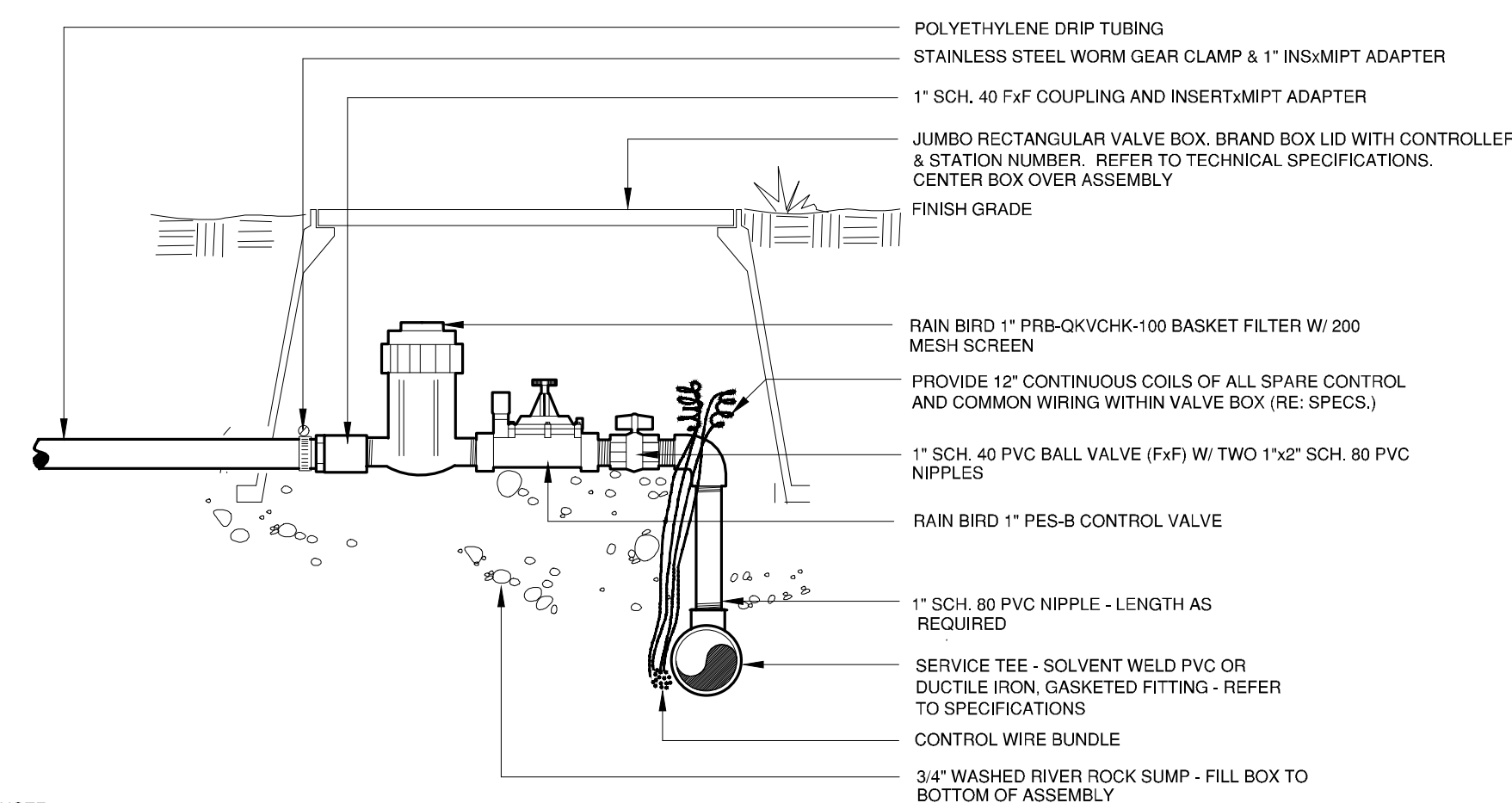


NOTE:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL.
FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR GREATER, INSTALL EMITTERS ON UPHILL SIDE OF ROOTBALL.
INSTALL TWO 1/2 GPH EMITTERS PER 5 GAL. SHRUB, ONE 1/2 GPH EMITTER PER 1 GAL. PLANT

SHRUB AND PERENNIAL PLANTINGS IN BED AREAS



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH

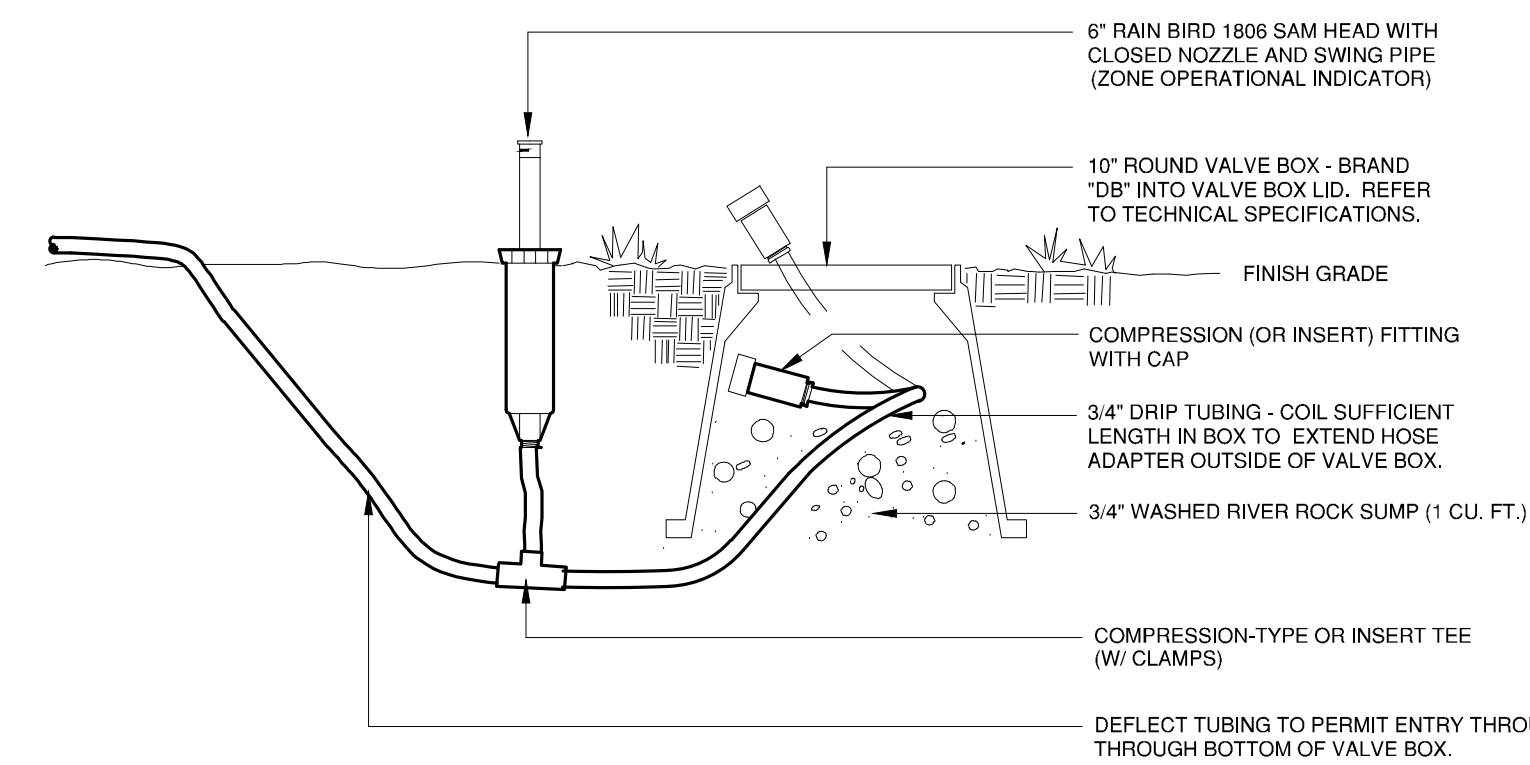


NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX.
NO VALVE BOX EXTENSIONS WILL BE ACCEPTED.
PROVIDE 2\"/>

EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.
EQUIP CONTROLLER "C" DRIP VALVE WITH RAIN BIRD K80920 DC-LATCHING SOLENOID

DRIP VALVE ASSEMBLY

14



EQUIP VALVE BOX WITH INTEGRAL LAVENDER-COLORED LID INDICATING NON-POTABLE WATER IN USE.

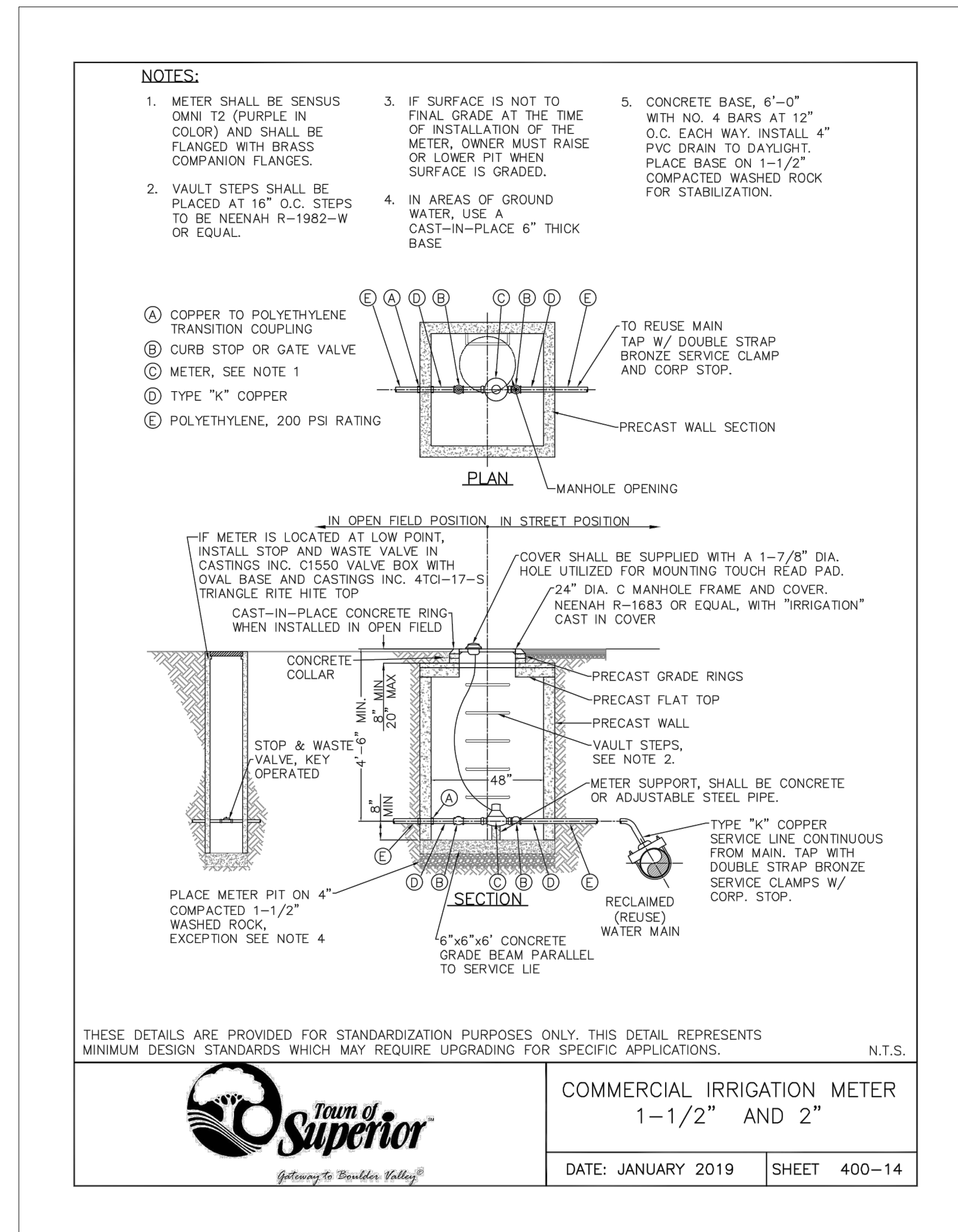
DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

15

Project Number: 2025.035
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Revisions: No. Date:

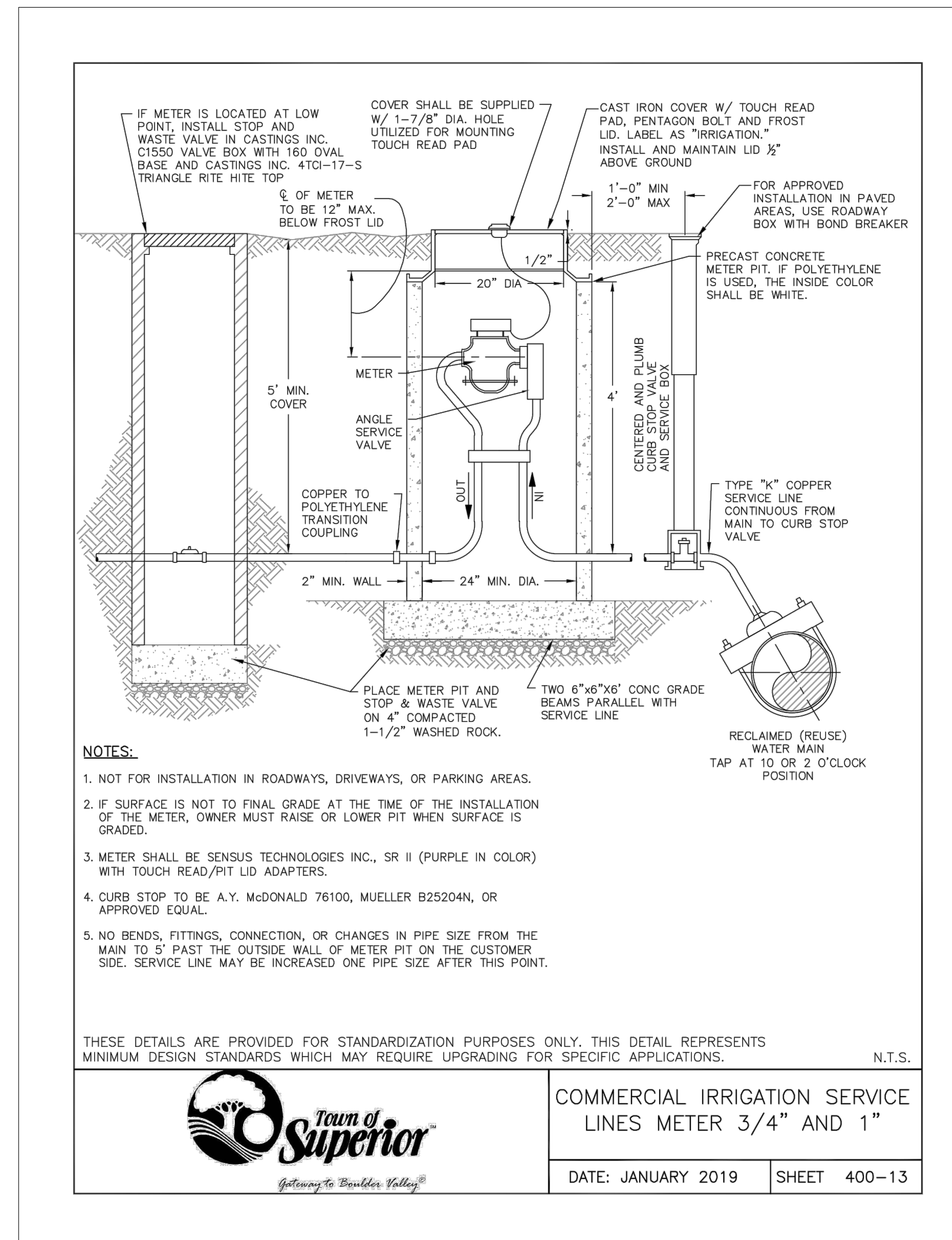
THE HUB

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MAIN IRRIGATION METER - 2"

16



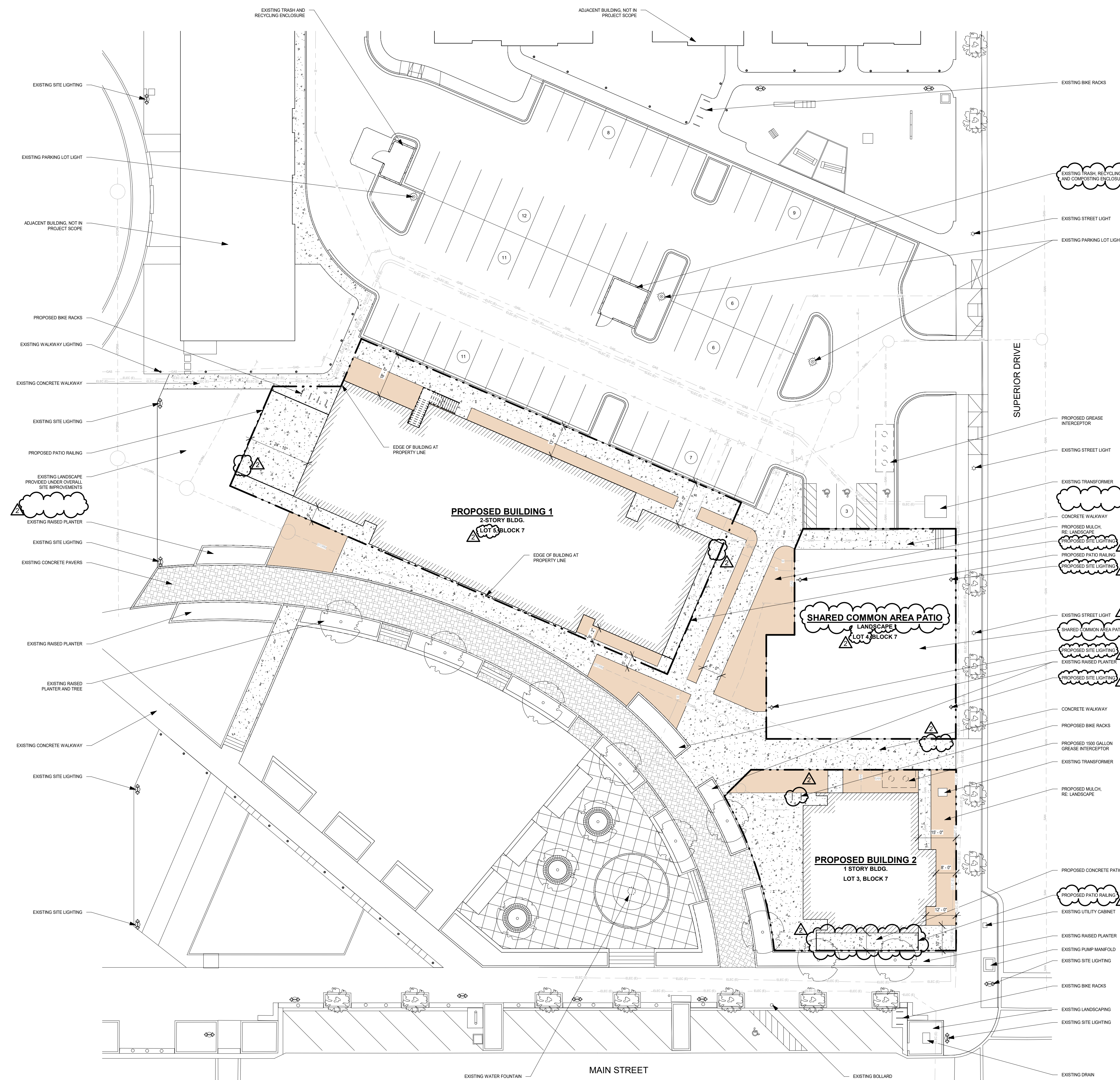
IRRIGATION SUB-METER - 3/4"

