



BOULDER CREEK
NEIGHBORHOODS

August 12, 2020

Steven Williams
Town Planner, Town of Superior
124 E Coal Creek Drive
Superior, CO 80027

RE: Rogers Farm – Narrative Addendum

Dear Steven:

This narrative addendum summarizes the contemplated changes as reflected in the revised Planned Development (PD) for consideration by the Board of Trustees on August 24, 2020. The revisions to the PD address concerns heard from several neighborhood meetings, as well as recommended conditions of approval from two Planning Commission hearings held June 23, 2020 and July 7, 2020.

Should the Town Board approve of the proposed changes reflected in the resubmitted PD, Boulder Creek would revise the Final Development (FDP) and Final Plat accordingly. We felt it premature to revise the FDP and Plat without full review and consideration by the Town Board, and the qualitative changes can be evaluated in the PD document.

Neighborhood Outreach

BCN has held several neighborhood meetings related to Rogers Farm Phase 2 and received feedback at each of these meetings similar to the public comment heard at the Town Board hearing on July 23, 2020.

1. **Neighborhood Meeting (virtual):** June 2, 2020 (all property owners noticed within 1,000'), approximately 6 neighbor attendees
2. **Phase 2 - Original Town residents:** July 6 (in-person meeting coordinated with Bob McLaren and other interested residents, held at Asti Park), approximately 18 neighbor attendees
3. **Rogers Farm Phase 1 Resident & Buyers Meeting #1 (virtual):** July 9
4. **Rogers Farm Phase 1 Resident & Buyers Meeting #2 (virtual):** July 16
5. **Rogers Farm Phase 1 Resident & Buyers Meeting #3 (virtual):** August 6
6. **Phase 2 Original Town Residents #2 (in-person, Asti Park):** Meeting proposed the week of August 17

With the **Original Town resident meetings**, there was general support for the type of housing proposed, but concerns about density and the following:

- Too many people walking and driving through Original Town already.
- People driving to the trailhead at the corner of 3rd & Thomas St. is a current problem.
- What are the trail connections and the connection to McCaslin we are proposing and are those going to exasperate the already large numbers of people coming to and through Original Town, particularly down 2nd Ave, walking, biking, and driving.
- We did clarify that we are not proposing to vacate the portion of Douglas St. ROW that connects to McCaslin. There was seemingly unanimous support for connecting to McCaslin with this proposal to encourage traffic to flow in and out to McCaslin and not through Original Town.
- Clarification on density, lot sizes, setbacks, and why not build under current zoning vs a Planned Development.
- Clarify parking, what if everyone has a Christmas party or graduation party on the same night.
- What is going on in and around the floodplain, the desire to preserve the mature trees on the west side of Coal Creek. Several expressed desire to not have a trail connection to 2nd Avenue.
- Color schemes and architectural variety.

With the **Rogers Farm Phase 1 resident meetings**, there was also general support for the product type, but concerns regarding the following:

- Current traffic congestion on 1st Ave. with construction.
- Potential traffic congestion on 1st Ave. and cars for Phase 2 wee-Cottages parking in front of their homes.
- Traffic circulation routes all homes on the southern block (south of Douglas St.) to 1st Ave.
- Too many homes, there would be benefit in removing several homes.
- Some residents recommended having a separate HOA for Phase 1 and Phase 2.

Site Plan Revisions

We have incorporated the following revisions into the revised PD for consideration by the Board:

1. **Lower Density:** We have reduced the total number of proposed homes from 61 to 55 units, creating more off-street parking, improving traffic flow, reducing parking demand and traffic on 1st Ave., and providing better pedestrian connectivity throughout the site.

While the landscape area and open space has only marginally increased (by .038 acre), the removal of lots has allowed for 12 additional off-street guest parking spaces to address the desire of Rogers Farm residents about more off-street parking to alleviate guest parking on First Ave.

2. **Additional alley access:** The biggest change from a vehicular circulation perspective is removal of one lot and provision for an additional alley connection off Douglas Street to facilitate access to the block of 45 homes south of Douglas Street. This additional access will improve traffic flow as the majority of residents will directly access McCaslin Blvd. via Douglas St. This will also greatly reduce the amount of traffic on First Avenue by an estimated 300 trips per day, a key concern heard from our Phase 1 residents, particularly those fronting 1st Avenue.

The section of Douglas Street between First Avenue and the proposed alley and the section of First Avenue between Douglas Street and the northern site access on First Avenue were expected to carry between 700 and 800 vehicles per day at buildout with the previous 61-home site plan. These volumes are expected to drop to 400 to 500 vehicles per day with the 55-home site plan.

3. **Vehicular turnaround on First Ave:** A modified hammerhead has been added at the southern end of 1st Street creating better maneuverability for passenger vehicle turnaround traffic. This turnaround will be evaluated on the final civil CDs to ensure the optimal configuration for passenger vehicles to turnaround.
4. **Off-street parking increase:** Additional off-street parking spaces have been added to the north block (5 spaces added) and south block (7 spaces added). We have added 2 off-street driveway spaces to 5 homes, thus reducing the demand for guest parking in the overall community.

To summarize the parking on the contemplated revised PD site plan:

Total Parking

<u>Required Resident Parking Spaces:</u>	110 (2 spaces/lot)
Garage Spaces Provided:	98
<u>On-Lot Surface Spaces Provided:</u>	<u>26</u>
Total Resident Spaces Provided:	124

<u>Required Guest Parking Spaces:</u>	14 (0.25 spaces/lot)
Off-Street Spaces Provided:	30
<u>On-Street Parking Provided:</u>	<u>26</u> (east side of 1 st Ave only & Douglas St.)
Total Guest Parking Provided:	56

5. **Pedestrian connection on south block:** We removed one home on the south block to create a pedestrian connection to the homes on the south of the site. This was designed to align with the walkway to the park and the 7 additional guest parking spaces, creating a more functional connection to the front of this southerly block of homes. This was also a recommendation of the Planning Commission to visually break up this block of 12 homes, which is now 11 homes.
6. **Detached home plan:** The Site Plan and lotting has been revised to allow for all homes to be detached homes, which is the intent and desire of Boulder Creek for wee-Cottage. However, we reserve the right to pair a portion of the homes (maximum 18 homes as contemplated on the FDP) at the rear garage for the following reasons:
 - increase the variety of home plans offered on each lot
 - the current zoning on the property allows for attached and multifamily use, so we want to reserve the right to attach some of the homes
 - the FDP currently depicts attached home options
 - significant savings on system development fees; if we receive an exemption for the system development fees, we would build all detached homes.

We are excited with these changes as recommended by the Planning Commission and the neighbors. The changes proposed will lead to a better functioning community in terms of guest parking, pedestrian connectivity, and alleviation of traffic on 1st Ave. In our recent meeting with the Phase 1 residents, there was unanimous approval in the changes made and the overall sentiment was that all the changes made addressed their core concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike G.", written in a cursive style.

Mike Cooper

Boulder Creek Neighborhoods