



**DESIGN DRIVERS:**

- PROVIDE A STRONG PATH AND OPEN SPACE SYSTEM THROUGH THE NEIGHBORHOOD TO ALLOW EXISTING AND FUTURE RESIDENTS EASY ACCESS TO THE EAST BOULDER RECREATION AND SENIOR CENTER AND SURROUNDING SOUTH BOULDER CREEK GREENWAY
- CREATE SMALL NEIGHBORHOOD CLUSTERS SURROUNDED BY OPEN SPACE CORRIDORS TO PROVIDE A MORE INTIMATE LIVING EXPERIENCE
- CREATE SMALL, INTIMATE GARDEN SPACES ALONG THE PATH SYSTEM
- CREATE A "JOURNEY EXPERIENCE" THROUGH THE NEIGHBORHOOD WITH POCKETS OF OPEN SPACE AND A VARIETY OF ARCHITECTURAL STYLES
- PROVIDE A MIX OF HOUSING TYPES TO ENSURE A VARIETY OF RESIDENTS AS WELL AS A VARIED ARCHITECTURAL STREET SCENE
- PULL NARROW OPEN SPACE CORRIDORS FROM THE NEIGHBORHOOD INTO THE EXISTING CITY PARK TO CREATE A SOFTER EDGEL CONDITION AND PROVIDE VIEW CORRIDORS TO THE NORTH
- INCORPORATE A SUSTAINABLE STORM WATER MANAGEMENT SYSTEM TO REDUCE OR ELIMINATE LARGE DETENTION BOND, IMPROVE WATER QUALITY, AND CREATE SMALL OPEN SPACE POCKETS THROUGHOUT THE NEIGHBORHOOD

**SITE TABULATION:**

33 (31%)	45' X 100'	SINGLE-FAMILY HOMES
40 (55%)	50' X 100'	SINGLE-FAMILY HOMES
10 (14%)	60' X 100'	SINGLE-FAMILY HOMES
7	3-STORY	SENIOR HOUSING BUILDINGS

**BOULDER CREEK COMMONS**  
BOULDER, COLORADO

Scale: 1" = 50'