17

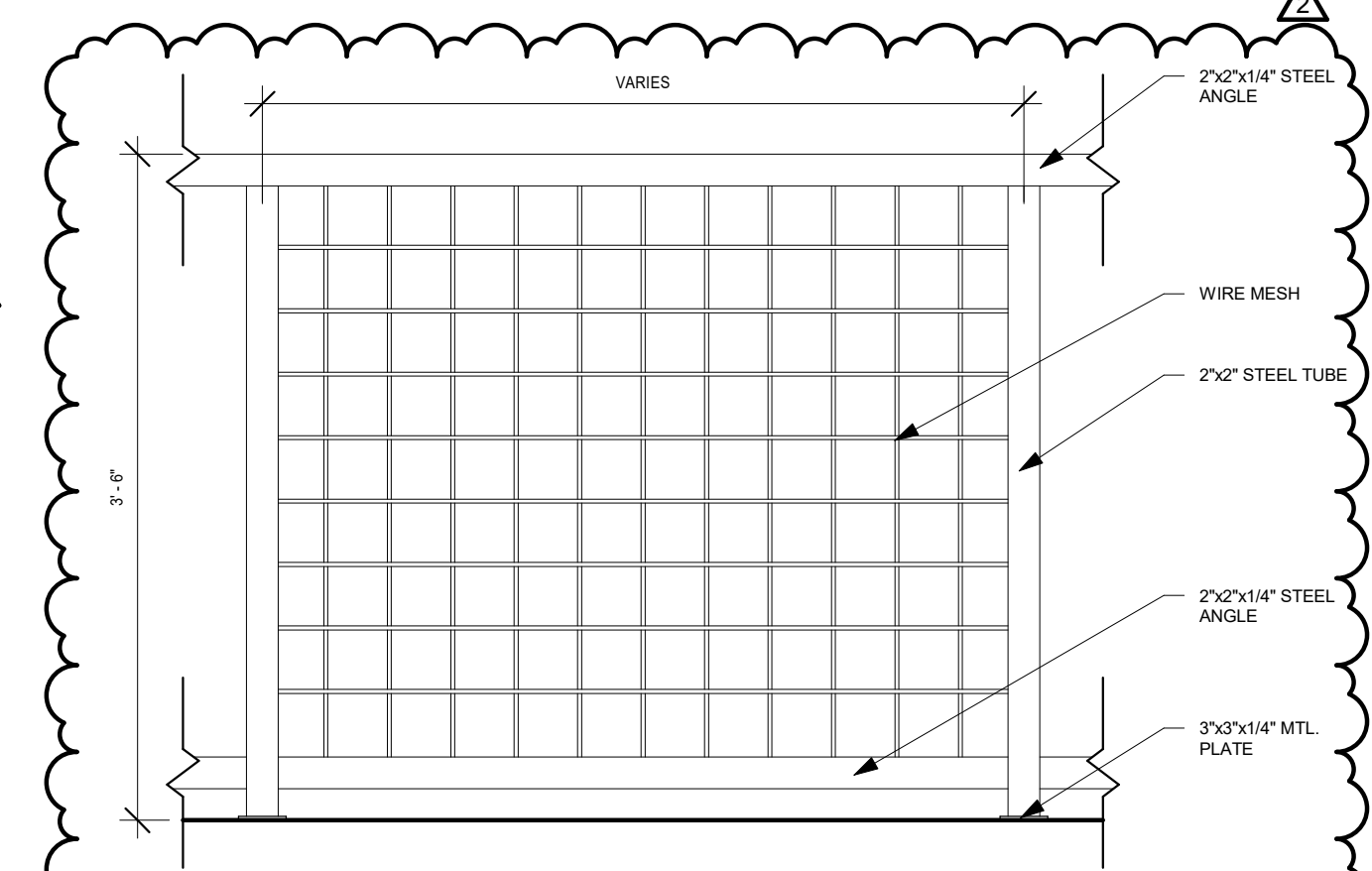
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Revisions:	
No.	Date:

Sheet Title:
IRRIGATION
DETAILS

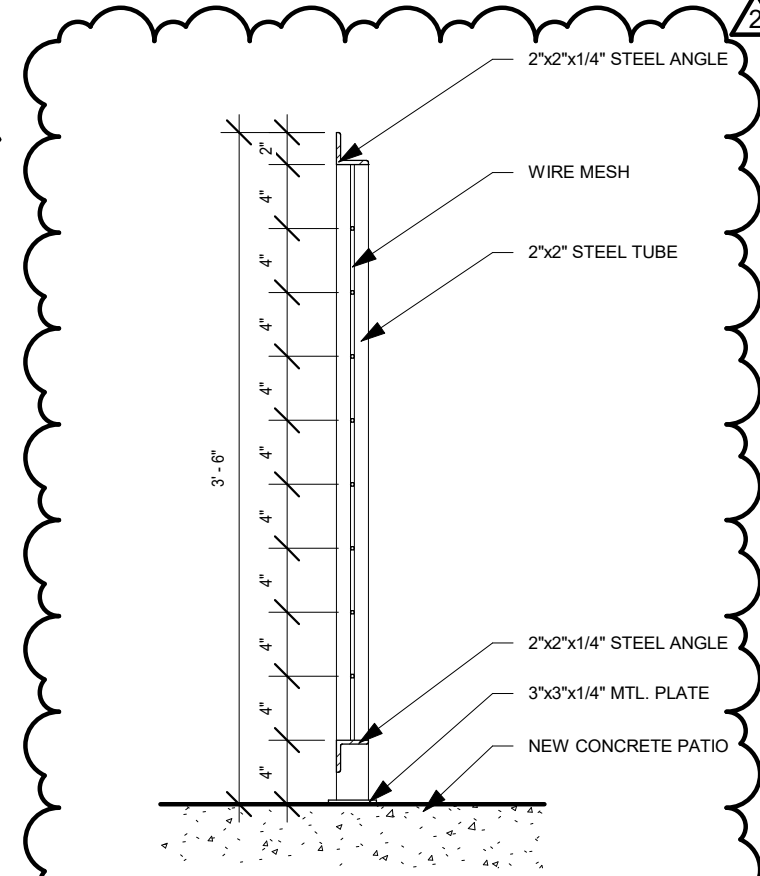
1103



4 PROPOSED BIKE RACKS
(A-090)

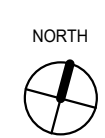


3 TYP. RAILING ELEVATION
(A-090) 1" = 1'-0"

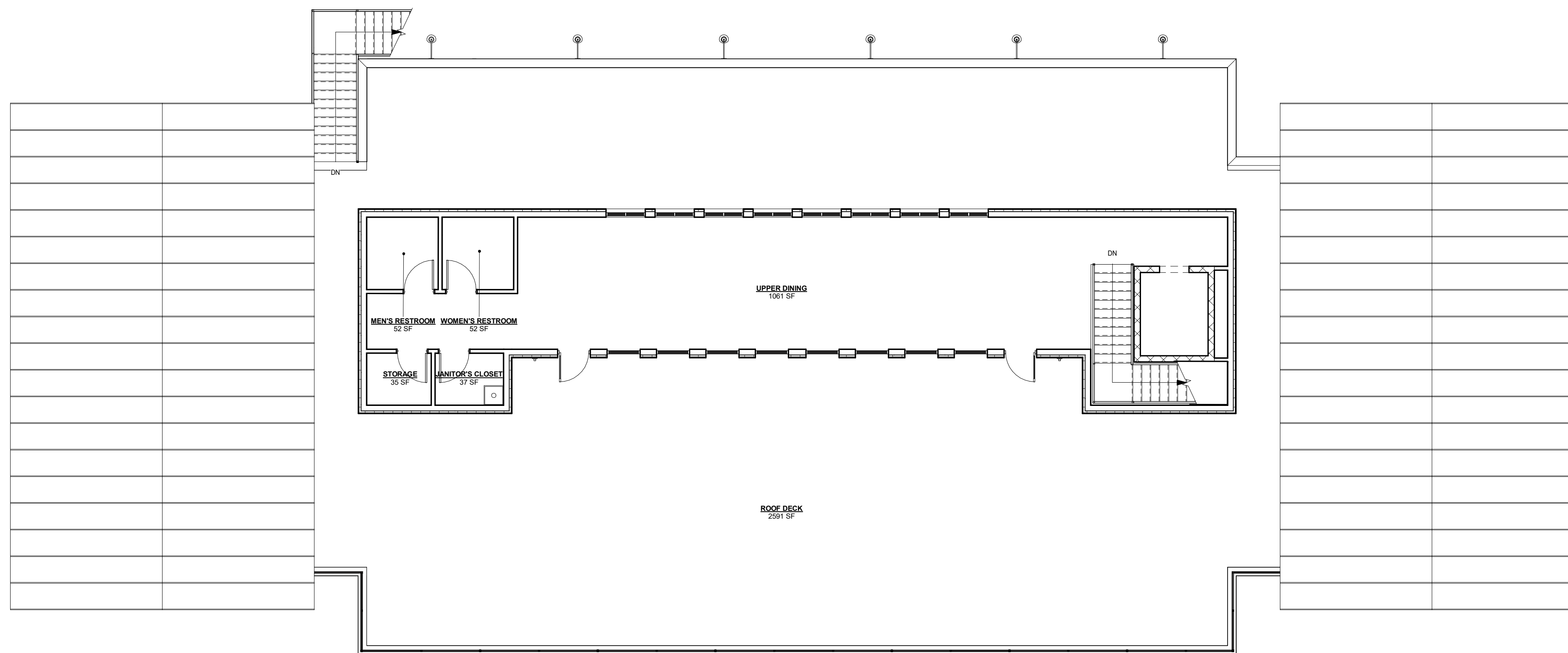


2 TYP. PATIO RAILING SECTION
(A-090) 1" = 1'-0"

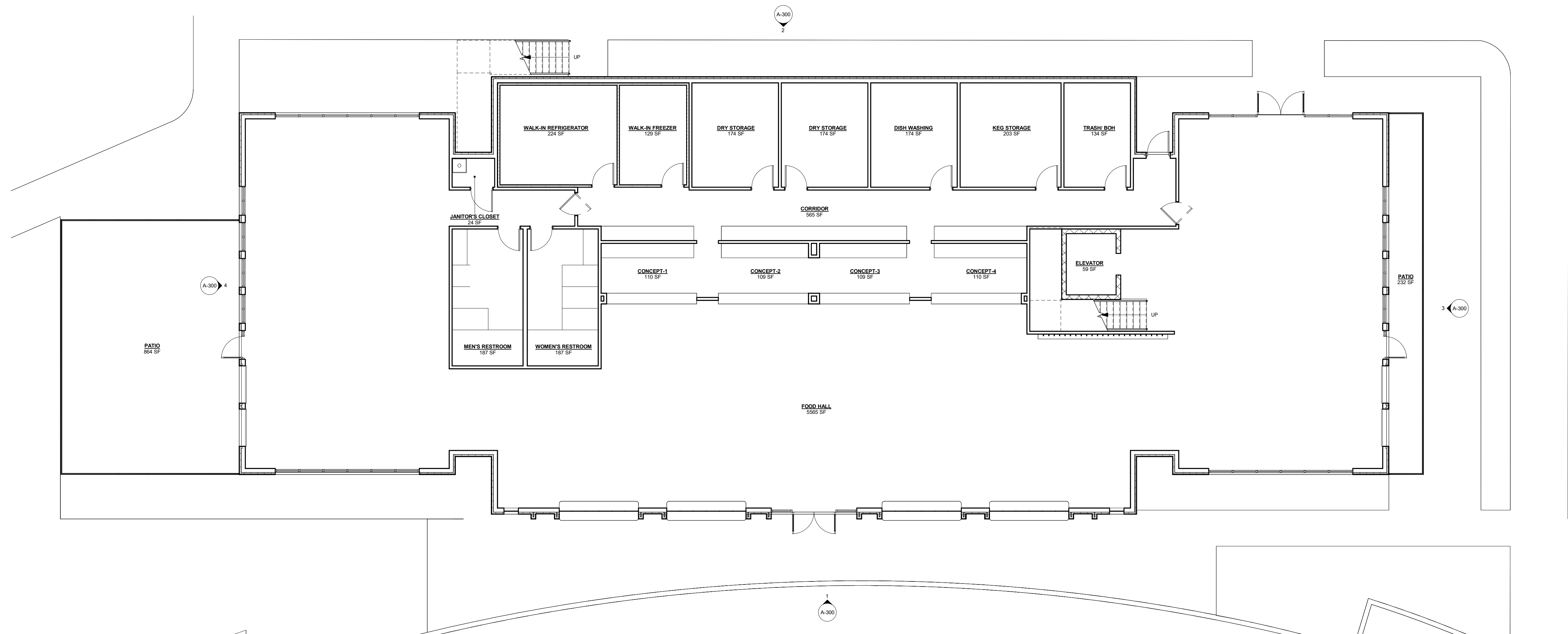
1 ARCHITECTURAL SITE PLAN
(A-090) 1" = 20'-0"



Project Number:	2025.035
Issue:	FDP
Date:	11/05/2025
Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:
1	COMMENT RESPONSE #1 03/22/2026
2	COMMENT RESPONSE #2 04/16/2026



2 UPPER LEVEL FLOOR PLAN - BUILDING ONE
1/8" = 1'-0"



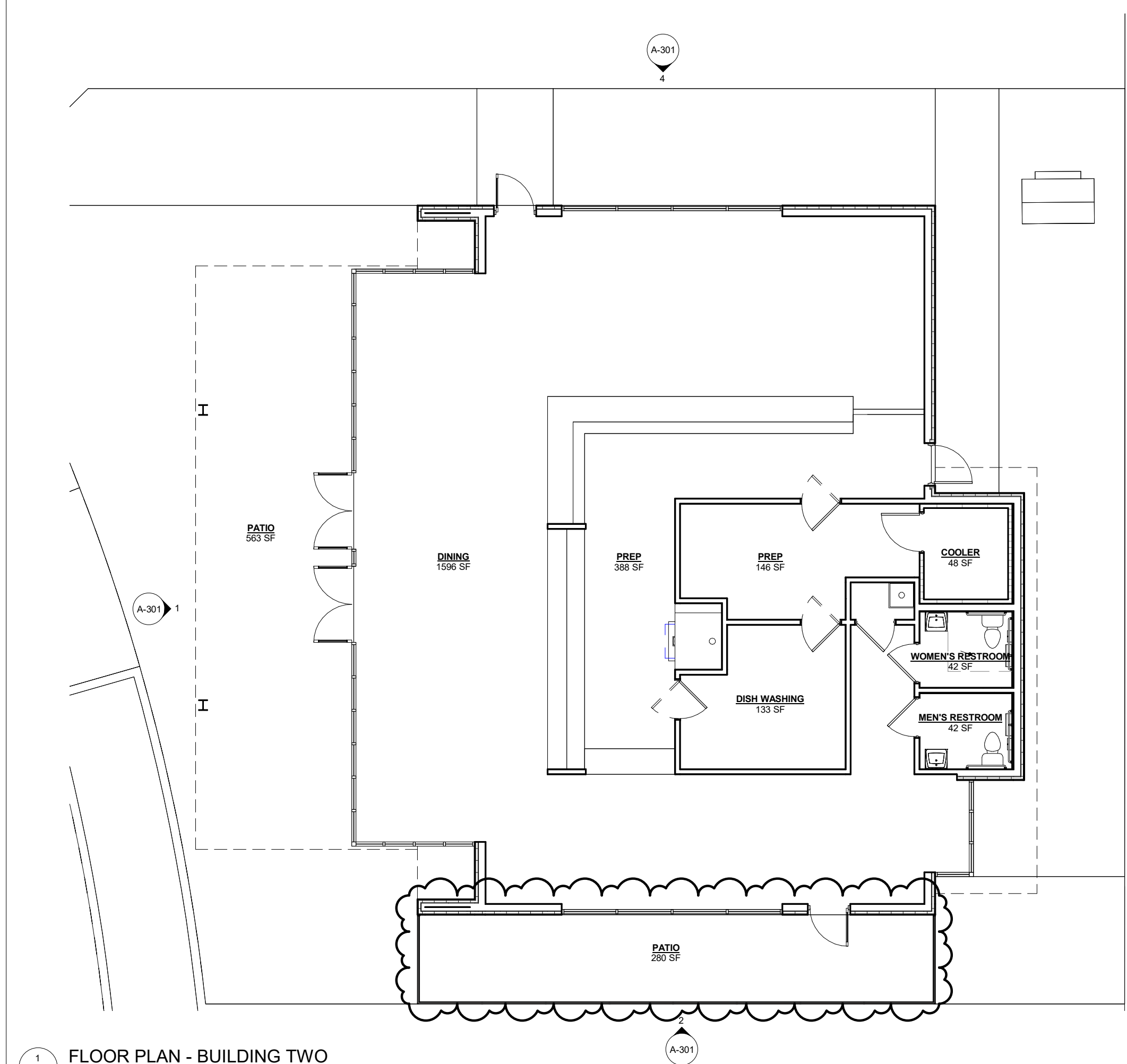
1 MAIN LEVEL FLOOR PLAN - BUILDING ONE
1/8" = 1'-0"

THE HUB
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO 80027

Project Number:	2025.035
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1	COMMENT RESPONSE #1 03/22/2026

Sheet Title:
FLOOR PLANS -
BUILDING ONE
A-100

THE HUB
SUPERIOR TOWN CENTER
SUPERIOR, COLORADO 80027



1 FLOOR PLAN - BUILDING TWO
1/8" = 1'-0"
A-101

Project Number:	2025.035
Issue:	FDP
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Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:
1	COMMENT RESPONSE #1 03/22/2026
2	COMMENT RESPONSE #2 04/16/2026

Sheet Title:
FLOOR PLANS -
BUILDING TWO
A-101

LEGEND

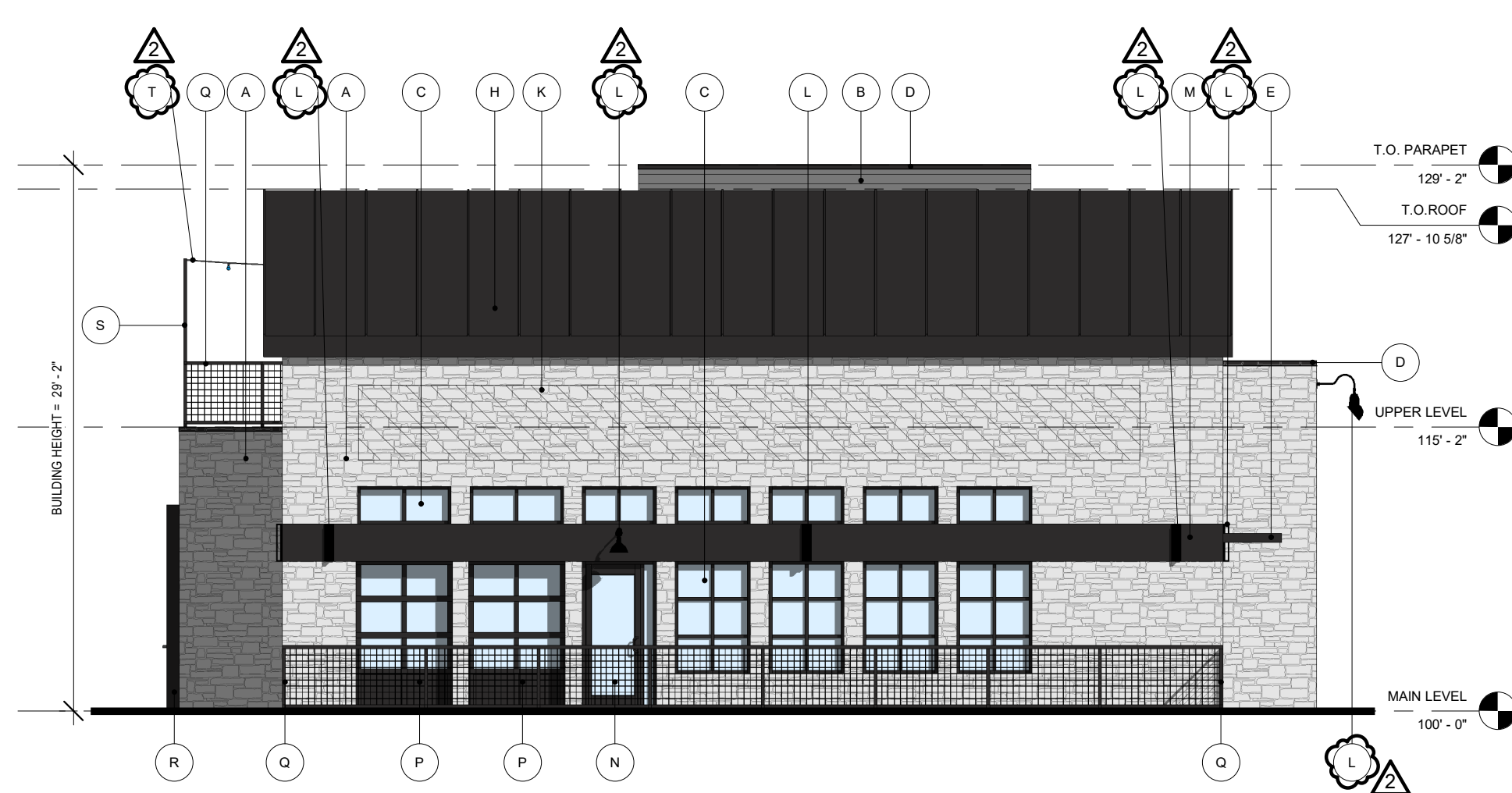
	CLEAR GLAZING
	STONE VENEER WHITE
	HORIZONTAL PANEL SIDING DARK GREY
	NEW STEEL STRUCTURE & TRIM; MATTE BLACK

