

BOULDER CREEK COMMONS

BOULDER, COLORADO

FEBRUARY 1, 2007

A WELL-DEFINED PUBLIC REALM

Traditional neighborhoods place great emphasis on the character and quality of the public realm. Slightly smaller private front and rear yards are often provided, with the focus being on the well-appointed streets and small parks that are distributed throughout the neighborhood.

The relationship of the buildings to one another and the public space that the buildings create together will make Boulder Creek Commons a special place to live. In many instances the buildings shape memorable outdoor rooms or provide a setting for special activities to take place.

The goal is to encourage walking and biking whenever possible. Convenient access for cars is provided to the rear of each home but the visual and physical impact of the automobile is reduced substantially.

CONNECTED STREETS AND PATHS

A connected street and path system will provide many choices for residents and visitors. Well-appointed public streets with detached sidewalks and generous tree lawns provide the setting for a variety of lot sizes with buildings placed close to the sidewalk.

Over 80% of the lots are designed to provide rear loading directly into garages or off-street parking pockets. Where this is not possible, garages are recessed behind the front of the homes at the side or rear of the lot. The result will be attractive streetscapes minimizing the impact of the automobile on the character of the neighborhood.

Primary access to the neighborhood will be provided from South Boulder Road via 55th Street with a secondary access at the northwest corner from Kewanee Drive. Cut-through traffic at this link is discouraged by necking down the street as it enters the neighborhood at Kewanee Drive. In addition, the circuitous street pattern within the neighborhood that requires stopping and making turns will further discourage this kind of traffic. A third access from the north is available by creating a more direct connection from 55th Street to Sioux Drive by removing the one block long grass barrier that is presently installed on Sioux Drive.

Traffic impact on existing neighborhoods is reduced since many of the residents will be seniors and empty nesters who are not as likely to use their cars on a regular basis during heavy travel hours.

Residents in adjacent neighborhoods will benefit by having much improved access to the East Boulder Recreation Center and adjacent open space. Public access for residents and visitors to the Recreation Center will be provided by a gravel path from the neighborhood directly to the Center.

A six-person electric car will be provided by the developer for senior residents. This will allow those who have trouble walking convenient access to and from the nearby Senior Center. The center currently provides for daily meals and wide variety of programs and services.

AN EMPHASIS ON SUSTAINABILITY

We believe that the creation of a sustainable neighborhood begins with a thoughtful compact site design and well appointed public realm that will grow more beautiful over time. Many of the principles described in this written statement in regard to compatibility, diversity, and affordability contribute to the long-term sustainability of Boulder Creek Commons.

The site's existing adjacent infrastructure and a host of nearby amenities including the Manhattan Middle School, the East Boulder Senior and Recreation Centers, and the City's open space and trail network make it an excellent location for a new neighborhood. The development of Boulder Creek Commons is a logical new increment of growth that gracefully connects to existing developed areas.

A detention area located at the northwest corner of the site will capture storm water drainage and discharge it at historical levels. This area will be designed to create a park-like setting that will provide a graceful transition to the green areas to the north. In addition, Dry Creek Ditch #2 will be improved, widened and lined to accommodate 100% of the ditch water flows PLUS 110% of the 100-year flood water flows.

Current wetlands in the southeast corner of the property will be left untouched. In addition a new one to two acre pond will be created to the southeast of 55th Street as it crosses the property. The excavated materials from the pond will be used to provide fill for the proper slopes on the developed portion of the site, eliminating many truck trips and impact on existing neighborhoods.

It is anticipated that all homes will be "Green Built" and provide a five-star rating in regard to energy and water conservation. And finally, the senior units will be owned and managed by a local investment group as a long-term investment, and therefore will be constructed with top quality materials in order to ensure long-term values.

SUMMARY

Boulder Creek Commons will create a well-balanced and authentic community. Rather than the "one size fits all" philosophy often employed in conventional developments, Boulder Creek Commons will provide opportunities for a wide variety of households. A genuine sense of community will be created by a thoughtful site design that places great emphasis on the shaping of the public realm.

The development plan is sympathetic to the Boulder Valley Comprehensive Plan. The neighborhood's gross density of 6.0 dwelling units per acre is consistent with the Boulder Valley Comprehensive Plan guideline of a maximum of 6 units per acre for areas designated low-density.

The development plan employs a number of design elements that will ensure a truly memorable sense of place and foster a sense of community. Small pocket parks and green courts create well-defined mini-neighborhoods. Detached sidewalks and tree lawns provide important amenities for pedestrians. Deciduous street trees will one day canopy over the streets providing summer shade and a roof for the public realm. Large front porches close to the sidewalk also share the outdoor room promoting casual encounters and interaction between neighbors.

A mix of building types responds to different household compositions and resident income ranges. Small and large families, young couples, empty nesters, and seniors will be able to find the home that suits them the best. Boulder Creek Commons promotes and integrates diversity and affordability in ways that conventional suburban development seldom does.



A variety of architectural styles, including Craftsman, Farmhouse Victorian, and Foursquare, create a harmonious and interesting streetscape.