



BOULDER CREEK  
NEIGHBORHOODS

June 16, 2020  
Town of Superior  
Mr. Steven Williams, Town Planner  
124 E. Coal Creek Drive  
Superior, CO 80027

**Re: Rogers Farm Neighborhood, Planned Development / Final Development Plan / Final Plat**

Dear Steven:

Boulder Creek Neighborhoods is pleased to present a new low-maintenance single-family wee-Cottage neighborhood at Rogers Farm. Wee-Cottages are market rate attainable single-family homes that have taken off in popularity and consumer demand recently with escalating homes prices along the Front Range. Boulder Creek is a unique, local home builder who designs and builds homes and neighborhoods that enable active adults, down sizers, down shifters, and other homebuyers to live a low-maintenance lifestyle. Homebuyers 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.

There are three distinct applications with this submittal:

- **Rogers Farm Planned Development (PD)**: A proposal to create a PD is requested to permit smaller single family detached and single family attached homes (approximately (43) detached and (18) paired) as alternate residential uses proposed for the property. This PD also clarifies revised bulk and dimension standards and setbacks associated with the proposed residential use.
- **Rogers Farm Final Development Plan (FDP)**: A proposed FDP for the property is included with this application to depicting the grading, landscaping, utility layout, architecture, and lighting proposed for the neighborhood.
- **Rogers Farm Final Plat**: A Final Plat is included to subdivide the property to create fee simple residential lots, HOA tracts, tracts to be dedicated to the Town, and easements for utilities, access, emergency access, and drainage.

## **Overview of the Rogers Farm Neighborhood**

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### **Location / 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 to 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 “Phase 1 homes”). These homes are on platted lots and not part of this Planned Development (PD) or Final Development Plan (FDP) application. However, a vacation of a portion of the Douglas St. ROW is requested as part of this application for the Phase 2 wee-Cottage portion of the neighborhood (the “Phase 2 homes”). The vacation of the ROW, in the form of a quit claim deed, will create two tracts for a pocket park which will be owned and maintained by the HOA. The open space for this area will not count towards the open space calculation for the Phase 2 homes, and there will be a public access easement to ensure use and enjoyment of the park by all. The park includes a shelter, picnic tables, seating areas/plazas, and small open turf areas. Boulder Creek constructed Thomas St. with the Phase 1 homes to maintain vehicular connectivity but discourage cut-through traffic between 2<sup>nd</sup> Ave and McCaslin Blvd.

These two phases of the neighborhood will complement each other as they are primarily both single family homes in an alley loaded configuration that present front facades facing streets and public open spaces and provide connectivity to each other through pedestrian walks and green spaces. There will be one HOA for both the Phase 1 homes and the Phase 2 homes so there will be consistent and efficient maintenance of the community.

The community plan for the overall Rogers Farm neighborhood 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 encourages a socially connected neighborhood through architecture and home design, interconnected pocket parks, sidewalks/trails, and open space areas.

### **Community Outreach**

Extensive community outreach has occurred over the past few 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 as follows:

- Support for all residential use – no proposed commercial use was desired.  
***All residential land use is proposed.***
- 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.  
***Boulder Creek constructed Thomas St. with the Phase 1 homes to maintain vehicular connectivity but discourage cut-through traffic. Boulder Creek proposes that the***

***Douglas St. ROW is vacated where a pocket park has been constructed with the Phase 1 homes.***

- Provide a community greenspace.

***A ½ acre pocket park and series of intimate seating areas are proposed throughout the neighborhood. An additional 0.4 acre pocket park has been constructed with the Phase 1 homes (not included in the Phase 2 homes proposal).***

- Increased landscape buffer to McCaslin Boulevard instead of office or commercial uses.

***Boulder Creek acquired additional land adjacent to McCaslin Blvd. to provide a 75' – 125' buffer to ensure long term maintenance of this area. With the buffer and taking into account the McCaslin Blvd. ROW, the homes are setback approximately 110' – 190' from the flowline of McCaslin Blvd.***

- Detached sidewalks.

