



Town of Superior
Planning Commission

Regular Meeting Agenda
Tuesday, February 3, 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 via Zoom](#) or [view the meeting on YouTube](#) (closed captioning available). The recording of the meeting will be made available on [YouTube](#) and at [SuperiorColorado.gov](#) after the meeting.

1. Call to Order of a regular meeting of the Planning Commission
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. 01/20/2026 Minutes
4. New Business
 - a. Vote for Chair and Vice Chair
5. Public Hearing
 - a. Comprehensive Plan Update Approval
 - b. Town's Municipal Code, Chapter 11 & 16 – Land Use
6. Updates
7. Adjournment



Item Number:5.a.

Information for Meeting of the Superior Planning Commission

Agenda Item Name: Comprehensive Plan Update Approval
Meeting Date: February 3, 2026
Presented By: Renae Stavros, Planning and Building Director
Presented For: Action

Background:

In 2024, the Town approved a budget of \$150,000 to update the Comprehensive Plan. In March, the Colorado Dept of Local Affairs (DOLA) awarded the Town an additional \$150,000 to support the project. Work on the Comprehensive Plan update began in summer 2024 and is now approaching the final stages of review and completion.

In December, the Consulting Team along with Staff first presented the initial draft of the plan update to gather feedback and comments. Since that time, Staff has iteratively revised the plan to incorporate feedback from all relevant Town departments, the Planning Commission, and the public.

At this public hearing, the staff is requesting that the Planning Commission make a recommendation to the Town Council regarding the adoption of the 2025 Comprehensive Plan Update.

Any final requests for revisions by the Commission can be incorporated, as necessary, prior to the Town Council's decision.

Recommendation:

Staff has included a Resolution recommending approval of the 2025 Town of Superior Comprehensive Plan Update.

Budget Implications:

None

Motion:

None

Attachments:

1. Comprehensive Plan-R012926
2. DRAFT_Superior_Comp_Plan_1-29-26
3. 2-3-26 Superior PC Hearing Presentation

**Town of Superior
Planning Commission
Resolution Number PC-1
Series 2026**

**A Resolution of the Planning Commission of the Town of Superior
recommending approval of the 2025 Comprehensive Plan**

Whereas, the Town's Comprehensive Plan was last updated in 2012;

Whereas, the Town desires to adopt a new 2025 Comprehensive Plan; and

Whereas, on February 3, 2026, the Planning Commission held a properly-noticed public hearing on the 2025 Comprehensive Plan.

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

Section 1. The Planning Commission finds that the 2025 Comprehensive Plan satisfies the criteria set forth in Sections 2-6-60 and 16-1-40 of the Superior Municipal Code, and recommends that the Town Council approve the 2025 Comprehensive Plan in the form attached hereto.

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 3rd day of February, 2026.

David Harper, Chair

Attest:

Shannon Dujardin, Town Clerk

TOWN OF SUPERIOR COMPREHENSIVE PLAN

2025

Shaping the
Future of
Superior



DRAFT January 29, 2026





Acknowledgments

Town Council

Mark Laxis, Mayor
Jason Serbu, Mayor Pro Tem
Heather Cracraft
Mike Foster
Jenn Kaaoush
Stephanie Miller
Neal Shah

Consultant Team

Cushing Terrell
Leland Consulting
Lotus Sustainability

Planning Commission

David Harper, Chair
Lonny Rose, Vice Chair
Michael Barnes
Michael J Gordon
David Gross
Ryan C Mojo
Anne L Shanahan
Amanda Vaughan
Steve Witte

Town Staff

Matt Magley, Town Manager
Martin Toth, Assistant Town Manager
Renaë Stavros, Planning and Building Director
Geoffrey Weathers, Planner II
Alex Haefling, Planner I
Christian Sprague, Planning/Permit Technician
Allison James, Disaster Preparedness and Recovery Manager
Leslie Clark, Parks, Recreation, and Open Space Director
Ellen Robertson, Economic Development Manager
Kevin Colón, Communications and Community Engagement Manager
Brannon Richards, Public Works and Utilities Director
Alex Bullen, Public Works and Utilities Program Supervisor
Alexis Bullen, Sustainability Manager





Table of Contents

- 0** **Executive Summary** 8
 - Shaping the Town’s Future 10
 - The Community’s Plan 10
 - Superior’s Themes for the Future 11
 - Future Land Use 12
 - Opportunity Areas 12
 - Community Vision 14

- 1** **Introduction** 16
 - Purpose of Plan 18
 - Legislative Authority 18
 - Key 2025 Updates 18
 - Planning Process 19
 - Background 25

- 2** **Vision & Values** 30
 - Community Outreach 32
 - Superior’s Themes for the Future 40
 - Community Vision 41

- 3** **Land Use** 42
 - Background 44
 - Future Land Use 47
 - Opportunity Areas 53
 - Goals, Policies, & Actions 68

- 4** **Community** 72
 - Background 74
 - Goals, Policies, & Actions 78

- 5** **Economic Development** 82
 - Background 84
 - Goals, Policies, & Actions 88



6	Housing	94
	Background	96
	Goals, Policies, & Actions	101
7	Sustainability	104
	Background	106
	Goals, Policies, & Actions	111
8	Resiliency	116
	Background	118
	Goals, Policies, & Actions	125
9	Parks, Recreation, & Open Space	130
	Background	132
	Goals, Policies, & Actions	135
10	Town Utilities & Infrastructure	142
	Background	144
	Goals, Policies, & Actions	146
11	Transportation	148
	Background	150
	Goals, Policies, & Actions	153
12	Implementation	158
	Implementation Matrix	160
	Partners	161
13	Appendix	162
	Appendix A: Community Survey Results	164
	Appendix B: Business Survey	176
	Appendix C: Renter Survey	198
	Appendix D: Other Town Plans	202
	Glossary of Terms	205





EXECUTIVE SUMMARY



Shaping the Town's Future

The Comprehensive Plan serves as the community's long-range policy guide for managing growth, development, and public investment in a way that reflects Superior's values. This update builds on prior planning efforts while responding to changing conditions, evolving community priorities, and new opportunities and challenges facing the Town.

Superior is a uniquely positioned community - compact in size, highly educated, and regionally connected - balancing a strong sense of neighborhood identity with its role as a part of the greater Boulder Valley and Denver metropolitan area. As Superior continues to evolve, this Plan provides a clear, values-driven framework to guide decisions related to land use, housing, economic development, parks and open space, infrastructure, sustainability and resiliency, and others as they relate to growth and development.

The Comprehensive Plan is a policy document, not a regulatory code. It provides guidance for future decisions by Town Council, boards and commissions, staff, and community partners. While the Plan does not rezone property or approve development, it informs future updates to zoning regulations, capital improvement programs, subarea plans, and other implementation tools. The 2025 Comprehensive Plan was developed concurrently with the 2025 Transportation Plan, carefully coordinating land use and transportation strategies.

The Community's Plan

The primary goal of this Comprehensive Plan update is to affirm a vision for how we want to grow in the future. Community input was central to the development of this Plan. Engagement efforts included open houses, surveys, stakeholder conversations, online activities, a speaker series, pop-up events, and opportunities for ongoing feedback. The top themes that emerged through this process are summarized on the following page.



Superior's Themes for the Future



Love for Superior is Rooted in Nature, Character, and Community

Residents deeply value the town's open space, parks, trails, and natural beauty, alongside its community character defined as safe, walkable, and engaged. Most intend to stay long-term, indicating strong satisfaction with the town's livability.



Strong Desire for Balanced and Thoughtful Growth

While residents welcome more restaurants, retail, and local businesses, they are also concerned about the pace and impact of development. There's a call to balance growth with preservation of natural spaces, historic sites, and community feel.



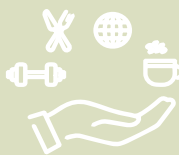
Transportation and Walkability are High Priorities

Residents emphasized building on what already makes Superior's transportation network great, including walkability and trails, but also filling gaps where needed such as first/last mile transit connections.



Housing Needs More Diversity and Affordability

There is a strong preference for single-unit homes, yet also significant interest in townhomes and smaller housing options. A major concern is the lack of affordable housing, especially for seniors, empty-nesters, young families, and the local workforce.



Local Businesses Need Support to Thrive

Superior's businesses report moderate success but face high leasing costs, staffing challenges, and a lack of resources for small businesses. There is a shared interest in sustainability, new business ideas, and more cultural attractions.



Arts and Culture are Emerging Priorities

Residents support incorporating art into new development, and there's strong interest in making Superior an arts and cultural destination through music venues, festivals, and art installations that enhance community identity.



Sustainability and Inclusivity Must Guide Future Planning

Environmental sustainability—including climate adaptation and water use—is a core concern. Residents want consideration for wildlife, traffic mitigation, cultural diversity and an inclusive community, and to coordinate regionally for broader impact.



Future Land Use

The Future Land Use Plan consists of both Future Land Use Categories (text) and the Future Land Use Map (map). This is intended to guide the location, type, and intensity of land uses within the Town of Superior, consistent with the community’s vision. It purposefully emphasizes flexibility and adaptability, recognizing that conditions will change over time. It focuses on desired outcomes rather than prescribing specific projects, allowing the Town to respond thoughtfully to future opportunities.

Future Land Use Map (FLUM)

The Future Land Use Map (FLUM), **Figure 1**, illustrates the types of future uses the community would support for undeveloped parcels, redevelopment areas, and identifies Opportunity Areas. Preferred uses reflect extensive community input and a detailed market analysis. The map is intended to be used as a tool for the Town Council, Planning Commission, Town staff, property owners, and members of the development community for guidance on the location and design of land uses within Town.

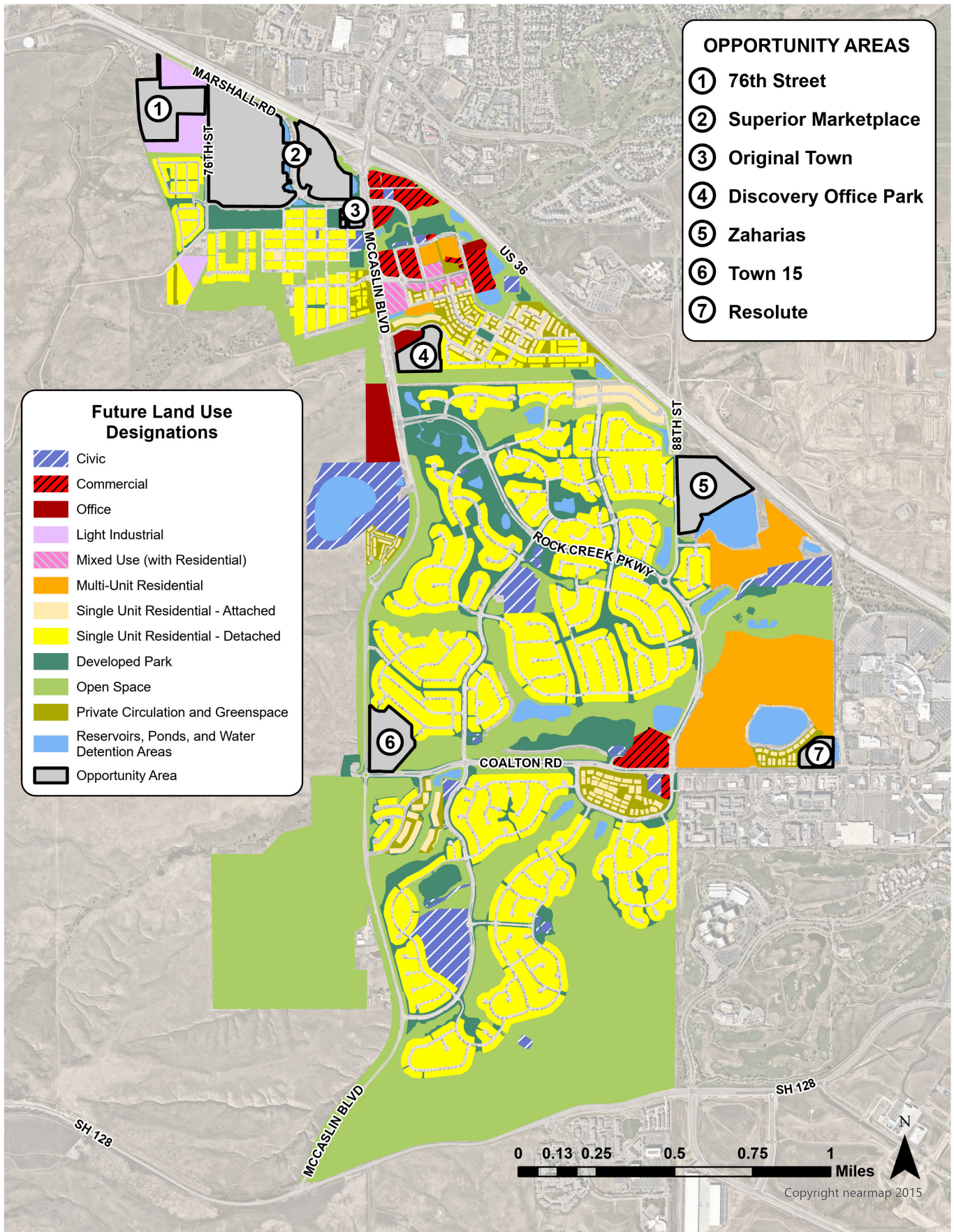
Opportunity Areas

Superior’s opportunities for new development are focused on 7 parcels, including one that would need to be annexed into Town. These opportunity areas are identified on the Future Land Use Map, representing places that have been identified as critical for strategic planning to ensure their development is in the best interest of the community as a whole. Each Opportunity Area was looked at carefully to consider the highest and best use of the property, its role in the greater land use and economic fabric of the Town, and the desire of residents for its future use. The envisioned land use concepts are meant to direct development that is most promising to each Opportunity Area.

①	76th Street	56
②	Superior Marketplace	58
③	Original Town	60
④	Discovery	62
⑤	Zaharias	64
⑥	Town 15	66
⑦	Resolute	68



Figure 1: Town of Superior Future Land Use Map



Source: Town of Superior, GIS

Community Vision



A Community for All

Superior is a vibrant, inclusive community where all people are valued, diversity is celebrated, and both residents and businesses are empowered to shape their shared future.



Community Values

What **S H A P E**s Superior?

S - Superior's Distinct Town Character

Residents, visitors, and employees enjoy the unique charm of a community-oriented Town that is safe, welcoming, accessible, and rooted in its local environment.

H - Healthy & Accessible Environment

Superior supports the relationship between personal and environmental health and promotes freedom of movement for the enjoyment of all people, striving to create a more verdant and inclusive community.

A - Active & Connected Neighborhoods

The unique and interconnected nature of Superior's neighborhoods strengthens the community, fostering greater vibrancy and resilience.

P - Prepared & Resilient Community

Superior is a community that thrives in the face of adversity, capable of mitigating the risk of, adapting to, and recovering from challenges such as natural disasters, economic shifts, and social disruptions.

E - Economic Vibrancy

Superior fosters a dynamic economy that supports a thriving community, ensures long-term fiscal sustainability, and provides equitable opportunities for residents and businesses.





INTRODUCTION



Purpose of the Plan

The purpose of the Comprehensive Plan is to serve as a roadmap for Superior’s future. It guides the Town’s leaders in making decisions about financial and economic priorities, town services and infrastructure, future development, ensuring every choice supports the community’s vision. This vision is built on understanding what matters to residents, and the Plan translates those priorities into clear goals, strategies, and actions. This guidance is organized by planning topics including land use, housing, economic development, transportation and infrastructure improvements, sustainability and resiliency, parks and open spaces, and preserving natural resources and community character. The final piece, the Future Land Use map, shows exactly how that vision will **Shape Superior**.

Legislative Authority

Comprehensive plans in Colorado get their legal authority from state law, which grants local governments the power to plan for their physical development. This is found in the Colorado Revised Statutes (C.R.S.), specifically § 31-23-206. This statute requires a planning commission to prepare and adopt a “master plan,” another term for a comprehensive plan.

Key 2025 Updates

The last time that Superior updated its Comprehensive Plan was in 2012, and much has been implemented since its adoption. A few key updates differentiate this Plan from the 2012 effort:

- The 2025 Comprehensive Plan was developed concurrently with the 2025 Transportation Plan, carefully coordinating land use and transportation strategies.
- This Plan includes an Executive Summary for ease of reading and accessibility.
- This Plan includes implementation guidance in each Plan Element chapter. Actions are assigned a priority level, timeframe, and potential partners to aid in achieving the Town’s vision, with added focus on a resilient and sustainable environment.
- Some Opportunity Areas from the 2012 Plan have since been developed, and new Opportunity Areas have been added to focus on key parcels that remain undeveloped/underdeveloped that will play a critical role in the Town’s economic future.
- State requirements implemented since 2012: Addition of a Strategic Growth Element, Water addressed throughout the Plan, document is digitally accessible.



Planning Process

Plan Organization

The Comprehensive Plan is comprised of twelve chapters:

Chapter	Title	Description
1	Introduction	Functions as an introduction to the Plan, describing the purpose, authority, background, and planning process.
2	Vision & Values	Describes the community engagement process and what we heard throughout 2024 and 2025. This leads into the Community Vision and Values, as established through community input.
3	Land Use	Touches on existing land use patterns and establishes Future Land Use – both designations and the Future Land Use Map. Although not regulatory, the Future Land Use portion of this Plan should guide future land use decisions and inform updates to the Town’s Zoning Regulations.
4	Community	Highlights the Town’s current demographics, population projections, and includes goals and policies for future community engagement, cultural identity, and Town events.
5	Economic Development	Describes the Town’s workforce, household income, jobs, and includes goals and policies for a fiscally sustainable future for Superior that supports a local workforce and businesses.
6	Housing	Touches on the Town’s housing supply, the cost of housing, and has goals and policies supporting diversifying housing, promoting affordable housing, and removing barriers to safe and stable housing.
7	Sustainability	Highlights the Town’s existing efforts to be a more sustainable community, and its goals and policies promote net-zero emissions, reducing waste, water-wise planning, and reducing vehicle miles traveled.
8	Resiliency	Touches on the impacts of the Marshall Fire on the community, and includes goals and policies that promote regional partnerships, resilient infrastructure, and increasing preparedness for disasters.
9	Parks, Recreation, & Open Space	Describes the Town’s extensive network and how it compares to national standards, and its goals and policies promote enhancing existing amenities, learning from nature and play, and protecting cherished open spaces.



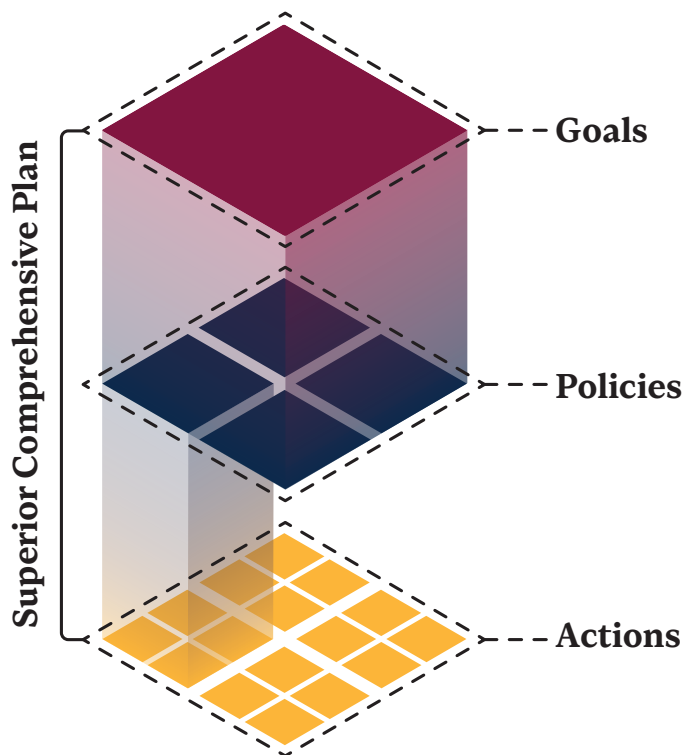
Chapter	Title	Description
10	Town Utilities & Infrastructure	Highlights the Town’s existing infrastructure and local amenities, and includes goals and policies promoting health & safety, enhanced public spaces, and reliable utilities.
11	Transportation	Touches on elements included in the 2025 Transportation Plan (relating them to land use strategies), and includes goals and policies that promote multi-modal transportation options, safety, and enhanced connectivity.
12	Implementation	Includes an Implementation Matrix that acts as a roadmap for Town staff, leadership, and partner organizations to achieve the Town’s vision. This is where specific Action steps are outlined along with their priority, timeline, and partners.

Chapters 3 through 11 address planning elements by outlining background information on data from the existing conditions analysis and what was heard through community input. This provides context for and directly informs the goals, policies, and actions. The Land Use chapter includes a Future Land Use section, which contains the Future Land Use Map and designations.

GOALS are broad statements that push towards achieving the vision and encapsulate the values of Superior.

POLICIES are derived from goals and represent a set of guidelines that inform decision-making.

ACTIONS are the steps taken by departments/organizations to make progress towards the policies and goals.



Relationship to Other Plans

The Comprehensive Plan is intended to be used in conjunction with several other plans and documents, both regulatory and functional, outlined below. Plans referenced in this document can be found on the Town's [website](#) under Long Range Planning.

Regulatory Documents

The Comprehensive Plan is the adopted document that establishes a vision for the future development of Superior and translates the vision into specific goals, policies, and actions. While the Plan provides guidance for land use decisions, the Town has other regulatory tools to implement it. These regulations are contained primarily within Chapter 16 of the Town's Municipal Code, consisting of Zoning Regulations, Subdivision Regulations, Site Development Plan (SDP) submission requirements, and landscape and architectural design criteria.

Zoning Regulations

Because both relate to how land is used, people often confuse the Zoning Ordinance and Zoning Map with the Future Land Use Map and the Comprehensive Plan. The Comprehensive Plan is a policy guide—not a regulatory document—and it does not zone land.

Instead, it presents broad ideas about how land could be used in the future. Zoning Regulations, by contrast, are legal requirements. They set the precise boundaries of zoning districts and define the detailed rules that apply within each one. As the community's vision evolves, updates to the Zoning Ordinance and Map may be needed to help carry out the goals, policies, and actions identified in the Comprehensive Plan.

Zoning Regulations should be reviewed in relation to the Comprehensive Plan to ensure that ongoing development supports the community's long-term vision. Vacant land in the Town of Superior will develop over time with different owners, designers, and builders, the Comprehensive Plan offers an important framework for making thoughtful zoning decisions that promote continuity and compatibility between neighborhoods.

All land use applications should be evaluated not only for compliance with zoning requirements, but also for their consistency with the Comprehensive Plan. In this way, the Comprehensive Plan helps inform future zoning decisions and supports development that reflects the community's goals.

Subdivision Regulations

Subdivision Regulations establish the process and requirements for creating buildable lots, and construction of



public improvements such as water and sewer lines as well as roads. Through the subdivision process, roads and circulation patterns are established, park and school sites are reserved, floodplains and other hazardous areas are set aside, and public improvements are constructed. Like zoning, the Subdivision Regulations implement the Comprehensive Plan by establishing the minimum requirements for site improvements and land dedications. Subdivision proposals should be reviewed for consistency with Comprehensive Plan to ensure, for example, major road rights-of-way or open spaces are reserved and connect one subdivision to the next. The provision of trails connecting neighborhoods, functional street alignments and grades, and proper storm water drainage are examples of design issues addressed during the subdivision process.

Site Plan Review

All structures proposed within the Town, except for single-unit dwellings and duplexes, are subject to the Town's site plan review procedure unless reviewed as a final development plan as part of the development review process. This is the last stage of review before Construction Drawings and Building Plans are reviewed and building permits are issued. The site plan section of the Zoning Ordinance requires the submittal of a site plan depicting the layout of the site, the

location of the proposed structure, access points, parking spaces, exterior lighting, signage, service access and loading, dumpster screening, and other site features. In addition, landscape and drainage plans are required. This information is reviewed by Town Staff for compliance with design standards and site criteria in the zoning and subdivision ordinances. This stage of the development review process focuses on the details of a building and its site; how the site functions, architectural detailing, how the proposed development responds to neighboring development, how landscaping effectively screens or enhances the structure or site, and how the site and building respond to local streets, drainages, wildlife corridors and open space networks.

Roadway Design Criteria and Standards

The Town updated road development standards when it assumed jurisdiction over all roads within the Town from Superior Metropolitan Districts 2 and 3. The refinement of the standards was completed in October 2003.

Functional Plans

The Comprehensive Plan is intended to complement other plans and documents that have been or will be adopted by the Town to address specific topics or government functions. It is the Town's intention that the



Comprehensive Plan provides guidance in both updating current plans and formulating future functional plans, including:

- Water Conservation Plan
- Superior Creative Placemaking Master Plan
- Parks, Recreation, Open Space and Trails Master Plan
- Sustainability Action Plan
- Three Mile Plan
- Transportation Plan
- Housing Strategies
- Vision Zero Action Plan

Regional Plans

Regional Plans address issues that transect municipal boundaries such as transportation, housing, and environmental quality. These plans are typically created by regional agencies where there are multiple stakeholders. The Town of Superior often is a stakeholder in these plans and plays a small but important role in contributing to the goals of these plans, including:

- Boulder County Multi-Hazard Mitigation Plan
- Boulder County Community Wildfire Protection Plan
- 2050 Metro Vision Plan

Administration & Amendments

To function as an effective decision-making document, the Comprehensive Plan must be dynamic and flexible enough to respond to changes in

economic forces, legislative action, technologies, and public attitudes. Therefore, a comprehensive plan amendment procedure is necessary to keep the plan up to date. There are two types of comprehensive plan amendments:

Major Updates

The first is an overall update conducted as needed. This update should be a thorough analysis of the entire plan, including a re-evaluation of goals and objectives, updates of forecasts and related elements, and review of the Future Land Use Map and Designations. The Superior Planning Commission and Town Planning Staff will be primarily responsible for undertaking such an update, with input from other Town departments, the Town Council, and the public.

Targeted Updates

The second type of update would not encompass the entire plan but would rather be a more specific text or map amendment. It is possible that a land use submittal conflicts with the Future Land Use Map, but which, in fact, may be complementary to the goals, policies, and actions of the plan. To ensure conformance with the plan, an amendment would be necessary. Amendments prompted by development proposals may require research and various studies (such as traffic, economic and market analysis, drainage,



compatibility with surrounding land uses, utility availability, etc.) as a part of the evaluation process. An arrangement with the developer to cover the cost of such studies may be required at the discretion of the Town.

Review & Approval Process

Pursuant to Colorado Revised Statutes 31-23-208, comprehensive plan amendments shall come before the Superior Planning Commission. The Commission shall hold at least one public hearing on the amendment proposal. Thirty (30) days prior to the public hearing, Town staff shall send a referral on the proposed Comprehensive Plan amendment to the following agencies:

- Town of Superior Departments and/or technical consultants;
- Town Attorney;
- Any affected special districts;
- Any affected bordering jurisdictions; and
- Any affected utility providers.

Fifteen days prior to the hearing, notification of the time and place of the public hearing shall be published in a newspaper of general circulation in the Town and in the official newspaper of the counties affected. Landowners within a 1,000-foot radius will be notified, as appropriate, that a comprehensive plan amendment procedure is in progress. This is particularly useful

where controversy over the amendment may be anticipated. At the public hearing (after reviewing all relevant evidence, testimony, Staff reports, and recommendations), the Planning Commission shall (by resolution) approve, disapprove, or approve with conditions the comprehensive plan amendment.

Based on the criteria set forth below, the Planning Commission shall forward their final recommendation to the Town Council. Final approving authority rests with the Town Council, which may, at its discretion, hold a public hearing on the comprehensive plan amendment proposal. The Town Council may, by resolution, approve, disapprove, or approve with conditions the proposed amendment. If approved, the amendment, with any maps and descriptive text, shall be filed with the County Clerk and Recorder. The Planning Commission and the Town Council, when considering a comprehensive plan amendment proposal, shall use the following criteria. The proposed amendment shall:

- Be compatible with existing and planned surrounding land uses;
- Not result in excessive detrimental impacts to the existing or planned transportation system; and
- Not place excessive burdens upon existing or planned service capabilities.



Background

“We recognize that, long before being officially incorporated, this area was the ancestral homeland to Native people from many Indigenous nations, including the Ute, Cheyenne, Comanche, Arapaho, Sioux, and Kiowa. Descendants of these original people remain here, and their historical relationship and connection with this land continues.”

History

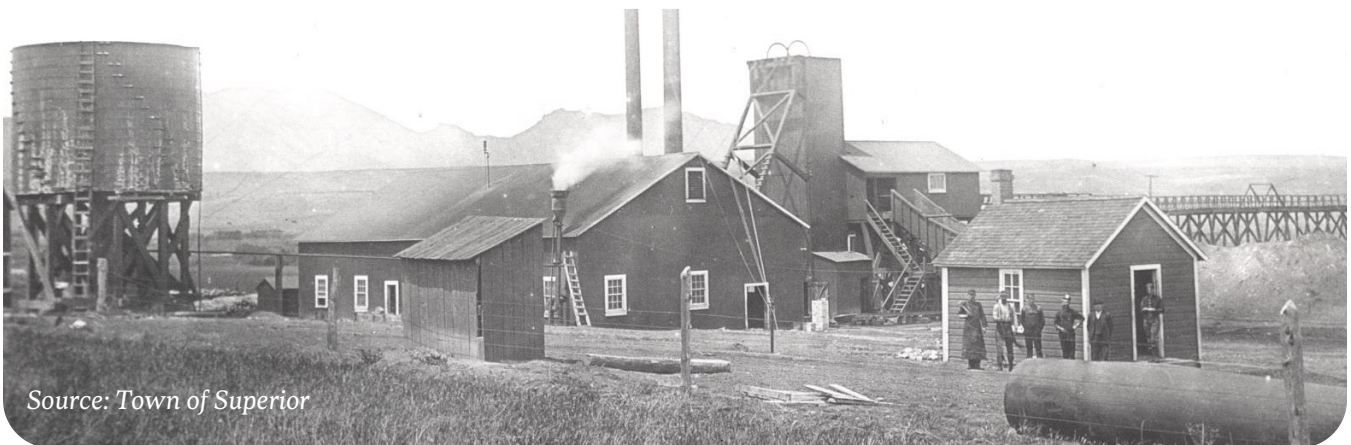
The history of Superior, Colorado, is a story of transformation, beginning with its roots as a quiet, agricultural and mining community and evolving into the modern town it is today.

As part of the Northern Coal Field, Superior began as a coal mining town.

Founded in 1896, it was reportedly named for the “superior” quality of the coal found in the area. The town’s economy was driven by the Industrial Mine, which was a significant force for nearly half a century. During this time, the town consisted of two main sections: Original Town, which was platted by the town’s founders, and the Industrial Mine Camp, where miners and their families lived. Working conditions were often difficult, leading to labor disputes and strikes in the early 1900s.

After the Industrial Mine closed in 1945, the town’s population dwindled significantly, and Superior became a quiet farming and ranching community.

For decades, its population hovered around 250 people. The construction of the Boulder-Denver Turnpike (U.S. 36) in the 1950s brought new connections to the region, but the town’s major transformation didn’t begin until the late 20th century. From 1987 to 2001, the new residential units in Rock Creek were built out, with 4,410 residential units today. Following the rooftops came the development of businesses and shops at Superior Marketplace, completing construction in 2003. It then became a regional shopping center for passersby in 2006 with the completion of the U.S. 36 and McCaslin Boulevard interchange. This influx of new residents, businesses, and visitors rapidly expanded the town, changing its character from a rural outpost to a thriving suburban community.



Source: Town of Superior





Source: Pleiades Two - Personal photo

Downtown Superior was first imagined in the 2012 comprehensive plan and has since come to fruition. Today, it functions as an urban center with a variety of uses including commercial/retail, office, civic, hospitality, and residential, making it the most compact, use-diverse, and dense neighborhood within the Town. Housing typically consists of higher density multi-unit dwellings or mixed-use buildings with commercial/retail components on the ground floor. Buildings have varied architectural styles and layouts with heights ranging from three- to four-stories. The neighborhood is anchored by Superior Commons, a 14-acre park surrounding Coal Creek, with open lawns, a concert stage, a multi-purpose field and park. Central Park, Village Green Park, Miners Park, and the Plaza on Main Street also provide gathering space and recreational opportunities throughout the neighborhood.





Source: Town of Superior



Source: Hart Van Denburg/CPR News

Since the last comprehensive plan update, Superior has faced major ecological challenges. First in September 2013, the Colorado Floods caused widespread damage across the front range. The floods resulted from an unusually heavy and slow-moving storm that dropped historic rainfall, leading to catastrophic flooding, landslides, and significant property damage and loss of life.

Then in December 2021, the Town was significantly impacted by the Marshall Fire which destroyed hundreds of homes. The community is now in a period of rebuilding and renewal, with a focus on preserving its historical identity while moving forward with new development. As of 2025, all 394 properties have been issued demo permits and have been cleared while 330 new building permits have been issued, 300 of which received Certificates of Occupancy.



Regional & Local Setting

The Town of Superior, located in southeast Boulder County - with a small sliver in Jefferson County, is part of the greater Denver Metropolitan Area. The Town is bordered to the north by the City of Louisville, to the east and south by the City and County of Broomfield, and to the west by Boulder County Open Space.

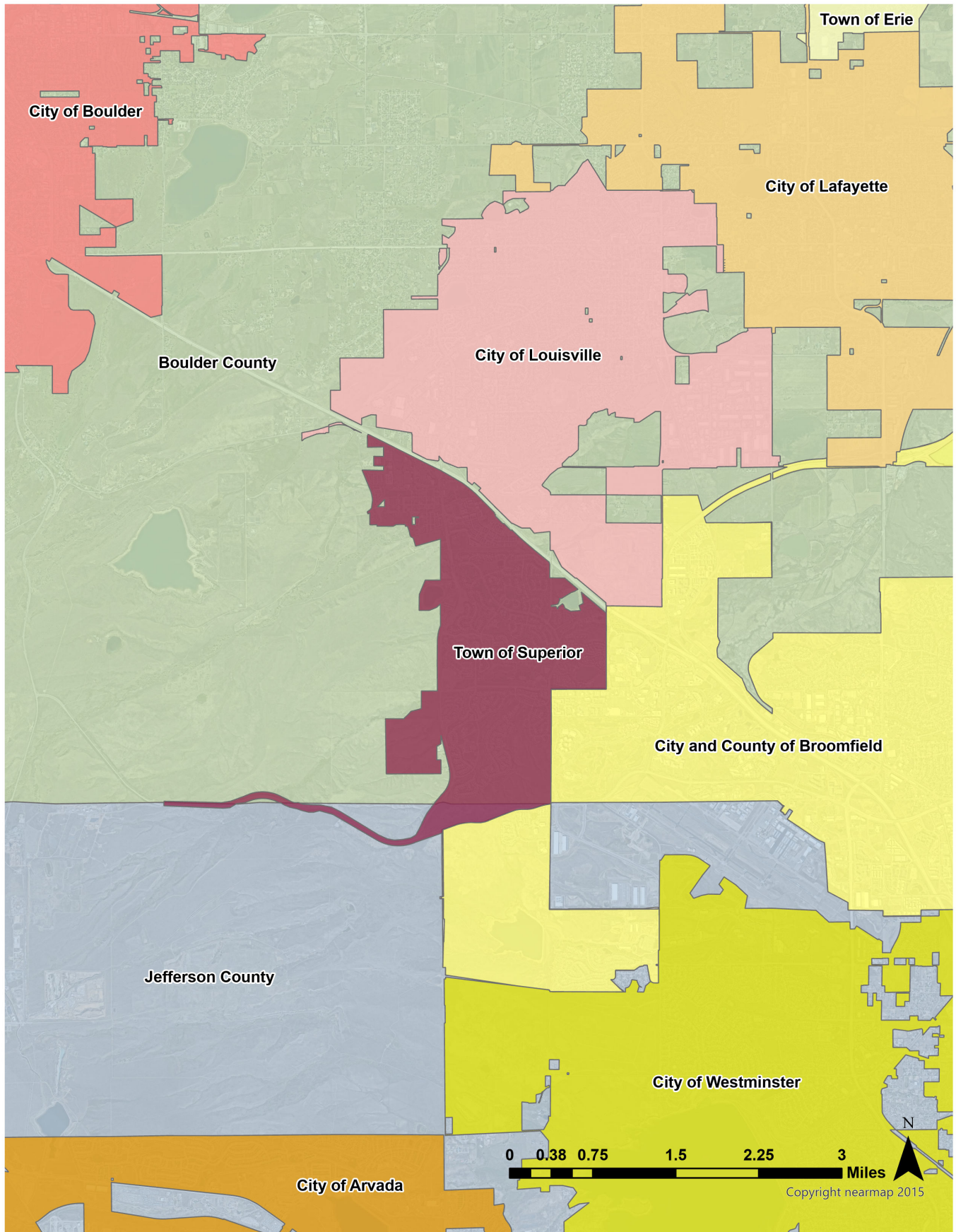
Superior has direct gateways from both Denver and Boulder via U.S. 36. This corridor has experienced significant growth alongside regional expansion, which has spurred increased residential and commercial development in communities surrounding the Town. At the same time, growth limitations imposed by the City of Boulder have further intensified development pressure in nearby municipalities. As a result, Superior has few opportunities for annexation, meaning that future growth will depend primarily on infill and redevelopment. This places heightened importance on the Town's remaining undeveloped and underutilized properties - shown as Opportunity Areas in this Plan.



Source: Town of Superior



Figure 2: Regional Context Map



Source: Town of Superior, GIS



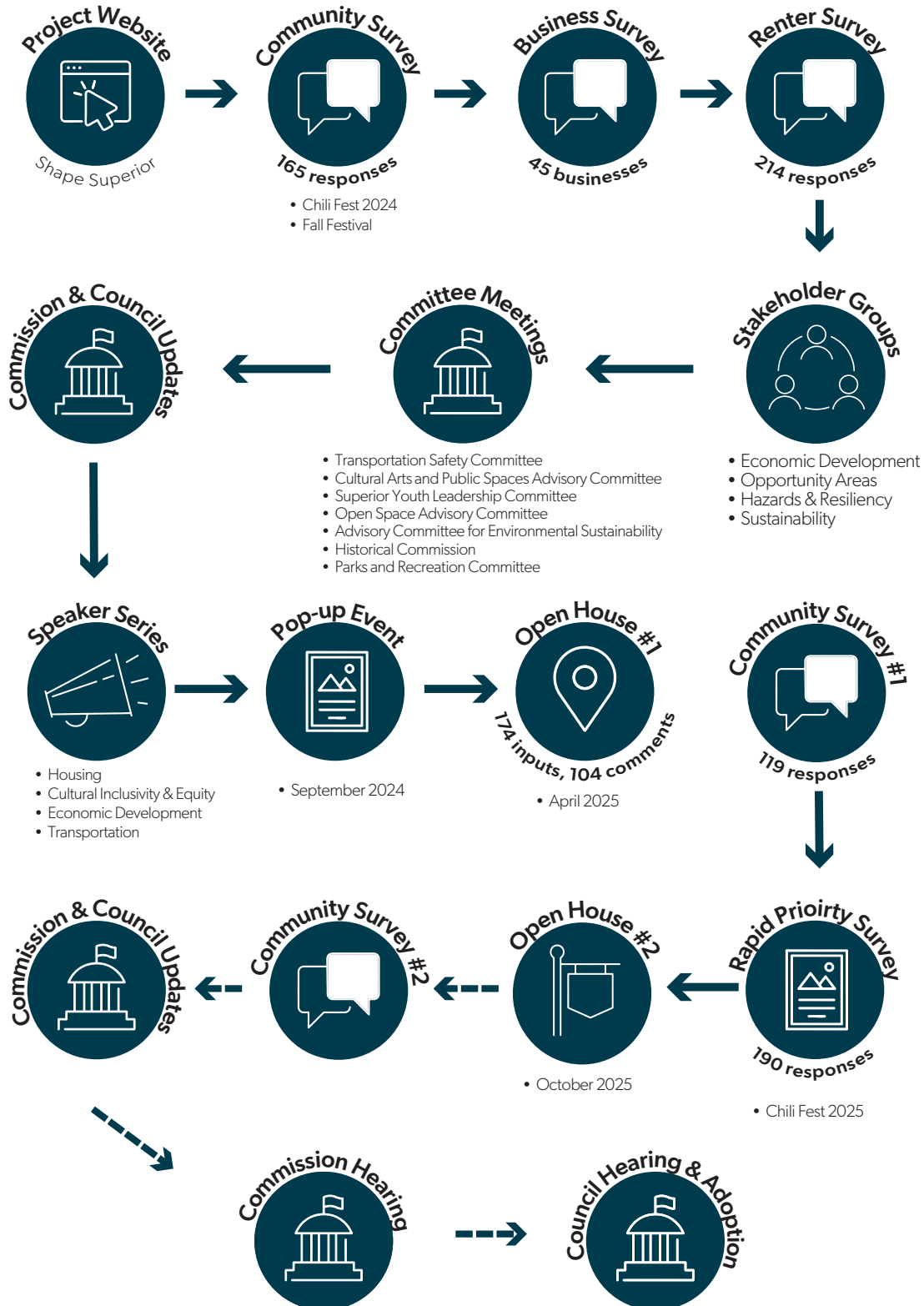
VISION & VALUES



superiorcolorado.gov
Team of Superstars
superiorcolorado.gov

Community Outreach

The community engagement process for this Comprehensive Plan combined in-person meetings, online activities, and strategies to “meet people where they are.” Below is a breakdown of the process.



Superior's Themes for the Future



Love for Superior is Rooted in Nature, Character, and Community

Residents deeply value the town's open space, parks, trails, and natural beauty, alongside its community character defined as safe, walkable, and engaged. Most intend to stay long-term, indicating strong satisfaction with the town's livability.



Strong Desire for Balanced and Thoughtful Growth

While residents welcome more restaurants, retail, and local businesses, they are also concerned about the pace and impact of development. There's a call to balance growth with preservation of natural spaces, historic sites, and community feel.



Transportation and Walkability are High Priorities

Residents emphasized building on what already makes Superior's transportation network great, including walkability and trails, but also filling gaps where needed such as first/last mile transit connections.



Housing Needs More Diversity and Affordability

There is a strong preference for single-family homes, yet also significant interest in townhomes and smaller housing options. A major concern is the lack of affordable housing, especially for seniors, empty-nesters, young families, and the local workforce.



Local Businesses Need Support to Thrive

Superior's businesses report moderate success but face high leasing costs, staffing challenges, and a lack of resources for small businesses. There is a shared interest in sustainability, new business ideas, and more cultural attractions.



Arts and Culture are Emerging Priorities

Residents support incorporating art into new development, and there's strong interest in making Superior an arts and cultural destination through music venues, festivals, and art installations that enhance community identity.



Sustainability and Inclusivity Must Guide Future Planning

Environmental sustainability—including climate adaptation and water use—is a core concern. Residents want consideration for wildlife, traffic Mitigation, cultural diversity and an inclusive community, and to coordinate regionally for broader impact.

Website

A project webpage on Shape Superior was launched in August 2024 and remained active throughout the duration of the project. This website provided a landing page for community members to find information and updates on project progress, along with numerous online engagement tools for the community to provide input on elements of the Plan.

Community Surveys

Three community surveys were conducted, primarily at the beginning of the engagement process. The purpose of online surveys is to get an initial understanding about what is important to stakeholders and what kind of questions to ask further down the road. The results were also used to inform initial recommendations that were then later evaluated in the open house events. Complete responses to each of the surveys can be found in **Appendix A-C**.



Comprehensive and Transportation Plan Survey

The first community survey was open from September 7 to October 11, 2024, and received **165 responses**. It included multiple-choice, ranking, and open-ended questions designed to gather a range of community input. Participants were asked what they liked and disliked about the town, what priorities should be emphasized moving forward, and how they envisioned Superior's future. The survey was promoted through social media, email newsletters, and printed postcards and flyers distributed at community events.

Renter Survey

A smaller, more targeted survey was distributed to gain more feedback from renters in Superior, who were an underrepresented demographic in the initial survey. This survey was mailed to addresses of known renters in the community, receiving **214 responses**, giving the project team a better idea of what was important to this group of residents.



