

DOWNTOWN SUPERIOR

Superior, CO
Carmel Partners



20180404

Typology

Mixed Use
Apartments
Retail | Restaurants

Facts

Density: 56.25 du/ac
Unit Plan Sizes: 600 - 1,250 sq. ft.
Number of Units: 382 du
Site Area: 10.72 ac
Retail: 48,250 sq. ft.
Number of Stories: 4
Parking: 1,159 spaces (1.9 sp./unit)
Construction Type: V
Certification: Designed to LEED Standards, but not certified

Beginning with 156 acres of undeveloped, raw land, the Downtown Superior master plan combines services and community connection to create a new destination district, where residents can enjoy interconnected walkability, neighborhood gathering spaces and the vitality of an active mixed-use neighborhood. Through the design of ten residential, four commercial and four mixed-use buildings, encompassing 382 residential units and nearly 70,000 square feet of civic, commercial, retail and restaurant space, KTGy envisioned a mixed-use community designed to bring people together for events, concerts, movie nights and farmers markets, building on the existing sense of community in this small but growing town. The architectural design uses strong, honest materials and dark colors in a nod to the rich coal mining history of the site, from which Superior derived its name. A mix of traditional and modern designs in brick and metal features extensive glazing, enhancing the relationship between inside and out. Timeless in its proportions, the composition and materials create a tactile experience at the pedestrian scale. A 'pop-up' retail structure animates the town square. For-rent apartments with the latest amenities line the plaza at the upper levels, with retail and live-work units on the ground floor. Adjacent for-sale townhomes within walking distance of the town square complete a self-contained live, work and play community. Shared-parking use patterns accommodate adequate, convenient, and well-designed parking of more than 700 spaces for the residential and commercial development. At Downtown Superior, the quality of materials, scale, connectivity, and composition create a place positioned to become a beloved neighborhood.

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- 3-Story Walk ups
- Civic
- Residential + Ground Level Retail