ELEVATION GENERAL NOTES

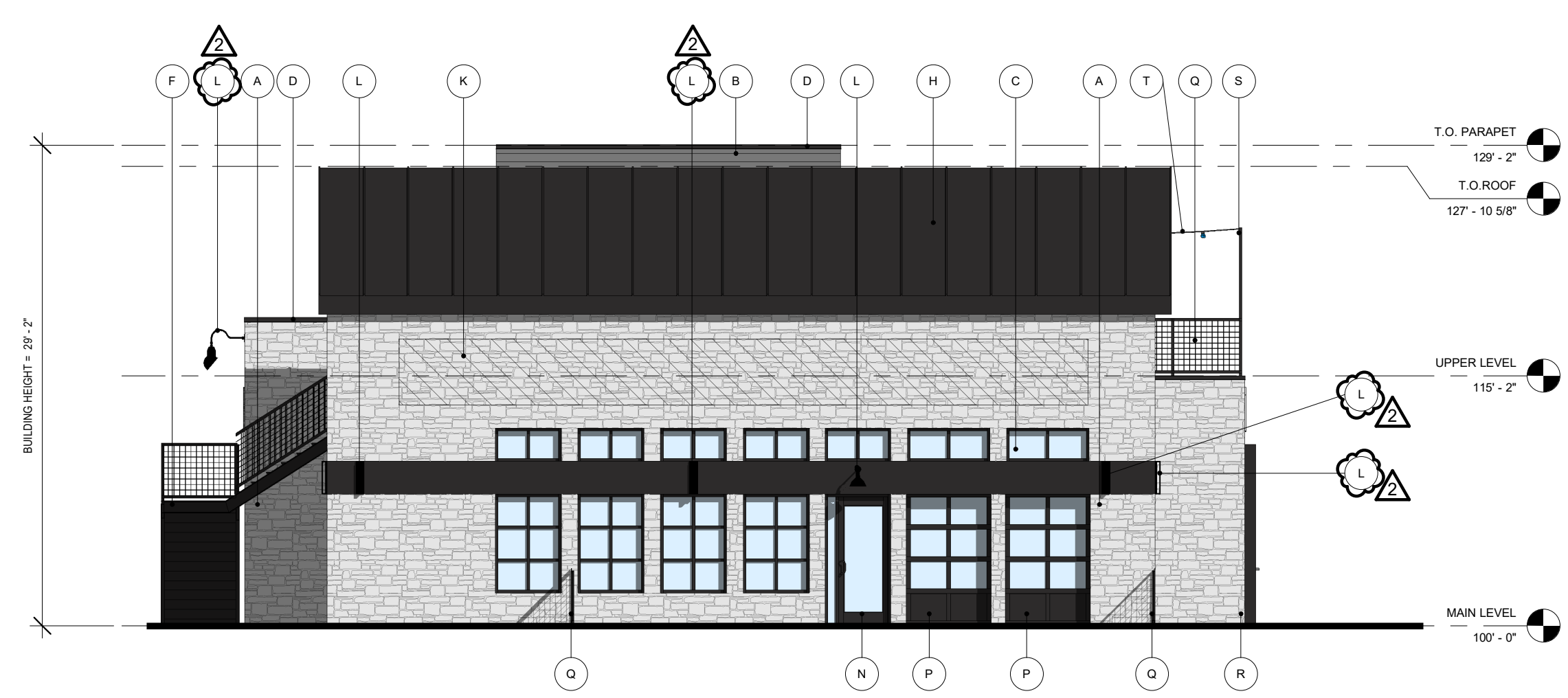
- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
- LOCATIONS OF VENTS AND LIGHTS SUBJECT TO CHANGE BASED ON FURTHER DESIGN DEVELOPMENT AND COORDINATION.
- REFER TO FINISH MATERIAL LEGEND AND MATERIAL BOARDS FOR KEYNOTE MATERIAL COLOR.
- FUTURE COMMERCIAL RETAIL SIGNAGE IS PERMISSIBLE THROUGH INDIVIDUAL SIGN PERMITS (WHICH REQUIRE STAFF REVIEW) PROVIDED THAT SIGNS COMPLY WITH SIGNAGE REQUIREMENTS OUTLINED IN THE "DESIGN GUIDELINES"

SHEET KEYNOTES

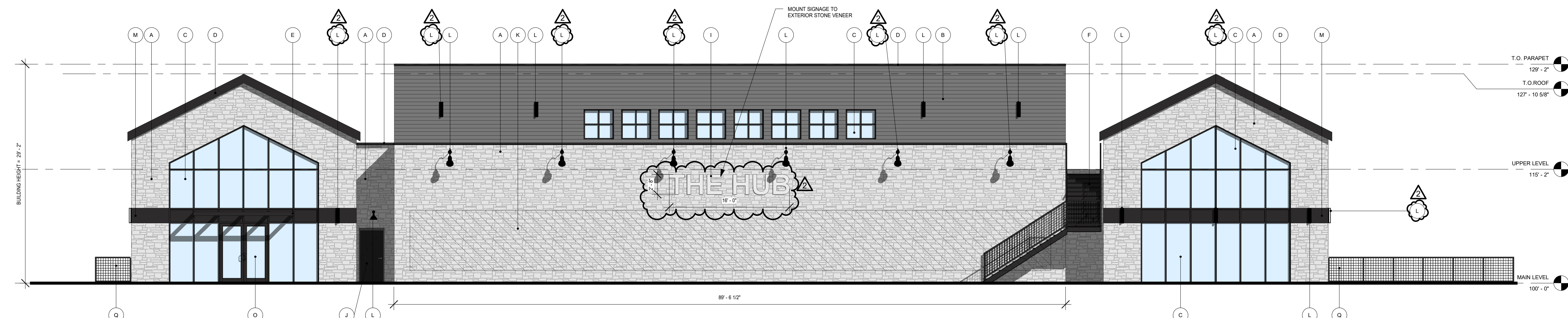
- A. EXTERIOR STONE VENEER, WHITE
- B. HORIZONTAL PANEL SIDING, DARK GREY
- C. CLEAR STOREFRONT GLAZING, SPECIFICATION TO BE DETERMINED
- D. METAL TRIM, BLACK
- E. EXTERIOR STEEL AWNING, FINISH TO MATCH METAL TRIM
- F. EXTERIOR STEEL STAIR, FINISH TO MATCH METAL TRIM
- G. OPERABLE UPSHIVING WINDOWS
- H. STANDING SEAM METAL ROOF, FINISH TO MATCH HORIZONTAL PANEL SIDING
- I. BUILDING SIGNAGE, TBD. SIGNAGE TO BE UNDER A SEPARATE PERMIT
- J. EXTERIOR HOLLOW METAL DOOR, FINISH TO MATCH METAL TRIM
- K. PROPOSED MURAL LOCATION, COORDINATE WITH CAPS COMMITTEE ON ART WALLS
- L. PROPOSED BUILDING LIGHT, RE: LP1 AND LP2 FOR DETAILS
- M. METAL PANEL SIDING, BLACK
- N. SINGLE PANEL STOREFRONT DOOR
- O. DOUBLE PANEL STOREFRONT DOOR
- P. FULL VIEW OVERHEAD DOOR
- Q. PROPOSED METAL GUARDRAIL, FINISH TO MATCH METAL TRIM
- R. PILASTER, METAL PANEL FINISH TO MATCH METAL TRIM
- S. PROPOSED TUBE STEEL COLUMN, FINISH TO MATCH METAL TRIM
- T. PROPOSED PATIO STRING LIGHTS, FINISH TBD
- U. FAUX C-CHANNEL METAL PANEL, FINISH TO MATCH METAL TRIM



3 EAST ELEVATION - BUILDING ONE
1/8" = 1'-0"



4 WEST ELEVATION - BUILDING ONE
1/8" = 1'-0"



2 NORTH ELEVATION - BUILDING ONE
1/8" = 1'-0"



1 SOUTH ELEVATION - BUILDING ONE
1/8" = 1'-0"

SOUTH MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	1,345.32 SF	31.89%
STONE VENEER	1,266.48 SF	30.02%
HORIZONTAL SIDING	920.35 SF	21.82%
METAL PANEL	686.60 SF	16.27%

NORTH MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	871.06 SF	20.48%
STONE VENEER	2,429.25 SF	57.11%
HORIZONTAL SIDING	789.32 SF	18.56%
METAL PANEL	164.02 SF	3.85%

EAST MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	270.67 SF	21.72%
STONE VENEER	775.86 SF	62.26%
HORIZONTAL SIDING	24.61 SF	1.97%
METAL PANEL	175.08 SF	14.05%

WEST MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	270.67 SF	21.72%
STONE VENEER	775.86 SF	62.26%
HORIZONTAL SIDING	24.61 SF	1.97%
METAL PANEL	175.08 SF	14.05%

TOTAL MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	2,757.72 SF	25.15%
STONE VENEER	5,247.45 SF	47.86%
HORIZONTAL SIDING	1,758.89 SF	16.04%
METAL PANEL	1,200.78 SF	10.95%

Project Number: 2025.035
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Revisions:
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MATERIALS LEGEND

	CLEAR GLAZING
	STONE VENEER WHITE
	HORIZONTAL PANEL SIDING DARK GREY
	NEW STEEL STRUCTURE & TRIM MATTE BLACK
	METAL ACCENT WALL PANEL RED

ELEVATION GENERAL NOTES

- ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW BY OFFSETS FROM BUILDING WALL PLANES AND PARAPET HEIGHTS.
- REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS.
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SHEET KEYNOTES

- A. EXTERIOR STONE VENEER, WHITE
- B. HORIZONTAL PANEL SIDING, DARK GREY
- C. CLEAR STOREFRONT GLAZING, SPECIFICATION TO BE DETERMINED
- D. METAL TRIM, BLACK
- E. EXTERIOR STEEL AWNING, FINISH TO MATCH METAL TRIM
- F. EXTERIOR STEEL STAIR, FINISH TO MATCH METAL TRIM
- G. METAL ACCENT WALL PANEL, RED
- H. STANDING SEAM METAL ROOF, FINISH TO MATCH HORIZONTAL PANEL SIDING
- I. BUILDING SIGNAGE, TBD. SIGNAGE TO BE UNDER A SEPARATE PERMIT
- J. EXTERIOR HOLLOW METAL DOOR, FINISH TO MATCH METAL TRIM
- K. PROPOSED MURAL LOCATION, COORDINATE WITH CAPS COMMITTEE ON ART WALLS
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- M. METAL PANEL SIDING, BLACK
- N. SINGLE PANEL STOREFRONT DOOR
- O. DOUBLE PANEL STOREFRONT DOOR
- P. PROPOSED STEEL COLUMN, FINISH TO MATCH METAL TRIM
- Q. PROPOSED METAL GUARDRAIL, FINISH TO MATCH METAL TRIM

SOUTH MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	385.45 SF	33.40%
STONE VENEER	647.98 SF	56.15%
HORIZONTAL SIDING	56.00 SF	4.85%
METAL PANEL	64.60 SF	5.60%

NORTH MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	349.22 SF	30.26%
STONE VENEER	660.49 SF	57.23%
HORIZONTAL SIDING	98.00 SF	8.49%
METAL PANEL	46.32 SF	4.02%

EAST MATERIAL TAKEOFFS

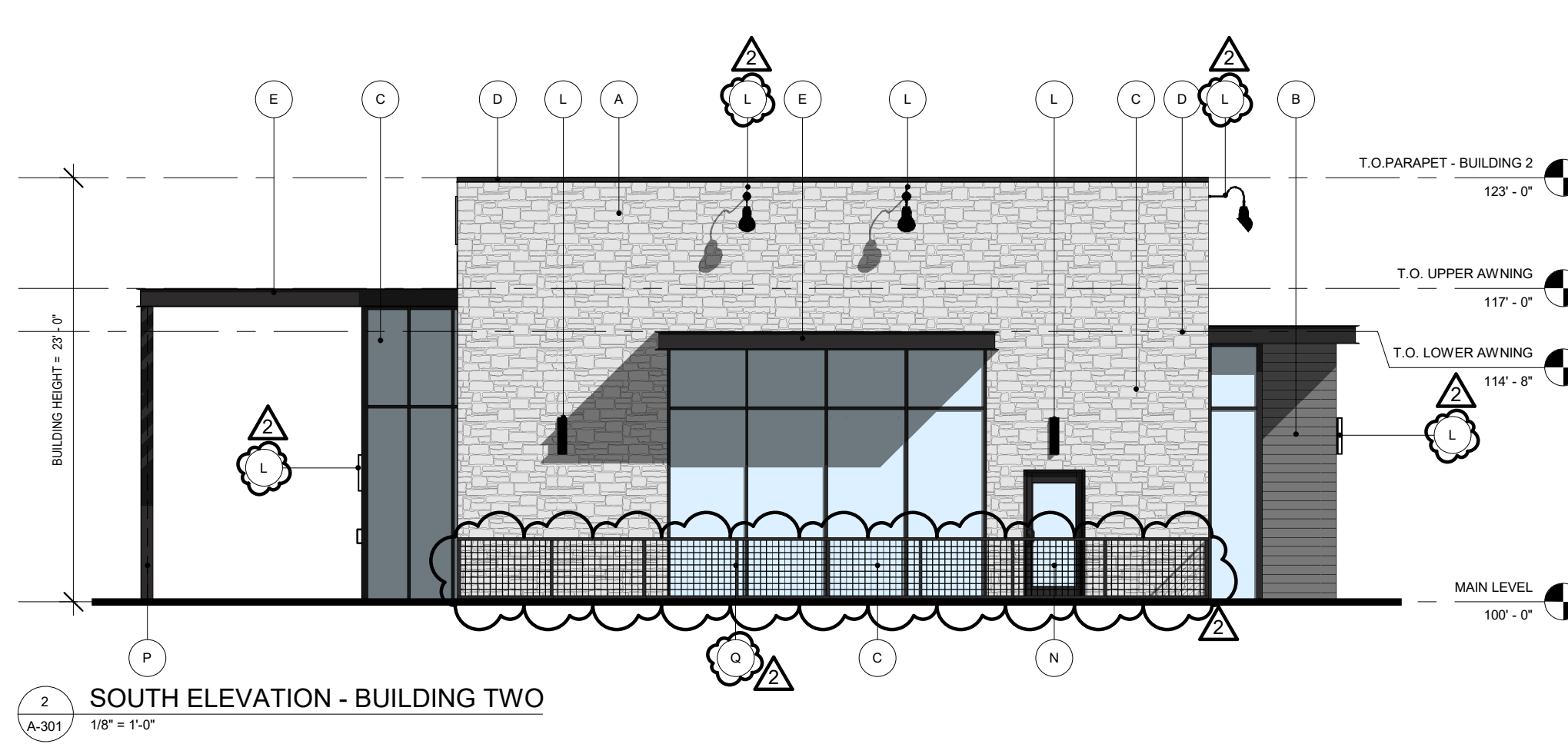
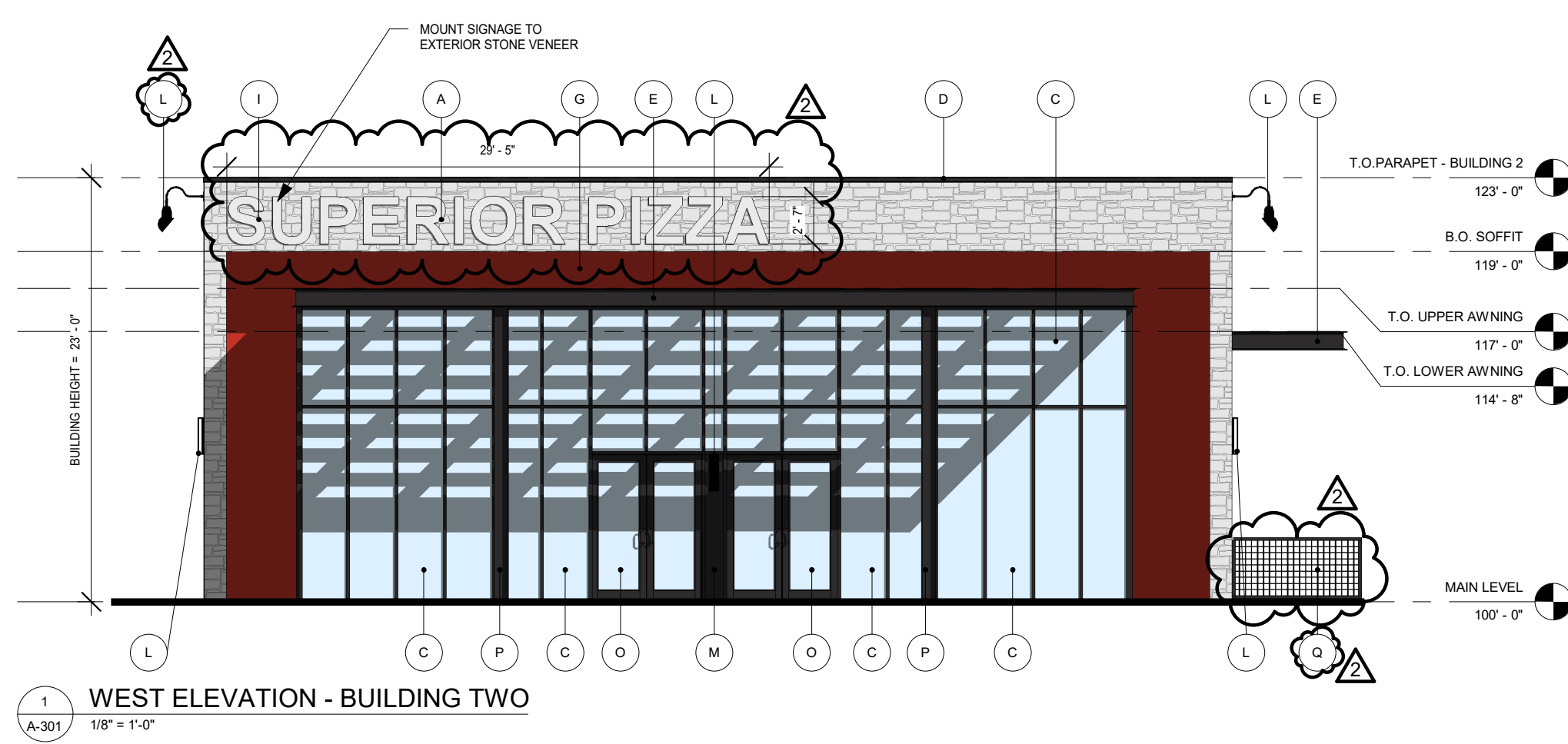
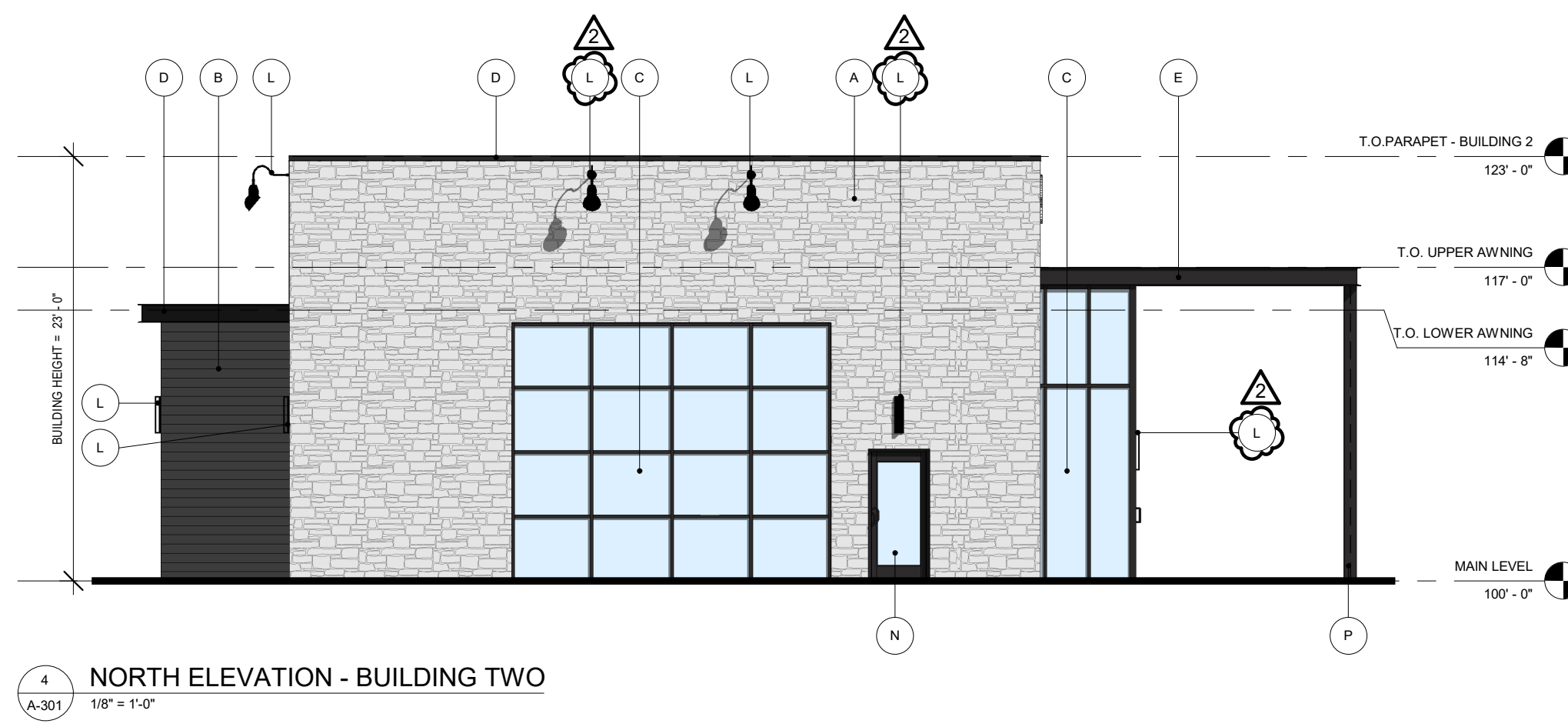
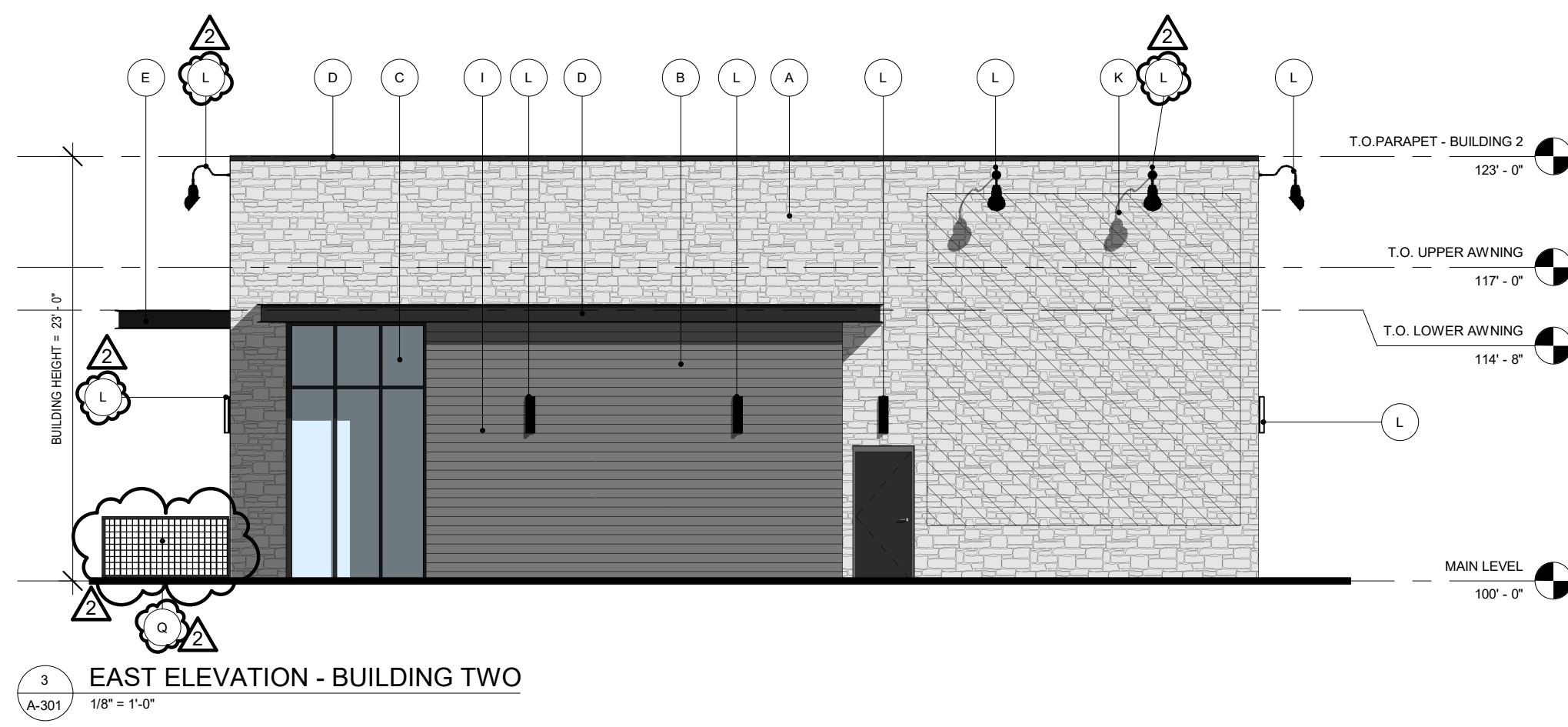
MATERIAL	AREA	PERCENTAGE
GLAZING	106.17 SF	8.23%
STONE VENEER	790.33 SF	61.23%
HORIZONTAL SIDING	315.88 SF	24.47%
METAL PANEL	78.39 SF	6.07%

