

Summary Report and Recommendations Update

Open Space Advisory Committee Town of Superior

Prepared for:

**The Mayor, Town Council
& Planning Commission
of the Town of Superior**

June 2025

Open Space Advisory Committee Members

(As of June 2025)

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A Preface from the Committee

Quality of life is difficult to measure. In the Town of Superior, citizens determined that Open Space is an important aspect of their quality of life. Citizens of most Front Range cities and towns desire open space. However, failure to acquire it and subsequent dense property development often inhibited the fulfillment of this desire. Open Space adds incredible value to the Town of Superior and its residents. This value includes many intangible factors, such as the pleasure of gazing at majestic mountains not eclipsed by housing, offices, and stores. Or the satisfaction experienced during a dog walk, bicycle ride, or a run on community open space trails. The wonder felt when viewing the beauty of hawks soaring high above, mink swimming below, and prairie dogs frolicking at the foot is immeasurable. Over a decade and a half ago, Superior citizens decided that elements such as tree groves nestled by a creek and wildflowers flanking a trail do, indeed, contribute to their quality of life.

Growth management and environmental protection directly tie to Superior citizen's quality of life and the Town's economic prosperity. Open Space and Trails repeatedly rank as top reasons why Boulder County towns and cities rate as some of the most desirable places to live in the entire country. Ask a few citizens who are among those fortunate enough to reside in these areas; responses will be the same. Given this compelling evidence, there is nothing more important that the Town and its Open Space Committee can do than preserve and protect Open Space land, water, and trails. The return on investment of Open Space dramatically exceeds the price paid as it continues to add value to those who live, work, and visit here. An active Open Space Committee, focusing on acquisition and preservation, strives to accomplish this goal.

In 2001, the Town of Superior passed a ballot initiative, approving a Sales Tax solely for Open Space. Since that time, the Town has been actively acquiring and protecting Open Space, successfully securing approximately 447 acres to date. 261 of those acres are designated open space, 21 acres are owned by the town, but not designated open space and 165 acres are owned by Boulder County. Currently, there are only six properties within or near Superior that have the potential for acquisition and use as Open Space. Property values have risen dramatically in recent years, and the Denver-metro finds itself in an unprecedented building boom. Locally, there is much development occurring, such as Downtown Superior and Rogers Farm, as well as significant interest in developing additional properties within Superior. It is now more critical than ever that the Town of Superior seize every opportunity to protect remaining potential Open Space. There have also been opportunities to do so as a result of decisions made by homeowners impacted by the Marshall Fire, and it appears that there at least one more of these opportunities.

Introduction

The purpose of this report is to provide a review of currently undeveloped properties within the Town of Superior and to offer recommendations to the Mayor, Town Council, and Planning Commission on the properties that have potential value to the Town as undeveloped Open Space. In 2000 and 2001, the citizens of the Town of Superior put forth the effort to establish an Open Space program. This effort ultimately led to the formation of the Open Space Advisory Committee (OSAC) in April of 2001. In November of 2001, the citizens passed a Sales Tax, authorizing a 0.3% sales tax for the acquisition and maintenance of Open Space.

The original report, titled *Open Space Summary Report and Recommendations*, was completed by the Open Space Advisory Committee (OSAC) in March of 2005. OSAC has updated this report every year starting in 2018, please see Appendix D for the complete listing of updates. This report is an update to the original but is designed to be a standalone document. The Town of Superior has changed considerably since 2005 with significantly fewer properties available for acquisition. "Appendix A: Parcel Map" from the 2005 Summary Report lists the original properties, with any changes made to names and status.

This Summary Report and Recommendations document is intended to be a living document. It provides a snapshot of this point in time, and it should be updated regularly. This report is provided to assist with the Town of Superior PROST Master Plan Recommendation process. Recommendations from the OSAC for all undeveloped properties may be found in the *OSAC Recommendations* section later in this report.

As written in Section 2 of Resolution No. R-25, Series 2001, dated April 23, 2001,

A Resolution of the Board of Trustees of the Town of Superior, Colorado Establishing an Open Space Advisory Committee,

The Committee is charged with the tasks of examining and making recommendations to the Board of Trustees for the preservation of lands in the Town for open space purposes considering the following factors:

- A. The areas appropriate for open space designation as wildlife habitats, trails or other similar purposes;
- B. The financial effect on the Town of removing lands from producing sales, use and property tax and additional revenues to the Town;
- C. The cost to purchase and maintain the lands;
- D. Sources of funding for the purchase of such lands;
- E. The community services and amenities that will be provided by the Town's investment in such lands; and
- F. How the County and City of Boulder open space surrounding the Town can be accessed for the benefit of the public that purchased such open space.

This Summary Report and Recommendations document addresses the above areas, except comprehensive financial information that is not yet available to the Town Council and Planning Commission and actual costs of specific parcels. Additional information will be provided to the Town Council and Planning Commission by Town staff and the OSAC as such becomes available and after additional market research on specific parcels.

Approach and Methodology

The Town of Superior's OSAC members developed an approach and methodology to evaluate the remaining open space potential for undeveloped properties by first studying the original methodology developed in 2005 and then refining to adjust for realistic barriers to the acquisition of the few remaining properties. The 2005 report had the data from the recently completed wildlife assessment from Smith Environmental, Inc. to help in the analysis. The OSAC did not feel a new environmental study would provide enough new data to warrant the cost nor time needed for a new study. The 2005 approach included many categories that the current members were not comfortable judging without being experts in the field, such as threatened and endangered species, the existence of species of concern, or the level of noxious weeds on the property.

