



BOULDER CREEK
NEIGHBORHOODS

Rogers Farm Neighborhood

Planned Development / Final Development Plan

Project Narrative

Introduction

Boulder Creek Neighborhoods is pleased to present a new low-maintenance single-family 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.

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. The community trail connections and passive open space areas connect to broader trail systems, promoting a healthy lifestyle of walking, biking, and getting regular exercise. This neighborhood layout that includes interconnected pocket parks, sidewalks/trails, and open space areas, along with the architecture and home design that encourages a socially connected neighborhood.

Context

The Property, located about ½ mile South of US Highway 36, is approximately 7 acres, bounded by open space and Coal Creek trail to the south, Coal Creek the north, McCaslin Boulevard to the east, and First Avenue to the west. The community is accessed from a proposed continuation of Douglas Street directly off McCaslin Blvd. or from Second Avenue via Thomas Street.

Boulder Creek Neighborhoods is currently building single-family detached homes to the west of the property between First and Second Avenue (the "SFD homes"). These homes are platted lots and technically not part of the Planned Development (PD) or Final Development Plan (FDP) application.

Trail Connectivity

Walking paths in the community are proposed to enhance connectivity to the existing regional trail network. This neighborhood will also provide connectivity to the Mayhoffer Single Tree Trail connection and Shan-Shan trail head to the south. A small parking area will be provided near the corner of Depot Street and Second Avenue, to enhance regional trail access and minimize the need for trail users to park on public streets. Boulder Creek proposes to contribute funds towards future pedestrian improvements that include a connection across Coal Creek to connect Rogers Farm to Grasso Park to the north and eventually to the Coal Creek and US 36 Regional Trails. This pedestrian connection will be part of a future Coal Creek channel improvement project.

Community Outreach

Extensive community outreach has occurred over the past couple years related to the development of this neighborhood. The owner of Rogers Farm held several public meetings and design charettes with neighbors and stakeholders. Various plans depicted a variety of density and residential and commercial product types. The current Concept Plan supports the feedback from these outreach efforts, including:

- Support for all residential use – no proposed commercial use was desired.
- 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.
- Provide a park/community garden.
- Increased landscape buffer to McCaslin Boulevard instead of office or commercial uses.
- 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 Homes

Rogers Farm consists of 58 wee-Cottages, which are single-family detached and attached alley-loaded homes ranging in size from 900-1,350 sq. ft. These homes appeal to those who desire a traditional detached home that due to its smaller, streamlined floorplan and smaller lot size is more energy efficient, attainably priced, and requires less maintenance than the average new home. The wee-Cottages are aesthetically pleasing when comprising a streetscape, with covered front porches encouraging social connection and interaction in the neighborhood. They are also arranged to enclose pocket parks and green courts, with the homes living to the front and shared common space.

The size of the average American home has nearly tripled since the 1950s, while household size has been continually shrinking. The median price of a new single-family home in the Denver metro area has increased by more than \$100K in the last 10 years. While traditional homes continue to rise in size and cost, wee-Cottage offers relief to the trend. The wee-Cottage offers a practically sized, market rate attainable home.

This is not a new concept. The average home size in the 1950s was 950 sf. This type of small lot, detached home is making a resurgence, appealing to singles, couples, and small families who are getting priced out of new homes. They also appeal to empty nesters, downsizers, and downshiffters seeking to simplify their lives and right size their mortgages and expenses. With a density rivaling townhomes, wee-Cottage offers buyers a more desirable product in a detached home, offering more of a sense of ownership than townhomes, condos, and apartments. The scale of the wee-Cottages is also more compatible in the neighborhood than townhomes, which are allowed as a use by right under current zoning.

The Neighborhood

Rogers Farm proposes passive amenities for gathering places that are within walking distance of the home. While some of these amenities are not specific to the application, they are a part of the overall community. These neighborhood 'meet-ups' include passive areas along proposed trails, adjacent parks

and open space areas, potential community gardens, and future trail linkages. These proposed features within Rogers Farm create a sense of place for residents and establishing small passive open space areas and adjacent pocket parks 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. Sidewalks, common open space and trail corridors provide active, connected, and engaging areas for residents. The neighborhood plan integrates the homes into the neighborhood with thoughtful design features such as front facades with front porches facing streets or common open space areas. Proposing slightly higher density along McCaslin Blvd. will provide a transition of density from this busier arterial street, to the benefit of the larger, lower density interior single-family homes proposed within this neighborhood as well as the existing homes to the west in Original Town.

