



Planning Commission
Regular Meeting Agenda
Tuesday, May 19, 2026
6:00 PM
Town Hall Council Chambers
124 E. Coal Creek Drive

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

1. Call to Order
2. Preliminary Matters
 - a. Roll Call
 - b. 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. Approval of Minutes of Planning Commission
 - a. 04/21/2026 Minutes
4. Public Hearing
 - a. A Resolution of the Planning Commission of the Town of Superior
Recommending Approval of a Sixth Amendment to the Planned Development
Plan for Superior Marketplace
5. Updates
6. Adjournment



Planning Commission

Meeting Minutes

April 21, 2026

Town Hall Council Chambers

124 E. Coal Creek Drive

6:00 PM

Call to Order

Chair David Harper called to order the meeting of the Planning Commission.

Preliminary Matters

a. Roll Call

Present:

Chair David Harper
Vice Chair Ryan Mojo
Commissioner David Gross
Commissioner Michael Barnes
Commissioner Anne Shanahan
Commissioner Amanda Vaughan

Absent:

Commissioner Steve Witte
Commissioner Michael Gordon

Others Present:

Planner II Geoffrey Weathers
Planner I Alex Haefling
Town Attorney Bria May

b. 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)

Ryan Welch, resident of Superior, comments on the review process of the Final Development Plan for Lots 3, 4, and 5 of Block 7, Superior Town Center

Approval of Minutes of Planning Commission

- a. 03/17/2026 Minutes

Motion: Anne Shanahan moved to Approve, seconded by Amanda Vaughan.

Vote: PASSED. 5 - 0, Absent - 2

Project Updates

- a. 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

Planner I Alex Haefling presents on the Final Development Plan for Lots 3, 4, and 5 for Block 7, Superior Town Center, Planning Commission comments

Following Alex, the FDP Applicants, JBR Superior Holdings, share their own presentation on the proposed development, Planning Commission comments and make minor suggestions for the next public hearing (Town Council)

Motion: Anne Shanahan moved to recommend approval of a Final Development Plan for Lots 3, 4, and 5 for Block 7, Superior Town Center, seconded by Michael Barnes.

Vote: PASSED. 6 - 0, Absent - 2

Adjournment

Chair David Harper adjourned the meeting of the Planning Commission.



Item Number:4.a.

Information for Meeting of the Superior Planning Commission

Agenda Item Name:	A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Sixth Amendment to the Planned Development Plan for Superior Marketplace
Meeting Date:	May 19, 2026
Presented By:	Christian Sprague, Planning/Permit Tech, Renae Stavros, Planning and Building Director
Presented For:	Action

Background:

The Superior Marketplace Planned Development (PD) was originally approved in December, 1998. Following the original approval, five different Planned Development Amendments (PD Amendments) were approved for Superior Marketplace PD between November, 1999 and June, 2003. These amendments primarily addressed the landscaping plan, signage program, and Eastern Commercial Development/Transportation Hub. Since 2003, no additional PD Amendments have been approved for Superior Marketplace PD.

The Superior Marketplace PD establishes Permitted Uses and Excluded Uses under the Design and Planning Criteria for Superior Marketplace. Although five PD Amendments have been made to the Superior Marketplace PD, none have made any changes to the originally approved content under the Design and Planning Criteria for Superior Marketplace.

The Design and Planning Criteria for Superior Marketplace outline two sections, Permitted Uses and Excluded Uses, with Permitted Uses having six different subsections. The Permitted Uses section defines uses allowed in the Superior Marketplace PD and categorizes them into the following subsections: Retail Commercial, Administrative and professional offices, Other, Ancillary uses, Use by Special Review, and Use by Administrative Permit. The Excluded Uses section defines uses that are prohibited in the Superior Marketplace PD and does not categorize or organize said prohibited uses in any way.

Project Summary

The applicant proposes to amend the Superior Marketplace Planned Development Amendment

#5 (PDA5) to revise the Design and Planning Criteria for Superior Marketplace, approved on April 17, 2003. The purpose of the Superior Marketplace Planned Development Amendment #6 (PDA6) is to amend the Permitted Uses and Excluded Uses set forth in the Design and Planning Criteria for Superior Marketplace. PDA6 will allow for the use of a Full-Service Car Wash on Pad 8, under the Retail Commercial subsection of the Permitted Uses section, and allow for the use of Electric Vehicle (EV) Charging throughout Superior Marketplace, under the Other and Ancillary uses subsections of the Permitted Uses section.

This proposal requires a PD Amendment to reflect the revised Permitted Uses and Excluded Uses sections. In the approved PDA5, the Excluded Uses section prohibits the use of car wash facilities of any kind. PDA6 proposes to remove car wash facilities of any kind from the Excluded Uses section, and add the use Full Service Car Wash on Pad 8 to the Retail Commercial subsection of the Permitted Uses section. Additionally, PDA5 does not set any requirements for EV Charging in Superior Marketplace. PDA6 proposes to add EV Charging as both a primary use and ancillary use, by adding said use to the Other and Ancillary uses subsections of the Permitted Uses section.

Staff Analysis of Planned Development Review

Article II – General Development Review, Section 16-2-90 – Modifications of approved permits and plans and patio dining requirements (Sec 16-2-90) outlines conditions where the Town Manager may approve minor deviations from approved development plans. Staff finds that the proposed changes to the Permitted Uses and Excluded Uses make this amendment not minor, based on the following requirements of subsection (a) of Sec 16-2-90:

- 1. Changes the character of development;
- 11. Changes approved land uses assigned to a specific planning area or subarea in an SDP or FDP;

The Superior Municipal Code further outlines Rezoning and Zoning Amendments in Article VII. This permits a rezoning application to be initiated by the Town, by initiative petition, or by application by property owners. The owners of the Superior Marketplace have submitted the proposed application to Amend the Marketplace Planned Development.

The Superior Municipal Code outlines the requirements of Planned Developments in Section 16-10-30 – PD plan (Sec 16-10-30), under Article X. Upon review of the approved Superior Marketplace PD, the following five approved PD Amendments, and the proposed PDA6, all meet the requirements set forth in subsections (a) General, (b) Approval criteria, and (c) Procedures, of Sec 16-10-30.

Subsection (d) Plan requirements, of Sec 16-10-30, outlines the requirements of PD plans. Subsection (1), of (d), requires the PD plan to be accompanied by a summary narrative, and within the summary narrative, a use list. PDA6 details the proposed changes to both Permitted Uses and Excluded Uses, including the proposed locations of said uses. Aside from the use list, the other requirements of the summary narrative are not applicable to this PD Amendment. The other requirements have been addressed in the initial Superior Marketplace PD, the five

previously approved PD Amendments, and will be required to be addressed in any future proposed Final Development Plans (FDPs).

The remaining requirements of subsection (d) are not required for the proposed PDA6. PDA6 is only proposing a change to the Permitted Uses and Excluded Uses sections of the Superior Marketplace PD. Therefore, there are no proposed changes to the approved drainage plan, grading plan, utilities, parking, landscaping, open space, signage program, or fire plan. Any future proposed FDP will need to include information on the previously mentioned requirements, along with the other requirements of subsection (d), such as a traffic study, architectural guidelines/standards, a fiscal impact report, an environmental study, and a geologic report.

Subsection (e) Plan drawing requirements, of Sec 16-10-30, outlines the requirements of what needs to be included on the PD drawings/sheets themselves. Said requirements of subsection (e) pertain to lot/street layout, lot/block numbers, street names, easements, right-of-way's, and maintenance of open space. In the proposed PDA6, the amendment utilizes the approved sheets of Superior Marketplace Planned Development Amendment #4 (PDA4) and PDA5. Sheets 1 and 2, of the proposed PDA6, outline Amendment #6 Notes and call out the locations of the proposed use changes, respectively. The main amendment/change to the Superior Marketplace PD is on Sheet 7 of the proposed PDA6. Sheet 7 outlines the Design and Planning Criteria for Superior Marketplace, and within said section, Permitted Uses and Excluded Uses can be found. These two subsections are the focus of this proposed PDA6. No significant amendments/changes are being proposed to other sheets within PDA4 & PDA5. In any future proposed PD Amendments or FDP applications, the remaining requirements of (e) Plan drawing requirements, not addressed in this proposed amendment, will need to be addressed, if applicable.

Recommendation:

Should Planning Commission wish to approve the Resolution of the Sixth Amendment to the Planned Development Plan for Superior Marketplace, Case No. PDA-2026-01 to Town Council, the Resolution is provided in this evening's packet.

Budget Implications:

TBD

Motion:

Move to approve Resolution Number PC-04, A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Sixth Amendment to the Planned Development Plan for Superior Marketplace, Case No. PDA-2026-01.

Attachments:

1. Superior Marketplace PD Amendment #6-R050726
2. PD Amendment#6_Superior+Marketplace
3. PD Amendment 6 _ Project Narrative

**Town of Superior
Planning Commission
Resolution Number PC-04
Series 2026**

A Resolution of the Planning Commission of the Town of Superior Recommending Approval of a Sixth Amendment to the Planned Development Plan for Superior Marketplace, Case No. PDA-2026-01

Whereas, G3 Architecture, Inc. (the "Applicant") is the architecture firm for certain real property owned by Brixmor Property Group Inc. (the "Owner"), located in the Town of Superior and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference, and commonly known as Superior Marketplace (the "Property");

Whereas, the Applicant has filed an application (the "Application") for a sixth amendment to the Planned Development Plan for the Property ("PDA #6");

Whereas, the Board of Trustees approved the first Planned Development ("PD") Plan for the Property on December 14, 1998;

Whereas, the Board of Trustees approved the first PD Plan Amendment ("PDA #1") on November 15, 1999;

Whereas, the Board of Trustees approved the second PD Plan Amendment ("PDA #2") on April 10, 2000;

Whereas, the Board of Trustees approved the third PD Plan Amendment ("PDA #3") on May 14, 2001;

Whereas, the Board of Trustees approved the fourth PD Plan Amendment ("PDA #4") on January 13, 2003;

Whereas, the Board of Trustees approved the fifth PD Plan Amendment ("PDA #5") on June 9, 2003;

Whereas, pursuant to Section 16-10-30(f)(2) of the Superior Municipal Code (the "Code"), an amendment to a PD Plan is treated as a new plan, and the specific review criteria are set forth in Section 16-10-30(b) of the Code;

Whereas, Section 16-10-30(c)(3) of the Code requires a public hearing and recommendation by the Planning Commission to the Town Council regarding an amendment to a PD plan; and

Whereas, on May 19, 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 PDA #6 satisfies the applicable approval criteria in the Code, and recommends that the Town Council approve the Application, subject to the following conditions:

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

B. Applicant shall submit the final PD plan prior to executing and recording final mylars.

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:

_____ "yes" votes

_____ "no" votes

Adopted this 19th day of May, 2026.

David Harper, Chair

Attest:

Shannon Dujardin, Town Clerk

Exhibit A
Legal Description

SUPERIOR MARKETPLACE, FILING NO. 3, FINAL MAJOR SUBDIVISION REPLAT OF BLOCK 1, LOT 1, LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 24, T1S, R70W OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

AND

SUPERIOR MARKETPLACE, FILING NO. 5 REPLAT OF LOTS 1,2,3,4,5 & 6 AND TRACTS K,L,M,N AND P OF SUPERIOR MARKETPLACE FILING NO. 4, LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 13 AND THE N $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 24, T1S, R70W OF THE 6TH P.M., TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT / ZONE DISTRICT PLAN AMENDMENT #6

THE MULHERN GROUP, LTD.

NEW PLAN EXCEL REALTY TRUST, INC.

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T15, R70W OF THE 6TH P.M.

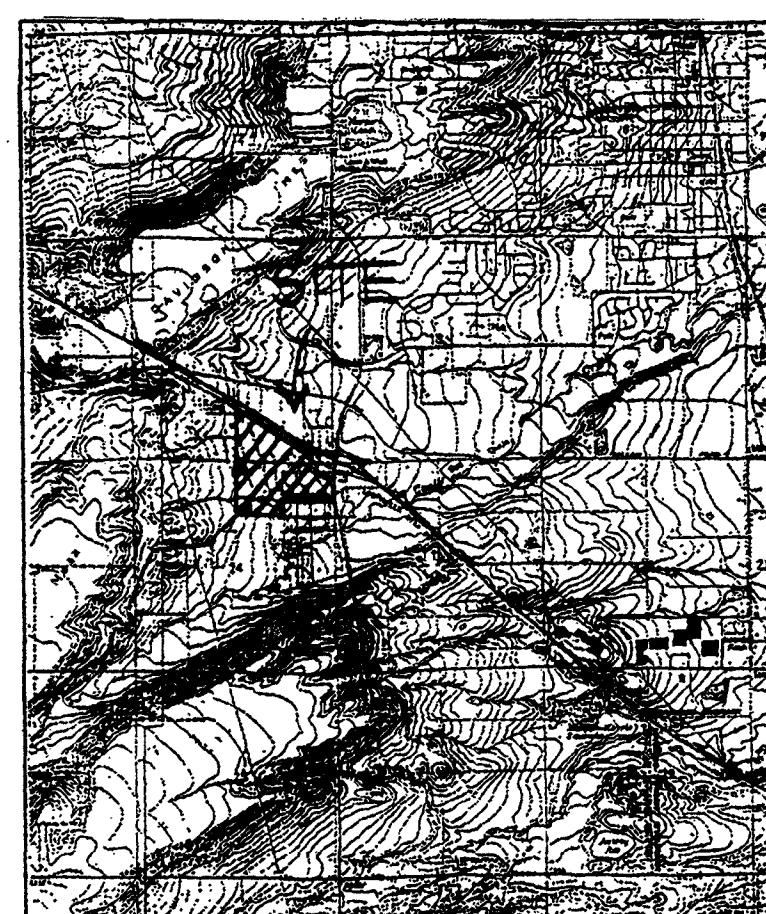
AREA OF AMENDMENT #4

SITE DEVELOPMENT CRITERIA

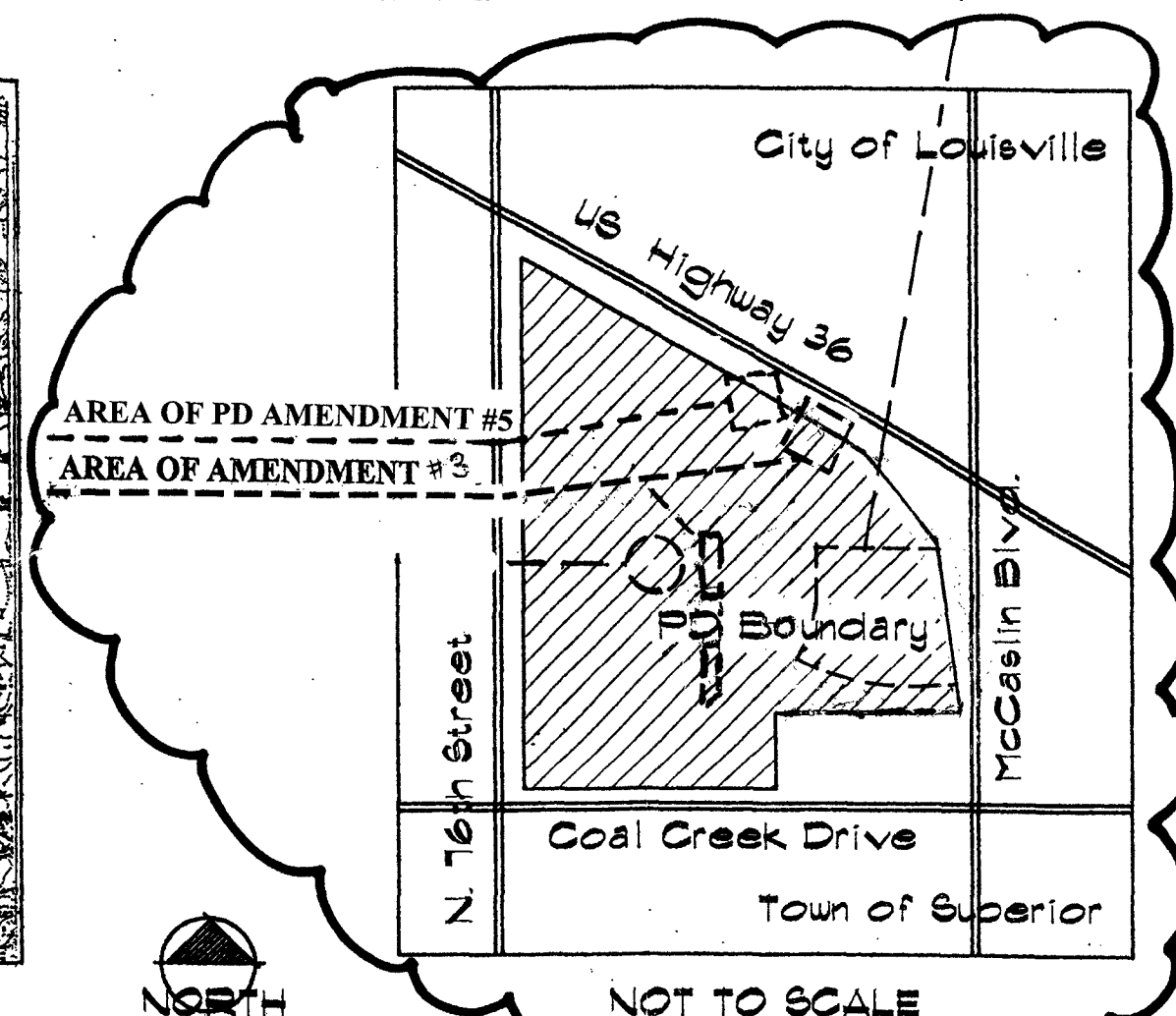
Maximum Building Height:	25' (Net parapet height)
Detail:	50' (entry elements, towers, or sloped roofs)
Theater building:	55'
Detail Building Setbacks:	
From Public R.O.W.:	20' min.
From Internal Property Lines:	0'
Min. Separation Between Freestanding Buildings:	0'
Parking Setbacks:	
From all Public R.O.W.:	20' min.
From Internal Arteries:	10' min.
Typical Parking Stall:	9' x 18'
Typical Handicap Spaces:	14' x 18' (includes aisle)
Typical Parking Aisle:	24' wide
Internal Arteries:	20' min. flowline to flowline

- Rear of in-line buildings facing a R.O.V. shall be setback a minimum of 20' from R.O.V.
- Roofs of buildings at 70th Street shall be setback a minimum of 20' from R.O.V.

