

6655 TWIN LAKES ROAD

Estimated parcel area: 434,340 SF (9.97 Acres)
 Current zoning: RR (Rural Residential)
 Proposed zoning: RH-2 (Residential High 2)
 Boulder Valley Comprehensive Plan (BVCP): Residential - Medium Density (6-14 units per acre)
 Boulder Revised Code: RH-2 Residential High 2

Maximum number of dwelling units for RH-2: 13.6 (up to 27.2 by review)/per acre
 13.6 x 9.97 = 136 Units
 Minimum Lot area per dwelling unit: 3,200 SF
 Minimum open space per dwelling unit: 600 SF
 136 Units X 600 SF = 81,600

	Units	Senior Housing	4-Unit Buildings	4-Unit Buildings with garages	6-Unit Buildings	
# of Buildings		1	10	6	2	19
# of Units		60	40	24	12	136
Unit Mix	1 Bedroom	36	-	-	-	36
	2 Bedroom	24	20	12	4	60
	3 Bedroom	-	20	12	8	40
	Total	60	40	24	12	136
Average unit SF	1 Bedroom	650 SF				
	2 Bedroom	818 SF	900 SF	1,050 SF	900 SF	
	3 Bedroom		1,200 SF	1,400 SF	1,200 SF	
Required parking	1 Bedroom					
	2 Bedroom	60	60	36	12	
	3 Bedroom		80	48	32	
	Total	60	140	84	44	328
					25% Reduction	246
					Parking Provided:	246

Area Breakdown:

60 Unit Senior Housing (Two Story):	28,317 SF
18 - 4 & 6 Unit Townhomes (Two Story):	70,984 SF
Community Building (One Story):	11,144 SF
Roads (60' ROW):	83,560 SF
Ditch Easement:	44,876 SF
Parking:	68,457 SF
Open Space (Includes Softscape, hardscape, driveways, etc.):	127,002 SF
Total	434,340 SF

Parking Requirement calculation:

Senior Housing:	60 Assumption of 1 per DU
2 Bedroom 900 SF	3
1,050 SF	3
3 Bedroom 1,200 SF	4
1,400 SF	4