WEST MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	691.41 SF	53.50%
STONE VENEER	257.46 SF	19.95%
RED ACCENT PANEL	242.16 SF	18.76%
METAL PANEL	99.74 SF	7.73%

TOTAL MATERIAL TAKEOFFS

MATERIAL	AREA	PERCENTAGE
GLAZING	1,532.25 SF	31.34%
STONE VENEER	2,356.25 SF	48.19%
HORIZONTAL SIDING	469.88 SF	9.61%
METAL PANEL	289.05 SF	5.91%
RED PANEL	242.16 SF	4.95%



Project Number: 2025.035
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COMMENT RESPONSE #2 04/16/2026

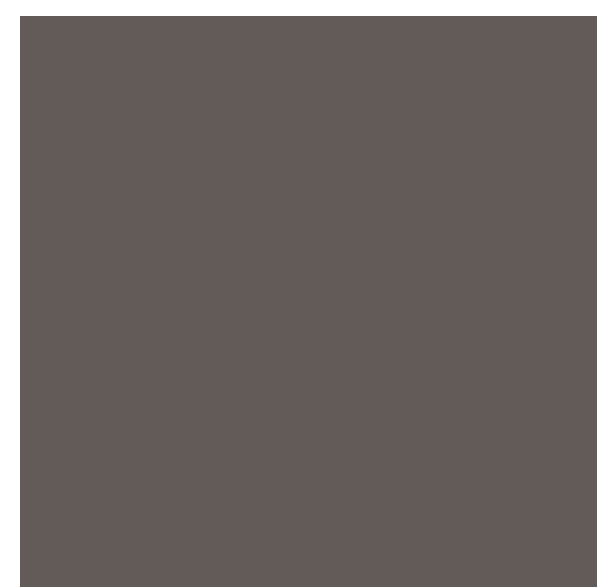
Sheet Title:
BUILDING ELEVATIONS
A-301
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HORIZONTAL PANEL SIDING - DARK GREY



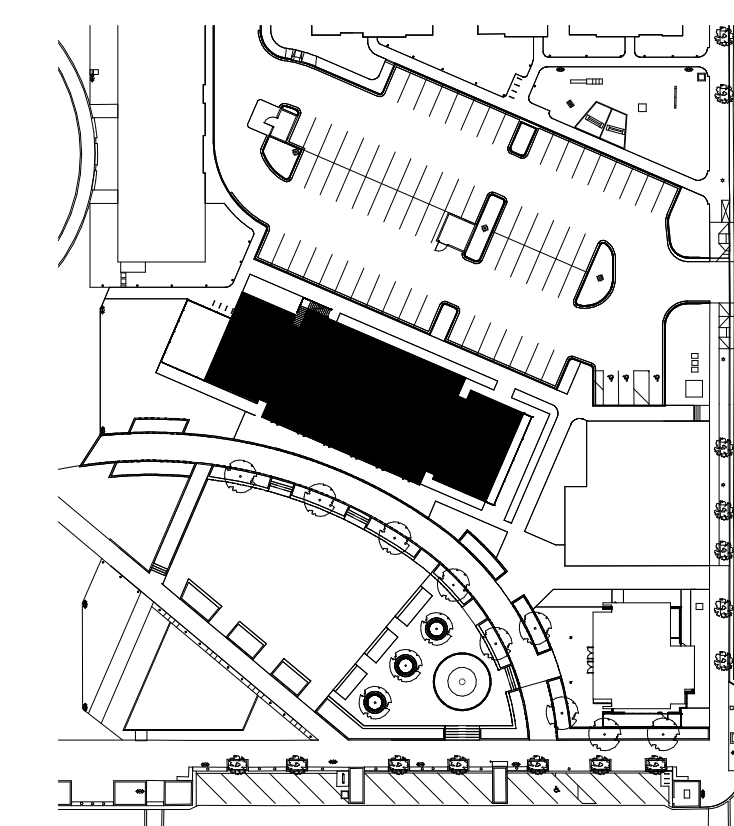
STONE VENEER - WHITE



STANDING SEAM METAL ROOF - DARK GREY



STANDING SEAM METAL PANEL TRIM - BLACK



1 BUILDING ONE - RENDERING
A-401

2 BUILDING ONE - VICINITY MAP
A-401

Project Number:	2025.035
Issue:	FDP
Date:	11/05/2025
Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:

Sheet Title:
MATERIAL BOARD -
BUILDING ONE

A-400



HORIZONTAL PANEL SIDING - DARK GREY



STONE VENEER - WHITE



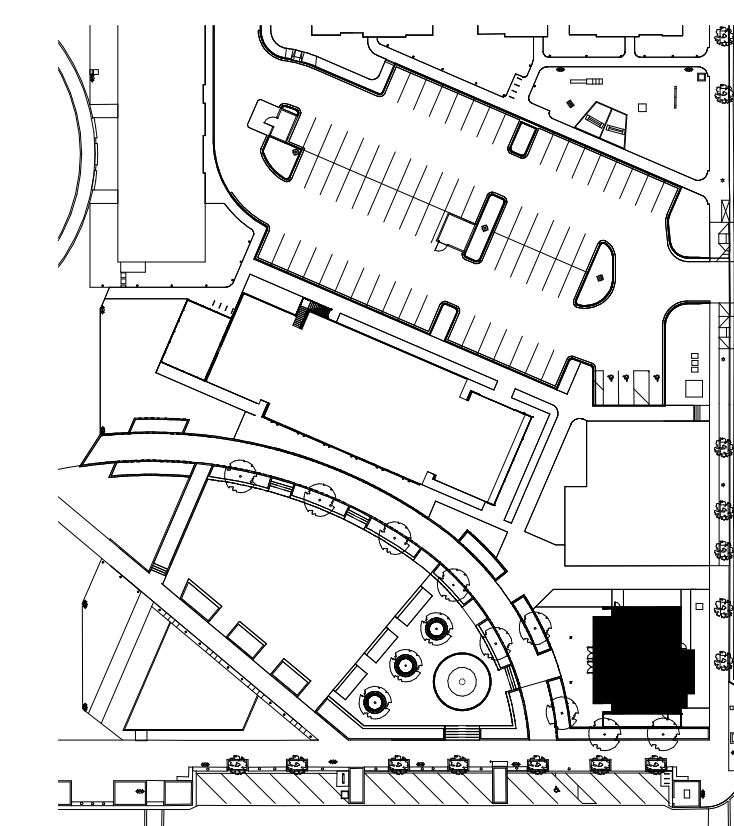
METAL ACCENT WALL PANEL - RED



STANDING SEAM METAL PANEL TRIM - BLACK



1 BUILDING TWO - RENDERING
A-401



2 BUILDING TWO - VICINITY MAP
A-401

Project Number:	2025.035
Issue:	FDP
Date:	11/05/2025
Drawn By:	ZH
Checked By:	PLM
Revisions:	
No.	Date:

Sheet Title:
MATERIAL BOARD -
BUILDING TWO

A-401

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 PLANS
 NOT FOR
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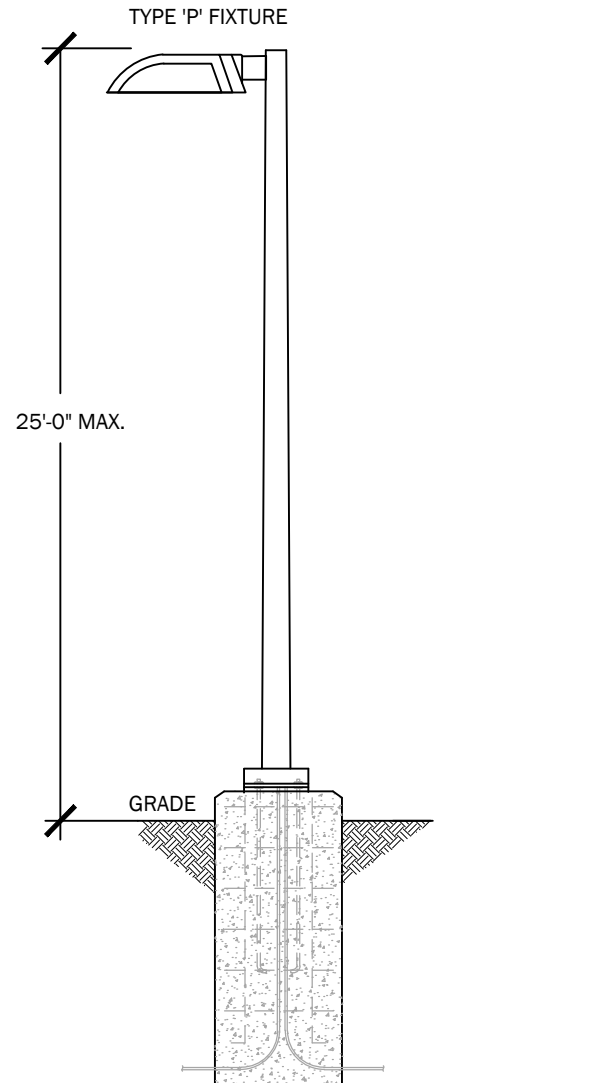
Symbol	Label	General Location	General Description	Mounting/Height	Catalog Number	Lamp	Quantity	LF	Lumens	Watts
/	CL	PATIO	STRING LIGHTS	24'0" AFG	ALM AS-2000-27A-30K-GFL-3	LED	80	0.90	255	3W
-	E	DINING PATIO	WALL SCONCE	VARIES (9', 17', 23.5')	KLCCO LIGHTING L22-WH12W2-3006-BK-LM1-010	LED	35	0.90	809	12.4W
□	F	PARKING LOT	POLE LIGHT	25'0" AFG	MUGRAV EDISON GFCI-BA2D-750-U-14FT-145G	LED	3	0.90	13,437	150W
□	PP1	PATIO FLEX SPACE	POLE LIGHT	15'0" AFG	MUGRAV EDISON GFCI-BA2D-750-U-14FT-145G	LED	2	0.90	54,835	129W
□	PP2	PATIO FLEX SPACE	POLE LIGHT	15'0" AFG	MUGRAV EDISON GFCI-BA2D-750-U-14FT-145G	LED	2	0.90	10,472	129W
○	SD	SURFIT	DOWNLIGHT	17'0" AFG	HALO COMMERCIAL HC4100015-H40S2300-4TWCH	LED	5	0.90	1,131	59W
□	SP	FACADE	WALL SCONCE	9'0" AFG	GENERATION BRINGS PROWALL-30000500050	LED	6	0.90	373	32.8W
□	ST	STAIRS	STEP LIGHT	VARIES (2'4", 6.25', 8.7', 10', 12.25')	DALS LIGHTING LEDSTEPW200-CC	LED	6	0.90	77	3.1W
□	X1	BUILDING FACADE	WALL SCONCE	VARIES (16', 20')	LEDA CLASSIC-LA-18W-1-K3-W-CL5000000000000	LED	8	0.90	1,841	18.3W
□	X2	BUILDING FACADE	WALL SCONCE	20'0" AFG	LEDA CLASSIC-LA-18W-1-K3-W-CL5000000000000	LED	4	0.90	1,008	10W

LIGHTING CALCULATION STATISTICS SUMMARY:

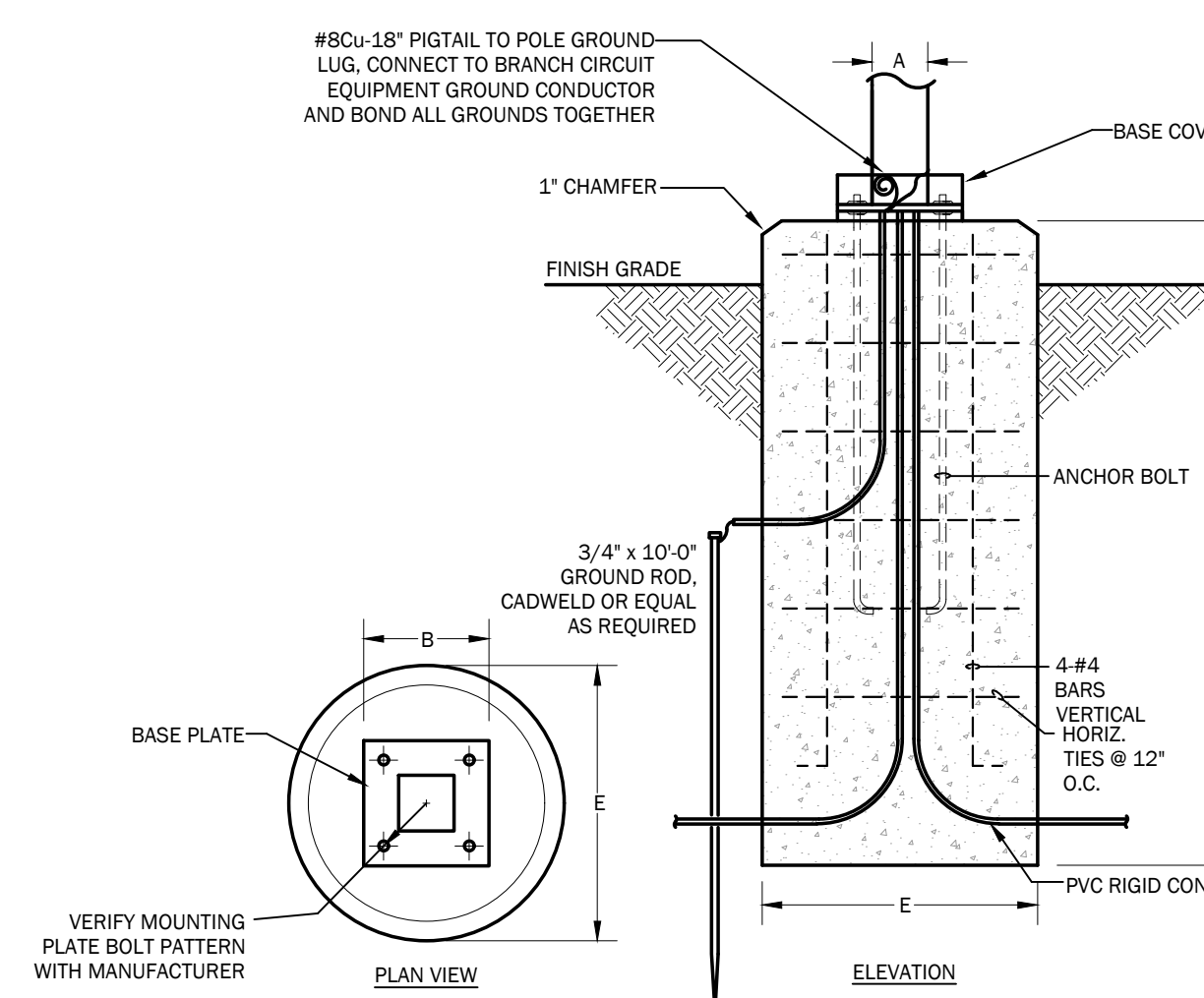
	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN	MAX/MIN
OVERALL SITE:	0.62fc	16.7fc	0.0fc	NA	NA
PATIO:	3.50fc	5.2fc	1.3fc	2.69:1	4.00:1
PROPERTY LINE:	0.09fc	0.8fc	0.0fc	NA	NA
PARKING LOT:	1.21fc	2.8fc	0.0fc	NA	NA
SHARED COMMON AREA PATIO:	5.51fc	10.2fc	3.5fc	1.57:1	2.91:1

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINATION AT GRADE.
- SITE LIGHTING HAS BEEN DESIGNED TO PROVIDE EVEN ILLUMINATION FOR PARKING AND PAVED AREAS.
- ALL EXTERIOR FIXTURES SHALL BE FULL CUT-OFF, FULLY SHIELDED, AND AIMED DOWNWARD TO PREVENT GLARE.
- NO LIGHT TRESPASS OR GLARE IS PERMITTED ACROSS PROPERTY LINES OR TOWARD ADJACENT RESIDENTIAL AREAS.
- PROVIDE AUTOMATIC PHOTOCELL AND TIME-BASED CONTROLS TO REDUCE OR EXTINGUISH LIGHTING AFTER BUSINESS HOURS.
- ALL LIGHTING SHALL COMPLY WITH THE TOWN OF SUPERIOR MUNICIPAL CODE AND CURRENT IES RECOMMENDATIONS.
- ANY SUBSTITUTIONS MUST MAINTAIN EQUIVALENT ILLUMINATION, UNIFORMITY, AND SHIELDING PERFORMANCE.



3 TYPE 'P' POLE DETAIL
 SCALE: NTS



2 POLE BASE DETAIL
 SCALE: NTS

- GENERAL NOTES:**
- HEIGHT IS INDICATED AS FROM GRADE TO TOP OF FIXTURE FOR ALL FIXTURES.



1 LIGHTING PHOTOMETRIC PLAN
 SCALE: 1" = 20'-0"

THE HUB
 SUPERIOR TOWN CENTER
 SUPERIOR, COLORADO 80027

ISSUED FOR: ISSUE DATE:
 REVIEW 11.04.2025
 REVISION 02.27.2026

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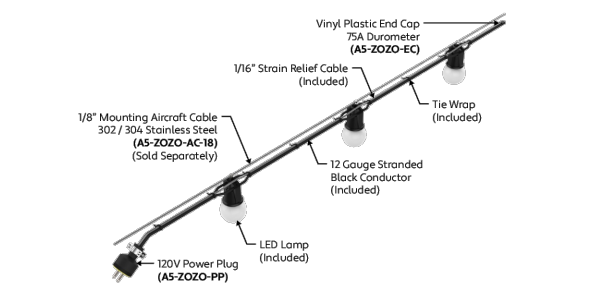
SHEET TITLE:
**SITE LIGHTING
 PHOTOMETRIC**

SHEET NUMBER:
LP1

PROJECT NUMBER: DK25.137

STAMP AND SIGNATURE:
**PRELIMINARY
 PLANS
 NOT FOR
 CONSTRUCTION**

ALUZ



CANOPY OPTIONS (Click image to See Individual Submittals)



SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

Series	Spacing	Lamp	Dimming	Listing	Luminaire Length
Standard (S) Canopy (AS-2020-046)	12" on Center (12")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	Forward Phase (FP)	Specify length in feet. Example: 12'
Round Canopy (AS-2020-047)	12" on Center (12")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-048)	36" on Center (36")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-049)	36" on Center (36")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-050)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-051)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-052)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-053)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-054)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-055)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-056)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-057)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-058)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-059)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-060)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-061)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-062)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-063)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-064)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-065)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-066)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-067)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-068)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-069)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	
Round Canopy (AS-2020-070)	60" on Center (60")	2700K, C-Shape (2700K-GSP)	3000K, C-Shape (3000K-GSP)	None (N)	

1770 N Red Gum St, Anaheim, CA 92806
 info@aluzlighting.com | 866-ALUZ-LTG | 714-535-7900
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Fixture Type SP ASH 10 OUTDOOR WALL

- PRODUCT FEATURES**
- From the brand formerly known as Tech Lighting
 - Powerful, long lasting (L70) 70,000 hour dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
 - Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements.
 - Universal 120-277 volt driver with integral transient surge protection at 2.5KV per American National Standard (ANSI) and IEEE standards.
 - Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable and safe for commercial use).
 - Available high or low output with a choice of 2700K or 3000K color temperatures. Available in modern finishes.



