

HOUSING PROTOTYPES

The BVCP includes a core value of achieving a “*diversity of housing types and price ranges.*” Additionally, the survey and focus group results from September, 2015 concluded that “A diversity of housing types and price ranges” was the community’s **#1 priority.**

This exercise seeks to find out what housing prototypes the community feels are currently lacking, and where they would be most appropriate.

DETACHED HOUSING PROTOTYPES

SMALL LOT SINGLE FAMILY

- 6-8 dwelling units per acre
- 3,000 - 4,000 lot size
- 1,500 - 2,000 SF unit size
- Ownership or rental



ACCESSORY DWELLING

- 8-10 dwelling units per acre
- <1,500 SF lot size
- 450 - 1,000 SF unit size
- Ownership or rental
- Ground floor or above parking



COTTAGE COURT

- 10-14 dwelling units per acre
- <1,000 SF lot size
- <1,500 SF unit size
- Ownership or rental
- Some models are attached
- Shared common space



TINY HOUSE

- 15-20 dwelling units per acre
- <1,000 SF lot size
- < 500 SF unit size
- Ownership or rental
- Some models are on wheels



Which housing prototypes are currently lacking in Boulder?

ACTIVITY INSTRUCTIONS:

Place a **GREEN DOT** where you think a particular housing prototype *is lacking and should be encouraged.*

 = “**YES, this housing type should be encouraged in this location.**”

Place a **RED DOT** where you think a particular housing prototype *does not belong.*

 = “**NO, this housing type should NOT be encouraged in this location.**”

AREAS OF OPPORTUNITY

REGIONAL ACTIVITY CENTERS

- Regional destinations
- Highest level of intensity
- Has a distinct function, character, & mix of uses
- Walkable/bikeable
- Accessible to transit

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NEIGHBORHOOD ACTIVITY CENTERS

- Neighborhood gathering centers
- Accessible by foot, bike, transit
- Infill, redevelopment or adaptive reuse opportunities
- Emerging identities
- Adjacent to established neighborhoods

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MAJOR CORRIDORS

- Varied in use
- Served by high frequency transit & connected to centers above
- Fairly walkable/bikeable
- Abutting established neighborhoods

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INDUSTRIAL/ INNOVATION AREAS

- Business & job rich areas
- Aging buildings and infrastructure
- Less walkable/bikeable
- Usually not connected to, but near existing neighborhoods
- Constrained by floodplain in some locations

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NEIGHBORHOODS

- Majority of existing housing: historic and pre-WWII housing; post-WWII housing and neo-traditional
- May contain some services, public space or parks/open space
- Walkable/bikeable

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OUR LEGACY. OUR FUTURE.
BOULDER VALLEY COMPREHENSIVE PLAN

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ATTACHED HOUSING PROTOTYPES

ROWHOUSE/TOWNHOUSE

- 15-20 dwelling units per acre
- 1,500 - 2,000 SF lot size
- 1,500 - 2,000 SF unit size
- Ownership (condo) or rental
- Could include lower level rental unit



MULTI-PLEX

- 15-20 dwelling units per acre
- 6,000 - 12,000 SF lot size
- 1,500 - 2,000 SF unit size
- Ownership (condo) or rental
- 2-4 units per lot



APARTMENTS / CONDOMINIUMS

- 20-30 dwelling units per acre
- 15,000+ SF lot size
- 750 - 2,000 SF unit size
- Ownership (condo) or rental
- Walk-up or interior corridor



MIXED-USE RESIDENTIAL

- 20-30 dwelling units per acre
- 15,000+ SF lot size
- 750 - 2,000 SF unit size
- Ownership (condo) or rental
- Commercial on ground floor; residential on upper floor(s)



MICRO-UNIT HOUSING

- up to 60 dwelling units per acre
- 15,000+ SF lot size
- 350 - 750 SF unit size
- Ownership (condo) or rental
- Could include single-room occupancy (SRO) units with shared common spaces



What's missing?

Are there *any other housing prototypes* that you feel are missing in Boulder *that would be appropriate* for the "Areas of Opportunity" and should be considered?