VICINITY MAPS



1: 48000



NOT TO SCALE

LAND USE TABLE

SUBA Site Area:	97.8 Acres	100%	Net Right-of-Way Area:	11.6 Acres	12.0%
Future Development Parcel:	9.1 Acres	9.3%	Right-of-Way		
Gross Development Area:	88.7 Acres	90.7%	Marshall Rd.	5.84 Acres	6.0%
Gross Development Area includes R.O.W. areas as well as Retail Development.			Extended Gymanore St.	2.38 Acres	2.4%
Density:	Commercial: 7,968 s.f./acre (P.A.R. of .17)		Extended Fifth Ave.	0.40 Acres	0.4%
Breakdown:			East Side of 70th St.	2.34 Acres	2.4%
Building Area Subtotal:	673,476 S.F. (15.6 Ac)	17.4%	North Side of Coal Cr.	0.88 Acres	0.9%
Unstructured Open Space:	28.8 Acres	26.7%	Estimated Water Usage		
Other Open Space:	3.3 Acres	3.8%	200,000 Gallons daily use		
Paving Area Subtotal:	47.1 Acres	53.1%	Estimated Sewer Usage		
Total:	88.7 Acres	100% of gross	.38 cfs daily use		
Parking Data/Requirements:					
Provided: Total site spaces:	4,261 Spaces				
Retail Development:	3,861 Spaces	5.7/1000 s.f.			
RHD Park-n-Ride:	400 Spaces				
Required Ratios:					
Retail:	4.8 spaces/1000 s.f. (min.)				
Freestanding Restaurants:	8 spaces/1000 s.f. (min.)				

ENTIRE PD BOUNDARY

A TRACT OF LAND IN THE N1/2, NE1/4, SECTION 24 AND IN THE S1/2, SE1/4, SECTION 13, ALL IN TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, T15, R70 W; THENCE S89°08'48"W, A DISTANCE OF 517.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BOULDER-DENVER TURNPIKE, U.S. HIGHWAY NO. 36, BOOK 878, PAGES 287 AND 288; STATE OF COLORADO; THENCE S07°07'51"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 128.37 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

1. S07°07'51"E A DISTANCE OF 17.44 FEET;
 2. S24°49'24"E A DISTANCE OF 114.32 FEET;
 3. S42°30'57"E A DISTANCE OF 142.79 FEET;
 4. S73°20'49"E A DISTANCE OF 121.38 FEET;
 THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ALONG THE WESTERLY LINE TRACT M S00°09'56"W A DISTANCE OF 421.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MARSHALL ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES:
 1. S89°48'20"W A DISTANCE OF 485.17 FEET TO A POINT OF CURVATURE TO THE RIGHT;
 2. ALONG SAID CURVE WHOSE RADIUS IS 398.00 FEET AND AN INCLUDED ANGLE OF 34°48'00", A DISTANCE OF 241.50 FEET TO A POINT ON SAID RIGHT-OF-WAY AND A POINT ON THE EASTERLY BOUNDARY OF TRACT L;
 THENCE LEAVING SAID RIGHT-OF-WAY ALONG SAID EASTERLY BOUNDARY THE FOLLOWING 2 COURSES:
 1. N04°04'38"W A DISTANCE OF 70.98 FEET, TO A POINT OF CURVATURE TO THE RIGHT, AND A POINT ON THE EASTERLY BOUNDARY OF LOT 4;
 2. ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 261.23 FEET WITH AN INCLUDED ANGLE OF 10°05'05", A DISTANCE OF 87.01 FEET;
 TO A POINT ON THE NORTHERLY BOUNDARY TRACT L; THENCE LEAVING SAID EASTERLY BOUNDARY ALONG SAID NORTHERLY LINE N67°29'52"W A DISTANCE OF 38.26 FEET THENCE ALONG AN ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 205.50 FEET WITH AN INCLUDED ANGLE OF 22°23'31", A DISTANCE OF 80.31 FEET TO A POINT ON THE EASTERLY BOUNDARY LOT 4; THENCE ALONG SAID EASTERLY BOUNDARIES OF LOT 3 AND SAID LOT 4 N00°00'00"E A DISTANCE OF 347.68 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF LOT 3, AND A POINT ON THE SOUTHERLY BOUNDARY OF LOT 5; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 2 COURSES:
 1. S90°00'00"E A DISTANCE OF 383.83 FEET;
 2. N65°10'36"E A DISTANCE OF 71.62 FEET; TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 411,216 SQ. FT. (9.43 ACRES) MORE OR LESS.

S83°09'10"E A DISTANCE OF 637.67 FEET; THENCE N26°50'50"E, A DISTANCE OF 10.00 FEET; THENCE S63°09'10"E A DISTANCE OF 360.00 FEET; THENCE S32°36'31"E A DISTANCE OF 387.91 FEET TO THE NORTH LINE OF SAID N1/2, NE1/4;

THENCE, DEPARTING FROM THE SOUTHWESTERLY LINE OF SAID U.S. HIGHWAY NO. 36, N89°08'40"E, ALONG THE NORTH LINE OF SAID N1/2, NE1/4, A DISTANCE OF 0.97 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF BOULDER, STATE OF COLORADO, CONTAINING 94.320 ACRES MORE OR LESS.

NOTES:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NE1/4, SECTION 24, T15, R70W HAVING A BEARING OF S89°08'40"W (TRUE MERIDIAN).

BOUNDARY DIMENSIONS ARE TAKEN FROM SURVEY BY DREXEL BARRELL ENGINEERS/SURVEYORS DATED 12/5/04, JOB NO. 4832-25.

AMENDED PD BOUNDARY

SUPERIOR MARKETPLACE, FILING 5, LOT 6:

COMMENCING AT THE NORTHEAST CORNER SECTION 24; THENCE S89°08'48"W A DISTANCE OF 517.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE BOULDER-DENVER TURNPIKE, U.S. HIGHWAY NO. 36, BOOK 878, PAGES 287 AND 288; STATE OF COLORADO; THENCE S07°07'51"E ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 128.37 FEET, TO A POINT ON SAID WESTERLY RIGHT-OF-WAY SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- S07°07'51"E A DISTANCE OF 17.44 FEET;
- S24°49'24"E A DISTANCE OF 114.32 FEET;
- S42°30'57"E A DISTANCE OF 142.79 FEET;
- S73°20'49"E A DISTANCE OF 121.38 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY ALONG THE WESTERLY LINE TRACT M S00°09'56"W A DISTANCE OF 421.95 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MARSHALL ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- S89°48'20"W A DISTANCE OF 485.17 FEET TO A POINT OF CURVATURE TO THE RIGHT;
- ALONG SAID CURVE WHOSE RADIUS IS 398.00 FEET AND AN INCLUDED ANGLE OF 34°48'00", A DISTANCE OF 241.50 FEET TO A POINT ON SAID RIGHT-OF-WAY AND A POINT ON THE EASTERLY BOUNDARY OF TRACT L;

THENCE LEAVING SAID RIGHT-OF-WAY ALONG SAID EASTERLY BOUNDARY THE FOLLOWING 2 COURSES:

- N04°04'38"W A DISTANCE OF 70.98 FEET, TO A POINT OF CURVATURE TO THE RIGHT, AND A POINT ON THE EASTERLY BOUNDARY OF LOT 4;
- ALONG SAID CURVE TO THE RIGHT WHOSE RADIUS IS 261.23 FEET WITH AN INCLUDED ANGLE OF 10°05'05", A DISTANCE OF 87.01 FEET;

TO A POINT ON THE NORTHERLY BOUNDARY TRACT L; THENCE LEAVING SAID EASTERLY BOUNDARY ALONG SAID NORTHERLY LINE N67°29'52"W A DISTANCE OF 38.26 FEET THENCE ALONG AN ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 205.50 FEET WITH AN INCLUDED ANGLE OF 22°23'31", A DISTANCE OF 80.31 FEET TO A POINT ON THE EASTERLY BOUNDARY LOT 4; THENCE ALONG SAID EASTERLY BOUNDARIES OF LOT 3 AND SAID LOT 4 N00°00'00"E A DISTANCE OF 347.68 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF LOT 3, AND A POINT ON THE SOUTHERLY BOUNDARY OF LOT 5; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 2 COURSES:

- S90°00'00"E A DISTANCE OF 383.83 FEET;
- N65°10'36"E A DISTANCE OF 71.62 FEET; TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINS 411,216 SQ. FT. (9.43 ACRES) MORE OR LESS.

AMENDMENT #6 NOTES

The changes in this PD Amendment #6 are applicable to the area within the boundary of Pad 8 for the Full Service Car Wash and PD-Wide for the EV Charging Station at Superior Marketplace.

A. Addition of the following PERMITTED USES

- Retail Commercial as defined herein:
 - Full Service Car Wash on Pad 8
- Other
 - EV charging parking lot with EV chargers and equipment
- Ancillary Uses
 - EV charging parking lot with EV chargers and equipment

B. Removal of the following EXCLUDED USES

- Those uses and activities which are specifically prohibited are as follows:
 - Car Wash facilities of any kind

TOWN BOARD OF TRUSTEES' CERTIFICATE

Approved this 9th day of June, A.D., 2003, by the Board of Trustees, Superior, Colorado. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks, shall be financed by others and not the Town of Superior.

PLANNING COMMISSION CERTIFICATE

Approved this 26th day of May, A.D., 2003

TOWN CLERK'S CERTIFICATE

I hereby certify that this instrument was filed in my office at 12:20 o'clock PM this 5th day of September, A.D., 2003, and is duly recorded.

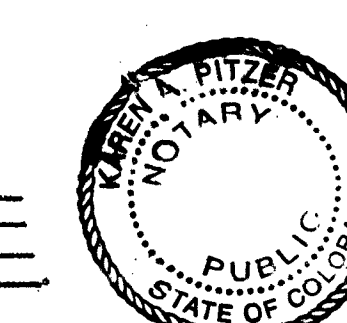
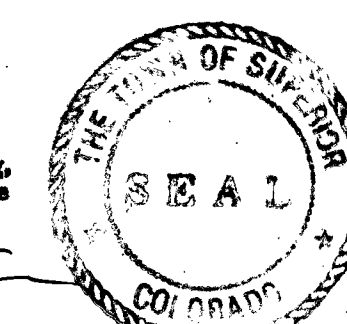
CERTIFICATE OF OWNERSHIP

I certify that NEW PLAN EXCEL REALTY TRUST, INC. is the owner of portions of the property, and has the right to immediate possession of the remainder of the property under eminent domain actions filed by the Superior Urban Renewal Authority, and I consent to the above P.D.

In witness whereof I have set my hand this 23rd day of July, 2003, by Tom Mulkey, SVP, president.

The foregoing instrument was acknowledged before me this 23rd day of JULY, A.D., 2003, by Tom Mulkey as manager of NEW PLAN EXCEL REALTY TRUST, INC. a corporation and Tom Mulkey as president of my commission expires 9, 26, 04

Notary Public



<p>DEVELOPER</p> <p>NEW PLAN EXCEL REALTY TRUST, INC.</p> <p>563 W. 500 South Suite #440 Bountiful, UT 84010</p> <p>Tom Mulkey (801) 296-6033</p>	<p>ARCHITECT/PLANNER</p> <p>The Mulhern Group, Ltd.</p> <p>1730 BLAKE STREET SUITE 435 DENVER, COLORADO 80202 303.297.3334</p> <p>FAX : 303.292.2601</p> <p>MICHAEL MULHERN DWAYNE DALE</p>	<p>CIVIL ENGINEER</p> <p>Hydro-Triad/V3, Colorado</p> <p>200 UNION BLVD. SUITE 200 LAKEWOOD, COLORADO 80228 303.989.8588</p> <p>FAX : 303.989.9932</p> <p>MARK CEVALL</p>	<p>LANDSCAPE ARCHITECT</p> <p>Norris/Dullea</p> <p>710 WEST COLFAX DENVER, COLORADO 80204 303.892.1166</p> <p>FAX : 303.892.1166</p> <p>DOUG CRAIG JOHN BIRKEY</p>	<p>The information, drawings, intent, and concepts contained in this package are the property of the Ellman Companies and their use by any other party is strictly prohibited without the permission of the Ellman Companies.</p>	<p>REVISED JANUARY 14, 2000</p> <p>REVISED MARCH 1, 2000</p> <p>REVISED FEBRUARY 1, 2001</p> <p>REVISED MARCH 20, 2001</p> <p>REVISED APRIL 5, 2001</p> <p>REVISED NOVEMBER 14, 2001</p> <p>REVISED JUNE 28, 2002</p> <p>REV SEPT 19, 2002</p> <p>REV APRIL 17, 2003</p> <p>COVER SHEET : 1 OF 16</p> <p style="text-align: right;">Revised</p>
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SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN AMENDMENT NO. 6
 NEW PLAN EXCEL REALTY TRUST, INC.

THE MULHERN GROUP, LTD

THE MULHERN GROUP LTD.
 ARCHITECTURE • PLANNING • INTERIORS

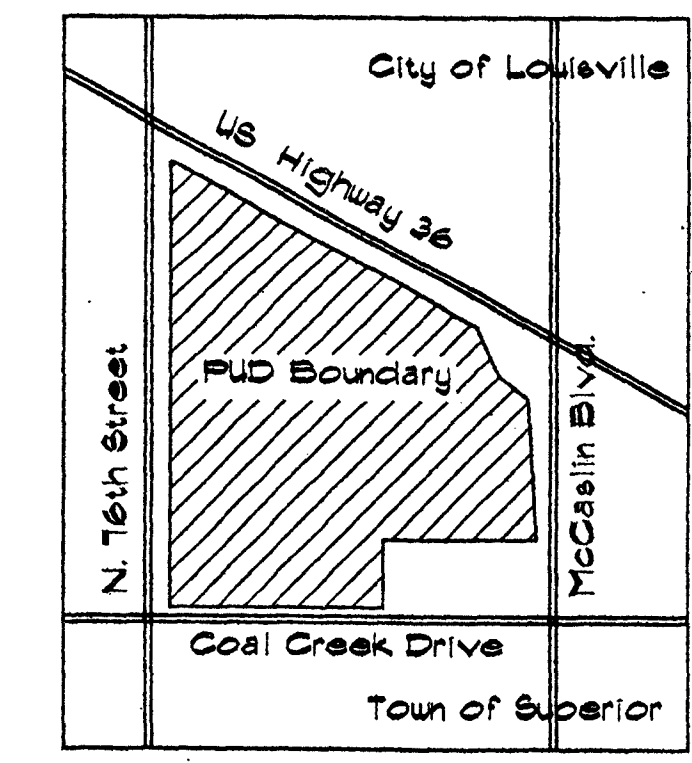
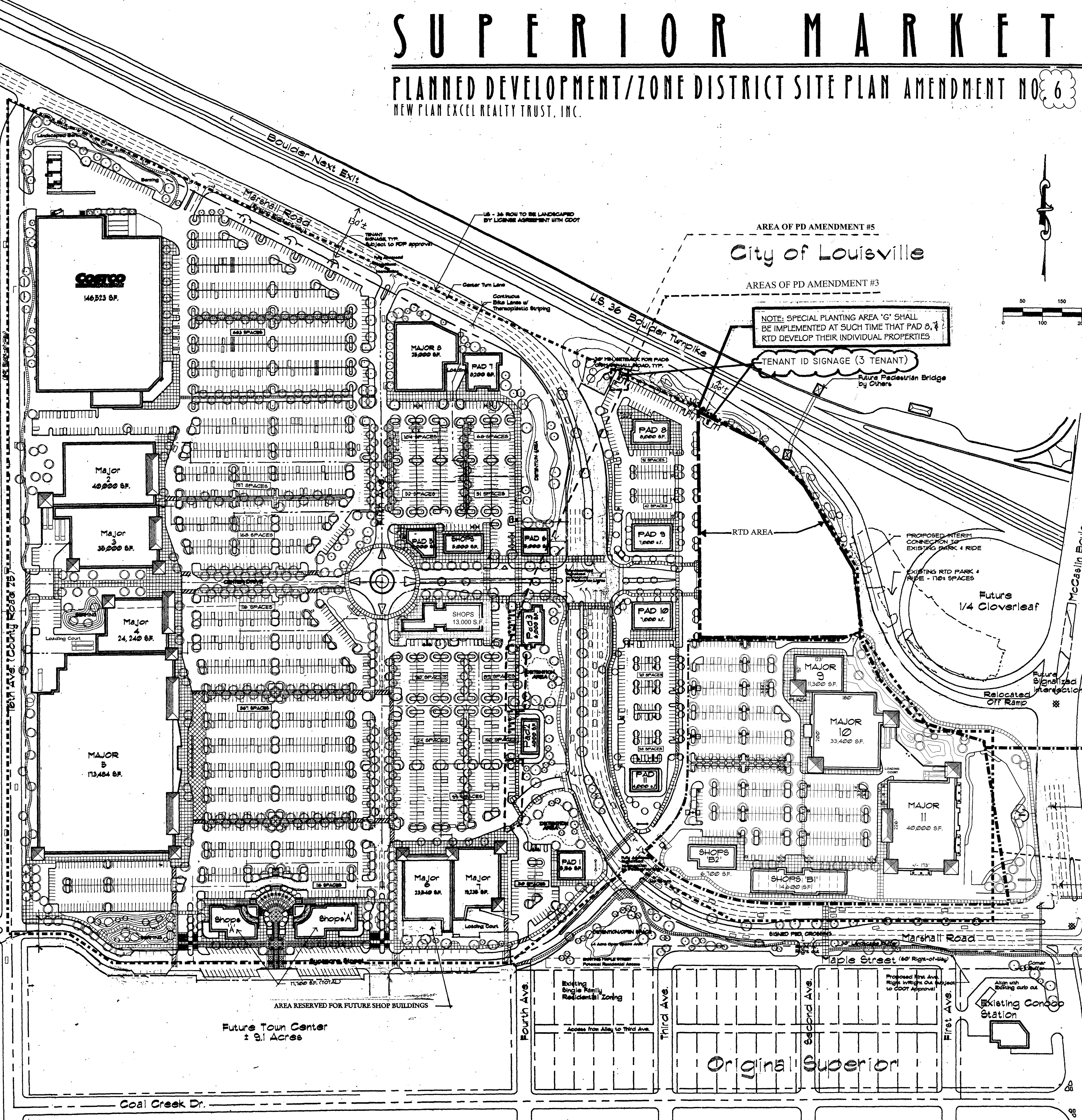
1730 BLAKE STREET SUITE 435
 DENVER COLORADO 80202
 303-297-3334 FAX 303-292-2601

CDOT
 Maint.
 Facility

Single
 Family
 Residential

NORTHERN BOUNDARY OF
 SAGAMORE SUBDIVISION

Proposed
 Sycamore
 Street
 60' R.O.W.