Business Survey

An additional targeted survey was then conducted with local businesses in Superior to understand the market conditions and priorities for those doing business in town. This was administered using a door-to-door interview process with Town staff and local business owners/representatives. A total of **45 businesses** were represented in this survey.

Pop-up Events

Pop-up events were used to provide information about the plan update, facilitate one-on-one conversations with the public, and to advertise the community surveys and open houses.

The first pop-up event took place during the Town's Chili Fest on September 7, 2024, and included an engagement activity in the form of a map pinning exercise. Participants were asked to write their comments or concerns on a sticky note and then place them on the map. A similar pop-up event was held during Plaza Palooza on September 21, 2024. A third pop-up event was held at the Town's Chili Fest event the following year on September 6, 2025. Like the first event, staff provided a table presence to collect feedback on the community's priorities for Town investments.



Stakeholder Interviews

A series of stakeholder interviews were conducted between October 2024 and March 2025 with property owners of this Plan’s identified Opportunity Areas. The purpose was to understand the property owners’ goals and motivations as well as gain a better understanding of the history of each site and its specific nuances. The project team remained in contact with the property owners throughout the planning process to provide them with updates on community input.

An additional focus group was held regarding Hazards and Resiliency, which included stakeholders from the Town of Superior, Fire Department, Police, Utility providers, Boulder County Disaster Management, Boulder County Sheriff, and consultants from Cushing Terrell and Lotus Sustainability.

Speaker Series

Four speaker series events were held in May 2025 on Wednesday and Thursday evenings. The purpose of this engagement strategy was to convene a panel of subject matter experts on complex topics being addressed in the comprehensive plan, ask them a set of prepared questions, and let community members ask questions and hold discussions. This helps people understand the complexity and tradeoffs of these issues. The Series was recorded and posted on the project webpage and Town of Superior YouTube channel so that residents who couldn’t attend could still watch them and get informed. The topics covered included:



Open House Events

Two in-person open house and two virtual open houses were held during the planning process. The virtual format mirrored the in-person materials but offered an online feedback method for those unable to attend in person. Online participants could view the material and leave comments in a survey open for a month after the in-person event. Complete feedback from the open house events can be found in **Appendix A**.

The first open house was in April 2025. The in-person event drew **61 participants**, and the virtual format received **119 participants** for a total of **180 attendees**. Material featured informational boards presenting findings from the existing conditions assessment, survey results, and a draft Future Land Use Map. The project team gathered community feedback on preliminary plan elements, including Opportunity Area land uses, community values and goals, and transportation network recommendations.

The second open house was in October 2025. The in-person event drew **36 participants**, and the virtual format received **313 participants** for a total of **349 attendees**. Material featured draft plan elements including Opportunity Area Scenarios and Community Priorities. The Community Priorities board included popular answers from the third pop-up event at Chili Fest to further refine what elements the plan should focus on.



Advisory Committee Meetings

The project team met with the following groups at major milestones throughout the process to ensure the plan reflected shared interests and identified potential partnership opportunities.

- Advisory Committee for Environmental Sustainability (ACES)
- Cultural Arts and Public Spaces Advisory Committee (CAPS)
- Historical Commission (HC)
- Open Space Advisory Committee (OSAC)
- Parks and Recreation Advisory Committee (PARC)
- Superior Youth Leadership Council (SYLC)

Planning Commission Updates

Five consultant-led Planning Commission updates were held throughout the process, during which the project team presented results from key milestones and events, including online surveys, open houses, and draft planning elements like the Future Land Use Map and Opportunity Areas.

Town Council Updates

The project team presented to Town Council three times to update them on community engagement efforts as well, existing conditions findings, and draft plan elements.



Community Vision



A Community for All

Superior is a vibrant, inclusive community where all people are valued, diversity is celebrated, and both residents and businesses are empowered to shape their shared future.



What **S H A P E**s Superior?

S - Superior's Distinct Town Character

Residents, visitors, and employees enjoy the unique charm of a community-oriented Town that is safe, welcoming, accessible, and rooted in its local environment.

H - Healthy & Accessible Environment

Superior supports the relationship between personal and environmental health and promotes freedom of movement for the enjoyment of all people, striving to create a more verdant and inclusive community.

A - Active & Connected Neighborhoods

The unique and interconnected nature of Superior's neighborhoods strengthens the community, fostering greater vibrancy and resilience.

P - Prepared & Resilient Community

Superior is a community that thrives in the face of adversity, capable of mitigating the risk of, adapting to, and recovering from challenges such as natural disasters, economic shifts, and social disruptions.

E - Economic Vibrancy

Superior fosters a dynamic economy that supports a thriving community, ensures long-term fiscal sustainability, and provides equitable opportunities for residents and businesses.

These icons will appear throughout the plan to highlight how specific goals, policies, and actions are shaping Superior!



S

- Superior's Distinct Town Character



Key Impacts

1. Civic Pride
2. Cohesive Design
3. Sense of Community

H

- Healthy & Accessible Environment



Key Impacts

1. Ease of Movement
2. Connection to Nature
3. Opportunities for Play

A

- Active & Connected Neighborhoods



Key Impacts

1. Health Benefits
2. Improved Mobility
3. Community Connections

P

- Prepared & Resilient Community



Key Impacts

1. Adaptability
2. Improved Hazard Mitigation & Recovery
3. Strong Town Systems

E

- Economic Vibrancy



Key Impacts

1. Business Attraction
2. Stable Revenue
3. Workforce Retention

An aerial photograph of a modern urban development. The foreground features a public square with a circular paved area, a brick-paved parking lot with several cars, and a multi-story building with a brick base and dark upper floors. The middle ground shows a dense cluster of multi-story residential or commercial buildings. In the background, a grassy hillside is topped with more residential buildings. The sky is clear blue. A large, semi-transparent purple graphic element is overlaid on the top half of the image.

LAND USE



Background

Existing Conditions Highlights

One of Superior’s defining features is its Park and Open Space network.

The Town’s Park and Open Space network accounts for 39% of all land use in town. This includes both large properties, such as Coyote Ridge and Verhey/Lastoka, as well as undesignated open spaces throughout the town, primarily in Rock Creek Ranch.

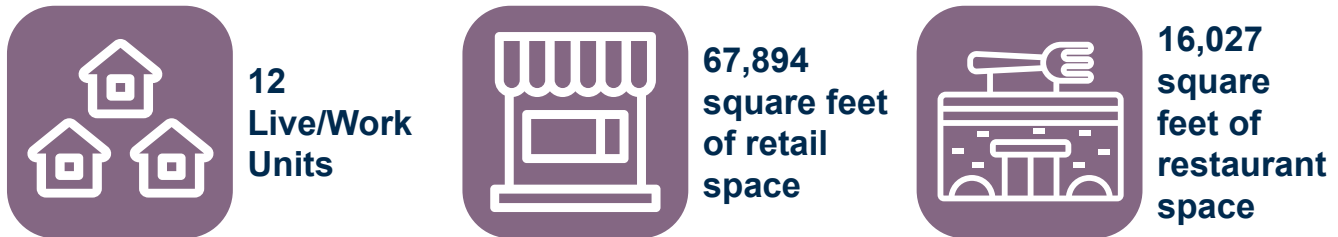
Superior neighborhoods are largely developed and stable, however, there are key locations for potential development or redevelopment.

Seven areas have been identified as “Opportunity Areas”, or areas where there is the potential for thoughtful growth and development. Some of these areas have carried over from the prior comprehensive plan while others are new opportunities. Zaharias, Town 15, and Resolute are vacant land while Superior Marketplace, Original Town, and Discovery Office Park would be infill/redevelopment oriented. Additionally, the 76th Street & Guardian Property is currently in unincorporated Boulder County and will require annexation. Each of these sites have the potential to support the town’s overall goals and therefore their planning is especially important.



There are vacancies in Downtown Superior, mostly in commercial/retail spaces. The Town is actively working to lease these spaces.

This offers opportunities to fill different market gaps in commercial offerings and housing types. As of November 2025, the following are available for lease in Downtown Superior:

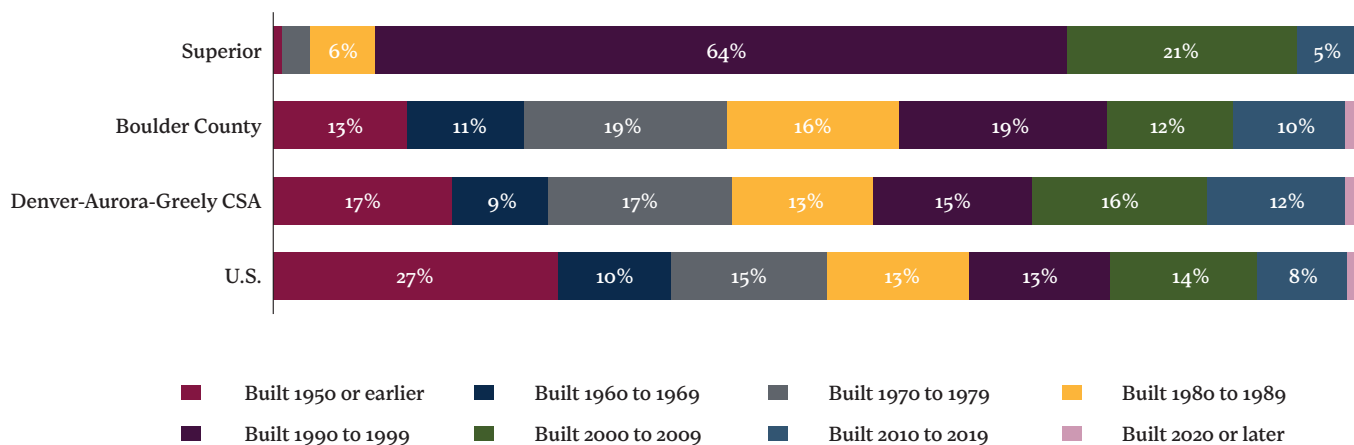


Development plans have now been approved for the remaining vacant parcels in Downtown Superior, including most recently Blocks 2 and 5.

Superior is still a relatively young community.

Most of Superior’s housing (85%) was constructed in the 1990s and 2000s. Many homes built prior to this era were destroyed in Original Town as a result of the Marshall Fire. However, many homes have been rebuilt, contributing to an influx of new housing development in the last five years. This wave of rebuilding in combination with Downtown Superior’s denser development has the potential to reshape the community and contribute positively to its future.

Figure 3: Housing by Year Built



Source: US Census Bureau 5-Year ACS (Table DPo4).

*Since 2020, approximately 1095 housing units have been added in Superior (factoring in the MF and the units completed in DTS prior to 2020), which is about 19% of the total housing stock in 2025 (5,855).



Community Input

A strong sense of community character is a core value shared by Superior residents and was cited as the top reason people choose to live, work, and play in the town—across all demographics. There were varying levels of support for growth in some areas including mixed uses, medium density housing, and commercial, among others. There is also a desire among residents to maintain and enhance the Town’s parks, open space, and recreation uses. The top community priority for land use was to create a healthy balance of land uses for quality of life and ensure fiscal sustainability of the Town.

“

Focus on keeping its character and high standards for clean neighborhoods, schools, and gathering areas/parks.

”

“

We need affordable places for a diverse population to live, all with close proximity to amenities, bike trails, and transit.

”

Future Land Use

Future Land Use Categories

Future land use categories identified on the next few pages are intended to be used with the Future Land Use Map and select goals, policies, and actions.

Range of Density/Size

This column refers to typical lot sizes and intensities of development desired within a future land use designation. Residential densities are expressed in terms of dwelling units per acre (du/ac). Non-residential densities are expressed in terms of floor area ratios (FARs).

Uses

This column defines the range of uses desirable within each land use designation. In land use categories where a wide range of uses is typical, uses are grouped in two types: primary uses and secondary uses. This distinction is intended to guide future decisions regarding the distribution of uses in new development or redevelopment to ensure it is consistent with established land use patterns and the intent of this Plan. Most secondary uses such as parks, open space, and schools, are distinguished from primary uses on the Future Land Use Map.

Characteristics

Key features of each future land use designation are noted in this column. This section also generally defines where in Superior the applicable land use exists today and where it will be encouraged in the future.



Single Unit Residential - Attached



Uses

Primary: Attached, single-unit dwellings on smaller lots; attached units (duplexes, patio homes, triplexes, townhomes)

Secondary: Parks, recreational facilities, schools, places of worship, and other community uses.

Characteristics

Mix of medium density housing types in a neighborhood setting. Integrated parks, open space, and trails network unifies the neighborhood and provides linkages to other areas of the community. Examples include Downtown Superior Townhomes, The Ridge, The Summit, Resolute, Lantern's Lane, and part of Calmante.

Range of Density/Size

6-12 du/ac.

Single Unit Residential - Detached



Uses

Primary: Detached, single-unit dwellings

Secondary: Parks, recreational facilities, schools, places of worship, and other community uses

Characteristics

Low density housing types in a neighborhood setting. Integrated parks, open space, and trails network unifies the neighborhood and provides linkages to other areas of the community. Pattern is typical of many established areas of Rock Creek Ranch and Original Superior

Range of Density/Size

2-6 du/ac.

Multi-Unit Residential



Uses

Attached multi-unit apartment, multi-plex, condominium style residential.

Characteristics

Mix of medium to higher density housing types in a neighborhood setting. Integrated parks, open space, and trails network unify the neighborhood and provide linkages to other areas of the community and town. Pattern is typical of Bell Flatirons, Origin Garden Apartments on blocks 6 & 7 in Downtown, or Saddlebrooke.

Range of Density/Size

15-25 DU's/acre

Mixed Use (with residential)



Uses

Varies by location. Refer to opportunity area policies for individual sites to determine preferred mix of uses.

Characteristics

May include a mix of two or more land uses, generally commercial/office with medium to high density residential. This is typical of the Mixed-Use buildings in Downtown Superior on Main Street.

Range of Density/Size

Varies by location. Refer to Opportunity Area policies for individual sites to determine preferred mix of uses.

Commercial



Uses

Supermarkets, restaurants, dry cleaners, drugstores, gas stations, smaller specialty shops, retail and health services, and professional and business offices.

Characteristics

Mix of retail, commercial services, and limited employment uses in a concentrated and unified center. Includes both regional and community-oriented centers. High density residential uses may also be considered in Superior Marketplace, where transit access and changing market conditions may present targeted infill or redevelopment opportunities in the future.

Range of Density/Size

Varies from 5 acres to more than 40 acres. FARs range from 0.25 to 0.75

Office



Uses

High quality employment facilities, such as corporate office headquarters, medical offices, research and development, and educational facilities in a planned, campus-type setting.

Characteristics

Activities typically take place indoors and outdoor storage or other more manufacturing oriented uses are not permitted. May include smaller office complexes consisting of a single building or several buildings that are not located within a typical office park setting.

Range of Density/Size

Typical lot size varies FARs vary but generally do not exceed 1.0



Civic



Uses

Government offices, schools, community centers, fire stations, libraries, cemeteries, and places of worship – also includes facilities needed for essential public services such as electrical substation, water and wastewater facilities, and other industrial uses.

Characteristics

Provided by the Town, special districts, or by a quasi-public organization.

Range of Density/Size

N/A



Light Industrial



Uses

Light manufacturing, industrial processing, and storage, in addition to some service commercial uses.

Characteristics

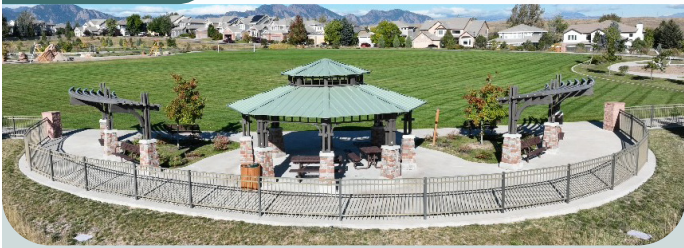
Activities generally take place indoors, and outdoor storage or other higher intensity industrial types of uses, if permitted, should be screened from residential neighborhoods and public rights-of-way. Industries producing hazardous waste, odor, or other pollutants are not permitted.

Range of Density/Size

Typical lot size of over 10,000 square feet FARs generally do not exceed 0.5



Developed Park



Uses

Primary: Active and passive recreational uses such as playgrounds, sports fields, picnic areas.

Characteristics

Maintenance of these areas is a major differentiating characteristic between Park & Open Space. Park areas are irrigated with mowed lawn areas and include programmed spaces. Examples include Founders, Central Park, and Pirate Park.

Range of Density/Size

N/A

Open Space



Uses

Protection of natural resources, views, wildlife or plant habitat, wetlands, stream corridors, and other natural features.

Characteristics

Public, Town owned areas with minimal human activity and access. Examples include Coyote Ridge and Oerman-Roche.

Range of Density/Size

N/A

Private Circulation and Green space



Uses

Active and passive recreational uses such as playgrounds, sports fields, picnic areas, as well as circulation and drainage.

Characteristics

Areas typically within PD for circulation of vehicles, pedestrians as well as private parks. Examples include Downtown alley-ways, parks in Rogers Farm and the Ridge, private drives in the Summit.

Range of Density/Size

N/A

Reservoirs, Ponds, & Water Detention Areas



Uses

Flood control, stormwater management, provide drinking/irrigation water, supporting wildlife habitat, and providing recreation opportunities.

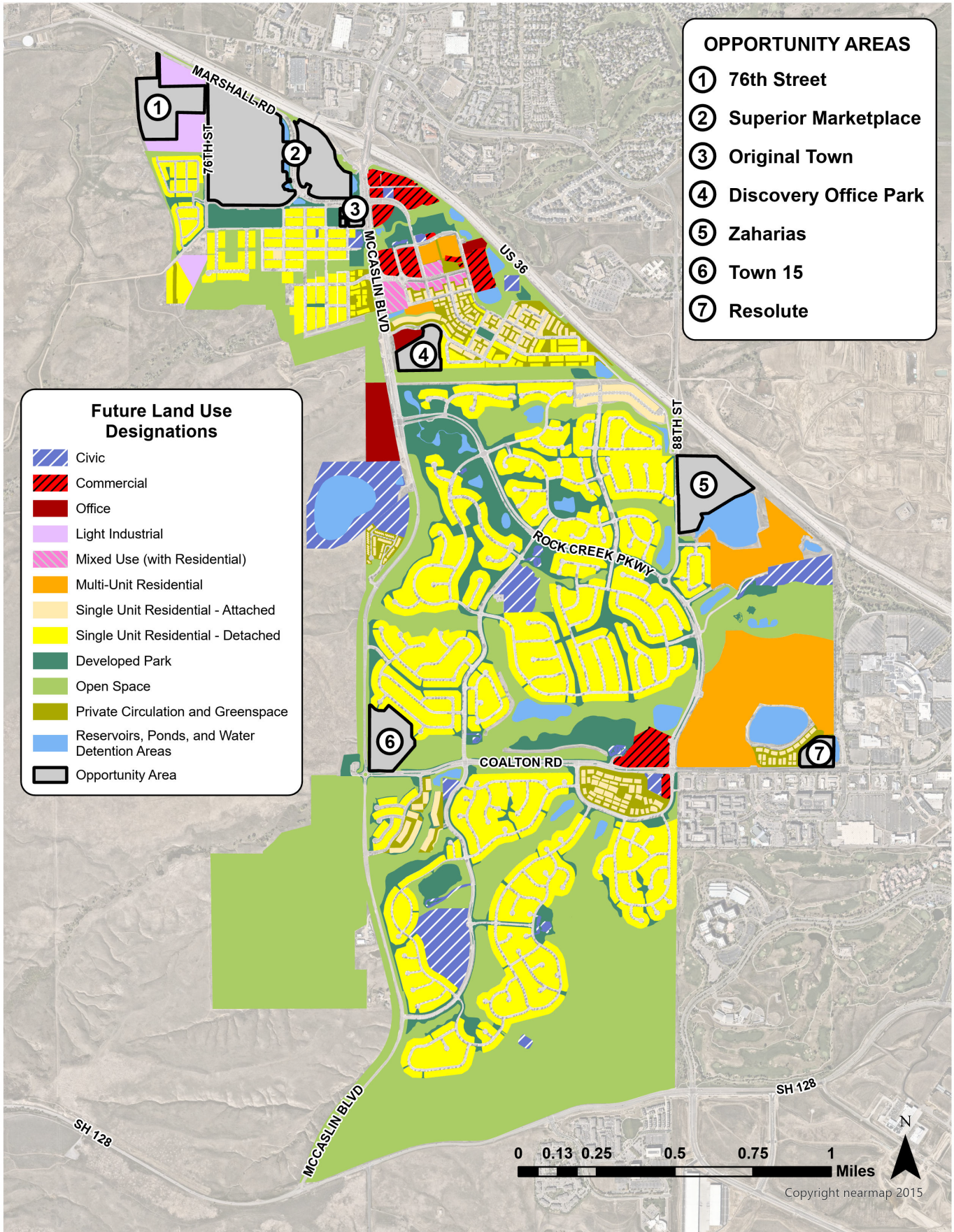
Characteristics

Private and publicly owned. Examples include Hodgson-Harris Reservoir, Autrey Reservoir, and the Terminal Reservoir.

Range of Density/Size

N/A

Figure 4: Town of Superior Future Land Use Map



Source: Town of Superior, GIS

Opportunity Areas

Seven opportunity areas are identified on the Future Land Use Map, representing places that have been identified as critical for strategic planning to ensure their development is in the best interest of the community as a whole. Each Opportunity Area was looked at carefully to consider the highest and best use of the property, its role in the greater land use and economic fabric of the Town, and the desire of residents for its future use. The envisioned land use concepts are meant to direct development that is most promising to each Opportunity Area.

① 76th St & Guardian Property	56
② Superior Marketplace	58
③ Original Town	60
④ Discovery	62
⑤ Zaharias	64
⑥ Town 15	66
⑦ Resolute	68



76th St & Guardian Property

The 76th Street & Guardian Opportunity Area is mostly vacant land, consisting of 4 parcels on 23 acres. The property is currently in unincorporated Boulder County, directly adjacent to a property occupied by storage units, Guardian Storage. As of Fall 2025, Guardian Storage was approved to expand their flex industrial uses to the south on a 4.57 acre parcel. The 2012 Comprehensive Plan envisioned this property as Light Industrial or Flex space, with the potential for Medium Density Residential.

Community Input

At Open House #1, there was support for “Put affordable housing near Costco/Target. It’s convenient to transportation.” Other supported uses included light industrial (between 1 and 2 stories), mixed-use development, 3 story apartments, and 2-story apartments. At Open House #2, support was for medium density multifamily units, low density multifamily units, and no scenario/development.

Opportunities

- Continue to build on the approved Guardian Storage expansion and annexation
- Site has proximity to the Superior Marketplace and strong vehicular and pedestrian connections to support potential housing
- Potential for trail connection to open space

Constraints

- Existing pond and drainage swale will require mitigation with development
- Adjacent uses will require a buffer/transition between residential zones
- No existing pedestrian or bicycle connections

Policy Connections

- H 1.3: Support missing middle housing
- H 2.1: Promote senior housing
- H2: Promote affordable housing
- PROS 1.1: Preserve open space

Built Form

Block Pattern



**Grid/
Modified Grid**

Building Scale

- Townhomes to multifamily
- Up to two-story light industrial

Recommended Parcel Size



Transit

- Pedestrian & bike connection to RTD Park-n-ride (1/2 mi)

Parking

- Surface
- Garage

Land Use

Primary


- Light Industrial
- Multi-unit to Medium Density Residential

Supporting

- Retail

Related Zone Districts

- I-L
- R-M

 *Medium Density Residential*  *Light Industrial*



Community Space

Open Space

- Look to Open Space & Trails Master Plan

Trails

- Look to Open Space & Trails Master Plan
- Connection to US 36 Bikeway (across Marshall Rd)
- Connect to existing sidewalks south of Founders Park

Examples



Superior Marketplace

Superior Marketplace is a shopping center in northwest Superior, consisting of 21 parcels on 86 acres. It was developed under Urban Renewal, originally approved in 1998. Generally, with the exception of a few pad sites, it matches what was originally approved, with some minor amendments over the years. Costco, Target, and Whole Foods have remained in place throughout, with most other smaller tenants turning over since original development. The site is bifurcated by Marshall Rd, or State Highway 170 (owned by CDOT), with the remainder of the internal network being private drives. There is convenient access to a RTD Park-n-Ride with connections within Superior and the Region, as well as connectivity to the US 36 Bikeway.

The Town realizes the majority of its sales tax revenue from this site, therefore its future viability is critical to the Town's finances. There is one undeveloped pad site, and acres of underutilized parking. The 2012 Comprehensive Plan envisioned high density residential development as infill and redevelopment opportunities in the Marketplace.

Community Input

At Open House #1, there was support for "Put affordable housing near Costco/Target. It's convenient to transportation." Other supported uses included light industrial (between 1 and 2 stories), mixed-use development, 3 story apartments, and 2-story apartments. At Open House #2, support was for medium density multifamily units, low density multifamily units, and no scenario/development. What we heard during this planning process was similar to what was heard in the NW Superior Subarea Plan for Superior Marketplace.

Opportunities

- Proximity to retail, Downtown, and major corridors can support dense, mixed-use development.
- Access to shopping and public transportation can provide a strong opportunity to support affordable housing.
- Mixed uses can provide diversity to office and commercial uses.
- Strong and established pedestrian infrastructure can support non-vehicular mobility.

Constraints

- As a commercially dominant site, it relies on local and regional visitors to support activity.
- Redevelopment may have to navigate maintaining access to existing retail during construction, which may require phased delivery.
- Current retail vacancies in the Superior Marketplace and Downtown would be prioritized over new development.

Policy Connections

- ED 1.1: Maximize sales tax revenue
- LU 1.1: Encourage mixed-use development
- H2: Encourage affordable housing
- T 2.2: Promote transit-oriented development at the RTD Park-n-ride
- S 5.2: Reduce single occupancy vehicle trips

Built Form

Block Pattern



Grid

Building Scale

- Multi-unit: 25-35 DU/acre

Recommended Parcel Size



Transit

- Pedestrian connections to RTD Park-n-ride

Parking

- Mix of structured and surface parking

Land Use

Primary

- Medium to High Density Residential
- Mixed Use Commercial/Residential

Supporting

- Standalone Commercial

Related Zone Districts

- M-U
- R-M



Community Space

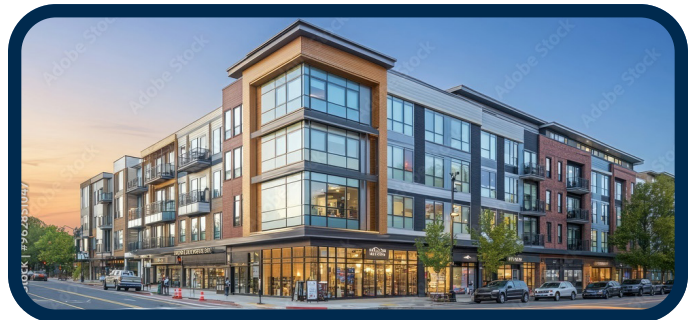
Open Space

- Private Open Space

Trails

- Connection to US 36 Bikeway
- Pedestrian connections within Marketplace development to commercial

Examples



Original Town

The Original Town Opportunity Area is on McCaslin Boulevard between Marshall Road and Coal Creek Drive, consisting of 8 parcels on 2.5 acres. Its existing land uses are commercial and vacant. The 2012 Comprehensive Plan envisioned a mix of medium density residential and office.

Community Input

Open House #1 participants preferred housing (both attached and detached residential), office, and commercial uses. One participant mentioned “this seems like a great place to add more housing as it’s a natural extension of the houses already there.” At Open House #2, the most popular future use selected was medium density mixed-use with neighborhood commercial, and participants also selected higher density mixed-use and no scenario/development.

Opportunities

- Infill opportunity supporting the rebuilding of Original Town
- Develop neighborhood-serving commercial or mixed-use that will complement Downtown and the Marketplace
- Strong pedestrian and trail connections to parks and Downtown
- Potential for affordable, smaller-scale commercial opportunities

Constraints

- Site may require rezoning
- Site constraints may limit structure footprint along McCaslin
- Neighborhood sensitivity to maintaining Original Town residential character

Policy Connections

- LU 1.1: Encourage mixed use development
- ED 2.1: Diversify businesses
- S3: Promote smart growth/infill
- T2: Connections to trails and transit

Built Form

Block Pattern



Grid

Building Scale

- Three stories
- Vertical or horizontal mixed use
- Townhomes to multi-unit (above 1st floor commercial)

Recommended Parcel Size



Transit

- Three stops, approx. 1/4 mile

Parking

- Surface
- Tuck-under or garage

Land Use

Primary

- Mixed Use - neighborhood commercial & residential
- Prioritize commercial along McCaslin

Supporting

- Office

Related Zone Districts

- M-U
- B-C



Community Space

Open Space

- Primarily private open space

Trails

- Connection to Coal Creek Trail (to Downtown Superior)
- Connect to existing sidewalks

Examples



Discovery

The Discovery Opportunity Area is located at McCaslin Boulevard and Discovery Parkway, and consists of 5 parcels totaling 12.2 acres. The 2012 Comprehensive Plan envisioned this area to have a mix of uses to complement Downtown Superior, which could include office and commercial uses. Anecdotal information from property owners stated that over the years, leasing of the existing office/commercial spaces has been difficult, and there have been several attempts at making office uses work on the site that have fallen through.

Community Input

Open House #1 participants preferred residential uses (townhomes or multifamily apartments), office, commercial, and mixed-use developments, among others. One participant mentioned “Accessible housing – homes where people can affordably age in place.” At Open House #2, preferences included townhomes with office, no scenario/development, and multifamily apartments with mixed use.

Opportunities

- Adjacent residential development and proximity to Downtown provide strong support for housing with nearby amenities
- Small-scale office could provide diversity for potential tenants
- Mixed uses enable development that complements Downtown
- Strong trail connection along south side of site and across McCaslin

Constraints

- Historically, office and commercial uses have been challenging to deliver on the site
- Site topography, existing wetland, and drainage will require mitigation
- Direct access to the site from McCaslin would require streetscape and parkway improvement

Policy Connections

- H 1.3: Support missing middle housing
- H 3.1: Support senior housing
- LU 2: Continue to cultivate Downtown Superior
- S 5.2: Reduce single occupancy vehicle trips

Built Form

Block Pattern



Curvilinear

Building Scale

- Townhomes to multi-unit
- Three stories

Recommended Parcel Size



Transit

- Approx. 1/4 mile to stop (Main & Gateway Dr)

Parking

- Surface
- Garage

Land Use

Primary

- Medium Density Residential
- Office (prioritize along Discovery Pkwy)

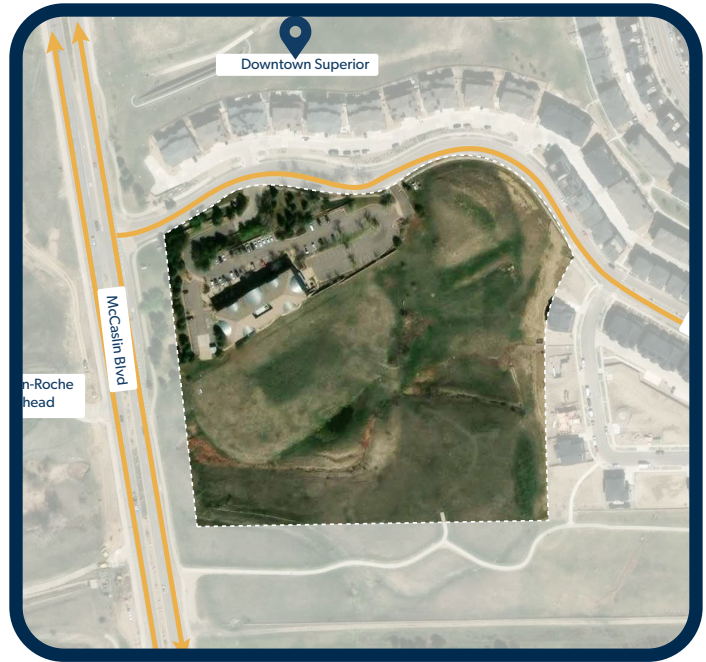
Supporting

- Commercial

Related Zone Districts

- M-U
- R-M

● Residential ● Office



Community Space

Open Space

- In accordance with approved PD

Trails

- Connect to existing sidewalks, internal trails

Examples



Zaharias

The Zaharias Opportunity Area is just south of US 36 on 88th Street, and is one vacant, 23 acre parcel. The site was originally zoned for commercial use when there was a planned interchange with US 36 at 88th Street, which is no longer supported by CDOT. The 2012 Comprehensive Plan envisioned it being a mix of commercial, office, and medium density residential uses. However, since the US 36 interchange was abandoned, the viability of commercial uses on the property has decreased significantly.

Community Input

At Open House #1, participants showed a preference for open space/parks, housing (both multifamily and townhomes), commercial, and office, among others. Participants at the second Open House preferred low density and medium density residential, commercial, and no scenario/development.

Opportunities

- Large site that can accommodate a variety of residential densities and housing types
- Potential for senior housing
- Reservoir presents an opportunity for scenic views and open space
- Strong pedestrian connections beyond the site to broader trail network
- Location is close to local schools, which could support housing for families

Constraints

- Limited site access from S. 88th Street may cause potential traffic impacts
- Distance from major arterials may limit the feasibility of non-residential uses
- Existing drainage swales, site topography, and wildlife habitat will require mitigation.

Policy Connections

- H 1.3: Support missing middle housing
- PROS 1.1: Preserve open space
- H 3.1: Promote senior housing
- T2: Connections to trails

Built Form

Block Pattern



Curvilinear

Building Scale

- 15-20 DU/acre

Recommended Parcel Size



Transit

- Multi-modal connections to Rock Creek Pkwy & 88th RTD Stop
- Note on traffic mitigation with proximity to school

Parking

- Surface
- Attached Garages

Land Use

Primary

- Medium Density Residential

Supporting

- Clustered/Cottage Homes

Related Zone Districts

- R-M
- R-L



Community Space

Open Space

- Large buffer around existing reservoir
- Look to OS/T MP for migration patterns

Trails

- Along northern portion of reservoir (public access)
- Connecting sidewalks along 88th St
- Protected bike lane being installed on 88th to the school (approx. from E Weldonna to Campus Dr)

Examples



Town 15

The Town 15 Opportunity Area is at the corner of McCaslin Boulevard and Coalton Road and is one vacant, 15-acre parcel. It's important to note that the Town 15 property is the only vacant property owned by the Town, which presents a unique opportunity to leverage Town-owned land for community benefit and fiscal sustainability. The 2012 Comprehensive Plan envisioned this property as commercial and office. Town 15 is currently zoned under the Rock Creek Ranch Planned Development with a Community Activity Center Designation intended to function as community service, social and cultural focal points, and have been located at positions central to several residential neighborhoods. The Town of Superior purchased the lot in 2014. At the time of purchase, the Town had identified the property as a strategic acquisition for future use and development, which would be determined by the Town in the future. In recent years, the lot has been used for overflow parking from Town events including Chili Fest at Community Park and Recycling programming. After the 2021 Marshall Fire, the lot was used as a FEMA relief site.

Community Input

Participants at Open House #1 preferred parks/open space, recreation uses, no scenario/development, and housing. At Open House #2, in-person participants selected multi-purpose recreation fields and center, town offices, residential uses, and expressed support for open space. Online responses included no scenario/development, and multi-purpose recreation fields and center with small scale residential.

Opportunities

- Large, flat site can share a mix of buildings and non-structured uses
- Critical opportunity to leverage Town-owned land for broader Town goals
- Strong connection to Coalton trailhead and surrounding neighborhood, supporting the recreation network and complementing uses. Opportunity to preserve open space.
- Could offer opportunity for affordable, missing middle, and senior housing

Constraints

- Strong and differing perspectives from the public on the most appropriate use, with potential rezoning required
- Buffer areas for development with existing residential will be required to minimize impacts.
- Town development of facilities on this site will be expensive and may compromise the Town's goal to maintain fiscal sustainability.

Policy Connections

- PROS 1.1: Preserve open space
- PROS 2: Provide spaces for recreation/programming
- H 1.3: Support missing middle housing
- H 3.1: Promote senior housing

Built Form

Block Pattern



Modified Grid

Building Scale

- 5-15 DU/acre
- Single-unit Residential, duplexes, townhomes
- Recreation facility - two stories

Recommended Parcel Size



Parking

- Surface
- Attached Garages

Transit

- Closest transit, approx. 1 mile (Rock creek Pkwy & Coalton Rd)

Land Use

Primary

- Recreation/Open Space

Supporting

- Housing
- Open Space
- Parks Space

Related Zone Districts

- M-U
- R-M

 Residential  Recreation



Community Space

Open Space

- Buffer between neighborhood to the north and east
- Preserve wildlife corridor

Trails

- Connection to Rock Creek Trail
- Internal trails within the site

Examples



Resolute

The Resolute Opportunity Area is located near the intersection of Coalton Road and W Flatiron Crossing Drive, and consists of 5 parcels totaling 5.8 acres. It is currently vacant and designated as commercial in the Rock Creek Planned Development. The 2012 Comprehensive Plan envisioned this area as commercial, office, or retail uses, including a hotel.

Community Input

At Open House #1, participants showed preference for a hotel, commercial uses, mixed-use (housing & commercial), and parks/open space. Participants at Open House #2 preferred medium density mixed use with hotel, high density mixed use with residential, and no scenario/development.

Opportunities

- Adjacent residences may support a combination of stores, offices, and integrated mixed-use.
- Proximity to a variety of uses and access to US-36 interchange can support hospitality use.
- Strong pedestrian connections and existing streetscape encourage walkability.
- Flatiron Crossing re-imagining will support future additional activity on the site.

Constraints

- Existing drainage swale and pond will require buffering.
- Adjacency to Coalton Road and surrounding developments may require additional traffic mitigation.

Policy Connections

- ED 1.2: Pursue lodging development
- H2: Promote affordable housing
- H 3.1: Promote senior housing
- T2: Connections to trails

Built Form

Block Pattern



Modified Grid

Building Scale

- Up to six stories

Recommended Parcel Size



Transit

- Close proximity to multiple within 1/8 mile, along Coalton Rd

Parking

- Mix of surface and structured

Land Use

Primary

- Mixed use with hotel and commercial

Supporting

- Medium to High Density Retail
- Multi-unit Residential (as part of Mixed Use)

Related Zone Districts

- M-U
- R-M



Community Space

Open Space

- Buffer pond to the east

Trails

- Connect existing sidewalks through property
- Connection to greater trail network

Examples



Goals, Policies, & Actions

Land Use Goal 1



See Community Values on [page 40](#)

Foster a balanced mix of housing, employment, retail, and public spaces to keep Superior a thriving, fiscally sustainable, and inclusive community that serves the needs of all who live, work, and invest here.

Strategy/Action	Priority	Timeframe	Partners*
LU 1.1 Encourage mixed use development in economically underperforming locations to revitalize them.			
Reduce or eliminate parking requirements for mixed use projects.	2	ST	N/A
Consider rezoning to support mixed-use development or redevelopment where appropriate.	2	ST	N/A
Consider adopting design standards for areas where mixed-use development or redevelopment is appropriate.	2	ST	ULI
LU 1.2 Foster a balanced mix of land uses that includes residential, commercial, employment, recreational, and open space uses that meet community needs while reinforcing Superior’s unique identity as a small town with access to regional amenities.			
Consider the impact of homogeneous land uses on the greater community when reviewing applications for rezonings.	1	ON	ULI

Land Use Goal 2



Continue to cultivate Downtown Superior as a lively, walkable, mixed-use district that drives the Town’s economy.

Strategy/Action	Priority	Timeframe	Partners*
LU 2.1 Focus on finding and filling vacancies with residential and commercial tenants in Downtown Superior.			
Continue to support prospective and established retail and entertainment tenants.	1	ON	SCC, COEDIT
Promote diverse retail businesses and entertainment venues to support vibrancy and resiliency in the Downtown economy.	2	ST	SCC, COEDIT, DCI(?)
Seek out and find new ways to attract businesses well-suited for the Downtown.	1	ST	SCC, COEDIT, DOLA
LU 2.2 Continue hosting events and programs in Downtown Superior to activate its public realm.			
Explore improving existing events downtown and pursuing ideas for new events that attract a variety of different people to Downtown Superior.	2	ST	CAPS, SCC

Land Use Goal 3



Promote new development in Superior that builds on the Town’s unique character - helping shape a livable, resilient community that will thrive for generations to come.

Strategy/Action	Priority	Timeframe	Partners*
LU 3.1 Ensure the physical quality of new development meets the character and standard of other buildings in Superior.			
Include standards for quality building design in the future development of Design Standards.	1	MT	ULI

Strategy/Action	Priority	Timeframe	Partners*
LU 3.2 Ensure new development connects various mobility options to adjacent areas for cohesive and easy access.			
Update code requirements where necessary to ensure multi-modal connections are developed.	1	ST	CS
LU 3.3 Ensure any new development benefits Superior's long-term fiscal sustainability.			
Promote commercial and other sales tax generating uses in appropriate areas.	1	ON	SCC
Promote infill opportunities, mixed-use developments, and moderate density.	1	MT	N/A
LU 3.4 Require open spaces in new developments enhance the existing park and open space network.			
Establish clear Design Standards for new park and open space facilities	3	LT	OSAC
LU 3.5 Promote local art and culture as activators of vibrant public spaces both in and outdoors.			
Integrate art and historic preservation into new development projects.	2	ON	HC, CAPS

Land Use Goal 4

Take a proactive approach to guiding Superior's future development - shaping its form and function while allowing space for innovation and market-driven creativity.

Strategy/Action	Priority	Timeframe	Partners*
LU 4.1 Follow the Future Land Use Map to ensure a balanced mix of uses.			
Consider rezoning areas in accordance with the Future Land Use Map to promote and facilitate deliberate development.	1	MT/LT	N/A
LU 4.2 Focus on land use activities and outcomes to provide flexibility for private development but ensure predictability for residents.			
Update and adopt zoning designations and design standards to guide and promote future development that matches the Town's vision, values, and goals.	1	MT	N/A

Land Use Goal 5



Transform bold ideas into meaningful places - bringing opportunity sites to life in ways that reflects the community’s vision, values, and needs.

Goal/Strategy/Action	Priority	Timeframe	Partners*
LU 5.1 Take a proactive approach to working with property owners of opportunity sites to realize the community’s vision while respecting private property rights.			
Provide technical support to property owners for the development of their land.	1	ON	N/A
Consider expedited review or other incentives development for opportunity sites based on the Future Land Use Map.	1	ST	DOLA

Land Use Goal 6



Streamline the land development process to make it simple, clear, and efficient for everyone involved.

Goal/Strategy/Action	Priority	Timeframe	Partners*
LU 6.1 Align land use regulations with the future land use map and this Plan’s strategies.			
Consider revisions to municipal code criteria for land use decisions.	1	LT	N/A
Consider rezoning properties in accordance with the Future Land Use Map when	1	ON	N/A
Use Future Land Use Map as primary consideration when rezoning application is brought to leadership.	1	ON	N/A
Consider overlay districts.	3	MT	N/A
LU 6.2 Collaborate and foster strong partnerships with adjacent communities and regional agencies.			
Inventory and monitor active IGA’s between Superior and other entities.	2	ST	L, BR, BO



COMMUNITY



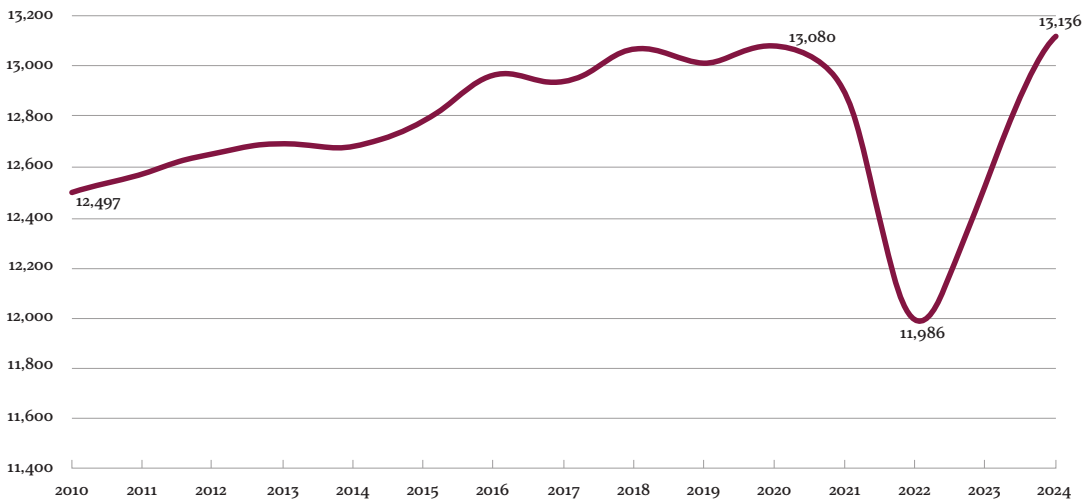
Background

Existing Conditions Highlights

Superior can expect continued population growth.

