

Rogers Farm Neighborhood

Introduction

Boulder Creek Neighborhoods is pleased to present a new low-maintenance neighborhood at Rogers Farm. Boulder Creek is a unique, local home builder who designs and builds homes and neighborhoods that enable active adults to live a low-maintenance lifestyle. Home buyers have a lifestyle choice and can choose how they want to live their life and spend their time. At the heart of Boulder Creek's designs are energy efficiency, durability, and non-typical floorplans. This results in low maintenance for homeowner, a high level of maintenance by HOA, and a lasting community.

Where and how we choose to live makes a difference. It matters even more as we grow. The neighborhood and housing we select can help keep us stay active, connected, and engaged. The community trail connections and passive open space areas that connect to broader trail systems promote a healthy lifestyle of walking, biking, and getting regular exercise.

The HOA is a fundamental component of creating a vital and engaged Boulder Creek neighborhood, creating opportunities for active socializing, connecting, and events with friends and family. The community plan for Rogers Farm fits into the Town of Superior's overall network of open spaces, streets, and trails, allowing multiple types of circulation. It encourages people-to-people contact through the architecture and home design, such as porches and patios, as well as through the neighborhood design, such as pocket parks, sidewalks/trails, open space areas, and streets for all to enjoy.

Context

The site is located between the future Second Avenue and McCaslin Blvd., just ½ mile South of US Highway 36. The property is bounded by open space and Coal Creek trail to the south, Coal Creek the north, McCaslin Boulevard to the east, and Second Avenue to the west. The community is accessed by a proposed continuation of Douglas Street directly off McCaslin Blvd. or by Second Avenue. This project has easy access to US 36 which facilitates traveling to Boulder, Denver, Longmont, or Fort Collins.

To the East, a bike trail connection continues along McCaslin Blvd. To the North of the property is Grasso Park, with a trail and underpass underneath McCaslin Blvd that connects to Downtown Superior. Boulder Creek proposes to construct a pedestrian bridge over Coal Creek to connect the neighborhood to Grasso Park and eventually to the Coal Creek and US 36 Regional Trails. To the South of the property is the proposed Mayhoffer Single Tree Trail connection and future trail head. Walking paths in the community are proposed to allow access to this along the edges of the property.



Community Outreach

Extensive community outreach has occurred over the past couple years related to the development of this neighborhood. The owner of the Property held several public meetings and design charettes with neighbors and stakeholders. The current Concept Plan supports the feedback from these outreach efforts, including:

- Support for all residential use
- Having a street connection from Original Town to McCaslin Boulevard, but not via Douglas Street, in order to minimize cut through traffic but maximize connectivity for local residents.
- Maintain the alley ROW so that homes front to Second Avenue and not back up to the existing homes along Second Ave.
- Providing a park/community garden
- Increased landscape buffer to McCaslin Boulevard
- Detached sidewalks
- Addressing concerns about adequate detention and drainage

Boulder Creek will continue outreach efforts with the neighbors throughout the entitlement and development of the neighborhood to design and build a lasting, quality neighborhood.

The Neighborhood

The Rogers Farm neighborhood is a planned low-maintenance community consisting of approximately 27 Single-Family Detached home residences and 44 alley-loaded, fee simple, townhome residences centrally located in the Original Town of Superior. Each home includes an attached 2-3 car garage loaded off the rear alley. No other nonresidential uses are proposed within the application. One HOA will be responsible for the SFD homes and the townhomes. The HOA will maintain all exterior landscaping, except private backyards on the single-family homes between the garage and the house.

Rogers Farm proposes passive amenities for gathering places that are within walking distance of the home. These neighborhood 'meet-ups' include passive areas along proposed trails, adjacent parks and open space areas, potential community gardens, and future trail linkages. Small passive open space areas and adjacent pocket parks are great places to sit and read, catch up on e-mail, and talk with friends which all foster a positive sense of community.

The proposed site plan is organized around the continuation of the Town of Superior's existing street grid. Open space and trail corridors provide active, connected, and engaging areas for residents. The neighborhood plan integrates density into the neighborhood with thoughtful urban design features such as front architecture facing streets or common open space areas. Slightly taller buildings adjacent to McCaslin Blvd. will provide a visual buffer and sound attenuation from this busier arterial street to the benefit of the single-family homes proposed in this neighborhood as well as the existing homes to the west in Original Town. The increased building height



of the townhomes while provide an appropriate scale transition from adjacent from Original Town to McCaslin Boulevard and Downtown Superior, which is zoned for buildings up to 5 stories and 65 feet tall.