Vicinity Map
 No Scale

PHASE II PARKING CHART

BUILDING	BUILDING SQ.FT.	NO. OF SPACES	SPACES/1000 S.F.
MAJOR 2	40,000 S.F.	197	4.9
MAJOR 3	33,000 S.F.	168	4.8
MAJOR 4	24,400 S.F.	116	4.8
MAJOR 5	173,484 S.F.	867	5.0
MAJOR 6	23,540 S.F.	124	5.3
MAJOR 7	19,235 S.F.	139	7.2
SHOPS A	17,200 S.F.	101	5.7
SUBTOTAL	333,359 S.F.	1712	5.14

PHASE III PARKING CHART

BUILDING	BUILDING SQ.FT.	NO. OF SPACES	SPACES/1000 S.F.
PAD 8	8,000 S.F.	97	12.1
PAD 9	7,000 S.F.	43	6.1
PAD 10	7,000 S.F.	70	10.0
PAD 11	4,000 S.F.	28	7.0
TOTAL ALL PADS	26,000 S.F.	248	9.5
RTD PARKING N/A		400	N/A

SOUTHEASTERN PARCEL H

BUILDING	BUILDING S.F.	NUMBER OF SPACES	SPACES/1000
MAJOR 9	11,300 S.F.	91	8.0/1000
MAJOR 10	33,400 S.F.	150	4.5/1000
MAJOR 11	40,000 S.F.	180	4.5/1000
SHOPS 'B1' & 'B2'	21,300 S.F.	43	2.0/1000
SUBTOTAL	106,000 S.F.	464	4.35/1000

AREA OF PD AMENDMENT #4

Town of Superior

AMENDMENT #6 - CHANGES TO PERMITTED USES
 - Full Service Car Wash on Pad 8
 - EV charging on PD-Wide

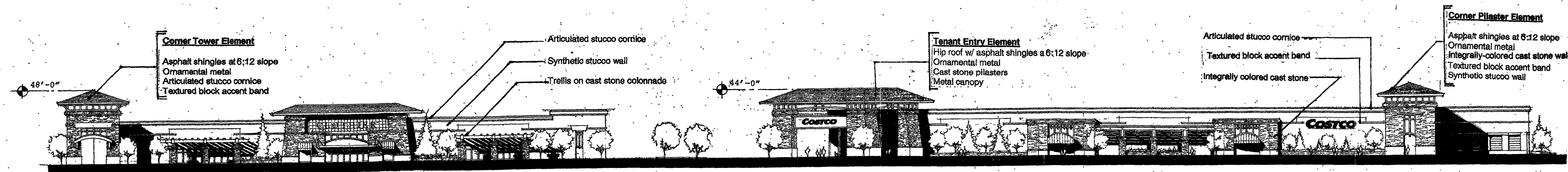
- REVISED 12-1-99
- 2.20.98 PD SUBMISSION
- REVISID 01-14-00 3.9.98 PLAN REVISION
- REVISID 3-1-00 3.25.98 PLAN REVISION
- REVISED 8-28-00 4.14.98 PLAN REVISION
- 4.28.98 PLAN REVISION
- REVISID 2-1-01 5.14.98 PLAN REVISION
- REVISID 3-20-01 6.1.98 PLAN REVISION
- REVISID 4-5-01 1.25.99 PLAN REVISION
- REVISID 11-14-01 5.21.99 PLAN REVISION
- REVISID 6-28-02
- REVISED SEPT 19, 2002
- REVISED 01-14-00

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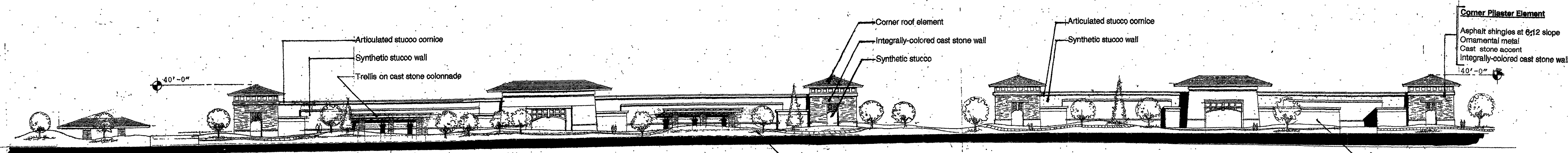
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3.25.98	PLAN REVISION
4.14.98	PLAN REVISION
4.28.98	PLAN REVISION
5.14.98	PLAN REVISION
6.1.98	PLAN REVISION
1.25.99	PLAN REVISION
5.21.99	PLAN REVISION
REVISED 01-14-00	
PROJECT NUMBER:	97046
DRAWN BY:	GD/DD/RW
CHECKED BY:	DD/MGM
DESCRIPTION:	SITE PLAN

SUPERIOR MARKETPLACE
 SUPERIOR, COLORADO

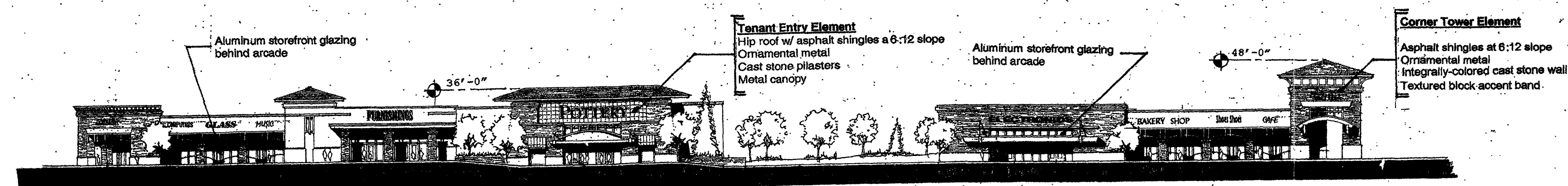
Revised



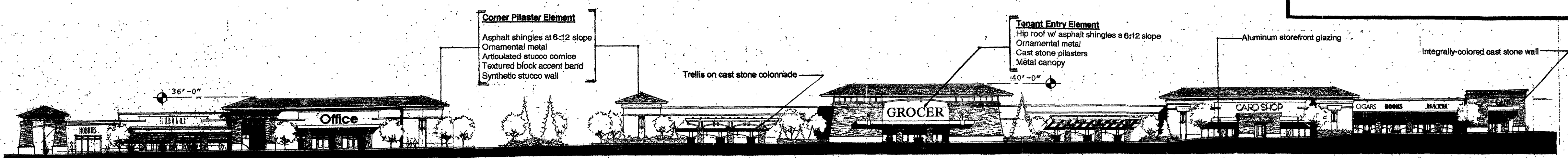
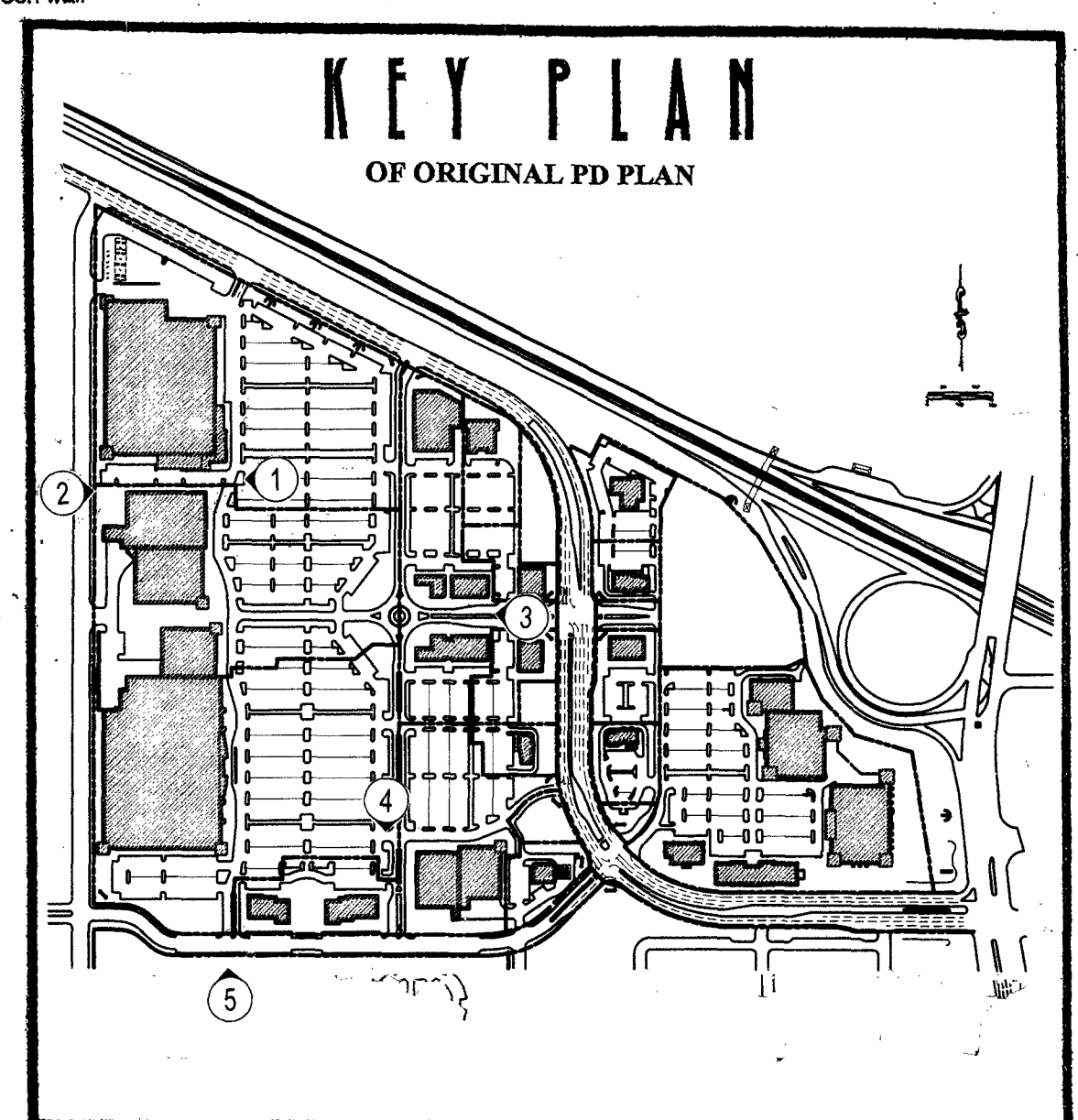
1. EAST ELEVATION
FRONT OF MAJORS 1 & 2
SCALE: 1/32" = 1'-0"



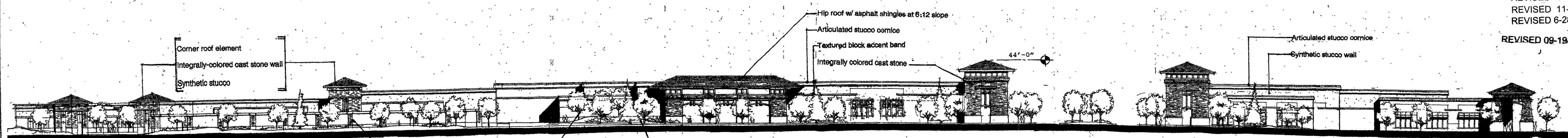
2. WEST ELEVATION
REAR OF MAJORS 1 & 2 FACING 76TH ST.
SCALE: 1/32" = 1'-0"



3. EAST ELEVATION
FRONT OF RETAILERS
SCALE: 1/32" = 1'-0"



4. NORTH ELEVATION
FRONT OF MAJORS
SCALE: 1/32" = 1'-0"



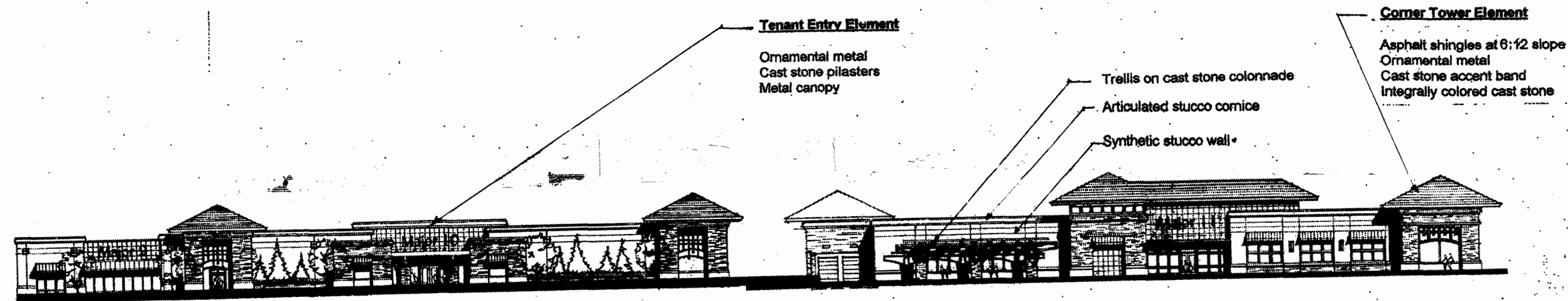
5. SOUTH ELEVATION
REAR OF MAJORS FACING SYCAMORE ST.
SCALE: 1/32" = 1'-0"

DATE	REVISION
2.20.98	PD SUBMISSION
3.9.98	PLAN REVISION
4.5.01	PLAN REVISION
4.25.98	PLAN REVISION
4.14.98	PLAN REVISION
4.28.98	PLAN REVISION
5.18.98	PLAN REVISION
5.1.98	PLAN REVISION
1.25.99	PLAN REVISION
5.21.99	PLAN REVISION
REVISED 01-14-00	
PROJECT NUMBER:	97046
DRAWN BY:	DD/GD
CHECKED BY:	DD
DESCRIPTION:	ELEVATIONS

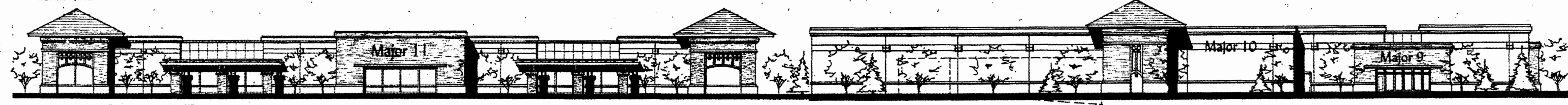
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REVISED 3-1-00

SUPERIOR MARKETPLACE

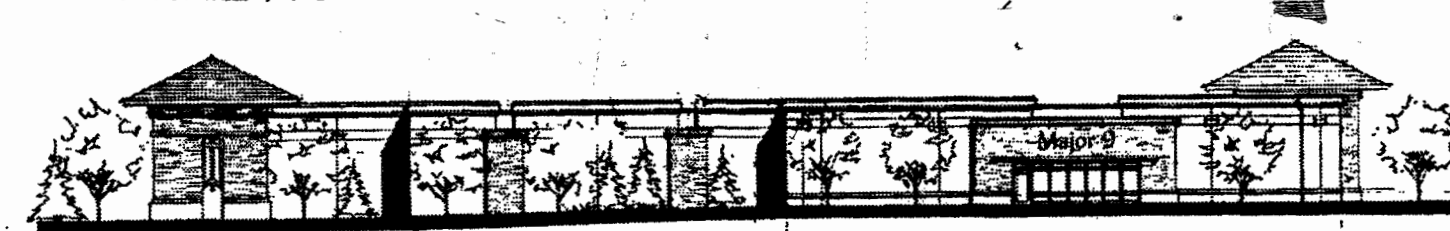
PD AMENDMENT #6
SUPERIOR, COLORADO



6. WEST ELEVATION
MAJORS 9, 10 & 11
SCALE: 1/32" = 1'-0"



7. EAST ELEVATION
MAJORS 9, 10 & 11
SCALE: 1/32" = 1'-0"



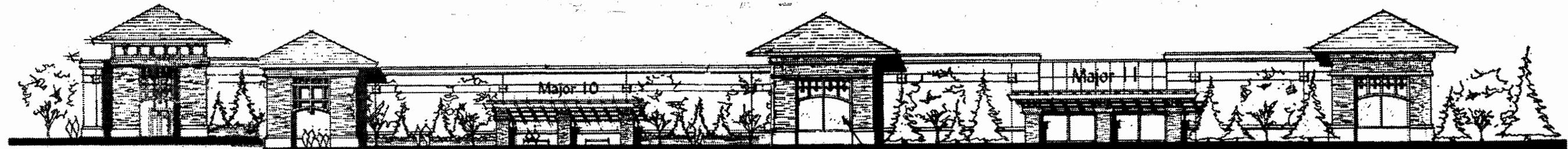
8. NORTH ELEVATION
MAJOR 9
SCALE: 1/32" = 1'-0"