The town’s population remained relatively stable and small from its origins in the early 20th century until 1990, averaging a population of approximately 210 residents from 1910 to 1990. The population made a notable increase between 1990 and 2000, growing from 205 to 9,011 residents over the decade due to the development of Rock Creek Ranch. More recently, the town’s population declined following Marshall Fire on December 30, 2021. However, as of the end of 2025, 75% of rebuilt homes have received a Certificate of Occupancy. The Town’s population is projected to reach 15,337 by 2045, adding about 2,200 residents to its current population.

Figure 5: Recent Population Change 2010-2023



Source: Colorado State Demography Office (DOLA)

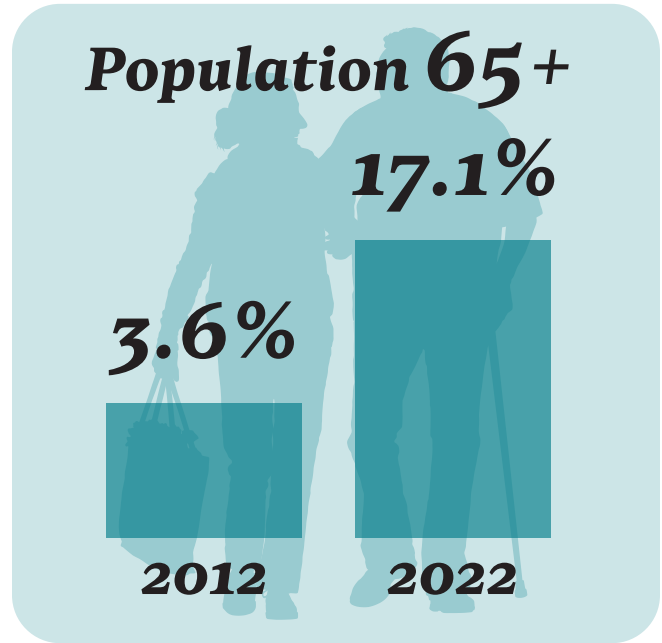
Table 2: Population Projections

	2024	2030	2040	2045	2024-2045 Growth
Population Projections	13,136	13,425	15,029	15,337	2,201

Source: Denver Regional Council of Governments (DRCOG)

Superior’s population is primarily families, with a smaller but growing number of older adults.

The Town has a higher share of married couple households (67.8%) and households with one or more people under the age of 18 years (47.8%) than comparison areas, which highlights that Superior has a concentration of young families with children. And although older adults only make up 17.1% of the current population, this is a dramatic increase from 3.6% just a decade ago.

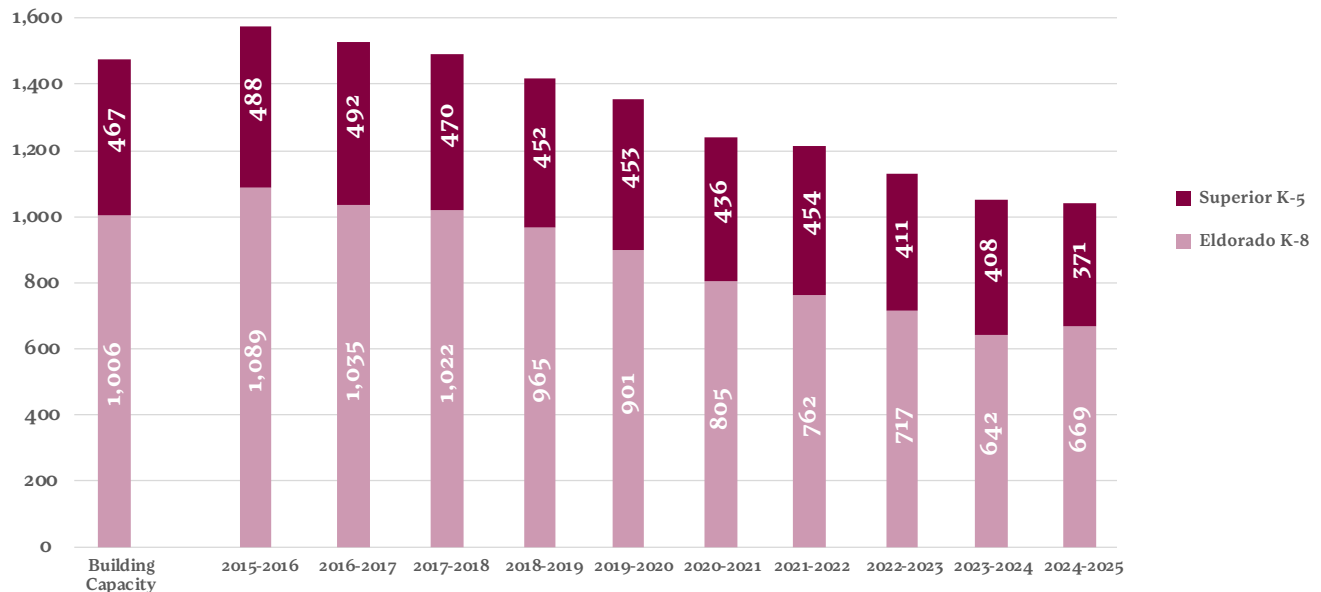


Source: ACS 5-year estimates, 2022

The Town of Superior has seen an overall decline in school enrollment over the last three years across K-12 grades.

The population of school-aged children in general is declining, and this is likely due to the decreasing affordability and availability of housing for young families in Town.

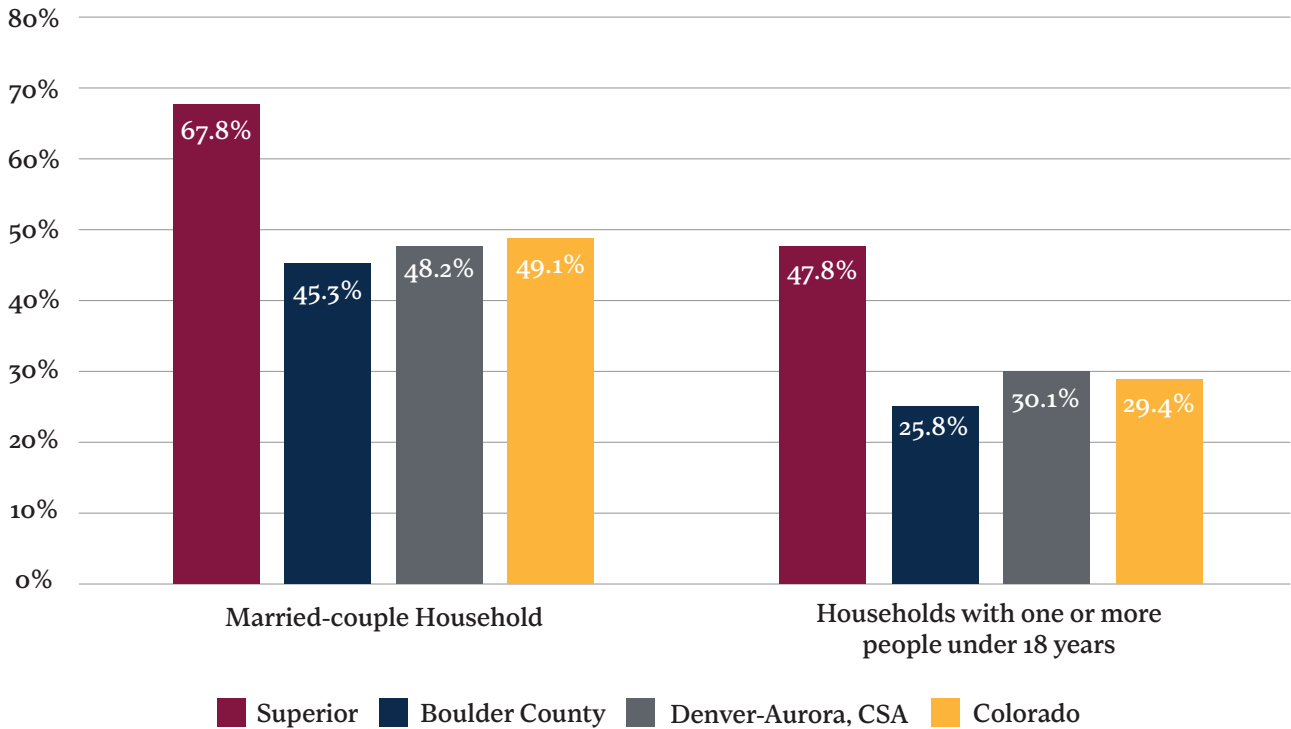
Figure 6: Building Capacity v. Number of Neighborhood Student (by school year)



Source: Boulder Valley School District



Figure 8: Household Demographics, 2022

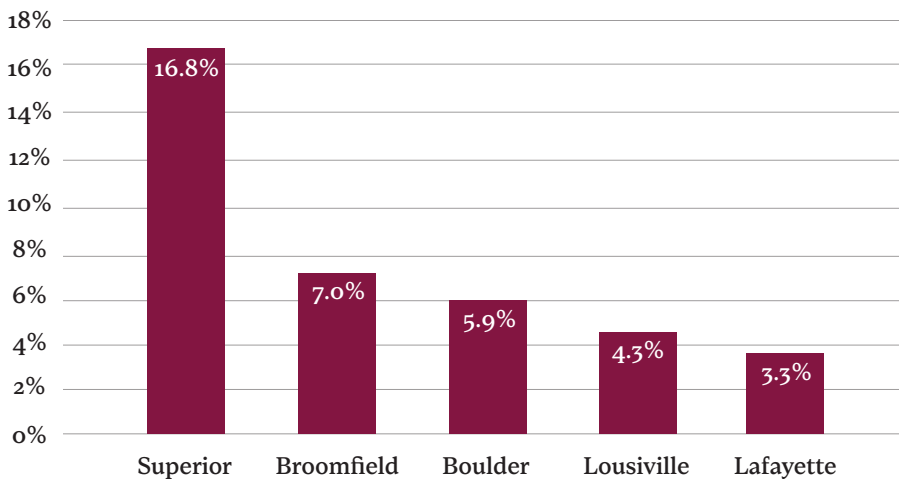


Source: U.S. Census Bureau, ACS 5-Year Estimates 2022

Most of Superior’s population identifies as White, but the town has grown more racially and ethnically diverse over the past decade.

Specifically, Asian populations are continuing to increase and represent a much larger share of the population than in neighboring communities.

Figure 9: Asian Population, 2022



Source: U.S. Census Bureau, ACS 5-Year Estimates 2022



Community Input

Community gathering is a critical part of a healthy community such as Superior. Resident needs are informed by their diverse ages, races, identities, and lifestyles. By intentionally reaching out to less represented and emerging demographic groups, the Town can make decisions that better reflect its residents.

Both renter and Asian populations mentioned that community engagement and inclusion are top priorities for future decision making in the Fall 2024 survey. Younger survey respondents and the Superior Youth Leadership Committee (SYLC) Committee identified a lack of places for teenagers to convene and interest in better maintenance of the community pools and playgrounds. SYLC also expressed a desire to be more involved in certain Town decision-making processes that may impact the youth population. The growing older adult (over 65) population was more concerned with traffic safety, growth/development, and affordability.

At open houses, residents expressed a desire for more transparency and communication with how decisions are made and how they align with community values. A popular priority for residents when considering Community recommendations was investing in crime prevention measures.

“

There is a lack of teen enticing places to hang out, especially within walking/biking distance to the middle schools.

”

“

Offering more before/after school care programs for grade school children.

”

“

Providing more opportunities for intergenerational relationship building.

”

Goals, Policies, & Actions

Community Goal 1



See Community Values on [page 40](#)

Empower diverse voices and spark meaningful community involvement.

Strategy/Action	Priority	Timeframe	Partners*
C 1.1 Explore strategies to increase participation from less represented demographics such as renters, ethnic minorities, children (under 18), and seniors (over 65).			
Continue to monitor and track demographic information on Town-led initiatives.	1	ON	State Demographer (DOLA)
Provide translated outreach materials when practicable.	2	ON	N/A
Improve target times, platforms, venues, and events that meet diverse populations where they are.	1	ON	CAPS, SYLC, SCC
C 1.2 Explore methods of making engagement maximally convenient, meaningful, and fun.			
Encourage the formation of social support groups.	3	ST	CAPS, SYLC, OSAC, PARC, ACES
Support regular, structured listening and feedback sessions – a time outside of official town meetings to hear from residents and engage collaboratively with staff and local officials.	2	ON	MVFR, Boulder County Sheriff, CAPS, SYLC, OSAC, PARC, ACES
Conduct educational workshops for residents to learn about urban planning, local government, and municipal finance.	3	MT	CAPS, SYLC, OSAC, PARC, ACES

Community Goal 2 **S H A P E**

Build strong, transparent connections between the Town and its residents, businesses, visitors, and partners—keeping everyone informed, involved, and inspired.

Strategy/Action	Priority	Timeframe	Partners*
C 2.1 Continue to provide regular updates and outreach about Town-led initiatives and events.			
Continue to utilize Shape Superior and its online engagement tools.	2	ON	N/A
Continue to utilize e-blasts and social media posts to keep the public informed and engaged.	2	ON	N/A
C 2.2 Continue to use and expand physical, digital, and social distribution channels to disseminate information.			
Continue to improve the pages on the Town website to make all public-facing information optimally clear and accessible.	2	ON	N/A
Continue to provide prompt, considerate, professional responses to public inquiries.	1	ON	N/A
Ensure all communications methods are used effectively and efficiently.	2	ON	N/A

Community Goal 3



Superior embraces its rich history and bright future - celebrating stories, traditions, and cultures that shape its unique identity.

Strategy/Action	Priority	Timeframe	Partners*
C 3.1 Support events, festivals, pop-ups, and other activities to showcase residents' talents, interests, and cultures.			
Continue to participate in and promote Chili Fest, Superior Summer Market, July 4th Celebration, outdoor concerts, and other events.	1	ON	CAPS
C 3.2 Explore and celebrate the culture and history of Superior in ways that engage and resonate with the public.			
Support the preservation of Grasso Park and Asti Park Historical Museum while finding ways to activate these public spaces.	3	MT	HC, CAPS
Seek out and commemorate previously unexplored facets of Superior's culture and history.	3	MT	HC, CAPS
Incorporate Superior's culture and history in public art and events.	3	ON	HC, CAPS

Community Goal 4



Promote the well-being of residents and visitors by prioritizing their health, safety, and overall quality of life.

Strategy/Action	Priority	Timeframe	Partners*
C4. 1 Support expanded senior services for older residents.			
Collaborate with local healthcare providers to identify community needs.	2	ON	AH, IH
C4. 2 Support expanded and more affordable childcare options for residents.			
Collaborate with local childcare providers, schools, and nonprofits to expand existing operations.	2	MT	BVSD
Continue to collaborate with Boulder Valley School District for future enrollment and facility needs.	2	ON	BVSD
Provide incentives for businesses or housing developments to include on-site childcare facilities and/or programming.	2	MT	BCHA



ECONOMIC DEVELOPMENT



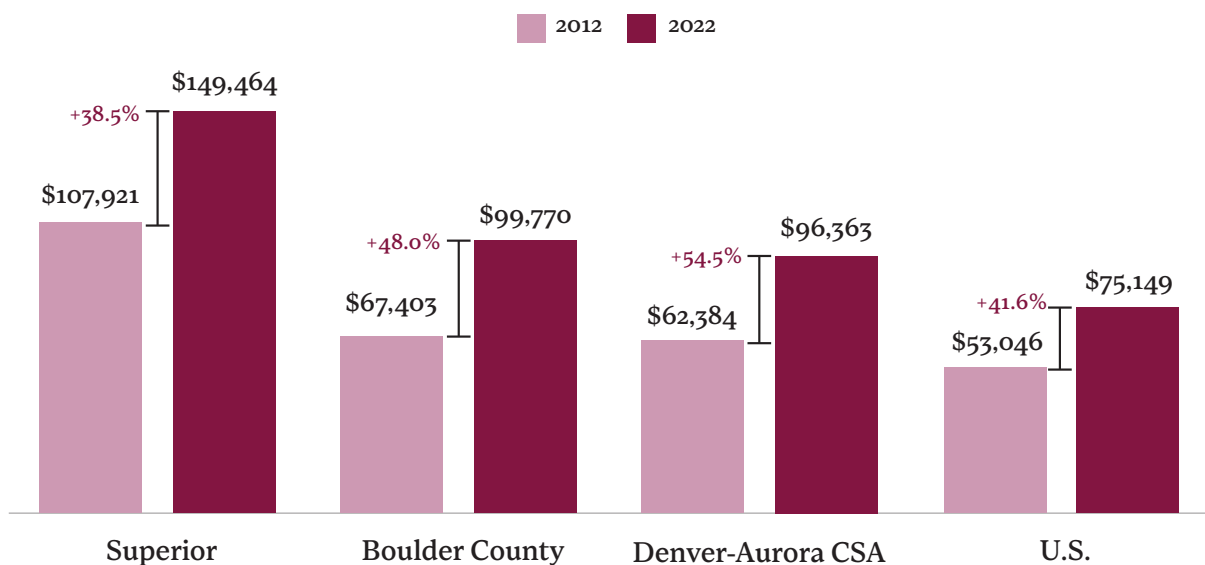
Background

Existing Conditions Highlights

Lower to middle-income households are being replaced by higher-income earners in Superior.

While those with a bachelor's degree have remained relatively stable at 76%, median household income has grown substantially over the decade and remains significantly higher than comparison areas. The highest income bracket of \$200K+ has seen the most growth at +17%. Conversely, all income brackets under \$150K have been shrinking, suggesting lower- to middle-income residents have either moved away or have made significant income gains in the last decade. What used to be a 70/30 split in household making below or above \$150K is now a 50/50 split.

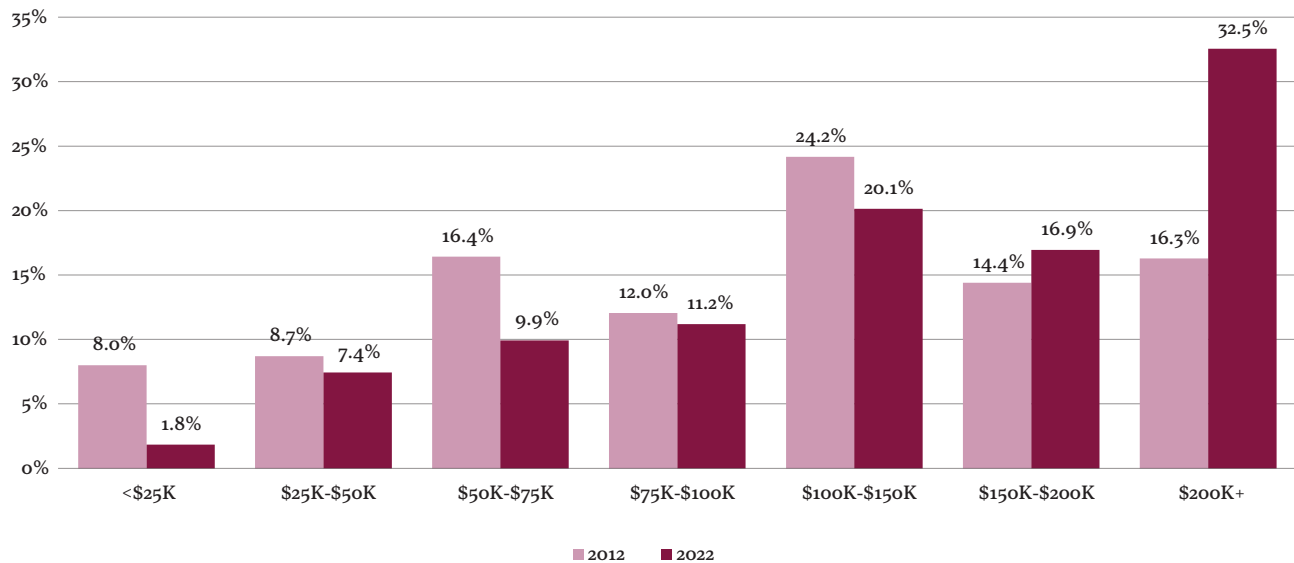
Figure 10: Median Household Income, 2012-2022



Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1901



Figure 11: Household Income Distribution, Superior, 2022



Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1901

A significant portion of Superior’s employers are reliant on lower-wage, in-commuting workers.

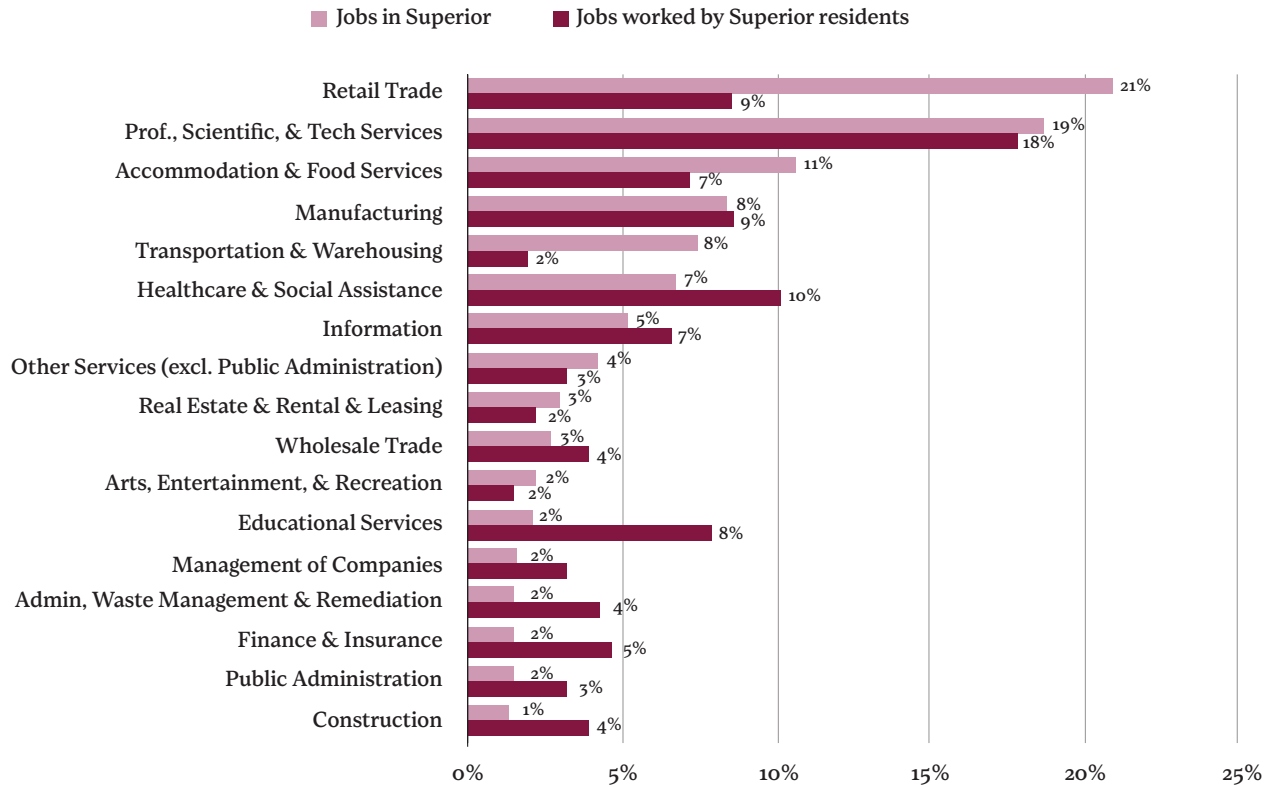
The largest employment sector in Superior is retail (21%), while only 9% of Superior residents work in this industry. Other lower-income industries that are underrepresented by residents include Accommodation and Food Service (11% of jobs, 7% local workers) as well as Transportation and Warehousing (8% of jobs, 2% local workers). These gaps paired with housing data might suggest that a significant portion of people who work in Superior often can’t afford to live in Superior.

Superior’s commercial development is concentrated in Superior Marketplace and Rock Creek Village, with new development opportunities in downtown.

Other significant retail nodes in the area include Flatiron Crossing in Broomfield, and the McCaslin corridor in Louisville. Compared to Boulder County, more of Superior’s commercial uses are retail and office uses.

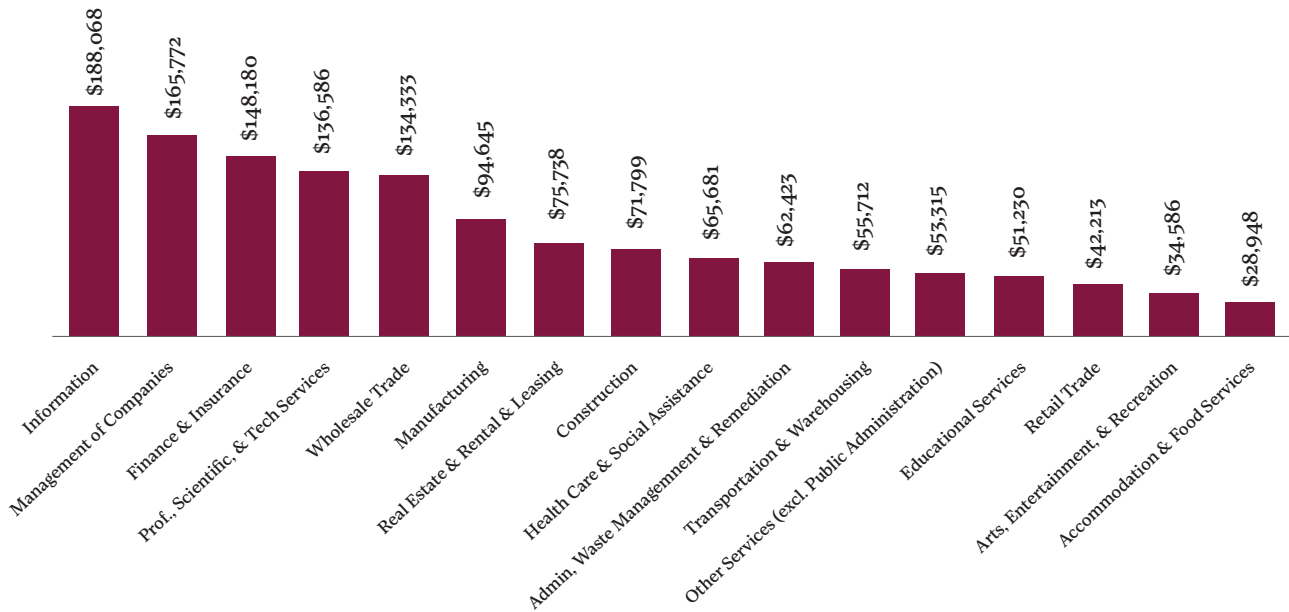


Figure 12: Superior Jobs and Jobs Worked by Superior Residents



Source: U.S. Census Bureau via LEHD OntheMap

Figure 13: Median Wage of Superior Jobs by Sector



Source: Quarterly Census of Employment and Wages; ACS 1-Year



Community Input

Economic development plays a key role in maintaining Superior’s high quality of life, but many community members believe there is room for improvement. While most survey respondents reported doing their routine shopping in Superior, only a small portion regularly dine or socialize in town. Residents expressed a strong desire for more restaurants, coffee shops, and bars that would allow them to spend more of their time and money locally. At open houses, participants emphasized the importance of filling vacant commercial spaces and attracting the right mix of businesses to Downtown Superior. Members of the business community also noted that additional offices and nearby housing would strengthen the local economy, while the high cost of owning or leasing space remains a significant challenge. Many survey respondents indicated that incentivizing filling vacant retail space in existing commercial areas (through fee waivers and financial assistance) should be a priority for the Town.

“

Would love to have local restaurants and small shops in Original Town Superior.

”

“

With limited space remaining, it will be important to focus on attracting businesses that align with community needs and enhance the quality of life. Prioritizing local services, restaurants, and shops that residents actually want will create a more balanced and walkable environment.

”

“

Would it be possible to have a job training program for our youth or our disabled community for jobs in Superior?

”

Goals, Policies, & Actions

See Community Values on [page 40](#)

Economic Development Goal 1



Optimize commercial development processes, opportunities, and regional competitiveness to drive economic growth.

Strategy/Action	Priority	Timeframe	Partners*
ED 1.1 Use each retail center’s comparative advantage to maximize business development and sales tax revenues.			
Leverage anchor tenants to attract complementary retail and restaurant development.	2	ON	Brokers/Property Owners
Coordinate with commercial center owners to identify mutually beneficial improvements that maintain their roles as regional shopping destinations.	2	MT	Property Owners
Prioritize completion of Downtown Superior, focusing on attracting daytime amenities, filling empty retail spaces and development of the approved Coal Creek Innovation Park.	1	ST	Brokers/Property Owners
Balance property owner development timelines with strategic economic development goals through proactive communication and market-responsive incentive programs.	2	ON	N/A
ED 1.2 Maintain Superior's strategic competitive position relative to neighboring retail markets.			
Monitor and respond to regional competitive pressures for retail development while maintaining Superior's distinctive character and market positioning.	2	ON	
ED 1.3 Pursue lodging development to further diversify commercial tax base and increase regional competitiveness.			
Pursue lodging development opportunities, including boutique hotels and other hospitality options.	1	ST	Brokers/Property Owners
Market Superior as a retail, recreation, and tourist destination for consumers, including identifying and targeting regional events.	2	ON	

Economic Development Goal 2



Diversify Superior’s economic base through targeted business development, existing business expansion, and entrepreneurship support.

Strategy/Action	Priority	Timeframe	Partners*
ED 2.1 Attract businesses that provide economic diversification within Superior's development constraints.			
Proactively market available sites to prospective businesses and developers that support the community’s vision.	2	ON	Brokers
Identify and remove barriers to establishing startup or new businesses within the Town.	2	ON	
Identify and prioritize Superior's remaining development areas, focusing on spaces that best support the community's needs and future growth.	1	ST	N/A
Consider incentives for attracting new businesses that new business that help diversify the local economy, create jobs at or above the Town’s median wages, or provide a positive cost benefit to the community.	2	MT	

Strategy/Action	Priority	Timeframe	Partners*
ED 2.2 Support local entrepreneurship and provide business development assistance.			
Maintain the database of available resources for existing and new small and/or local businesses.	2	ST	SCC
Maintain the City's economic development webpage with up-to-date incentive information and other resources.	1	ON	N/A
Provide opportunities for technical assistance services and business education to local businesses.	3	ON	COEDIT, SBDC, SCC
Provide opportunities for technical assistance services and business education to prospective entrepreneurs looking to start a new business in the Town of Superior.	3	ON	COEDIT, SBDC, SCC
Consider incentives for retention and expansion of existing businesses, particularly for those that help diversify the local economy, create jobs at or above the City's median wages, or that provide a positive cost-benefit to the community.	2	ON	

Strategy/Action	Priority	Timeframe	Partners*
ED 2.3 Maintain strategic regional partnerships to enhance business development opportunities.			
Maintain communication with the Economic Development Council of Colorado (EDCC) on statewide topics that impact the Town of Superior's existing businesses and potential business and development opportunities.	3	ON	EDCC
Maintain membership in the Front Range Economic Collaborative (FREC) through the Metro Denver Economic Development Corporation (MDEDC).	2	ON	MDEDC - FREC
Participate in the U.S. 36 Collaborative to showcase the region to consumers, businesses, and developers.	2	ON	US 36 Collaborative
Partner with the Boulder County Small Business Development Center and Superior Chamber of Commerce to provide business support, training, and networking opportunities for local entrepreneurs and businesses.	2	ON	SBDC, SCC
Market Superior as a business and development destination, including attending regional and national marketing conferences.	3	ST	N/A

Economic Development Goal 3



Ensure that Superior’s future economic growth aligns with the quality of life goals of its residents.

Strategy/Action	Priority	Timeframe	Partners*
ED 3.1 Leverage Superior's quality of life assets for economic development.			
Tout the Town's amenities, housing, transportation, events, and other aspects of quality of life to attract visitors, consumers, businesses, and developers.	3	ON	N/A
Identify and encourage green business practices through grant opportunities, educational materials, and coordination with the Town's Sustainability Department.	2	ST	SCC
Coordinate business recruitment with entertainment and cultural programming to create year-round destination appeal.	1	ON	CAPS, SCC
ED 3.2 Support economic development that enhances rather than competes with Superior's residential appeal.			
Encourage mixed-use development that provides commercial tax base while addressing housing market demand.	3	ON	N/A
Maintain communication with brokers and owners of available sites to coordinate development approaches that serve both economic and housing goals.	3	ON	N/A
Offer incentives for attracting new businesses that help activate community areas and complement residential neighborhoods.	2	LT	N/A

Strategy/Action	Priority	Timeframe	Partners*
ED 3.3 Support the local workforce.			
Expand the number and variety of quality job opportunities in Superior.	2	ON	N/A
Monitor key indicators of a healthy workforce, such as unemployment, labor force, and participation rates.	2	ON	N/A
Identify the workforce and talent needs and gaps.	2	ON	N/A
Work collaboratively with local and regional workforce organizations and higher education institutions to provide education and training programs to fill any identified gaps.	2	ON	Boulder County, CU Boulder, Front Range Community College, United Way
Support affordable housing to support local workforce diversification.	2	ON	N/A
ED 3.4 Work collaboratively with Town staff/departments to prioritize local business needs to ensure an economically sustainable future.			
Participate in conversations around transportation and infrastructure improvements to support local businesses and improve access for residents and visitors.	2	ON	N/A
Work with other Town departments to streamline development review and permitting processes for retail expansions, renovations, and tenant improvements.	2	ON	N/A
Work with other Town staff in appropriate zoning land use designations that support retail viability in designated commercial areas.	2	ON	N/A
Provide feedback, ideas, and suggestions on Town initiatives, in collaboration with other Town staff, to maintain and increase the quality of life as they relate to economic development	3	ON	N/A



HOUSING



Background

Existing Conditions Highlights

Superior has seen a greater diversity in housing types and characteristics in the past few years.

Greater housing diversity allows people of different incomes, ages, and lifestyles to live in Superior. While the town remains primarily a single-unit dwelling community, some variation in housing type, number of bedrooms, and tenure (homeownership vs renting) provide greater options for current and future residents.

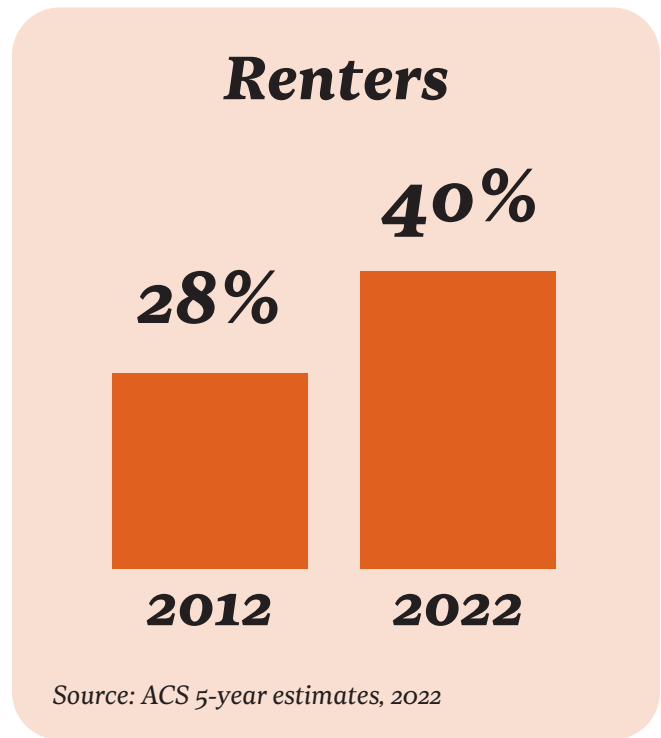
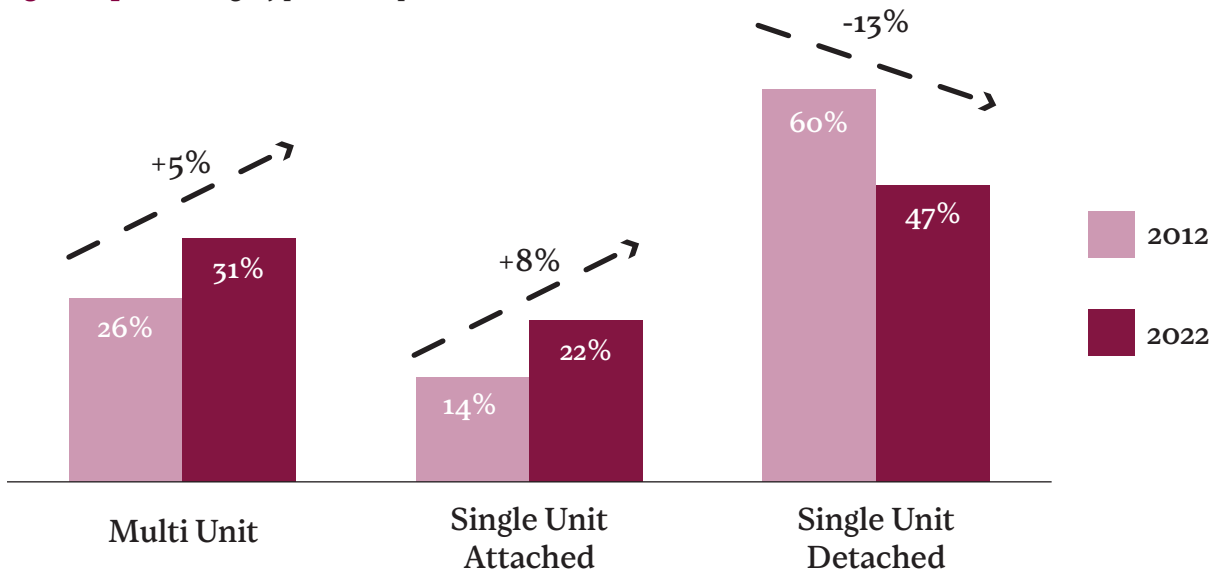


Figure 14: Housing Types in Superior



Source: Town of Superior

*MU = Apartments and Condos (Saddlebrooke)

*SUA = Duplexes, Properties on individual lots (Calmante (non-single unit detached), The Ridge, The Summit, Downtown Superior (non-apartment))

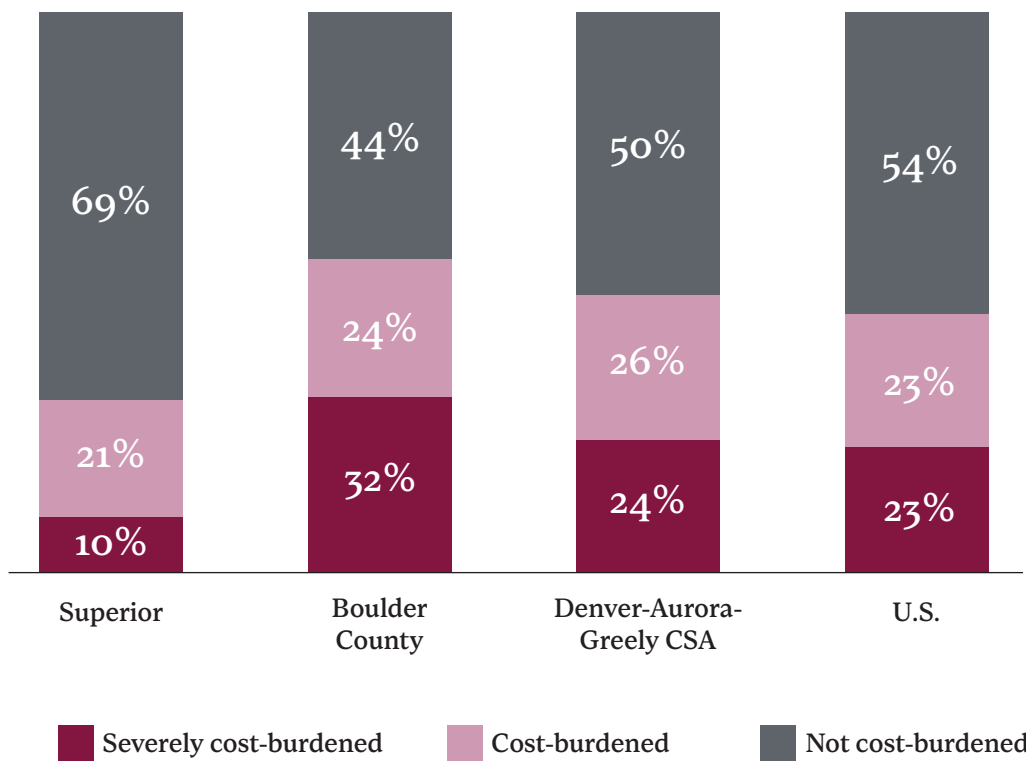
*percentages calculated as a function of total dwelling units



While comparatively low regionally, nearly one third of Superior households are cost burdened.

This indicates that the high cost of housing not only impacts those at the lowest end of the income ladder but also affects wealthier households that have previously been able to spend less than 30 percent of their income on rent.

Figure 15: Housing Cost Burden, 2022



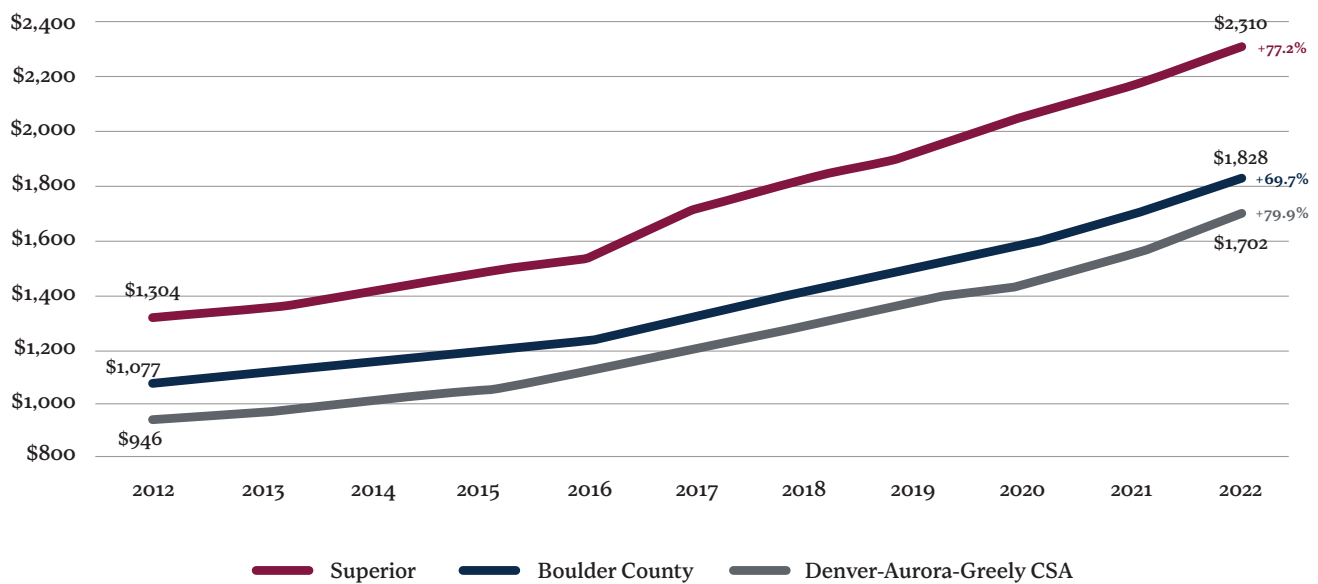
Source: US Census Bureau 5-Year ACS (Table B25070)



Increasing rents and home values paired with comparatively low vacancy rates suggest that Superior’s affordability problem is due to a lack of housing supply.

