

BOULDER CREEK COMMONS

BOULDER, COLORADO

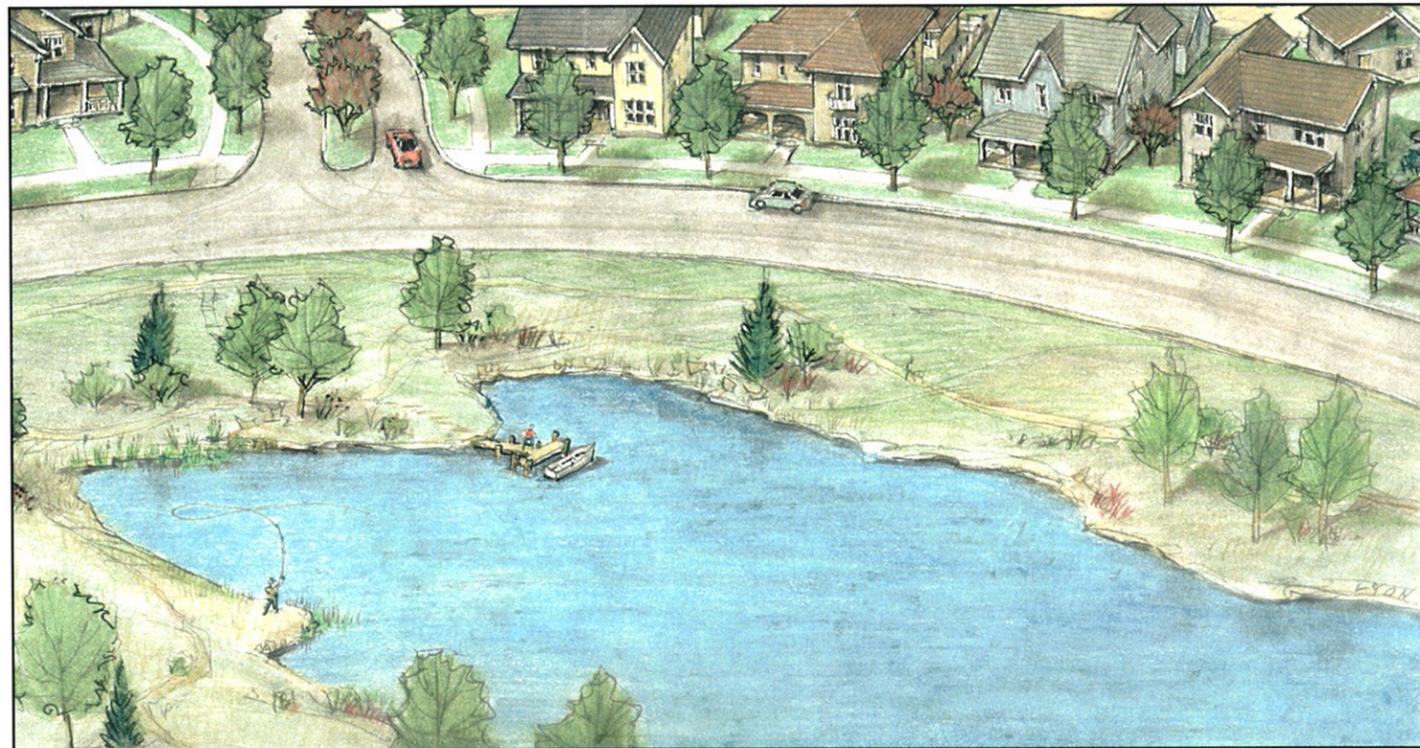
FEBRUARY 1, 2007

In addition to the permanently affordable housing for seniors, there will be numerous opportunities for "relatively affordable" homes for Boulder households. The average price of a single-family home during the fall of 2006 in the City was over \$673,000. New houses are difficult to find within the Boulder City limits and are typically for sale for well over one million dollars. Families who are looking for a new home under \$800,000 have few choices. So in this regard, "relatively affordable" means new houses in the \$575,000 to \$850,000 price range, which constitutes over 80% of the projected house prices at Boulder Creek Commons.

The diversity of age and income encouraged by the wide variety of housing choices described below will create a socially vibrant and interesting community.

DIVERSITY OF LOT AND BUILDING TYPES

There are a total of seven different lot diagrams that detail building placement, parking accommodation, required setbacks, type and location of encroachments, and building height. Maximum footprint coverage for each lot is provided in a table keyed to the site plan.