ORDERING INFORMATION

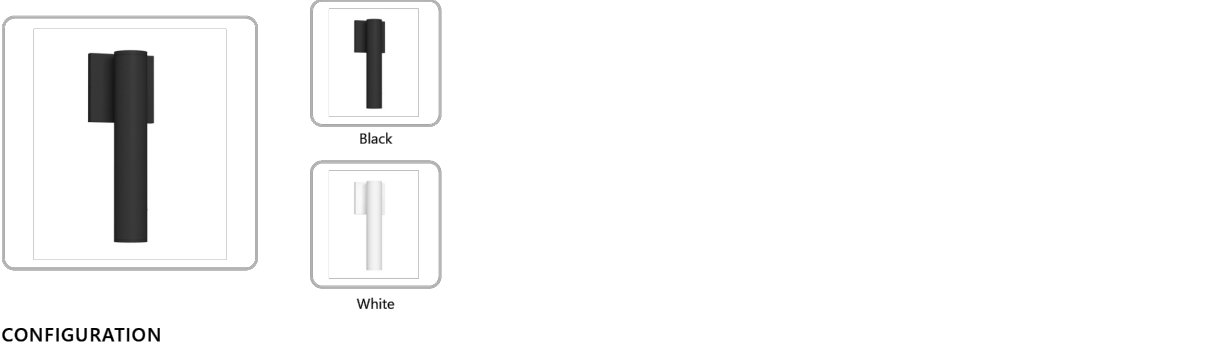
7000WASH	CSB	LENGTH (A)	LENS (A)	FINISH	VOLTAGE	OPTIONS
H027 90 CR 2700K HIGH OUTPUT	10'0"	C CYLINDER 2	BRONZE	UNV 120V-277V UNDOOME	IC NONE	IC BUTTON PHOTOCONTROL
L027 90 CR 2700K LOW OUTPUT	10'0"	C CYLINDER 2	BRONZE	UNV 120V-277V UNDOOME	IC NONE	IC BUTTON PHOTOCONTROL
H030 90 CR 3000K HIGH OUTPUT	10'0"	C CYLINDER 2	BRONZE	UNV 120V-277V UNDOOME	IC NONE	IC BUTTON PHOTOCONTROL
L030 90 CR 3000K LOW OUTPUT	10'0"	C CYLINDER 2	BRONZE	UNV 120V-277V UNDOOME	IC NONE	IC BUTTON PHOTOCONTROL

ORDERING GUIDE

LEDSTEP002D-CC - Finish: WW - White, BK - Black

CONSTRUCTION
 Lens material: Acrylic
 Lens type: Frosted lens
 Finish type: Powder coated
 Housing material: Aluminum

LORNA LD2-WS12W12 WALL



CONFIGURATION

LD2-WS12W12	CCT	OPTICAL ANGLE	FINISH	VOLTAGE/COMMING
	30	36	(BK) Black, (WH) White	UNV-010
	(30) 3000K	(36) 36°		UNV-010

SPECIFICATION DETAILS

Fixture Dimensions	W4 5/8" x H12 3/8" x L1"
Height from Center	10.14"
Light Source	LED with DC Driver
Wattage	12W
Total Lumens	1260lm
Delivered Lumens	86,937lm, W4 5/8"
Voltage	120-277V
Color Temperature	3000K
CRF (Ra)	90CRI
Optical Details	Clear Acrylic TR Optics
Lens Details	Clear Glass
LED Rated Life	50,000 hours
Dimming Percentage	100% - 10%
Dimming Type	TRACLEDI Dimmer (Not Included) or 0-10V Dimmer (Not Included)
Adjust Capabilities	Yes
CEC Title 24 A&B	Yes, A&B-2012
Illumination Direction	Single Direction
Mounting Style	Outdoor Down Only, can be mounted up for indoor application
Loc. (RUC)	Clear Glass
Canopy Dimensions	W4 5/8" x H4 5/8" x E1/2"
Paint Finish	R602, W402
Material	Aluminum - Glass
Optional Accessories	Sold Separately - Honeycomb Louvers, Brushed Gold Exterior Baffle, Decorative Glass, Decorative Walnut Wood Exterior Baffle, Adjustable Exterior Baffle.

KUZCO
 CANADA: 1954 28TH AVENUE, SURREY, BC V2E 6M3
 USA: 3015 E. LORE MOUNTAIN ROAD - LAS VEGAS, NV 89041
 WWW.KUZCOILLUM.COM
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Project	Catalog #	Type	P
Superior Food Hall	GALN-SA2C-730-U-5MQ	Type	P
Prepared by	Notes	Date	

McGraw-Edison
GALN Galleon II
 Area / Site Luminaire

Product Features

- Energy Star
- ETL
- UL
- IC
- IP66
- Light Output

- Interactive Menu**
- Ordering Information page 2
 - Mounting Details page 3
 - Optical Distributions page 5
 - Product Specifications page 9
 - Energy and Performance Data page 9
 - Control Options page 17

- Quick Facts**
- Lumen packages range from 3,300 - 102,700 (33W - 655W)
 - 22 optical distributions
 - Efficacy up to 178 LPW

Dimensional Details

Standard Pole Mount Arm

Number of Light Fixtures	Width "X"	Height Length "Y"	Weight with Standard or Opt Arm	EPF with Standard or Opt Arm
1-4	16"	22"	29 lb	0.95
5-8	22"	27"	39 lb	0.96
9-12	27"	33.13"	48 lb	1.1

PROJ00552N page 1
 October 28, 2024 10:21 AM

Project	Catalog #	Type	SD
Superior Food Hall	HC410DD10-HM40525830-41WDH	Type	SD
Prepared by	Notes	Date	

HALO Commercial
HC4 | HM4 | 41/41PS
 4-inch LED downlight and wall wash

Typical Applications
 Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

- Interactive Menu**
- Order Information page 2
 - Product Specifications page 4
 - Photometric Data page 5
 - Energy & Performance Data page 8
 - Connected Systems page 10
 - Product Warranty

- Top Product Features**
- New construction/remodel series; 500 to 6,000 lumens
 - Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
 - 2700K, 3000K, 3500K, 4000K and 5000K CCT; 80 or 90 CRI
 - Universal voltage 120V/277V; Standard 0-10V driver dims to 1%
 - Mounting frame converts to remodel that installs from below the ceiling
 - Quick Spec emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details

Dimension	Value	Value	Value
Height	6.6"	3.0"	3.0"
Width	6.7"	3.0"	3.0"
Depth	5.5"	2.4"	2.2"
Weight	6.9"	2.4"	2.2"

PROJ00552N page 1
 October 28, 2024 10:21 AM

Project	Catalog #	Type	PP
Superior Food Hall	GPC-SA2C-730-U-5MQ	Type	PP
Prepared by	Notes	Date	

McGraw-Edison
GPC Galleon Pedestrian Companion
 Area / Site Luminaire

Product Features

- Energy Star
- ETL
- UL
- IC
- IP66
- Light Output

- Interactive Menu**
- Ordering Information page 2
 - Product Specifications page 3
 - Optical Configurations page 5
 - Energy and Performance Data page 9
 - Control Options page 9

- Quick Facts**
- Choice of sixteen high-efficiency, patented AccuLED Optics
 - Quick mount pole or mast-arm mounting configurations
 - Eight lumen packages from 3,215 up to 17,056 lumens
 - IP66 rated housing and LED light squares

Dimensional Details

Mast Arm Mount

Effective Projected Area (Sq. Ft.)	Value
Quick Mount Arm	0.73
Mast Arm	0.62

Weight: 27 lbs. (12.2 kg)

PROJ00552N page 1
 October 28, 2024 10:21 AM

DATE:	COMMENTS:
	Fixture Type X

canlet
CLASSIC RLM Signature Series

CONSTRUCTION

- Heavy-gauge spun metals
- Multiple gooseneck designs available
- Indoor and outdoor use

LAMP

- Standard 20W LED
- 150W maximum incandescent (Lamp not included)
- 163 lm/watt with Lifespan of 50,000 hours

POWER SOURCE

- LED driver, 0-10V dimmable UNV 120/277V

APPROVALS

- ETL
- CSA Certified

SERIES	LAMP TYPE	OUTPUT	WATTAGE	VOLTAGE	MOUNTING OPTIONS	MATERIAL	GLASS	FINISH
CLASSIC	L LED	15	120W	DC Drop Cord	GOOSENECK	GG Galvalume Steel	GSG Glass Clear	WH White
	I Incandescent	N Normal	2 27V	5 Swivel Stem	C1 C1	GSG Glass Frosted	AG Grey	
		30 20W	3 347V	W Wall	C2 C2	GSG Glass Frosted	BK Black	
		150 150W Max.			C3 C3	GSG Glass Frosted	RD Red	
					C4 C4	PPC Polycarbonate	BL Blue	
					C5 C5	PPC Polycarbonate	GR Green	
					P Pendant (change lens)	PL PLK Lens	YL Yellow	
							TRW Translucent	
							TRM Translucent	
							TAL Translucent	
							CP Custom	

CLASSIC

SEE NEXT PAGE FOR ACCESSORIES

NOVEMBER 8, 2025 | PAGE 1

SPECIFICATIONS AND DETAILS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION. CONTACT CANLET LIGHTING FOR MOST UP TO DATE DETAILS.

CANLET LIGHTING | CANLET.COM
 TEL: 761-494-1900
 800 N. LITTLE STREET OAK LAWN, ILLINOIS 60465

THE HUB
 SUPERIOR TOWN CENTER
 SUPERIOR, COLORADO 80027

ISSUED FOR:	ISSUE DATE:
REVIEW	11.04.2025
REVISION	02.27.2026

SHEET TITLE:
 LIGHTING DETAILS

SHEET NUMBER:
 LP2

PROJECT NUMBER:
 DK25.137

DISCLAIMER:
 Data contained on these electronic files are part of the Engineer's instruments of service and shall remain the property of the Engineer. Such data shall not be used for any purpose other than for the completion of the referenced project. Any other use, reuse or modification of the files without the Engineer's prior written consent, will be at the recipient's sole risk and without liability or legal exposure to the Engineer.

DATE:
 11/20/2025

PROJECT:
 Superior Food Hall

DATE:
 11/20/2025

PROJECT NUMBER:
 DK25.137

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9

A RESUBDIVISION OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 2

Certificate of Ownership

KNOW ALL MEN BY THESE PRESENTS THAT CP VII SUPERIOR, LLC BEING THE OWNER(S) OF CERTAIN LAND IN BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:
LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 14, 2020, UNDER RECEPTION NO. 03768227, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T15 N1716 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. TO BEAR SOUTH 00°42'37" EAST, A DISTANCE OF 2,635.65 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 19; THENCE SOUTH 73°41'56" EAST, A DISTANCE OF 1,432.92 FEET TO THE NORTHWESTERLY CORNER OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6; AND THE POINT OF BEGINNING;
THENCE NORTH 74°56'24" EAST, A DISTANCE OF 61.53 FEET;
THENCE SOUTH 81°41'02" EAST, A DISTANCE OF 74.45 FEET;
THENCE NORTH 08°11'43" EAST, A DISTANCE OF 18.64 FEET;
THENCE SOUTH 81°47'07" EAST, A DISTANCE OF 90.03 FEET;
THENCE NORTH 74°56'26" EAST, A DISTANCE OF 14.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUPERIOR DRIVE;
THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 15°03'34" EAST, A DISTANCE OF 156.82 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LOT LINE OF PARCEL K, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6;
THENCE ALONG SAID LOT LINE SOUTH 74°06'24" WEST, A DISTANCE OF 80.27 FEET;
THENCE NORTH 81°44'28" WEST, A DISTANCE OF 226.87 FEET;
THENCE NORTH 08°19'07" EAST, A DISTANCE OF 137.23 FEET;
THENCE NORTH 15°03'30" WEST, A DISTANCE OF 19.04 FEET TO THE POINT OF BEGINNING.

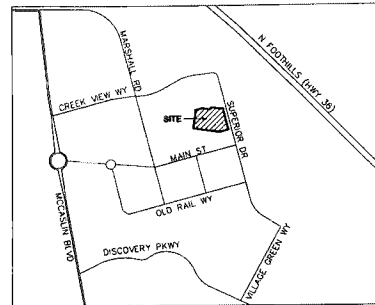
SAID PARCEL IN TOTAL CONTAINS 49,601 SQ. FT. OR 1.14 ACRES, MORE OR LESS.
HAVE BY THESE PRESENTS Laid Out, Plotted and Subdivided the Same into Lots, as shown on this Plat, under the Name and Style of SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9.

CP VII SUPERIOR, LLC
EXECUTED THIS 7th DAY OF April, 2026
BY: CP INVESTMENT VI REIT 4,
ITS MANAGING MEMBER
BY: Phillip Owens
NAME: Phillip Owens TITLE: CEO

Notarial Certificate

STATE OF CA
COUNTY OF San Francisco
FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS
ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April
2026 BY Phillip Owens

MY COMMISSION EXPIRES Jan 24, 2030
Rachael Wagner (SEAL)
NOTARY PUBLIC



Vicinity Map
SCALE: 1" = 1,000'

Notes

- LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER A827080126, DATED JANUARY 29, 2025 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS A PORTION OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF S00°42'37"E ALONG A LINE BETWEEN A FOUND 2.5" ALUMINUM ROCK CAP STAMPED "T15 N1716 R70W S24 R69W S19 PLS 29761" IN CONCRETE AT THE NORTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AND A FOUND 2.5" ALUMINUM CAP STAMPED "MELVIN SURVEYING PLS 22576" ON #5 REBAR AT THE SOUTH SIXTEENTH CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M. AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-408 WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET.
- DATE OF FIELDWORK: JUNE 23, 2025
- THE INTENT OF THIS PLAT IS TO SUBDIVIDE LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 6 INTO THREE INDIVIDUAL LOTS AS SHOWN HEREON.



Owner's Estoppel Certificate

WE, CP VII SUPERIOR, LLC, THE OWNER(S) OF THE PROPERTY INCLUDED IN THE SUBDIVISION, CERTIFY THAT THIS FINAL PLAT AND SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

EXECUTED THIS 7th DATE OF April, 2026

OWNERS: CP VII SUPERIOR, LLC

Lender's Consent & Subordination

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE UNDERSIGNED.

WELLS FARGO BANK, NATIONAL ASSOCIATION

BY: [Signature]

NAME: Brian Stafford TITLE: Executive Director

ACKNOWLEDGEMENT

STATE OF CA

COUNTY OF San Francisco

ACKNOWLEDGED BEFORE ME THIS 7th DATE OF April, 2026

BY: Brian Stafford AS Executive Director

OF WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES Jan 24, 2030

Rachael Wagner (SEAL)
NOTARY PUBLIC



Manager's Certificate

APPROVED BY THE MANAGER OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS 6th DATE OF April, 2026

ATTEST: [Signature]
MANAGER

Town Clerk Certificate

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS APPROVED BY THE TOWN MANAGER ON THIS 6th DAY OF April, 2026 AND WAS FILED IN MY OFFICE ON THE 6th DAY OF April, 2026 AT 1:42 O'CLOCK P.M.

TOWN CLERK: [Signature]

Recordation Certificate

STATE OF COLORADO
COUNTY OF BOULDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF BOULDER COUNTY AT _____ M., ON THE _____ DAY OF _____ IN BOOK _____ PAGE _____ MAP _____ RECEPTION NO. _____ FEES \$ _____

COUNTY CLERK AND RECORDER: _____ CLERK AND RECORDER
DEPUTY: _____ BY: _____

Surveyor's Statement

I, DAVID A. WILSON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. THAT THE SURVEY REPRESENTED BY THIS DRAWING WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THIS DRAWING ACCURATELY REPRESENTS SAID SURVEY, AND THAT SAID SURVEY IS IN COMPLIANCE WITH THE REQUIREMENTS OF TITL 38, ARTICLE 51, C.R.S. AS AMENDED AND THE TOWN OF SUPERIOR MUNICIPAL CODE.

DAVID A. WILSON COLORADO P.L.S. #38280
FLATIRONS, INC.

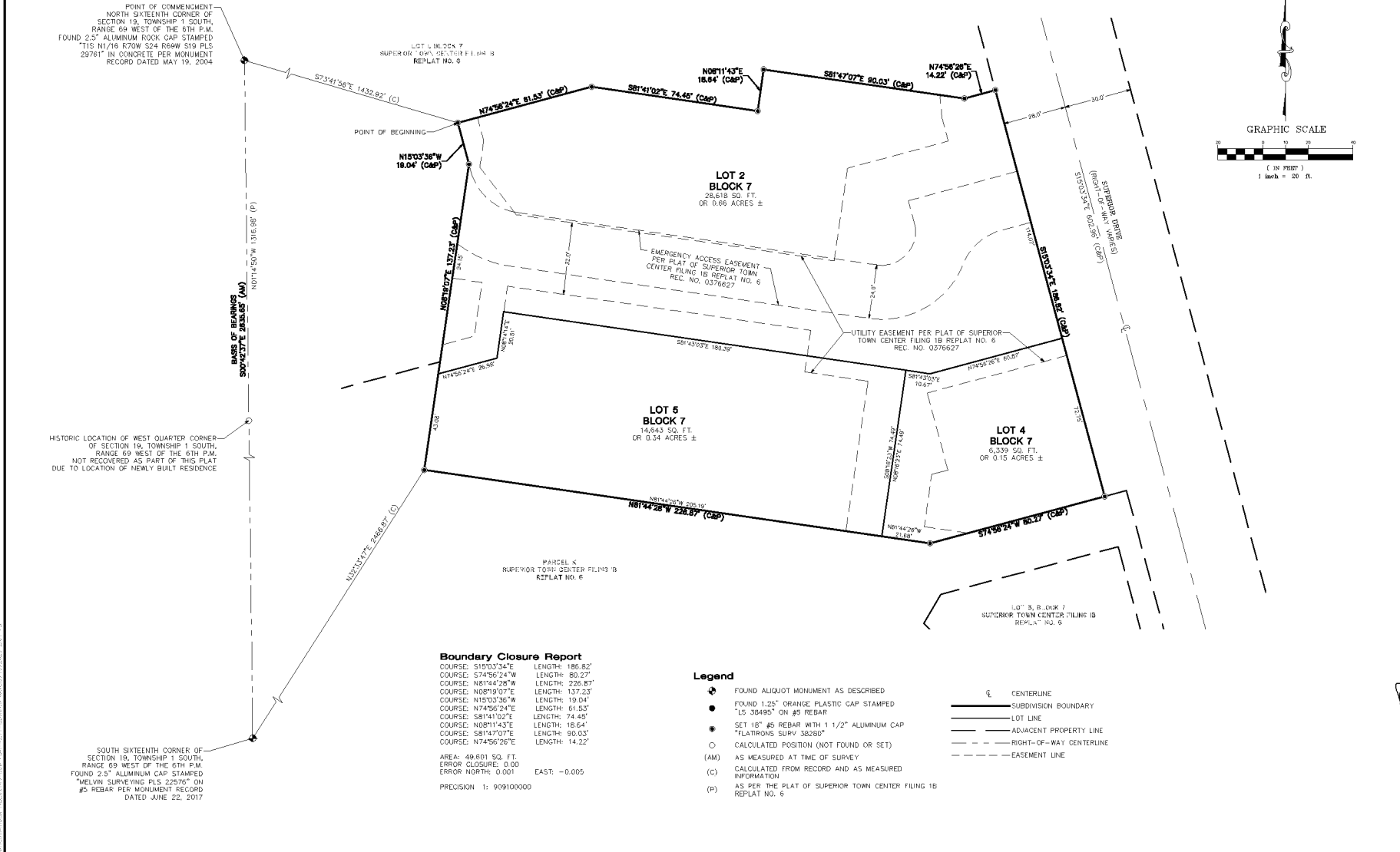
Digitally signed by David Wilson
DN: cn=David Wilson, o=Flatirons Inc., ou=Flatirons, email=DavidWilson@flatirons.com, c=US
Date: 2026.03.16 14:32:25 -0600

DATE: 04/08/2026
REVISION: 1
SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9
Flatirons, Inc.
Land Surveying Services
www.flatirons.com
2026 S. BROADWAY, SUITE 208 BOZEMAN, MONTANA 59717
(406) 593-0077
(406) 776-1131
(406) 443-0001
JOB NUMBER: 25-82104
DATE: 07-18-2025
DRAWN BY: L. THEERNACK
CHECKED BY: JS. 7/17/27
SHEET 1 OF 2

SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 9

A RESUBDIVISION OF LOT 2, BLOCK 7, SUPERIOR TOWN CENTER FILING 1B REPLAT NO. 6,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 2 OF 2



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SUPERIOR TOWN CENTER FILING 1B
REPLAT NO. 9

Flatirons, Inc.
 Land Surveying Services
 www.flatironsurvey.com
 3828 1/2 BROADWAY,
 BOULDER, CO 80501
 (303) 441-1113
 (303) 441-1113
 (303) 441-1113
 (303) 441-1113

JOB NUMBER:
25-82104

DATE:
07-18-2005

DRAWN BY:
L. THORNOCK

CHECKED BY:
JS/BO/JZG

SHEET 2 OF 2



MARKETPLACE





ABOUT JBR

At JBR Superior Holdings, our core team of three brings complementary expertise and local insight. Rylan Reed and Dr. Joseph Hsin—owners of Impact Sports and Cornerstone Orthopedics have played key roles in shaping the

vision for Downtown Superior and understand the community’s need for an entertainment and F&B hub. Matt Bodenchuk is a seasoned entrepreneur known for launching innovative ideas and capitalizing on emerging trends. This lean, equity-driven team structure allows for agile decision-making and meaningful ownership.