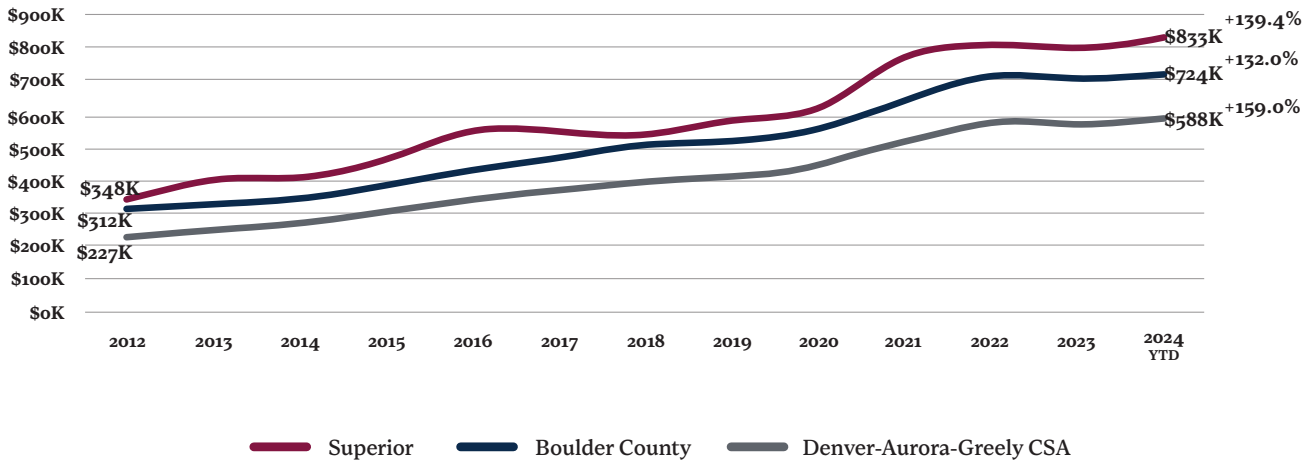
Over the last decade, home prices have more than doubled while rents have increased by 77%. Superior’s 3% vacancy rate is much lower than neighboring communities, suggesting that the amount of housing currently being built is not meeting the demand.

Figure 16: Superior Median Rent, 2022



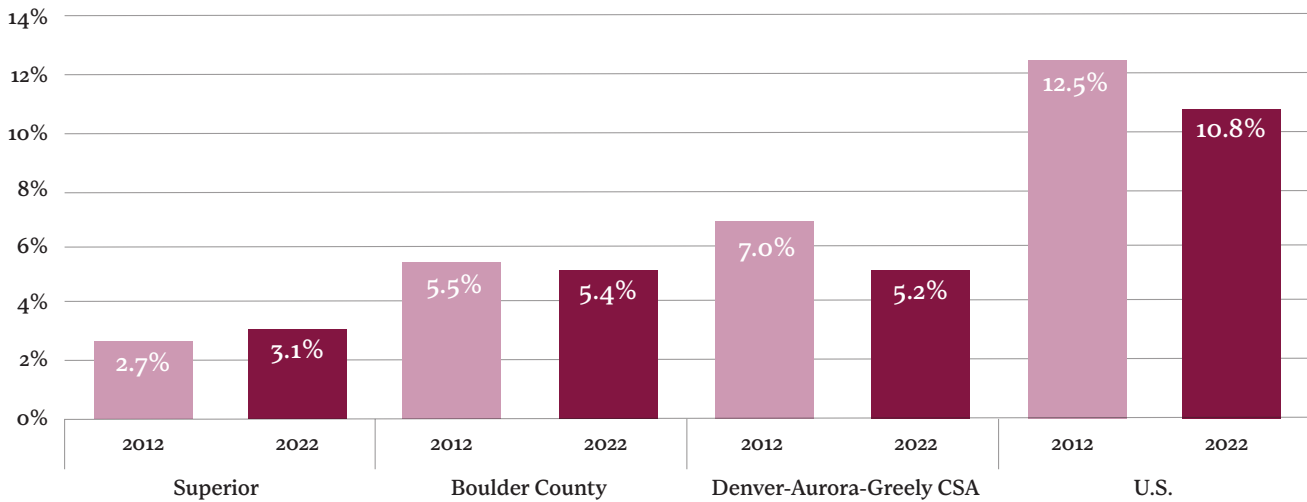
Source: US Census 5-Year ACS (Table DPo4)

Figure 17: Median Home Sales Price, 2022



Source: Redfin

Figure 18: Vacant Housing Units, 2022



Source: US Census Bureau 5-Year ACS (Table DPo4)



Community Input

Housing is central to what draws people to Superior and encourages them to stay. Residents felt that the town offers high-quality housing with a good mix of types that appeal to both young professionals and families. However, there was also a sense of caution toward new housing development, driven by concerns about its potential impact on the community's existing quality of life. At the same time, survey results indicated that affordable housing is one of Superior's weakest areas. During open houses, residents reconciled these views by identifying select opportunity areas where future housing could be appropriate. Many expressed interest in seeing middle housing types at locations valued for their proximity to transit and businesses. A lack of housing options for seniors and limited opportunities to "age in place" also emerged as key concerns during the speaker series and open houses. Community engagement reflected a desire for incentivizing and facilitating senior specific housing opportunities.

“

Great location for lower income housing (76th St & Guardian Property) - walk to stores, bus station.

”

“

Housing is ok if it makes sense & doesn't disturb wildlife or traffic (Zaharias Property)

”

“

People in service professions should be able to live in Superior, but right now there aren't affordable housing options.

”

“

Improve the mix of housing options, especially for seniors looking to downsize.

”

Goals, Policies, & Actions

Housing Goal 1 **S** **H** **A** **P** **E** See Community Values on [page 40](#)

Increase housing choices for current and prospective town residents.

Strategy/Action	Priority	Timeframe	Partners*
H 1.1 Support production of various housing types, including missing middle housing, senior housing, multi-unit housing, and mixed-use housing, both for rent and for sale, by removing regulatory barriers to development.			
Explore reductions in minimum parking requirements for desired housing types.	2	MT	DOLA, DRCOG
Establish clear and objective development standards and approval processes for desired housing.	1	MT	N/A
H 1.2 Increase opportunities for Accessory Dwelling Unit (ADU) development.			
Facilitate development of ADUs by clarifying ADU development standards where necessary.	2	ST	DOLA, DRCOG
Develop pre-approved housing plan sets for ADUs.	2	ST	BCHA, CHFA
Explore incentives, including deed restrictions and others, that leverage ADUs as a way to increase affordability for both main dwelling owners and ADU renters.	2	ST	BCHA, CHFA
H 1.3 Promote the development of Missing Middle Housing, both for rent and for sale.			
Consider allowing moderate density increases in single-family zones to allow for stacked flats, townhomes, duplexes and triplexes.	1	MT	N/A
Identify locations for small-lot zoning and smaller housing units.	2	MT	N/A

Housing Goal 2



Support and promote local and regional affordable housing efforts.

Strategy/Action	Priority	Timeframe	Partners*
H 2.1 Support existing and create new partnerships to address affordable housing needs.			
Partner with organizations such as Boulder County Housing Authority and Habitat for Humanity and to support the creation of affordable homes.	1	ON	BCHA, HH
H 2.2 Create an incentive program and pair it with the 2020 Inclusionary Housing Ordinance to promote the creation of affordable housing.			
Incentivize affordable housing development through density and height bonuses and parking and landscape reductions.	2	MT	N/A
Expedite review processes for affordable housing projects.	1	ST	N/A
Subsidize or reduce fees for affordable housing projects.	1	MT	BCHA, CHFA
H 2.3 Explore funding or partnerships to reduce the cost of land for affordable housing.			
Create a land donation, land acquisition or land banking program that can be used to reduce development costs for affordable housing.	2	LT	BCHA, CHFA
Prioritize the Superior Marketplace and 76th Street Opportunity Areas for multi-unit affordable housing.	1	ST	N/A
H 2.4 Explore opportunities to generate and manage revenue for affordable housing development.			
Explore the creation of a housing trust fund to support a variety of affordable housing activities.	2	MT	BCHA, CHFA
Explore the creation of a commercial and/or residential linkage fee to provide financial support for affordable housing.	2	LT	N/A
Establish the fee-in-lieu amounts as intended in the inclusionary housing ordinance.	1	ST	N/A

Housing Goal 3



Remove housing barriers for those that encounter them.

Strategy/Action	Priority	Timeframe	Partners*
H 3.1 Promote housing choices for seniors and other segments with diverse housing and communication needs.			
Explore programs, partnerships, and policy changes to support the development, rehabilitation, and customization of housing for seniors.	2	ON	BCHA, CHFA, HH, AARP, DRCOG
Support and/or partner with mission driven affordable housing providers to provide affordable housing and support services for people with special needs in the Town.	2	ON	BCHA, CHFA, HH, AARP, DRCOG
Form partnerships and work with culturally specific organizations to improve access to programs, incentives, and housing choices for people with different cultural backgrounds and language needs.	2	ON	BCHA, CHFA, HH, AARP, DRCOG
H 3.2 Improve access to housing resources.			
Create a centralized Town webpage that provides links to regional housing provider programs that serve Superior residents.	2	ST	N/A
Advocate for and support existing regional and state tenant protection regulations that serve to improve outcomes for renters.	1	ON	N/A



SUSTAINABILITY



Background

Existing Conditions Highlights

The Town of Superior aims to create a more sustainable and resilient community by reducing the impacts of climate change, increasing community resilience, investing in a greener economy, and ensuring an equitable opportunity to thrive for all residents.

The Town has committed to making climate action a top priority and a guiding principle for decision making, and to ensure internal policies and procedures reflect that. In 2021, Superior joined the ICLEI150 Race to Zero, which is a global effort to significantly advance carbon neutrality efforts while creating jobs and encouraging inclusive, sustainable growth. In 2022, the Town adopted its first Sustainability Plan and continues to track the progress of the actions within the plan through a Sustainability Dashboard. As the State of Colorado continues to pass laws to increase both mitigation efforts and adaptation efforts across the State, the Town will continue to do its part at the local level.

Greenhouse Gas Emissions by Source



59%

Buildings



38%

Transportation



3%

Other

Source: 2021 Sustainability Action Plan

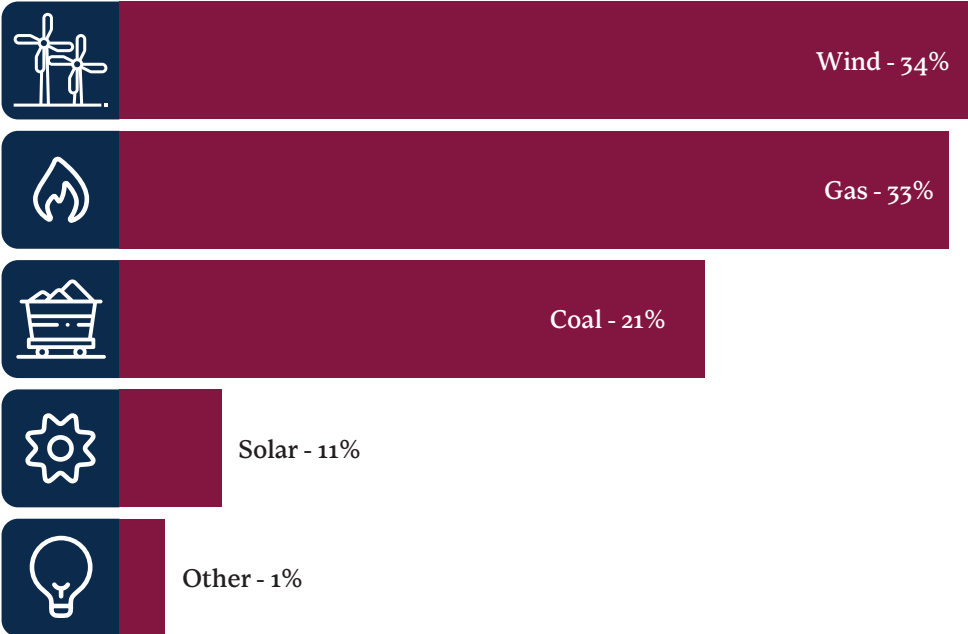


The Town of Superior is working to reduce energy-related dependency on fossil fuels including coal and natural gas; improving energy efficiency; and investing in regional renewable energy.

As of 2024, most energy sources in Superior come from Gas (33%), Wind (34%), and coal (21%).

Figure 19: Town of Superior Energy Use by Type

Where does Superior’s Energy Come From?



Source: Superior 2024 Xcel Community Energy Report



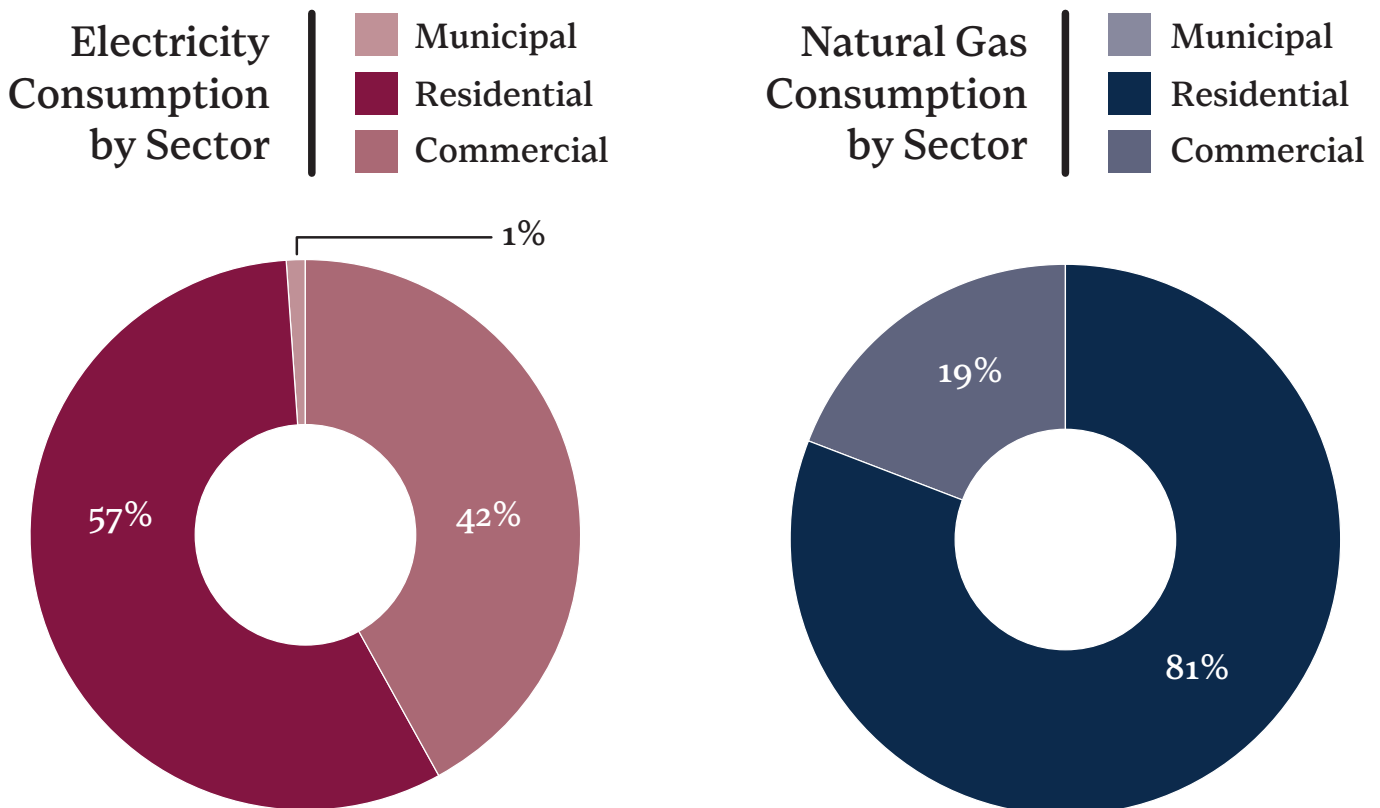
Electric and gas energy consumption in Superior is highest among residential land uses, reflecting the town’s predominantly residential character.

As a result, residents are the community’s largest energy consumers. To help reduce energy use, the Town offers residential electrification rebates through the EnergySmart program and partners with Xcel Energy to provide free, personalized home assessments that identify opportunities for improved efficiency. Superior also participates in regional initiatives, such as Power Ahead Colorado, which supports efforts to accelerate and incentivize electrification.

The Town has set a goal to reduce municipal facility energy use intensity by 3% each year.

The Town’s municipal facilities receive 100% of their electricity needs from onsite solar arrays and participation in Xcel Energy’s Renewable*Connect program, and they purchase carbon offsets for their natural gas usage.

Figure 20: Town of Superior Energy Use by Sector



Source: Superior 2024 Xcel Community Energy Report



Drought conditions are expected to worsen as the climate changes, and are intensified by higher temperatures.

Less water availability means there is a greater need to balance water use for urban and environmental demands. The Town has some water conservation practices and policy measures in place for its public spaces and has educational and incentive programs to promote water conservation at homes and businesses. The Town has removed a significant amount of turf, including 16,700 square feet of turf from the Rock Creek medians in 2024, resulting in an estimated savings of 700,000 gallons per year. The Town is also committed to converting spray to drip irrigation where feasible. For private property, the Town's Municipal Code requires or incentivizes additional water conservation programs, to promote actions like lawn removal and xeric planting.

In addition to managing a Town waste contract which includes compost and recycling service, the Town has several existing goals to divert 65% of single-family residential waste by 2030 and 50% of multi-family residential waste by 2030.

The Town has several existing programs to increase waste diversion, including household hazardous waste and hard-to-recycle events, education in schools, a dog waste compost program, and zero waste infrastructure at Town facilities.

As of 2021, EVs made up 3% of all registered vehicles in Superior.

Superior has already taken a number of actions to encourage the adoption of EVs. As of 2023, there were 19 level 2 EV charging stations and 21 level 3 (DC fast charging) ports in town. The Town has replaced two fleet vehicles with EVs and installed five level II charging stations. The Town's Building Code includes EV-Charging requirements for the installation of EV charging infrastructure for all new development. It further permits EV charging station installations in existing developments to encourage the installation of EV charging infrastructure.

The Town already has robust public transit infrastructure in place.

Served by local, express, and regional transit routes operated by RTD, there is a park-n-ride facility, bus routes to Denver, and a Bike-n-Ride shelter. The Town is also served by a robust system of bikeways and trails including the Coal Creek Regional Trail, the Rock Creek Regional Trail, the Coyote Ridge Trail, and the US 36 Bikeway. In 2024 the Town and Regional Partners were awarded a \$1.5 million dollar grant from the Colorado Energy Office to implement an e-bike share program.



Community Input

Sustainability emerged as a consistent theme across many planning topics, most clearly reflected in discussions about natural resource conservation and energy efficiency. Residents generally expressed strong support for Superior’s current sustainability initiatives and for expanding environmentally responsible practices—provided they remain economically feasible. Many participants connected sustainability concerns, particularly around water use and conservation, to the potential impacts of future growth and development. In the community survey, renewable energy was identified as the greatest opportunity to advance a more sustainable future for Superior. Members of the business community also expressed interest in programs focused on building and system electrification to help achieve sustainability goals.

“

The opportunity to enhance Superior’s natural environment and landscape while contributing to a sustainable future (tree planting, goat grazing, native pollinator planting, xeriscape) seems like the biggest opportunity.

”

“

I’d love to see more push for electrification of vehicles, appliances, and home infrastructure like water heaters and heat pumps, as well as community solar projects!

”

“

Maybe by creating programs with incentives and community sustainability events that would motivate more residents to join in and learn more about sustainability.

”

Goals, Policies, & Actions

Sustainability Goal 1



See Community Values on [page 40](#)

Commit to a cleaner, greener future by aiming for net-zero emissions in development and redevelopment in alignment with the goals set in the Climate Action Plan, Beneficial Electrification Plan, and Sustainability Action Plan.

Strategy/Action	Priority	Timeframe	Partners*
S 1.1 Promote adaptive reuse and retrofit of existing buildings to incorporate energy efficiency and renewable energy and to be hardened against hazards.			
Promote existing rebates and promote new rebate programs on efficiency and electrification.	1	ON	CEO, DRCOG
Continue to partner regionally to identify innovative existing building policy to improve energy efficiency and energy resilience.	1	ON	CEO, DRCOG
Consider additional adaptive reuse ordinances that incentivize sustainable modifications to meet Superior's net-zero emissions goals while balancing development and housing needs.	3	MT	N/A
S 1.2 Increase the use of renewable energy and decrease the use of nonrenewable energy in Superior.			
Partner with municipalities working towards similar goals in the Denver metropolitan area to increase the amount of renewable energy on the local power grid.	2	ON	Other cities
Collaborate across Town departments and Xcel to identify barriers to developing renewable energy systems and innovative opportunities to increase generation in the Town.	3	ST	Xcel, CC4CA
S 1.3 Explore ways to accelerate or incentivize building electrification in alignment with the Beneficial Electrification Plan.			
Conduct community outreach and engagement as part of the building code adoption process to highlight the benefits of new code requirements, including using messaging from the 1-2-3 Electrify! Campaign.	3	ST	N/A
Stay engaged with statewide energy code updates and trends and consider the adoption of the latest building energy codes to increase all-electric new construction.	1	ON	DRCOG, BC

Strategy/Action	Priority	Timeframe	Partners*
Continue to educate Superior residents and building owners on rebates and incentives being offered at the state, utility, and regional level for installation of heat pumps.	1	ON	DRCOG, BC

Sustainability Goal 2

Foster a future that prioritizes a circular economy by reducing waste and increasing diversion, creating a stronger, more sustainable community for all.

Strategy/Action	Priority	Timeframe	Partners*
S 2.1 Provide convenient ways for residents and businesses to compost food and yard waste.			
Maintain Town yard waste site.	2	ON	N/A
Educate the public about waste management and emphasize the available services and facilities.	1	ON	BC
Evaluate existing C&D requirements and update or maintain based on analysis of challenges and opportunities.	3	ST	Recycle Colorado
Expand included curbside composting service Town-wide.	2	ST	N/A
S 2.2 Consider policies related to supporting the application of compost and utilizing recycled materials.			
Pilot compost application on open space or parks in conjunction with programs that educate and promote composting at home.	3	MT	OSAC, PARC
Continue to partner regionally to improve circularity and identify end-markets for recyclable material.	2	ON	Colorado Circular Communities, Recycle Colorado
Conduct outreach to building professionals to update ordinances.	3	MT	BC, Recycle Colorado

Sustainability Goal 3



Embrace smart, sustainable and resilient development that boosts our community’s growth while preserving the beauty and natural resources that make Superior special.

Strategy/Action	Priority	Timeframe	Partners*
S 3.1 Promote mixed use zoning through land use code updates and incentives.			
Create a Transfer of Development Rights program to preserve open space while transferring development density to infill urban sites.	2	ST	BC, OSAC
Create an Adaptive Reuse Ordinance that simplifies the current code requirements and removes barriers to project approval, so that underutilized buildings can be repurposed for mixed-use developments that are low-impact and economically viable.	3	LT	ACES, Planning Board
S 3.2 Promote green and resilient building design for all housing, prioritizing middle income housing and workforce housing first to avoid unequal outcomes.			
Bolster the green building program to capture more existing building updates.	2	ST	ACES
Provide financial support such as rebates and incentives for homeowners or developers to install green infrastructure in new developments and existing homes.	3	MT	N/A
Consider streamlined permitting processes for projects that meet certain sustainability goals.	2	ST	N/A
Launch or coordinate with regional educational campaigns specifically aimed at low, middle income, and workforce housing building owners highlighting the benefits of green and resilient buildings and directing them to available resources.	3	MT	DRCOG, BC
S 3.3 Promote community gardens to provide recreational and educational opportunities.			
Review barriers and opportunities for community gardens in Town. Identify potential garden areas.	1	ST	ACES, PARC
Explore removing barriers to and incentivizing creation of privately owned and maintained community gardens	2	ST	ACES

Goal/Strategy/Action	Priority	Timeframe	Partners*
Develop resources for HOAs on how to create and maintain community gardens, and host workshops and training sessions for residents and community groups.	3	MT	N/A

Sustainability Goal 4

Encourage water-saving efforts across both public and private spaces, fostering a culture of sustainability and resource protection.

Goal/Strategy/Action	Priority	Timeframe	Partners*
S 4.1 Consider a land use code update that incorporates water conservation best practices.			
Require drought tolerant lawn or native grasses be planted in new detached single family homes.	2	ST	ACES, WP, MHFD
Update landscaping codes to support low-water and xeric landscaping that limit turf areas in new developments.	1	ST	ACES
S 4.2 Lead by example on water conservation.			
Continue development of a Turf Conversion Roadmap for Town-owned properties to enhance efficiency, accelerate non-functional turf removal and map removal opportunity. Continue to remove non-functional turf grass on Town-owned properties.	1	ON	CWCB
Monitor and reduce public land water use.	1	ON	CWCB
Convert Town-owned spray irrigation to drip irrigation where feasible.	1	ON	CWCB
Plant pollinator-friendly native plants. Promote and follow best management practices for pest and weed control.	2	ON	CWCB, CPW, PARC, ACES
Update the Town's water conservation plan for specific actions to reduce water consumption (likely landscape irrigation) in the event of significantly reduced water deliveries during a drought.	1	ST	N/A

Sustainability Goal 5



Promote development that reduces vehicle miles traveled and integrates with a sustainable transportation system, minimizing environmental impact while serving the needs of all travelers.

Goal/Strategy/Action	Priority	Timeframe	Partners*
S 5.1 Encourage transit-oriented development.			
Encourage transit-oriented development and densification near frequent bus routes or multimodal pathways to increase multi-unit and affordable housing opportunities.	2	ON	BCHA, RTD
Explore provisions that incentivize or require transit oriented development near transit corridors such as reduced parking requirements near transit corridors, increased bike and transit infrastructure, and bike/car/scooter share opportunities.	1	ST	RTD, CS
Spur the growth of commercial development near transit hubs.	3	MT	COEDIT, SCC
S 5.2 Explore tools to reduce SOV miles traveled.			
Use code requirements to expand opportunities for multimodal transportation to reduce SOV miles traveled.	3	MT	N/A
Leverage public/private partnerships to reduce SOV miles traveled.	3	LT	CS, RTD
Explore a transportation demand management policy for new development.	2	ST	CS
Pilot transportation demand management strategies and incentives.	3	MT	CS, RTD
S 5.3 Provide alternatives to residents for traveling in single occupant vehicles.			
Improve accessibility of trails and pedestrian/bike connections.	2	ON	BC, L, PARC
Support infrastructure that makes walking, biking, bussing and other non-SOV travel more safe and accessible.	1	ON	CS, RTD
Support or incentivize programs such as bike share, car share or additional bus routes.	3	ON	CS, RTD



RESILIENCY



Background

Existing Conditions Highlights

The Town of Superior’s Disaster Preparedness and Recovery Department partners closely with the community and first responder agencies to strengthen readiness for future disasters.

This work focuses on building resilience, enhancing adaptability, and expanding the Town’s capacity to protect lives, property, and critical infrastructure. Through continuous planning, collaboration, and investment in mitigation strategies, the Department helps foster a safer, more secure environment for all who live, work, and visit Superior.

Superior collaborates closely with local, regional, state, and federal partners to support disaster planning, response, and recovery efforts. The Town’s approach is anchored in several countywide and regional frameworks, including the 2022–2027 Boulder Hazard Mitigation Plan, Boulder County Emergency Operations Plan, Boulder County Recovery Framework, the Superior Continuity of Operations Plan, 2024 Boulder County Community Wildfire Protection Plan, and Mountain View Fire Rescue’s Community Wildfire Protection Plan. A Community Wildfire Protection Plan (CWPP)

is a strategic document that helps a community understand its wildfire risk and identify the actions needed to reduce that risk. It is developed collaboratively—typically involving local government, fire authorities, land management agencies, and community members—and focuses on the specific conditions and vulnerabilities of the local wildland–urban interface.

A CWPP usually includes: An assessment of local wildfire hazards, such as vegetation, topography, and historical fire behavior; Identification of at risk neighborhoods, infrastructure, and critical facilities; Prioritized mitigation projects, including fuel reduction treatments, defensible space programs, and home hardening strategies; Recommendations for improving emergency response, evacuation planning, and public communication; and Guidance for long term community resilience, such as land use planning and building code improvements. In essence, a CWPP gives a community a clear, locally tailored roadmap for reducing wildfire risk and strengthening preparedness before a major fire occurs.

In 2025, the Town initiated development of a Continuity of Operations Plan (COOP) to guide staff actions during and after emergencies, ensuring continuity of essential services. A continuity of operations



plan provides a structured framework that enables an organization to sustain its essential functions during and after a disruptive incident. It defines the critical services that must remain operational, establishes clear lines of authority, outlines procedures for delegating responsibilities, and identifies alternate facilities, communication methods, and resource requirements. The plan also details processes for restoring normal operations once conditions stabilize. In essence, it serves as a comprehensive blueprint for organizational resilience, ensuring that mission critical activities continue without unacceptable interruption.

Looking ahead, Superior will finalize its Wildland Interface Community Conflagration Operation Response Plan in 2026. A Wildland Interface Community Conflagration Operations Response Plan is designed to guide a community's actions during a large, fast moving wildfire that threatens homes, infrastructure, and public safety in the wildland urban interface. It outlines how agencies coordinate during extreme fire behavior, defines fire reduction zones, establishes operational priorities, and defines roles for evacuation, structure protection, resource deployment, and communication. The plan typically includes strategies for rapid situational assessment, staging and mobilizing firefighting resources, protecting critical facilities, and supporting

law enforcement and emergency management during evacuations. Ultimately, the plan strengthens readiness for high impact wildfire events and ensures a unified, efficient response when conditions escalate beyond routine wildfire operations. Brief summaries of these guiding documents are provided in **Appendix D**.

The Boulder Hazard Mitigation Plan evaluates the hazards that present the greatest risk to Superior including wildfire, flooding, windstorms, extreme heat, and winter storms. The Plan recognizes that these threats are expected to intensify as the climate continues to change. In response, the Town has systematically advanced the completion of work in the action items identified in the HMP, as well as those outlined in the Mountain View and Boulder County Community Wildfire Protection Plans.

To further strengthen its resilience and ensure continuity of essential services, the Town began developing a Continuity of Operations Plan (COOP) in 2025. This internal plan establishes a structured framework for maintaining critical functions during and after a disruptive incident. It identifies the services that must remain operational, clarifies lines of authority, outlines procedures for delegating responsibilities, and specifies alternate facilities, communication strategies, and resource needs. It also defines the



process for restoring full operations once conditions stabilize. The COOP serves as a comprehensive blueprint for organizational resilience, ensuring that mission critical activities can continue with minimal interruption.

The 2021 Marshall Fire was the most costly and destructive wildfire in Colorado's history. Although its impacts extended well beyond municipal boundaries, Superior experienced some of the most severe losses: **394 homes were destroyed and 58 additional structures were damaged, resulting in more than \$152 million in damage.** By January 2026, four years after the fire, the community has reached 75% reconstruction, a significant increase from 33% at the fire's second anniversary. The Marshall Fire was notable not only for its scale but also for the unusual nature of the event: a fast moving grassland fire causing catastrophic destruction within suburban neighborhoods. This pattern may signal the growing influence of climate driven changes on extreme events. In the years since the fire, the Town has expanded its preparedness efforts, offering residents educational

programs, sharing wildfire readiness resources, and supporting home hardening initiatives.

The Town is also strengthening the resilience of its civic facilities and public spaces. This includes hardening critical infrastructure and reducing fire risk through proactive vegetation management. Superior's vegetative fuel reduction efforts include hazardous tree removal, rotational grazing, targeting invasive species, and the reintroduction of fire-resistant native plants. These measures collectively reduce wildfire intensity and improve community safety.

Superior's participation in regional emergency exercises and training programs is a central part of its preparedness strategy, enabling the Town and its partners to practice coordinated responses to complex, high risk scenarios such as fast moving wildfires, flooding and large scale evacuations. Through simulations, evacuation drills, shelter operations practice, table top exercises, and multi jurisdictional incident command training, Superior works closely with



Boulder County, the Boulder County Sheriff's Office, Mountain View Fire Rescue, Boulder Office of Disaster Management and the Multi-agency Coordination Group to strengthen communication, refine operational strategies, and identify gaps in plans, staffing, or equipment. This collaborative approach ensures that all responding agencies are aligned and prepared to work seamlessly together during major emergencies.

In 2025, the State of Colorado adopted the Colorado Wildfire Resiliency Code (Model Code), establishing statewide minimum building and landscaping standards to reduce wildfire risk in designated Wildland Urban Interface (WUI) areas. Under Senate Bill 142, jurisdictions located within the WUI are required to adopt and enforce a code that meets or exceeds these minimum standards. Accordingly, Superior is in the process of adopting the Model Code in February 2026, which applies to parcels classified as Class 1 and Class 2 fire intensity zones on the official Colorado Wildfire Resiliency Code Map.

The Model Code triggers compliance during several types of development activity, including: Expanding the footprint of a structure by 500 square feet or more; Altering or repairing 25% or more of a structure's exterior; Adding a wooden deck to an existing structure. These requirements ensure that new construction and significant exterior

modifications incorporate wildfire resilient materials and design practices, strengthening community safety in high risk areas.

Clear, proactive communication is essential for reducing the impacts of any hazard. Superior's Disaster Preparedness and Recovery team works closely with the Communications Department to distribute timely, critical information through multiple channels, including road signage and community alerts about extreme weather or planned mitigation activities such as prescribed burns. Additional educational resources from other partner groups such as Wildfire Partners and Boulder County help ensure that Superior residents remain informed, prepared, and equipped to respond safely during periods of elevated risk.

Flooding events are becoming more frequent and severe, driven by continued development in flood prone areas and shifting climate patterns. The 2013 flood alone resulted in an estimated \$2 billion in regional losses, underscoring the scale of risk facing communities along the Front Range. To reduce future impacts, the Town works closely with the Mile High Flood District on projects that improve stormwater management and maintain critical drainage infrastructure. In addition, Superior has proactively acquired all properties with structures within the 100 year floodplain that



have experienced repeated flood or fire damage, reducing future exposure and helping safeguard both lives and property.

Extreme heat events are becoming more frequent and severe in Boulder County, intensified by urban heat island effects where large areas of pavement and limited tree cover can drive temperatures up to 17 degrees higher than shaded locations. Superior continues to manage its tree canopy thoughtfully, balancing the benefits of increased shade and cooling with the realities of the region's native prairie ecosystem and the need to limit wildfire risk. Public gathering space, such as the Superior Community Center, as well as facilities in other jurisdictions serve as centralized locations for residents during extreme heat and high wind events.

Boulder County identifies severe winter storms as a high probability hazard for Superior, with the potential for widespread and prolonged impacts. Heavy snow, ice, and extreme cold can disrupt communications, trigger power outages, create hazardous travel conditions, and isolate neighborhoods—conditions that can significantly impede emergency response. To reduce these risks, the Town is actively hardening essential infrastructure and improving system reliability to better withstand winter storm conditions.

Extreme wind events are also increasing in frequency and intensity, contributing to more red flag warning days and elevating the risk of fast moving wildland fires. High winds can damage Town infrastructure, topple trees, and exacerbate fire spread, creating compounding hazards. In addition, utilities may implement Public Safety Power Shutoffs (PSPS) during periods of extreme fire weather to prevent electrical equipment from sparking wildfires. While PSPS events reduce ignition risk, they can also disrupt critical services, impact residents who rely on powered medical devices, and complicate emergency response.



Superior also benefits from strong partnerships that expand access to state, regional, and federal funding for resilience projects. Through collaboration with Boulder County, Mile High Flood District, the State of Colorado, FEMA, and Wildfire Partners, the Town has secured significant grant and cost-share funding for vegetation management, home hardening rebates, stormwater improvements, wildfire mitigation, and long-term resilience planning. Recent funding successes include \$2.6 million in FEMA Hazard Mitigation Grant Program (HMGP) funding for wildfire mitigation projects, \$383,432 from the Colorado Division of Homeland Security and Emergency Management (DHSEM) to support the match requirement for FEMA HMGP, and \$142,954 from Boulder County to fund three years of targeted goat grazing in Superior's open spaces. Additional successes include more than \$10,000 in Wildfire Partners rebates for Superior homeowners in 2025, three large scale neighborhood fuel reduction projects (one totaling \$100,000), as well as support for hazardous tree removal, rotational grazing, and native plant restoration projects. Beyond reducing hazard risk, the intentional, strategic nature of these grant-funded projects produce important co-benefits including enhancing public health and safety, supporting ecological restoration and sustainable land stewardship, creating workforce and youth development opportunities, strengthening community engagement,

and generating long-term economic savings by reducing future disaster recovery costs. Together, these partnerships allow Superior to implement mitigation measures that would otherwise be cost prohibitive, strengthening community safety and long-term climate resilience.

Superior is working closely with Boulder County and Mountain View Fire Rescue to address these evolving risks through coordinated regional communication, public alerts, and targeted infrastructure hardening efforts. This includes preparing for potential PSPS events, improving backup capabilities at essential facilities, and ensuring residents receive timely warnings about red flag conditions, high wind events, and planned power shutoffs. Through these collaborative efforts, the Town is strengthening its ability to anticipate, withstand, and respond to severe winter storms, extreme wind events, and wildfire related power disruptions.



Community Input

Hazard mitigation, particularly wildfire, emerged as a leading concern among residents, each offering their own perspective on what resilience should look like for Superior in the face of natural and human caused disasters. Community conversations generated a wide range of ideas, including strengthening building and design standards, improving emergency response and evacuation procedures, expanding public education and awareness, and deepening collaboration with regional partners. This process also incorporated extensive input from first responder stakeholders, whose on the ground experience helped validate community concerns and highlight operational needs. Across all discussions, residents and first responders alike emphasized that preparedness and mitigation must be treated as ongoing commitments. In response, the Town continues to refine its plans, update policies, and invest in new strategies - ensuring that community feedback and professional expertise drive continuous improvements to Superior's overall resilience.

COOP (internal document only not shared to public), Conflagration Response Plan (same) and Mountain View Fire Rescue CWPP are not included in **Appendix D.

“

The Town should ensure that we have ample water resources going far into the future.

”

“

Make the HOAs more accommodating when it comes to sustainability/resilience house modifications.

”

“

Investing in enhanced fire prevention and response systems, such as advanced fire detection technologies and resilient infrastructure, will help minimize the impact of future fires and reduce recovery times.

”

“

Thoughtfully care for our open spaces and create space between potential fire fuels and homes.

”

Goals, Policies, & Actions

Resiliency Goal 1 **S** **H** **A** **P** **E** See Community Values on [page 40](#)

Promote Superior as a leader in planning for resilience.

Strategy/Action	Priority	Timeframe	Partners*
R 1.1 Equip the community with the tools, knowledge, and resources needed to prepare for, respond to, mitigate for, and recover from disasters.			
Expand adaptive capacity of community centers to become resiliency hubs and educational centers.	2	LT	N/A
Continue to use a centralized location where response to hazards could be coordinated and where all town staff are located to improve coordinated communications internally and to the public.	3	LT	N/A
Enhance public information, mapping regulations, and warning and response.	??		N/A
R 1.2 Integrate lessons learned from prior experiences into future planning, training, and education to continually improve.			
Conduct after-action reports following any disaster, emergency response, or major incident to identify strengths, challenges, and opportunities for improvement.	1	ON	N/A
Institutionalize lessons learned into future planning, training, and public education efforts to continually strengthen community resilience.	1	ON	N/A
Establish land-use policies that require consideration of relevant natural hazards for development plans in natural hazard areas	1	ON	N/A
Consider establishing a Natural Resource Conservation Overlay or Environmental Overlay.	2	LT	ACES, OSAC, COL, USFW, WP, PCOS, MHFD

Resiliency Goal 2



Collaborate with local, regional, and state partners to enhance coordinated planning, response, and recovery efforts.

Strategy/Action	Priority	Timeframe	Partners*
R 2.1 Promote local, state, federal, regional partnerships to complete and update hazard and resiliency planning and improve infrastructure with air quality, resilience, and water use in mind.			
Consider strengthening partnerships with agencies such as Boulder County Recovery Department, Boulder Office of Disaster Management, Mountain View Fire Rescue, and Colorado Department of Transportation (to improve the transportation network). Continue with informal partnerships and consider mutual aid agreements to expand intergovernmental cooperation.	2	ON	BC, BODM, CDOT
Conduct urban conflagration response planning with Mountainview Fire Rescue, Boulder County Sheriff's Office, BODM.	2	ST	MVFR, BCSO
Participate in regional emergency exercises.	2	ON	BC, BODM, MVFR, BCSO
Continue collaborations with Mile High Flood District on projects to increase resilience of the Town's stormwater systems.	2	ON	N/A
R 2.2 Unify, maintain, and build upon existing emergency preparedness, climate adaptation, and resilience plans and strategies to prepare for the impacts of climate change, especially for vulnerable populations.			
Adopt pre-disaster recovery ordinance based on Colorado Resilience Office's Model Pre-Event Recovery Ordinance.	??		CRO

Resiliency Goal 3



Implement policies and projects that ensure critical infrastructure and services are resilient to natural and human-made disasters.

Strategy/Action	Priority	Timeframe	Partners*
R 3.1 Harden critical infrastructure (e.g., water, energy, transportation, communications) against natural and human-made disasters.			
Ensure critical civic institutions and spaces are resilient and prepared to respond to natural disasters.	2	LT	N/A
Plan for redundancy and backup systems to ensure service continuity, especially for water and energy.	1	ON	N/A
R 3.2 Ensure transportation and connectivity improvements provide adequate emergency functionality to support response and evacuation.			
Continue to assess development proposals and projects to ensure they support emergency response capacity and capability.	2	ON	N/A
As new light infrastructure goes up, continue to ensure that it has emergency response capacity (backup and storage)	1	ON	N/A
R 3.3 Enhance resilient building and development practices and policies to protect health and life safety during natural and human-made hazards.			
Hire a staff person who is focused solely on housing, not only for affordability but also for sustainability, resilient building, and development best practices.	3	LT	N/A
Evaluate design standards from an emergency management perspective to ensure buildings are resilient and interconnected to transportation networks.			N/A
Continue to partner regionally to identify innovative existing building policy and design standards for extensive remodels that improve health and life safety.	2	ON	N/A

Resiliency Goal 4



Enhance Superior’s resiliency from wildfires.

Strategy/Action	Priority	Timeframe	Partners*
R 4.1 Implement projects, adopt policies, and conduct education to enhance community safety and resiliency from wildfires, especially near the wildland-urban interface (WUI).			
Adopt, enforce, and update local code and policy as needed for the Colorado Wildfire Resiliency Code.	2	ON	N/A
Require fire-resistant building materials and designs in high-risk areas, especially in the wildland-urban interface (WUI).	2	ON	N/A
Implement defensible space strategies and promote home hardening education and incentive programs - especially in high-risk areas near the Wildland-Urban Interface (WUI), in partnership with homeowners, realtors and landscape companies.	2	ON	N/A
"Conduct targeted vegetation management such as rotational grazing removal of invasive species, and reintroduction of native plant species."	2	ON	N/A
Adopt policies that require all new construction to be built in low-risk areas, and prohibit development on open spaces.	2	ON	N/A
Pursue WUI and mitigation project funding opportunities.	2	ON	N/A
Build resident and business awareness, capacity, and responsibility for fire-wise strategies.	2	ON	N/A
Support implementation of the Master Drainage Plan using resilient watershed best practices to create more fire-resistant landscapes.			N/A

Resiliency Goal 5



Collaborate with partners to ensure programs and social services are in place to address disaster-related trauma and build long-term social cohesion.

Strategy/Action	Priority	Timeframe	Partners*
R 5.1 Support mental health and wellness programs that address disaster-related trauma, bolster resilience and build long-term social cohesion.			
Foster partnerships with local nonprofits and service providers.	2	ON	N/A

Resiliency Goal 6 **S** **H** **P** **E**

Implement nature-based solutions to build resilience to climate changes.