After reviewing the 2005 OSAC Evaluation Worksheet and talking through the most important information needed to rank the properties, the following criteria were used to study the properties:

- Compatibility with Adjacent Land Uses (other open space, agricultural, parks, buffer, views)
- Land size
- Proximity and Access (Overall location, grade, and potential new trail access to other open space)
- Surface Water on Property
- Migration Corridor/Connectivity - Partial Usage/Conservation Easement (how this plays into the "big picture" for corridors)
- Attainability Based on \$ Value and/or Current Availability
- Level of Threats to Existing Resources

Appendix B: Open Space Evaluation Criteria contains the specific worksheet used to evaluate the properties. Each member was requested to rank order each property based on priority for acquisition. Members were requested to inspect the properties as much as possible while not trespassing on private property. The Committee agreed not to reference the 2005 assessment to avoid influencing the current state of properties. *Appendix C: Open Space Definitions* contains specific details about the terminology used in methodology and the property review.

Review of Properties

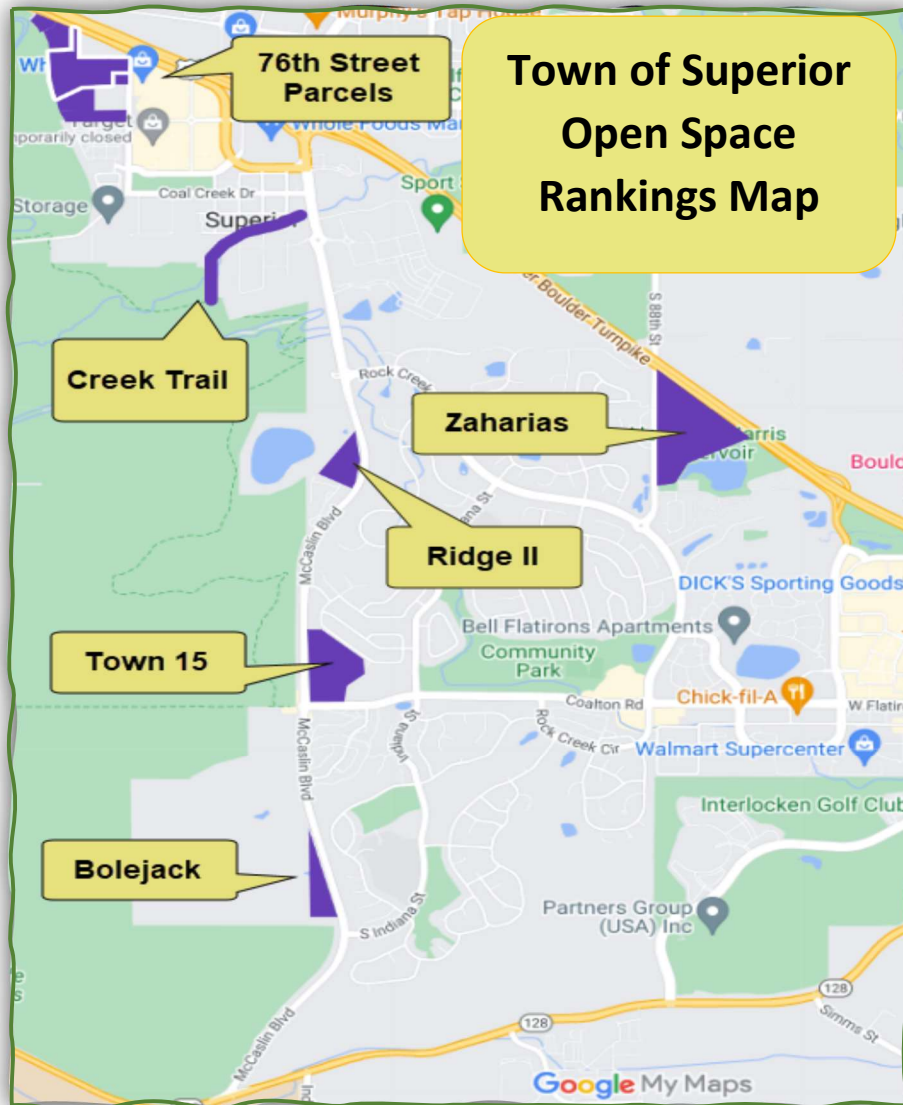
This section provides details of each undeveloped property within the Town and provides the location of each parcel, a physical description, the status, the notable attributes observed on each parcel by the members of the Open Space Advisory Committee, as well as a summary of information provided by the Smith Environmental, Inc. document titled *Wildlife Survey and Habitat Evaluation for the Town of Superior, Colorado*.¹

[Microsoft Word - Pages from Superior Wildlife Report 9-4-03 no photos TOC-Ch2.doc](#)

Various non-physical attributes of each property are an important aspect of the properties such as the current zoning, the jurisdiction (whether it is annexed into the town or not) and the status of development plans. These attributes are subject to change quickly, most likely quicker than this document will be updated. Several public websites and documents are good references to determine the most up-to-date information.

1. <http://maps.boco.solutions/propertysearch/> - is a map of all properties in Boulder County. As you select a property, you can get most if not all public record information about the property. The website can be used to determine physical attributes such as size or flood plain location as well as non-physical attributes such as owner, zoning, and jurisdiction.
2. Superior Municipal Code. The town's municipal code will define what percentage of land must be open space, meaning not enclosed in a building but included in any property boundary. The municipal code lists this by zoning type and size.

Parcel Map



76th Street Parcels

Location: These properties reside at the southwest corner of the intersection of 76th Street and Marshall Road in the northwest portion of town. They border Boulder County Open Space to the west, and the CDOT property to the north. To the east is the Superior Marketplace and on the south is the Sagamore neighborhood. The five parcels together comprise 22.76 acres.

