Boulder Creek Commons

BOULDER, COLORADO

FEBRUARY 1, 2007

The Kewanee Drive link provides one of the two access points to Boulder Creek Commons. At this point, the street is necked down and on-street parking removed to suggest its secondary nature in regard to the main eastern entry.

Typical streets have 60' right-of-ways and are 30' wide with detached sidewalks, generous planting strips with street trees, and parking on both sides of the street.

A 20' wide easement is provided at the rear of these western lots for the existing ditch and 100-year flood water flows to the north.

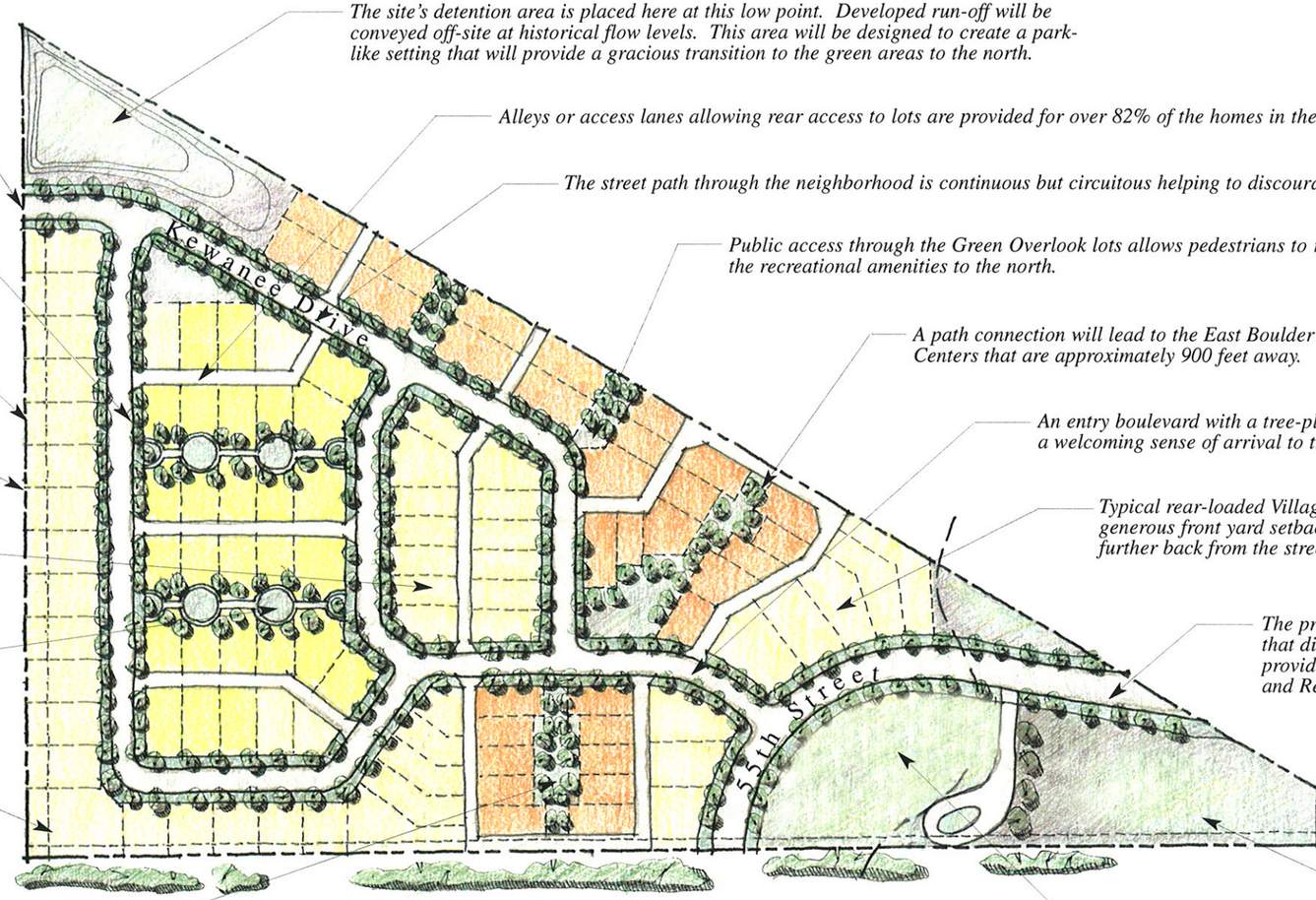
Improvements to the existing ditch along the western property line will help to alleviate basement flooding problems in neighboring Keewaydin Meadows.

Six lots are designed to be able to have one-story "ranch" houses to accommodate the preference of some seniors who want all their living space on the main level.

The Senior Community with its 54 low-income rental units are mostly arranged around well-defined green courts that create "mini-neighborhoods".

The lots along the western edge are all at least 60' wide to accommodate side drives with garages placed well behind the front facades of the homes.

This Green Court provides a place for smaller houses located in a protected and memorable setting. An access lane provides access to the rear of each home.



The site's detention area is placed here at this low point. Developed run-off will be conveyed off-site at historical flow levels. This area will be designed to create a park-like setting that will provide a gracious transition to the green areas to the north.

Alleys or access lanes allowing rear access to lots are provided for over 82% of the homes in the neighborhood.

The street path through the neighborhood is continuous but circuitous helping to discourage cut-through traffic.

Public access through the Green Overlook lots allows pedestrians to reach the recreational amenities to the north.

A path connection will lead to the East Boulder Senior and Recreation Centers that are approximately 900 feet away.

An entry boulevard with a tree-planted median creates a welcoming sense of arrival to the neighborhood.

Typical rear-loaded Village lots are deeper and have a more generous front yard setback to set principal buildings and porches further back from the street.

The principal access to the site is provided by 55th Street that directly connects to South Boulder Road. It also provides convenient access to the East Boulder Senior and Recreation Centers.

Current wetlands in the southeast corner of the site will be left untouched.

This area of the site will be excavated to provide fill materials for the western portion and to create an approximately one to two acre pond to be used for recreational purposes such as fishing.

NORTH

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Illustrative Site Plan