Strategy/Action	Priority	Timeframe	Partners*
R 6.1 Expand tree canopies when appropriate with drought-tolerant, wind-resistant, fire-wise species to reduce heat islands, improve air quality, support biodiversity, and mitigate fire risk.			
Partner with tree planting organizations to create tree planting programs for public spaces such as streets, parking lots, schools, and Town-owned property.	3		N/A
Continue to pursue Tree City USA certification.	3		N/A
Design landscapes in accordance with Colorado Wildfire Resiliency Code to mitigate fire risk.	2		N/A
Continue tree planting programs for residential properties and private land, focusing on heat-vulnerable neighborhoods with low canopy cover.	3		N/A
R 6.2 Restore floodplains and streams and manage stormwater to reduce flooding impacts, protect water quality, and improve ecosystem resilience.			
Require the use of green infrastructure, such as rain gardens, retention ponds, and restored wetlands, in new developments through the Land Use Code.	1	ST	MHFD
Create incentive programs to encourage private landowners to adopt green infrastructure practices such as bioswales, rain gardens, green roofs, and permeable pavement.			ACES, MHFD
Add green roofs as an option to receive Green Points in the Residential Green Building Program.	1	ST	N/A

An aerial photograph of a tennis court with a blue and green surface. Several people are playing tennis. One person in a white shirt and hat is in the background. Another person in a grey shirt and shorts is in the middle ground. In the foreground, two people are in a tennis stance, one in a red shirt and one in a grey shirt and white hat. A tennis ball is visible on the court. The court is enclosed by a black chain-link fence. The text "PARKS, RECREATION, & OPEN SPACE" is overlaid in white, bold, sans-serif font across the middle of the image.

PARKS, RECREATION, & OPEN SPACE



Background

Existing Conditions Highlights

Superior meets and exceeds standards for parks, open space, and trails.

On average, the Town provides 14.3 acres of developed parks per 1000 residents, which is slightly higher than the National Recreation and Park Association (NRPA) Average of 12.6 acres per 1000 residents. Superior provides 61.2 acres of open space per 1000 residents (That's almost 5 times the NRPA Average of 12.6 acres per 1000 residents). And the Town provides 36.4 miles of trails (multi-use paths and soft-surface trails). That's slightly greater than 9 times the NRPA Average of 4 miles for a jurisdiction with a population of 20,000 or less.

Almost 40% of the Town is comprised of Parks and Open Space, not including private green space and areas used for water detention. This includes developed parks, undesignated Open Spaces and Officially Zoned Open Spaces throughout the Town. Approximately 32.1% of Town is considered and maintained as Open Space. Additionally, 7.5% of Town is considered and maintained as Developed Parkland. In November 2001, Superior residents passed a ballot initiative authorizing a 0.3% sales tax allocation for the acquisition

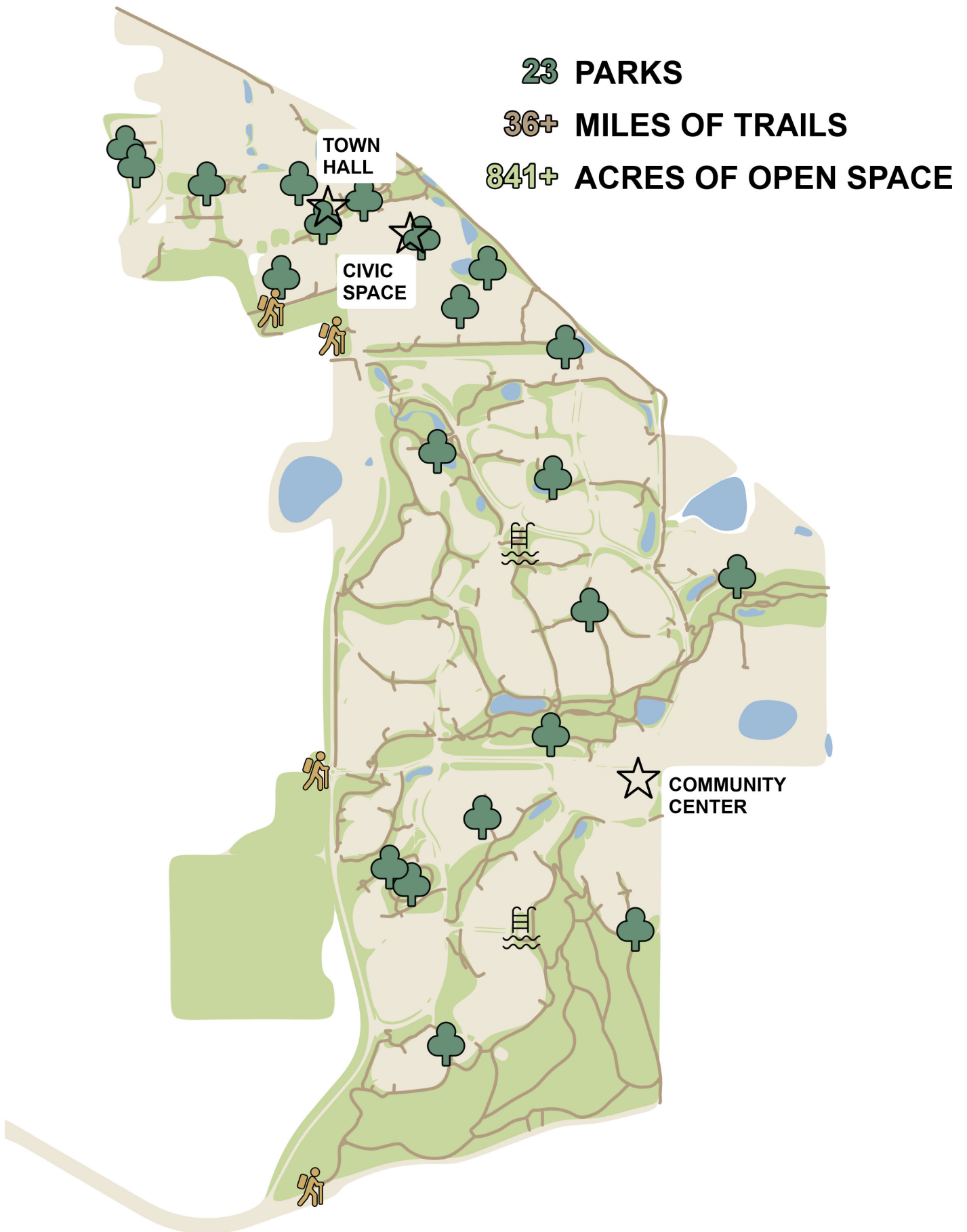
and maintenance of open space. The 2021 Parks, Recreation, Open Space, and Trails (PROST) Plan identified that 71% of survey respondents were most supportive of “purchasing land to preserve open space” when considering investment actions for the Town’s PROST system.

Superior has a variety of public recreation amenities and services.

The Town maintains 23 parks, 12 of which are located within Rock Creek Ranch, the largest neighborhood in Superior. Superior’s two regional parks, Founder’s Park and Community Park, primarily serve the Town’s northern and central neighborhoods. Superior operates the Community Center and newly built Civic Space providing residents with numerous activities, amenities and services.



Figure 21: Town of Superior Parks and Open Space Map



Source: Town of Superior, GIS

Community Input

Parks, recreation, and open space form the cornerstone of Superior’s community identity and are central to residents’ local decision-making priorities. While survey results indicated that most residents felt the town has sufficient parks and open spaces, this sentiment was strongly debated during open house events—particularly in discussions about Town 15. Enhancing existing parks, trails, and open spaces, as well as acquiring or developing new ones, was later identified as a top community priority. The Community Center was highlighted as a major asset, with strong support for expanded programming for young families, teens, and seniors. Additionally, residents identified gaps in the current recreation network, particularly the absence of a dedicated recreation center, library, or senior center. The most popular community priority was to enhance maintenance of current parks, trails, and open spaces.

“

There should always be an opportunity to expand open space and encourage nature to thrive.

”

“

Year round recreation center with indoor pool, weight room and workout spaces.

”

“

I would love to see other playgrounds updated and have more shaded and interactive areas (like splash pads, climbing walls, etc.) now that I have a son!

”

Goals, Policies, & Actions

See Community Values on [page 40](#)

Parks, Recreation, & Open Space Goal 1



Enhance and preserve Superior’s parks, recreation, and open spaces as vital community treasures that bring people together, provide opportunities to recreate, contemplate, celebrate, experience nature, encourage wildlife, enjoy public art, volunteer, and participate in Town initiatives, and events (reference the PROST Master Plan, Place Making Master Plan, Open Space Management Plan).

Strategy/Action	Priority	Timeframe	Partners*
PROS 1.1 Ensure new development contributes/connects to the applicable parks, recreation, and open space network.			
Implement long-range planning and develop guidelines for best management practices for Open Space properties			
Prioritize opportunities for trail connections, access to existing parks and open space, creation of new spaces.			
Complete the 2025 Open Space Management Plan Update			
Explore opportunities for public art as part of new development applications			
PROS 1.2 Seek out opportunities to partner with local agencies and neighboring municipalities on shared resources and connections.			
Meet annually with neighboring municipal and partner groups/ organizations			
Submit open space acquisition and trail development priorities to Boulder County each year through recommendations of OSAC			
PROS 1.3 Pursue alternative funding for land acquisition, land and facility management, and public art development/acquisition.			
Identify funding for priority land acquisitions and trail projects (new or improvements)			

Strategy/Action	Priority	Timeframe	Partners*
Continue to explore grant opportunities and funding partners such as The Conservation Fund, Mile High Flood District, Jefferson and Boulder Counties and City of Boulder			
Explore grant funding for sustainability projects			
Explore funding for public art, and art and historical programming			
PROS 1.4 Preserve and protect wildlife and habitat.			
Identify, acquire and protect wildlife corridors within the Town	3	LT	CPW, CDOT, USFW, ACES
Advocate for the Prairie Dog Playbook recommendations			
Advocate for habitat protection including retention of valuable dead trees			
Initiate a Town of Superior Wildlife Plan including a habitat revitalization program with priority actions and locations			
PROS 1.5 Maintain Superior's existing parks, open space, facilities and amenities to uphold the quality and standard residents' value so highly.			
Seek funding for the backlog of deferred maintenance items in parks and open space			
Continue to regularly inspect park properties and facilities and make recommendations for needed improvements			
Secure funding for regular annual maintenance of parks, open space and facility assets			
Complete recommendations of the Open Space Management Plan			
Utilize parks, facilities, and amenities to support and grow our sense of community with: gatherings and events, volunteer projects and programs, and community support efforts.			

Parks, Recreation, & Open Space Goal 2



Elevate Superior’s parks to inspire play, nature and wildlife appreciation, active lifestyles, appreciation of art, history, and cultural experiences for all users.

Strategy/Action	Priority	Timeframe	Partners*
PROS 2.1 Ensure equal access to park and recreation locations, facilities, and programs, and seek out funding support.			
Update interpretive and wayfinding signs in parks and open space			
Renovate playgrounds and other park amenities as needed to meet current accessibility requirements			
PROS 2.2 Seek out opportunities to meet the growing demand for parks, trails, open space and wildlife habitat, athletic fields, pools/aquatics, senior and teen programming, events, art and historical spaces and programming, open space and nature programming.			
Identify underutilized Town parks and open space properties that could be improved to meet growing demand for services			
Continue to work with developers on land dedications for parks and open space			
Submit grant applications to help fund a Trail Plan that will develop trail wayfinding, naming, rating of trails			
Apply for youth corps-type programs to leverage labor needed for trail and open space improvements			
Support volunteer efforts to improve and maintain parks, open space, public art, historical initiatives and recreational programming			
PROS 2.3 Support ongoing initiatives to make parks more sustainable.			
Implement recommendations from the Sustainability Action Plan pertaining to electrification of facilities and equipment, turf and irrigation reduction, and new facilities that meet LEED certification.	2	ON	DRCOG, CWCB

Strategy/Action	Priority	Timeframe	Partners*
PROS 2.4 Add an element of education to make parks more engaging and navigable.			
Include more interpretative programming and signage at select parks.	3	MT	PARC
Continue to document educational information and programs on the Town website			
PROS 2.5 Promote the preservation of historical artifacts, properties, archeological sites and areas of significance.			
Continue to maintain and preserve the Superior Historical Cemetery, Historical Museum, Interim Museum (Bungalow), and various outbuildings at Grasso and Asti Park as important historical and interpretive structures			
Pursue information related to historical indigenous influences in and around the Town of Superior			
PROS 2.6 Support ongoing efforts to utilize parks and facilities to provide opportunities that foster a sense of community.			
Continue to provide the community with purposeful Town events.			
Identify new, meaningful, and desired opportunities for the community to gather.			
Continue to work to ensure Town events and programs support resident's values and needs, and are accessible and sustainable.			

Parks, Recreation, & Open Space Goal 3



Protect, enhance, and improve access to the open spaces that provide unforgettable outdoor opportunities, nurture wildlife, and support the natural ecosystems of our unique region.

Strategy/Action	Priority	Timeframe	Partners*
PROS 3.1 Update the Open Space Management Plan to support the vision and goals in this document.			
Officially designate Open Space properties by re-zoning them to open space, natural or open space recreation.	2	MT	ACES, OSAC
Continue to update the mapping of open space to identify various aspects of open space such as wildlife and flyway corridors, prairie dog colonies, nesting or den locations			
Hire a trail consultant to evaluate needed trail projects addressing safety, access, erosion, and sustainable maintenance of trails			
PROS 3.2 Protect the town's natural ecosystem and the living creatures that inhabit it.			
Explore implementing the Prairie Dog Playbook to protect local wildlife populations	3	LT	ACES, OSAC
Dead Tree Preservation	3	LT	ACES, OSAC
Explore implementing Rodenticide alternatives in town-managed habitats	3	ST	ACES, OSAC
Complete vegetation plan with Mile High Flood District for Rock Creek and Cole Creek corridors			

Parks, Recreation, & Open Space Goal 4 **S** **H** **A** **P** **E**

Enhance public spaces within the town through the integration and promotion of public art and historic sites, while preserving the character of significant places and historic sites through dedicated historic preservation, fostering cultural identity and heritage, and reflecting community values.

Strategy/Action	Priority	Timeframe	Partners*
PROS 4.1 Explore art and history as a cultural programming division or department to better position arts, history, and culture to receive state and local funding.			
Partner with the Marshall Fire Remembrance Sub-committee on development of the gathering place adjacent to the Oerman-Roche Trailhead			

Parks, Recreation, & Open Space Goal 5 **S** **H** **A** **P** **E**

Nurture programs and events that build on a sense of community including volunteerism and Town Advisory Committees and Commissions.



An aerial photograph of a modern, multi-lane road curving through a landscape with greenery and trees. The road has white lane markings and a central median with small plants. A red, wavy graphic overlay is positioned at the top of the image. The text 'TOWN UTILITIES & INFRASTRUCTURE' is overlaid in large, white, bold letters across the center of the road.

TOWN UTILITIES & INFRASTRUCTURE



Background

Existing Conditions Highlights

The Town of Superior opened a Community Center in June 2021.

This space serves a hub and an ideal space to host community engagement activities. The center provides a variety of programming including meeting rooms, flexible seating spaces, and a dedicated teen area along with free Wi-Fi.

The Mountain View Fire Rescue Fire Department provides both fire and emergency medical services to the Town of Superior. Mountain View Fire Rescue Station 5, located on S. Indiana St, serves the Town of Superior and unincorporated Boulder County Station. **The Town of Superior is 5th in Incidents by City over the last Year across the District.**

The Avista Adventist Hospital in Louisville, Colorado, located approximately 2.5 miles from Downtown Superior, is a **comprehensive medical center that provides a full range of medical specialties and health care** to the Louisville, Broomfield, Superior, and the surrounding Boulder County communities.

The Town of Superior contracts public safety services with the Boulder County Sheriff's Office.

The substation for the Sheriff's Office is located at 405 Center Drive in the Superior Marketplace shopping center.



Community Input

Maintaining the fundamentals that make Superior an attractive, functional, and safe community was a shared priority among residents. Many expressed that the town’s high quality of life is closely tied to the reliable infrastructure and services that residents have come to expect. Preserving the current level of town services, programs, and amenities was identified as a major community priority. Residents also showed interest in strategic investments to further enhance public infrastructure—particularly improvements that support cleaner water, more efficient utilities, and a more beautiful public realm.

“

“Focus on building a budget that focuses on better maintenance of our current amenities.”

”

“

“Managing maintenance of our infrastructure as well as amenities that need attention now and into the future.”

”

Goals, Policies, & Actions

See Community Values on [page 40](#)

Town Utilities & Infrastructure Goal 1



Create welcoming public spaces that inspire connection, collaboration, and a stronger sense of community.

Strategy/Action	Priority	Timeframe	Partners*
TSI 1.1 Continue to support the Community Center and Civic Space in their role as Superior's living room.			
Expand program offerings where financially feasible.	3	ON	N/A
TSI 1.2 Continue offering library services.			
Consider expanding library services for Town residents.	2	ST	N/A

Town Utilities & Infrastructure Goal 2



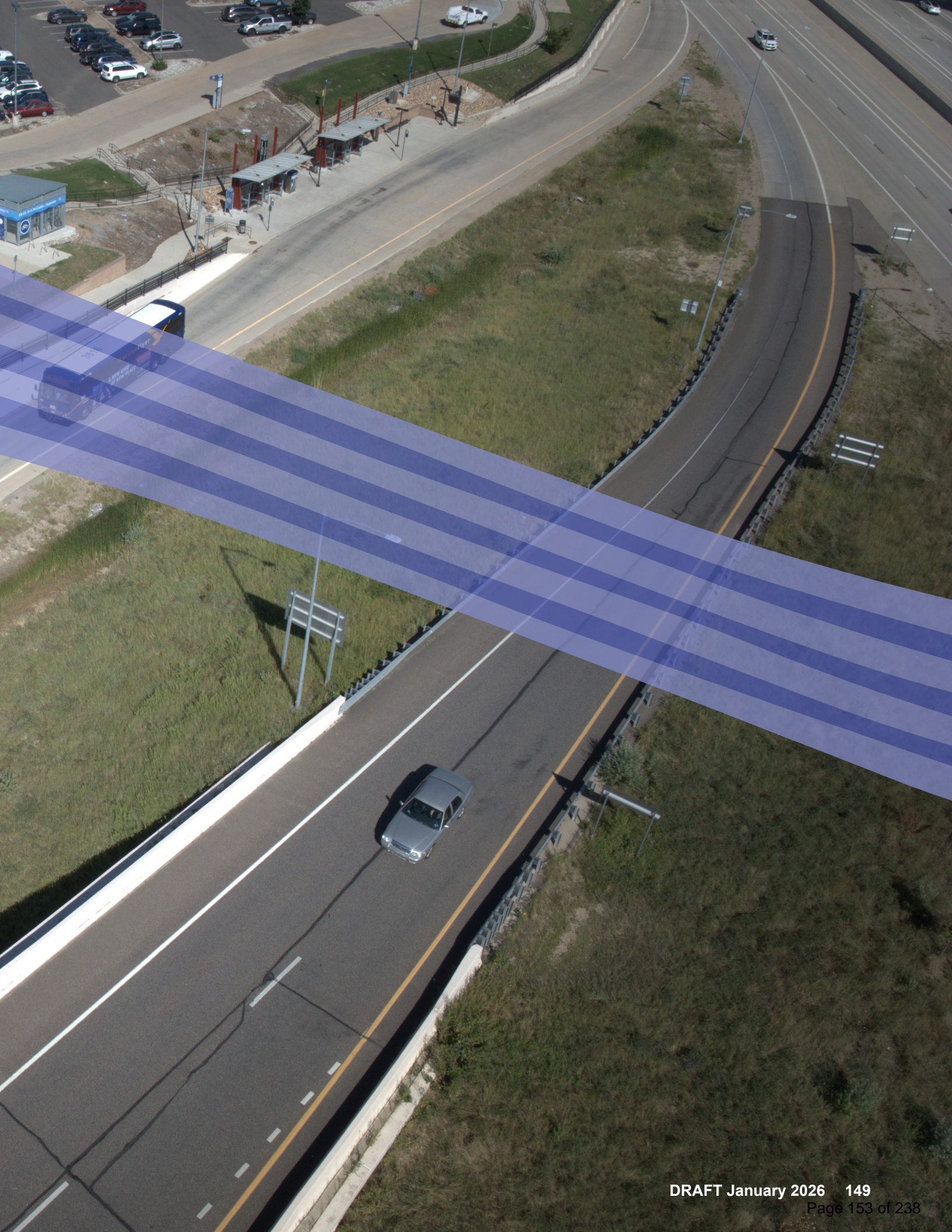
Provide dependable public utilities and services that ensure residents and businesses stay connected, safe, and thriving.

Strategy/Action	Priority	Timeframe	Partners*
TSI 2.1 Ensure a sustainable supply and high water quality for safe use in residents' everyday life.			
Continue to coordinate with Superior Metropolitan District No. 1. to ensure a sustainable, high quality water supply is maintained.	2	ON	CWCB
Protect and manage water resources through conservation, reuse, and infrastructure investments that ensure long-term supply reliability and water quality.			
TSI 2.2 Invest in waste and stormwater infrastructure upgrades.			

Strategy/Action	Priority	Timeframe	Partners*
Incorporate green infrastructure into public streets and encourage it in private development standards.	2	LT	N/A
Promote sustainable utility systems that support long-term environmental health through efficient technologies, renewable energy, and water conservation practices.			
TSI 2.3 Ensure adequate compliance and maintenance of public roads, sidewalks, trails, and facilities.			
Identify and upgrade public infrastructure that does not comply with American Disabilities Act (ADA) standards.	2	LT	N/A
Ensure all residents and businesses have safe, affordable, and equitable access to essential utilities and emerging technologies.			
TSI 2.4 Provide utility infrastructure that supports the Town's desired land use patterns, redevelopment efforts, and long-term growth projections while avoiding overextension of public services.			
Coordinate utility planning and investment with transportation, land use, housing, and economic development planning to maximize efficiency and minimize disruption to residents and businesses.			
TSI 2.5 Work collaboratively with regional partners, service providers, and neighboring jurisdictions to plan, fund, and manage utility infrastructure in a cost-effective and mutually beneficial manner.			



TRANSPORTATION



Background

Existing Conditions Highlights

The Transportation Master Plan was completed in tandem with this plan update.

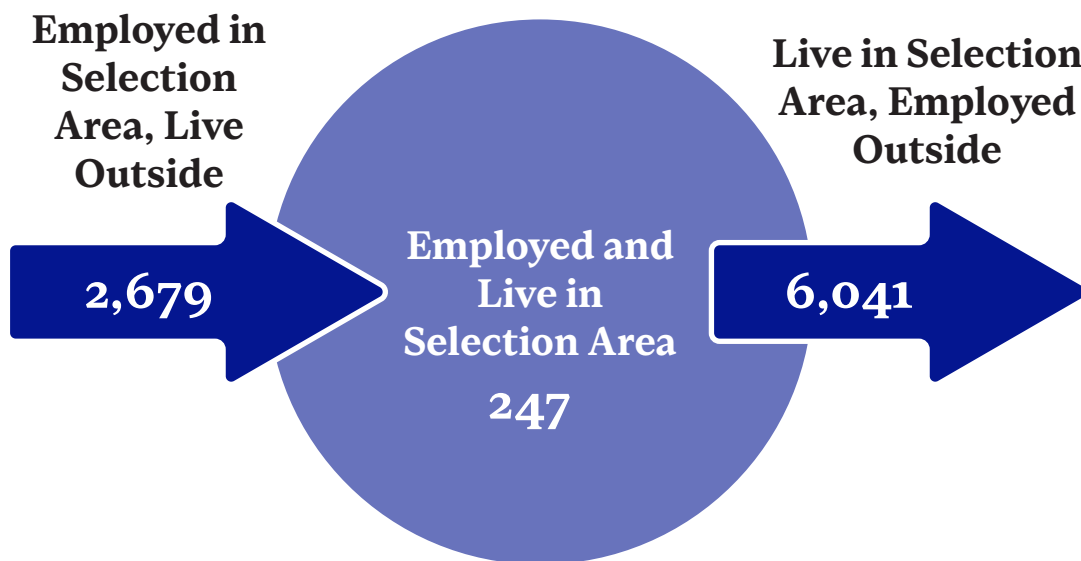
Only 4.3% of Superior residents are employed in Superior. The remaining 95.7% are employed outside of Superior. The top five counties where residents of Superior travel for work include the following:

- Boulder County – 39.1% (2,369 people)
- Denver County – 17.3% (1,050 people)
- Jefferson County – 11.0% (669 people)
- Adams County – 8.7% (526 people)
- Broomfield County – 7.8% (473 people)

Of people who are employed in Superior, 92.1% commute into Superior (live elsewhere).

The average travel time to work for Superior residents is 23.1 minutes, which is slightly lower than the state average.

Figure 22: Commute In/Out Patterns



**Statistics do not include remote employees*

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2002).

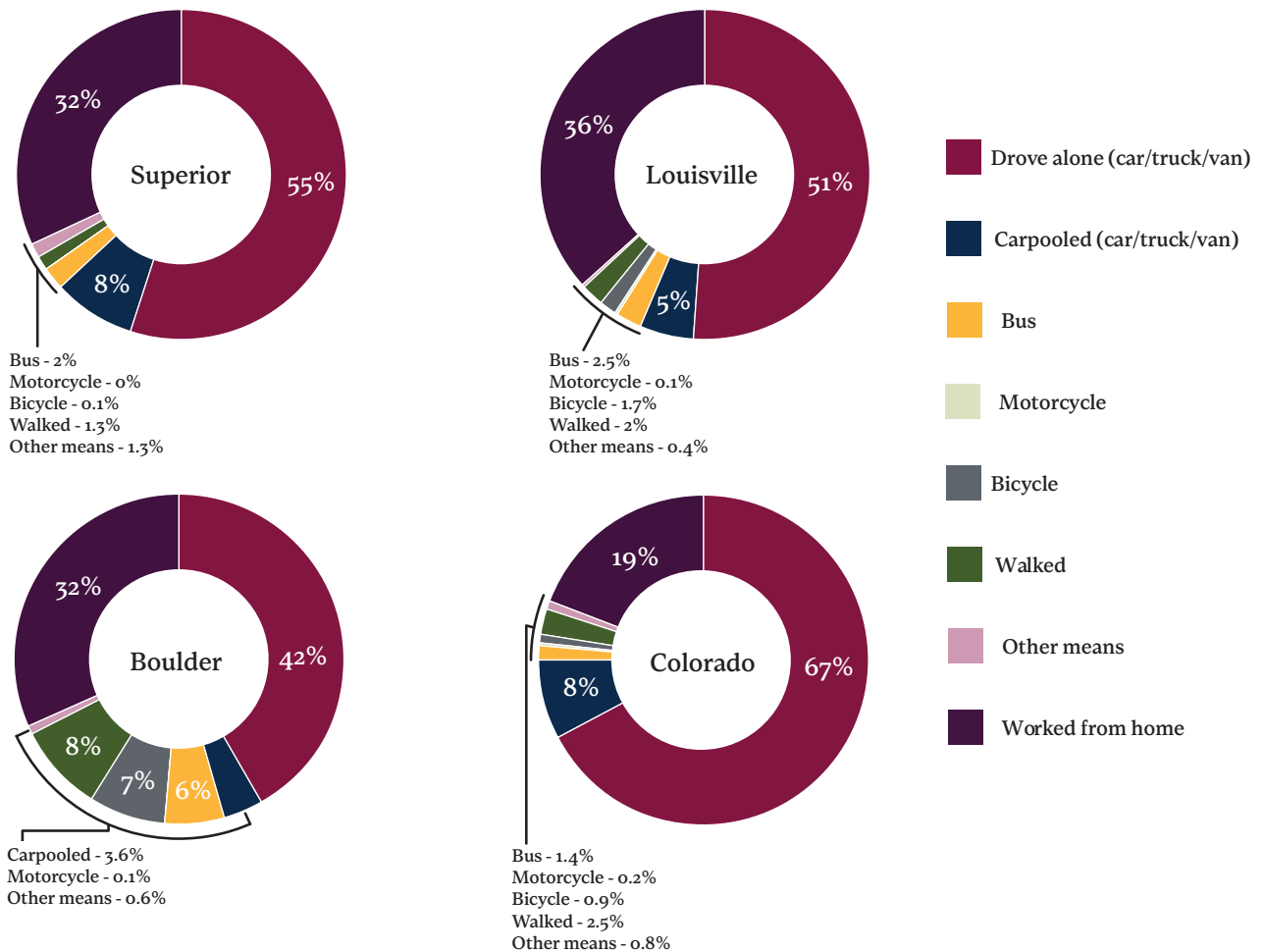


Superior residents' mode choice patterns include a wide range of single occupancy vehicle (SOV) trips, carpooling or using transit, and active transportation.

55% of Superior residents drive alone to work, with 35% working from home, and the remaining 10% of residents carpooling, taking public transportation, walking, or bicycling. This compares to the state average of 66.8% of Colorado residents driving alone to work. Of the 45% of Superior residents not driving alone to work, 31.9% work from home, and 3.7% walk, ride a bicycle, or take public transportation to work. As shown in **Figure 22**, Superior's work from home, bus, and carpool mode shares are slightly higher than adjacent peer communities Superior's active transportation mode split (walking, riding a bicycle) is similar to adjacent peer communities.

21.5% of households have only one automobile available for their use, and 1% of residents have no automobiles available for their use. This compares with the state average of 18.7% and 2.4% respectively.

Figure 23: Means of Transportation to Work (Mode Split)



Source: 2023 American Community Survey 5-year Estimates



Community Input

Although most people in Superior use their cars for the majority of trips, a large share of residents frequently walk and bike for recreation. Building more trails and paths was identified as the highest transportation priority, and walkability was a key factor for those choosing to rent in Superior. Other concerns raised focused on safety and traffic congestion.

“

Improve accessibility of last mile access to the McCaslin Park and Ride (love to use the AB bus line to the airport, but still need an Uber for the trip home if we don't want to leave our car there).

”

“

Promoting additional walkability, bikeability, and alternative transportation.

”

“

Rock creek parkway is still a huge issue for safe kid crossing.

”

“

More retail within downtown so less driving needed.

”

“

Please ensure that our town remains and builds connections between neighborhoods and the amenities of the town (schools, recreation areas, community center, Downtown Superior, etc). These connections ensure a feeling of community and shared ownership/responsibility.

”

Goals, Policies, & Actions

Transportation Goal 1



See Community Values on [page 40](#)

Mobility for all Users: The Town’s transportation system connects neighborhoods, community destinations and regional facilities and services for users of all modes of transportation.

Strategy/Action	Priority	Timeframe	Partners*
T 1.1 Establish pedestrian, bicycle, and transit connections linking neighborhoods with destinations and regional networks.			
T 1.2 Explore emerging modes of travel, including micromobility and neighborhood electric automobiles.			
T 1.3 Encourage RTD to enhance transit services, especially for commuters and transit-dependent populations.			
T 1.4 Promote the RTD Park-n-Ride as the Town’s key regional transit hub and strengthen local connections.			
T 1.5 Improve travel time reliability through multimodal signal coordination and operational strategies.			
T 1.6 Enhance first/last mile connectivity to transit.			
T 1.7 Support micro-mobility options and covered bicycle parking.			
T 1.8 Develop a “Bicycle Facilities Plan” and target corridors for bike network expansion.			
T 1.9 Investigate added transit service for greater reliability and frequency.			
T 1.10 Create crossing treatment guidelines and an implementation framework.			
T 1.11 Update Town Code to promote non-SOV travel at events (e.g., require bike parking).			
T 1.12 Support efficient goods delivery for residents and businesses.			

Transportation Goal 2



Integrated Land use and Transportation: New Development will construct needed transportation improvements and enact needed programs to support the Town’s transportation goals.

Strategy/Action	Priority	Timeframe	Partners*
T 2.1 Require adjacent improvements from new developments that impact the transportation system.			
T 2.2 Apply transit-oriented design principles near the Park-n-Ride.			
T 2.3 Consider development impact fees to fund transportation infrastructure and programs.			
T 2.4 Evaluate replacing parking minimums with parking maximums.			
T 2.5 Promote grid connectivity to improve walkability and reduce congestion.			
T 2.6 Require Transportation Demand Management (TDM) plans for all new development.			

Transportation Goal 3



Collaboration: The Town will collaborate on transportation policies, improvements and programs with the community, neighboring jurisdictions and regional partners.

Strategy/Action	Priority	Timeframe	Partners*
T 3.1 Engage the public in transportation planning and project prioritization.			
T 3.2 Coordinate with RTD to improve transit services.			
T 3.3 Work with neighboring agencies to build an integrated transportation network.			
T 3.4 Seek federal and state funding opportunities.			
T 3.5 Increase public access to transportation information and data.			
T 3.6 Advocate for Town-beneficial projects on non-Town-owned corridors.			

Transportation Goal 4



Equity, Sustainability, Resiliency and Environmental Impact: The Town will pursue equity, sustainability, resiliency, public health and environmental preservation in all matters pertaining to transportation.

Strategy/Action	Priority	Timeframe	Partners*
T 4.1 Provide multimodal options accessible to all income levels, ages, and abilities.			
T 4.2 Align transportation actions with the Town’s Sustainability Action Plan.			
T 4.3 Reduce emissions through infrastructure that supports walking, biking, and transit.			
T 4.4 Promote transportation programs that encourage health and social interaction.			
T 4.5 Factor emergency evacuation planning into transportation decisions.			
T 4.6 Design infrastructure that reflects community character and sustainability.			
T 4.7 Consider long-term financial sustainability in all planning.			
T 4.8 Foster interpersonal connections and public health through multimodal travel.			

Transportation Goal 5



Parking: The Town will manage parking to reduce SOV dependence and to accomplish other Town goals.

Strategy/Action	Priority	Timeframe	Partners*
T 5.1 Manage curbside parking to support multimodal transportation and limit neighborhood impacts.			
T 5.2 Plan for electric automobile charging stations.			
T 5.3 Promote car share programs.			
T 5.4 Require event parking plans for Town events and permits.			
T 5.5 Encourage RTD to explore shared parking at the Park-n-Ride.			
T 5.6 Evaluate the performance of public garages and the Parkwell Program.			

Transportation Goal 6



Transportation Maintenance: The Town will maintain transportation infrastructure to promote safety, efficiency, accessibility and sustainability.

Strategy/Action	Priority	Timeframe	Partners*
T 6.1 Evaluate and update maintenance practices to support multimodal safety and sustainability.			
T 6.2 Upgrade bike/pedestrian infrastructure during street maintenance projects.			
T 6.3 Require a maintenance plan and funding for any new transportation facility.			

Transportation Goal 7



Public Health and Safety: The Town will seek to eliminate severe outcome crashes, reduce crashes and enable residents to feel safe using all modes of transportation.

Strategy/Action	Priority	Timeframe	Partners*
T 7.1 Incorporate the goals and strategies of the Town’s Vision Zero Action Plan.			
Implement identified safety improvements on the Comprehensive Injury & Risk Network.	1	ST	Internal
Reduce risk factors on the transportation network.	1	ON	BCSO, CDOT
Upgrade pedestrian/bicycle crossing treatments at locations that were identified through the Systemic Crossing Analysis.	1	ST	Internal
Determine signage standards for improved road user clarity.	3	MT	CDOT
Enhance intersection operations and visibility where conditions have been or could be a crash factor.	1	ON	CDOT, BCSO
Enhance infrastructure for pedestrians and bicyclists throughout the Town.	2	ON	Internal





PLAN IMPLEMENTATION



Implementation

Implementation Matrices

The Implementation Matrices within each Plan Element chapter identify action items by their corresponding goal and policy. Each action item is assigned a priority level, timeframe, and one or more potential Town partners. The matrices are to be used primarily by Town staff and other departments to implement the plan's goals and track progress over time.

Timeframe		
Ongoing	ON	As Needed
Short-term	ST	0-3 years
Medium-term	MT	3-5 years
Long-term	LT	5+ years



Partners

AARP - American Association of Retired Persons

ACES - Advisory Committee for Environmental Sustainability

AH - Advent Health

BC - Boulder County

BCEC - Boulder Chamber Economic Council

BCHA - Boulder County Housing Authority

BCOS - Boulder County Open Space

BCSO - Boulder County Sheriff's Office

BVSD - Boulder Valley School District

BO - City of Boulder

BODM - Boulder Office of Disaster Management

BR - City of Broomfield

CAPS - Cultural Arts and Public Spaces Advisory Committee

CDOT - Colorado Department of Transportation

CHFA - Colorado Housing and Finance Authority

COEDIT - Colorado Office of Economic Development and International Trade

COL - Colorado Open Lands

CPW - Colorado Parks and Wildlife

CWCB - Colorado Water Conservation Board

CS - Commuting Solutions

CUB - University of Colorado Boulder

DCI - Downtown Colorado Inc.

DOLA - Colorado Department of Local Affairs

DRCOG - Denver Regional Council of Governments

EDCC - Economic Development Council of Colorado

HC - Historical Commission

HH - Habitat for Humanity

IH - Intermountain Health

JC - Jefferson County

L - Town of Louisville

LFD - Louisville Fire Department

LPL - Louisville Public Library

MDEDC - FREC - Metro Denver Economic Development Corporation/

Front Range Economic Collaborative

MHFD - Mile High Flood District

MVFR - Mountain View Fire Rescue

OSAC - Open Space Advisory Committee

PARC - Parks and Recreation Advisory Committee

RTD - Regional Transit District

SYLC - Superior Youth Leadership Council

SCC - Superior Chamber of Commerce

USFW - U.S. Fish & Wildlife Service

ULI - Urban Land Institute

WP - Wildfire Partners





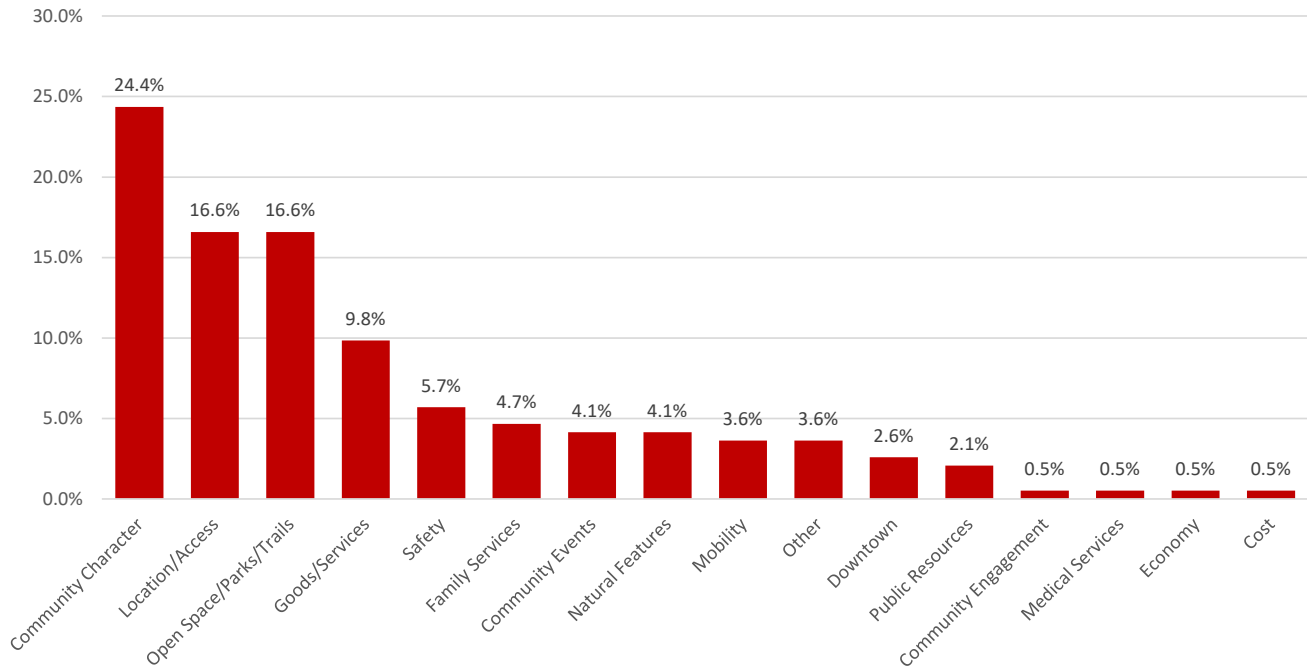
APPENDIX



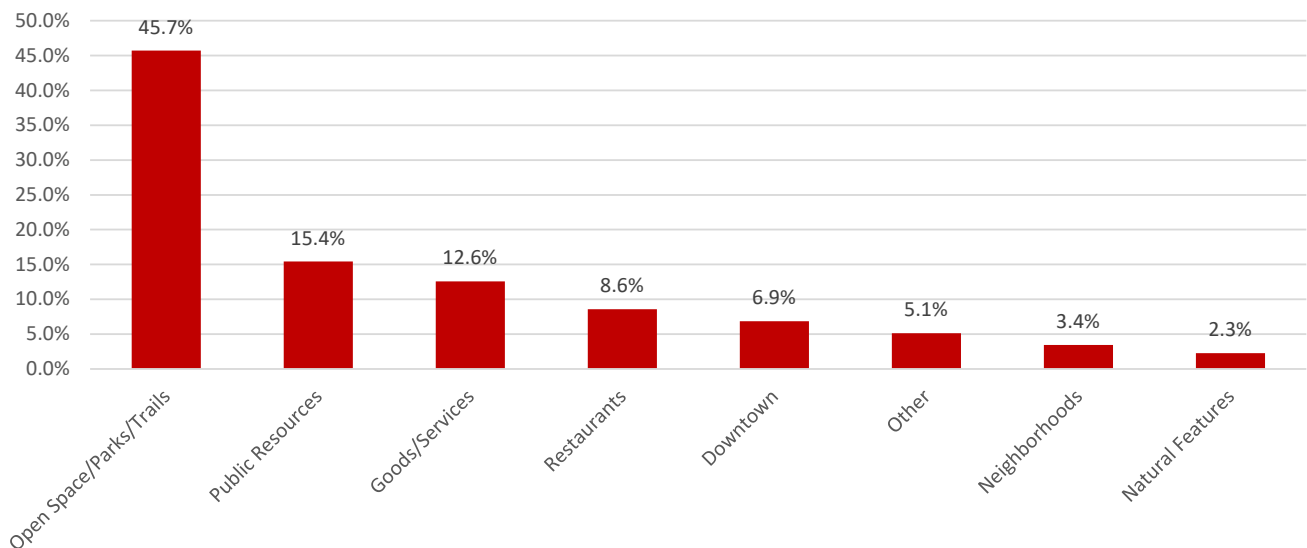
Appendix A

Community Survey

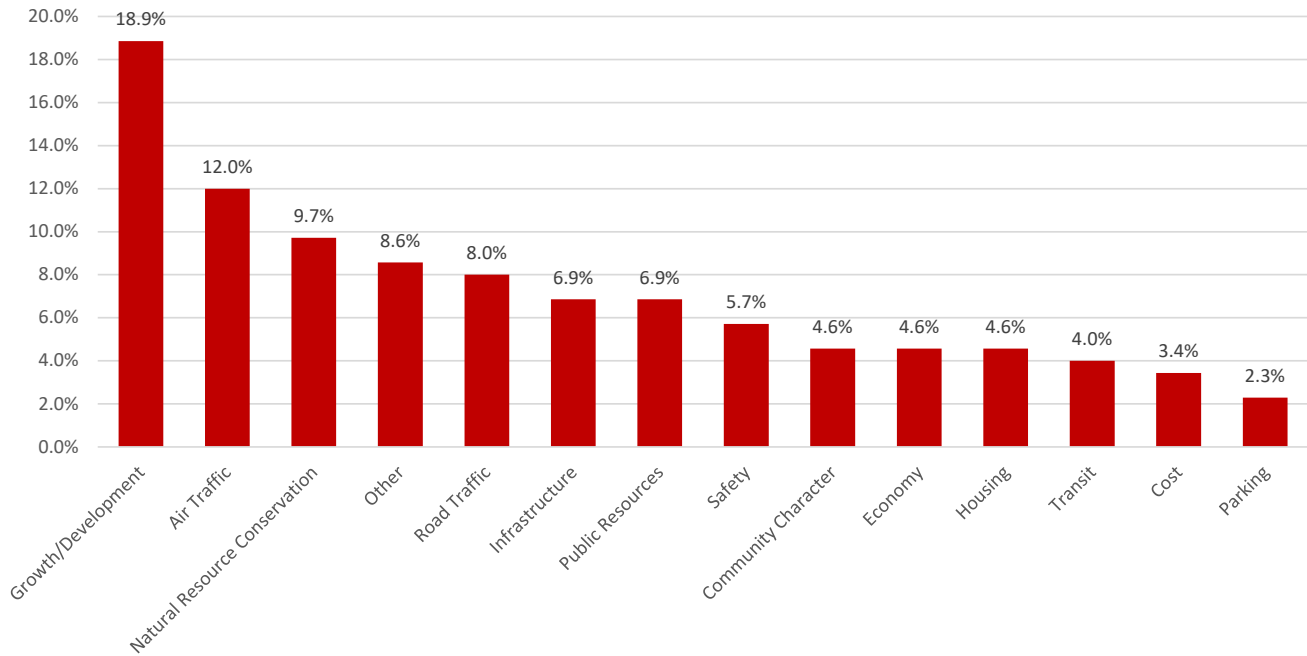
Why do you love living/working/playing in Superior?
(open ended, categorized)