***Detached sidewalks are provided throughout the entire neighborhood.***

- Addressing concerns about adequate detention and drainage.

***This proposal provides required detention / water quality for this neighborhood.***

***Boulder Creek also funded the conceptual design for channel improvements to Coal Creek to be constructed in the future by the Town and Mile High Flood District. Boulder Creek will contribute funds to complete the pedestrian improvements portion of this Coal Creek stream stabilization project (low water crossing and trail connections).***

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.

### **Community Benefits**

Community benefits include:

- Low-maintenance community appealing to a wide range of buyers.
- Market rate single-family homes that are more attainable and lower than the median price of a Boulder County or Denver metropolitan home.
- 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 from 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.

## **Planned Development Request**

The first step in the process is to change the current R-M zoning (Medium Density Residential, approximately 6.7 acres) and A-UR zoning (Agricultural Urban Reserve, approximately 2.1 acres) to Planned Development (PD) to allow for the intended residential use and density. Per the Town's Municipal Code, the property is allowed 8 Dwelling Units per acre under the R-M zone district, up to two stories high, and a minimum lot area of 6,000 sf in size.

Below is an analysis of the current and proposed zoning for the entire property and permitted densities for reference:

**Existing R-M zoning area:** 6.7 acres  
**Permitted density at 8 du/acre:** 53 homes

**Existing A-UR zoning area:** 2.1 acres

**Proposed PD zoning area:** 8.8 acres  
**Permitted density at 8 du/acre:** 70 homes

**\* Developable portion of the site:** 6.4 acres  
**Density at 8 du/acre:** 51 homes  
**Density of developable portion of the site with proposed 61 homes:** 9.5 du/acre

*\* Developable portion of the site refers to the area with the homes excluding land to the north of the homes dedicated to the Town for open space. This calculation of this portion of the site is provided for information only and is not a development standard of the PD.*

These standards within the R-M zoning district are obsolete, do not support the allowed density of 8 du/acre, an appropriate density given the site context, and are not reflective of standards that allow current home designs demanded by consumers at that density. For example, a neighborhood at 8 du/acre density is not possible with a minimum 6,000 sf lot size.

The PD proposes development standards that deviate from the standards found within the R-M zone district, but with good intention and justification. Below is summary comparison of the proposed PD standards to the existing R-M standards:

### **Minimum Lot Size and Lot Width**

R-M zone district:	6,000 sf; 50 Feet
Proposed per this PD :	1,540 sf; 24 Feet

Justification: The existing R-M zoning minimum lot size and 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. and the high density, mixed-use Downtown Superior development to the east across McCaslin Blvd. This lot width accommodates cottage homes that are 16' - 20' wide with typical 4' side setbacks and typical 8' separation between homes. Increased separation between homes is provided in numerous areas of the plan.

### **Front Yard Setbacks**

R-M zone district: Local Road: 25 Feet

Proposed per this PD : 5 Feet

Justification: All the wee-Cottages proposed within Rogers Farm are alley-loaded. This allows for homes to have 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.

### **Side Yard Setback**

R-M zone district: 5 Feet

Proposed per this PD: 3 Feet

Justification: The market rate attainable wee-Cottages within Rogers Farm are intentionally designed be smaller homes with smaller footprints on smaller lots within a low-maintenance community. They are planned to be close together, creating a strong architectural presence along the streetscape, framing pocket parks, and along buffer areas. Larger side yards look aesthetically disproportionate to the architecture proposed and wider building separation creates more unusable and undesirable areas to maintain. Typical building separation on the front living space of the house (primary house structure) is 8' between homes, and only on the rear garage portion of the home (secondary house structure), where there is either no living space or no windows, there is proposed a minimum 6' between homes. Increased building separation greater than 8' is proposed in numerous areas, see Site Plan the for this information.

### **Rear Yard Setback-Alley**

R-M zone district: 8 Feet

Proposed per this PD: 6 Feet

Justification: The alley width is 24', more than the required 20', thus the garage face to garage face width of the alley is the same as that of a 20' alley with (2) 8' rear setbacks, which is consistent with zoning standards in Original Town. A slightly wider alley width allows for adequate vehicular circulation, fire protection, and utilities. Allowing the garage apron (or rear setback) to be 6' 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.