10. NORTH ELEVATION
MARSHALL ROAD SHOPS
SCALE: 1/32" = 1'-0"



17. SOUTH ELEVATION
MARSHALL ROAD SHOPS
SCALE: 1/32" = 1'-0"



9. SOUTH ELEVATION
MAJORS 9, 10 & 11
SCALE: 1/32" = 1'-0"

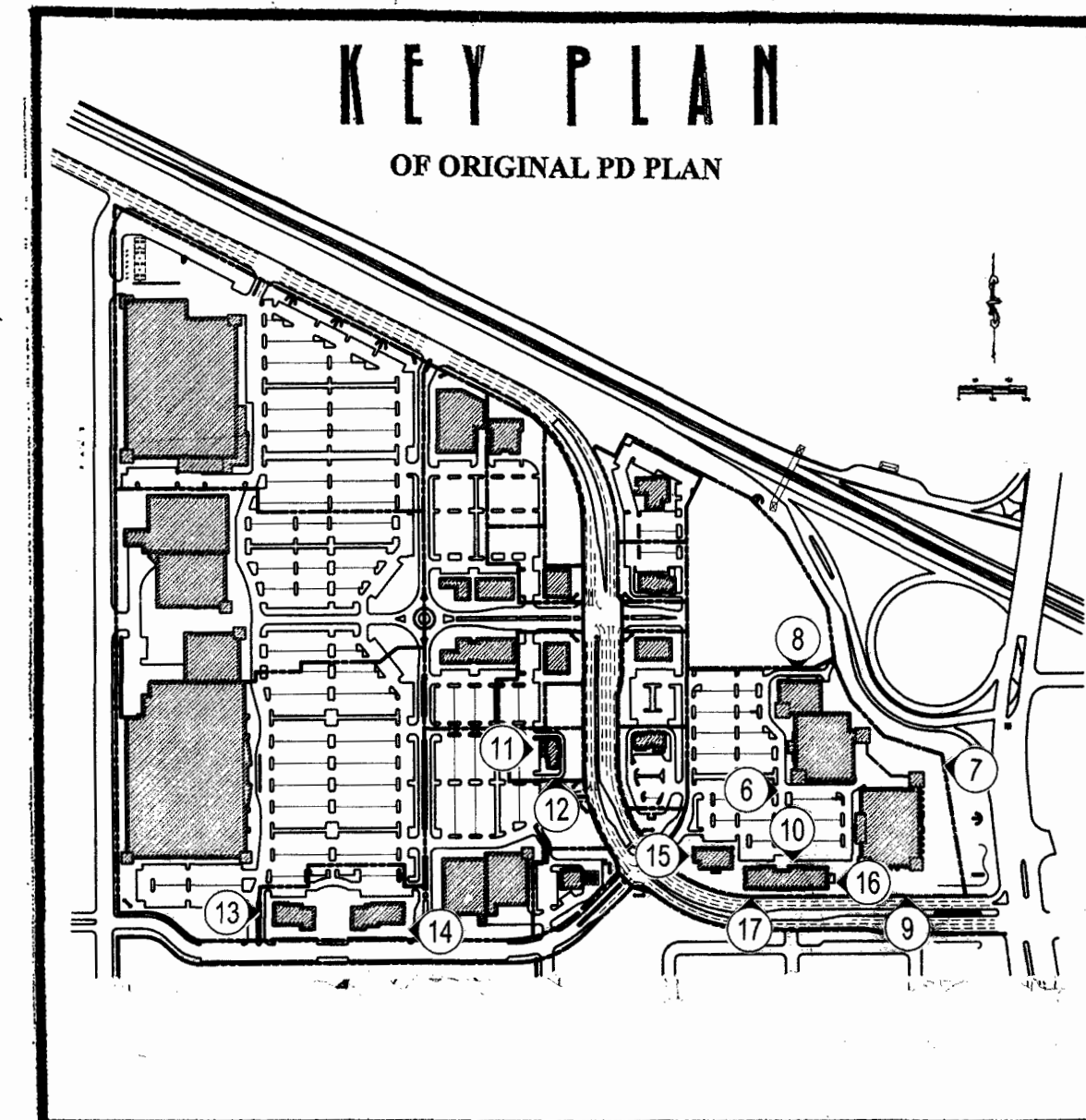
Ornamental metal
Cast stone pilasters
Aluminum storefront glazing



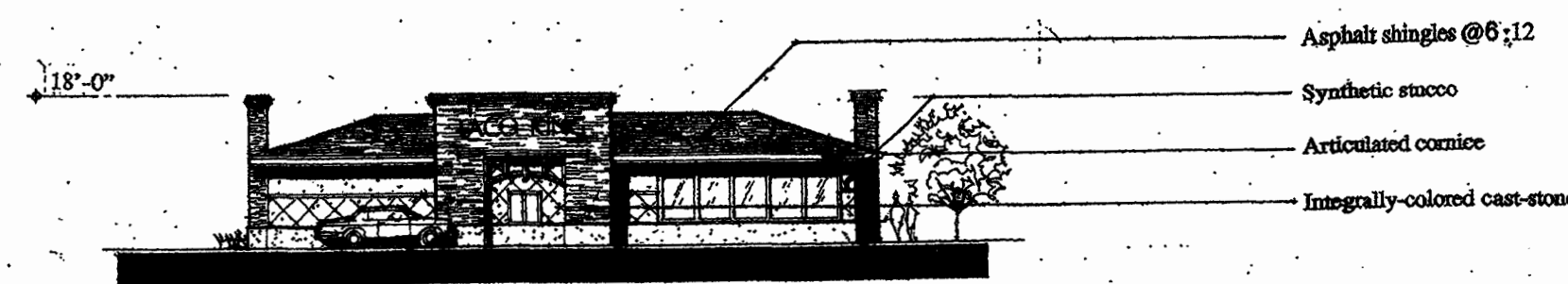
15. WEST/EAST ELEVATIONS
MARSHALL ROAD SHOPS B2
SCALE: 1/32" = 1'-0"



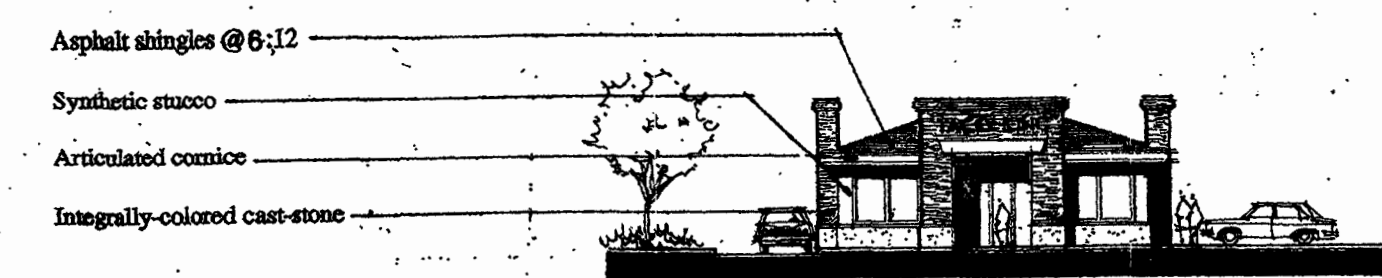
16. WEST/EAST ELEVATIONS
MARSHALL ROAD SHOPS B1
SCALE: 1/32" = 1'-0"



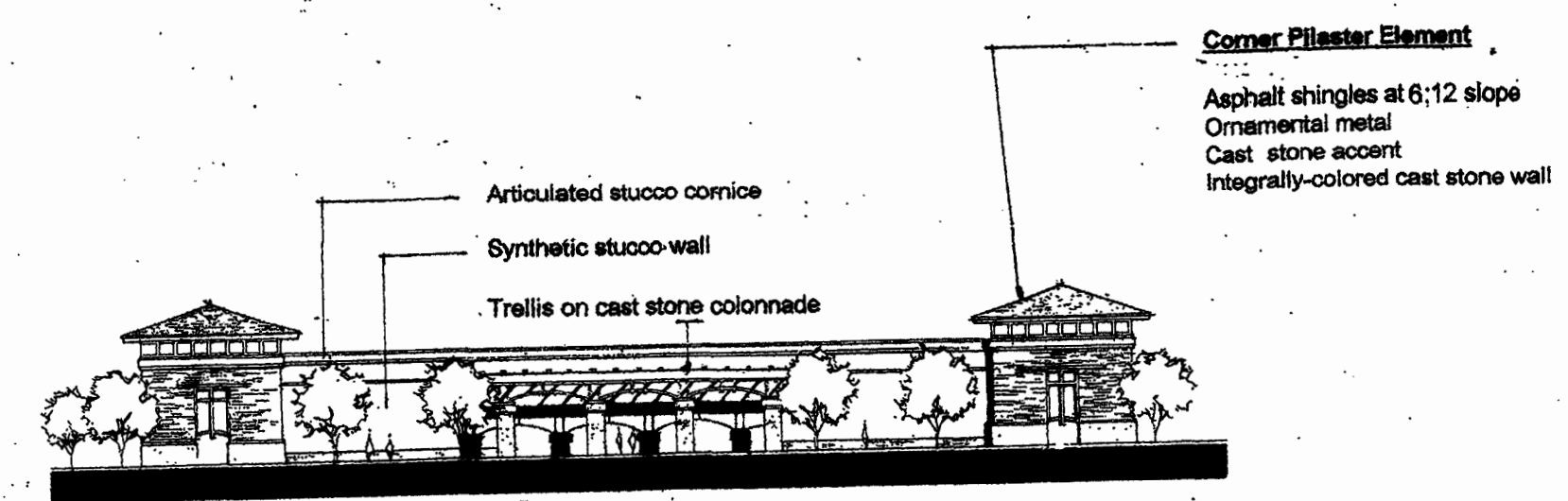
NOTE: KEY PLAN "UNCHANGED" TO COORDINATE WITH REPRESENTATIVE ARCHITECTURE AS SUBMITTED WITH PREVIOUSLY APPROVED PD.



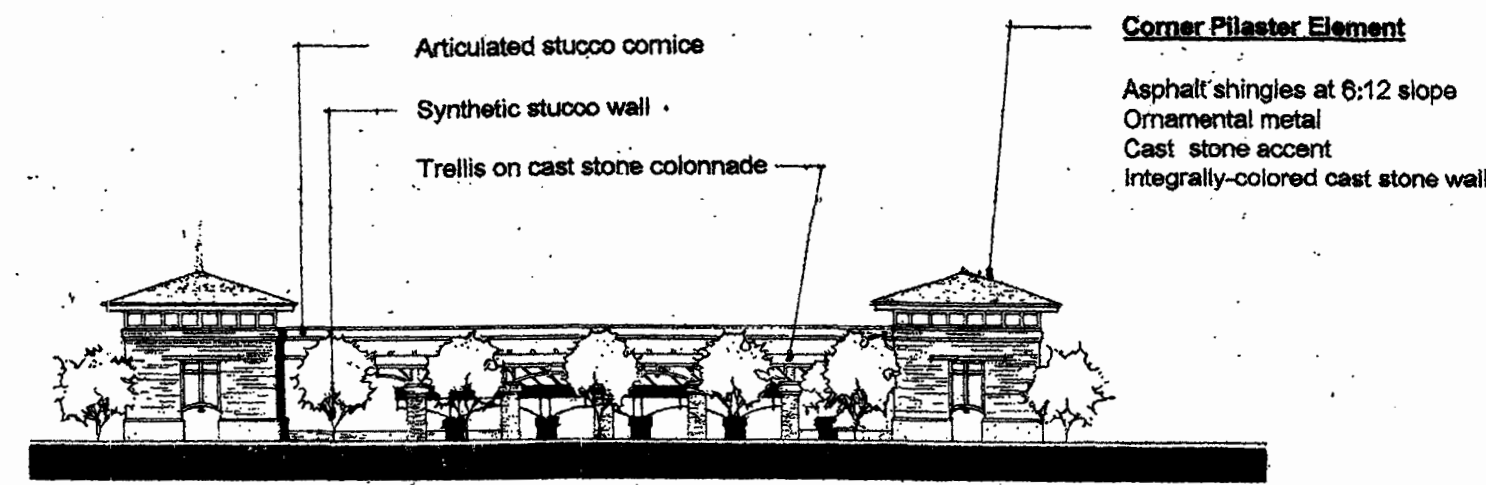
11. SOUTH ELEVATION
TYPICAL PAD BUILDING
SCALE: 1/16" = 1'-0"



12. EAST ELEVATION
TYPICAL PAD BUILDING
SCALE: 1/16" = 1'-0"



13. WEST ELEVATION (Final façade elevations subject to Town approval at FDP stage)
FIFTH AVENUE PROMENADE
SCALE: 1/32" = 1'-0"



14. EAST ELEVATION (Final façade elevations subject to Town approval at FDP stage)
FIFTH AVENUE PROMENADE
SCALE: 1/32" = 1'-0"

REVISED 12-1-99
REVISED 01-14-00
REVISED 3-1-00
PROJECT NUMBER: 97046
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REVISED 11-14-01
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REVISED 09-19-02

SUPERIOR MARKETPLACE
PD AMENDMENT # 6
SUPERIOR, COLORADO

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5.14.98	PD SUBMITTAL
6.1.98	REVISION
7.25.99	REVISION
5.21.99	REVISION
8.23.99	PLAN REVISION
10.01.99	PLAN REVISION
11.4.99	REVISION
REVISED 2-1-01	
REVISED 01-14-00	
REVISED 3-1-00	
REVISED 4-5-01	
REVISED 11-14-01	
REVISED 6-28-02	
REVISED 09-19-02	

SUPERIOR MARKET PLACE

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL
NEW PLAN EXCEL REALTY TRUST, INC.
A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2
OF THE NE 1/4 OF SECTION 24, T15, R70W OF THE 6TH P.M.

THE MULBURN GROUP, LTD.

AMENDMENT #6

SUBMITTAL DESIGN GUIDELINES

A. NARRATIVE

The proposed Superior Marketplace seeks to create a major commercial development for the Town of Superior. Elcor, LLC, intends to capitalize on the site's unique frontage on U.S. 36 and McCaslin Road, good access, adjacency to Original Superior, strong regional demographics and existing demand. While it is the intent of the center to provide a focal point for the community it is also the intent that this center will provide a synergy which will attract shoppers from up to seven miles away. Thereby bringing in substantial tax revenue for the Town.

The proposed site, while offering great opportunities, also poses substantial challenges. The final design must tie in well with Original Superior, with respect to both planning and architecture, while at the same time creating buffers which protect the single family core. The new circulation system must provide for good access to the proposed Towne Center mixed use development while also providing connectivity to Original Superior and newly proposed developments. At the same time, we must relocate a state highway, meet spacing requirements for signals along McCaslin and provide for an expanded interchange and Park 'n Ride facility.

We have sought to do this in the following manner:

B. CIRCULATION ELEMENTS

Circulation elements have become major factors in the determination of the final site plan. Key factors are the following:

1. Relocation of Marshall Road, Connecting McCaslin (near Maple) to the existing Marshall Road ROW west of what would be Fourth Avenue.
2. Location of Marshall Road just north of existing Maple. Alternatively to No. 1 above, allows existing Maple to act as a frontage road for existing residential lots facing north on Maple.
3. Provision of Sycamore Street from Third to 76th. Allows for direct access to Marshall Road and ultimately, McCaslin, for SURA's southern 9.1+/- acres of the mixed use development and the proposed Sycamore development. This access further protects Original Superior by providing quick, efficient travel to McCaslin thereby discouraging use of existing roadways.
4. Connection of future Fifth Avenue directly into the proposed commercial development. Provides direct connection into the heart of the center for existing development to the east and future developments to the south of the SURA District, while not encouraging use by those not living in Original Superior.

C. BUFFERS

Three major buffers have been incorporated in the proposed plan:

1. Maple Street. Per the original Advisory Committee's recommendation, the proposal has incorporated a 30' landscaped buffer paralleling Maple Street and the relocated Marshall Road. Just north of the two existing residences on Maple, this landscaped buffer increases to 42' at the east and 57' at the western edge. This buffer will be bermed and well landscaped to protect the residential character of Maple Street as it develops. It will be pierced at strategic locations to provide pedestrian and bicycle connections from Original Superior to the commercial development.
2. 9.1+/- acres from Coal Creek to Maple, 4th to 76th. This area is planned as a transitional zoning buffer between the residential planned south of Coal Creek (per the comp plan) and the larger commercial district. It is proposed as a commercial or government center in accord with current zoning. It will tie to the major commercial development via the 5th Avenue Promenade. To minimize traffic impacts on Coal Creek curb cuts for the development should be predominantly located on Sycamore Street thereby discouraging use of Original Superior street system.
3. Rear of commercial development. To minimize adverse impacts by the rear of the commercial development we have sought to create service courts versus the typical "wraparound" service drives. In most cases, backs of buildings parallel the street being separated by a landscaped area with a minimum depth of 25' from the property line combining with an additional setback from the curb of 18' to create a total setback of 40-43'. Acting with the streets, a strong buffer is created for existing and future residential developments. Contrasting this, retailers (pads) along Marshall shall generally be within 20' of the ROW to reinforce the "urban" nature of the plan.

D. PLANNING OF THE COMMERCIAL DEVELOPMENT

The commercial development has been broken into two major components.

West of Marshall Road will be a commercial development of approximately 56 acres. The size of this development is such that it should provide for an interesting mix of tenants, including general merchandise, soft goods, electronics, party goods, groceries, office supplies and restaurants.

The Marketplace provides for a large mix of tenants oriented east and north with various outbuildings articulating entries at Marshall Road.

The Master Plan features two major tree-lined drives which meet at a landscaped roundabout at the center of the development. Deep landscaped setbacks have also been provided along Marshall Road to allow for gracious landscaped detention areas along the major thoroughfare. The southern portion of the major north-south drive has been widened and landscaped to create a major promenade in order to link with future development to the south.

Major buildings step in and out to create visual interest and break up large masses while drives and pedestrian walks meander to address this stepping. This meandering slows traffic while creating interesting walks similar to the development at 92nd and Sheridan.

Parking is presently provided at a minimum of 4.8 sp/1000 s.f. In most cases we are shooting for ratios of 5 sp/1000 s.f. of retail and 10 sp/1000 s.f. of restaurants to assure adequate parking for all. Landscaped islands are provided every 20 spaces per Superior guidelines and linear landscaped medians are provided at strategic rows to further break up larger parking areas.

E. EASTERN COMMERCIAL DEVELOPMENT/TRANSPORTATION HUB

The eastern area is comprised of approximately 21.77 acres. It has been planned to provide an entertainment complex in concert with restaurants and an expanded RTD Park 'n Ride.