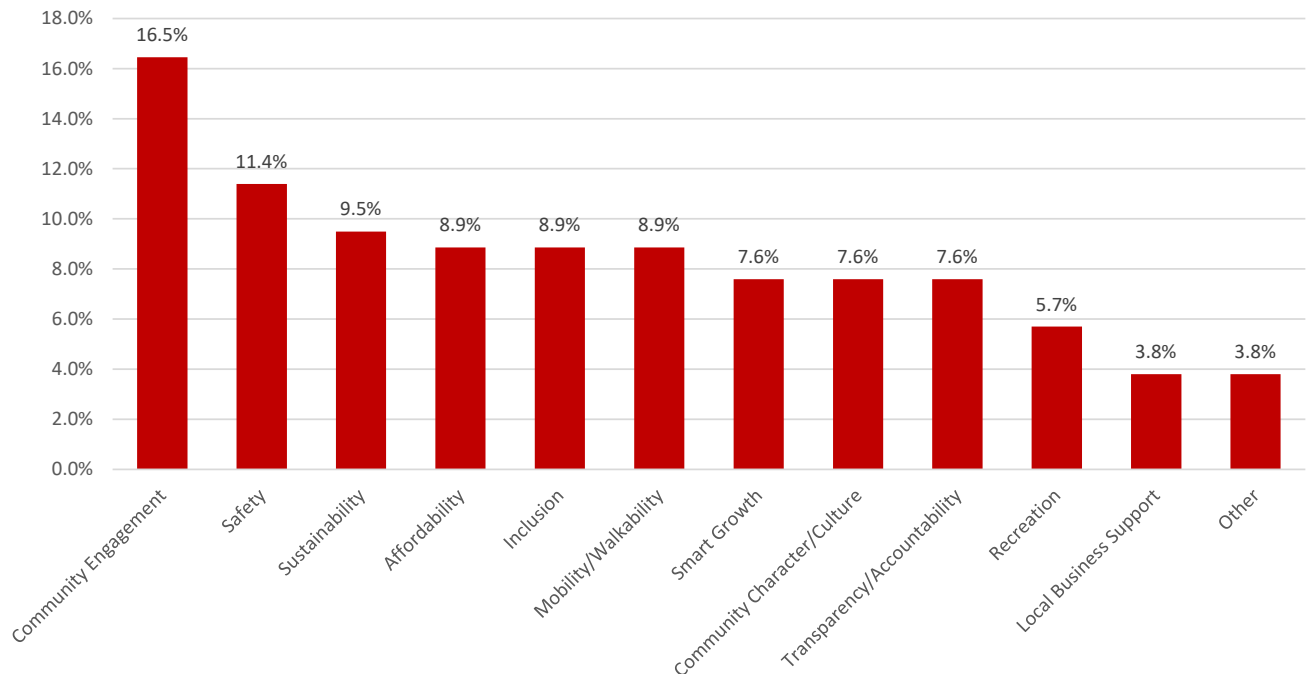
Please share a few places you love in Superior. (open ended, categorized)



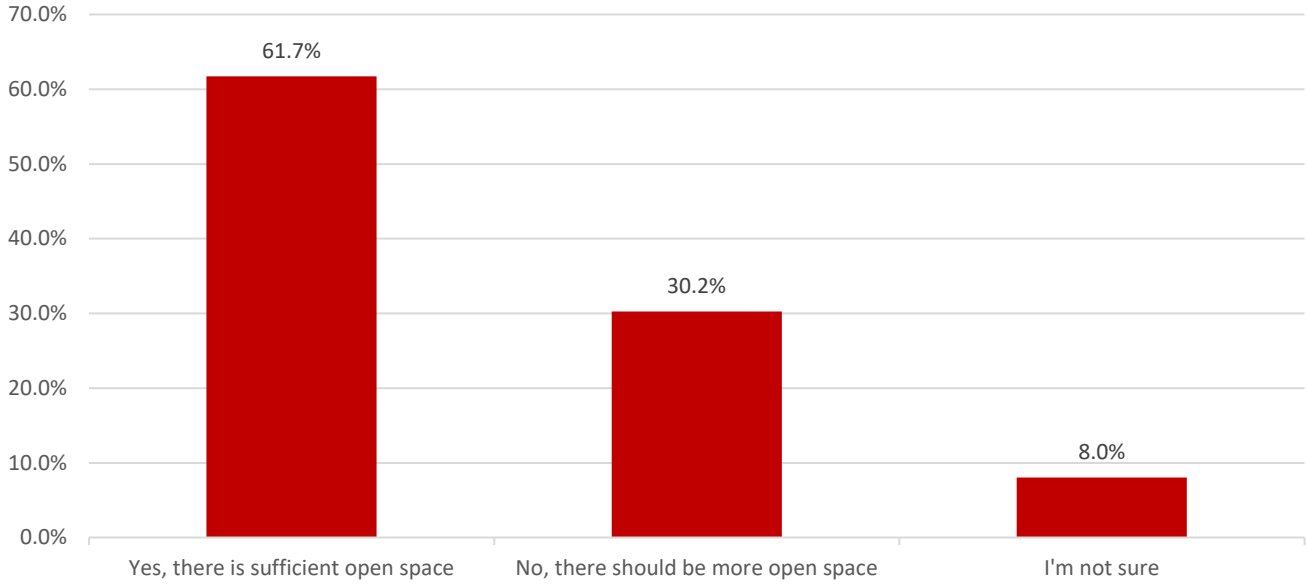
What subjects or concerns would you like to see the Town Address over the next ten years? (open ended, categorized)



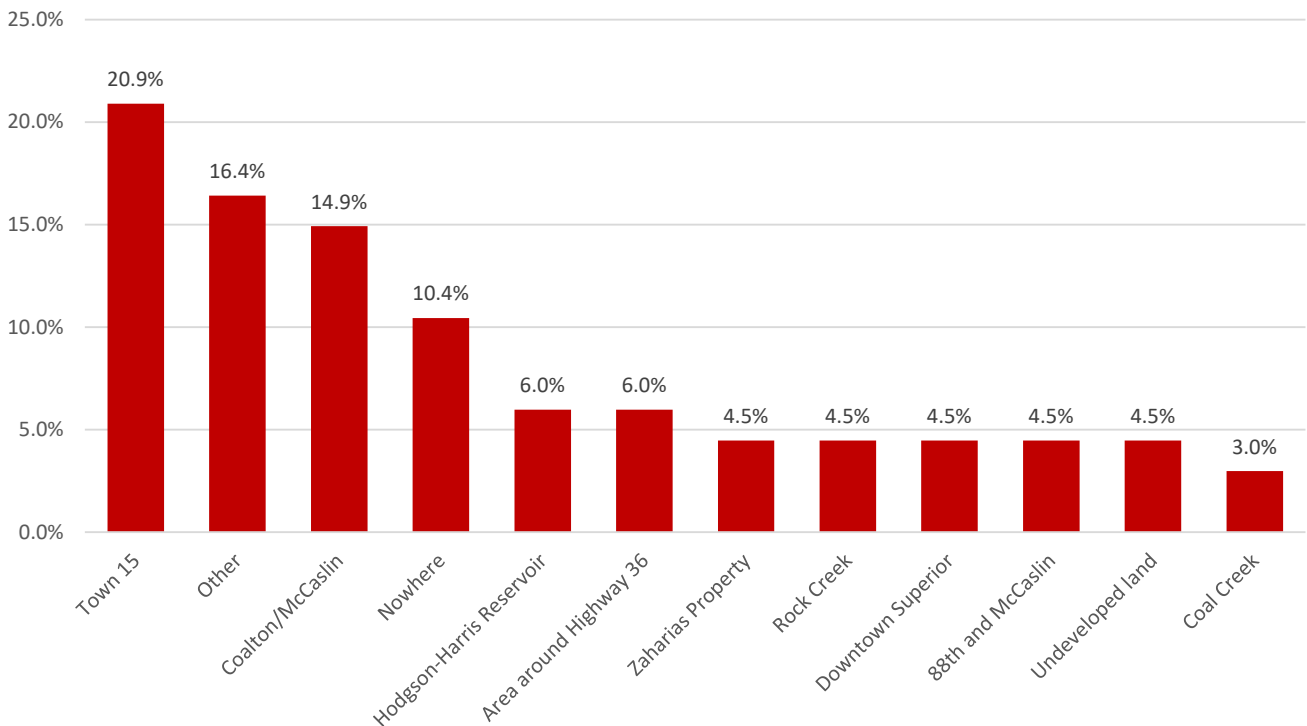
What values should the Town of Superior rely on when making community-wide decisions over the next ten years? (open ended, categorized)



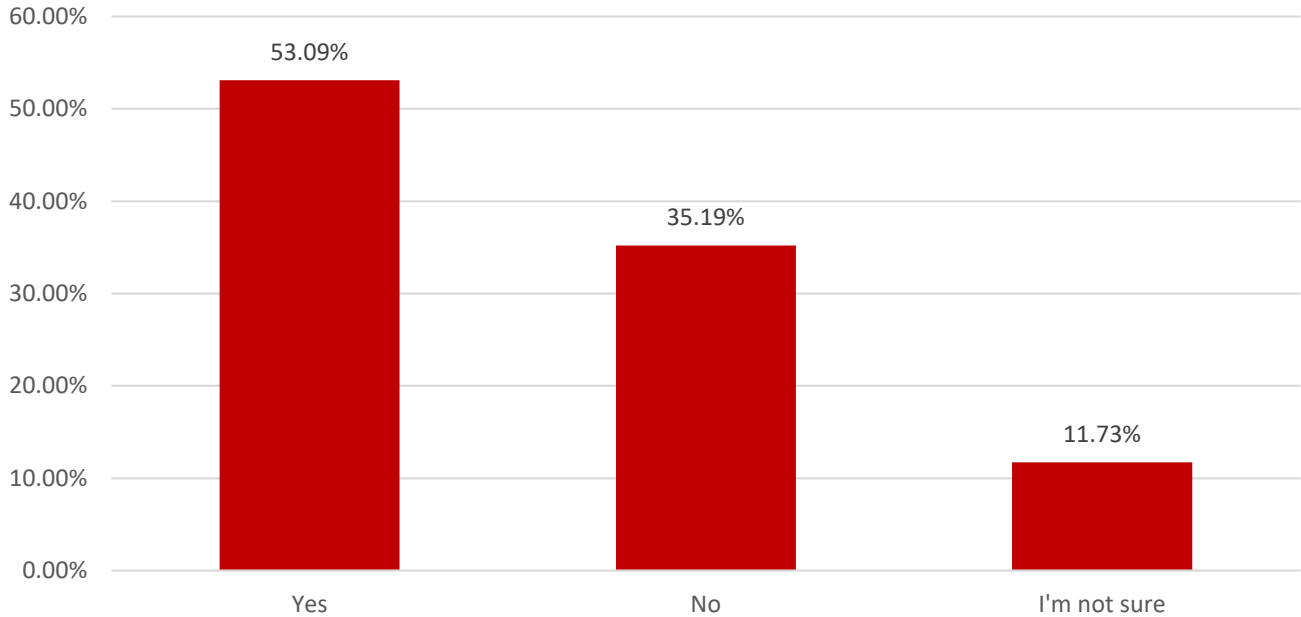
Does the Town currently have a sufficient amount of open space? (multiple choice, select one)



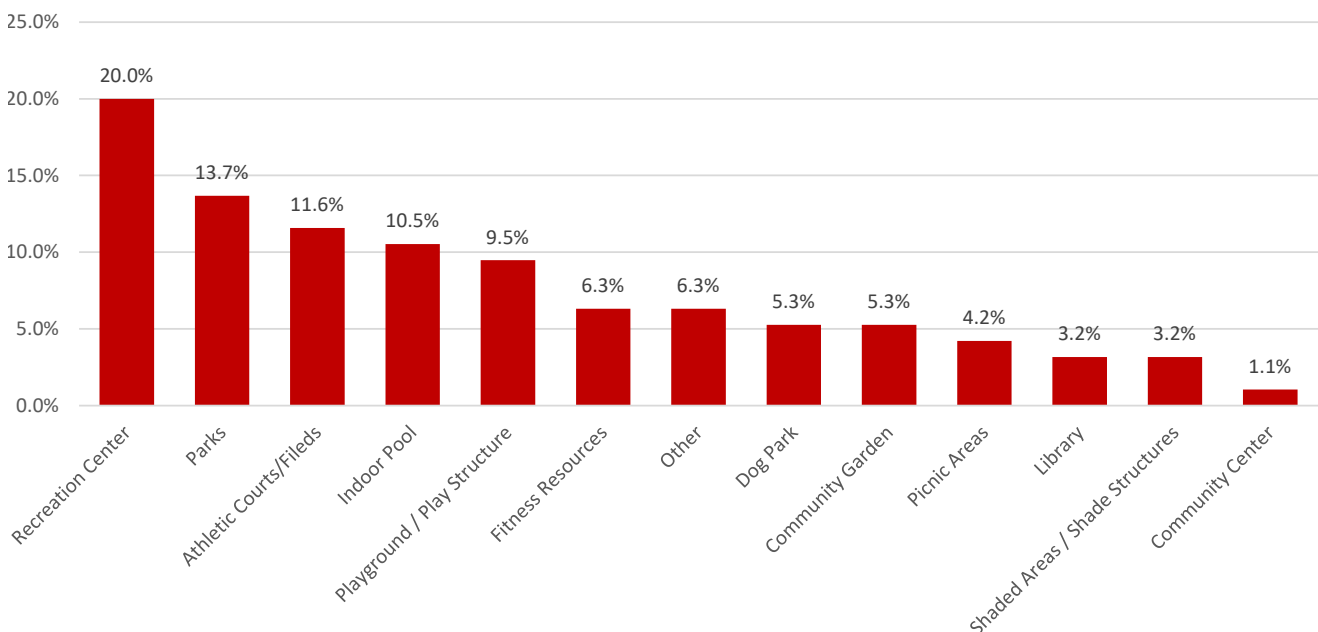
If not, where would you like to see additional open space? (open ended, categorized)



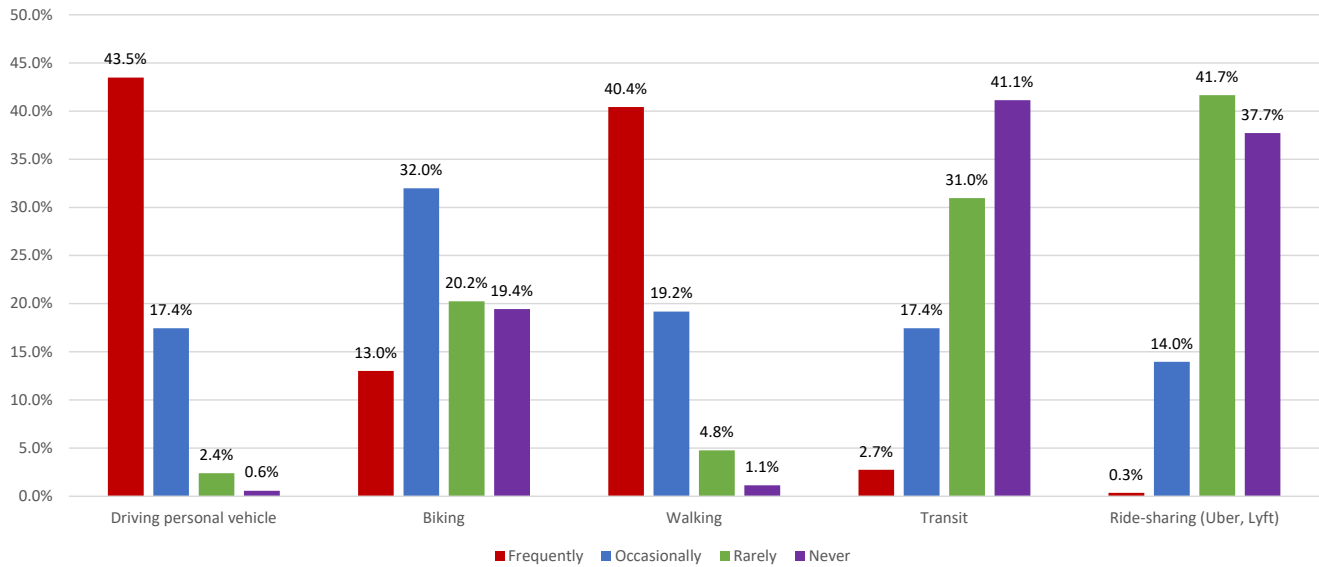
Does the Town currently have sufficient park and recreational amenities? (multiple choice, select one)



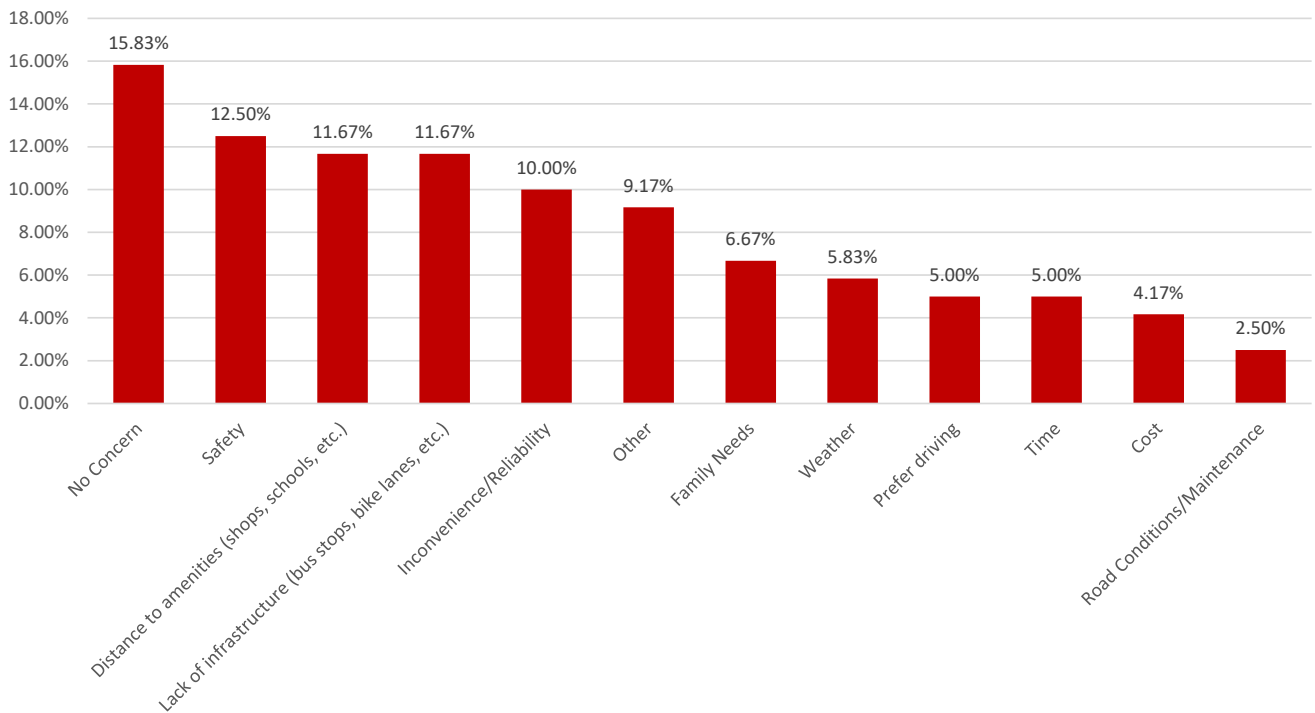
If not, what amenities are lacking? (for example, ballfields, playgrounds, picnic areas, etc.) (open ended, categorized)



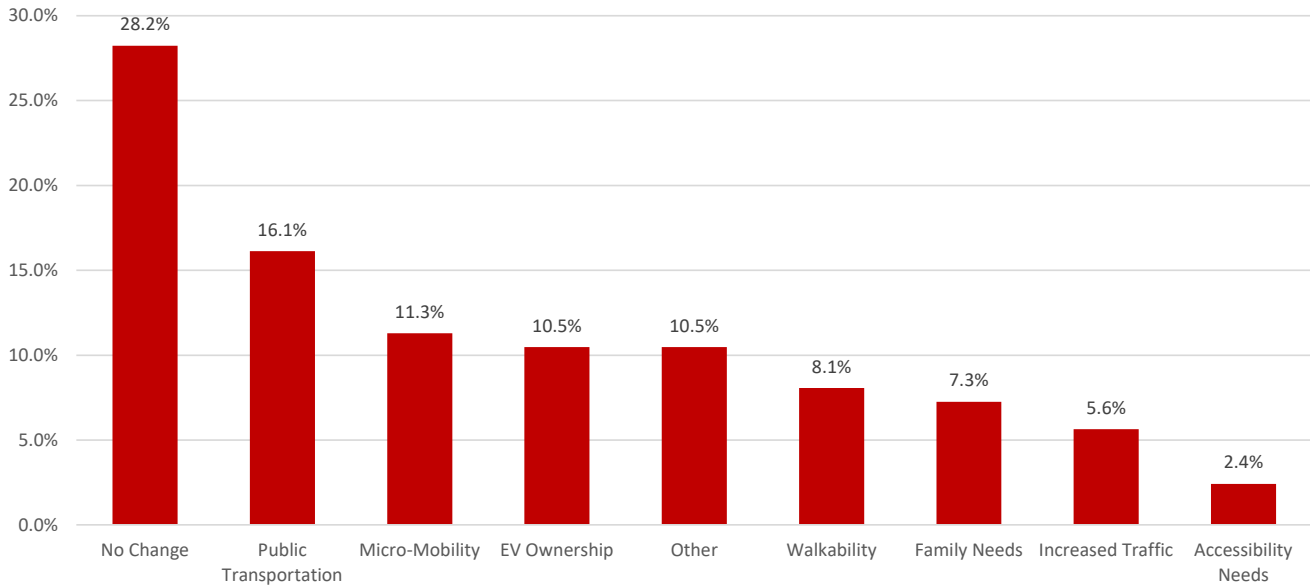
How often do you use the following modes of transportation? (multiple choice, select one for each mobility category)



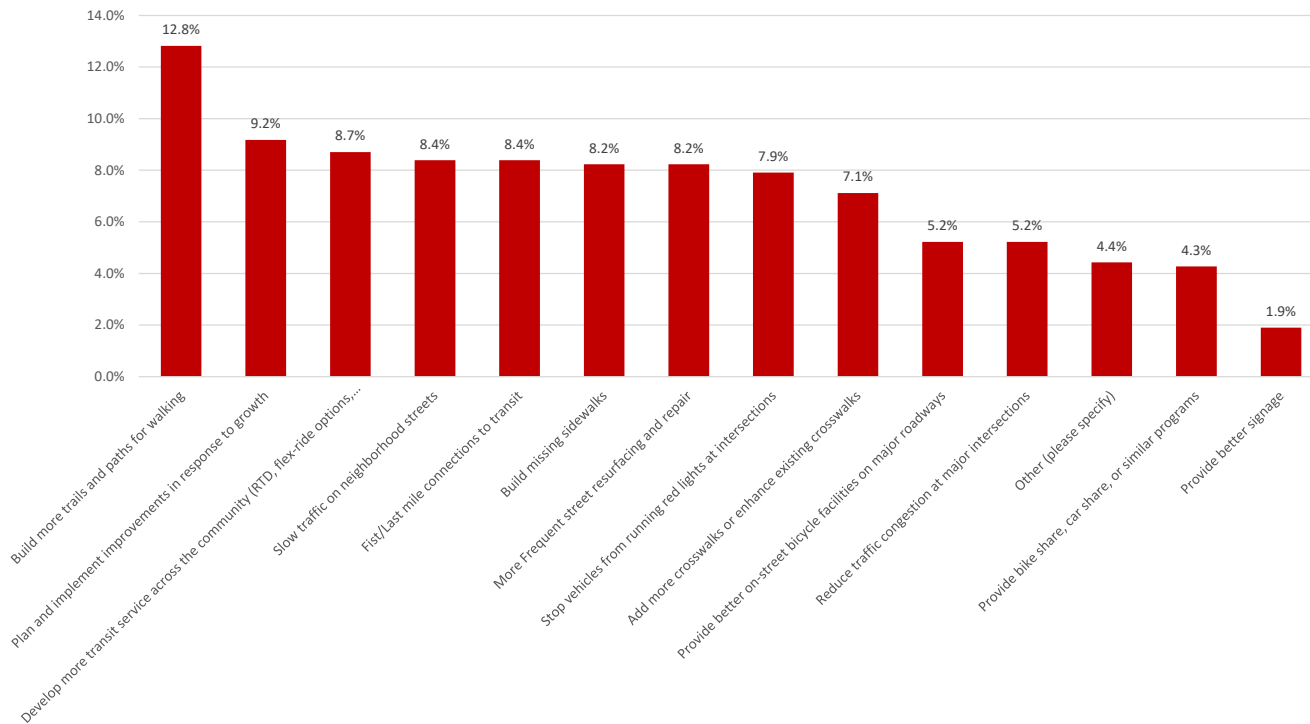
If you desire to take more non-car trips, what is preventing you from doing so? (open ended, categorized)



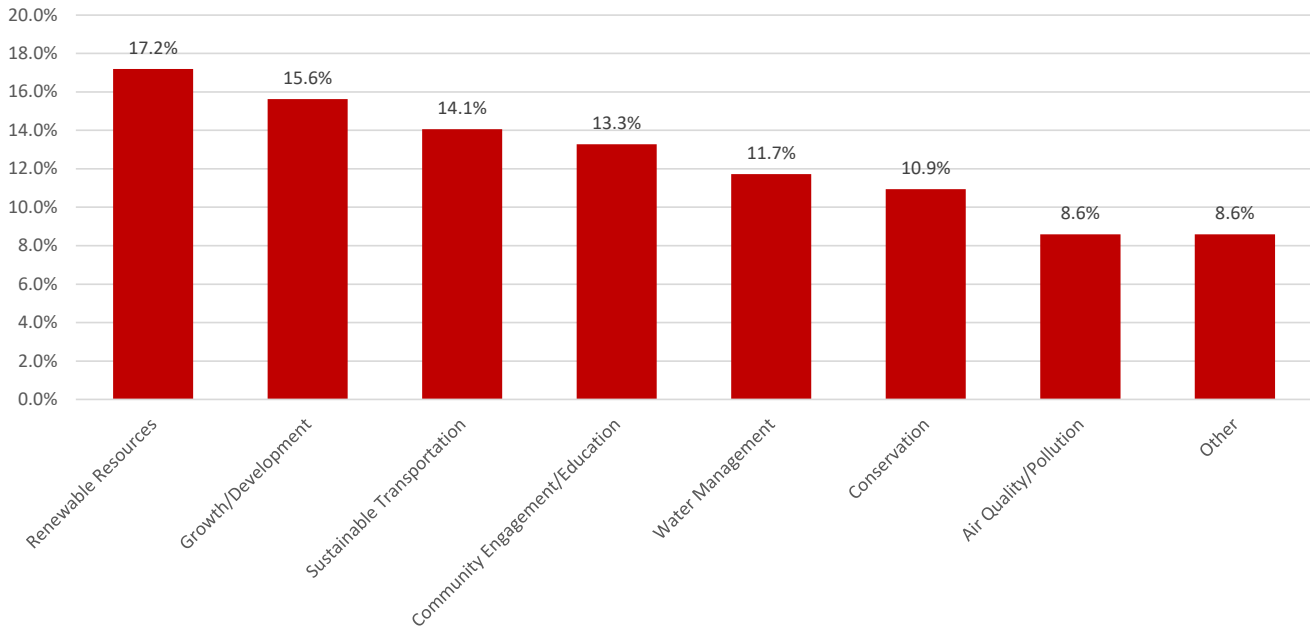
How do you envision your transportation needs changing over the next ten years? (open ended, categorized)



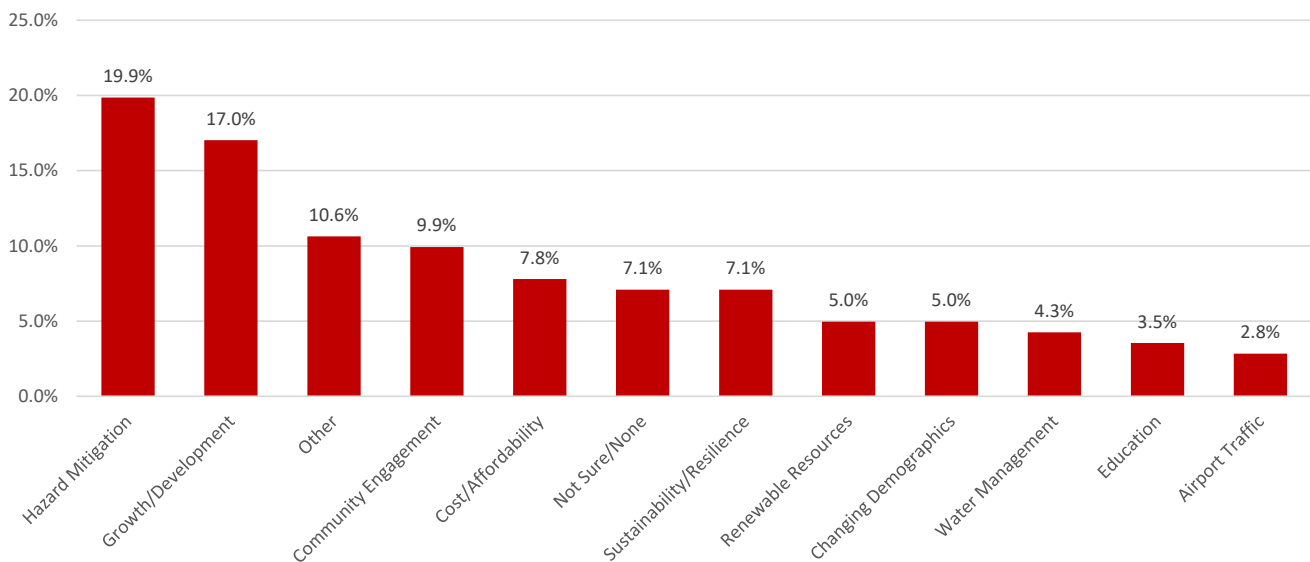
Please select your top five (5) priorities for transportation efforts in the Town. (multiple choice, select top five)



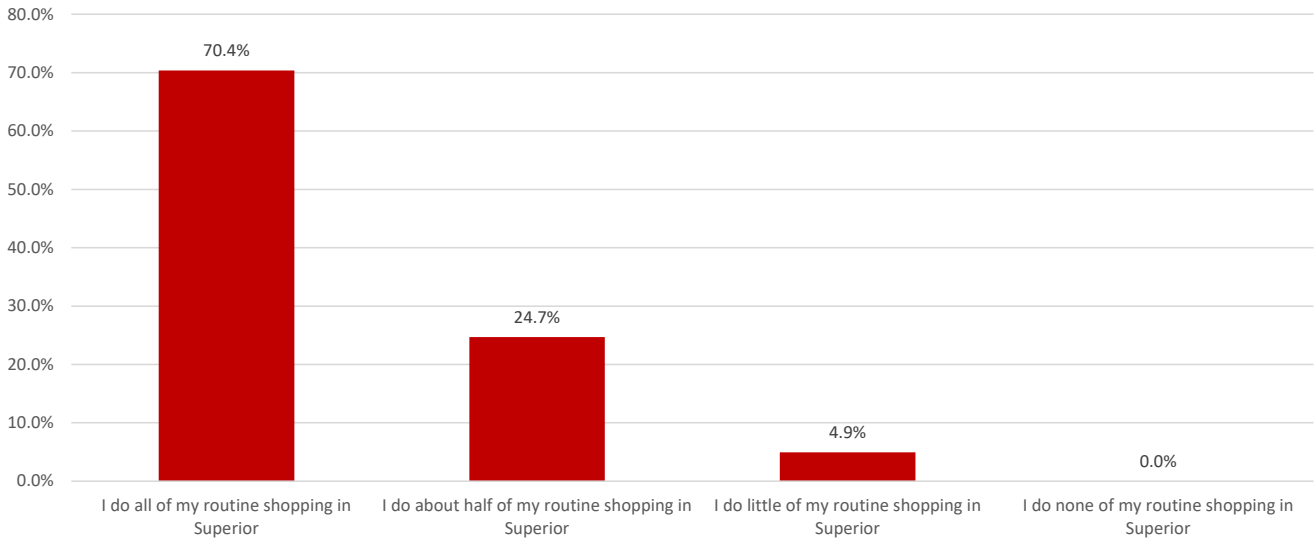
What is the community's most significant opportunity or challenge in achieving a more sustainable future? (open ended, categorized)



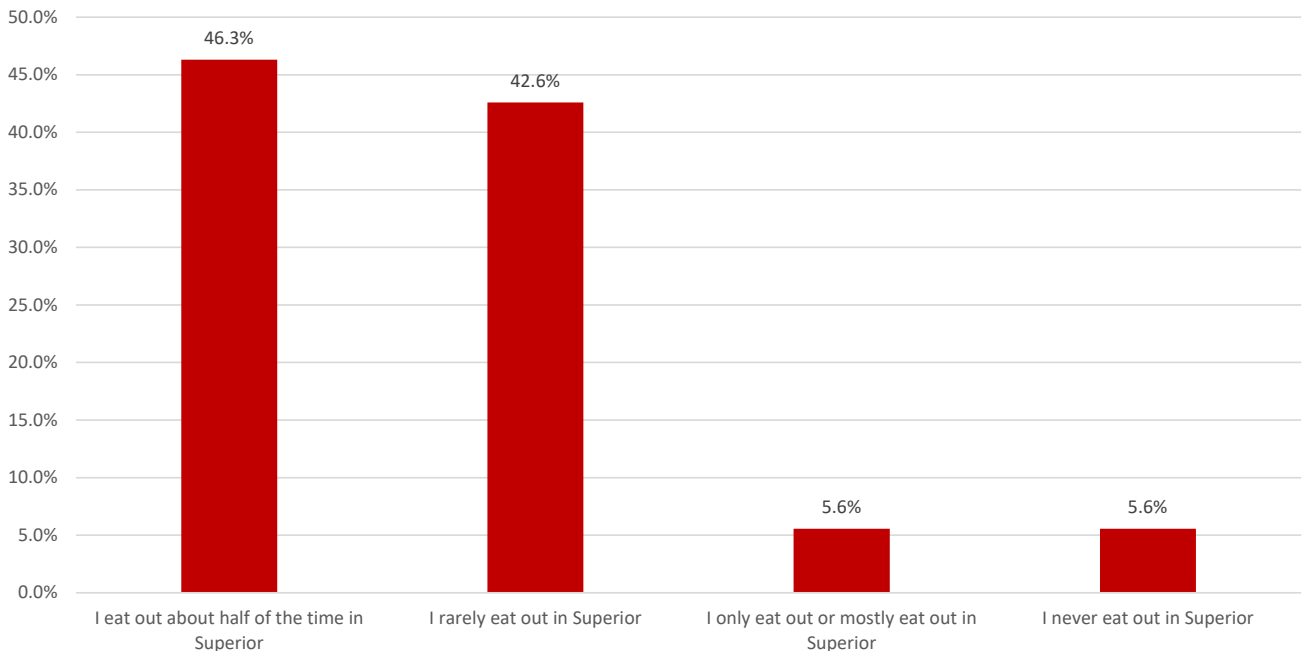
What is the community's most significant opportunity or challenge in becoming more resilient? (open ended, categorized)



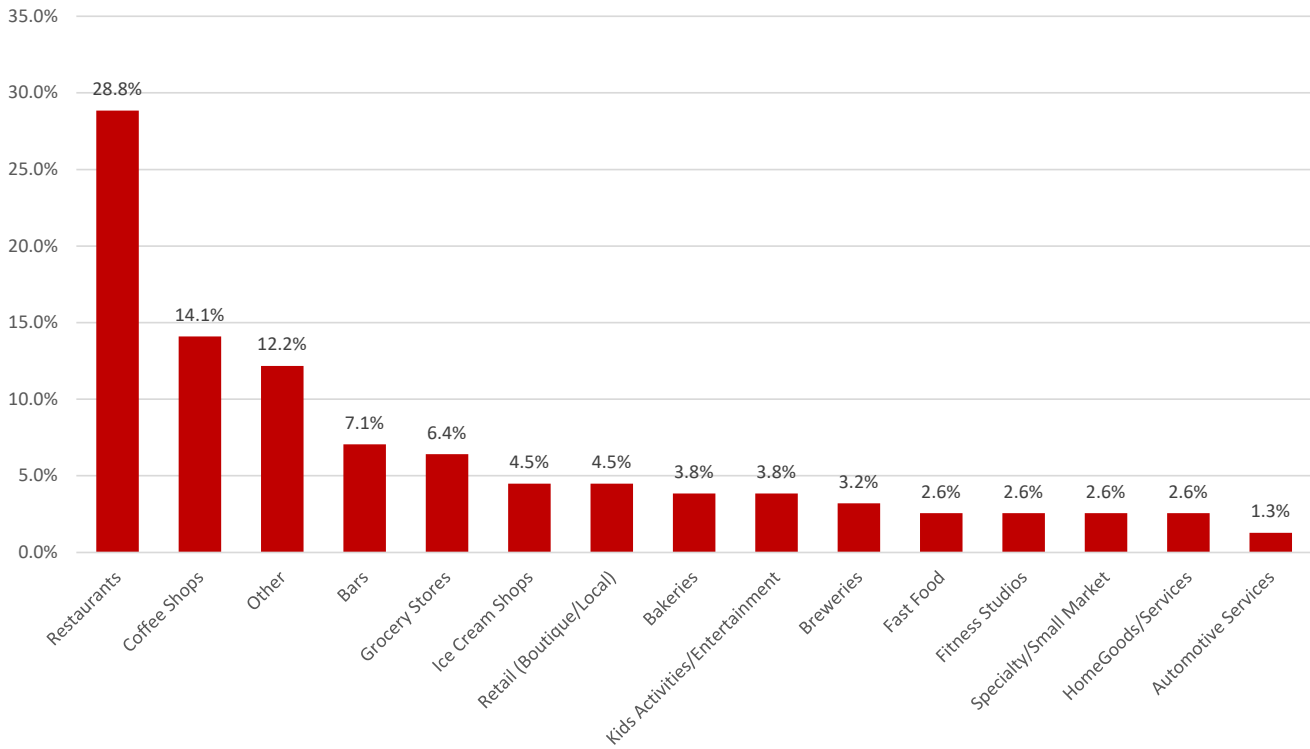
How often are you able to fulfill your routine shopping needs (grocery, drugstores, fuel, etc.) in Superior? (multiple choice, select one)



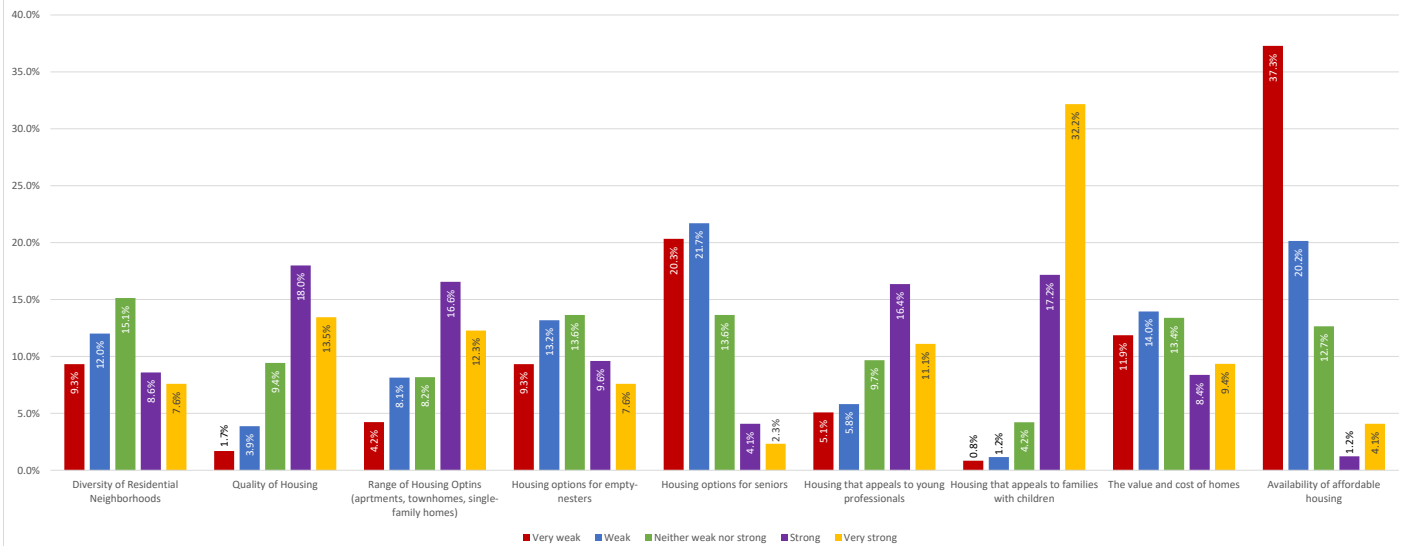
When you eat out (restaurants, cafes, coffee shops, bars, etc), how often is it in Superior? (multiple choice, select one)



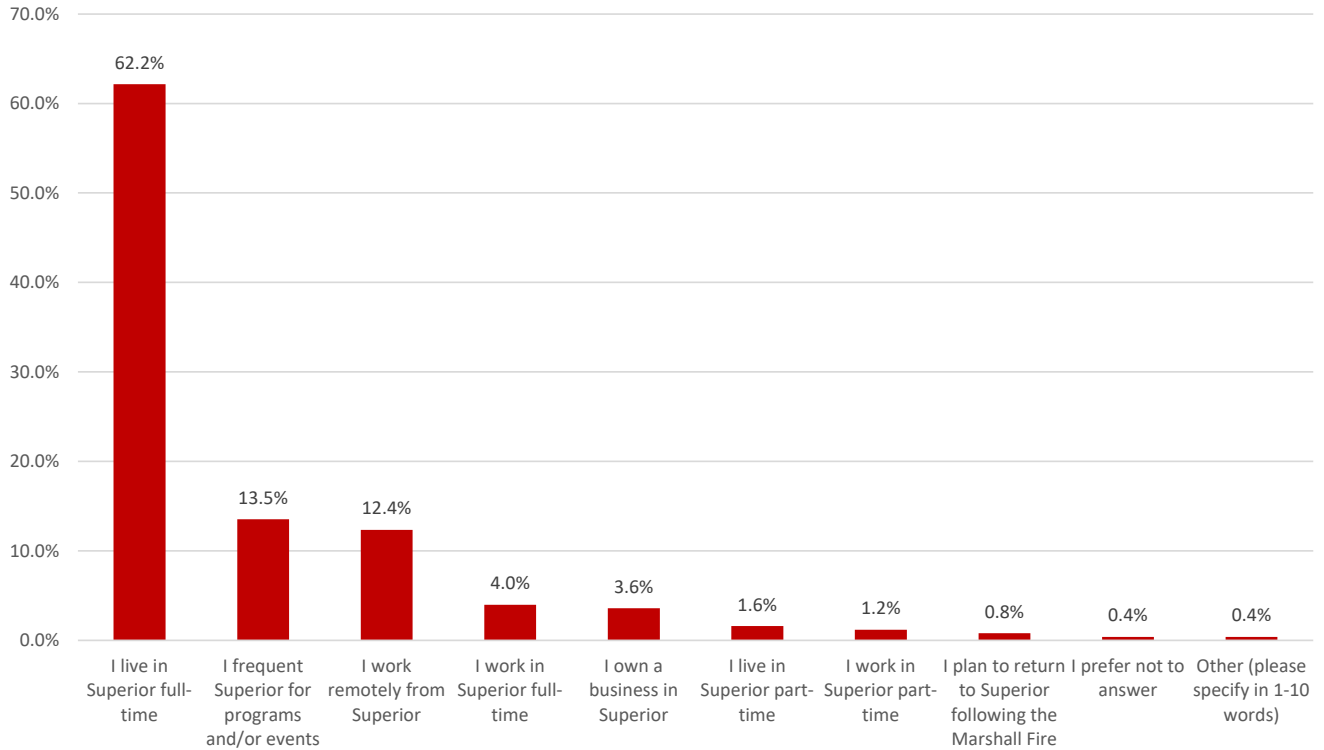
What categories or businesses do you feel have opportunities in Superior? (open ended, categorized)