Description: This property contains grassy/weedy fields interspersed with private residences, debris piles (the southern half of parcel 5), and a pond with accompanying wetlands (on parcel 3). There is a horse pasture on parcel 5. The remnants of an old railroad grade are still present adjacent to the western edge of the overall property.

2003 Smith Wildlife Survey: This property was found to be 43% mixed-grass prairie, 43% weedy/disturbed, with some urban forest and a few buildings. Observers saw many types of small birds along with a red-tailed hawk. Also noted were prairie dogs and cottontail rabbits.

OSAC Observations: Observations showed this parcel to have a high buffering potential, fair views, medium air and noise quality, and considerable nighttime light pollution. It is likely to have medium compatibility with adjacent land uses and has little or no known historical value. It has a small number of mature trees and no surface water. Restoring to open space would require effort due to the existing dwelling. It appears to be a somewhat diverse wildlife habitat. This property could potentially provide some regional draw for passive use. The combined properties are more extensive than they appear from viewing on 76th street. The western edge of the property could provide reasonable access to the Boulder County land and trails to the west with a potential trailhead. The City of Louisville shows plans to connect trails to the US-36 underpass, with one trail alignment very close to these properties. Being on the northern side of Superior, the land is not in proximity to as many residents as other pieces of land. This land would be difficult to convert to open space, considering it contains six parcels. OSAC ranked them as a whole. If individual properties became available, each property would be considered individually at that time. The town of Superior has not annexed these properties, which is a requirement for town purchase.

2025 Update One parcel, that in prior years had been included here is being sold in 2025. It is not included in the 22.76 acres figure mentioned in the first paragraph of this section. The one being sold has 4.57 acres.

Coal Creek Properties (prior to 2022 called 3rd Avenue Tract 919)

Location: This area is to the west of 3rd Avenue in original town. Town of Superior property borders the property to the west and south. Individual home lots border the property to the east and north and in the northern end of this area to the west as well.

Description: Coal Creek runs through the middle of the property with mature trees lining the creek on both sides. Some of these trees were lost in the Marshall Fire. Others that were damaged in the fire were removed in 2025.

2003 Smith Wildlife Survey: The survey did not evaluate this property, but the Ochsner property is close enough proximity wise. The property has areas of cottonwood groves and riparian forest. Observers saw many types of small birds along with bald eagles and red-tailed hawks. Also noted were prairie dogs, cottontail rabbits, and red fox.

OSAC Observations: This parcel borders a large chunk of open space to the west. This parcel is 1.37 acres, per the BOCO property search website, it would permit a connection from other town properties along the creek to the Mayhoffer Singletree Trail. A trail along the creek would be a great amenity to the town and county, but the grade along the river makes this difficult. This property would be a key piece to complete this trail. Of even greater value than a trail is the conservation and flood mitigation potential of the properties adjacent to the creek, which is what has really increased the value of these properties for open space. Additionally, because much of the parcel is in the floodplain, the Mile High Flood District will assist financially in the purchase of this lot.

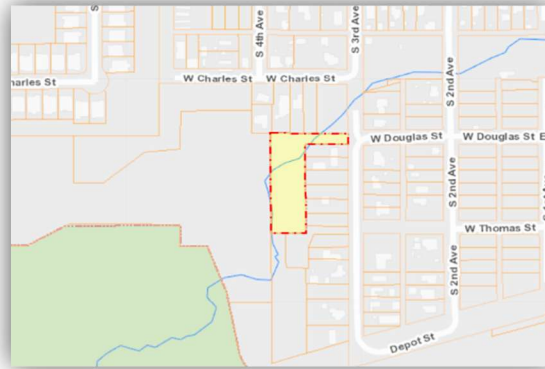


Figure 1 This map is snipped from the BOCO property search website.



Bolejack

Location: The Bolejack Property lies west of McCaslin Blvd. near the south border of Superior. It encompasses 12.96 acres in the southwestern portion of town.

Description: The primary uses of this property include private residential, horse pasture, and an industrial equipment repair business.

2003 Smith Wildlife Survey: The survey found the property to be 83% grass prairie with the remainder being buildings, weedy/disturbed ground, and a pond. Observers saw many species of small birds along with cottontail rabbits.

OSAC Observations: Observations showed this parcel to have a fair buffering potential, good views, and somewhat poor air and noise quality due to its proximity to McCaslin. Nighttime light pollution is moderate. This parcel has no known historical value. It has no mature trees. The parcel is primarily grass prairie and somewhat diverse wildlife habitat. It may be used by wildlife as a migration corridor, but Boulder County owns enough adjacent land that it wouldn't be a critical wildlife corridor. The land would not have a very high regional draw. It would be important from an open space perspective as it is the only land left on the west side of McCaslin and south of Coalton that is privately owned and would help maintain the view corridor that exists today. The shape and slope of the land make this a difficult property for commercial development. This property consists of two lots. They appear to be owned by members of the same family. Acquiring both parcels could prove challenging. If one of the properties becomes available, it will be evaluated individually at that time. The town of Superior has not annexed these properties, which is a requirement for town purchase.

Ridge II

Location: This property is located just north of Rock View Drive in the Ridge II subdivision, on the west side of McCaslin Boulevard. It encompasses 5.78 acres.

Description: This property is a largely weedy, vacant lot with a gated dirt access road, and receives minimal human use.

2003 Smith Wildlife Survey: The survey found the property to be 36% mixed-grass prairie with about 63% weedy/disturbed areas and a very small cattail marsh. A few small species of birds and cottontail rabbits were observed on the parcel.