Circulation is simple with a major tree-lined north-south drive at the west end of the parking area accessed at the Sycamore intersection. This drive is designed to provide connections to parking for the Park 'n Ride. A second east-west boulevard off the center's major entrance provides direct access to some shops, a drop-off for the Park 'n Ride and the Southeastern retail complex.

Major shops with adjacent shops are planned for the eastern edge with the Park 'n Ride located at the northeast portion of this area. Restaurants and shop spaces are located at major entries along Marshall Road. Also incorporated are two specialty shop buildings which front on Marshall Road. The buildings have been designed to provide interest along Marshall Road while providing a buffer from the lights and activity of the major parking lot for Original Superior.

F. ARCHITECTURAL THEME

The major buildings and shops buildings will be of an architecturally consistent theme incorporating similar materials. All other buildings shall be controlled per the proposed architectural guidelines and the CC&R's as submitted to the town.

In development of the theme it shall be our effort to create a look which is unique to and compatible with the town of Superior. The magnitude of the Marketplace and the fact that it is the only major commercial development in the town will help to assure that the image of the town is conveyed through the Marketplace. This may be furthered by the introduction of this design vocabulary to other commercial and residential developments proposed within the town in the future.

ARCHITECTURAL GUIDELINES

A. INTENT

The Superior Marketplace is intended to be a comprehensively designed retail, entertainment and commercial development. When completed, it will bring together a wide array of tenants offering an extensive range of goods, entertainment opportunities and a smaller scale commerce or government development to the Town of Superior. This is to be in an architecturally unified, well-landscaped complex which provides for a safe, pleasant, and interesting shopping environment for the citizens and guests who visit this exciting mixed use development.

To that end, plans and conceptual elevations have been developed and are attached to this PD. Should there be necessary future design deviations of the major buildings or as one seeks to determine the appropriate design of the planned pad buildings, the following guidelines are set forth.

The architectural "theme" for the Superior Marketplace is best described as a "Craftsman Image," with a distinctive combination of materials and forms to create the theme. Throughout Superior, one is struck by the use of Colorado native sandstone on bridges and on public buildings, as well as generous use in the Rock Creek subdivision. This abundance legitimizes this material as "indigenous" to Superior. Because of this, the proposed architecture has been provided with a generous amount of cast stone to augment and perpetuate this material as the image presented by Superior.

The use of integrally-colored cast stone, stucco and ornamental metal combine in Craftsman-style forms: towers with hipped roofs, battered walls and pilasters to support ornamental metal and colonnades with arching metal accents to create arcades that support metal canopies. Roofs and canopies provide generous overhangs to emphasize their horizontal nature - a Craftsman aesthetic. Ornamental iron accents this and creates another layer of design unifying the different forms of the composition. Towers combined with hip roofs break up the parapet lines of the retailers, helping to create an intriguing roofscape. The arrangement of towers, colonnades and major tenant entries creates a composition of elements that establish a hierarchy for the center, while reducing the mass of the development to a more human scale. The arrangement of elements seeks to differentiate tenants and will be employed in such a fashion so as to accentuate this. Freestanding towers, pilaster towers, and parapet towers articulate building corners and different tenants. Arcades define entries, retailer storefronts and help to break up long building facades.

Although there is not a set "formula" for which users employ which specific elements, the elevations convey an overall sense of variety in the sequencing and relative spacing of the elements. Parapet lines between users may stagger to convey a difference in floor levels; however, this stagger should be distanced by use of a tower, roof, or pilaster element.

B. THE MAJOR BUILDING ENVELOPE

The Major Building envelope shall be composed of accented stucco with details and color to establish a base, middle and top. It shall be enhanced by cast stone at the entries, tower elements and trellis elements, if included in the composition, and at sidewalk planters. The building design has been varied to incorporate variations of the craftsman theme to provide additional interest and richness in the overall composition. Said design shall be complementary to the overall theme. Attention to sequencing of massing elements to reinforce an overall hierarchy of elements will be maintained. A 360° architecture will be employed by pulling towers and trellises with stucco patterning, ground face block banding, articulated cornices and accent detailing around to the sides and rears of the buildings.

Materials incorporated shall be as follows:

1. Fronts:

- a. Cast Flagstone: Stone to cover not less than 30% of the overall area of all users combined. The front face of columns faced in stone shall be considered a part of the facade, as would attached stone-faced planters. Stone may be intermittent between users, so long as an average of 30% is maintained on each major massing (i.e., Major 1 and Major 2, south of Major 2 to the southwest pedestrian plaza, from the southwest pedestrian plaza to 5th Avenue and from 5th east), unless approved otherwise by the Town.
- b. CMU: Maximum wall area allowed shall not exceed 25%. CMU shall only be used to create bases or accent banding with split or ground face units (integrally colored or stained). Banding shall be utilized to differentiate between a frontage's base, middle and top. Differentiation shall occur on 75% of the buildings, minimum. Bands shall not exceed 16" in height, typical. Bases shall not exceed 1/4 of building height, maximum.
- c. Stucco: Approved colors and textures only. Stucco shall not exceed 75% of area averaged over entire center's frontages.

- d. Glazing: All users shall incorporate not less than 25% of linear frontage as glazed doors or windows. All window and door frames to be uniform in color and finish throughout center. (Color shall be bronze duranodic or a compatible "kynar" color). Users are encouraged to increase amount of glazing in building frontages.

Exception. Major 1, being 136,565 s.f., (a discount warehouse operation), and a major grocer of 55,000-75,000 s.f. shall be exempt from the "glazing" portion (1.d) of this provision although efforts by these users to meet these requirements is encouraged.

2. Sides:

- a. Cast flagstone: To cover no less than 15% of overall wall area (including columns and attached planters) unless otherwise approved by Town.
- b. CMU: Maximum wall area shall not exceed 25%. Banding to occur at specifically designated portions. Banding shall be utilized to differentiate between a frontage's base, middle or top and shall not exceed 16" in height, typical. Differentiation shall occur on 75% of the buildings, minimum.
- c. Stucco: Approved colors and textures only.
- d. Glazing: Users shall be encouraged to incorporate glazing wherever appropriate.

3. Rears:

- a. Cast flagstone: To cover no less than 15% of over all wall area exposed to public view (including columns and attached planters) unless otherwise approved by Town. See special notes for Sycamore Street elevations.
- b. CMU: Maximum wall area shall not exceed 25%. Banding to occur at specifically designated portions. Banding shall be utilized to differentiate between a frontage's base, middle or top and shall not exceed 16" in height, typical. Differentiation shall occur on 75% of the buildings, minimum.
- c. Stucco: Approved colors and textures only.

4. Roofs:

All sloped roofs to conform to a 6:12 slope, typical and be covered with center standard roofing material (as determined by town planning review process). The use of hips, sheds and towers are encouraged to provide a varied roofscape. No more than 70% of any visually unbroken facade (may include multiple tenants) shall be flat (straight) parapet unless interrupted by sloping (shed or hipped 6:12 slope) residential roof elements. When flat parapets do occur, they shall be capped by either an articulated cornice (center standard) or pre-finished metal coping cap of complementing color. Roofing mats, to be approved by Town at FDP stage.

5. Screening of rooftop units:

All HVAC units throughout the SURA District shall be screened from view within Superior by a building parapet of equal height, or a screen wall of stucco to match design, detailing and the materials of the building or other appropriate screening. Determination of the appropriateness of the design as to its location shall be the sole discretion of the Town staff.

6. Wall Composition:

In an effort to alleviate long uninterrupted facades, any wall face shall conform to the following restrictions.

Main Building Frontage (incorporating primary entry doors).

- a. No wall expanse shall extend over 75 lineal feet without incorporating at least one architectural feature(s) of at least 24" in length total and at least one-third the building height. Architectural features shall include either towers, entry elements, flagstone colonnades with trellis, pilaster towers, vision glass, or display windows. Attached planters at buildings shall not be designated as an architectural feature, however, the use of cast stone at the planter face may apply to a frontage's minimum cast stone requirements as it is in essence a projection of the building base. Attached planter boxes of cast stone shall be provided at a minimum of 25% of building frontage on at least one-half the users, averaged over the entire center.

Note: Glazing is included as an architectural feature to encourage tenants to incorporate glass. Windows, whether looking into the store or presenting display add substantially to a building's interest both during the day or night.

- b. Building Sides and Rears. Architectural features as listed above shall occur in no less than 20% of the outer lineal wall length while also meeting the 75' rule. Said articulation need not occur within a loading court area. However, wall area above the elevation of screen wall must display cornice details and roof details as in accord with previously noted requirements.

- c. Diagonal Screen Walls Adjacent to Intersection of 76th and Sycamore. Since these walls may shield a majority of the shop's rear facades, as the outer wall face, they shall be distinguished by architectural elements that may include:

- Metal trellis attachments
- Cast stone pilasters
- CMU accent band coping cap

Said elements shall encompass not less than 20% of the screen wall area applied to and the amount of cast stone shall meet the Sycamore Street Design Guidelines.

C. BUILDING ENTRIES

The entry to each major user shall be highlighted and protected by a well-designed arcade vestibule, awning, or canopy. These elements shall be composed of not less than 50% cast flagstone, with the remaining being ornamental metalwork, canopy awning elements, stucco sign band or flagstone tiles. Said tenant entry should employ the integrally-colored cast stone and/or ornamental metal to contrast from the Major Building envelope. The scale or mass of any tenant entry should be proportional to the square footage of said user. Said determination of proportionality shall be at sole discretion of Town staff at FDP stage. No entry element shall exceed beyond 1/3 the building height over parapet line. Signage should work in proportion to the entry element to create a pleasing architectural composition.

D. ORNAMENTAL IRONWORK

Where appropriate, ornamental ironwork, complimentary to that illustrated in the PD shall be introduced into the overall composition. A variety of designs will provide for additional architectural interest, as well as continuity, throughout the center. All styles of ironwork are shown on, or shall be compatible with the styles indicated on the building elevation sheets. No less than half (50%) of the primary building entries shall display ornamental ironwork. Said ironwork to envelope a minimum of 5% of these entry elements. (Tracking of percentage rules shall be by Architectural Review Committee established by Master Developer).

E. PEDESTRIAN WALKS

The Superior Marketplace has been designed to provide a pedestrian-friendly environment. Therefore, special attention shall be given to all walking surfaces especially those in front of each retail space. Walks at major public areas, i.e., Plaza, Pedestrian Plaza at 2nd and Marshall, major entry drive shops, the 5th Avenue promenade, the Southwest Shops Plaza and any other special displays shall feature additional scoring and a minimum of 20% colored concrete. Also incorporated shall be an area of integrally colored concrete pavers, brick pavers or stamped concrete. Said area shall equate to a minimum of 5% of that area designated as special paving area. Street trees shall be placed adjoining a facade and planters shall be placed between building entries where grade changes occur and unbroken walk areas exceed a width of 20 feet. These trees shall be placed in tree grates or shrub beds. Tree locations may be adjusted, however, the number of trees shown on the PD at the sidewalks, shall not be reduced. Architectural paving shall be introduced at handicapped ramp areas. Pedestrian pole, wall-mounted lights, freestanding sidewalk benches and colonnades with trellises will work to finish the pedestrian nature of the building fronts. Lights and street furnishing are further described below.

1. Restrictions:

- a. Minimum depth from curb to building at pads is 12'. Minimum depth from curb to building at major users and outlying shop buildings is 15', however, average depth at major users shall not be less than 20' including planters.
- b. Minimum number of trees at front facades. All building entry frontages shall include a minimum of one street tree per 40' of frontage on the average. Said trees may be located in tree grates, shrub beds, grass lawns or attached or detached planters.
- c. Attached planter boxes of cast stone shall be provided at a minimum of 25% of building frontage on at least one-half the users, averaged over the entire center.

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REVISED 4-5-01
REVISED 11-14-01
REVISED 6-28-02
REVISED 09-19-02

SUPERIOR MARKET PLACE

NEW PLAN EXCEL
REALTY TRUST, INC.

SHEET

5

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Page 5 of 18

SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL

NEW PLAN EXCEL REALTY TRUST, INC.

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T15, R70W OF THE 6TH P.M.

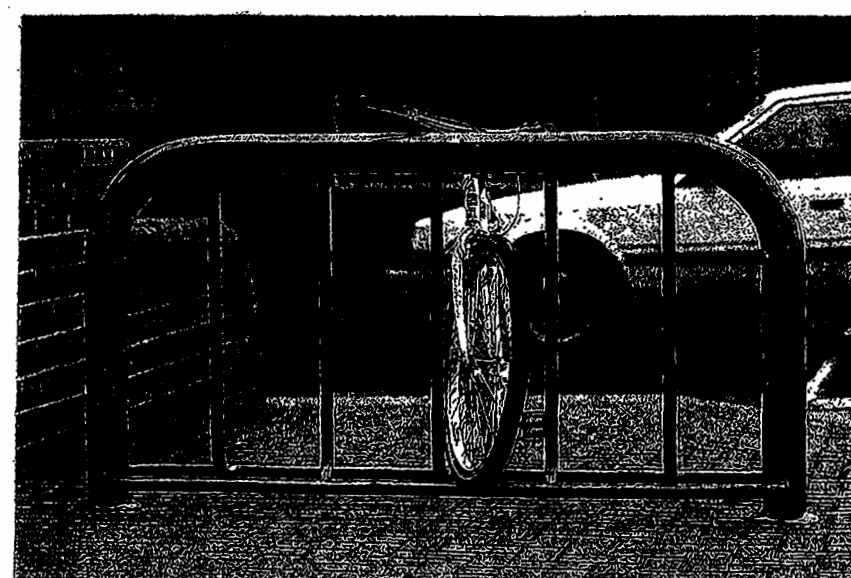
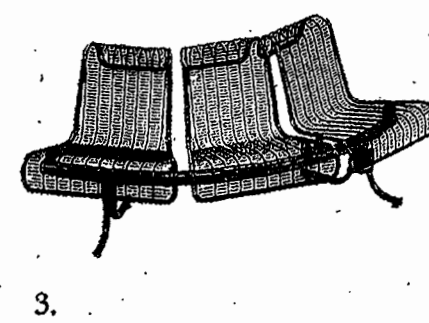
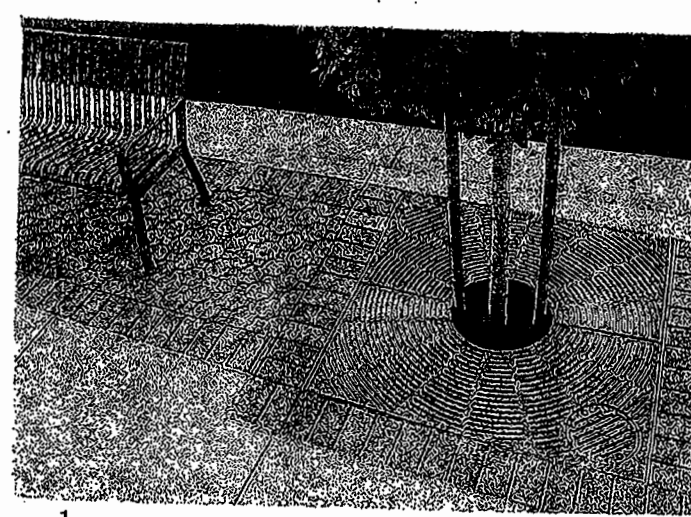
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F. SITE FURNISHINGS

Major site furnishings include benches, waste receptacles, bicycle racks, and tree grates. In general, visual continuity of these elements is desired throughout the project. The color, in addition to design, will create continuity on the site. All components of outdoor site furniture should be low maintenance and durable. Said fixtures shall be located at all major pedestrian plazas and other areas deemed appropriate in the F.D.P. phase.

- Tree Grate:** Ironsmith Olympian or approved equal
- Trash Receptacle:** Victor Stanley The T Series or 32 gallon steel receptacle with standard spun steel tapered lid or approved equal
- Radius Bench with Back:** Gametime The Ultrum Collection or approved equal
- Backless Bench:** Gametime The Ultrum Collection or approved equal
- Bicycle Racks:** Cycloops Super 2175 or approved equal.

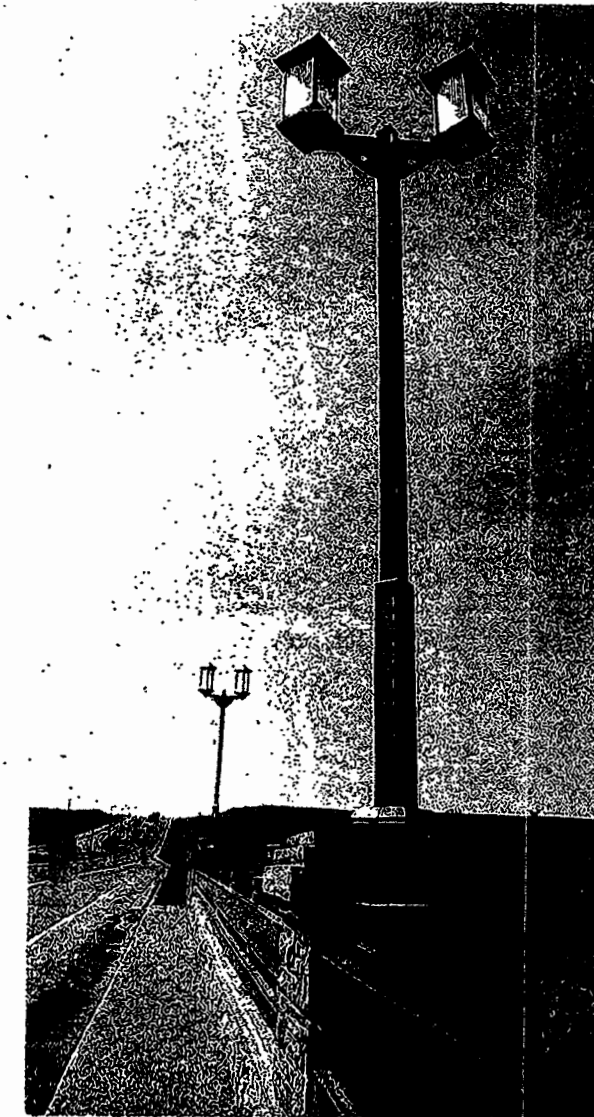


G. PAD BUILDINGS

These buildings, by their nature, are in high visibility locations. Given this, 360 degree architectural treatments shall be embraced and great sensitivity must be given to the screening of service areas and utility entries. The architecture of these buildings shall be compatible to that of the center in mass, material, color and details. All facades of these pad buildings shall be a minimum of 20% integrally-colored cast stone. CMU (groundfaced or splitfaced), may be used as a base or accent band only. Bands shall not exceed 16" in height, typical. Bases shall not exceed 1/4 of building height, maximum. Roofing materials must be compatible with the overall design and color intent of the center. These shall be determined by planning staff. Entry areas shall be highlighted by unique architectural treatments where appropriate. The introduction of display windows for users backing up to Marshall Road and McCaslin Boulevard shall be encouraged, and 20% of lineal frontage on these roads shall be vision or display windows to at least 10' above finished floor. Spandrel glazing shall not be utilized in these calculations. (Note: Spandrel glass may only be used to expand a field of vision glass. It shall be limited to 25% of that field, maximum).