### **Maximum Lot Coverage**

R-M zone district: 40%

Proposed per this PD: 70%

Justification: The wee-Cottages are intentionally designed to have the following features, most of which allow the home to be priced more attainably, resulting in a higher than normal lot coverage:

- No back yard: Homes live out to the front instead of the back, so no back yards are proposed;
- Minimal front yard: Home come with a standard 6' porch and optional 9' porch, and small front yard area enclosed with a picket fence;
- Low-maintenance home, lot, and neighborhood;
- Small footprint home on a small lot;
- Unique home orientation: Most homes front to public and semi-public common areas maintained by the HOA. The HOA maintains all areas outside the fenced front yard, so this area is intended to be minimal.

### **Maximum Height**

R-M zone district: 32' for Two Story Homes  
Proposed per this PD: 32' for Two Story Homes  
38' for Three Story Homes (limited to maximum of 13 specific lots)

Justification: The proposed 3-story homes will be limited to a maximum of 21% of the homes (13 lots) to ensure more variety and architectural diversity. It will also create variation and interest within the streetscape and skyline and allow for a strong architectural presence to terminate views on park space and provide mid-block vertical relief to continuous rows of homes.

### **Public Land Dedication**

Approximately 2.27 acres is proposed to be dedicated to the Town, including land in and around Coal Creek. Boulder Creek will contribute funds to facilitate a pedestrian crossing of Coal Creek in this area as part of a future Town/Urban Drainage channel improvement project.

### **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.

### **Estimated Construction Cost**

The estimated construction cost is \$1,269,633, which includes public streets, private alleys, water, sanitary sewer, storm sewer, trails, sidewalks, and landscape within the ROW. These costs are included in Exhibit A of the SIA.

### **Phasing**

Infrastructure to support this project will be constructed as a single phase. Land Development is anticipated in Fall 2020 continuing through spring 2021. Vertical Construction is anticipated to commence in Spring 2021. The timeline for construction of individual homes will be market driven, with buildout anticipated by end of 2022.

### **Final Plat Request**

The Final Plat is required to create lots and tracts and clarify the ownership of all parcels within the Final Plat boundary. The following identifies the parcels and future ownership and maintenance:

- Assessor's Tracts 911 (4.966 AC), 912 (0.354 AC) and 913 (0.225 AC)
- Lots 1, 2, 3, 10, 11 and 12, Block L of South Addition to Superior (1902) (0.964 AC)
- Portions of First Avenue (0.138 AC) and public alley right-of-way (0.046 AC) per the 1902 South Addition to Superior
- An unplatted area referred to as Parcel 2, which is located on the west side of McCaslin Boulevard, just north of the Deport Street abandoned rail bed. (0.465 AC)
- Two separate unplatted areas west of McCaslin Boulevard (1.607 AC)
- The total area of this plat is 8.765 acres.

**Items include in this Plat include:**

- a) Creation of Blocks 1 and 2.
- b) Creation of Douglas Street right-of-way from First Avenue to McCaslin Boulevard.
- c) Vacation of a portion of First Avenue across Coal Creek.
- d) Vacation of a portion of public alley across Coal Creek.
- e) Vacation of various easements, the function of which is either no longer required or will be replaced with right-of-way or easements of similar configuration.
- f) Dedicating a 1.5' wide strip of right-of-way on the east side of First Avenue to facilitate installation of a multi-use path. This will increase the total right-of-way width from 60 feet (as currently platted) to 61.5 feet.
- g) Further subdivision of Block 1 into 12 Lots for single family residential development, two Parcels to be conveyed to a homeowners association (HOA), and one Tract to be conveyed to the Town.
- h) Creation of Block 1 Tract A, which is offered for dedication to the Town. This Tract has been created to combine lots previously platted in the 1902 South Addition which are undevelopable due to floodway restrictions and vacated First Avenue and Alley ROW which crosses Coal Creek.
- i) Further subdivision of Block 2 into 49 Lots for single family residential development and one Parcel to be conveyed to an HOA.
- j) Dedication of various easements to accommodate utilities and access components of the accompanying Final Development Plan.