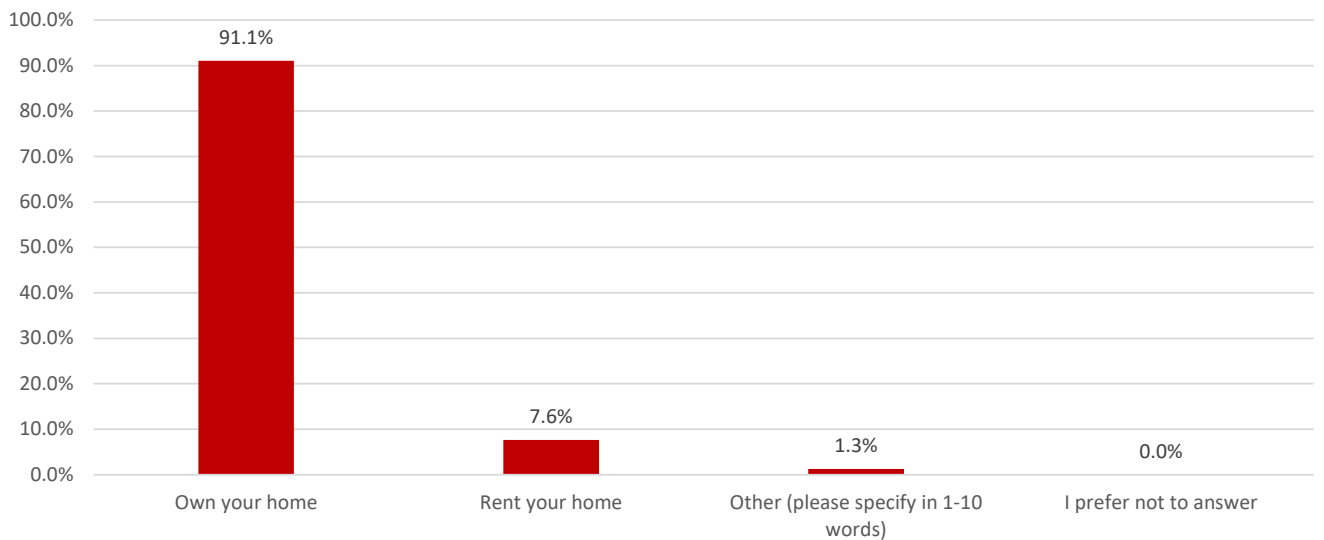
When considering existing housing and residential areas as they are now, rate each of the following as an area Superior excels in or as an area Superior is deficient in. (multiple choice, select one for each housing and residential category)



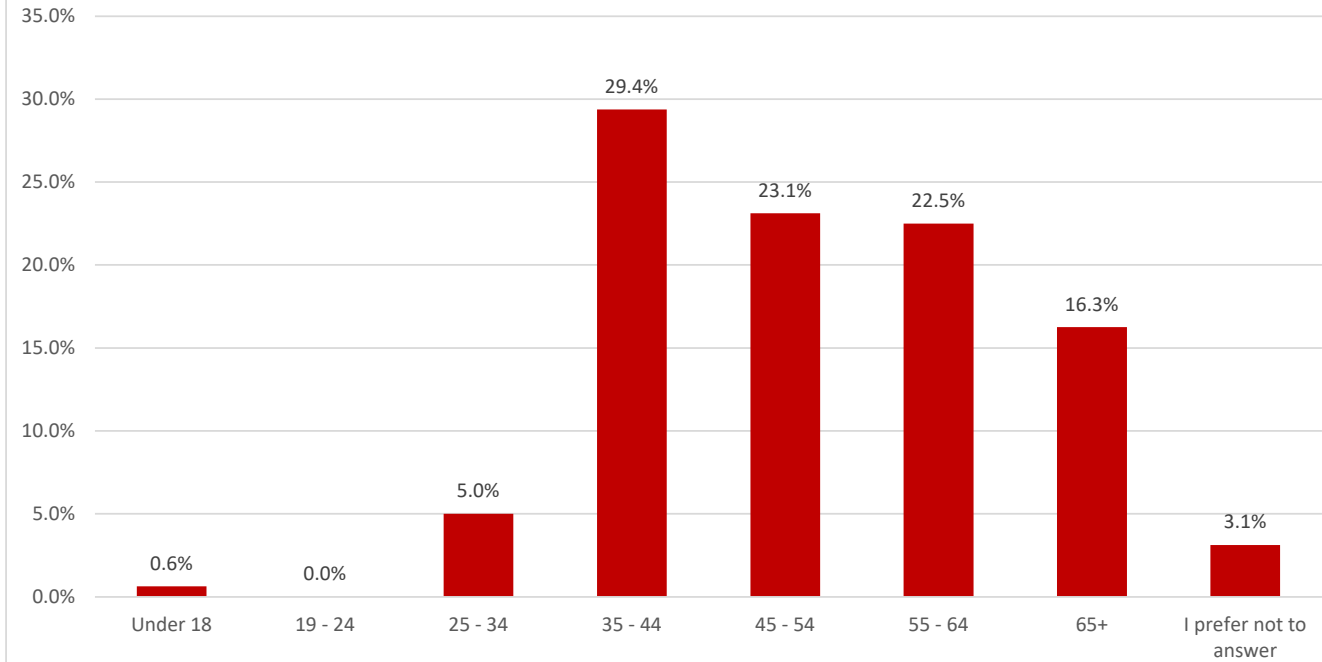
What is your relationship to the Town of Superior? (multiple choice, select all that apply)



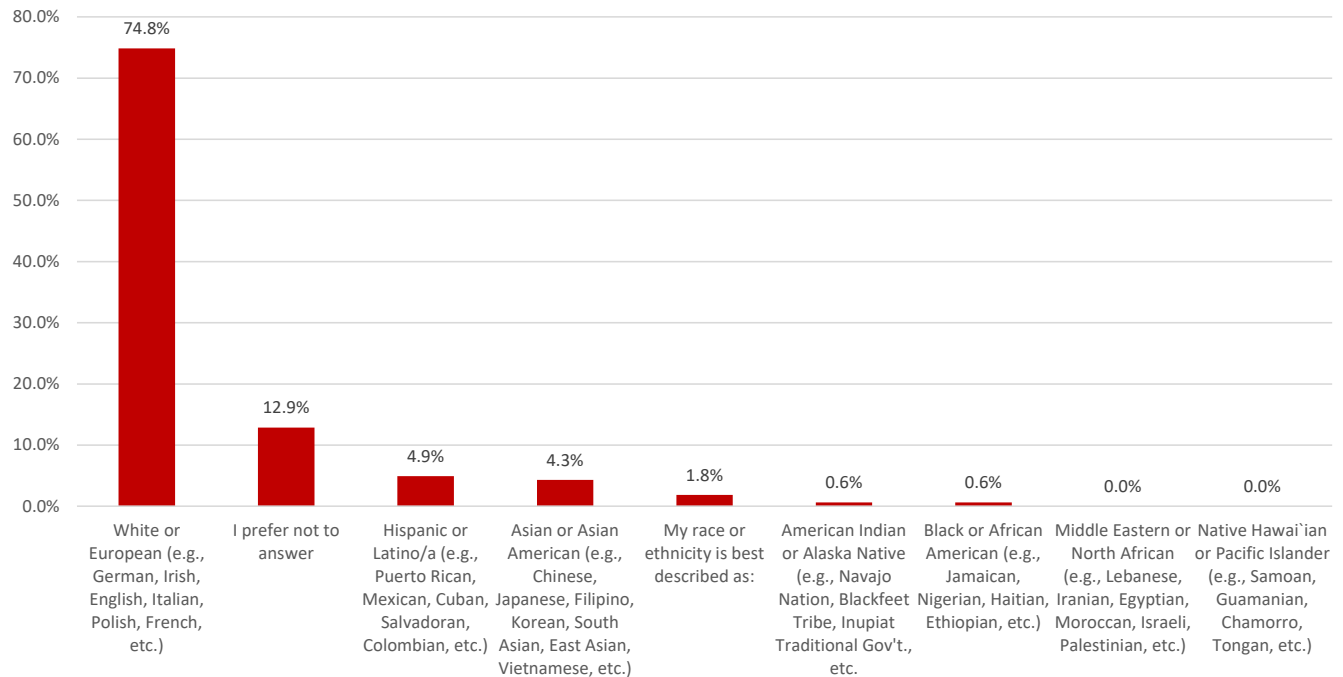
If you live in Superior, do you: (multiple choice, select one)



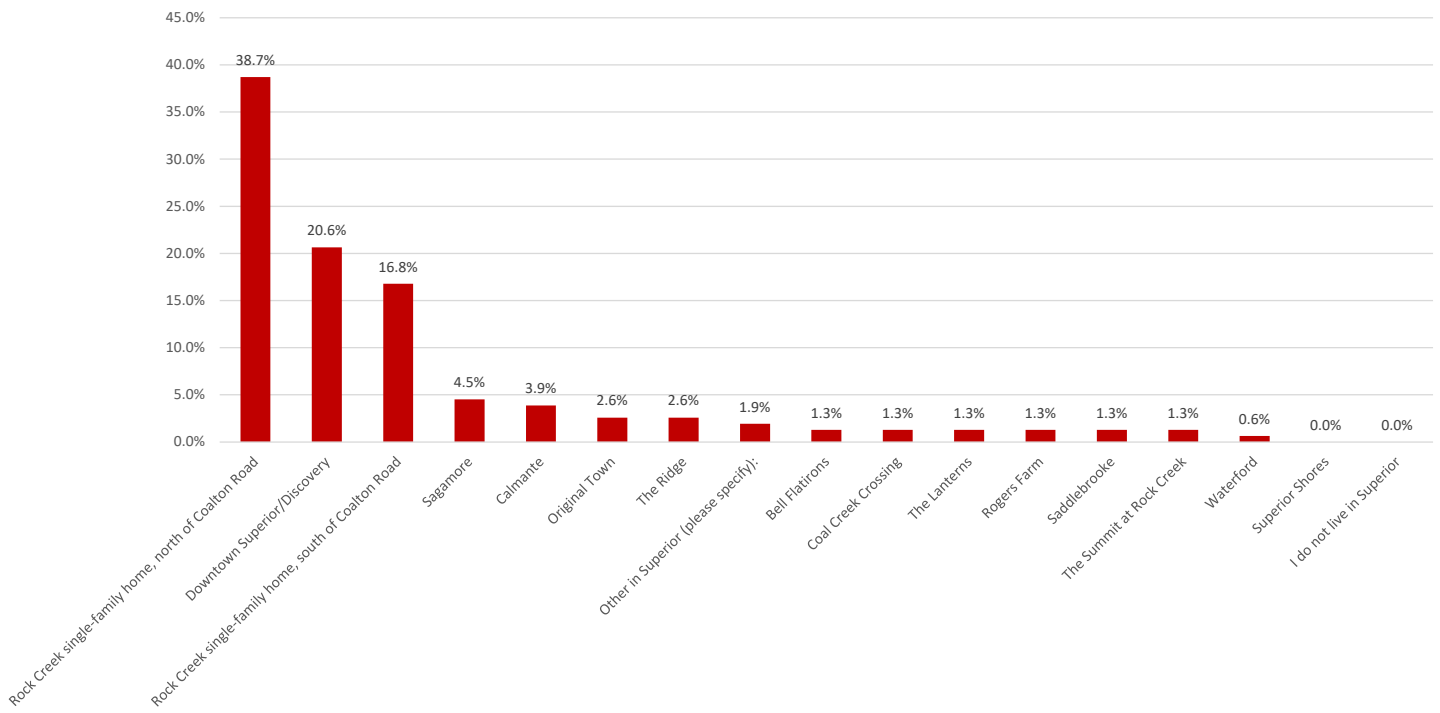
What is your age? (multiple choice, select one)



What racial or ethnic groups best describe you? (multiple choice, select all that apply)



What neighborhood do you live in? (multiple choice, select one)



Appendix B

Business Survey

How would you rate the success of your business currently (1 Poor - 5 Excellent)?	What factors have been most important in contributing to your business' success so far?	How would new housing development in Superior impact your business?	What challenges do you face in recruiting and retaining skilled employees?	What changes, if any, would make it easier for employees and customers to reach your business using various modes of transportation (walking, biking, public transit, car)?	What sustainability practices and/or programs (recycling, composting, etc.), if any, does your business currently use?	If applicable, how would you describe your working relationship with your leasing manager and/or property manager?	What local regulations, if any, pose challenges for your business?	How do you see your business evolving over the next five years, and what factors would support that growth?	Business Name
5	Town coming back and being rebuilt. Big hit after the fires, seeing the rebuild is tremendous	That would be a big increase big-time, huge impact	Don't really deal with that too much, part of 19 stores. HR behind the scenes deal with that	Not sure, mixed on visibility, like that McCaslin Station is close	Nothing - more information would help	No idea, doesn't impact the business	None that I'm aware of	More people, growth of the Town. They were a struggling store, getting better now. Staff likes this store now	Verizon
3	Good traffic, good visibility, and good shopping center to be located by	Definitely help, more people	None really. All are driving further than they'd probably like	Colorado needs better public transit. Like being next to McCaslin Station	None - Austin will follow up	Good, but no relationship. Managed by corporate	None	More development would help a lot	Superior Market-place Dental
5	People associated with rebuilding - good prices	More customers, best deal for them	Small company, family owned, the owners deal with that	Better transportation would help, they are tucked away in the corner	No dumpster onsite - customers would leave items for them to take care of	Amazing - very communicative	Not really - love that people take the trail nearby	For now, no expansion plans, appreciate the new drainage - overall maintenance	Superior Self Storage

4	Location - adjacent businesses	Would help - more people	Not really - owner does the work	Members don't really use public transit - anything that improves walking or biking access	Just dumpsters - owner controls	They're good, not local, so we don't see them very much	None	My biggest issue would be finding a larger space, and wouldn't find it here	SUP Town Cross Fit
4	Hopefully the summer season improves, and as more people find them. Wonderful neighbors in terms of business neighbors. Love being near the athletic fields.	Probably where it goes matters, they like having new neighbors. Would like it if it could be walking distance	So far, not yet. Assume they'll hire high schoolers to cover in the summer	We're pretty good on walking, a lot of people come by walking. Some by biking. Transit appears limited. Ebikes are good and improve access between areas of towns	Recyclable serving containers - not composting	He seems to be good and straightforward - Only been a few months	Boulder County Health Dept - they delayed their opening by not getting the application reviewed in a timely manner	Looking for opportunities to promote the business. Maybe look at expanding some day, so would look at where. Intentionally moved to Superior. Rent was better in Rock Creek Village than somewhere on McCaslin	Lewis Sweet Shop
4	Good customer basis - people like our food. Good relationships with their regulations. Take out is about 50% of their business	That would bring a lot of new customers	Yes - toughest challenge right now. hard to find people willing to commute here. Rent is so expensive here, and they can't afford to buy a home	A lot of people walk and bike here, especially on the weekends. A lot of people still drive.	We don't - because the landlord manages the contract	They're fair to deal with, they'll take care of things that break/leaks.	None right now.	Just renewed the lease for another five years. Regular customers like knowing they're here/	Asian Cuisine and Noodle

2	They need a hygienist. Good customer base. A lot of people from the apartments, but they're transitioning.	A lot, more clients	Hiring hygienist - industry wide	People walk here all the time, maybe better public transit	Shredding	They own the building, so ok	Issue with steps. Safeway is in charge of exterior improvements, so no cooperation with making it better (Not related to superior)	Hoping that people are back, they'll continue to grow. Just finally feeling like patients are coming back. Tough for a lot of their patients	Flatirons Dentist
4	Customer service, cleanliness, post rebuild - got super busy	More housing would be a good thing	This location has always had staffing challenges, doesn't get a lot of applicants	N/A most people drive to gas station	None, but wishes they had recycling - need to take up with corporate	N/A corporate office is in California, the regional manager is good about fixing issues	None	More people that live here and work here will be great for business growth.	Phillips 66
4	signage indicating where and what is downtown. visibility	more housing, more business. more businesses will bring in more foot traffic	no, but recruiting from Boulder (CU students) and Broomfield. Would be helpful to have local help.	parking is good, landscape to be improved (more color), more beautiful scenic areas	Uses Carmel. not having a back door makes things complicated	difficult getting started, need more transparent process	feels supported by local regulations and the Town	further development of area, landscaping, signage and visibility	Krak Boba

5	<p>1) great visibility and foot traffic being central to DTS and corner of plaza, 2) helpful to have inexpensive L/W space, 3) being included in Town publications, and 4) Town (Jill and Mayor) have been supportive. It would be nice to have a map of bike facilities in Town to promote the Town's great biking.</p>	<p>More housing, more people who need bikes and bike repair</p>	<p>no current employees. recruitment for next year is going well.</p>	<p>More clarity about transit and how to take bike (e-bikes in particular) on transit. Better e-bike storage for Origin residents (we told him about the indoor storage facilities)</p>	<p>Uses Origin's recycling. More education about recycling would be helpful.</p>	<p>Great relationship with Origin</p>	<p>More flexibility, clarity, and equity with sign regulations</p>	<p>More commerce in Superior (it was difficult and discourage to try to lease space from Brixmore)</p>	<p>Colorado Carbon Bicycles</p>
---	--	---	---	---	--	---------------------------------------	--	--	---------------------------------

3	Great foot traffic (particularly from Sport Stable), great partnerships with other Downtown businesses (Impact yoga and Origin move in gift baskets). Challenges include vacancies in DTS, visibility and awareness, lack of business diversity	Housing could help, esp attainable housing	No challenges, great location equidistant from Boulder and Westminster	Parking is confusing, better communication would be helpful	Recycling is great	Great relationship	None	Continual growth as DTS fills in	Halcyon Mind + Body
3	Hard to get people here because it's kind of a suburb	Possibly. They need more customers so maybe	Hard to get to from population centers. Housing is expensive. Winter driving is challenging.	Employee shuttle from US 36	Recycle	Great	N/a	Hope for continued growth in order to stay open	Behavior Exchange

5	Internal marketing, niche service, positive Google reviews, well-meaning mission, beautiful office space and views, Superior is an elevated place versus Boulder and Louisville	More medical, office, business would help their business	Odd mix of applicants (being close to Boulder), company expectations	They are satisfied and feel its an easy commute if you have a car. Difficult to reach Discovery Office Park via bus	Aweida handles it	Great. Surprised there are vacancies in Discovery Office Park because Aweidas are great to work with	None	Serenity Mental Health
4	Good weather, Boulder location closed, new offerings	N/A	Management changes	Sometimes Uber cannot find the location	They share trash bins with Panera, do not recycle or compost but they would like to	m		Crumb Cookies
3	Foot traffic, when the signs were down, they lost a lot of business, Marshall Fire impacted them negatively	Definitely help, having more people in the area - Marshall fire really hurt. lost of a lot of regulars	No, same staff for a long time	More ADA spaces in front of the building - older clientele - better signage	Recycle	Decent - at least he responds timely	Not that i know of	PJs diner

4	Only UPS Store in Boulder area besides Gun-barrel	Hotel/motel, housing, keeping Marketplace leased out would all benefit the business	Misunderstanding that the UPS Store is a franchise rather than corporate UPS, higher wage expectations than UPS Store can pay, low follow through on hiring from applicants	N/A	Recycling, re-using packing materials	Responsive	Larger space would be desirable but not likely	UPS Store
3	location is good (between Costco and Whole Foods). Economy impacts the degree of success.	More residential developments would help. Foot traffic is not a huge impact or driver.	No great challenges. Could be boring - not a lot of traffic. Specialized training is a big deal - training is good. Don't have a good feel for difficulty of retention. The training helps with retention.	N/A - access by car.	recycle boxes, etc.	never met them - no issues yet. But snow removal was good during the last storm.	Same - same	Mattress Firm

4	Foot traffic - lots of walk-ins	More restaurants would help	nobody wants to work.	none	recycling a lot of different types of items.	great. they are very easy to work with and maintain sidewalks and parking well.	none	moving up - getting busier and more steady. Want to stay here and expand and grow business here.	Envie Nail
3	The food and drinks are good, the service, lots of regulars	unsure, hopeful that it would help business	none	Alot of residents walk and bike, employees drive (don't live local)	They are signed up for composting in the coming year, and they recycle. They are going to post signage asking customers to help care for environment, some customers bring their own containers for leftovers.	Very good	Utilities costs	Trying to create more regulars, increased advertising.	Tequila Y Mezchal

1	Low foot traffic - alarmingly slow.	Any and all types of development to drive foot traffic.	None, other than residual impact of slow business.	Difficult to use transit locally and regionally. No safe route from DTS to RTD Park and Ride, esp for employees who work late/early.	We are all electric, use recycling, have little waste. Compost would be a nice addition.	No issues, happy so far.	Fairly smooth process.	Business had better pickup. The early bird gets the worm but the second mouse gets the cheese. It's looking like we're more like the first mouse.	Boulder Baked
5	Location - DTS, central to Superior, near neighboring communities	Town seems to be developed well already	Retaining is easy, recruiting is tough industry wide	There are currently multiple options for transportation. Access is easy		No issues, great maintenance		Will be completely staffed up by end of 2025	Intermountain Health

4	Superior dying to have local busi- nesses, high quality prod- uct, unique experience, walkability	More de- velopment of all kinds would be good	None. It's been easy to find good employees	Downtown is accessible but parking options lack visibility (esp. the wrapped garage)	Nothing at the moment	They expect tenants to contribute hundreds of thousands of dollars to finish their build out. Current state is grey shell, needs to be white shell.	Issues with visibility due to sign regulations. Need sign rules tai- lored to the Live Work spaces	Would like to move into a proper retail space that can support a bakery and cafe with lunch options. The inline spaces are inadequate to support restaurant spaces (floors, acoustics, etc.). Grey shell should be white shell to make build out reason- able.	Kwosson
5	Downtown development - word of mouth and synergistic businesses within and around Sport Stable	Residential is always positive but the retail will drive residential.	Front desk attendants can be hard to find and retain. Mostly focused on refining and raising quality	Communi- cation about parking location and enforcement. Will need to break estab- lished habits going forward. Public parking needs better visibility.	Recently added solar panels and led bulbs.	na	helpful relationship with Town	Excited for Downtown build out and more DTS events. Need to get critical mass of DTS businesses to support Eatery in the summer.	Impact Sports Per- formance and Sports Stable

4	<p>The only thing slowing us down is not having enough private buses for transporting kids from school and to activities (like Louisville pool). Currently use RTD Flex Ride to help. Biggest factors are built out Downtown and word of mouth -- and limited BVSD after school care</p>	<p>Residential and retail development would have positive impact on business</p>	<p>vetting of new employees can be a challenge</p>				<p>Great relationship with the Town</p>	<p>Looking to expand. Tried to the inline space on Main St, but the build out costs are too expensive</p>	<p>Little Riders and Impact Kids</p>
5	<p>new building is bringing in more customers. Visibility</p>	<p>More people, more cars. Bring on the people. Need a Parts Store.</p>	<p>Laziness. people don't want to learn the trade.</p>	<p>people cannot afford to live here - they live in thornnton, brighton, etc. Younger populations cannot afford to live nearby.</p>	<p>none. oil is recycled - picked up separately.</p>	<p>Own the property.</p>	<p>Speed sign by Tesla is 15 MPH nothing on the straight away... he just got a ticket because the sign wasn't visible.</p>	<p>Happy here! Plenty of space - he's been here 16 years at this location</p>	<p>Brakes Plus</p>

3	Business is starting to improve - due to events, winter is their busy season. Concert series and other summer events will help	Yes	College kids don't really work out because they are mostly available during the slow season in the summer. Recent good success staffing up through indeed	Public parking needs better visibility for staff and customers alike	No		There was some confusion regarding liquor license but that's all cleared up now	Expects growth moving forward with more events	Eatery at the Sports Stable
5	Outstanding employee that lives in Superior.	Unsure as its word of mouth mostly	N/A	Unsure	They take things to the Broomfield recycling center.	Fairly responsive. Not great.	Unsure	Stay the course	Edward Jones

4	<p>Networking and staying involved in community events and the chamber. A few walk-ins since signs went up. This is a show-room, for the Design Firm.</p>	<p>Wanted to be here because of relationship with Town/Chamber, and the new Downtown, and access between Denver/Boulder</p>	N/A	<p>Sometimes Google sends people to Starbucks, but the ability of people to find the location is not too difficult. There is no parking issue. And visibility is good - being by Superior Liquor and Bambei Brewing. Employee walks from home - walking from the office is great!</p>	<p>Managed by building owners - we recycle. Charging station plus recycling is pretty good!</p>	<p>They're good - responsive. Easy to get in touch with and quick responses.</p>	<p>As a new business, it was difficult to figure out how to "do things right" - went to the Small Business Association in Boulder for help/guidance. It would be great to have information available on the Town website. Checklist for new businesses. Jill was SUPER helpful when she finally found her.</p>	<p>Hoping to stay here - we'll see how it grows. We're pretty new to this space, so we will have to see. Want to utilize the show room more. More marketing and bringing on a new staff person. Love all the lights in downtown!!</p>	<p>Paull Interiors</p>
---	---	---	-----	---	---	--	--	---	------------------------

4	<p>New, nobody else around, and people are moving back in - when they leased the fire happened 6 days later. So moving back it has been great!</p>	<p>Build all the houses. Build the medical buildings on Blocks 2 & 5! Being first and only brewery in Superior is a huge thing - people find us because we're it.</p>	<p>Not bad right now. Family and people we know are employees. All family and friends of family - people we know and trust. Kitchen is harder. Employees live Thornton, Westminster, etc. Don't live too far - but not Superior in particular. Hwy36 during commute hours is rough, but generally there are no issues related to getting to and from.</p>	<p>The Boulder in the back of the lot got plowed off the location, and placed it in a parking spot during plowing snow.</p>	<p>Grain goes to a farmer from Jefferson to feed hogs, goats, etc. They seek breweries out for free food. Recycle as much as possible. The water is recycled in-house.</p>	<p>They're great. They are responsive and fix whatever problems come up as they occur.</p>	<p>Getting set up was difficult - no chain link allowed. Wanted to protect the chiller that is outside on the back side. Limited crime, and has cameras. There's really not a huge issue. The process to open was timely. Now that we're open, everything has been great related to working with the Town.</p>	<p>Hope to stay here. Spent some \$\$ to open, so no plans to go anywhere. We could have more space. The current space is limited - would love an event space of some sort.</p>	<p>Bambei Brewing</p>
3	<p>Location, people see the new restaurant</p>	<p>Would benefit</p>	<p>They're ok</p>	<p>More public transportation would be nice</p>	<p>They have recycling</p>	<p>Not very good, problems with the building that weren't disclosed - 5 year lease</p>	<p>Building inspection took a long time, heard inconsistencies</p>	<p>Probably will end the lease after 5 years</p>	<p>Casa Agave</p>

4	WOrd of mouth, neighborhood business - community events	More people - business	No, feels like there are a lot of options in the area	Get a lot of vehicle access because of Costco	Recycling - smart thermostat - just here two days a week	Good! Brixmor is very easy to work with	None in particular - maybe sales tax collection	Demographically standard is about 20,000 people per orthodontist practice - more growth would support more office hours in Superior	Dixon Orthodontics
	Not open yet - decided to open after discussions with residents about the desire for an arts presence. Lots of artists in Town, looking for an opportunity to showcase local artists	Would be great for the business - all these new rebuilds need art	No employees yet	A lot of folks can walk from Sagamore or Original Town, having other businesses nearby helps	Not sure if there is recycling yet, they've been taking it home - still investigating options	Brixmor has been great, this space was empty for a long time. Leasing agent was great, gave them a discount on rent. Looked at downtown Superior, too expensive	I don't think so	Traffic and people coming through, Town and community support would help them grow.	Arts off Center
3	Staffing resources has been a challenge, location is great - Costco and Target adjacency helps	That would bump us to a 5 - more housing would help. Expensive housing can support expensive furnishings	Retail is hard to find people who are quality interior designers, need maturity in their staff	Everyone drives here, destination location	Recycle water bottles - don't really generate waste	Excellent - Ethan Allen owns the building - they are responsive	No, Brixmor adds some but they don't mind them	Climbing because they are located in excellent demographics - needs better designers	Ethan Allen

5	Location, Mountain views - Prime real estate	No impact	Employees work remotely for the most part	No issues. Most employees work remotely	n/a	Current management company resisted addressing maintenance issues, but the new ownership taking over in January promises better service and more up-grades	The Town should do more to support small business/retail	The success of this business is tied to interest rates. Hope to stay in this location.	Adaptive/Qualia Software
1		Get into events for the Town... let us know in advance how to register for participating and/or get involved.	Have a hard time getting here. A few ppl live here, but they moved after getting the job. Everyone else drives 20-30 min. Most everyone drives.	They offer incentives. Share tips, buy coffee, crublml cookies and other special events. But we don't do enough business to need a large number of employees. Hwy 36 is tough in snow, but the Town plowing and streets have been great!	Use recycling on site. No food waste is produced - they do not run out, and if they do they run to another store.	Sewage line has been an issue... there has been smells. The district manager reached out to property manager but nothing has been done in over a month or more.	No soliciting in the area is allowed. Have to pass out free food to garner business		Papa Johns

5	Location - close to freeway and outdoor amenities	More housing and more affordable and middle income housing options would be helpful to recruiting and retention. Current employees are forced to commute by car due to high housing cost and lack of transit option	Affordable housing and transit options	EV charging stations, and more frequent transit and regional transit connections	EV charging stations at Key Bank building	Good relationship. Ex-cited about upgrades and amenities (pickle ball court, washer dryer, locker room up-grades, pet amenities) promised by new owner starting in 2025	Reserving a gazebo in Purple Park was too expensive. Also it seem ridiculous that they couldn't have alcohol at this small, employee only celebration, especially when they were paying like \$300 an hour just for the space.	expects 30% growth - will either take on more space or reconfigure what they have.	Magswitch
3	Stagnant. 10% up in revenue/ profit, but down in the number of customers.	Try to grab coffee before they get to Boulder or stop from Boulder on their way to Denver. More people and housing are always better for business. When Brewery or events happen, then business goes up at that time!		People drive. A few take RTD. Traffic on 36 is an issue, but after it's pretty good.	Recycle - in bins provided	Had an issue with tree in sidewalk and that took a while.	Receive town info on taxes being raised - so increased taxes are passed onto customers.	Great place to work, paying for school and convenient. Store is doing well. 2nd or 3rd busiest in the district.	Starbucks

4	The location is great. central between Boulder, Broomfield, Westminster, etc. Next closest are Loveland, Littleton, and Aurora.	Not sure. External storage is an issue... can't house things here, so that creates a challenge to business.	Recruiting for technicians is difficult, but probably not based on location?	Most everyone drives. A few bike in the summer, using 36 bikeway from Broomfield and one from Boulder.	Recycle, but no electrical/solar.	Great! Manager has been fantastic.	Nothing comes to mind. Only external regulations with storage	Largest foot traffic in the state. More service than sales. Plan to stay as far as we know.	Tesla
4	construction in the area, now continuity and regular customers	yeah, more customers coming from downtown	not really	theyre in a good location, people come from all modes of transportation	recycling, compostable plates		not really	not sure, need to look more into a brick and mortar store	Tacos Tapa LLC
5	Great, up in sales every month, getting people back after the fire. Arvada store closed, so that brings people up here. They have the entire NW metro area. Location	Depends on the housing, apartments really wouldn't help	For a long time yes, not so much in the last 6 months. High schoolers are their primary employees	Improving Marshall and McCaslin to be less congested. Not a lot of people that come arrive by bus	Not really	Hardly hear from them, but that's usually good. Took too long to fix the landscaping after the fire. They take care of snow removal which is good	Not really	End up putting new amenities (ninja course), more active stuff rather than video games.	Chuck E Cheese

4	<p>Reduced success following the fire - still to date. Service that the store provides - one of a kind. niche experience within dining.</p>	<p>Hotel would be great! The loss really impacted revenues/business. Have seen rise since re-opening following fires, but still not to where it was. Slowest store in Colorado currently - the location being hidden in the shopping center is a concern. Hospital/Office would help to increase the catering! Schools help.</p>	<p>It is challenging to find and retain employees. We offer pay exception to recruit employees. Not sure why it is so difficult. Demographics - some of the residents kids don't need to work, so they're not looking.</p>	<p>Access off of 36 is difficult, but from McCaslin there are no issues with transportation and access. There is a bottleneck on Sycamore, going to Target. Several employees take the bus.</p>	<p>No recycling bins - share dumpster with adjacent businesses. Would recycle if the landlord provided it.</p>	<p>Brixmor - "I've seen better" there is a roof leak - landlord is not responsible for the roof. The contract is difficult. Need more trash removal, but they are difficult to communicate with. Hard to get a hold of.</p>	<p>N/A</p>	<p>Maybe?? Depends on lease and more residents/activity! The age of the building may also play a role.</p>	<p>Panera</p>
3	<p>Community demographics are important because they sell a high end product. More communication and greater visibility would help.</p>		<p>None</p>	<p>None</p>	<p>Interested in more opportunities for sustainability. Received flyer</p>	<p>Fine, though the response to maintenance requests is slow</p>	<p>None</p>	<p>Positive growth through increased grassroots marketing</p>	<p>Facial Aesthetics</p>

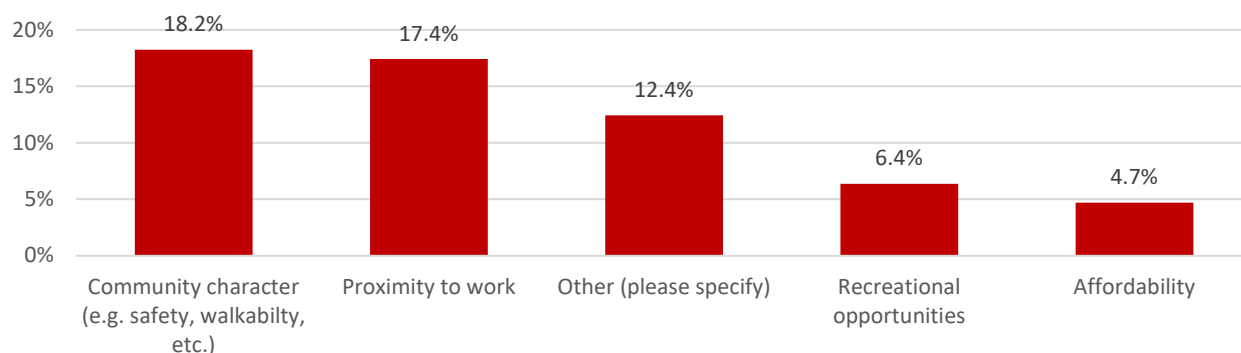
3	Rebuilding after fire. Growth.	Growth in all sectors is good	A little trouble but hasn't really started yet		interested in recycling	very helpful, provides immediate support	Grateful for speedy permit for park access. Wish that Town records of previous development were more complete. Could figure out if the separating wall was up to code before she signed the lease.	Bullish - inspires to be operating on a wait list.	Baby Care
3	First year always tough, but its slower than anticipated. Attributes to low visibility and lack of McCaslin and HWY 36 signage	More single family and senior living residences would be helpful	Non	More transit accessibility and better walking infrastructure, esp for those who have mobility challenges	Better access to trash enclosures and prevention of illegal dumping	Fine. Not always clear who to contact, its always changing	Building permit process was the most difficult of all locations. Delayed four months because the Town is so short staffed. Also, conflicting requirements from person-to-person, person-to-document, and docu-	Hopes business improves and that they fix the aging infrastructure in the Market-place.	Mobility Plus

2	Not a great location. Lacks visibility and integration into the town	More housing, especially within the Marketplace itself	Lack of visibility makes it hard to recruit	None	Would like to know more about sustainability options. Received flyer	N/a	None	Hopes for better growth	RH Outlet
---	--	--	---	------	--	-----	------	-------------------------	-----------

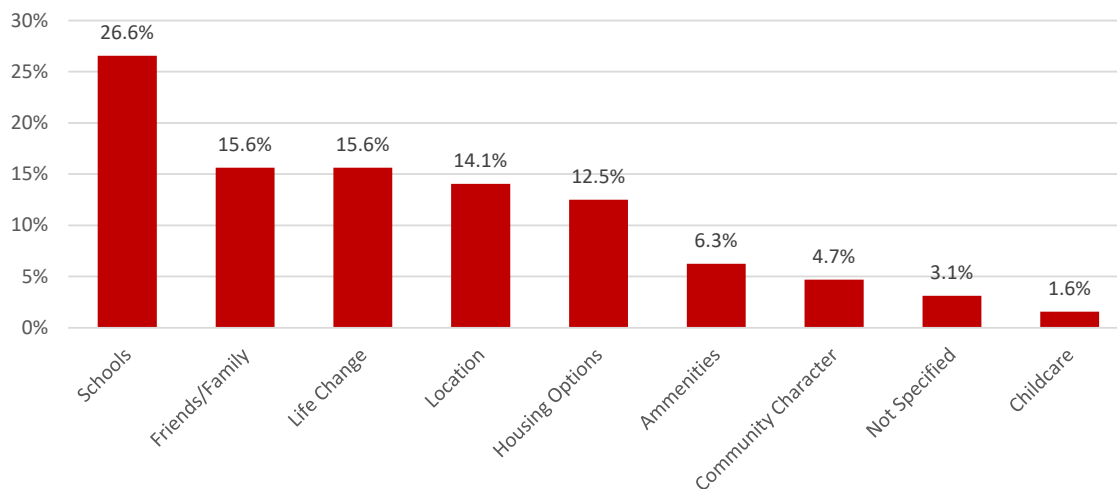
Appendix C

Renter Survey

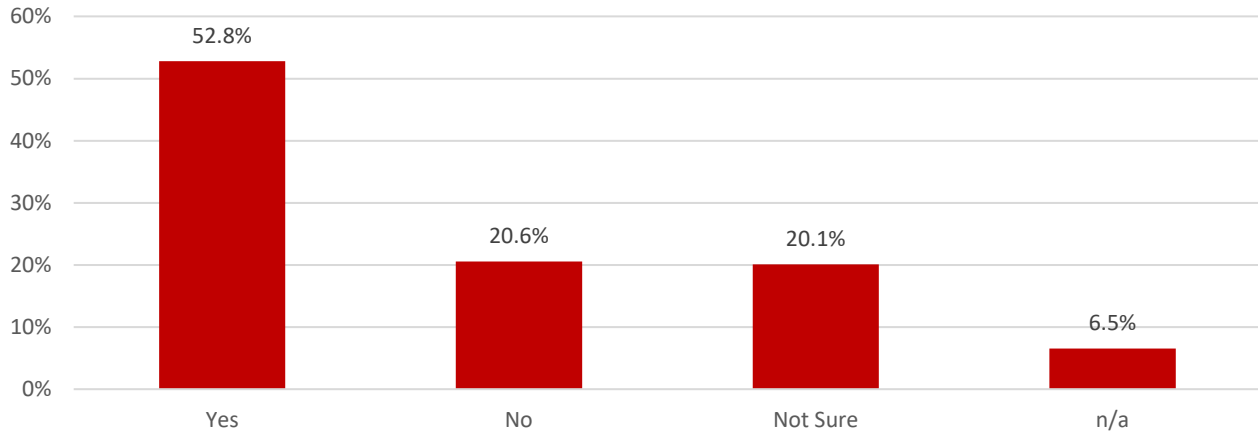
What was your primary reason for moving to Superior?



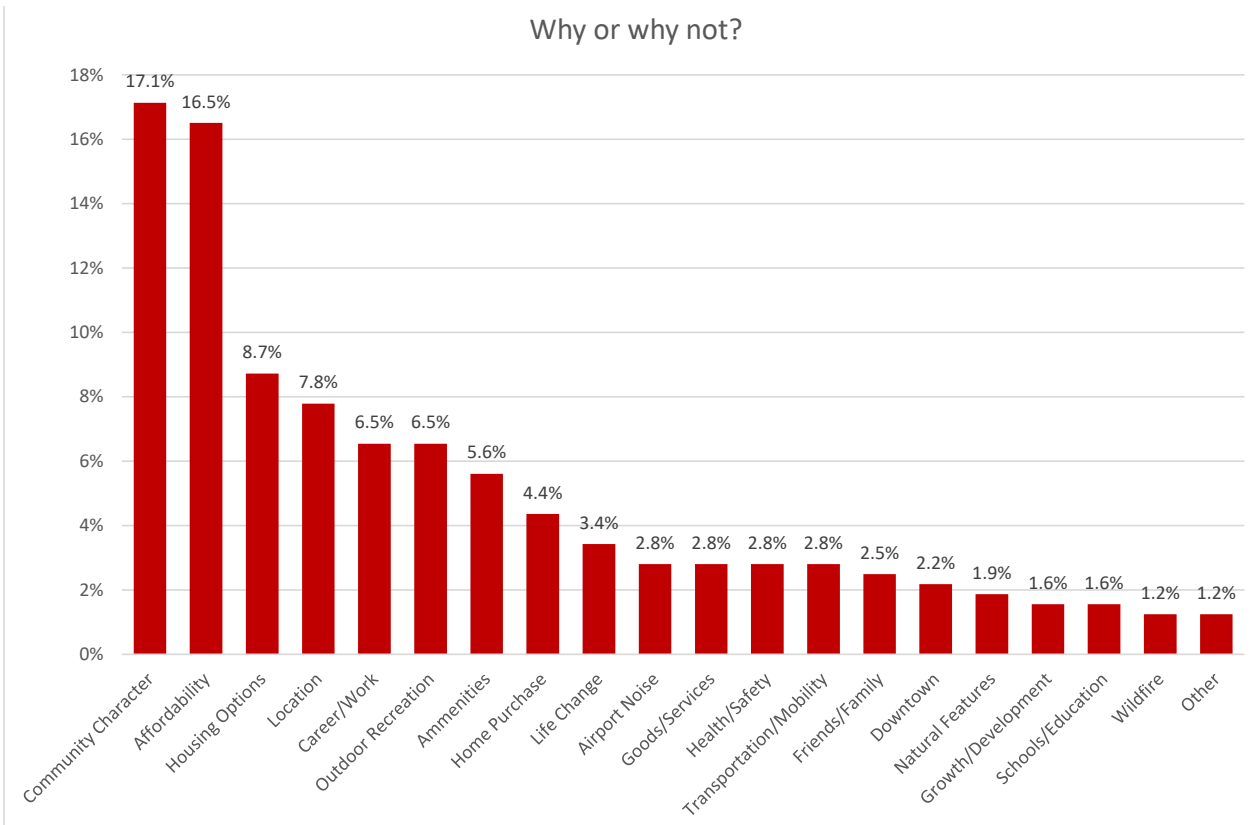
Other



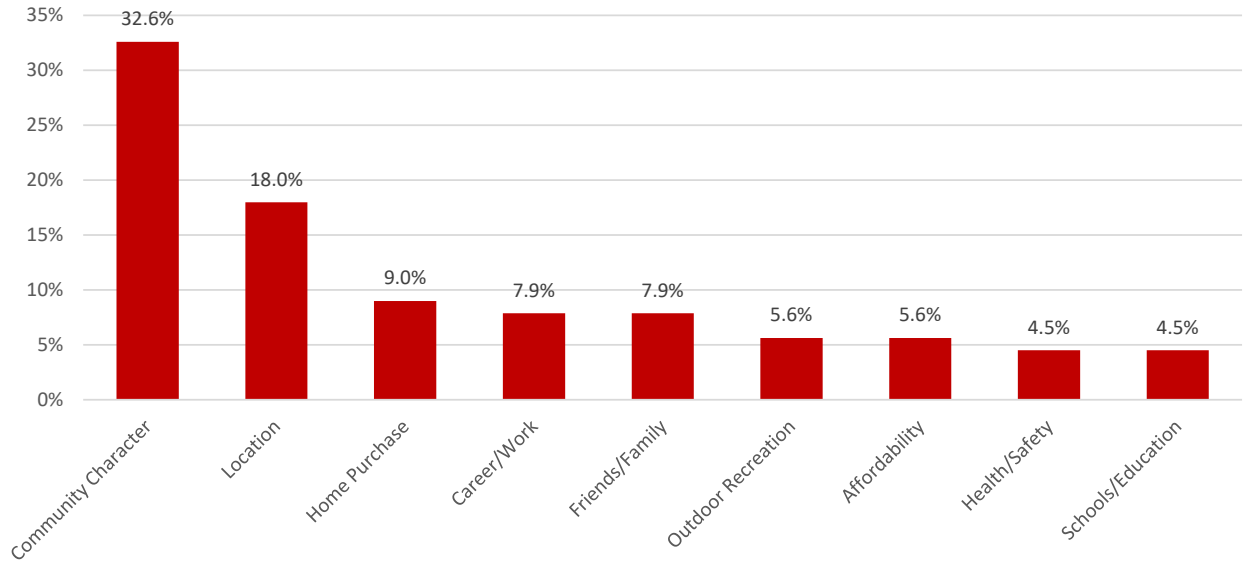
Do you intend to live in Superior for the long term?