Ornamental ironwork shall be worked into arcades, vestibules and/or canopies. Canvas awnings may be incorporated, however, they shall not be backlit. The sidewalk treatment shall be restricted as previously noted in "E. Pedestrian Walks" and landscaping of pad sites shall meet the intent of the original quality of the design with respect to size and spacing of materials including ground cover and mulch. For purposes of these guidelines, the proposed theatre (and attached) buildings shall be designated as "pads."

Pad buildings may incorporate a drive-thru with the exception of those included in the entry restaurant/shop complex in the conceptual plan. (Pads 3-6 and the adjoining shops buildings.)



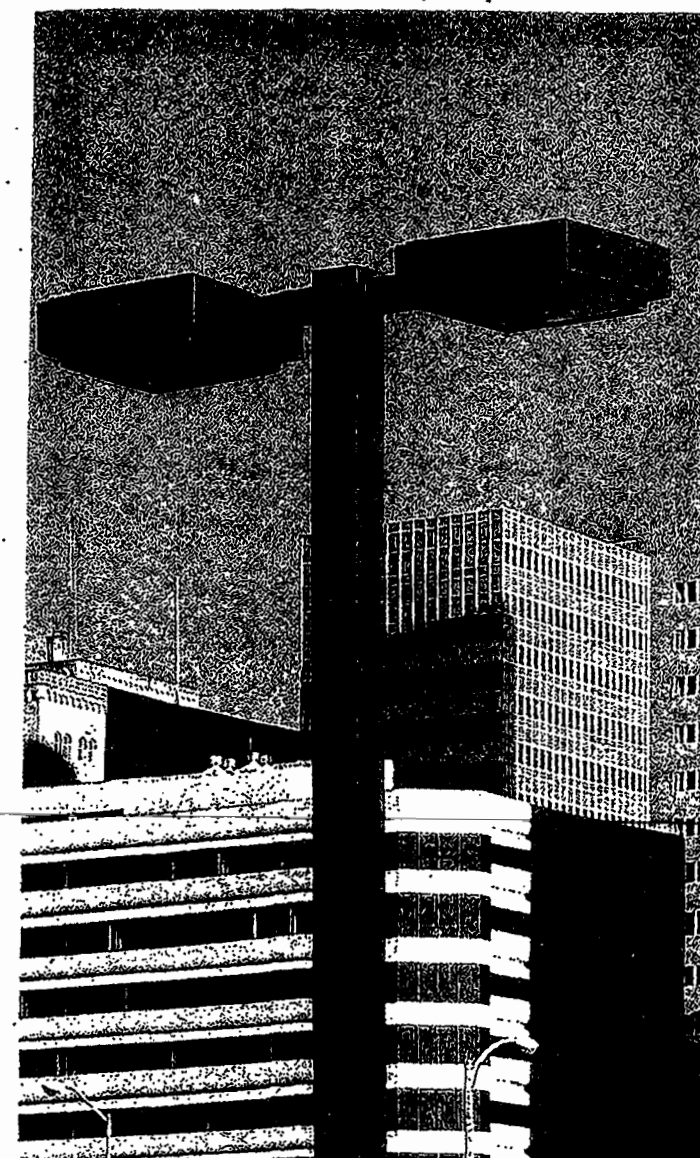
H. LIGHT STANDARDS

All light standards, be they parking, pedestrian pole or wall-mounted fixtures, shall be those shown in these documents.

Lighting Fixtures.

Lighting fixtures incorporated within the SURA District shall be as follows:

- Street Lighting:** Street lighting fixtures shall be similar, as shown in illustration #1" or an approved equal. Said fixtures shall be green to match McCaslin standards and shall not exceed District standards for height. Fixtures shall exhibit cut-off capabilities to minimize off-site spillage.
- Parking Lot Lighting:** Parking lot lights shall be the same as the street lights shown in Illustration #1. Said lights shall not exceed a height of 35' including the concrete base. Fixtures shall exhibit cut-off capabilities to minimize off-site illumination spillage.
- Ornamental Lights at Sidewalks and Pedestrian Plazas:** Ornamental lights at sidewalks and pedestrian plazas shall include double-pole mounted; single-pole mounted and wall-mounted fixtures designed to match those ornamental fixtures at the bridge on McCaslin. See illustration #2.
- Security Lighting:** Security lighting may be wall packs and of colors noted in the color section. Said lighting shall be allowed at loading areas only. Said lights shall not project above dock screen wall.



I. 5th AVENUE PROMENADE

NO LONGER VALID

J. COLOR SCHEME

As all buildings are to be architecturally compatible, variations in sympathetic colors will afford interest to the overall center and help provide a human scale for the center. The range of colors shall be as follows:

- Integrally-colored cast stone:** Although a range of hues is anticipated, all units to be in the red/brown/buff range to be sympathetic to stone utilized. Applied in a "mountain ledge" pattern across composition, colors should not be segregated in order to create a uniformity across the site.
- Stucco:** Smooth to medium textures will be utilized in a range of light tan to medium browns to contrast yet compliment the rough texture and deep colors of the cast flagstone.
- CMU (split face or ground face):** Will be stained or integrally colored at new buildings to avoid a "painted" look. This stain shall be complimentary to the colors of the stone and stucco.
- Ornamental Ironwork:** These colors shall bring life to the color compositions. They should give a clean, crisp feeling. Colors may be bright white, off white, or hunter/forest green, and deemed appropriate (at Town staff's discretion) to the architectural composition of the building and pavilions overall.
- Glazing:** Glazing shall be clear only.
- Glazing System:** The Glazing System shall be medium bronze anodized aluminum, or green (center standard) "Kynar" finished or bronze duranodic.
- Architectural Roofing:** Shall be uniform across site, to be determined by planning staff resolution.
- Light Standards:** Lights and light standards in parking areas, major drives and pedestrian walkways shall be green to match those fixtures at McCaslin. Lights and light standards at loading bays may be bronze anodized or of a color to match the adjacent wall surface so that they disappear.
- Pre-cast concrete:** Pre-cast concrete shall be light tan/buff.

- Awnings:** Awning color may vary as long as it is appropriate to the building composition. However, awnings may not be orange or black.
- Accent tiles:** Accent tiles of green, black, tan or white may be introduced if successfully integrated into the architectural design of the building and shopping center.
- Corporate Colors:** Corporate colors may be exemplified in signage, awning and logo, however awning may not be orange or black.

K. ELEVATIONS OF COMMERCIAL STRUCTURES FACING SOUTH ONTO SYCAMORE STREET.

In any major retail development there exists a rear of buildings where loading service and storage occur. Sycamore Street will be an important entry conduit for the Sagamore development and the SURA District community parcel. Fifth Street will provide an important access point to the commercial development from Original Superior, thus additional care must be taken in the design of this frontage.

These guidelines shall apply to either the rear of majors without "community shops" planned in front of them.

- Cast flagstone shall cover no less than 15% of overall wall area in public view (areas within loading courts are exempt).
- The architecture at the corners of buildings adjacent to 5th Street shall make an "entry statement" through the use of pilaster tower elements.
- The intersection of 5th and Sycamore shall be made pedestrian friendly through the use of concrete crosswalks and small plazas at the northern corners.
- Loading areas shall be clustered as loading courts wherever possible. 13'-6" (minimum) screen walls shall be provided at all dock areas directly adjacent to the ROW.
- The rear of these buildings shall incorporate sloped roof elements which comprise a minimum of 20% of the length of the Sycamore facades.
- The architecture detailing of these buildings shall be in keeping with the fronts of the buildings however at a limited scale. Therefore wrapping the building architecture.
- Landscaping. Landscaping shall be taken to the building wherever possible. Said landscaping shall include a variety of meandering berms planted with a combination of deciduous and coniferous trees.

In addition, two quiet pedestrian seating areas shall be incorporated just off the sidewalk area on the north side of Sycamore.
- Glass. Although glazing is typically not appropriate to the rear of a building its use is encouraged. To that end, if a tenant introduces glass along this frontage in the form of a vision window, or display window said tenant shall be allowed sensitively applied signage at this frontage. Said sign area shall equal one square foot per square foot of glass area. However, said sign shall not exceed 18" in height nor 50 s.f. total. All signage shall be individually pan channel letters. However, they may not be illuminated.

9. **Sycamore Street Location.** The preliminary PD shows a location of Sycamore Street which the Authority, the Town and Redeveloper agree may need to be relocated to accommodate the desire of the Town and the Authority to permit construction of retail shops on the Property on the north side of, and facing, Sycamore Street. If the buildings or other improvements shown on the preliminary PD have been relocated up to ten (10) feet north to accommodate such retail shops, and if requested by Elcor, the Town and the Authority agree to relocate the street up to an equivalent of ten (10) feet south of the original planned location so as to accommodate the possibility of future construction of commercial buildings facing Sycamore Street. Redeveloper shall design and locate buildings to be constructed by Redeveloper on the Property so as to permit possible future construction by Redeveloper of commercial buildings facing Sycamore Street; provided, however, Redeveloper shall have no obligation to construct such buildings at any time; and provided further, that no event shall Redeveloper be required to locate any building more than ten (10) feet north of the location depicted.

10. SMALL SCALE RETAIL SHOPS

Since this revised PD incorporates retail shop buildings that are conceptually different from the rears of Major tenants conceived in the initial submittal, the following will apply to said retail buildings:

- All elevations shall employ a minimum of 20% cast stone, primarily used in entry elements, sign areas and corner pilasters, top.
- Sloped roofing elements shall be restricted, to create a smaller sense of scale.
- Maximum shop building height = 28' A.F.F.
- Glazing shall cover no less than 50% of the north and south facades.

L. LOADING DOCKS.

Loading dock areas must be sensitively handled throughout the project. To that end, the following shall apply:

- Dock areas where exposed to public view, shall be screened with a masonry wall that is a minimum of 13'-6" above the grade of dock and a minimum length of 55' to effectively screen a tractor trailer. Said wall shall meet architectural requirements listed in this document.
- If loading docks are within 150' of residentially zoned property and loading occurs between the hours of 10 p.m. and 6 a.m., said dock areas shall be also enclosed by a roof structure.
- Lights incorporated at dock areas and at the rear of buildings shall be "out off" fixtures not allowing casting of light onto the ground plane beyond the property line at adjacent ROWs.
- Noise at loading docks shall not exceed the following decibels at property lines adjacent to a residentially zoned property:

Sycamore. 50 dba both day and night.*

76th Avenue. 50 dba from 7p.m. to 7a.m.
60 dba from 7a.m. to 7p.m.

These levels are to be enforced as per the Colorado Revised Statutes Volume 11A, 1989 Replacement Volume, Government IIA, Article 12, Noise Abatement.

*55 dba allowed both day and night if no residential located south of Sycamore St.

M. SPECIAL COVENANTS.

- Special covenants shall be introduced into the development's C.C.&R.'s to control the following:
 - At auto uses special covenants requiring provision and maintenance of trash receptacles and steam cleaning of parking areas on a regular basis.
 - Restrictions limiting storage of vehicles to 36 hours.

N. PROJECT TITLE.

Upon completion of the approval process the developer may change the name of project. The original name Superior Towne Center shall be reserved for future town projects.

Currently, the name of the center is Superior Marketplace.

The developer shall endeavor to have RTD identify the Park 'n Ride area as the Superior Park 'n Ride deleting the reference to Louisville as no portion of the Park 'n Ride is in Louisville.

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REVISED 6-28-02
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SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT / ZONE DISTRICT SITE PLAN SUBMITTAL

A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T1S, R70W OF THE 6TH P.M. **AMENDMENT #6**

O. BICYCLE CIRCULATION

Bicycle circulation is an important part of the SURA District. The following restrictions shall apply:

- Bikes lanes at Marshall Road:** Seven-foot wide bike lanes shall be incorporated at Marshall Road from the Sycamore intersection to the 76th Street intersection. In order to assure a more permanent marking of these lanes they shall be striped and identified utilizing thermo plastic material versus paint.
- Combination bike/pedestrian paths at Marshall Road:** Eight-foot wide (off-street) paths shall be located on both sides of Marshall Road from McCaslin to the major entry of the commercial development. Said walks shall be striped and noted with 4' for bicycles and 4' for pedestrians.
- Bicycle racks:** Racks shall be incorporated throughout the development. Said racks shall be introduced in all FDP submittals at locations deemed appropriate by staff.

P. UNOBSTRUCTED OPEN SPACE

North of a line equating to the southern ROW line of Sycamore Street, within the SURA District, unobstructed open space shall equate to a minimum of 25% of the total site area. This shall include ROWs within the area defined.

Unobstructed open space shall be composed of the following:

- Islands, medians, etc., when located within a parking area when equating to 400 S.F. or more.
- Landscaped area at the site perimeter, within the site, within ROWs and within walks areas.
- Walks when within a landscaped area.
- Pedestrian plazas when greater than 5,000 S.F.

Q. LANDSCAPED AREAS WITHIN PARKING LOTS

Landscaped areas within a rectangle formed by the perimeter of a parking area shall constitute a minimum of 5% of the parking area.

R. OTHER OPEN SPACE

In determining overall site coverage there shall be a category noted as other open space. Said space shall be that area not classified as building footprint, paved areas (road, drives, loading areas, parking lots), or unobstructed open space. Said space will include walks when not within landscaped areas, plazas less than 5,000 S.F., parking lot islands less than 400 S.F. and other such spaces.

The landscaped berm at the COSTCO fueling station shall be bermed and landscaped in such a manner so that the solid portions of the fueling pumps are screened from view from Marshall Road and US 36.

S. LANDSCAPING SUBSTITUTIONS / COMPONENTS

- Shrubs/sod substitution at islands.**
The restriction requiring one tree and three shrubs for each 20 parking spaces shall be amended as follows. In lieu of shrubs a grassed, irrigated berm may be provided at islands and medians.
- Tree/Shrub Substitutions.**
In determination of the number of trees and shrubs required, one tree may be substituted for ten shrubs required or vice versa.
- Final landscaping design shall include components to provide a liberal use of wildflowers and boulders to create a quality landscape effect.**

T. PEDESTRIAN CIRCULATION WITHIN PARKING AREAS

Pedestrian walkways shall be incorporated at key locations within parking areas. Said walks shall continue across drives as concrete, thereby, providing a change in color and texture to alert drivers of the pedestrian crossing. These will serve as traffic calming devices.

U. ARCHITECTURAL REVIEW COMMITTEE (ARC) BY MASTER DEVELOPER

The Master Developer shall staff and maintain an ARC for the duration of the physical development of the center. The ARC shall be established for purposes of reviewing all FDP applications and any FDP amendment applications for compliance with these Design Guidelines. The ARC shall review all FDP applications prior to the applicant submitting such applications to the Town. The ARC shall forward a letter of compliance to the Town regarding each application. The Town reserves the right to determine final compliance with these Design Guidelines.

V. VIEWS TO AND FROM THE DEVELOPMENT

Views west to the foothills. The SURA District development, being predominantly one-story retail, will help to maintain the present views to the Flatirons. This will be enhanced by the grading plan which will step down at 76th and then provide a gentle grade of approximately 3% to McCaslin.

One will continue to see the Flatirons from many locations within the district, however, these views will diminish as one approaches buildings from east to west.

- Heights:** To further assure views to the Flatirons will be preserved, heights of the buildings shall be limited as follows:

	Base parapet	Accessory tower & entry elements
Retail buildings	35'	45'
Office/Government buildings	35'	50'
Major towers		50'

- Views north along McCaslin:** There will be some views to the eastern edge of the SURA District development as one proceeds north on McCaslin.

The parapet of this roof shall be equal to the height of all HVAC units and these units shall be laid out in a neat linear fashion. The success of this requirement is seen in the view to the existing Mann Theater building where all units are screened with a parapet versus Eagle Hardware where units are screened individually and Home Depot where units project above the parapet heights.

- HVAC units will also be required to be screened in such a manner so as not to be viewed from US 36 at Davidson Mesa.

W. BUILDING SETBACKS

- Adjacent to Marshall Road, McCaslin at US 36 ROW
- Adjacent to 76th Street, Sycamore Street, 4th, 5th Aves
- North, east and south of outparcel along 76th street
- Internal lot lines

Setback

20' from ROW
25' from ROW
30' from prop line
-0-

DESIGN AND PLANNING CRITERIA FOR SUPERIOR MARKETPLACE

A. PERMITTED USES

- Retail Commercial as defined herein:** Those retail and service businesses which provide a full range of merchandise and services. Such businesses shall consist of the following:

- Discount stores, membership merchandising stores, catalogue stores and specialty warehouse stores.
- Entertainment facilities, including, but not limited to movie theaters, bowling alleys and skating rinks.
- Recreation facilities, including, but not limited to swimming, golf, tennis, health and court sports facilities.
- Supermarkets and specialty food stores.
- Specialty retail and personal service businesses, including, but not limited to health spas, specialty clothing and clothing accessory shops, sporting good stores, card and gift shops, art and art supply stores, culinary supply stores, toy stores, pet stores, bookstores, hardware stores, electronic equipment stores, furniture, appliance and home furnishing stores, printing shops, banks with drive-up teller, savings and loans and finance companies.
- Free standing, sit-down restaurants. Such restaurants shall be encouraged to have screened, outdoor dining areas. Restaurants may have drive-thru facilities, if said buildings are not part of the entry restaurant/shop complex. In the conceptual plan this area includes pads 3-6 and the two adjoining shops buildings.
- Cell phone relays such that they are inconspicuously placed from the public view, or incorporated as an integral design feature.
- Full Service Car Wash on Pad 8.
- Or any other use deemed appropriate by the Town.