Streets

The neighborhood includes a proposed roadway connection from the existing Roundabout on McCaslin Blvd. to Second Avenue. Proposed roadway connections include Douglas Street, providing direct access off McCaslin Blvd., First Avenue, and Thomas Street accessing off Second Avenue. This circulation pattern was supported through public outreach over the past couple years, in which residents preferred an indirect connection to McCaslin Blvd (i.e. not a straight shot via Douglas Street).

Douglas Street connection is shown as 34 feet wide at First Avenue and becomes wider at the east end to match the existing roundabout geometry at the connection point. Both Thomas Street and 1st Avenue are proposed to be 34' wide within the existing ROWs.

Alleys

This PD includes two proposed alleys to serve the townhomes. The alley south of Douglas Street is proposed as 20 feet wide and will accommodate a fire truck and trash truck movement. A total of eight (8) off street parallel parking spaces are proposed along the south alley.

The alley north of Douglas Street is also 20 feet wide. Three (3) off street parking spaces are provided at the east end of the alley. This alley is approximately 175 feet long. Due to the length, an emergency vehicle access is proposed to connect the east end of the alley to Douglas Street.

Potable Water

A new 8-inch diameter PVC water main will be constructed within the alleys. Water meters for the townhomes will be placed along alleys, either as a single meter per unit or in a ganged arrangement as dictated by Public Works.

Sanitary Sewer

A new 8-inch diameter PVC sanitary sewer main will be constructed within the alleys. The mains will connect to stubs off First Avenue. An individual sanitary service pipe will be provided for each townhome.



Irrigation

Irrigation service for the public rights-of-way will be extended off a service and controller installed for right-of-way irrigation associated with the proposed single-family homes. A separate reuse water tap will be required for irrigation of common areas by the HOA. The tap will be taken off an existing 8" diameter reuse main stub at the northwest corner of the McCaslin Roundabout.

Dry Utilities

Dry utilities (gas, electric and telecommunications) will likely be located in the back of each townhome building to minimize the visual presence of these utilities along the public streets and open spaces. The exact locations will be determined as part of a Final Development Plan.

Drainage

A complete Drainage Report has been prepared for Rogers Farm. In summary, surface drainage will be collected by conventional inlets and conveyed via storm sewer to a water quality pond located at the northeast corner of the project. The pond will be initially constructed as part of the single-family parcel completely within privately owned land. If this PD is approved, the pond will be modified to accommodate the townhomes by extending the grading north into land owned by the Town of Superior, for which an easement is sought. The water quality pond will discharge to Coal Creek via an outfall channel on the west side of McCaslin Boulevard. The channel is located on private property owned by RC Superior. A drainage easement is in place to facilitate construction and ongoing use of the channel.

Floodplain

A portion of the area included in this PD is encumbered by the floodplain and floodway of Coal Creek. Douglas Street and all areas south of Douglas Street will be elevated to a minimum of 1 foot above the Base Flood Elevation as part of a Town of Superior Floodplain Development Permit, which has already been issued. Placement of this fill will not adversely impact other areas of the Town, as demonstrated by the hydraulic modeling performed for the Floodplain Development Permit.

Future channel improvements involving a CLOMR/LOMR process, separate from this PD application, may be completed for Coal Creek stream and flood mitigation improvements along Coal Creek contemplated in the CH2M Hill report, Coal Creek Upstream of McCaslin Blvd Flood Mitigation Alternatives. These improvements will be depicted on a future Final Development Plan, if applicable.



Water Consumption

In terms of water consumption, the number of gallons per day anticipated being used are 36,800 gallons. The amount of sewage to be treated is anticipated to be 22,850 gallons and the amount of water reuse per year is anticipated to be 3,575,668 gallons.