**Historical Context of Platted Area**

Most of the land included in this Plat was used for agricultural purposes by the late Charlene Rogers, who lived in a house on the east side of Second Avenue north of Douglas Street. The designated plat and development plan name Rogers Farm is to acknowledge her historic ownership of the area. The “farm” uses incorporated Blocks L, O and P, South Addition, Tract 911 Superior & South, and the intervening rights-of-way. Charlene also owned Tracts 912 and 913 Superior South. These two areas incorporate the main channel of Coal Creek and were not suitable for agriculture. The southern portion of Block L and all of Blocks O and P are excluded from this Plat, as these existing platted lots have recently been developed with single family homes.

In addition to the historic Rogers Farm area, this Plat includes a triangular shaped unplatted area between Rogers Farm and McCaslin Boulevard. Much of this area was owned by the late George Menkick, who also owned the area which forms Downtown Superior north and south of Main Street. The developer for Downtown Superior purchased the triangular area west of McCaslin as part of the overall property acquisition from Mr. Menkick. The triangular area is currently zoned for agricultural use and is not part of Downtown Superior. A small portion of this area was previously dedicated to the Town as public Right-of-Way to allow for construction of the west leg of the McCaslin/Main roundabout.

Finally, this plat includes a small area west of McCaslin, north of the Depot Street abandoned rail line. This area has historically been undeveloped and is zoned Agricultural (A-UR).

**Description of Specific Blocks, Lots, Parcels, and Tracts**

**Block 1**

This Block is 3.44 acres bounded by proposed Douglas Street on the south, First Avenue on the west, and private property to the east. This block will be further subdivided into 12 lots, one Parcel and one Tract.

- o Block 1 Lots 1 through 12 are single family lots ranging in size from 1,560 to 2,080 sf (0.036 to 0.048 acres).

- Parcels A is 24,133 sf (0.554 acres). This Parcel will eventually be conveyed the HOA for ownership and maintenance. Per the accompanying FDP, improvements within the Parcel include the driveway and sidewalk access to the Lots, as well as common area landscaping intended to benefit the Lots.
- Parcels B is 5,298 sf (0.122 acres). This Parcel will eventually be conveyed the HOA for ownership and maintenance. Per the accompanying FDP, improvements within the Parcel include a private alley connection between First Avenue and the existing public north-south alley between First and Second Avenues. This Parcel will include a blanket Public Access Easement and Utility Easement.
- Tract A is 98,711 sf (2.266 acres) along Coal Creek. The tract is bounded by Second Avenue on the west, a public alley and Grasso Park on the north, and McCaslin Boulevard on the east, and residential lots and Parcel B on the south. Tract A contains Coal Creek and the existing stormwater quality pond north of Block 1. The stormwater pond serves development on Blocks 1 and 2, as well as the existing single family lots between First and Second Avenue, the First Avenue and Thomas Street right-of-way, and the Douglas Street right-of-way. Tract A will have a blanket Drainage Easement. A utility easement is proposed across the south side of Tract A, between First and Second Avenue to accommodate an existing public sanitary sewer main in this location.

## **Block 2**

This Block is 4.908 acres bounded by proposed Douglas Street on the north, First Avenue on the west, an abandoned rail bed on the south, and McCaslin Boulevard to the east. This block will be further subdivided into 50 lots and one Parcel.

- Block 2 Lots 1 through 49 are single family lots ranging in size from 1,540 SF to 2,385 sf (0.035 to 0.055 acres).
- Parcels C is 121,218 sf (2.783 acres). This Parcel will eventually be conveyed the HOA for ownership and maintenance. Per the accompanying FDP, improvements within the Parcel include the driveway and sidewalk access to the Lots, as well as common area landscaping intended to benefit the Lots. This Parcel has a blanket Pedestrian Access Easement over it.