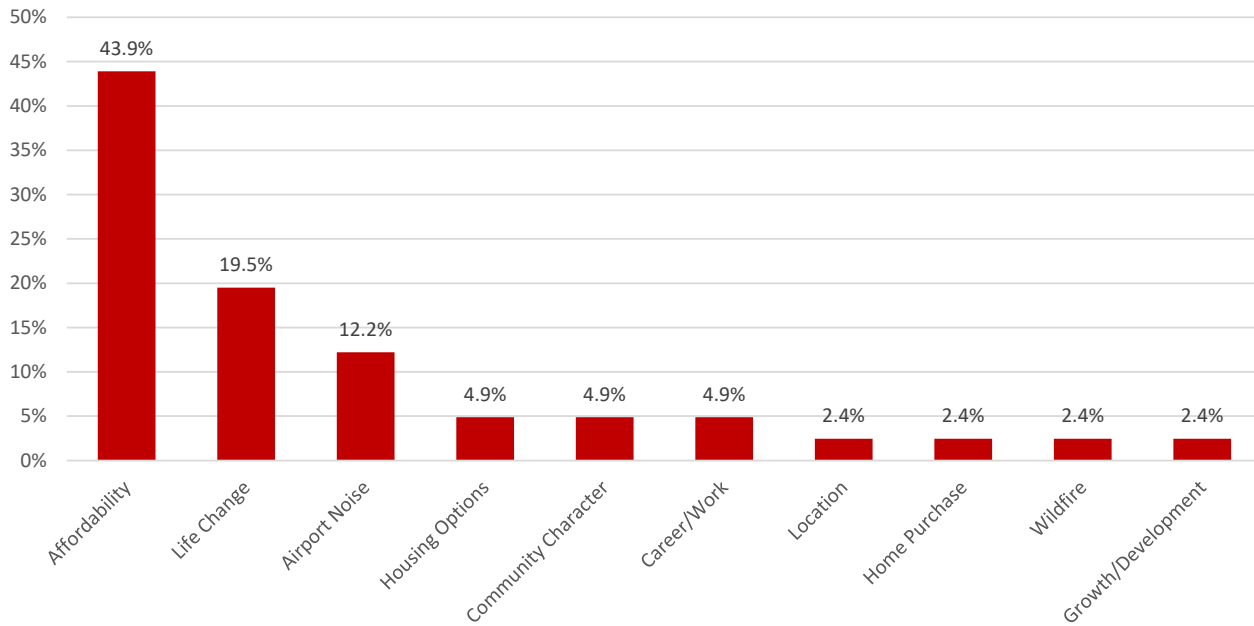
Why or why not?



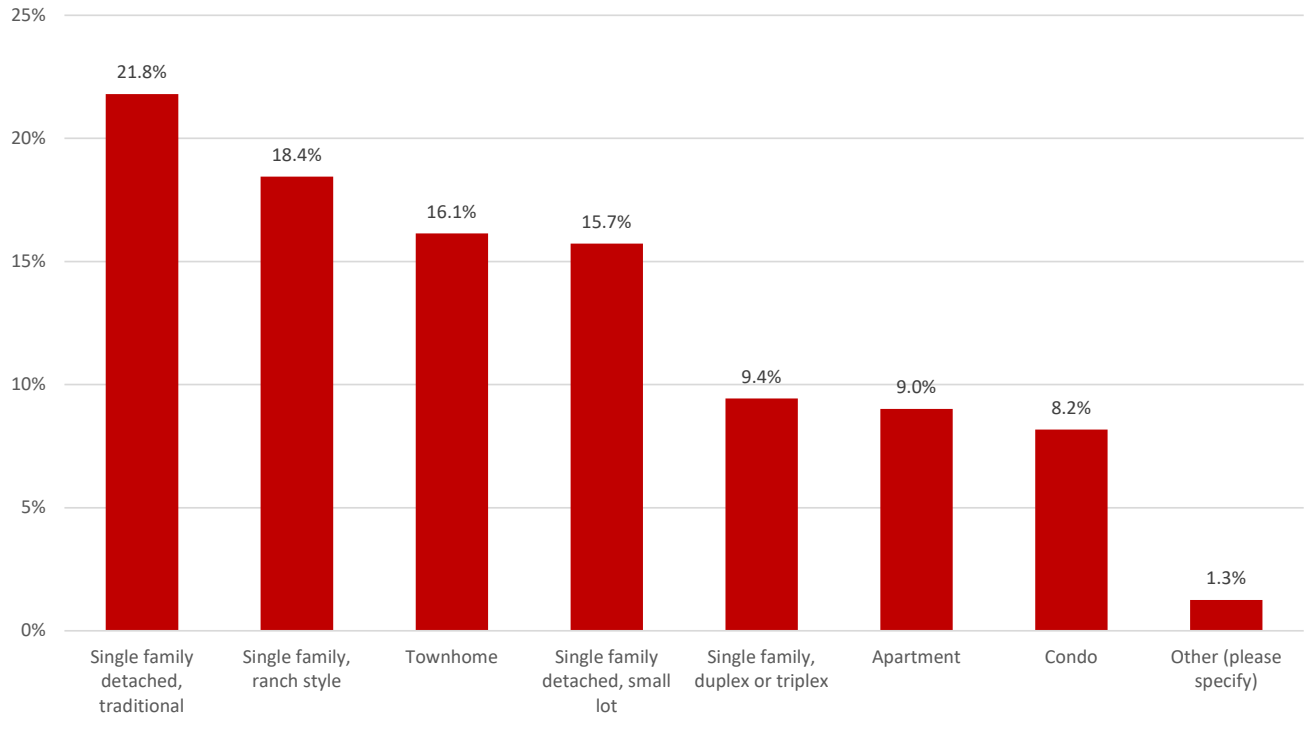
Most Common Reasons For "Yes" Response



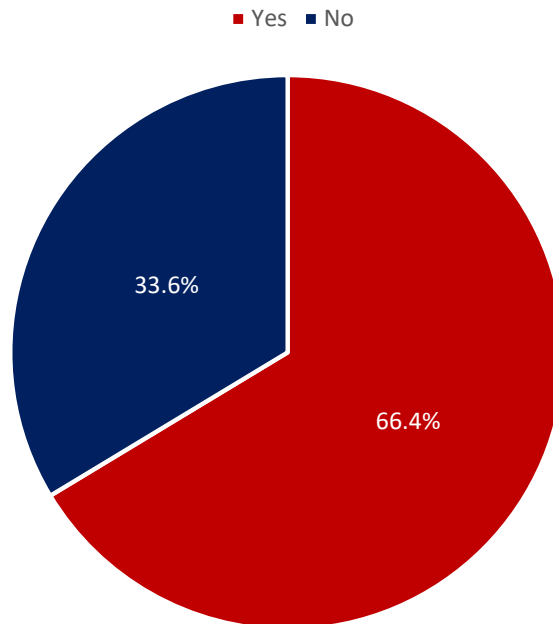
Most Common Reasons For "No" Response



If you were to move from you current home, which of the following housing types would you be most interested in? (check all that apply)



Would you like to learn more about the 2025 Comprehensive Plan update?



Appendix D

Other Town Plans

Functional Plans

The Comprehensive Plan is intended to complement other plans and documents that have been or will be adopted by the Town to address specific topics or government functions. It is the Town's intention that the Comprehensive Plan provides guidance in both updating current plans and formulating future functional plans. Plans referenced in this document can be found on the Town's [website](#) under Long Range Planning.

Water Conservation Plan (2019)

The Water Conservation Plan was led by Superior Metropolitan District No. 1 who functionally act on behalf of the Town. The plan assesses current supply, forecasts future demand, and recommends an implementation and monitoring plan to improve efficiency and track progress. The Comprehensive Plan aligns with this plan's recommendations particularly in both the Land Use and Sustainability chapters.

Superior Creative Placemaking Master Plan (2020)

The Superior Creative Placemaking Master Plan was led by the Cultural Arts and Public Spaces (CAPS)

Advisory Committee. Its mission is to create a unified sense of place and boosts wellbeing by maximizing joy and satisfaction, strengthening community connections, and supporting healthy lifestyle choices in ecologically, economically and culturally sustainable ways. The Comprehensive Plan aligns with this plan's recommendations particularly in the Land Use, Community, and Parks, Recreation, & Open Space chapters.

Parks, Recreation, Open Space and trails Master Plan (2021)

The Parks, Recreation, Open Space and Trails Master Plan was led by the Parks, Art and Recreation Commission (PARC) Advisory Committee. This plan focuses on identifying the Town's current and future recreation needs to aid Town staff and decision-makers in providing and expanding and equitable distribution of recreational facilities and opportunities to Superior residents and stakeholders. The Comprehensive Plan aligns with this plan's recommendations particularly in the Land Use, Parks, Recreation, and Open Space and Transportation chapters.

Sustainability Action Plan (2022)

The Sustainability Action Plan was led by the Advisory Committee for

Environmental Sustainability (ACES). This plan aims to reduce community-wide greenhouse gas emissions, improve social equity, promote good stewardship of the environment and create a strong economy. The Comprehensive Plan aligns with this plan's recommendations particularly in both the Sustainability and Resiliency Chapters.

Three-Mile Plan (2025)

The Town prepares and adopts a 3-Mile Plan each year in conformance with Colorado Law that pertains to annexations. One of the provisions of the Municipal Annexation Act of 1965 as amended prohibits the extension of a municipal boundary more than three miles in any one year. The same section of law requires that as a precondition to a valid annexation in a three-mile area, a municipality must have in place a plan, updated annually, for the area.

Transportation Master Plan (2025)

The Town of Superior's Transportation Master Plan was completed in tandem with the Comprehensive Plan effort. It provides a long-range examination of future mobility requirements and identifies solutions that guide the Town's future transportation investments through its Goals and Policies. The plan focuses not just on the network of roads and streets, but also opportunities for targeted bicycle and pedestrian enhancements, freeway

and transit improvements, and other improvements designed to enhance mobility.

Housing Strategies (2025)

The Housing Strategies document was funded by the Colorado Department of Local Affairs and led by Town staff. This plan provides a framework of programmatic, funding, regulatory, and partnership actions that Superior can implement to better meet a wide range of housing needs and increase the overall supply of affordable housing. The Comprehensive Plan aligns with this plan's recommendations particularly in both the Land Use and Housing chapters.

Regional Plans

Regional Plans address issues that transect municipal boundaries such as transportation, housing, and environmental quality. These plans are typically created by regional agencies such as counties, metropolitan districts, or environmental groups where there are multiple stakeholders. The Town of Superior often is a stakeholder in these plans and plays a small but important role in contributing to the goals of these plans.

Boulder County Multi-Hazard Mitigation Plan (2022)

The Hazard Mitigation Plan was led by Boulder Office of Emergency

Management. This plan aims to help Boulder County communities protect their critical facilities, reduce their liability exposure, minimize the impact and disruption caused by hazards, and reduce the costs of disaster response and recovery. By completing the plan, Boulder County became eligible for certain federal disaster assistance including the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program and the Pre-Disaster Mitigation program. The Comprehensive Plan aligns with this plan's recommendations particularly in the Resiliency chapter.

Boulder County Community Wildfire Protection Plan (2024)

The Community Wildfire Protection Plan was led by Boulder County and provides a means for Boulder County to evaluate current conditions with regard to wildfire risks and hazards. It empowers local communities to improve their wildfire mitigation and response capabilities by working with fire protection districts and local government and non-governmental agencies to identify high-risk areas and prioritize actions for minimizing the impacts of wildfire to homes, people, and infrastructure. The Comprehensive Plan aligns with this plan's recommendations particularly in the Resiliency chapter.

2050 Metro Vision Plan (2024)

The Metro Vision Plan, prepared by the Denver Regional Council of Governments (DRCOG) in partnership with the region's municipalities, serves as the foundation for an ongoing conversation about how best to protect the region's quality of life. It provides an agenda for action that integrates regional growth and development, transportation and environmental management into one comprehensive planning framework. The Town of Superior is an active member of DRCOG and supports the advancement of the plan's recommendations particularly in both the Housing and Transportation chapters.

Glossary of Terms

Accessory Dwelling Unit (ADU)

An attached or detached dwelling unit integrated within a single family dwelling or located in a detached accessory building located on the same lot as the single unit dwelling.

Affordable/Workforce Housing

Housing units with or without public subsidy that can be rented at a below market rate and considered “affordable” if an individual or family spends no more than 30% of their income to live there. Workforce housing refers to housing that is attainable to the local workforce.

Density Bonus

An incentive that permits developers to increase the maximum allowable development on a property in exchange for helping achieve community goals. When related to housing, density bonuses grant additional residential density above the maximum allowed by existing zoning, in return for the housing (or a portion thereof) being deed restricted to occupancy by the local workforce.

Equity

The ideal of fair and just treatment of all members of a community, recognizing that some people face greater burdens and disadvantages than others.

Flex Space

A versatile classification used to accommodate a diverse range of potential uses - typically a mix of industrial/light industrial, commercial, and office functions.

Future Land Use Map (FLUM)

The Future Land Use Map is a geographical and thematic representation to guide land use planning in specific areas of the City, consistent with the goals and strategies of the Comprehensive Plan.

Inclusionary Zoning

The mandatory inclusion of a percentage of affordable or local housing units, or fees in lieu, as a requirement of development approval for residential development.

Missing Middle Housing

A range of multi-unit building types, such as duplexes, fourplexes, cottage courts, and townhouses – that fall between single-unit homes and mid-rise apartment buildings in scale and density.

Starter Home

A smaller, more affordable home available for first-time purchase, intended to help buyers enter the housing market, build equity, and avoid renting.

Transit Oriented Development (TOD)

Development designed to support and take advantage of transit opportunities and reduce personal vehicle trips by including a combination of several land uses such as commercial, retail, services and higher density residential uses, while incorporating facilities for transit into the design of the development.

TOWN OF SUPERIOR COMPREHENSIVE PLAN

2025

DRAFT January 29, 2026



Comprehensive Plan Update

Town of Superior

PLANNING COMMISSION PUBLIC HEARING

February 3, 2026

**Cushing
Terrell.**

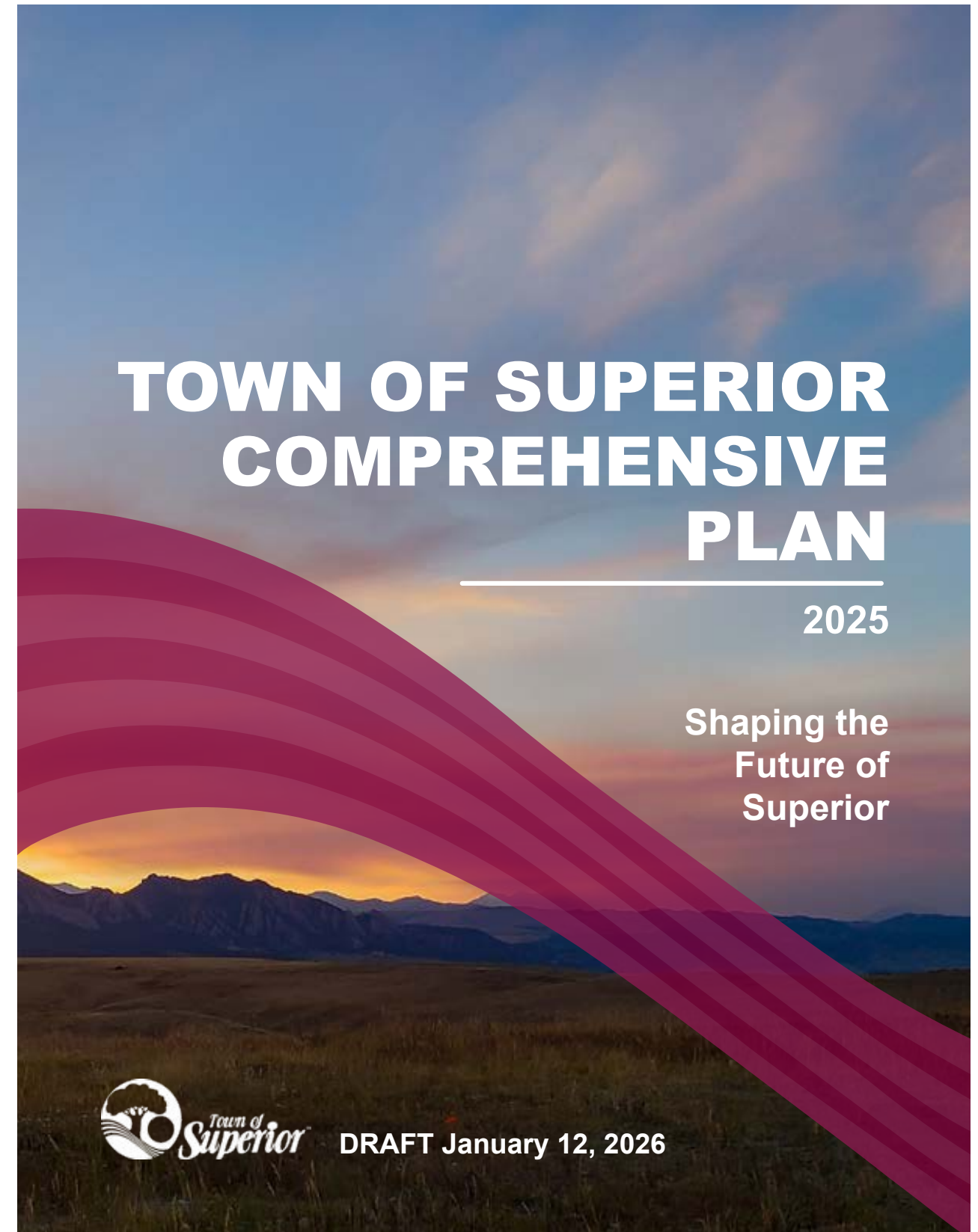
AGENDA

- Comprehensive Plan Purpose
- Process Review
- Top Themes from Engagement
- Draft Plan - Key Changes Since January
- Questions/Discussion
- Next Steps



COMPREHENSIVE PLAN PURPOSE

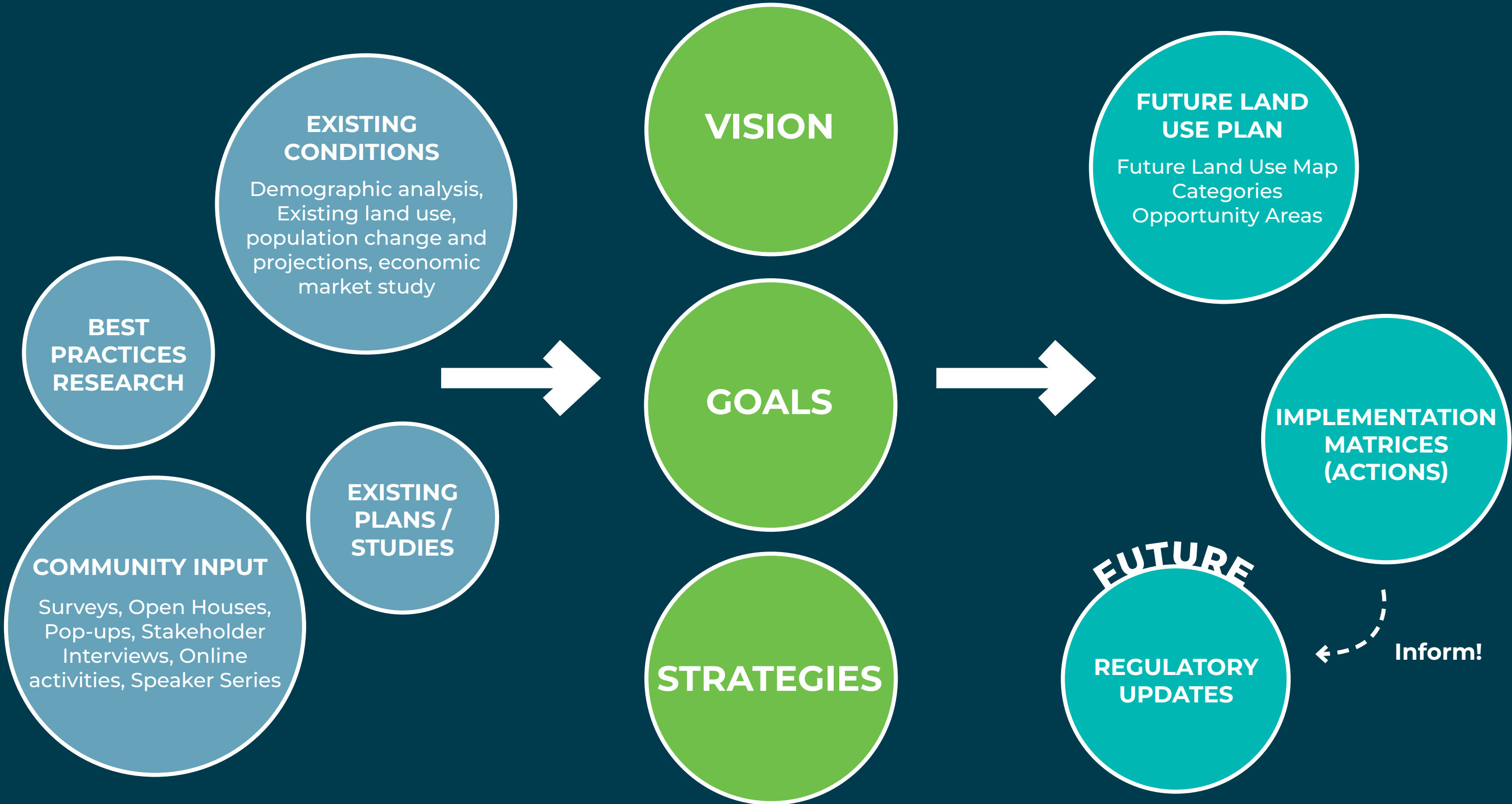
- Long-range policy guide for managing growth, development, and public investment
- Builds on prior planning efforts while responding to changing conditions, community priorities, and new opportunities and challenges
- Policy document to inform decision-making by Town Council, boards and commissions, staff, and community partners



PLAN INPUTS

PLAN GUIDANCE

IMPLEMENTATION TOOLS



PLAN OUTREACH/PROCESS

SUMMER 2024



Chili Fest 2024
Fall Festival

FALL / WINTER 2024



Transportation Safety Committee
Cultural Arts and Public Space Advisory Committee
Superior Youth Leadership Committee
Open Space Advisory Committee
Advisory Committee for Environmental Sustainability
Historical Commission
Parks and Recreation Committee

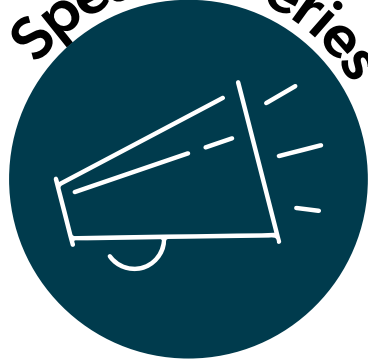


Economic Development
Opportunity Areas
Hazards & Resiliency
Sustainability

PLAN OUTREACH/PROCESS

SPRING 2025

Speaker Series



Housing
Cultural Inclusivity & Equity
Economic Development
Transportation



Pop-up Event



Open House #1



174 inputs, 104 comments

Community Survey #1



119 responses



SUMMER/FALL 2025 - WINTER 2026

Commission & Council Updates



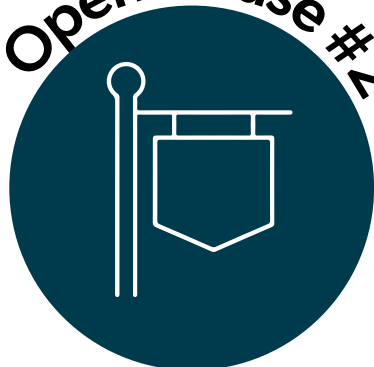
We are here



Community Survey #2



Open House #2



Rapid Priority Survey



190 responses

Chili Fest 2025

TOP THEMES FROM ENGAGEMENT

SUPERIOR'S THEMES FOR THE FUTURE



Love for Superior is rooted in Nature, Character, and Community



Strong desire for Balanced and Thoughtful Growth



Transportation and walkability are High priorities



Housing Needs more Diversity and Affordability



Local Businesses Need Support to Thrive



Arts and Culture are Emerging Priorities



Sustainability and Inclusivity Must Guide Future Planning

COMMUNITY VISION

A Community for All

Superior is a vibrant, inclusive community where all people are valued, diversity is celebrated, and both residents and businesses are empowered to shape their shared future.

What **S** **H** **A** **P** **E**s Superior?

S - Superior's Distinct Town Character

Residents, visitors, and employees enjoy the unique charm of a community-oriented Town that is safe, welcoming, accessible, and rooted in its local environment.

H - Healthy & Accessible Environment

Superior supports the relationship between personal and environmental health and promotes freedom of movement for the enjoyment of all people, striving to create a more verdant and inclusive community.

A - Active & Connected Neighborhoods

The unique and interconnected nature of Superior's neighborhoods strengthens the community, fostering greater vibrancy and resilience.

P - Prepared & Resilient Community

Superior is a community that thrives in the face of adversity, capable of **mitigating impacts from**, adapting to and recovering from challenges such as natural disasters, economic shifts, and social disruptions.

E - Economic Vibrancy

Superior fosters a dynamic economy that supports a thriving community, ensures long-term fiscal sustainability, and provides equitable opportunities for residents and businesses.

PLAN ELEMENTS

LAND USE

- Future Land Use & Designations
- Town character & built form
- Opportunity Areas

COMMUNITY

- Population & demographics
- Cultural identity & history
- Community engagement
- Town events

ECONOMIC DEVELOPMENT

- Workforce & jobs
- Education & income
- Fiscal sustainability

HOUSING

- Housing supply
- Cost & affordability
- Future need

SUSTAINABILITY

- Greenhouse gases
- Water
- Energy systems
- Green building

RESILIENCY

- Hazard mitigation
- Regional partnerships
- Resilient infrastructure
- Preparedness

PARKS, RECREATION, OPEN SPACE

- Existing network & amenities
- Role of open space

TOWN UTILITIES & INFRASTRUCTURE

- Utilities
- Health & safety
- Maintenance

TRANSPORTATION

- Multi-modal mobility
- Safety
- Connectivity

PLAN ELEMENTS



GOALS

Broad statements that push towards achieving the vision and encapsulate values.

POLICIES

Derived from goals and represent a set of guidelines that inform decision-making.

ACTIONS

Steps taken by departments or partner organizations to implement the goals and policies.

CHANGES SINCE JANUARY

UPDATES FROM PLANNING COMMISSION:

- Opportunity Areas linked in Executive Summary
- Homeownership opportunities added to Housing chapter (H 1.1, H 1.3 - page 101)
- Population projections added to Community chapter (page 74)
- Additional context provided around declining school enrollment in Community chapter (page 75)
- Added a Glossary of Terms (page 205)
- Rearranged and added Strategies and Actions in Economic Development Chapter (page 93)
 - Updated ED 3.3
 - Added ED 3.4 & Actions

POPULATION PROJECTIONS

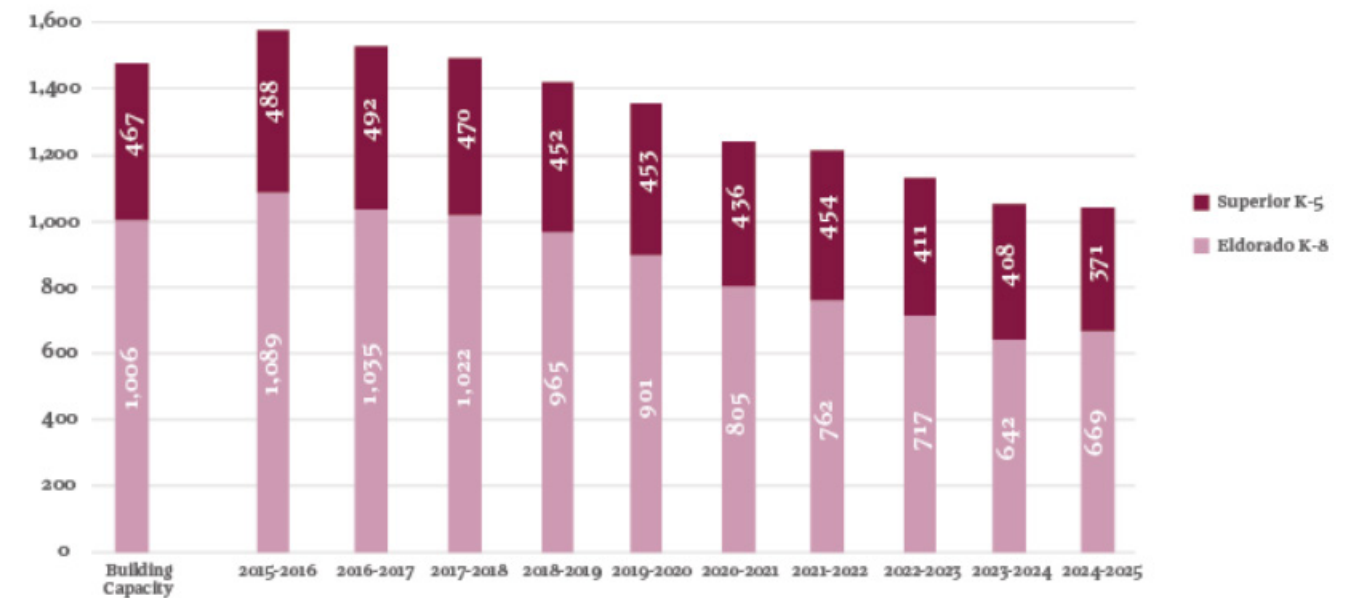
Table 2: Population Projections

	2024	2030	2040	2045	2024-2045 Growth
Population Projections	13,136	13,425	15,029	15,337	2,201

Source: Denver Regional Council of Governments (DRCOG)

SCHOOL ENROLLMENT

Figure 6: Building Capacity v. Number of Neighborhood Student (by school year)



Source: Boulder Valley School District

CHANGES SINCE JANUARY

UPDATES FROM STAFF:

- Economic Development Chapter (page 93)
 - Updated ED 3.3
 - Added ED 3.4 & Actions
- Resiliency Chapter existing conditions re-write
- Parks, Recreation, Open Space Chapter (pages 135-140)
 - Added Actions to: 1.1, 1.2, 1.3, 1.4, 1.5, 2.1, 2.2, 2.4, and 4.1
 - Added Strategy 2.5
 - Added Goal 5
- Swapped out some photos

UPDATES FROM COMMUNITY INPUT:

- Many public comments were addressed by PC and staff input/changes
- Added “flex space” to glossary
- Added history of Town 15 site and commercial zoning
- Added links to the page in Implementation that spells out acronyms for partners to the 1st implementation matrix of each chapter
- Added a link to the Planning web page on Town’s website to access plans referenced



4 PARCELS

23 ACRES

EXISTING LAND USE

VACANT

COMMUNITY PREFERRED LAND USES:

- **Housing**
 - Low density multi-units
 - Medium density multi-units
- **Light Industrial**
- **Neither scenario/no development**

POLICY CONNECTIONS:

- H 1.3: Missing Middle Housing
- H 3.1: Senior Housing
- LU 2: Continue to cultivate Downtown Superior
- S 5.2: Reduce single occupancy vehicle trips



LAND USE:

- Primary:
 - Medium Density Residential
 - Office (prioritize along Discovery Parkway)
- Supporting:
 - Commercial

BUILT FORM:

Block Pattern



Curvilinear

Building Scale

- Townhomes to multi-unit, 3-story

Parcel Size



Transit

- Pedestrian connection to RTD Main & Gateway stop

Parking

- Surface
- Garage

POLICY CONNECTIONS:

- ED 1.1 Maximize sales tax revenue
- LU 1.1: Encourage mixed use development
- H2: Affordable Housing
- T 2.2: T.O.D. at RTD Park-n-ride
- S 5.2: Reduce single occupancy vehicle trips

LAND USE:

- Primary:
 - Mixed-use (commercial/residential)
 - Medium to high density residential
- Supporting:
 - Standalone Commercial

BUILT FORM:

Block Pattern



Grid

Parcel Size



Transit

- Pedestrian connection to RTD park-n-ride

Parking

- Mix of structured and surface

Building Scale

- Multi-unit 25-35 dwelling units per acre



Mixed-use Commercial + Residential



Multi-unit Apartments

NEXT STEPS

- Town Council Update: **February 9**
- Town Council Adoption: **February 23**





Item Number:5.b.

Information for Meeting of the Superior Planning Commission

Agenda Item Name: Town’s Municipal Code, Chapter 11 & 16 – Land Use

Meeting Date: February 3, 2026

Presented By: Renae Stavros, Planning and Building Director

Presented For: Action

Background:

The Town of Superior updates and amends the Municipal Code from time to time for a variety of reasons. Sometimes, State Legislation requires the Town to amend or adopt certain changes to the Code. Such is the case for the proposed Electric Vehicle Charging (EV Charging) Ordinance. In other instances, Town staff recommend amendments based on experiences gained while administering and enforcing the Code, as is the case with the proposed drainage code amendments.

Two ordinances are being considered as part of this evening’s public hearing. The first ordinance proposes updates to allow EV charging as a primary use in limited zoning districts and as an accessory use in all zoning districts, in accordance with House Bill 24-1173. The second ordinance proposes amendments related to drainage and stormwater management, intended to prevent drainage from one property from negatively impacting adjoining properties.

EV Charging:

The State of Colorado, through Colorado [House Bill 24-1173](#), requires communities to choose a compliance path and take action related to EV charging ordinances. Superior is using this opportunity to align its EV code with the Metro Cohort Model Energy Code, which will be brought to the Town Council for approval in February. It further adjusts the EV Charging requirement levels to better suit development needs and also clarifies how existing homes and developments may add EV charging in line with Town code requirements.

Town Planning and Sustainability staff brought early EV code update proposals to the ACES committee in May 2024 for feedback and presented in October 2025 on updates to both the EV and Energy Code. The proposed Ordinance adds EV Charging as a primary use by right in some Commercial and Industrial zone districts, and allows EV Charging as an accessory use in all zone districts. EV Charging requirements for new developments are addressed directly in the Metro Cohort Model Energy Code, and will right-size the Town's current requirements.

The following updates to the primary and accessory use tables in Chapter 16 are proposed:
Sec. 16-6-120. – Schedule of uses and requirements.

Schedule of Uses

Residential Districts

Standard	R-E	R-VL	R-L	R-M	R-MH
EV Charging as a principal use	X	X	X	X	X

Schedule of Uses

Commercial and Mixed Use Districts

Standard	B-C	B-R	B-O	M-U
EV Charging as a principal use	C	P	P	X

Schedule of Uses

Industrial Zone Districts

Use	I-L	I-H
EV Charging as a principal use	P	P

Schedule of Uses

Agricultural and Open Space Districts

Use	A-UR	OS-R	OS-N
EV Charging as a principal use	X	C	X

A note will be added to each table, adding EV Charging as an Accessory Use in all zone districts.

Property Drainage & Stormwater:

Town staff regularly receive calls and complaints from residents whose properties are adversely affected by drainage conditions originating from adjacent properties. The current Municipal Code addresses drainage impacts on public, Town-owned property, such as sidewalks and streets, but does not address drainage impacts between private properties. The proposed amendment is intended to close this gap by ensuring that drainage from one property does not negatively impact adjoining private properties.

The proposed changes to Chapters 11 and 16, related to stormwater, drainage, and management, are designed to clarify standards and limit the impacts of runoff on adjacent properties. These amendments also establish a clear mechanism for the Town to hold property owners responsible for managing runoff originating from their property.

Recommendation:

Staff recommends the Planning Commission move to recommend that the Council approve the proposed Ordinances related to both EV Charging and drainage and stormwater management.

Budget Implications:

None

Motion:

Move to Recommend Approval

Attachments:

1. Drainage-O012926
2. EV Charging-O013026

**Town of Superior
Ordinance Number O-
Series 2026**

**An Ordinance of the Town Council of the Town of Superior
repealing Section 11-1-40(c)(1) and amending Section 16-26-20 of
the Superior Municipal Code regarding property drainage**

Whereas, the Town desires to amend various parts of Chapter 16 of the Superior Municipal Code (the "Code") regarding property drainage in the Town;

Whereas, on _____, 2026, the Planning Commission considered the changes to the Code contained herein and recommended adoption; and

Whereas, after giving due consideration to the issue, the Town Council finds it is in the best interest of the public health, safety and welfare to adopt the following changes to the Code.

Now, therefore, be it ordained by the Town Council of the Town of Superior, Colorado:

Section 1. Section 11-1-40(c)(1) is hereby repealed in its entirety.

Section 2. Section 16-26-20 of the Superior Municipal Code is hereby amended by the addition of a new Section 16-26-20(e) to read as follows:

Sec. 16-26-20. – Property drainage.

* * *

(e) All gutters, pipes, sump pump discharge pipes, and leaders used for conducting run-off water or groundwater from buildings or private property in the Town, or which may be constructed and used for such purposes, shall be constructed such that no runoff is allowed to flow upon an adjoining property; and such flow of water shall be carried or directed to flow to a proper drainage area or into an appropriate storm drainpipe.

Section 3. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 4. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

Introduced, read, passed and ordered published this ____ day
of _____, 2026.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk

**Town of Superior
Ordinance Number O-
Series 2026**

**An Ordinance of the Town Council of the Town of Superior
amending various sections of Chapter 16 of the Superior
Municipal Code, all regarding electric vehicles and electric
vehicle charging**

Whereas, the Town desires to amend various parts of Chapter 16 of the Superior Municipal Code (the "Code") regarding electric vehicles and electric vehicle charging in the Town;

Whereas, on _____, 2026, the Planning Commission considered the changes to the Code contained herein and recommended adoption; and

Whereas, after giving due consideration to the issue, the Town Council finds it is in the best interest of the public health, safety and welfare to adopt the following changes to the Code.

Now, therefore, be it ordained by the Town Council of the Town of Superior, Colorado:

Section 1. Section 16-1-70 of the Superior Municipal Code is hereby amended by the addition of the following definitions to be inserted in alphabetic order:

Sec. 16-1-70. – Definitions.

Accessory use EV charging project means a proposed development of DCFC charging stations and equipment that are incidental and subordinate to the primary use of the subject property.

Electric vehicle or EV means an automotive-type vehicle for on-road use, including without limitation passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, EVSE, a rechargeable storage battery, a fuel cell, a photovoltaic array, or another source of electric current; but not including any off-road, self-propelled electric mobile equipment, including without limitation industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, and boats.

EV charging equipment means all equipment necessary to provide electrical current charging for EVs, except for EV charging stations. This may include power conversion equipment, electrical distribution equipment such as transformers, switchgear boxes, distribution lines, and other supportive equipment.

EV charging port means a power supply device that provides electrical current charging for EVs, where one EV charging port provides power for one vehicle and features one of the following power levels:

- (1) *Direct current fast charging or DCFC* which provides high-speed charging that provides fifty (50) to three hundred and fifty (350) kilowatts of power per hour and uses a four hundred and eighty (480) volt three (3) phase outlet.
- (2) *Level 2 charging* which provides mid-speed charging of seven (7) to nineteen (19) kilowatts of power per hour and uses a two hundred and forty (240) volt outlet.
- (3) *Level 1 charging* which provides slow charging of one (1) to two (2) kilowatts of power per hour and uses a one hundred and twenty (120) volt outlet.

EV charging station means equipment that includes one (1) or more EV charging ports to provide charging for EVs, located adjacent to dedicated space(s) for the vehicle(s) while they charge, and which may provide power for one (1) or more vehicles.

Primary use EV charging project means any proposed development of DCFC EV charging stations and equipment that serves as the primary function and land use of the subject property.

Section 2. The Schedule of Uses Tables for Residential Districts, Commercial and Mixed Use Districts, Industrial Zone Districts, and Agricultural and Open Space Districts in Section 16-6-120 of the Superior Municipal Code are hereby amended to add "EV charging as a principal use" as follows:

Sec. 16-6-120. – Schedule of uses and requirements.

* * *

**Schedule of Uses
Residential Districts**

Standard	R-E	R-VL	R-L	R-M	R-MH
EV Charging as a principal use	X	X	X	X	X

* * *

**Schedule of Uses
Commercial and Mixed Use Districts**

Standard	B-C	B-R	B-O	M-U
EV Charging as a principal use	C	P	P	X

* * *

**Schedule of Uses
Industrial Zone Districts**

Use	I-L	I-H
EV Charging as a principal use	P	P

* * *

**Schedule of Uses
Agricultural and Open Space Districts**

Use	A-UR	OS-R	OS-N
EV Charging as a principal use	X	C	X

* * *

Section 3. The Schedule of Uses Tables for Residential Districts, Commercial and Mixed Use Districts, Industrial Zone Districts, and Agricultural and Open Space Districts in Section 16-6-120 of the Superior Municipal Code are hereby further amended to add a note to each Table to state that "Accessory use EV charging is allowed by right in all zone districts and only requires building and electrical permits."

Section 4. Section 16-11-20 of the Superior Municipal Code is hereby amended by the addition of a new subsection (c) to read as follows:

Sec. 16-11-20. – Exemption.

* * *

(c) *Primary use EV charging projects.* A land use application for a primary use EV charging project shall be reviewed through an administrative process only in all zone districts where it is allowed as a use by right.

Section 5. Section 16-18-70 of the Superior Municipal Code is hereby amended by the addition of a new subsection (i) to read as follows:

Sec. 16-18-70. – Utilities.

* * *

(i) Siting and screening for electrical utility equipment and infrastructure shall comply with national electrical safety standards from the NFPA and NESC.

Section 6. Section 16-20-70(a) (1) of the Superior Municipal Code is hereby amended as follows:

Sec. 16-20-70. – Automobile care centers, service stations and convenience stores.

* * *

(1) *Site coverage.* Buildings, parking areas, drives, loading/service areas and ~~gas pump~~ vehicle cover canopies shall be limited to provide a minimum of thirty percent (30%) of open space. Open space may include any pedestrian pavements and plazas passing through open spaces areas and any parking lot island greater than four hundred (400) square feet in size.

* * *

Section 7. Section 16-21-20(d) of the Superior Municipal Code is hereby amended as follows:

Sec. 16-21-20. – Landscape buffers.

* * *

(d) Convenience and automobile care centers, ~~and service stations~~ and primary use EV charging.

* * *

Section 8. The Nonresidential uses section of the Parking Space Requirements table in Section 16-24-10(a) of the Superior Municipal Code is hereby amended as follows:

Sec. 16-24-10. – Off-street parking spaces required.

* * *

EV charging station	1 space per charging port
---------------------	---------------------------

* * *

Section 9. Section 16-24-40(a) (8) of the Superior Municipal Code is hereby amended as follows:

Sec. 16-24-40. – Automobile care centers, service stations and convenience stores.

* * *

(8) Direct access to parking spaces shall not conflict with circulation at gas pumps, EV charging stations, wash bays or stacking space for drive-thru windows or similar uses.

* * *

Section 10. Safety. This Ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

Section 11. Effective Date. This Ordinance shall take effect 10 days after publication following adoption.

Introduced, read, passed and ordered published this ___ day of _____, 2026.

Mark Lacis, Mayor

ATTEST:

Shannon Dujardin, Town Clerk