OSAC Observations: Observations showed this parcel to have a fair buffering potential, good views, and fair air and noise quality. Nighttime light pollution is considered to be fair. This parcel has no known historic value. It has no surface water, but it does have a small wetland area. The ridgeline is observable from most of Superior. There are no mature trees. It has a diverse wildlife habitat and it has some potential to be used by wildlife as a migration corridor. It did not rate high for regional draw and has a low potential for passive use. OSAC considered recommending this property for town purchase in 2015 but did not move forward due to the regional draw and low potential for use citing specifically the land squeezed between the condos to the south, the fenced reservoir to the north and McCaslin to the east.

The Town of Superior purchased this property in 2019 to be used for future town needs such as utilities, etc. The parcel is included in this document because there are no immediate plans for town use of this property, and it is not currently designated open space.

Town 15

Location: This property begins at the northeast corner of the intersection of Coalton Drive and McCaslin Boulevard and encompasses 15.09 acres in the south-central portion of town.

Description: Previously this property was known as the Richmond property. It is a vacant lot, receiving intermittent human use.

Smith Wildlife Survey: This property is 52% weedy/disturbed and 48% grass prairie. Observers saw many types of small birds along with great horned owls. Cottontail rabbits were noted as well.

In 2023, most of the land is grass prairie with some Curlycup Gumweed and Common Sunflowers observed, both are native plants. Some field bindweed was also observed (noxious and not native).

OSAC Observations: Observations showed this parcel to have fair buffering potential, good views, but poor air and noise quality due to its proximity to McCaslin. Nighttime light pollution is high. This parcel has no known historical value. It has no mature trees and no wetlands, and most of the parcel is weedy. Rock Creek directly flanks the east border. It appears to be a somewhat diverse wildlife habitat and could be used by wildlife as a migration corridor. The Town of Superior owns this property. Town residents are accustomed to this being an open space area. There is interest in keeping this parcel open to preserve a continuous green space corridor from Boulder County Open Space just west of McCaslin Blvd. all the way to 88th St. The parcel is included in this document because there are no immediate plans for town use of this property, and it is not currently designated open space. In 2024, during a Town Board meeting, staff had suggested this parcel might be one of multiple possibilities for low-income housing. OSAC updated its Town 15 report in 2024 and specifically requested that the Town Board change the zoning to Open Space-Natural. In 2025, the Town Council has had an ordinance prepared to change the zoning to Open Space-Recreational. This would permit building a public use building, such as a recreation center, town hall, etc. OSAC would prefer a rezoning of Open Space-Natural to preserve this as the only wildlife corridor that goes from west to east in town, as well as providing wonderful views of the front range that are available to all with this parcel not having any buildings on it.

Zaharias

Location: The Zaharias property borders 88th St. to the west and resides between U.S. 36 and the Saddlebrook Townhomes. It encompasses 23.71 acres in the northeast portion of town.

Description: The privately owned Zaharias property is significant for its adjacency to the Hodgson-Harris Reservoir as well as its identification as a unique and important wildlife resource. The lot is currently undeveloped and receives little human use. It consists of native mixed-grass prairie, non-native prairie, and a small cattail marsh along an intermittent stream that traverses the north end of the property. A prairie dog colony occupies much of the grassland area, and coyotes and mink have been observed hunting prairie dogs. Another more extensive cattail marsh lies immediately downstream from the reservoir dam.

Hodgson-Harris Reservoir, which abuts the Zaharias property, is owned and managed by Boulder County Parks and Open Space. In 2014, a Hodgson-Harris Reservoir and Dam reconstruction project was completed as a joint, \$1.2 million investment between Boulder County and the Town of Superior, which allowed the reservoir to fully refill in 2015. The HHR is designated by Boulder County as Critical Wildlife Habitat. There is a high diversity of migratory and overwintering waterfowl species that access the Hodgson-Harris Reservoir. In 2023, a total of 85 species were observed by volunteers, of which 55 are potential nesting species, and 16 were confirmed nesting. The diversity of nesting and migratory bird species at HHR stems in large part from the diverse habitats present at and around the reservoir, including exposed shorelines, mud flats, emergent marshes, grasslands, and riparian woodlands. Protection and maintenance of the wetlands and areas of grassland along the reservoir west and north shores are critical.

Open Space Buffer: In the event of development, the most important recommendation is for a wide buffer zone. It should span no less than 100 feet but preferably 300 feet from the closest human or pet access to the edge of the inlet and reservoir at its highest watermark. The buffer should be completely free of all human and pet access. The buffer should be owned by the Town, managed as natural open space, and be aesthetically fenced to prevent human and pet encroachment. Low profile shrubs that blend with the natural surroundings should be planted to help limit runoff into the HHR.

OSAC Observations: Acquisition of the Zaharias property and designation as open space would help retain value for Superior's significant investment in HHR restoration by: maintaining an undisturbed reservoir environment, ensuring public viewing access and enjoyment of an important open space asset, allowing for the possibility of creating a substantial wildlife preserve around HHR that would be a regional draw-especially for birders, and preserving the existing prairie dog colony, which is the last remaining in Superior, and allow for the creation of a "Prairie Dog Education Area."

Observations showed this parcel to have a fair buffering potential, fair views, poor air and noise quality, and considerable nighttime light pollution. It is not likely to have compatibility with adjacent land uses and has no known historic value. It is a medium-sized tract. There are a few mature trees and a cattail marsh, as well as an intermittent stream. Though the parcel is not particularly pristine, it is rich with diverse wildlife habitat and has an active avian and migratory population through the adjoining Hodgson-Harris Reservoir. This area is used by wildlife as a migration corridor, hunting ground and coyote denning site as reported via the Superior Wildlife Monitoring Program. It could

have a fairly high regional draw for passive use. Protecting this land would help alleviate potential traffic problems on 88th Street. Commercial development was originally planned here because of a future off-ramp from US 36 at 88th Street, which set the historical price high for this property. Currently, there are no plans for such an off-ramp.