## **Description of Rights of Way**

### **Douglas Street**

The Douglas Street right-of-way is extended from First Avenue east to McCaslin Boulevard. The minimum width is 60 feet. The width increases at the east end of the project to meet the existing west leg of the McCaslin roundabout.

### **First Avenue**

First Avenue is increased in width by dedication of an additional 1.5 feet on the east side. This will increase the total right-of-way width from 60 feet (as currently platted per the 1902 South Addition) to 61.5 feet.

## **Easement Vacation Request**

A Drainage Easement (reception No. 3455161) exists across portions of what is now Assessor's Parcels 912 and 913 and Block L Lots 11 and 12. This easement was created when the Second Avenue bridge was replaced. This plat requests vacation of the easement in favor of a blanket Drainage Easement across Tract A. The blanket drainage easement is larger in area than the easement being vacated and may afford the Town opportunities to implement drainage improvements along Coal Creek without obtaining additional easements.

A Drainage Easement (reception No. 3720856) exists across the northern end of what is now Assessor's Parcel 911. This easement is between private parties – Boulder Creek Neighborhoods and Second Avenue Superior – to allow construction and operation of a water quality pond located in Parcel 911. This

plat requests vacation of the easement in favor of a blanket Drainage Easement across Tract A, which is offered for dedication to the Town. The blanket drainage easement encompasses the extent of the water quality pond adjacent to Block 1.

A Maintenance Access Easement (reception No. 3720854) exists across the northern end of what is now Assessor's Parcel 911 and extends along the east side of First Avenue towards Douglas Street. This easement is between private parties – Boulder Creek Neighborhoods and Second Avenue Superior – to allow access to the existing water quality pond located in Parcel 911. This plat requests vacation of the easement. The accompanying Final Development Plan depicts an alternate access path from Second Avenue to the water quality pond across Tract A. If Tract A is accepted by the Town, an access easement will no longer be required because the pond and access road will be completely contained within land owned by the Town.

A 20' wide Irrigation Easement (reception No. 3720855) exists crosses Parcel 911 along the general alignment of Douglas Street from First Avenue to McCaslin Boulevard. This easement is between private parties – Boulder Creek Neighborhoods and Second Avenue Superior – to installation of a private irrigation service pipe between a reuse meter on the west side of McCaslin Boulevard and the park west of First Avenue. This pipe exists, but was always intended to be temporary until such time that Douglas Street is constructed. The pipe will need to be relaid as part of the accompanying Final Development Plan. Once relaid, the pipe will be located within the Douglas Street right-of-way and therefore an easement will not be required.

A Utility and Public Access Easement (Reception No. 3720854) is located on the east side of First Avenue aligned with Douglas Street. This easement was created to allow construction of the east leg of the First Avenue/Douglas Street intersection, including two storm inlets which have been constructed. This plat requests vacation of the easement and replaces it with the Douglas Street right-of-way, which serves the same purpose.

A Utility and Public Access Easement (Reception No. 3720854) is located on the east side of First Avenue south of Thomas Street. This easement was created to allow construction of utility stubs and a fire department turn around into proposed Block 2. There are existing utilities in this easement. This plat requests vacation of the easement and replaces another utility easement which extends generally along the private alleys in Block 2.

### **Sheet by Sheet Narrative:**

#### Sheet 1 includes:

- Signature blocks for the current landowners and the Town of Superior (beneficiary to certain easements, ROW dedication, and ROW vacation).
- Owners Estoppel Certificates
- Board, of Trustees, Planning Commission, Town Clerk, Surveyor's and County Clerk certificates
- Basis of Bearing and Lineal Unit Definition
- Vicinity Map
- Land Use Table showing ownership of each area of land.
- Title Commitment note
- Lot Tabulation
- Ownership, Maintenance and Easements notes
- Dedication Statement (at end of legal description)

#### Sheets 2

- Vacation Statements

- Depiction of vacation areas
- Overall plat detail map with partial views denoted

Sheets 3 through 6 includes:

- Linework depiction of various land areas and easements.
- Line and curve tables
- Legend
- Graphic Scale

## **Final Development Plan Request**

The purpose of the Final Development Plan (FDP) is to ensure conformance with the approved zoning for the property, depict final landscaping, pedestrian circulation, street and park design, lighting, utility layouts, site grading and drainage, stormwater management parking, and other detailed elements that comprise the proposed neighborhood. It is the applicant's intention to build all public infrastructure to support the FDP in one phase. there are no special provisions required for phasing.