- Administrative and professional offices as defined herein:**

- General Offices, for example:**
 - Administrative and executive offices.
 - Consulting service offices (business and professional).
 - Design professions (architect, planner, etc.).
 - Financial institutions (including drive-through facilities, freestanding ATMs).
 - Medical, dental and veterinary offices.
 - Insurance and investment offices, etc.

- Public or private meeting hall.
- Nursery school, day care center.
- Appurtenant retail uses including restaurants, sandwich shops and cafeterias shall be permitted within principal use buildings, provided that the entrance to any such restaurant, sandwich shop or cafeteria shall be from inside the principal use building, and provided that no more than fifteen (15%) percent of said principal use building shall be devoted to such usage. Parking structures shall be permitted as accessory uses.
- Government centers.

- Other:**

- Parking associated with all uses (to be provided per ADA standards).
- Preschool nurseries and child care centers.
- Parks and recreational open space.
- Accessory buildings and uses.
- Other uses not specifically listed herein require a use permit.
- Public facilities and utilities.
- Commercial mobile radio service facilities - building-mounted antennas only; equipment shelters must be fully screened.
- EV charging parking lot with EV chargers and equipment.

- Ancillary uses:**

- Ancillary uses for Major 1 to include fuel pumps and tire center shall be an allowed use.
- EV charging parking lot with EV chargers and equipment.

- Use by Special Review:**

- Auto specialty stores (i.e., tire, muffler, parts, glass).
- Lots or other residential units above commercial shops not to exceed 12 units per gross acre.

- Use by Administrative Permit:**

- Portable kiosks and push cart vendors.
- Street entertainers.

B. EXCLUDED USES

- Those uses and activities which are specifically prohibited are as follows:
 - Adult bookstores, adult entertainment and other adult-related activities.
 - Outdoor storage, except for garden and nursery supplies and other, similar seasonal merchandise.
 - Rental agencies for heavy equipment.
 - Mini-storage facilities.
 - Warehousing and light industrial uses.
 - Outdoor (non-screened) storage of vehicles (for services) for a period exceeding 36 hours.
 - Auto body repair stores.
 - Multi-family residential other than that described in section A.5.b. - Use by special review.
 - Pawn and second hand shop.

SURA DISTRICT MAINTENANCE OUTLINE

A. DEVELOPER RESPONSIBILITIES

The developer of each parcel within the SURA District or 'district' shall be responsible for all upkeep and maintenance of all improvements on said property with the exception of water lines, sanitary sewer mains, and storm sewer lines which are part of the Superior/McCaslin Interchange District (SMID). In addition, the developer shall also be responsible for landscaping, maintaining, and irrigating additional open space to an adjacent curb should there be an adjacent ROW.

- Detention Facilities:**

- The developer shall also be responsible for all maintenance and upkeep of all landscaping within detention pond areas (see note B.3 below) and any underground detention facilities should they be required. If required, the developer must provide for and execute a schedule of maintenance acceptable to the Town which may also be enforced by the Town. The Town and the SMID will also be granted access to these facilities via easements. Should parking lot detention be utilized, the depth of such detention shall be as deemed appropriate by Town staff during the FDP stage.
- The developer shall attempt to obtain a license permit from CDOT to sod and irrigate the ROW and open space margin between Marshall Rd and US Highway 36.

B. SUPERIOR/MCCASLIN INTERCHANGE DISTRICT RESPONSIBILITIES

- Public Roadways:**

- Marshall Road. CDOT shall maintain the paving and concrete work at Marshall Road should the roadway remain a State highway. The SMID shall maintain any and all sidewalks, landscaped medians along the road and the landscaped buffer on the south side of Marshall Road. Should the roadway become part of the Town or SMID, it shall be maintained by the SMID.
- District roads. The District shall be responsible for the maintenance and upkeep of the following roadways, and associated sidewalks proposed to be improved or constructed as part of Superior Marketplace.

- Sycamore Street (from relocated Marshall Road to 76th).
- 76th Street (the eastern half from Coal Creek to Marshall Road).
- 5th Street (from Coal Creek north to Sycamore Street).
- Coal Creek (the northern half, from 4th Street to 76th Street).

- Utilities:**

- The District shall maintain all public water and sanitary sewer mains which are planned within the SURA District.
- The District shall maintain all 'regional' storm water conveyances, defined as: storm sewer pipes that are outlets from stormwater detention ponds, and storm sewer pipes that convey runoff from offsite areas through the property.

- Detention:**

- The District will perform routine maintenance necessary for the ponds to function as stormwater detention facilities (e.g. sediment removal, debris removal, and mow native grasses. The District shall not maintain or repair retaining walls, mow irrigated turf, or maintain landscaping.

- Landscaped Areas:**

The District shall maintain and irrigate the following landscaped areas.

- Marshall Road medians.
- Opens space buffer south of Marshall Road and Sycamore Street (to 4th Avenue).
- Sycamore Street medians.

PROPOSED SURA DISTRICT SIGNAGE GUIDELINES

The following standards have been developed to supercede the SURA Sign Guidelines. They shall amend the Superior Sign Code Section as noted, providing some additional sign area. However, in most cases it adopts further restrictions to better control the many types of signage a tenant will propose (i.e., store within a store, sign composition, national logos, blade, window and awning signs, etc.).

Should a particular issue arise not addressed in this guideline the Superior Sign Code as enforced on May 5, 1998, shall govern.

A. LEASING SIGNS (To be approved only at FDP stage)

- Number:** Three (2 at US 36 frontage, 1 at McCaslin frontage).
- Size allowed:** Must be less than 8' x 16' = 128 S.F. maximum sign face.
- Materials:** Paint or vinyl lettering on wood, typical.
- Lighting:** Signs may be externally illuminated with outdoor floods.
- Tenure:** Signs may remain in location selected for a period not to exceed two years from date of installation. After this time period leasing signs shall be allowed pursuant to the Superior Sign Code for temporary signs in force at that time.
- Height:** Top of sign face not to exceed 12' above finish grade.

SUPERIOR MARKETPLACE
A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2 OF THE NE 1/4 OF SECTION 24, T1S, R70W OF THE 6TH P.M.



7730 E Belleview Ave
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Greenwood Village
CO 80111

architecture | planning | interiors

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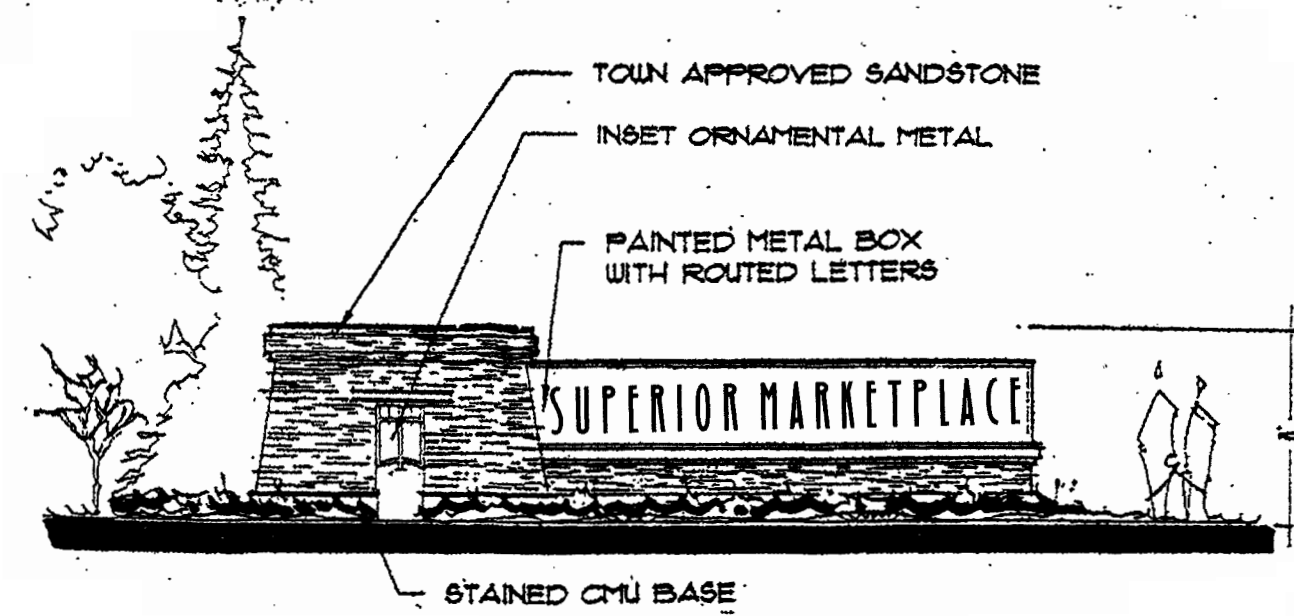
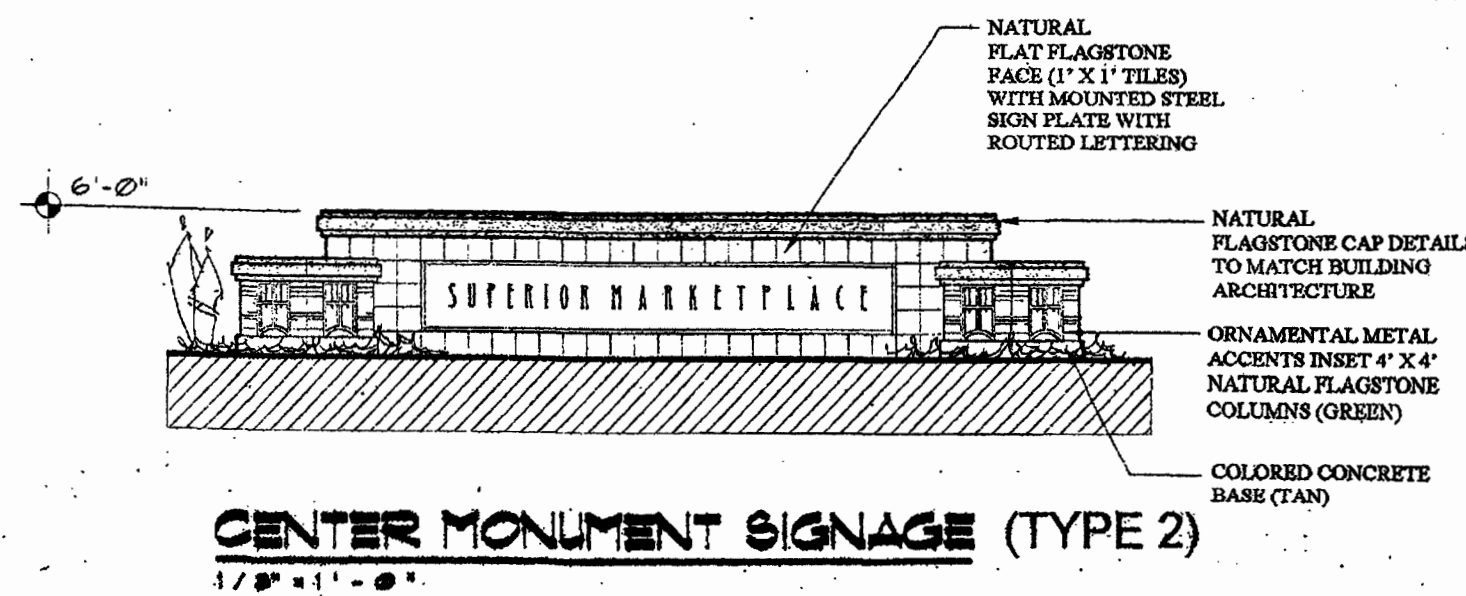
SUPERIOR MARKETPLACE

PLANNED DEVELOPMENT/ZONE DISTRICT SITE PLAN SUBMITTAL
 NEW PLAN EXCEL REALTY TRUST, INC.
 A PORTION OF THE SE 1/4 OF SECTION 13 AND THE N 1/2
 OF THE NE 1/4 OF SECTION 24, T15S, R70W OF THE 6TH P.M.

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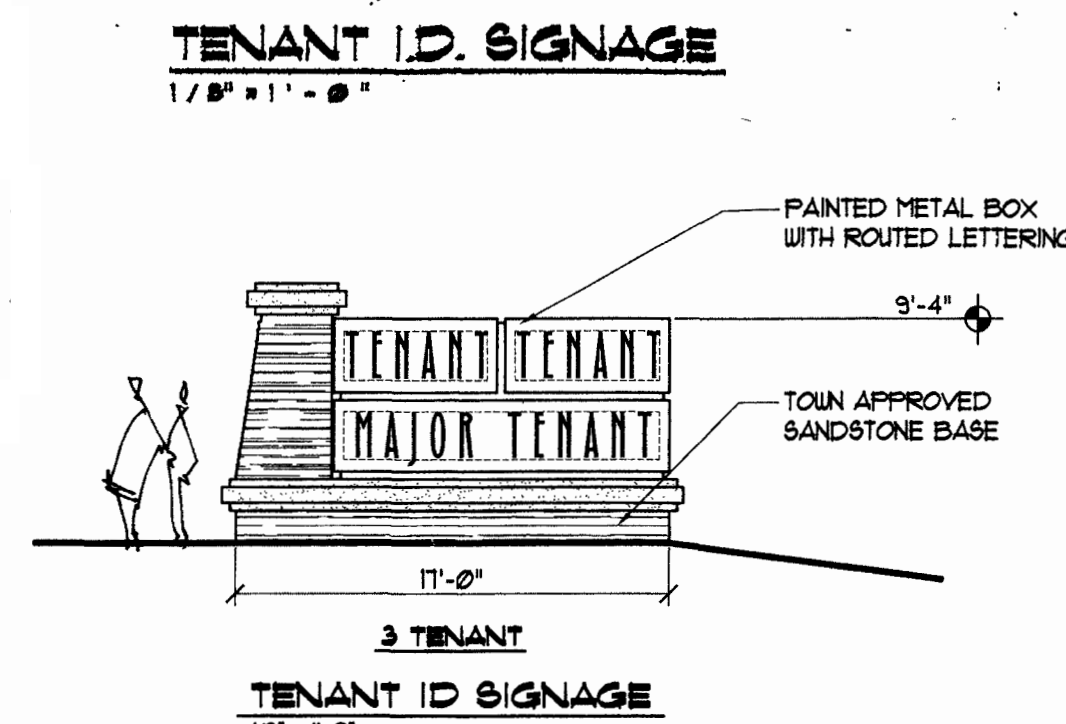
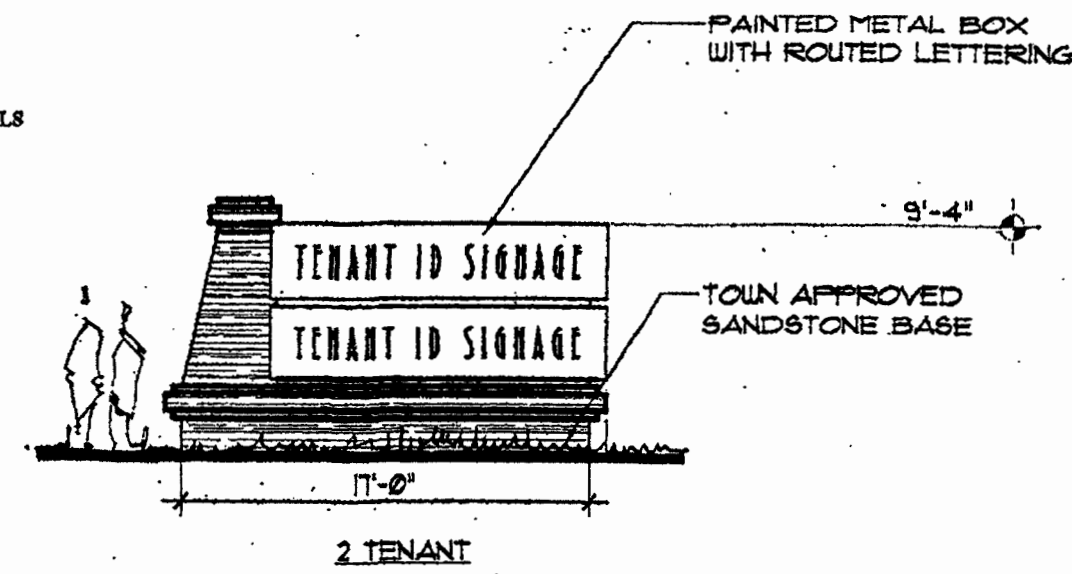
AMENDMENT #6

B. CENTER ID MONUMENT SIGNS



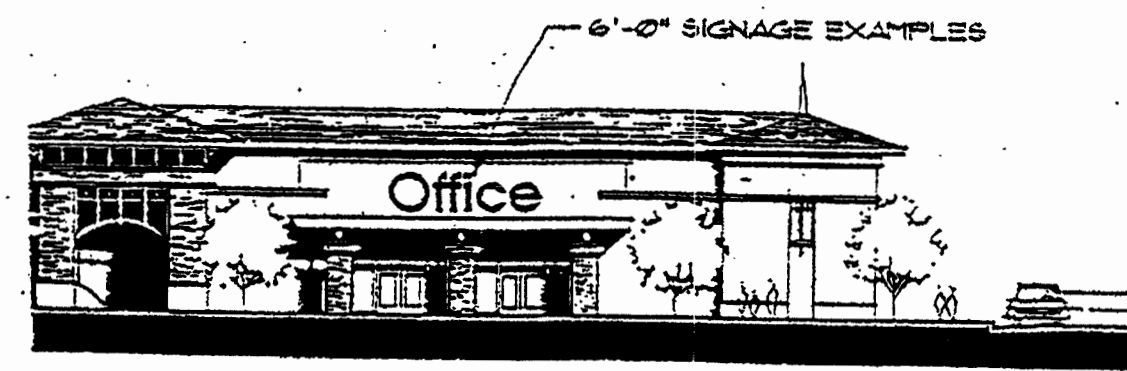
- Number: Up to two at each entry to each access to and within the SURA District.
- Size allowed: 60 s.f. maximum sign face.
- Height: Not to exceed 6'. (Architecture may exceed this by up to 2').
- Lighting: Internal or indirect external illumination. Brightness limit on any fixture related to signage to be 60 watt maximum.
- Maximum letter size: 24"
- Materials: To be Town-approved natural sandstone, with cut metal boxes similar to tenant ID signage. A CMU base of up to 18" may be introduced.
- Nomenclature: Signs shall identify development projects only. No tenant signage shall appear on Center ID signs.