2003 Smith Wildlife Survey: The survey describes this parcel as 94% weedy/disturbed and about 5% cattail marsh. Several types of small birds were observed, primarily near the cattail marsh, as well as prairie dogs and cottontail rabbits. In the 20 years since this survey, additional wildlife has been observed, such as mink and coyotes.

2025 Update: This parcel still remains for sale (since 2024), but to our knowledge no sale has happened and no development plans have been submitted to the Town.

OSAC Recommendations

The table below illustrates the committee member’s rankings of each property based on the criteria in *Appendix B: Open Space Evaluation Criteria*. The numbers are the totals from the criteria used instead of an overall ranking based on the voting. The numbers for each property have a scale from 0 to 10. The average score is adjusted accordingly.

Property	Member		Member	Member	Member	Member	Member	Member	Member	Average	Prior Year Average
	Member #1	#2	Member #3	#4	#5	#6	#7	#8	#9	Score	
76th Street	1.71	4.29	6.29	4.14	5.43	5.83	3.71	4.71	3.00	4.35	5.06
Bolejack	0.86	4.29	5.86	4.29	4.86	4.00	3.86	3.57	2.14	3.75	4.76
Creek Properties	8.14	8.71	7.29	7.14	8.57	8.17	8.17	7.29	7.71	7.91	7.14
Ridge II	1.86	1.43	5.29	4.14	3.14	4.33	4.86	3.71	2.43	3.47	3.96
Town 15	7.00	7.57	8.14	7.57	7.43	9.50	8.29	7.00	6.86	7.71	6.73
Zaharias	7.43	7.57	8.71	7.43	9.29	9.17	6.86	8.43	7.43	8.03	7.95

The ranking listed above provides a prioritized list assuming all the properties were available with willing sellers and there are enough funds available to purchase all the property. Town 15 and Ridge II are town owned with no immediate plans for determining the ultimate use for the property. They continue to be included in this report as they have not been specifically designated as open space. The Zaharias property is currently up for sale and one of the 76th Street parcels is under contract and the Creek property has a letter of intent signed with the town to sell to the town in 2026. The Bolejack property is not currently available. **As any of these properties become available, OSAC considers each property for purchase.**

The Open Space fund was nearly depleted in 2020 as well as all bonding capacity with the purchase of the Century Link property. Town sales tax revenues are projected to increase which should help the fund grow slowly each year. Any significant purchases would require other funding sources, such as other cities or counties contributing, grants, or using general fund dollars. The town’s General fund could be challenging due to the long list of unfunded projects identified and the impact of the Marshall Fire.

Financial Discussion

The Open Space Advisory Committee believes the Town of Superior must aggressively pursue open space acquisition and preservation in the years to come. The voters approved a 0.3% Open Space sales and use tax in 2001 to provide for this purpose. Tax payers additionally approved \$12M in debt in the form of bonds to be paid from the open space tax in 2005. As a result of the Century Link property purchase in 2020, all the available debt has been issued. See Appendix E for the current schedule of the debt payment. Additional debt would require voter approval.

The Committee wants to maximize the amount of acreage purchased with the sales tax fund by engaging in partnerships with other open space programs, such as the cities of Boulder and Broomfield and Boulder and Broomfield Counties. Additionally, the Committee encourages the Town to pursue grants available for acquisition programs, such as those sponsored by the Great Outdoors Colorado (GOCO) lottery funds. Many of these opportunities would be associated with specific parcels and should be pursued well prior to any potential acquisition in order to best optimize the success of attainment. An example would be an existing desired parcel with some acreage in the floodplain being eligible for Urban Drainage funds and Town Staff taking actions prior to any sale or development to determine if funding is possible.

Financing the purchase of open space land is limited by the approved open space sales tax ballot language, which did not request the ability to issue multi-year debt. Voter approval would be necessary to issue additional bonds, however, the bonding assigned to that sales tax is possible up to \$12M for Open Space Acquisition, as was seen utilized with the CenturyLink parcel purchase.

Non-profit organizations exist that help town governments develop plans to acquire land for open space purposes, such as The Conservation Fund and Trust for Public Land. Such non-profit organizations also have extensive services, including considering various financing options, attaining other funding sources, collaborating with local entities, and using their experience to find creative solutions to purchase land. These nonprofits are very beneficial for small towns like Superior because committee member volunteers are not experts in this area and town staff is usually resource limited.

Below are common acquisition and protection techniques.

Acquisition Techniques:

- Fee simple purchase
- Conservation easement/ purchase of development rights (partial interest)
- Joint purchase with other entity(s) (undivided interest)
- Leaseback or Lease
- Donations and gifts (full or partial)
- Non-profit acquisition and conveyance to the Town
- Collaboration with other towns/entities

Financial Incentives

The list below has possible financial incentives. This list is not intended to be complete but to help provide ideas as properties become available.

- Preferential Assessment
- Density Bonuses
- Grants and Loans, such as:
 - GOCO - Great Outdoors Colorado: Recent changes include land acquisition funding and planning opportunities. Grants run every five months, three times a year. The preferred characteristics for the Land Acquisition Program are broad, including: unique open spaces, natural areas, essential wildlife habitat and migration corridors, critical watersheds, waterways, and riparian ecosystems, scenic viewsheds and greenways, and farms and ranches.
 - Great American Outdoors Act - National funding for maintenance and infrastructure but also conservation and recreation.
 - Land Water Conservation Fund (LWCF): Enacted in law in August, 2020, the Fund has \$900 million per year for local, county, and state governments to aid in land and water conservation. This Fund requires 100% matching funds and local management responsibilities over acquired entities.