## **Architecture**

Rogers Farm consists of 61 wee-Cottages, which are single-family detached and attached alley-loaded homes ranging in size from 900-1,500 sq. ft. These homes appeal to those who desire a traditional single-family home that due to its streamlined floorplan and smaller lot size is more energy efficient, attainably priced, and requires less maintenance than the average new home. The elevation forms are designed with simple, clean forms which mimic many of the traditional surrounding architecture of Old Town. These homes will vary in color, and have accented siding details such as lateral siding, bat and board accents, and fenestrations that create interest along the streetscape. 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 with lower house prices than the median price of homes in the Denver Metro area. 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 downshifter 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.

Homes may be completely detached, or they may be attached (paired) at the rear portion of the house, while separated at the front living space of the homes to maintain windows and light on 3 sides.

There will be up to 5 home plans offered with 6 elevation styles and 8 color schemes spread amongst the plans. Any home plan may be built on any lot, provided the minimum setbacks are met. However, the size of many lots only accommodates specific home plans. The differentiation of the homes, though, is through

the various elevation styles and color schemes. No elevation style or color scheme shall be repeated on adjacent homes/lots to maintain a visually diverse and eclectic neighborhood.

There is a 3-story Cottage 8 is planned on 13 specific lots. These homes are only located in the middle of some rows of two-story homes to provide variation and relief to the streetscape and additional offerings to buyers, as well as capture key mountain and open space views.

All homes will feature 6' deep front porches with optional 9' deep porches (with some exceptions on 3-4 lots where space does not permit, and on the 3-story Cottage 8, which will only have a 6' deep porch on the first and second level).



Entry streetscape entering neighborhood off McCaslin roundabout

### **Parks & Open Space**

R-M zoning requires 40% open space, and we meet this requirement even though we are rezoning to PD. The 40% open space is met within the “Development Area” of the PD (2.6 acres of open space within Parcels A, B, & C of the Plat). If the “Town Dedication Area” of the PD (2.26 acres of open space within Tract A of the Plat) to the north of the Development Area is included, we are providing 55% open space. The calculations above exclude homeowner maintained front yard areas. Tract A will be dedicated to the Town and will include a 10' wide concrete trail, half of which will be constructed as part of this project and the remainder funded by the Applicant to be constructed as part of the Town’s future Coal Creek stream stabilization project.

A 1/2 acre pocket park provides a key open space area in the central part of the neighborhood, with a large lawn area, framed by front doors of the cottages. The park also provides a pleasant walking experience for guests visiting homes fronting McCaslin Blvd and parking on 2<sup>nd</sup> Ave.



Pocket Park framed by front doors of wee-Cottages

### **Trail Connectivity**

The proposed walking pedestrian system proposed for Rogers Farm, in conjunction with a future Coal Creek stream stabilization project, will facilitate seamless trail connections from Original Town to Downtown Superior through the following:

1. **East-West 8' trail through neighborhood:** The detached sidewalk on the east side of 1<sup>st</sup> Avenue and south side of Douglas St. has been widened to 8' and 7' respectively. This will provide a continuous trail from 2<sup>nd</sup> Avenue at the NW corner of the Rogers Farm neighborhood to the existing trail within the Depot St. ROW (old railroad bed), which then ties into the Mayhoffer Single Tree Trail connection and Shan-Shan trail head to the south. This will also connect both the existing Original Town neighborhood and the Rogers Farm neighborhood to the 8-10' trail on the west side of McCaslin Blvd.
2. **Coal Creek crossing:** Boulder Creek will contribute funds towards future pedestrian improvements that includes 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 by the Town and Mile High Flood District (Urban Drainage).
3. **Neighborhood Sidewalks:** A network of 5' wide walking paths wind throughout the neighborhood and connect small park spaces and seating areas, providing a pleasant pedestrian experience off the wider trails for residents, visiting neighbors, and residents of Original Town to socialize, visit, walk, and relax.

