

BOULDER CREEK COMMONS

BOULDER, COLORADO

FEBRUARY 1, 2007

OVERALL VISION

Boulder Creek Commons proposes to create a mixed-density, mixed-income neighborhood incorporating the principles of traditional neighborhood development. The new neighborhood will establish its own unique identity with a network of pedestrian-oriented streets and small parks. Varying lot sizes and building types will be employed to address project goals of diversity, affordability, and compatibility. At the heart of the new neighborhood, a collection of senior cottages will provide a much needed housing opportunity for Boulder's low-income residents. Surrounding these duplex senior cottages are single-family houses with a variety of dispositions oriented towards tree canopied streets with detached sidewalks or green courts.

THE SETTING

For the past 65 years, the Hogan and Pancost families have owned the majority of the land on which Boulder Creek Commons will be created. The land was farmed and used for cattle grazing, but gradually the City of Boulder moved eastward eventually surrounding the properties with residential and related recreational development. Several adjacent parcels belonging to this extended family have been developed, and this last remaining parcel will complete development in the area.

Thirteen years ago the East Boulder Senior Center and Recreation Center were opened on an adjacent parcel to the northeast. The Manhattan Middle School and City of Boulder soccer fields are situated to the north and the northwest. The Keewaydin Meadows subdivision of single-family houses is immediately west of the site.

In addition to its proximity to schools and recreational amenities, the site has excellent vehicular access from 55th Street which arcs across the southeast corner of the site on its way to the Recreation Center. 55th Street provides convenient access to South Boulder Road and beyond. An additional access at the northwest corner of the site was anticipated and provided for when the Keewaydin Meadows subdivision developed. Access to the north is provided from Manhattan Drive, which can be reached from the existing stub at Kewanee Drive or from 55th Street, which can be reached by Sioux Drive, which is connected circuitously through the Recreation Center parking lots. We are exploring the possibility of connecting the two sections of Sioux Drive to create a more direct connection. One other residential subdivision, Greenbelt Meadows, is located to the south and accessed from 55th Street as well.

COMMUNITY BENEFIT PROVIDED BY SENIOR AFFORDABLE HOUSING

Boulder Creek Commons proposes to build 54 rental units available to and restricted to low-income seniors. These residences will be built as 27 single-story Cottage Duplex units sited on well-defined green courts.

The senior housing market has been under-served in the City of Boulder for those families who desire affordable, well-designed, and well-maintained rental housing. Boulder Creek Commons is solving that problem for 54 fortunate families.

Current U.S. Census data indicates that there are 2,468 senior families now living within five miles of Boulder Creek Commons whose incomes will qualify them for this affordable housing opportunity. Boulder Creek Commons will offer significant community benefits to those families who already live in the community, and now have few (if any) choices for well-designed low cost housing in newer accommodations.

Target income levels include 22 units or over 40% of the residences for seniors at 40% or less of the area median income (AMI), and 16 units or approximately 30% targeted at AMI's less than 50% with the remaining 16 units or 30% targeted at AMI's less than 60%.



The Senior Cottages are arranged around well-defined and intimate green courts.

The senior cottages have been arranged in an attractive Green Court design, with accessible garden areas framed by collections of front porches. The goal is to create "mini-neighborhoods" within the larger senior block. All services such as lawn care, snow removal, and building maintenance will be the responsibility of the local ownership and management group that intends to own and maintain the senior housing for a minimum of 15 years.

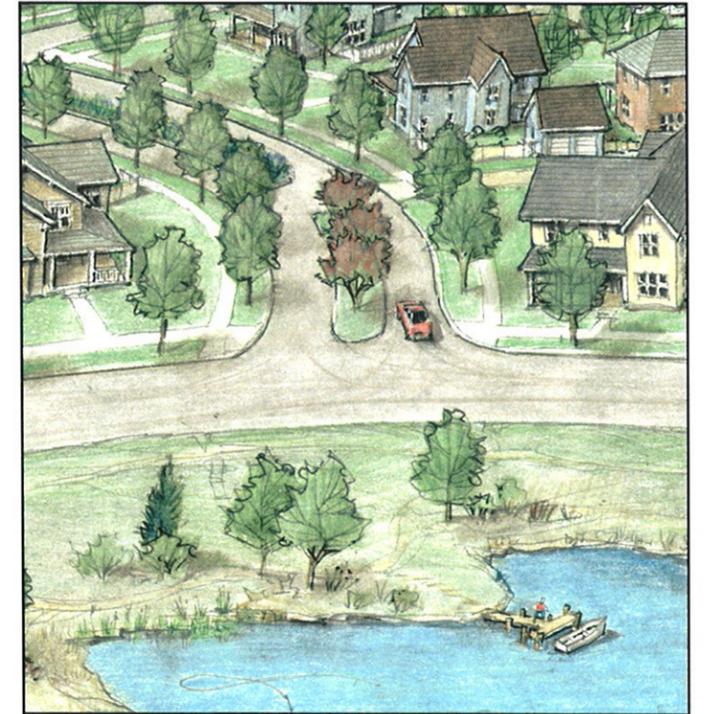
One-third of the East Boulder Recreation Center is devoted to a Senior Center. The center is located within 1/4 mile of the core of the Boulder Creek Commons neighborhood, and will be connected via public sidewalks, both along 55th Street, and through the City Park to the north. For those seniors who cannot walk to the Senior Center, a street-legal six-passenger electric vehicle will be provided and garaged in the Community Building on site. In addition, daily RTD service is available from the Center for trips to town or to medical facilities.

A SENSE OF COMMUNITY AND PLACE

Any new neighborhood should strive to create its own identity and sense of place. Boulder Creek Commons does this with its internal site design and the relationship of the new neighborhood to the surrounding context. A sense of arrival is created off of 55th Street with a welcoming entry boulevard with its three rows of street trees and central median. Once inside the neighborhood 30 foot wide streets with parking on both sides, detached sidewalks and a generous tree lawn provide a solid framework for pedestrian circulation.

As one moves about the neighborhood one encounters various small parks, each with a different shape and character. Porches define the edges of the "Green Courts", shaping well-defined outdoor rooms where neighborly interaction and casual encounters are encouraged. These small parks also provide alternative pedestrian routes through the neighborhood with some leading to recreational amenities at the edges.

A central block provides a home for 54 residences for low-income seniors. One-story duplexes are grouped around small green courts where mini-neighborhoods are defined by a collection of porches with a strong relationship to one another. Thoughtful tree plantings and the sidewalk geometry work together to shape a memorable and inviting place.



The main entrance to the new neighborhood off of 55th Street welcomes residents and visitors with a gracious boulevard.

On the eastern edge of the neighborhood across 55th Street, a two and one-half to three acre open space and recreational area will be created with a significant pond as its focus. A small dock will provide access for fisherman wishing to try their luck in the one-acre pond.

The overall goal is to create a comfortable pedestrian network that encourages people to walk, gather, and linger where possible. A sequence of different settings are provided from one end of the neighborhood to the other to create visual interest and opportunities for interaction among residents.

DIVERSITY OF HOUSEHOLDS

There will be a total of 134 new residences at Boulder Creek Commons. Forty-seven of these will be affordable duplex cottages to be rented to seniors. An additional 70 single-family detached houses are arranged along traditional streets throughout the neighborhood. A variety of home sizes in varying price ranges will be employed to address the needs of different households. Single-family house sizes range from 1,900 to 4,250 sq. ft., allowing for a variety of household sizes and income levels. Potential households include small and large families, singles and couples, empty-nesters, and seniors.