Zoning

This PD application is requesting a zoning change from R-M to PD along with the following variations from the Town's Development Standards. A summary comparison of the proposed PD standards to the existing R-M standards include:

1. Maximum Building Height

R-M zone district: 32 Feet

Proposed per this PD for PA-2: 40 Feet

Justification: Benefits of the increased building height include:

- Provides a 2-3 story townhome design allows for a broader range of townhome types
- More interesting and varied architecture
- More appropriate building scale adjacent to McCaslin Blvd.
- Transitions architectural massing along the McCaslin Blvd. corridor between this arterial street and the proposed 2-story single-family homes and existing homes to the west
- Allows for homes with taller internal ceilings and traditional pitched roofs (as opposed to flat parapet roofs) which fit better within the vernacular of the surrounding community
- Provides sound attenuation between McCaslin Blvd and existing homes to the west
- With the stepping down on the end units to single and 2-story, the overall average height for the typical building is around 30-32' (see below).



2. Maximum Number of Stories

R-M zone district: 2 Stories

Proposed per this PD for PA-2: 3 Stories

Justification: The site sits down in topography from McCaslin Blvd. The mass of the building will visually and acoustically buffer the single-family homes in Original Town to McCaslin Blvd. Proposing an additional story gives the resident adequate square footage within their home, as basements are not feasible on the site due to high groundwater. The 3rd story provides a smaller footprint for the townhomes, allowing for more common open space. Allowing a range of stories within each building also offers the following benefits:

- adds visual interest to the façade
- increases the roof articulation and breaks up the mass of the building
- diversifies the floorplans and home product offering
- creates different square footages, price points, and buyer profile leading to a more diverse community

3. Minimum Lot Width

R-M zone district: 50 Feet

Proposed per this PD for PA-2: 24 Feet

Justification: The existing R-M zoning width is not appropriate for townhomes, which is an allowed use by right under this underlying zone district. The proposed site plan proposes fee simple townhomes, which require less than 50' wide lots. Each internal townhome is 24' wide, and each end unit is approximately 35' wide, and all units share a common party wall to the next adjacent unit, requiring a reduced lot width from the R-M standard.

4. Front Yard Setbacks

R-M zone district: Local Road - 25 Feet, Open Space – Not Defined

Proposed per this PD for PA-2: 8'

Justification: All the townhomes are proposed to be alley-loaded with the front architecture facing the street and views of garages minimized on the rears of the buildings. This allows front doors, covered entries, patios and balconies to frame the streetscape and create a seamless pedestrian experience where there are no garages and driveways that interrupt the fronts of buildings. The front setback is an obsolete design criterion for townhomes, particularly when all the landscape is maintained by the HOA and there are no true "front yards" in the traditional sense. The majority of the homes front to open space/park areas or are set back far in excess of the minimum prescribed, which would only apply to a couple pinch points on the Site Plan.



5. Rear Yard Setback-Alley

R-M zone district: 8 Feet

Proposed per this PD for PA-2: 5 Feet

Justification: Allowing the garage apron (or rear setback) to be 5' deters vehicles from attempting to parallel park in the rear of the building and potentially blocking the alley and compromising the drive lines for life safety vehicles. The total effective alley width is 30', allowing for adequate vehicular circulation, fire protection, and utilities.

6. Maximum Lot Coverage

R-M zone district: 40%

Proposed per this PD for PA-2: 80%

Justification: This design standard does not apply to alley-load townhomes, so we propose to essentially remove it as the standard applies to a single-family detached home. While the lot coverage could be a larger percentage, Boulder Creek Neighborhoods chooses to plat the lots and place as much common space and landscape areas in tracts to make for a maintenance free community for homeowners and simpler transfer of ownership. These tracts are typically owned and/ or maintained by the governing Metropolitan District or HOA.

Community Benefits:

- Low-maintenance community appealing to a wide range of buyers.
- A proposed pedestrian bridge over Coal Creek connecting to the neighborhood to Grasso Park and eventually to the Coal Creek and US 36 Regional Trails.
- Coal Creek channel improvements.
- Sound attenuation from McCaslin Boulevard with the increased building height of the townhomes while providing an appropriate transition in scale adjacent to McCaslin Boulevard and Downtown Superior, which is zoned for buildings up to 5 stories and 65 feet tall.
- An overall density (and traffic impacts) far less than that under current R-M zoning (8.0 du/acre allowed, 5.3 du/acre proposed).
- Improved access to McCaslin Blvd for existing residents.