Stanley Concepts - creators of The Golden Mill, Stanley Marketplace, and Malcolm Yards—has redefined food spaces across Colorado. Mark Shaker’s visionary leadership and commitment to transforming unique properties into thriving culinary experiences has made him the state’s leading food hall operator.

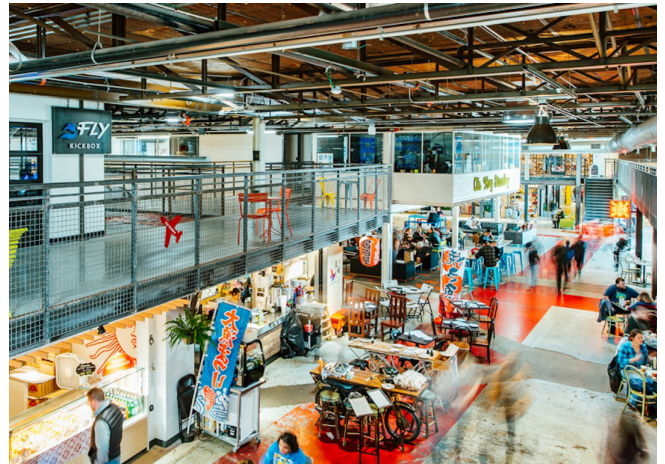


The Golden Mill

A historic feed store turned award-winning food hall, The Golden Mill reopened in 2021 with rooftop and creekside patios, live music, and community-driven events. It embodies Colorado’s laid-back spirit and continues to receive rave reviews.

Stanley Marketplace

Housed in a former aviation facility, Stanley Marketplace features 50+ locally owned businesses, offering food, retail, and entertainment. It’s a thriving hub that showcases Colorado’s best in a revitalized, community-centric space.



The Market at Malcolm Yards



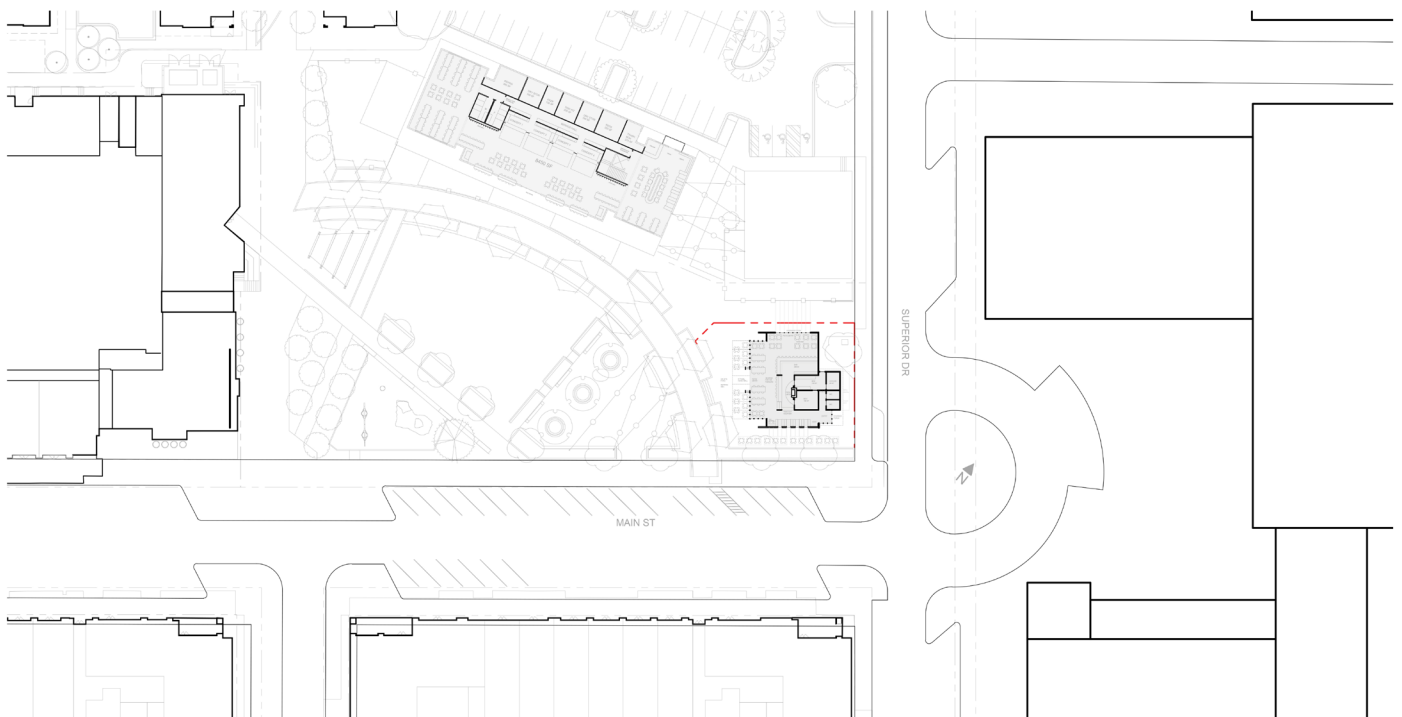
Located in Minneapolis’ historic Harris Machinery building, Malcolm Yards features nine food concepts, a self-pour tap wall, and a 17-batch cocktail bar. It supports emerging chefs and fosters community in the Prospect Park neighborhood.

BLOCK 7 DEVELOPMENT: SITE

LCM ARCHITECTS

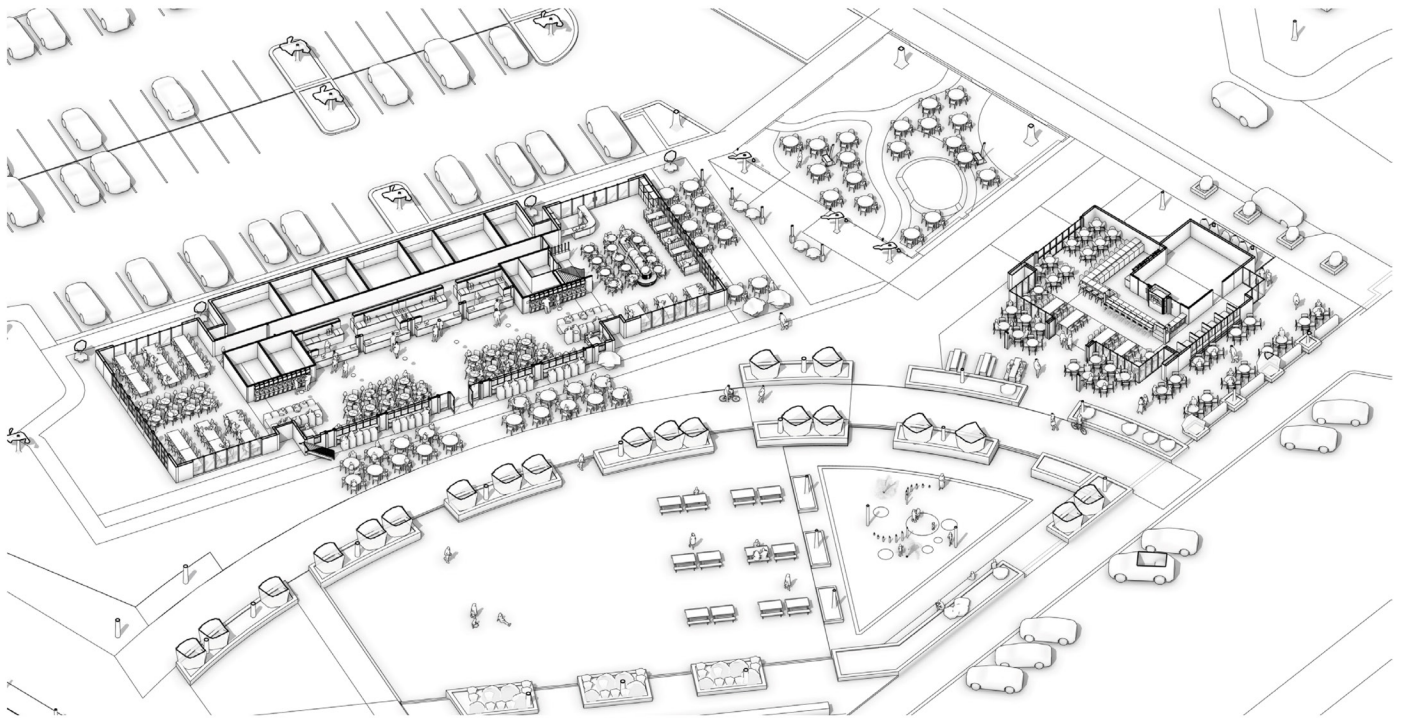


SITE PLAN



BLOCK 7 DEVELOPMENT: AXON PLAN

LCM ARCHITECTS



AERIAL RENDERING



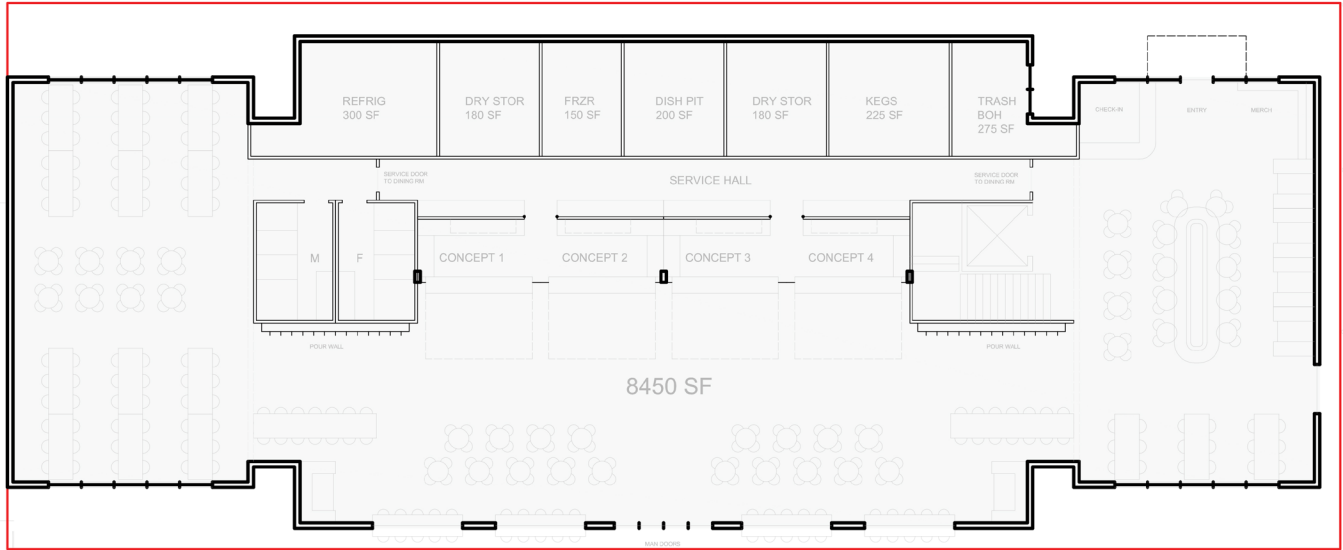
SUPERIOR MARKETPLACE



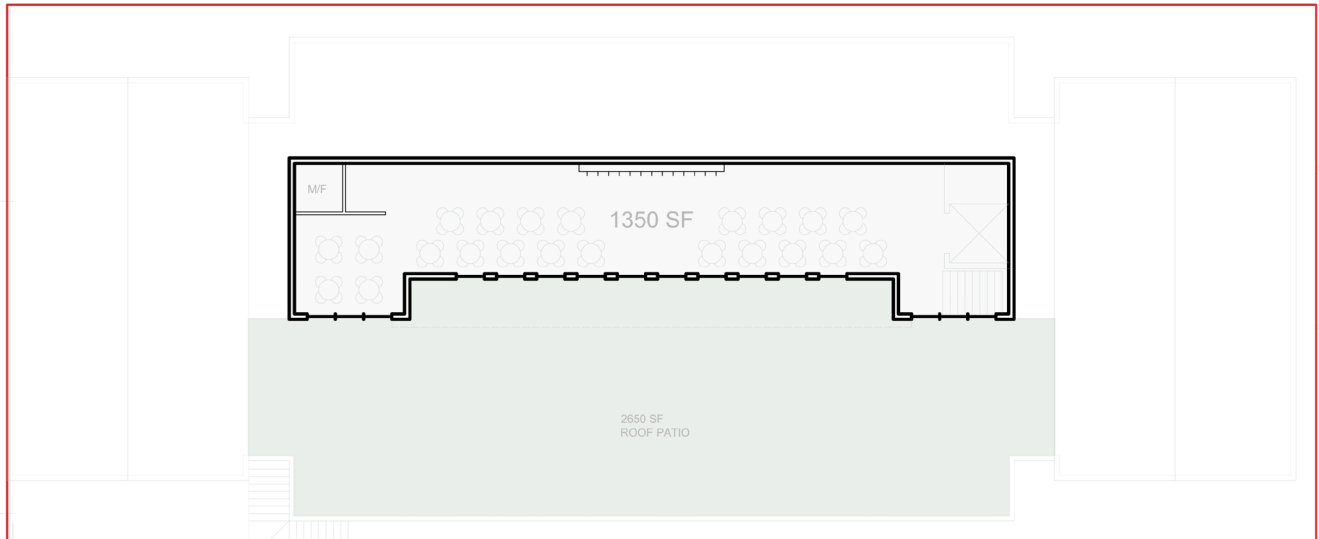
The Marketplace

is a dynamic dining destination led by Mark Shaker and Stanley Concepts, LLC—pioneers of Colorado’s food hall movement. Featuring four rotating food bays, a rooftop with mountain views, and a self-serve beer tap wall, The Food Hall combines convenience with culinary excellence. Guests enjoy high-quality, globally inspired cuisine through a streamlined ordering and pickup system. Inspired by proven food hall and watch party models, it’s a vibrant, family-friendly hub drawing crowds from across the Front Range.

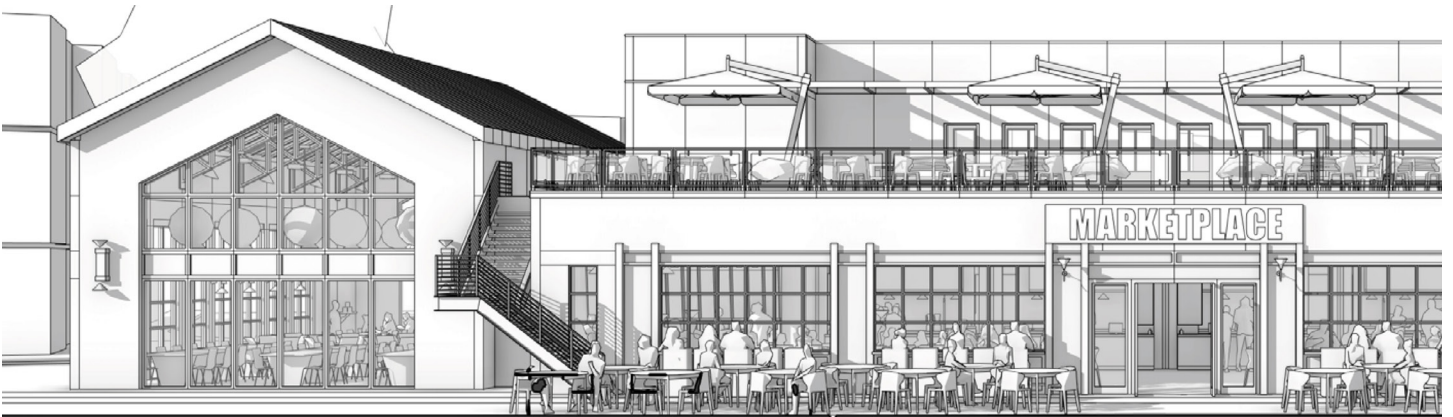
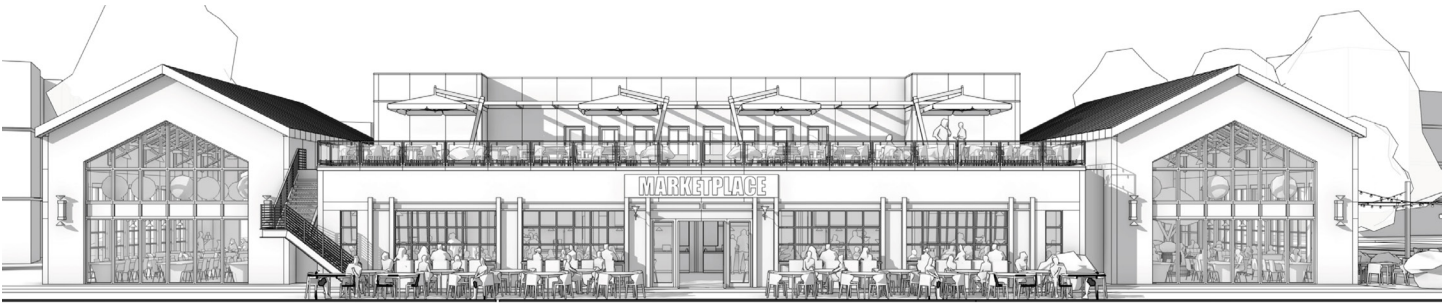
MARKETPLACE GROUND PLAN



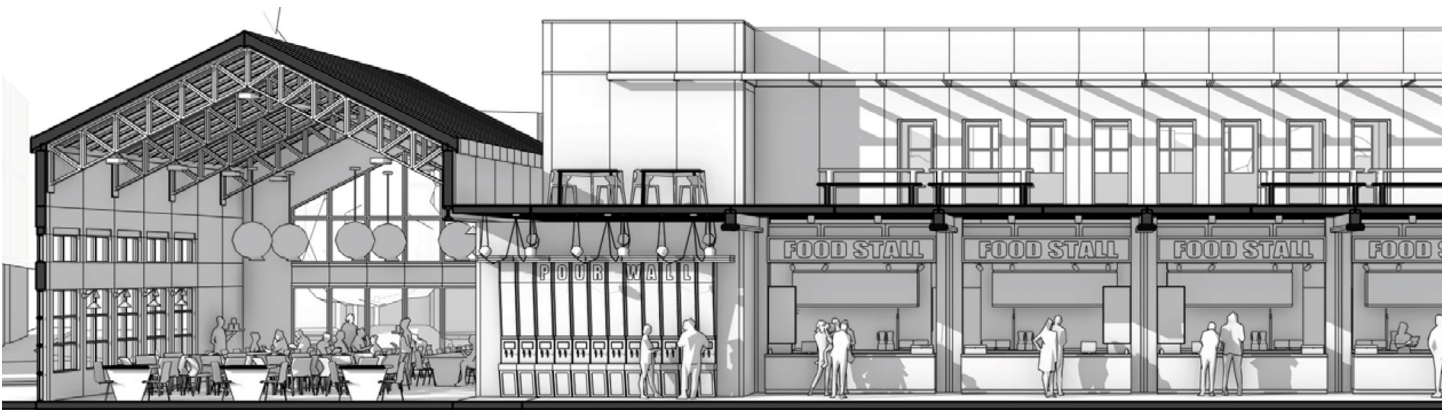
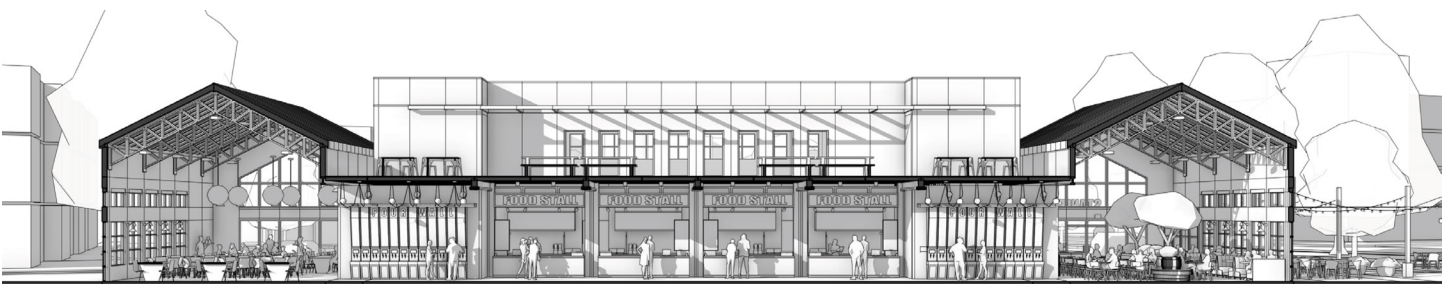
MARKETPLACE ROOFTOP