## **Landscape**

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The overall design and theme provide a naturalized landscape setting that will relate to the greater Superior community, the open space that abounds nearby, and the adjacent foothills. A variety of native and adapted trees, shrubs and perennials are proposed that will provide a sustainable, unifying, and attractive landscape.

The landscape plan is providing street ROW plantings and both developed and naturalized open space landscape. A total of 127 trees and 755 shrubs are required and total of 141 trees and 991 shrubs have been provided over the project as a whole. In addition, 579 ornamental grasses and perennials have been provided. Turf areas and shrub beds have been located at key entry areas and waterwise native seed has been used for the majority of the common open space areas. Plant material, particularly evergreen trees have been carefully placed around the perimeter of the proposed development to provide a visual buffer to McCaslin Blvd and to screen alleys, garages, and parking areas. Existing peripheral areas shall be reseeded with the Town's non-irrigated native seed mix and trees and informal naturalistic plantings have been added to the detention/water quality pond on the north near Coal Creek.

The plant list consists of species that have proved to be low maintenance and reliable in our environment. Overall, the plants selected were chosen based on their ability to provide durability, longevity, suitability for the environment, and provide an enriched experience for residents and the surrounding community.

On-lot front yard landscaping will be installed and maintained by homeowner after home construction, and will be subject to review, approval, and subsequent control and enforcement by the HOA and CC&Rs. This private front yard area will be enclosed with a 42" max height wood picket fence, as depicted on the Lot Typical Sheet of the FDP. All on-lot areas outside the fence, limited to the side yards, will be low maintenance rock and maintained by the HOA.

## **Parking**

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PD – 138 Parking Spaces Required

FDP – 140 Off Street Parking Spaces Proposed

The FDP proposes a standard of two private off-street parking spaces plus 0.25 guest spaces for each unit per Town code. Therefore for 61 units a total of 138 off street parking spaces will be required.

Parking is provided as follows:

- One or two spaces within each residential garage (101 total spaces)
- One exterior space within each lot (21 totals spaces)
- Guest spaces within HOA parcels (18 total spaces)
- Total Off-Street Spaces: 140

Additionally, 32 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 for a total of 172 parking spaces for the property.

## **Streets**

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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 FDP 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.

A vacation of the Douglas Street ROW is requested between 1<sup>st</sup> and 2<sup>nd</sup> Ave. This ROW is anticipated to be a public pocket park which will be owned and maintained by the Roger Farm Homeowners Association. Elements that are incorporated into this are proposed to be passive amenities such as pedestrian walks, benches, a shade structure, trash receptacles and low voltage pathway lighting.

## **Potable Water**

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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**

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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 and Domestic Water Tap fees**

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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 900-1,500 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.

## **Irrigation**

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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.

### **Homeowners Association**

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 to the west 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 outside of fenced areas.

### **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 private alley. Snow removal in the alleys, parking spaces and sidewalks will be the responsibility of the HOA.

**Phasing**

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Infrastructure to support this project will be constructed as a single phase. Land Development is anticipated in Fall 2020 continuing through spring 2021. Vertical Construction is anticipated to commence in Spring 2021. The timeline for construction of individual homes will be market driven, with buildout anticipated by end of 2022.

**Signage**

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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**

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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. Fixtures along the streets will be mounted on a 16-foot pole. Fixtures on the alleys will be mounted on a 12-foot and 16' pole. All fixtures are cut-off type and fixture locations along the alleys were designed to illuminate the guest parking.

**Mail**

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The Applicant will be working with the US Postal Service to meet mail delivery standards. Mail kiosk clusters are shown on the Site Plan.

Sincerely,



Mike Cooper  
Boulder Creek Neighborhoods