Local Collaborators:

- Boulder County
A frequent collaborator within the County, though Town Staff (or a nonprofit organization) generally lead the acquisition, connecting with the parcel's head real estate staff person early in any planning stages.
- Broomfield County
- Jefferson County
- City of Louisville

Creative Ideas:

Online fundraising to raise money from private individuals or businesses.

- Go Fund Me
- Classy
- Social Media

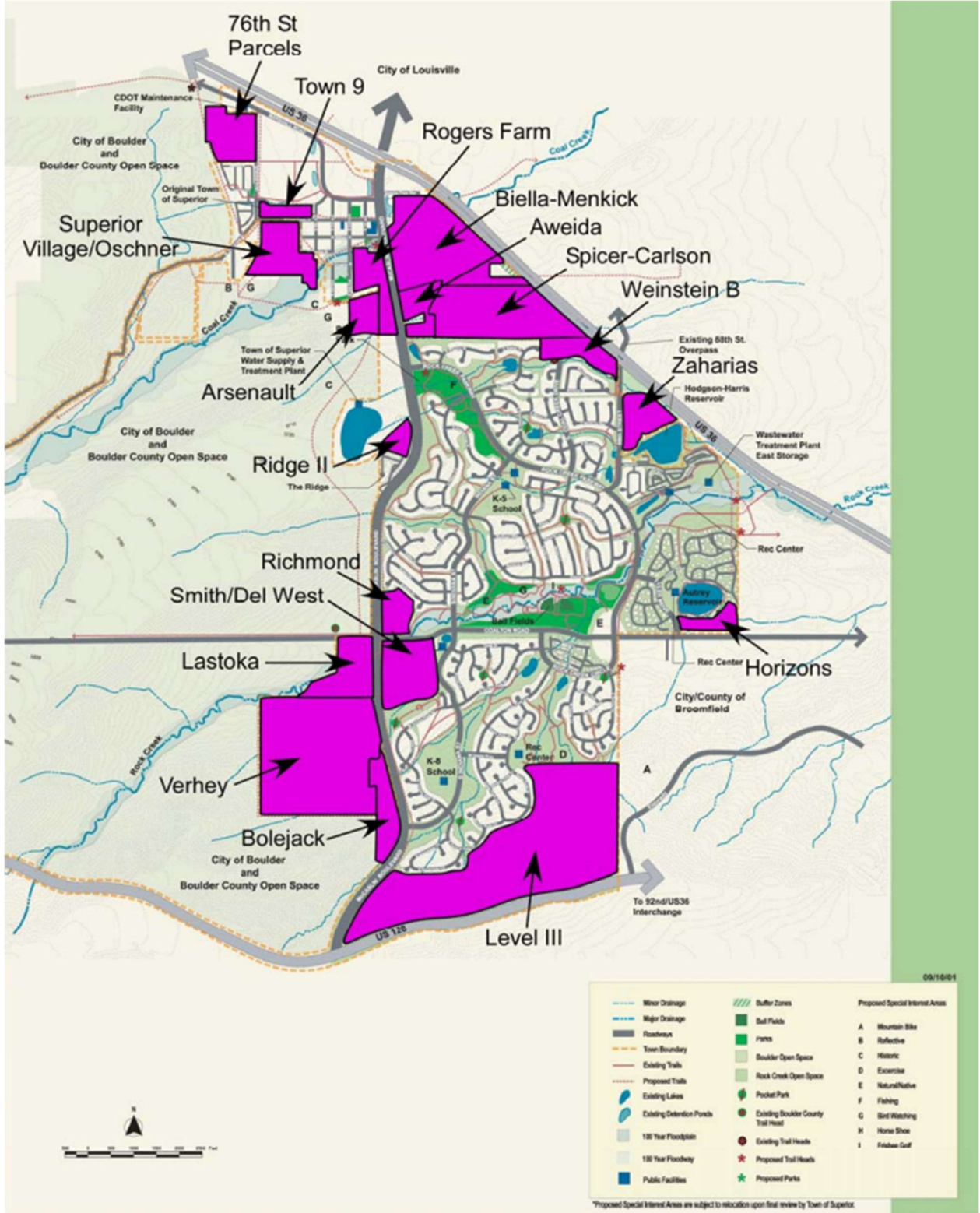
Other Options:

- Commercial Entities - This is most successful when owned by the Town and acquired parcel is later built on; such as Nature Centers with food establishments or rental capabilities within.
- Ballot Initiative - This has been used in other Colorado communities, including Ft. Collins, where Hughes Open Space was acquired and preserved via a ballot initiative. Approved by voters on 4/6/21.

Summary:

The price of land within the town of Superior's planning area will continue to rise over time. It is critical for the community to buy sooner rather than later because of the increasing prices, the diminishing amount of open land available, and the community's high prioritization of open space acquisition.

Appendix A: Parcel Map from 2005 Summary Report



Property

76th Street Parcels

Changes

One property was purchased and is now the “Guardian Storage” business. The current parcels group has two additional parcels to the northwest of the original area shown on the map. In 2025 the southernmost parcel is under contract to be purchased by Guardian Storage to build additional storage.

Arsenault

Purchased in 2007 by Superior and Boulder County for \$1,548,946 (\$115,163 per acre). (13.45 acres)

Biella-Menkick

Now the Downtown Superior development.

Bolejack

No Change.

Coyote Ridge (*previously known as CenturyLink/Level III*)

Purchased in 2020 by Superior along with Boulder and Jefferson County for \$15,063,000 (\$82,764 per acre). (182 acres)

Horizons

Privately owned, now named the “Resolute” property, and townhomes have been built on.