One Homeowners Association (HOA) will be responsible for the proposed wee-Cottages as well as the single-family detached homes currently being constructed on the platted lots so that the neighborhood is maintained in a cohesive manner. The HOA will maintain all landscaping in the entire neighborhood, including landscaping within private lots.

Zoning

This PD application is requesting a zoning change from R-M to PD. A summary comparison of the proposed PD standards to the existing R-M standards include:

1. Minimum Lot Width

R-M zone district: 50 Feet

Proposed per this PD/FDP: 24 Feet

Justification: The existing R-M zoning width does not accommodate smaller single-family detached homes and would encourage larger homes and a lower density. Smaller homes and slightly higher density are an appropriate transition to McCaslin Blvd.

2. Front Yard Setbacks

R-M zone district: Local Road: 25 Feet

Proposed per this PD/FDP: 10 Feet, 7' to porch

Justification: All the wee-Cottages proposed within Rogers Farm are alley-loaded with the front architecture fronting either a street or green space, generally minimizing the views of garages on the rears of the homes. This creates opportunity for architectural elements such as front doors, covered porches and entries to frame the streetscape and create a seamless pedestrian experience where there are no garages and driveways that interrupt the fronts of buildings. Most of the homes greatly exceed the minimum 10' front setback.

3. Rear Yard Setback-Alley

R-M zone district: 8 Feet

Proposed per this PD/FDP: 5 Feet

Justification: The alley width is 20' - 24', allowing for adequate vehicular circulation, fire protection, and utilities. 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.

4. Maximum Lot Coverage

R-M zone district: 40%

Proposed per this PD/FDP: 80%

Justification: The proposed community will be marketed and sold as a low maintenance neighborhood with the HOA maintaining all landscaping, including on-lot landscape. This makes the lot coverage metric irrelevant, as there are no private fenced yard areas.

Community Benefits

- Low-maintenance community appealing to a wide range of buyers.
- Market rate attainable single-family homes.
- Contribution towards pedestrian improvements related to Coal Creek channel improvements project, connecting to the neighborhood to Grasso Park and eventually to the Coal Creek and US 36 Regional Trails.
- Land dedication adjacent to Coal Creek so the Town can own and control this portion of the Creek.
- The wee-Cottages provide an intermediate transition in scale adjacent to McCaslin Boulevard and Downtown Superior, (which is zoned for buildings up to 5 stories and 65 feet tall) to Original Town
- Improved access to McCaslin Blvd for existing residents, as well as a second point of access for Original Town for emergency and public safety purposes.

Streets

The neighborhood includes a proposed roadway connection from the existing Roundabout on McCaslin Blvd. to First Avenue. 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 in an effort to promote traffic calming with slower speeds on local roads (i.e. not a straight shot to Second Avenue via Douglas Street), minimizing any pass-through traffic through Original Superior.

The Douglas Street connection is proposed at 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 flow line to flow line, with 5' detached sidewalks on either side of the street within the existing 60' ROWs.

This PD includes two proposed alleys to serve the wee-Cottages. One alley is south of Douglas Street, and the other is north of Douglas Street. The pavement width of the alley south of Douglas Street is proposed at 24 feet wide and will accommodate fire truck and trash truck movement.

Parking

The PD proposes a standard of two private off-street parking spaces plus 0.25 guest spaces for each unit per Town code. Therefore for 58 units a total of 116 off street parking spaces will be required.

Parking is provided as follows:

- One space within each residential garage (58 total spaces)
- One exterior space within each lot (52 totals spaces, excepting the Cottage 6)
- Guest spaces within HOA parcels (13 total spaces)
- Total Off-Street Spaces: 123

Additionally, 28 on-street parallel parking spaces are provided on the east side of 1st Avenue and on Douglas Street to serve as additional parking for residents and their guests.

Potable Water

A new 8-inch diameter PVC water main will be constructed within the alleys. Water meters will be placed along alleys with a single meter per lot.

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 home.

Irrigation

Irrigation service for the entire development, including public right-of-way, will be taken off the existing reuse tap located at the northwest corner of the McCaslin roundabout. Maintenance and operation of the irrigation system will be by the HOA.

Dry Utilities

Electric and telecommunications will likely be in the back of each home to minimize the visual presence of these utilities along the public streets and open spaces. Gas services will be along the front of each building. The exact locations will be determined by Xcel energy.