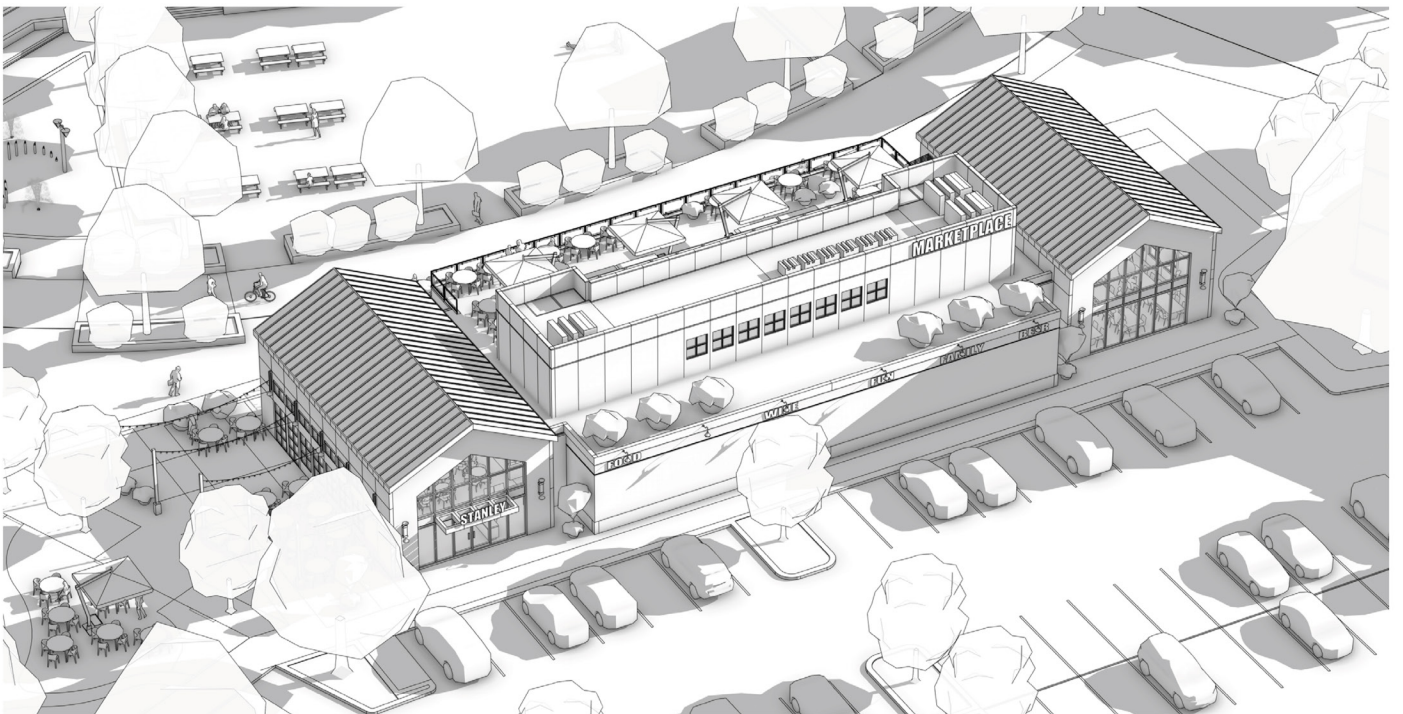
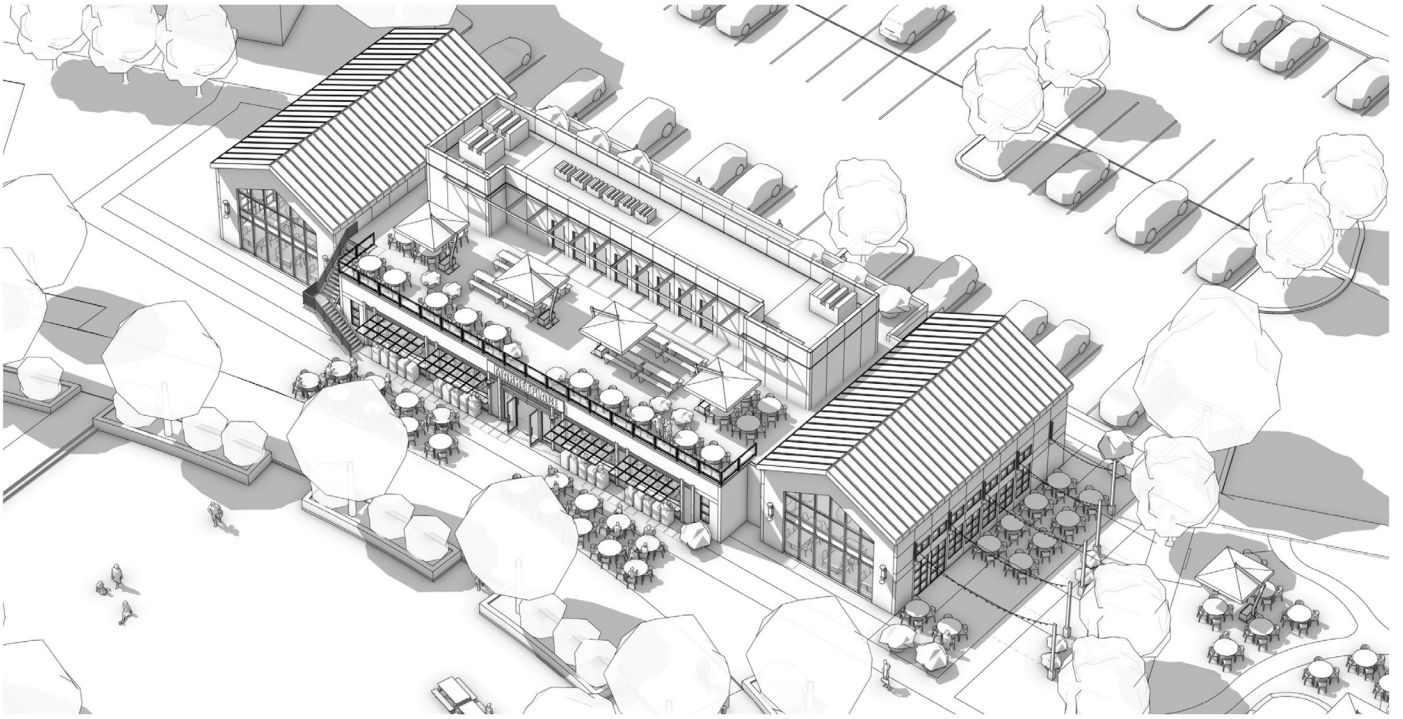
MARKETPLACE E-W SECTION



MARKETPLACE E-W SECTION



MARKETPLACE AXON DIAGRAM



MARKETPLACE PARK ENTRY AND FOOD



POUR WALL



MARKETPLACE BEER HALL



COMMUNITY GREEN



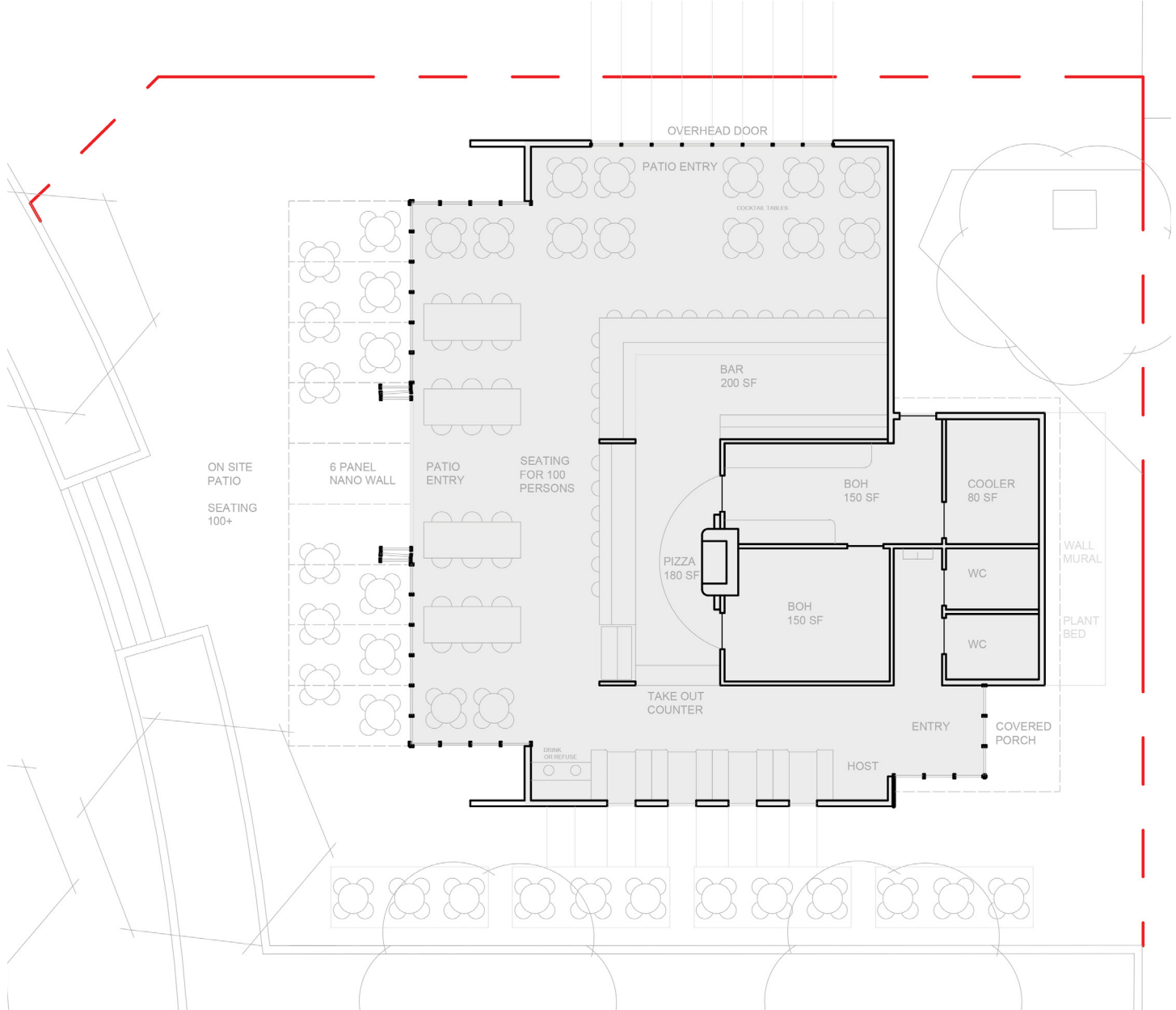
SUPERIOR PIZZA PARLOR



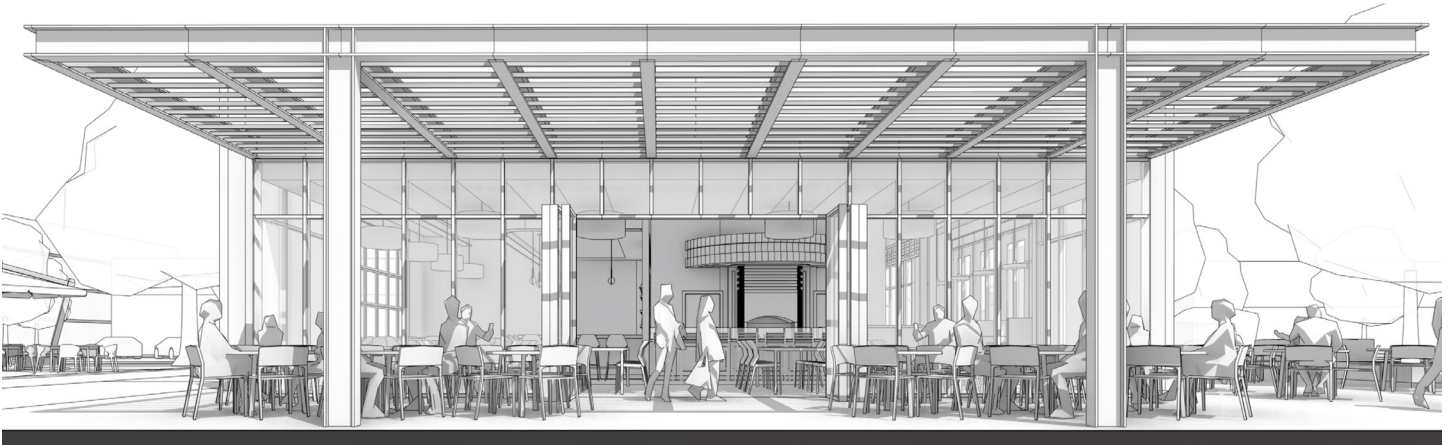
The Pizza Parlor

A full-service wood-fired pizza bar in Superior, CO, inspired by Colorado's vibrant pizza scene. Featuring locally sourced ingredients, craft cocktails, and rustic-chic décor, it offers a lively, personalized dining experience. Unlike the adjacent self-serve food hall, The Pizzeria adds a complementary, sit-down option to the Downtown Superior entertainment and F&B zone.

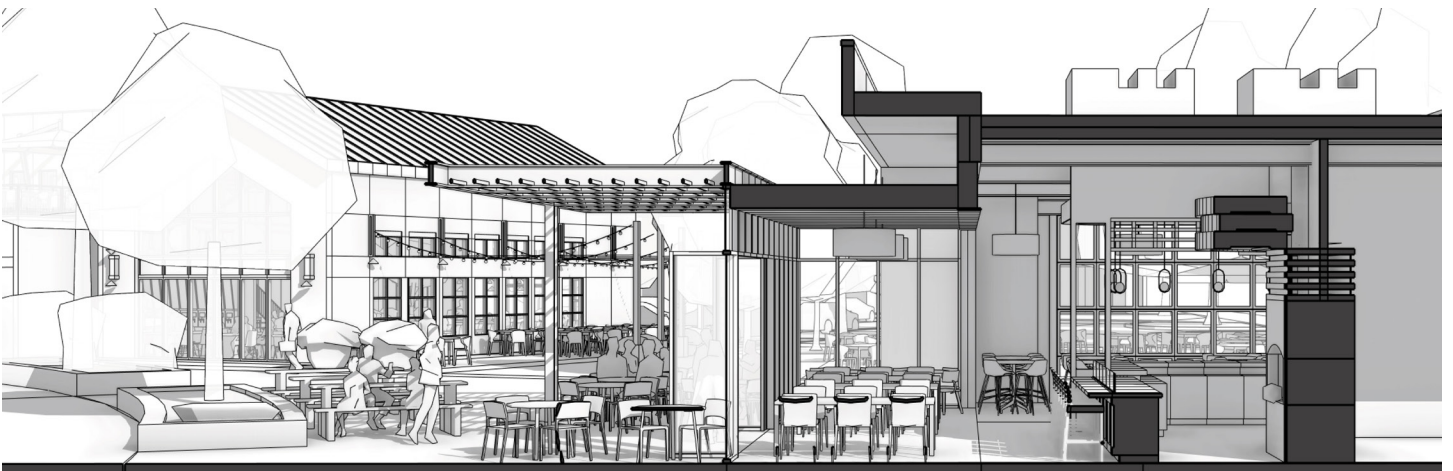
PIZZA PARLOR GROUND PLAN



PIZZA PARLOR WEST ELEVATION



PIZZA PARLOR SECTION



PIZZA PARLOR STREET CORNER ENTRY



SOUTHWEST PATIO



PIZZA PARLOR INTERIOR RENDERING



PIZZA PARLOR ENGAGING THE SPLASH PAD



SUPERIOR DOWNTOWN BLOCK 7

AREA FUNCTIONS - FOODHALL

Concept	Dish Pit	Kegs	Frzr	Refrig	Dry Store	Trash	Elevator/Stairs	Concepts (4)	Bathroom (2)	
Foodhall (4)	200	250	40	75	100	225	225	230	160	
	1	1	4	4	4	1	1	4	2	
Total	200	250	160	300	400	225	225	920	640	
							1350 Level 2 SF			
							8450 Level 1 SF			
							9800 Total SF	6480	3320	Total SF
								Floor Seating	Back of House	

AREA FUNCTIONS - PIZZA PARLOR

Concept	Dish Pit	Kegs	Bar	Refrig	Dry Store	Pizza Oven	Elevator/Stairs	Concepts	Bathroom (2)	
Pizzareia (1)	75	75	200	80	150	180	0	0	60	
	1	1	1	1	1	1	0	0	2	
Total	75	75	200	80	150	180	0	0	120	
							2400 Level 1 SF			
							2400 Total SF	1520	880	Total SF
								Floor Seating	Back of House	

FDP 9 AMENDMENT #3 – FOOD HALL AND PIZZA PARLOR



Presented by Alex Haefling, Planner I

VICINITY MAP



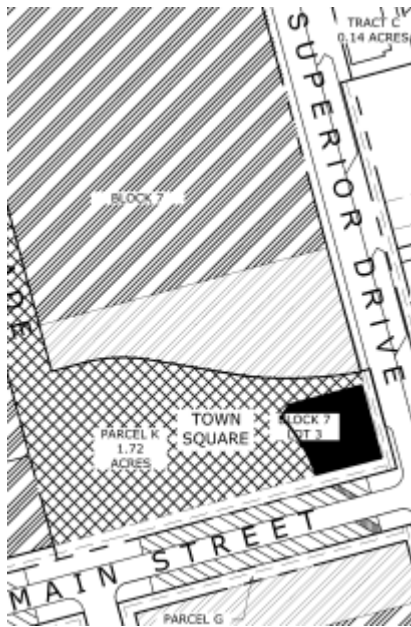
DEVELOPMENT PLAN – SETBACKS AND HEIGHT

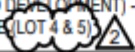
Setbacks	Minimum (Per PD)	Maximum (Per PD)	Proposed
Frontage – Pedestrian Promenade	0' with 50% on Build-To Line	10'	0' to 5'
Rear	0'	-	9'-2-1/8" to 18'
Side (Internal)	0'	-	4'-10-7/8" to 30'-7-1/4"
Street Frontage – Main Street	0' with 50% on Build-To Line	10'	7' to 10'
Street Frontage – Superior Drive	0'	15'	8' to 15'
Height	Provided (FDPA#1)	Maximum (Per PD)	Proposed
Building One (Lot 5)	24' -10"	65'	29'-2"
Building Two (Lot 3)	21' -6"	25'	23'



DEVELOPMENT PLAN – LAND USE

Per PD:

Proposed FDP Amendment #3:



PROJECT INFORMATION
<u>ZONE DISTRICT</u>
PD (PLANNED DEVELOPMENT) - COMMERCIAL (LOT 3) AND GROUND COMMERCIAL WITH FLEX SPACE ABOVE (LOT 4 & 5) 

-  GROUND FLOOR COMMERCIAL W/ FLEX SPACE ABOVE
-  COMMERCIAL

DEVELOPMENT PLAN – BUILDING COVERAGE

Per Approved FDP Amendment #1:

Proposed FDP Amendment #3:

USE SUMMARY BY BLOCK - WITH LIVE WORK					COVERAGE		LOT 3, BLOCK 7			
	BLOCK 4	BLOCK 6 LOT 1	BLOCK 6 LOT 2	BLOCK 7	BLI					
STUDIO		40	15	10		LOT 5, BLOCK 7				
1 BED		28	50	22		LANDSCAPE		1,176 SF	8.74%	
2 BED		34	8	56		PAVED SURFACE		3,396 SF	25.25%	
3 BED		6	3	0		BUILDING		8,880 SF	66.01%	
LIVE-WORK - 1 BED			8							
ROWHOME UNIT - 2 BED										
TOTAL UNITS		108	84	88				TOTAL:	5,816 SF	100.00%
COMMERCIAL - LIVE-WORK (NSF)			3,728							
COMMERCIAL - RESTAURANT (NSF)	5,204		1,164	7,934						
COMMERCIAL - NON RESTAURANT (NSF)			1,746	8,188						
						TOTAL:		13,452 SF	100.00%	

	Commercial-Restaurant	Commercial- Non-Restaurant	Total Commercial
Approved in Amendment #1	7,934 sq. ft	8,188 sq. ft	16,122 sq. ft
Proposed in Amendment #3	11,526 sq. ft	None*	11,526 sq. ft
Undeveloped Lot for future Amendment	4,596 sq. ft*	4,596 sq. ft	4,596 sq. ft

DEVELOPMENT PLAN – SIGNAGE

Per Approved FDP Amendment #1:

Proposed FDP Amendment #3:

ELEVATION NOTES

- G. FUTURE COMMERCIAL RETAIL SIGNAGE IS PERMISSIBLE THROUGH INDIVIDUAL SIGN PERMITS (WHICH REQUIRE STAFF REVIEW) PROVIDED THAT SIGNS COMPLY WITH SIGNAGE REQUIREMENTS OUTLINED IN THE "DESIGN GUIDELINES."

