

BOULDER CREEK COMMONS

BOULDER, COLORADO

FEBRUARY 1, 2007

- **TOTAL SITE AREA = 22.329 ACRES**
Total Site Area includes the main parcel west of 55th Street (19.600 acres), and the eastern parcel to be used as private open space and recreational area (2.729 acres). The 55th Street right-of-way (1.427 acres) is not included.
- **PROPOSED TOTAL NUMBER OF UNITS = 134**
Includes 54 low-income senior residences in duplex cottages, and 80 single family detached houses.
- **PROPOSED GROSS DENSITY = 6.0 UNITS/ACRE**
This overall density is compatible with the Boulder Valley Comprehensive Plan land use designation of low-density residential with up to 6 units/acre.
- **PROPOSED ZONING: LAND-USE SIMPLIFICATION**
A zoning designation shall be assigned using the new Land-Use Simplification process.
- **PROPOSED BUILDING TYPE MIX**
 1. Senior Duplexes (27 buildings) = 54 dwelling units (40.3%). Two-Bedroom Units = 10. One-Bedroom Units = 44.
 2. Single Family Detached (with various dispositions) = 80 dwelling units (59.7%).
- **TYPICAL PROPOSED SINGLE FAMILY LOT SIZES**
The range of single family lot sizes at Boulder Creek Commons is 3,840 to 11,830 sq. ft. with an average lot size of 6,143 sq. ft.
- **PROPOSED PERCENTAGE OF DEED-RESTRICTED AFFORDABLE UNITS = 40.17% (47 UNITS OF THE 117 TOTAL NEW UNITS PROPOSED)**
 1. 40.74% are for seniors not exceeding 40% of the Area Median Income (AMI) =22 units.
 2. 29.6% are for seniors not exceeding 50% of the Area Median Income (AMI) =16 units.
 3. 29.6% are for seniors not exceeding 60% of the Area Median Income (AMI) =16 units.

- **OTHER IMPORTANT SITE INFORMATION**
 1. Number of small parks provided = 7.
 2. 118 homes, including the senior duplexes, have alley access. 12 homes along the perimeter have side drives. 4 homes are front-loaded.
 3. Number of vehicular connections to existing City streets = 2.
 4. Number of pedestrian connections to streets or surrounding properties = 6.
 5. Visitor parking provided on both sides of major streets within 60' right-of-way.

- **PROJECT CONTACT INFORMATION**
 1. Owner:
Boulder Creek Commons LLC:
Michael Boyers, Manager: (303) 545-6177
 2. Project Architect:
Wolff Lyon Architects:
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