C. TENANT ID MONUMENT SIGNS



- Number: Four at U.S. 36 frontage. One at McCaslin frontage.
- Box Size allowed: (2) 3'-0" x 14' boxes per sign or (1) 3'-0" x 14'-0" and (2) 3'-0" x 7'-0" boxes per sign.
- Number of tenants allowed: 2/sign for 3 at U.S. 36
2/sign for 1 at McCaslin
3/sign for 1 at U.S. 36
- Sign Area: 2'-6" x 13'-4" = 34 s.f. per box for each 2 box sign. (May be double-faced).
(1) 2'-6" x 13'-4" = 34 s.f. plus (2) 2'-6" x 6'-4" = 32 s.f. per each 3 box sign. (May be double-faced)
- Height: Sign shall not exceed height of 9'-4" above adjacent grade at high side of sign. (Architecture may exceed this by 1'-8"). A flat grade of a minimum of 3' beyond the sign must be provided on the low side. It shall be created by use of a natural sandstone retaining wall and shall include a continuous row of foundation plantings. Note: Berming to elevate sign at high side shall not be allowed.
- Miscellaneous: Signage elements to be consistent. Cut metal boxes of like color shall be set on Town-approved sandstone. A CMU base of up to 18" shall be allowed. All tenant "boxes" will have a uniform color background, shall be internally lit and may have the tenant's name/identification/logo in the type, design, style or color desired by a particular tenant.
- Marshall Road Setbacks: Architecture of said signs may be located at the property line with any signage setback a minimum of three feet. Final distance from Marshall Road shall be dependent on CDOT alignment. In any case, landscaping elements will define and accentuate the separation of the signs from Marshall Road.
- McCaslin Road Setbacks: Said signs shall be setback a minimum of 25' from the roadway curb and gutter.

D. WALL SIGNS



- Number: One per frontage on street, drive, parking area or landscape element. Not to exceed a total of three. Signage on walls adjoining adjacent tenants shall be allowed only if user is within one space of ROW.

*Exception: Due to the length of the building and its entry location at the far end of the structure, Major 1 may utilize two signs on the east-facing facade, however, the maximum area of all signs on this facade shall not exceed the maximums listed below.

- Exclusion: Shall not be allowed facing Sycamore Street or 76th Street without tenant entry door or glazing located on said street. Signage on these streets, if allowed, shall not be illuminated.
- Allowable area calculation: 1.5 s.f. per linear foot of building frontage for first 100 linear feet, one s.f. per linear foot thereafter. No signage on a facade shall exceed that area allowed for a particular frontage.

Total sign area per frontage shall not exceed the following:

- Area maximum: 200 s.f./frontage for tenant less than 30,000 s.f.
 300 s.f./frontage for tenants equal to or greater than 30,001 and less than 100,000 s.f.
 350 s.f./frontage for tenants equal to or greater than 100,001 s.f.

In addition, no one tenant shall have an aggregate sign area of more than 600 s.f.

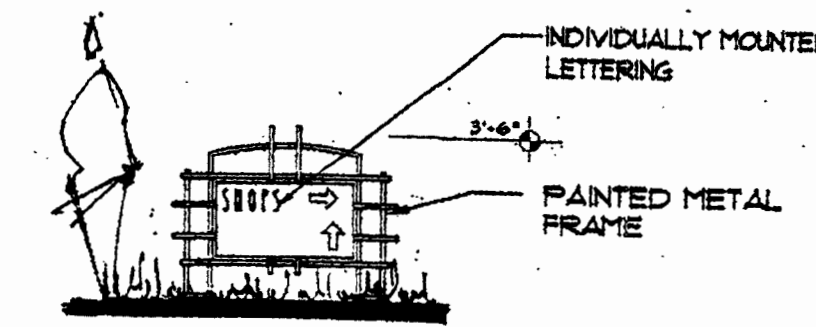
- Maximum allowable letter height: 3'-0" for users up to 14,999 s.f.
 4'-0" for users 15,000 s.f. to 39,999 s.f.
 5'-0" for users 40,000 s.f. to 79,999 s.f.
 6'-0" for users 80,000 s.f. or greater

Note: Letter height is often further reduced by allowed sign area. Limitations of letter height typically come into play when a tenant has a very short name.

- Composition: Signage may be of more than one line, however, said signage composition shall not exceed two times the allowed letter height and be appropriate to its architectural location.
- Logos: National logos are acceptable and may be up to 1.5 times the allowed letter height. All logos are considered a part of the allowable sign area and shall not exceed 50% of allowable sign area. Logos shall be subordinate to the overall architectural design scheme of the building or monument sign which they are placed. Said logo may be a box sign. A logo may be a portion of an individual tenant's name, but cannot be the entire name.
- Store within a store: In this case one additional sign only shall be allowed on the major building elevation. Said sign shall be limited to 66% of the allowed letter height and shall not exceed 50 s.f. Said sign area shall fall under the allowed area maximum for the major tenant.
- Blade Signs: In addition to fascia signage each tenant shall be allowed one ornamental blade sign. This sign shall be double-faced and shall not exceed 16 s.f. per side and shall fit within a 4'x4' square. Said sign area shall fall under total allowed sign area. The sign shall be hung via ornamental ironwork, shall be located on a column adjacent to the tenants main entry and the top of the sign shall not be mounted more than 14' above adjacent grade.
- Descriptors: Descriptors are allowed and may be located separately from main body of signage. Descriptors shall not exceed 1/4 the allowed letter height. However, no descriptors shall exceed a height of 2'. Said signage shall fall under area limitations previously listed and shall not exceed 35% of overall maximum sign area allowance. All descriptor locations outside of designated sign band area shall be placed in an appropriate architectural location and are therefore subject to Developer approval.
- Fabric awning signage: Awnings, other than backlit, are allowed. Should signage be displayed on more than one canopy it shall be repetitive. Said signage shall fall under area limitations previously listed. All awnings material shall be fabric, metal, or other approved materials. No plastic awnings shall be allowed. Awning colors shall be repetitive, and compatible or complementary to a building's color palette.
- Window signs: One window sign per window is permitted on any face of a building. Individual letters shall be allowed and shall be "white," applied to the inside face of the window. The typeface shall be limited to that of the primary fascia sign. All signage shall be mounted at the same elevation above finished floor. No such sign letter or composition shall exceed 8" in height and its width shall not be greater than 80% of the exposed window. The area of any single window sign shall not exceed 5% of window area on which it is mounted. The area of said signage shall combine and shall fall under area limitations previously listed and shall not exceed 20% of overall maximum sign area allowance.

- Sign area calculation: All signage areas shall be defined as that area created by enclosing the signage in question by a multisided polygon composed only of 90° corners. No side of said polygon may be less than one-fourth the proposed letter height.
- Area summation: The sum of the areas of all signage types (main body, descriptor, canopy, blade, etc.) shall not exceed the allowable area calculation or area maximum for any individual user, or given frontage.

E. DIRECTIONAL SIGNAGE



DIRECTIONAL TENANT SIGNAGE

The Superior Marketplace is composed of six major parcels with a multitude of uses and users (i.e., theater, RTD park 'n ride, major users and Town Hall). To make one's experience of this exciting project as enjoyable as possible a directional sign program shall be introduced. The program shall incorporate ornamental signs designed in a manner compatible to the architecture of the center and appropriately placed to facilitate one's movement. Major tenant names may be incorporated on the signs, however, letter height shall not exceed 8" and one typeface shall be utilized throughout.

F. GENERAL

- Signage shall be located in the designated sign band, as indicated on the FDP.
- Signs shall generally be individual pan channel letters. The letters shall not be less than four (4) inches nor more than five-and-one-half (5 1/2) inches in depth. National logos, or descriptors 1' or less in height, may be a box sign with similar trim details to the typical pan channel letter. All such signs shall be internally illuminated.
- Temporary window banners ("Now Open," "Sale," etc.) shall be allowed on a basis of one sign per frontage for a single period of one month in any given calendar year. Sign shall not exceed 50% of window area in which it is mounted, and shall be located entirely within tenant space.
- Other sign media shall be acceptable at Superior Marketplace as long as such sign material is deemed to be of an equal or higher standard.

PUBLICLY DEDICATED LAND DESCRIPTIONS

The following lands (or portions thereof) shall be dedicated as a part of the Superior Marketplace development:

- The area designated as Marshall Road (+/- 100' wide R.O.W.) that crosses the proposed site. This area encompasses +/- 5.4 acres.
- The area designated as Extended Maple Street (to be renamed Sycamore, with a 60' R.O.W.) that crosses the proposed site. This area encompasses +/- 2.2 acres.
- The eastern 50% of the 76th Street R.O.W. This area encompasses +/- 1.9 acres.
- The northern 50% of Coal Creek from 4th Avenue to 76th. This area encompasses +/- 0.8 acres.
- Primary detention areas - exact sizes to be determined in the final PD and platting processes. These shall include:
 - Two detention areas west of roundabout.
 - Three large detention areas west of Marshall Road.
 - Detention area south and east of theatre buildings.

REVISED 12-1-99
 REVISED 01-14-00
 REVISED 3-1-00
 REVISED 2-1-01
 REVISED 3-20-01
 REVISED 4-5-01
 REVISED 11-14-01
 REVISED 6-28-02
 REVISED 09-19-02

SUPERIOR MARKETPLACE
 NEW PLAN EXCEL REALTY TRUST, INC.
 SHEET
 8
 THE MULBURN GROUP, LTD.



SUPERIOR MARKETPLACE PLANNED DEVELOPMENT / AMENDMENT #6

Subject: Amendment #6 To Superior Marketplace Planned Development / Amendment To Allow Full Service Car Wash Use and EV Charging Use

Project Name: 25-036 – Superior Marketplace PD Amendment – Superior, CO

Project Location: Superior Marketplace PD, Pad 8 (Full Service Car Wash Use) and Superior Marketplace PD, PD-Wide (EV Charging Use)

Date: April 28, 2026

Project Narrative

Intent:

G3 Architecture, Inc., on behalf of Brixmor Property Group, requests an amendment to the existing Superior Marketplace Planned Development (PD).

The purpose of this Planned Development Amendment #6 (PDA6) is to propose revisions to the Superior Marketplace Planned Development Amendment #5 (PDA5) Design and Planning Criteria for Superior Marketplace approved April 17, 2003. PDA6 will allow for the amendment of the existing PD's Permitted Uses to allow for the use of a Full Service Car Wash on Pad 8 and for EV Charging Station Use as a primary and ancillary use (PD-Wide).

The changes proposed in this PD Amendment are only applicable to the area within the boundary of Pad 8 for the Full Service Car Wash use and PD-Wide for the EV Charging Station use at Superior Marketplace.

Introduction:

The current Superior Marketplace Planned Development (PDA5) outlines the Permitted Uses and Excluded Uses parameters for Superior Marketplace. In Excluded Uses are car wash facilities of any kind.

This proposed PDA6 addresses these Permitted Uses and Excluded Uses areas to include a Full Service Car Wash Use and EV Charging Stations to the Permitted Uses. Full Service Car Wash Uses of any kind can now be a Permitted Use under the Design and Planning Criteria of the Superior Marketplace Lot 1, Pad 8.

Benefits of Permitted Uses:

The amendment aims to enhance the site's retail potential and provide modern, sustainable services to the area.

As a commercially dominant site, the Superior Marketplace PD relies on local and regional visitors to support activities within the Marketplace. With the permitted use of lots and parcels for car wash and EV charging services, this will provide in-demand, neighborhood convenience uses that engage Town of Superior residents. These proposed high frequency neighborhood uses, not previously available at Superior Marketplace, will bring the residents of the Town of Superior, as well as adjacent communities' residents into the shopping center. These new customers would provide cross-shopping potential and additional tax revenue to retail stores across Superior Marketplace that might not otherwise have been possible.

Because the Town realizes the majority of its sales tax revenue from this site, its future success is critical to the Town's finances. Expanding the Superior Marketplace PD's permitted uses allows Superior Marketplace to organically densify Superior Marketplace over time with uses that meet the demands of the evolving marketplace. This approach maximizes economic potential and promotes a more sustainable adaptive densification of the shopping center.

Impact Analysis of Permitted Uses:

Traffic & Circulation: The traffic volume generated by the proposed Full Service Car Wash Use would generate less traffic than the previously proposed sit-down restaurant use that was part of the original Planned Development document. The short-term (6-8 minute duration) of the Full Service Car Wash Use produces a consistent circulation flow into and out of the proposed Pad 8 site and eliminates long-term static parking conditions. A sit-down restaurant, conversely, collects cars in its parking field where patrons stay for 60-90 minutes which contributes to full storage and potential back up conditions in drive aisles servicing the parking field and the approach to Pad 8.

Noise & Operation: Modern car wash designs are enclosed. Equipment noise is internalized and would have minimal impact on adjacent properties. EV charging stations are operationally silent.

Environmental & Water Conservation: Modern Full Service Car Wash Uses require a 1½" domestic meter and 2" service line. Full Service Car Wash Use effluent is reclaimed, filtered and treated on-site to be re-used for initial washing cycles.

Sustainability and Future Mobility: By incorporating EV charging stations as a permitted use, the Superior Marketplace would directly support regional efforts to reduce greenhouse gas emissions and meet the growing demand for EV charging.

Orderly Development & Economic Development: The proposed Full Service Car Wash Use as a permitted use would revitalize a currently undeveloped vacant lot, increase the local tax base and provide employment opportunities.

Compatibility: The proposed car wash and charging stations as permitted uses are compatible with surrounding commercial and retail convenience uses.

Conclusion:

The requested permitted uses of PDA6 to the PD offers Superior Marketplace with a sustainable path to adapt and densify undeveloped portions of the shopping center with convenience retail uses that respond to the needs of the marketplace. It will also generate revenue for the Town of Superior and increase cross-shopping visits to adjacent existing retail within Superior Marketplace. These proposed permitted uses are in the best interest of Superior Marketplace. It ensures that its mix of retail and convenience retail evolves to meet the needs of the community it serves.

Sonia George

Project Coordinator

Comprehensive Plan Consistency Narrative

Addition of a Full Service Car Wash Use and EV Charging Use

Project Context

The proposed project involves the addition of a Full Service Car Wash Use and EV Charging Use within an established shopping center that functions as a major community and regional retail hub. The site already serves as a primary destination for goods, services, employment, and transit access, and plays a critical role in the Town of Superior's fiscal health and commercial identity.

Consistency with the Comprehensive Plan Land Use Vision

The Comprehensive Plan emphasizes thoughtful infill and reinvestment in established commercial centers rather than outward expansion, promoting the continued viability of major retail hubs through flexible, market responsive land uses. The Plan specifically recognizes large shopping centers as appropriate locations for supporting commercial services that enhance customer convenience while reinforcing the role of these areas as complete activity centers.

The proposed Full Service Car Wash Use and EV Charging Use are commercial service uses that are compatible with the existing retail character, intensity, and function of the shopping center. They represent efficient utilization of already developed land and complement existing retail, grocery, and service tenants without introducing new conflicts or altering the overall land use designation.

Economic Development and Fiscal Sustainability

The Comprehensive Plan identifies this shopping center as a cornerstone of local sales tax generation and underscores the importance of adapting to evolving consumer needs to maintain long term economic competitiveness. The proposed uses support these objectives by:

- Attracting additional customer visits and increasing dwell time within the center;
- Providing services that are increasingly expected in modern retail environments;
- Strengthening the center's competitive position relative to nearby retail markets;
- Contributing to ongoing sales and use tax revenue that support public services.

By adding complementary, revenue supporting uses, the project helps safeguard the economic performance of a critical retail asset without displacing existing businesses.

Sustainability, Climate Action, and Electrification

The Comprehensive Plan places a strong emphasis on sustainability, climate action, and electrification, particularly within commercial areas that serve high volumes of residents and visitors. The proposed EV Charging Use directly advance these goals by:

- Supporting the transition to electric vehicles and reducing transportation related greenhouse gas emissions;
- Implementing infrastructure consistent with the Town’s building code requirements and sustainability policies;
- Locating EV charging where users can meet daily needs while vehicles charge, reducing unnecessary vehicle miles traveled.

The EV charging component aligns with the Plan’s call for integration of emerging technologies and positioning the Town’s commercial centers to support a cleaner transportation future.

Mobility, Access, and Site Function

The Plan encourages commercial development that reinforces efficient site circulation and accommodates multiple modes of travel. The Full Service Car Wash Use is designed as a contained, on site circulation use that minimizes impacts on surrounding roadways and does not detract from pedestrian or bicycle access to adjacent businesses.

Because the site already functions as an auto accessible regional destination with established internal drive aisles, parking fields, and transit connections, the proposed use fits logically within the existing circulation framework.

Implementation and Adaptive Reuse Principles

The Comprehensive Plan intentionally avoids prescribing specific tenant types, instead focusing on outcomes such as economic resilience, sustainability, and compatibility. The proposed project reflects the Plan’s adaptive reuse and flexibility philosophy, allowing established commercial centers to evolve with changing consumer behavior and technology while remaining consistent with long term planning objectives.

Summary Statement

The addition of a Full Service Car Wash Use and EV Charging Use represent a Comprehensive Plan enhancement to an established retail hub. The project reinforces economic vitality, advances sustainability goals, supports modern mobility needs, and exemplifies the Plan's emphasis on strategic reinvestment in existing commercial areas. As such, the proposed uses align with the Town's long range vision for balanced, resilient, and forward looking community development.