At the southeast corner of the site, an approximately one acre pond will be created, providing recreational opportunities such as fishing and boating.

In addition, the table indicates the maximum allowable house size for each lot. This table essentially controls how much house is allowed on each lot. It also allows both the developer and the City predictability in regard to the overall build-out of the neighborhood.

The different lot types that are proposed include the following:

1. SENIOR DUPLEX

These 54 senior rental units are located in the center of the site. Duplexes are grouped around well-defined green courts with mini-neighborhoods created by collections of contiguous porches in close proximity. The current plan proposes 8 two-bedroom units with 900+ sq. ft. and 39 one-bedroom units with 700+ sq. ft. Off-street parking is provided behind the cottages accessed off of access lanes.

2. GREEN COURT

These homes are built around two well-defined common open space areas that effectively become an extension of each lot. Public areas are differentiated from private yards by a low picket fence that surrounds the green court.

Porches are required to be placed close to the front property line along the green. Access lanes, serving as alleys, provide efficient access to the rear of each home. Lot sizes range from approximately 3,750 to 5,000 sq. ft. Typical home sizes range from 1,900 to 3,000 sq. ft.

3. GREEN OVERLOOK

These lots are located along the northern property line and abut the City of Boulder soccer fields. Two sets of four homes each are grouped around small green courts while the remaining two homes are sited on a green area adjacent to the detention pond and present a welcoming face as one enters the neighborhood from the west along Kewanee Drive. The green courts provide public pedestrian access from the neighborhood to the recreational fields beyond. Typical lot sizes range from 4,500 to 6,500 sq. ft. Typical home sizes range from 2,400 to 3,000 sq. ft.

4. COTTAGE (INCLUDING 1-STORY RANCH HOUSES)

These lots are located in the center of the neighborhood with many of them occupying the block just east of the senior cottages. Six of the lots are designated as locations where single story houses might be constructed. All of these lots are accessed from the rear off of alleys. Typical lot sizes range from approximately 5,000 to 7,000 sq. ft. Typical home sizes range from 2,500 to 3,000 sq. ft.

5. VILLAGE (ALLEY-LOADED)

These lots are located throughout the neighborhood. They are typically deeper (over 100 feet) and have more generous front yard setbacks. Some of the larger lots are placed at the entrance to the neighborhood along Kewanee Drive as a respectful accommodation to the adjacent Keewaydin Meadows subdivision and along 55th Street where the street warrants a slightly deeper front yard setback. Typical lot sizes range from 6,000 to over 9,000 sq. ft. Typical home sizes range from 2,500 to 3,600 sq. ft.

6. VILLAGE (SIDE DRIVE)

These homes are located along the western perimeter of the site adjacent to Keewaydin Meadows. Each lot has a side drive that accesses a detached or semi-detached garage that is placed well behind the front façade of the principal building. A reconstruction of the ditch along the rear property line will occur within a twenty foot wide easement. These lots are 7,560 sq. ft. each, in keeping with the sizes of lots in Keewaydin Meadows. Typical home sizes range from 3,000 to 3,600 sq. ft.

7. VILLAGE (FRONT-LOADED)

These homes are located along the southern property line. Their greater width and shallow depth requires a different building and parking accommodation. Each lot has a front-loaded driveway that accesses a garage that must be placed a minimum of 10 feet behind the front building wall. The greater lot width allows for garage placement at the side or rear of the house. The house rather than the garage remains the dominant design element. Home sizes range from 2,200 to 2,500 sq. ft.

ARCHITECTURAL STYLE AND DESIGN REVIEW

The proposed traditional neighborhood site design will be complemented by a traditional architecture that reflects the best precedents of Boulder's older neighborhoods. At the present time, proposed primary architectural styles include the following:

- ❖ Craftsman
- ❖ Farmhouse Victorian
- ❖ Colonial Revival
- ❖ Foursquare
- ❖ Mediterranean

At time of site review these styles will be illustrated through guidelines that show key proportional relationships and desirable details and materials for each style. The goal of the guidelines is to ensure a high degree of authenticity in regard to individual styles so that each is clearly identifiable as a specific style. By employing different styles as well different models each block face within the neighborhood will express the desired diversity and visual interest, while maintaining an overall continuity.

All building designs will be submitted to a Design Review Committee (DRC) for review and approval prior to building permit submittal to the City of Boulder. The DRC will review compliance with the lot diagrams to ensure correct placement on the lot, overall building massing, and style authenticity. In addition, block composition and house color palettes will be considered to encourage a harmonious streetscape.