

DESIGN STANDARDS

BOULDER, COLORADO



Many neighborhoods in Boulder have unique characteristics such as sloping lots and views of the foothills.



In the first phase of the project, residents identified green space and mature landscaping as important characteristics of many existing neighborhoods.

Compatible Neighborhood Compatibility Project

Boulder is a vibrant college town at the foothills of the Rockies. It has a long history of public involvement from a citizenry seeking to protect its high quality of life. Winter & Company assisted the City of Boulder with tools to protect the character of its established neighborhoods. The project began with an identification of issues, goals and objectives, followed by development of a strategy outlining recommended policy alternatives. The final phases of the project included streamlining of existing zoning and green building regulations as well as drafting new context-sensitive design standards for infill development in residential neighborhoods.

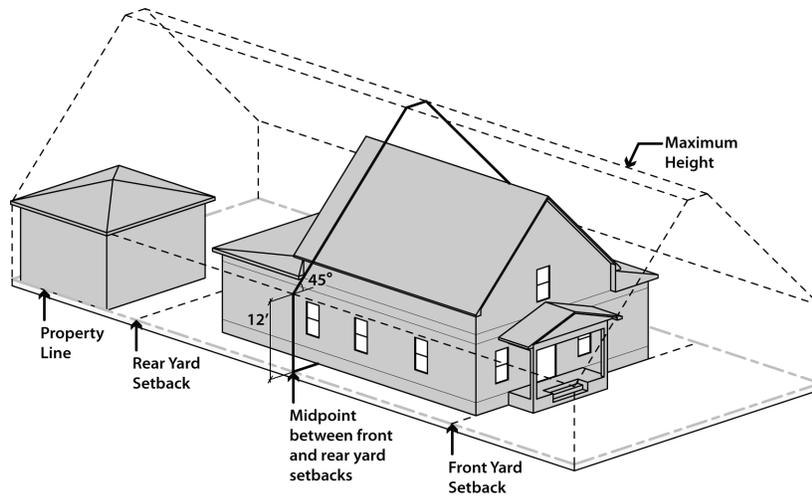
The process included active public participation in a series of community workshops. In these workshops, participants identified the defining features of the city's residential districts and current building issues that impact character. Solutions that balance compatibility objectives with the needs of individual homeowners were explored. Considerations included:

- » Quality of life and sense of community
- » The ability of residents and builders to invest and expand
- » Current trends in residential development
- » The effectiveness of current regulations
- » The simplicity and ease of use of any future regulations



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Highly visual graphics were developed as part of new context-sensitive design standards to enhance their ease of use.

SERVICES:

- » Community workshops
- » Visual survey sent to over 14,000 homeowners
- » Context-sensitive design standards
- » Citizen, realtor and construction industry focus groups

CLIENT:

City of Boulder
Susan Richstone
Deputy Director of Community Planning & Sustainability

DATE:

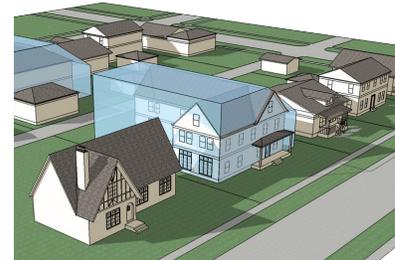
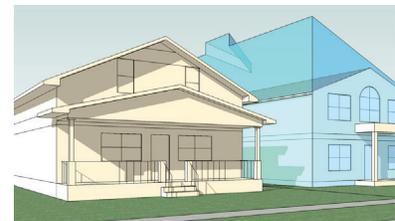
2008-2009

C. Recent Trends
The models below illustrate some recent development trends in single-family neighborhoods.

As a team, discuss the illustrations of recent trends. Then, identify three (3) key issues that should be addressed.

1. Lot Building Envelopes - Too small? Builders for street & deep lots - too close together
2. Impervious Surfaces - Any should impact neighboring houses
3. Impact on neighbors - privacy loss to adjoining homes
Imposition, Imposing

Workshop participants commented on the compatibility of recent development. Models show the maximum allowed buildable envelopes in blue.



Workshop participants used models illustrating permitted building envelopes and current construction trends to identify potential issues.

