

## Town 15- OSAC Position Paper

In August of 2018, the Town Board voted against a private developer's application for purchase of the Town owned 15-acre parcel of land named "Town 15", located on the northeast corner of McCaslin Blvd and Coalton Road.<sup>1</sup> This purchase proposal sparked both community and Board interest regarding future potential use of Town 15. In 2024, at a Town Board meeting, Town staff included Town 15 as a potential site for affordable housing. As a result of that suggestion, OSAC put the Town 15 parcel on our April agenda for discussion. That discussion resulted in the committee deciding to update this position paper and also included the suggestion to vote on sending a recommendation to the Town Board that the Town 15 parcel be rezoned Open Space-Natural. The purpose of this document is to present the Town of Superior's Open Space Advisory Committee's (OSAC) position on this parcel. It is the OSAC's recommendation that the parcel be rezoned Open Space-Natural.

The following points represent OSAC's position on Town 15:

1. OSAC believes Town 15 is a critical parcel to designate as permanent Open Space given its location within the east-west Rock Creek ecological corridor spanning Superior, starting at Autrey Park and Reservoir, continuing west through Community Park, and extending into the expansive Boulder County Open Space. Town 15's location affords unobstructed mountain views, extensive wildlife exposure, and immediate access to miles of protected land wherein nature may truly be experienced and appreciated.
2. In 2023, Town 15 was ranked as #3 in OSAC's Open Space Summary Report and Recommendations list of desired acquisition parcels for Open Space. This prioritized ranking was generated based on several factors, voted on by OSAC members, and is reviewed annually. It is important to note that, although two other parcels ranked higher than Town 15 at that time, one of those parcels (Zaharias) has a very distinct challenge to overcome prior to acquisition ever being possible, therefore further emphasizing the value of Town 15. Also, when the committee was ranking this property, it was unaware of any potential immediate threat to it being developed. For additional details of this prioritized list, please see the most recent Report, located online at OSAC's homepage.<sup>2</sup>
3. In August 2018, the Town Board discussed potential future usage of Town 15, with Open Space as one of those options. Further discussion and public outreach were recommended but deferred to 2019, when a new Board would be seated. OSAC agrees with the importance of significant public outreach and input for this parcel. In 2021, the Town of Superior Parks, Recreation, Open Space and Trails Master Plan was developed and it recommended having Town 15 remain as open space. It offered two possible options, one where it would be kept completely as open space and alternately developing it as a park and retaining some open space. The last three pages of this report were devoted exclusively to Town 15. This parcel was pulled out and put in its own Appendix, appendix D<sup>9</sup> because of all the feedback that was provided by residents and OSAC participating in the master plan outreach.
4. Town 15 is not in its original natural state, similar to many parcels locally and nationwide which are prepped for development then later acquired for Open Space. OSAC believes the restoration of Open Space is a priority and would like this parcel restored to native prairie to provide a food supply for local wildlife, using supportive organizations and expert recommendations to achieve this important conservation for benefit of future generations.

5. Given that the Town owns this parcel and it was purchased in September 2014 with no set intended use, a multitude of uses that may benefit the community are possible. Uses other than Open Space, however, are inconsistent with OSAC's mission and goals and, therefore, outside OSAC's purview of evaluation.<sup>2</sup> Given the uniqueness of Town 15's ownership, OSAC would collaborate with all Advisory Committees and accept direction from the Board regarding any mixed use of this parcel, though OSAC's priority is preservation as Open Space. An example of such mixed use may include creatively and artfully combining both Open Space with manicured green space/parks and recreation, such as resident suggested amenities - open space, picnic shelters, tennis courts with pickleball overlay, all abilities playground, multi-use field, basketball court, restroom, pedestrian paths, parking.

It is historically relevant to note that Town 15 has always been zoned Planned Development and Mixed-Use.<sup>3,4</sup> Richmond 15 (now Town 15) was originally identified as a potential location for a "Community Activity Center," which is a broad term that includes various use options with the stated goal to "draw residents together and strengthen social fabric".<sup>5,6</sup> The 2012 Town of Superior Comprehensive Plan states, the "Preferred land use for this site is commercial and office. Potential community-oriented uses may also be appropriate".<sup>7</sup> The development of a western Rock Creek, to mirror eastern Rock Creek, however, has changed dramatically since originally planned, particularly after the purchase of the land west of McCaslin Boulevard by Boulder County and The City of Boulder for Open Space.<sup>8</sup> Just as the Town's urban plan of this area of Rock Creek was adjusted so many years ago, OSAC believes that use of Town 15 should be re-evaluated to best harmonize with the surrounding natural landscape profile.

## References

1. [Property Search \(boco.solutions\)](#)
2. [Open Space Advisory Committee \(OSAC\) | Town of Superior, Colorado \(superiorcolorado.gov\)](#)
3. Town of Superior Official 2015 Zoning Map [showdocument \(superiorcolorado.gov\)](#)
4. Comprehensive Land Use Plan Map [showdocument \(superiorcolorado.gov\)](#)
5. 1987 Rock Creek PUD, Section 8.2, part B (pg. 49), parcel marked #7 [showdocument \(superiorcolorado.gov\)](#)
6. Town of Superior Indoor Space timeline (2007) [PowerPoint Presentation \(superiorcolorado.gov\)](#)
7. 2012 Town of Superior Comprehensive Plan, Section 4-26: Land Use Opportunity Areas - Richmond Property (pg. 50) [Microsoft Word - Superior Comp Plan Adopted December2012 final \(superiorcolorado.gov\)](#)
8. 2012 Town of Superior Comprehensive Plan, Section 2-4: Existing Land Uses - Rock Creek Ranch (pg. 20-21) [Microsoft Word - Superior Comp Plan Adopted December2012 final \(superiorcolorado.gov\)](#)
9. [637745570778330000 \(superiorcolorado.gov\)](#) Town of Superior Parks, Recreation, Open Space and Trails Master Plan, the last three pages of the report, Appendix D are exclusively about Town 15.