Lastoka

Purchased in 2006 by Superior and Boulder County easement for \$1,665,970 (\$81,267 per acre). (20.50 acres)

Level III

Privately owned. CenturyLink has acquired Level III as of 1 November 2017, and this property is now called CenturyLink. (see above)

Richmond Property

Purchased in 2014 by Superior for \$1,200,000, \$79,523 per acre. It is now called “Town 15”. (15.09 acres)

Ridge II

Purchased in 2019 by Superior for \$700,000 (\$122,807 per acre) using town funds, not open space funds, and is set aside for future town infrastructure needs. (5.78 acres)

Rogers Farm

Developer has built on all of the land.

Smith/Del West

Now the Calmante development.

Spicer-Carlson

Now the Downtown Superior development. The southern portion of what is on the 2005 map is now

part of Vista Corridor. It goes from east of the Aweida parcel all the way to fence line at the drainage area west of Promenade. That portion of the property was given to the Town as part of the Downtown Superior development. The drainage area was also given to the Town, but that is not open space. (13.57 acres)

Property

Superior Village/Ochsner

Changes

The Ochsner portion was purchased in 2009 by Superior for \$1,148,171 (\$85,050 per acre). (13.50 acres) The Superior Village portion is now the “Coal Creek Crossing” subdivision.

Town 9

Now Founders Park.

Verhey Ranch

Purchased in 2007 by Boulder County with Superior and City of Boulder Easements for \$7,605,794 (\$49,032 per acre). (155.119 acres)

Weinstein B

Now Lanterns Lane at Rock Creek. Previously known as the “Anderson” property.

Zaharias

Currently up for sale.

Aweida



Owner	Acres	Currently
1) Aweida Properties Inc.	2.67	Discovery Park Office Bldg.
2) Aweida Properties Inc.	1.75	Undeveloped open space
3) Aweida Properties Inc.	3.96	Undeveloped open space
4) Aweida Properties Inc.	1.46	Undeveloped open space
5) Aweida Properties Inc.	2.32	Undeveloped open space
6) Town of Superior	3.20	TOS Open Space
	<u>15.36</u>	

Now Discovery Office Park. This property was on the original map, but not in the original property listing. The southern portion of what is on the 2005 map is now part of Vista Corridor. It is the area between

Discovery Office Park and the southern end of Vista Corridor (east end of Vista Corridor). That portion of the property was given to the Town as part of the development of the property. (3.20 acres) Noted as #6 on the BOCO property map to the left. The other 5 parcels are all owned by Aweida Properties, Inc. as of 2025.

Madsen	Purchased in 2009 by Superior for \$107,049 (\$78,138 per acre). Not on the original map. (1.37 acres)
School Site	Now Wildflower Park. It was not on the original map.
Shan-Shan	The property was shown as part of Rogers farm on the map. Superior and Boulder County purchased the property in 2014 for \$680,000 (\$106,750 per acre). (6.37 acres)
Coal Creek Properties	Town purchased 0.752 acres in 2022 for \$797,345 (\$1,060,299 per acre). Town purchased two parcels in 2023, 1.280 acres for \$1,405,150 (\$1,097,773 per acre) and .322 acres for \$652,150 (\$2,025,311 per acre). Town purchased .290 acres in 2024 for \$571,000 (\$1,968,966 per acre). Town has a signed letter of intent for the last parcel to be purchased in 2026. It is 1.37 acres.

Appendix B: Open Space Evaluation Criteria

The following list was used by the OSAC members to evaluate each property. Each criterion was assigned a weighting factor. Each category is given equal weighting, and since there are seven categories, each weight is equal to 1/7.

Category	Attribute	Scale	Weight
Aesthetic	Compatibility with Adjacent Land Uses (other OS, agricultural, rec parks, buffer) Trees and other flora on the property	10 = High potential for compatibility with adjacent land uses. 5 = Manageable compatibility with adjacent land uses. 0 = Little or no compatibility with adjacent land uses.	14.3%
Management	Land size	10 = Parcel is a large land tract (>20 acres) 5 = Parcel is a medium land tract (10-20 acres) 0 = Parcel is a small land tract (<10 acres)	14.3%
Passive Use	Proximity and Access (Overall location, grade, and potential new trail access to other open space)	10 = Easy access or close proximity to trails or other recreational opportunities. 5 = Potential access or close proximity to trails or other recreational opportunities. 0 = No access or proximity to trails or other recreational activities.	14.3%
Water	Surface Water on or next to property	10 = High-quality surface water present (Reservoir, creek) 5 = Low-quality surface water present (vernal pool). 0 = No surface water present.	14.3%
Flora/Fauna	Migration Corridor/Connectivity - Partial usage/conservation easement (how this plays into the "big picture" for corridors) Wildlife habitat suitability	10 = Provides direct connectivity between parcels of wildlife habitat/ Portions of the parcel would be highly desirable to be partially used as Open Space. 5 = Provides partial connectivity between nearby parcels of wildlife habitat/Small portion(s) of this parcel may serve well-being of Open Space. 0 = Does not provide wildlife habitat connectivity/No parts of this parcel are conducive to being used as Open Space.	14.3%
Attainability	Attainability based on \$ value and/or current availability	10 = Readily available & reasonably priced 5 = Either readily available or reasonably priced 0 = Not for sale/high cost/being developed	14.3%
Management	Level of threats to existing resources	10 = Imminently threatened by development not compatible with OS use (High Priority to make OS) 5 = Foreseeable, but not imminent, threat of development not compatible with OS. 0 = No foreseeable threat of development not compatible with OS use. (Low Priority to make OS)	14.3%

Appendix C: Open Space Definitions

Prepared by the Open Space Advisory Committee June 11, 2001

Natural Open Space

Natural Open Space is undeveloped land secured for the protection of habitat for native animals and plants, for limited recreational use, and the preservation of archeological and topographical significance.