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 the existing water quality pond located at the northeast corner of the project. The pond has been constructed as part of the single-family parcel. The water quality pond discharges 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 currently in the 100-year floodplain of Coal Creek. Douglas Street and all areas north of Douglas Street will be elevated to a minimum of 1 foot above the base flood elevation as part of a Floodplain Development Permit to accompany this application.

Future channel improvements involving a Conditional Letter of Map Revisions / Letter of Map Revision (CLOMR/LOMR) process, separate from this PD application, may be completed by the Town and Urban Drainage for Coal Creek stream and flood mitigation improvements along Coal Creek. Boulder Creek will

contribute funds related to the pedestrian improvements of this project, facilitating pedestrian connectivity between Rogers Farm and the regional trail network across the creek at Grasso Park.

Water Consumption

In terms of domestic water consumption, the number of gallons per day anticipated being used are 19,140 gallons. The amount of sewage to be treated is anticipated to be 14,532 gallons.

Irrigation and Domestic Water Tap fees

The wee-Cottages appeal to singles and couples and less towards families, as most of the homes will contain 2 bedrooms and range in size from 900-1,350 sf. Recent survey from neighborhoods with wee-Cottages built in nearby communities have demonstrated an average 2.2 people/household. This fact, coupled with the fact that all outdoor water use is accommodated and paid for with the common area irrigation system, leads to less overall water consumption. BCN requests that domestic water tap fees charged to these homes reflect this, and the detached cottages fall under the SFA category, as they will use less water than even the typical townhome.

Temporary Facilities

Temporary facilities are anticipated to include job trailers and erosion control facilities. These temporary facilities will be located within the FDP limits.

Trash and Recycling

Individual Trash and Recycling containers will be provided for each unit. These containers will be stored inside the garages except during pick up days. The alleys have been designed to accommodate a standard trash truck

Snow Removal

Snow storage is provided at the ends of each public alley. Snow removal in the alleys is anticipated to be completed by the Town, as it is public right-of-way. Snow removal in parking spaces and sidewalks will be the responsibility of the HOA.

Phasing

Infrastructure to support this project will be constructed as a single phase. The timeline for construction of individual homes will be market driven.

Signage

No monument signage is proposed as part of this FDP. Standard traffic control signs (Stop, No parking, etc.) will be provided along streets and alleys.

Lighting

1. Lighting for Douglas Street, First Avenue and public alleys will be Ashbery Area Lights, consistent with the Single-Family project to the west and with Downtown Superior and Rock Creek Lanterns. Fixtures along the streets will be mounted on a 16-foot pole. Fixtures on the alleys will be mounted on a 12-foot pole.
2. All fixtures are cut-off type.
3. Fixture locations along the alleys were designed to illuminate the guest parking.

Mail

The Applicant will be working with the US Postal Service to meet mail delivery standards. A single mail kiosk is anticipated. This kiosk will be located on a future submittal.

Landscape

The Landscape Plans for the Rogers Farm FDP depicted on sheets LP0.1-LP1.3 show the proposed planting and details for the site. The plans designate the locations and species for each tree, shrub, ornamental grass, and perennial. Areas to be seeded with native grasses and sod are also shown. The Plant List (Sheet LP0.2) tabulates the sizes and numbers for each proposed plant and the landscape requirements table (Sheet LP0.1) details how the plan complies with Town Code. General Notes describe the proposed landscape materials (mulch, seed mixes, etc.) and maintenance practices.

The landscape is intended to compliment the surrounding area. Drought tolerant species will be utilized to conserve water yet will be colorful for all growing seasons and provide year-round interest. Shade trees will be provided around the lawn area with thicker understory plantings for screening and privacy around the foundation. All plants are low water, hardy, adapted or native species. This xeric approach was chosen to avoid excessive water near the foundations of the homes (such as would be needed for turf grass). As an added benefit, the planting conserves water and plans for a hardy, low-maintenance landscape that blends with the surrounding area. The native treatment is like what is found in many mountain home communities and is intended to be low maintenance while still providing interest and screening. All landscaping will be maintained by the HOA.

A substantial number of existing Canopy trees towards the North of the property will be preserved along Coal Creek. Landscape screening is provided as necessary in the form of shrub beds and ROW plantings. Trees have been kept out of the utility easements and other places that conflict with utility laterals. In their place, Saskatoon Serviceberry has been used. It is a very tall shrub that grows between 6 and 20' tall. Finally, site furnishings such as seating benches, trash receptacles and pet waste stations have been proposed within the site for residents to use and enjoy.