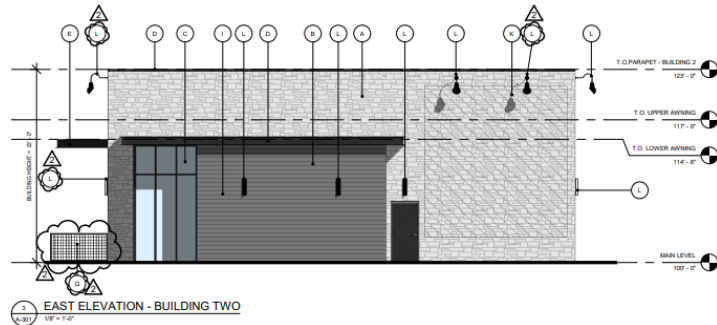
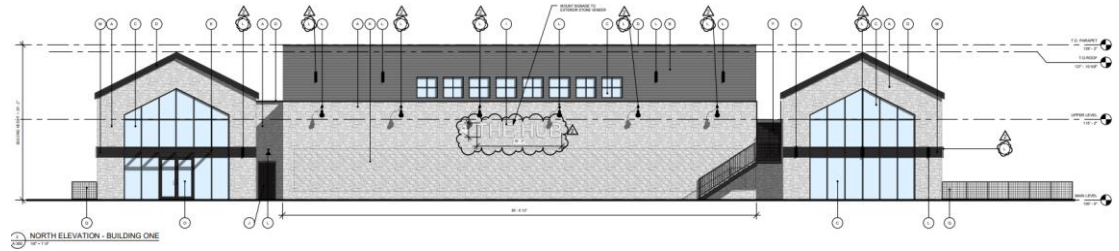
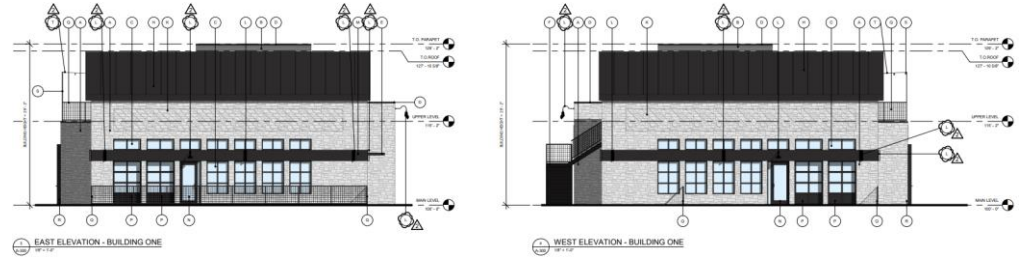
ELEVATION GENERAL NOTES

- 5. FUTURE COMMERCIAL RETAIL SIGNAGE IS PERMISSIBLE THROUGH INDIVIDUAL SIGN PERMITS (WHICH REQUIRE STAFF REVIEW) PROVIDED THAT SIGNS COMPLY WITH SIGNAGE REQUIREMENTS OUTLINED IN THE "DESIGN GUIDELINES"

DEVELOPMENT PLAN – ART

Proposed Opportunities
for Public Wall
Art/Murals:

4



DEVELOPMENT PLAN – PARKING

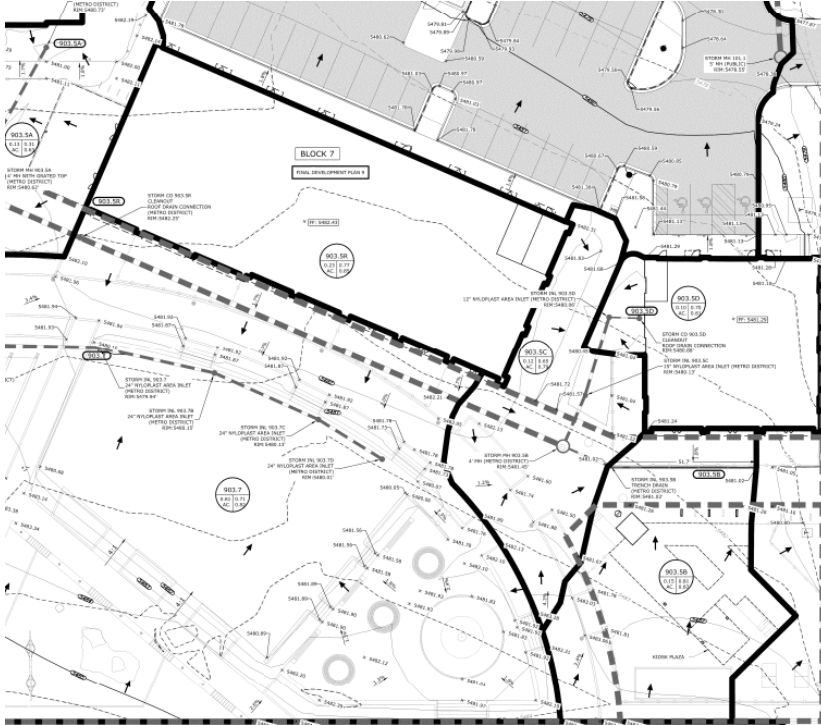
SUPERIOR TOWN CENTER STANDARD PARKING RATIOS	Retail	1 space / 330 SF
	Commercial (Restaurants)	1 space / 150 SF

NOTE:
Parking in the STC Core is intended to be on-street supplemented by structured parking.

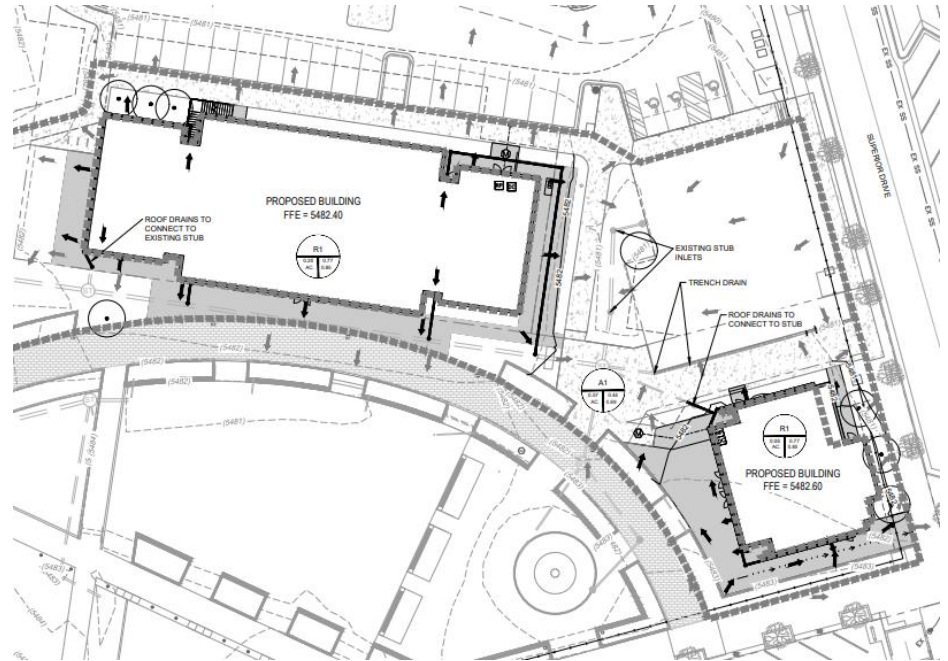


DEVELOPMENT PLAN – DRAINAGE

Per Approved FDP Amendment #1:

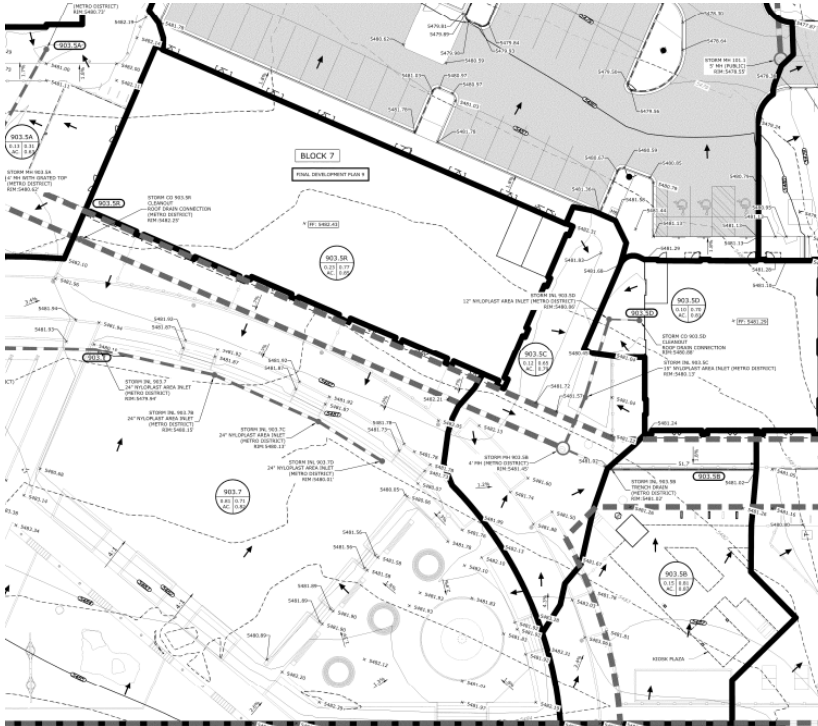


Proposed FDP Amendment #3:

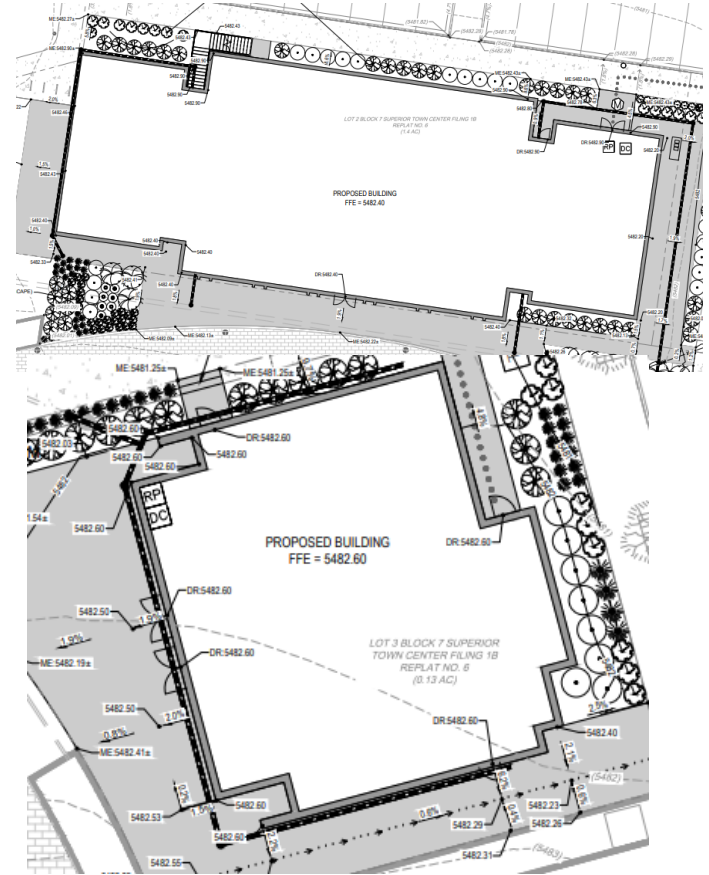


DEVELOPMENT PLAN – GRADING

Per Approved FDP Amendment #1:



Proposed FDP Amendment #3:

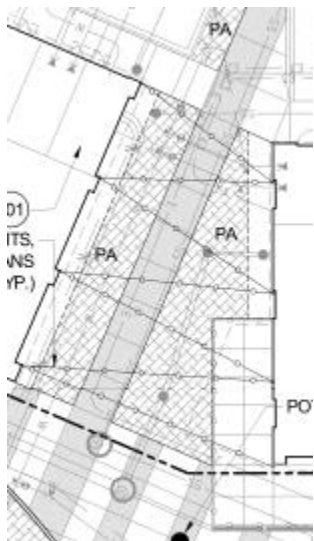


DEVELOPMENT PLAN – LANDSCAPE PLAN

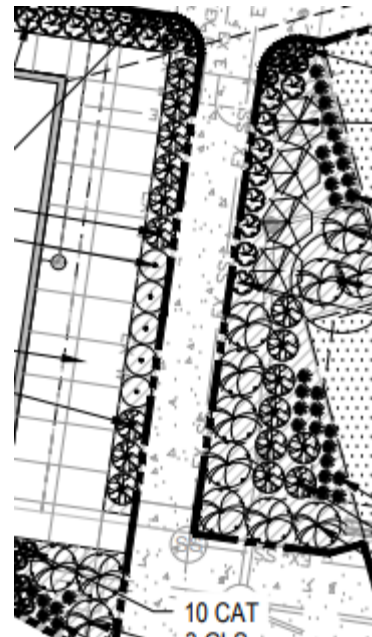
Proposed Landscape Plan is an improvement from the approved FDP Amendment #1 Landscape Plan based on current and updated town standards.


Per Approved FDP Amendment #1:

Proposed FDP Amendment #3:



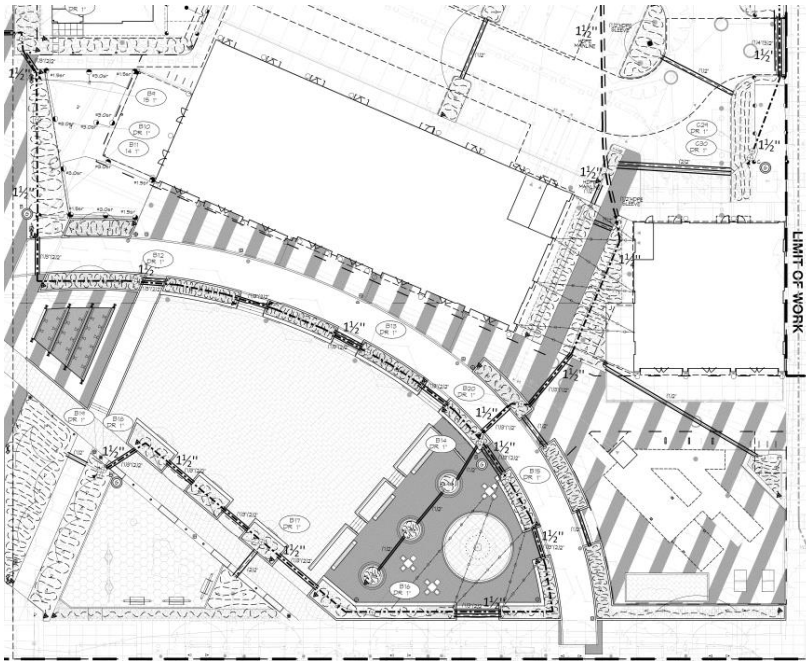
 WOOD MULCH/ PLANTING AREA



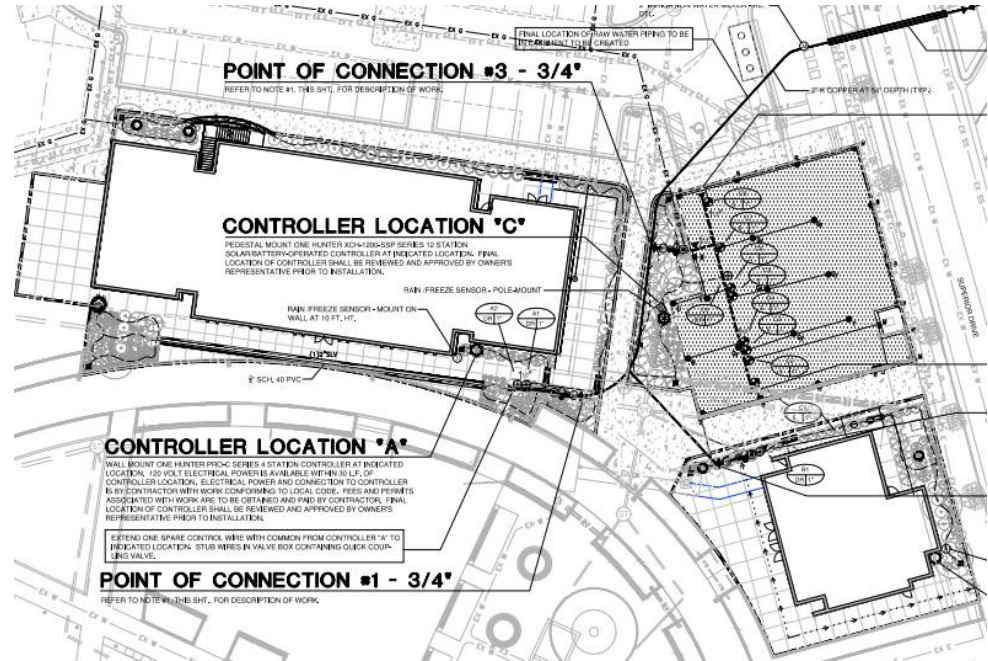
 ROCK MULCH
1-1/2" RIVER ROCK - GLACIER WHITE

DEVELOPMENT PLAN – IRRIGATION

Per Approved FDP Amendment #1:

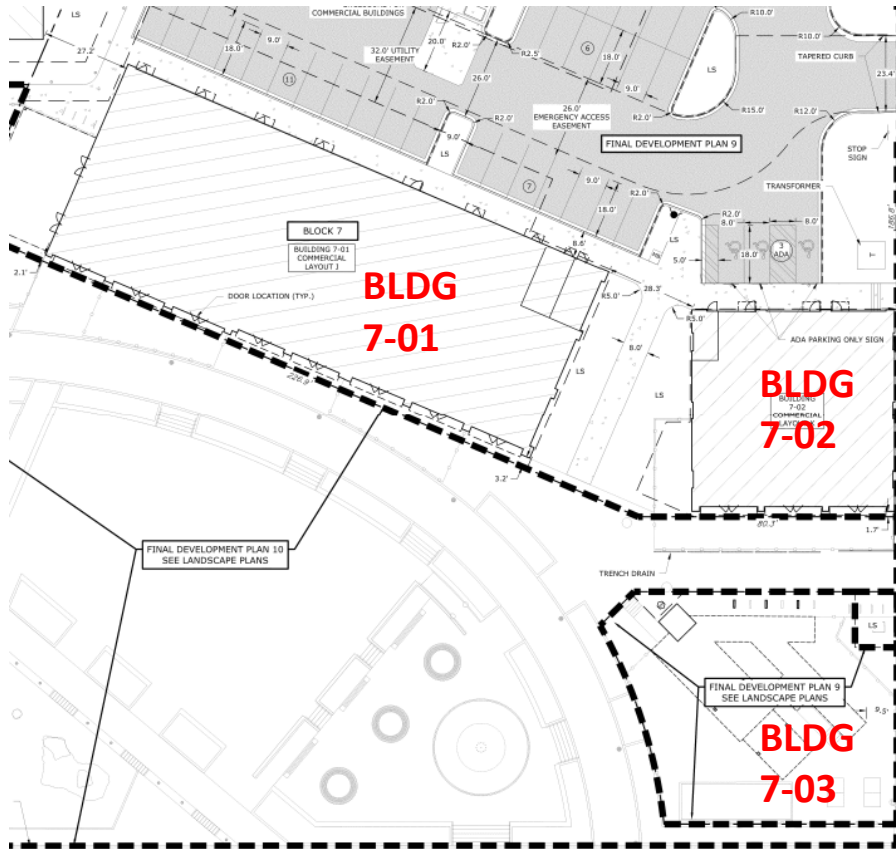


Proposed FDP Amendment #3:

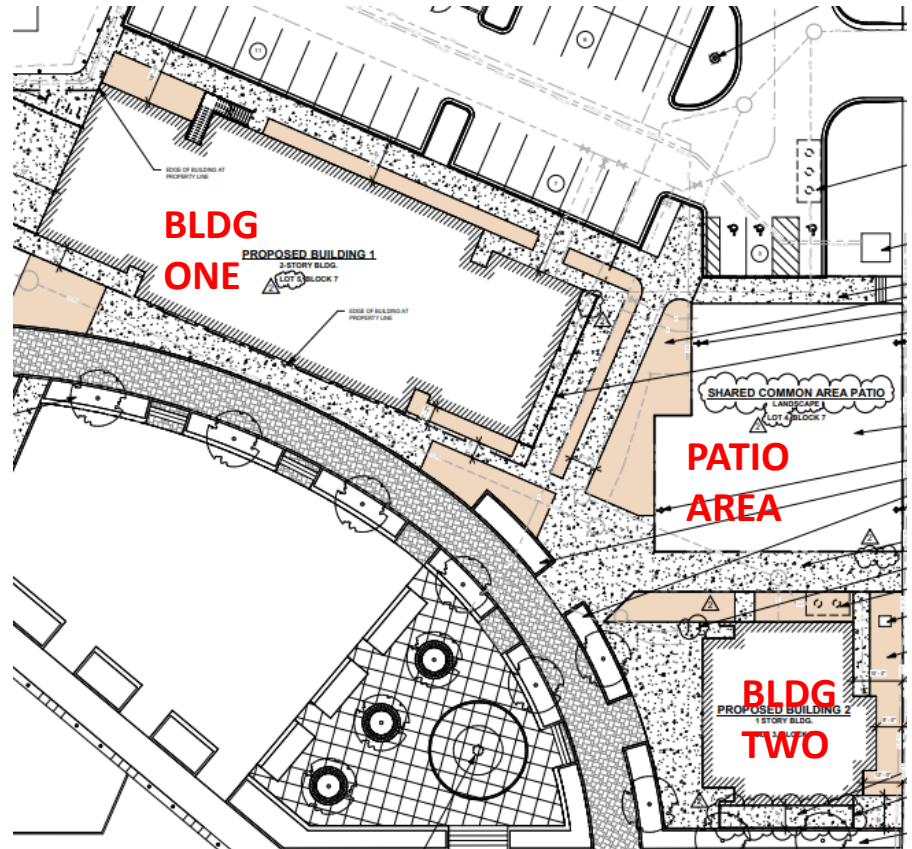


DEVELOPMENT PLAN – ARCHITECTURAL SITE PLAN

Per Approved FDP Amendment #1:



Proposed FDP Amendment #3:



EXCEPTION REQUESTS

- 1) Increase square footage of Commercial-Restaurant space for Block 7 while not increasing total Commercial on Block 7
- 2) Request an exception for setback frontage –Pedestrian Promenade and Main Street to not have 50% on build-to line
- 3) Allow third building to be built at a future date under a separate FDP amendment
- 4) Improvement from Wood Mulch to Rock Mulch in planting beds

RECOMMENDATION

Planning Commission Approved the FDP Amendment #3, 6 yes' to 0 no's on April 23, 2026

Town Council Resolution approving the Superior Town Center Final Development Plan 9 Amendment #3

Condition: the Applicant shall make minor technical and redline corrections to plans as identified by Town staff

MINOR TECHNICAL CORRECTIONS

1. Utility Connection Plan
2. Fire Plan
3. Landscape Plan
4. Site Lighting Photometric Plan
5. Other minor corrections deemed necessary by Town Staff and/or PC/TC

DISCUSSION AND QUESTIONS