Three types of Natural Open Space are defined below:

1. **Prairie:** Flat or rolling tracts of land dominated by a variety of grasses and inhabited by numerous species of animals.
2. **Aquatic:** Lakes, streams, ponds, and wetlands providing habitat for a variety of plants and animals living in water or at the water's edge.
3. **Riparian:** Riparian habitat is land occurring along streams or ditches characterized by a variety of plant life, providing habitat, migratory corridors, and nesting and breeding sites for birds and mammals.

(Natural buffers can consist of prairie, aquatic or riparian open space.)

Functions:

- Preservation of critical ecosystems and natural areas; scenic vistas and areas; ridgelines; fish and wildlife habitats; natural resources and landmarks; cultural, historical and archaeological areas; linkages and trails; limited access to public lakes, streams, and other usable open space lands; and scenic and stream corridors.
- Conservation of natural resources including, but not limited to, forest lands, rangelands, agricultural lands, aquifer recharge areas, and surface water.

Developed Open Space

Developed Open Space in Superior are lands that use for any or all of the following purposes:

1. **Parks:** Public recreational areas that can include playgrounds, ball fields, rinks, picnic area, etc.
2. **Landscaping around buildings or structures:** Trees, shrubs, flowers, human made streams, and ponds that surround commercial, residential, or public areas; urban shaping between or around municipalities or community service areas and buffer zones between residential and non-residential development. We recommend indigenous and xeric landscape materials and nursery stock in these areas, which provide food, shelter, and nesting places for wildlife.
3. **Trails:** Human made pathways for recreational use.
4. **Berms:** Large or small mounds of earth that may be landscaped to help alleviate site, sound, and air pollution, as well as to create new habitat for birds and animals.

Functions:

- Developed Open Space can provide areas of landscaping to soften a development's visual appearance or to provide a buffer between conflicting land uses.
- Developed Open Space can provide useable areas for such things as picnicking, plazas, gardens, parks and walkways.

(Developed buffers can be greenbelts consisting of parks, landscape, trails or berms.)

Appendix D: Open Space Summary Report and Recommendation Update History

- [Birds of Superior | Town of Superior, Colorado](#)
- 2005 Open Space Summary and Recommendations Report [Microsoft Word - OSAC final.doc](#)
- 2018 Open Space Summary [item 2 - 2osac_ossrr_update_20180514.pdf](#)
- 2019 Open Space Summary [ossrr_update_2019.pdf](#)
- 2020 Open Space Summary [ossrr_update_2020.pdf](#)
- 2021 Open Space Summary [ossrr_update_2021.pdf](#)
- 2022 Open Space Summary [2022-summary-report.pdf](#)
- [Microsoft Word - Open Space Summary Report and Recommendations Update 2023](#)
- 2024 Open Space Summary [open-space-summary-report.pdf](#)

Appendix E: Open Space Debt Service Schedule

Debt Service Schedule to Maturity Sales and Use Tax Increment Revenue Notes, Series 2015

These notes were issued in June 2016 (forward rate lock was entered into in March 2015) with a total principal amount of \$3,550,000 at 2.15% interest rate. These notes will be used to refund the Town Open Space Sales and Use Tax Revenue Bonds, Series 2006. The bonds were used to acquire open space/build trails. The source of payment for the notes is a dedicated 0.3% sales tax approved by Town voters in 2001 for purchase and maintenance of open space. Notes are callable at par any time after 06/01/2016, with a 30-day call notice.

Sales & Use Tax Increment Revenue Bonds, Series 2015				
Year	Principal	Interest	Total Payment	Principal Balance
2024				\$770,000
2025	\$380,000	\$12,470	\$392,470	\$390,000
2026	\$390,000	\$4,193	\$394,193	\$0
	<u>\$770,000</u>	<u>\$16,663</u>	<u>\$786,663</u>	

Debt Service Schedule to Maturity Sales and Use Tax Increment Revenue Bonds, Series 2020

Bonds were issued in May, 2020 with a total principal amount of \$5,325,000 at TIC of 3.13%. Bonds were issued at a premium, generating \$6.325 million in project funds. These bonds are the remaining amount from the 2005 vote (up to \$12 million in total debt). Bond proceeds were used to acquire open space. The source of payment for the bonds is a dedicated 0.3% sales/use tax approved by Town voters in 2001 for purchase and maintenance of open space. Bonds are callable at par after 2030.

Sales & Use Tax Increment Revenue Bonds, Series 2020				
Year	Principal	Interest	Total Payment	Principal Balance
2024				\$5,325,000
2025	\$0	\$266,250	\$266,250	\$5,325,000
2026	\$0	\$266,250	\$266,250	\$5,325,000
2027	\$270,000	\$259,500	\$529,500	\$5,055,000
2028	\$285,000	\$245,625	\$530,625	\$4,770,000
2029	\$300,000	\$231,000	\$531,000	\$4,470,000
2030	\$315,000	\$215,625	\$530,625	\$4,155,000
2031	\$330,000	\$199,500	\$529,500	\$3,825,000
2032	\$345,000	\$182,625	\$527,625	\$3,480,000
2033	\$365,000	\$164,875	\$529,875	\$3,115,000
2034	\$380,000	\$146,250	\$526,250	\$2,735,000
2035	\$400,000	\$126,750	\$526,750	\$2,335,000
2036	\$420,000	\$106,250	\$526,250	\$1,915,000
2037	\$445,000	\$84,625	\$529,625	\$1,470,000
2038	\$465,000	\$61,875	\$526,875	\$1,005,000
2039	\$490,000	\$38,000	\$528,000	\$515,000
2040	\$515,000	\$12,875	\$527,875	\$0
	<u>\$5,325,000</u>	<u>\$2,607,875</u>	<u>\$7,932,875</u>	