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Twin Lakes Property

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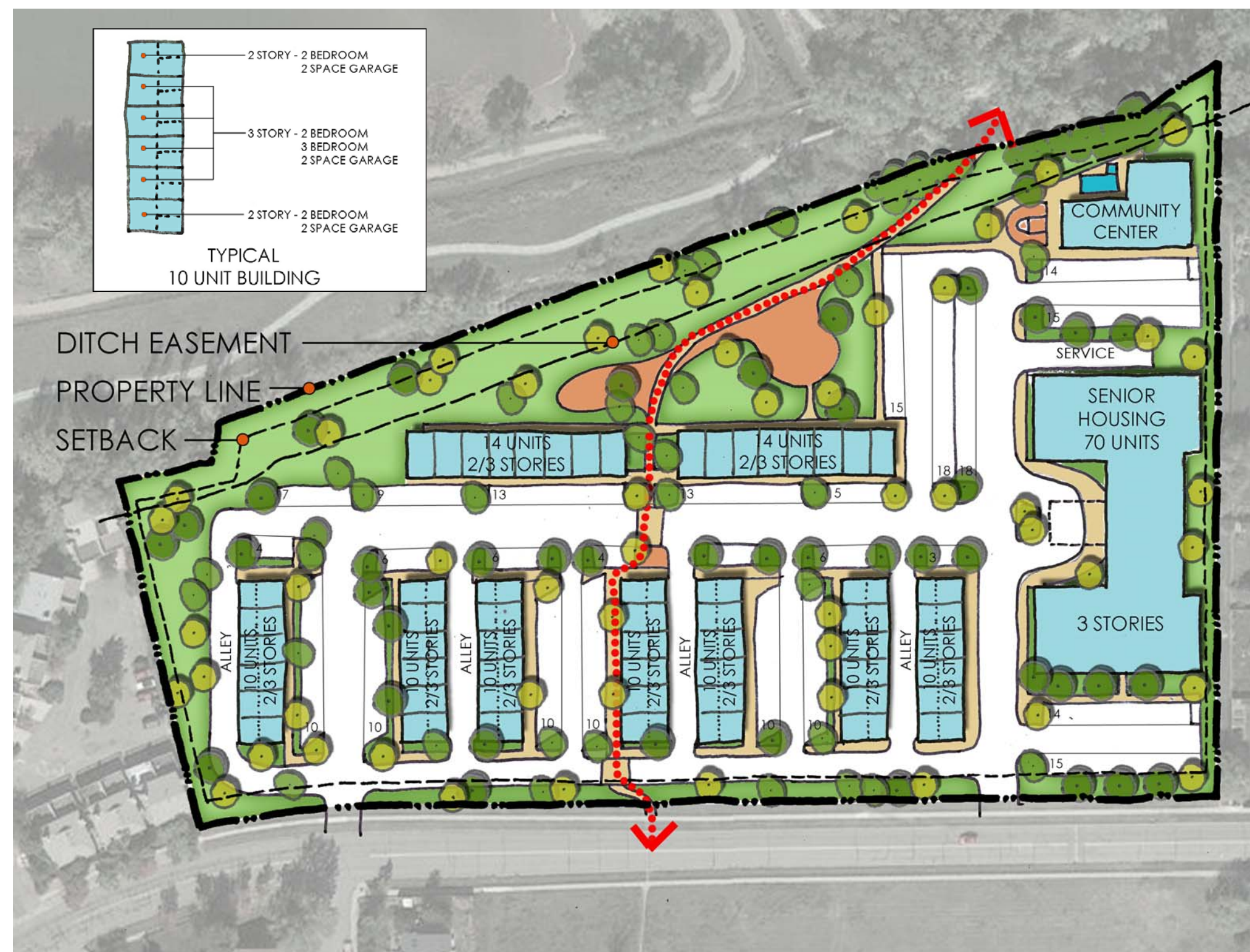
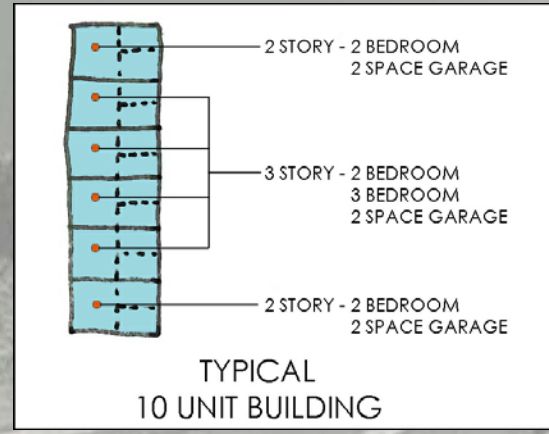
SEH
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BOULDER COUNTY HOUSING AND HUMAN SERVICES
 2525 13TH STREET, #204
 BOULDER, CO 80306

6655 Twin Lakes Road
 SEH Project No. 104717
 DATE: FEBRUARY 27, 2013

DESIGN OPTION A

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 Current zoning: RR (Rural Residential)
 Proposed zoning: RH-2 (Residential High 2)
 Boulder Valley Comprehensive Plan (BVCP): Residential - Medium Density (6-14 units per acre)
 Boulder Revised Code: RH-2 Residential High 2

Maximum number of dwelling units for RH-2: 13.6 (up to 27.2 by review)/per acre
 16.9 x 9.97 = 168 Units
 Minimum Lot area per dwelling unit: 3,200 SF
 Minimum open space per dwelling unit: 600 SF
 168 Units X 600 SF = 100,800 SF

	Units	Senior Housing	10-Unit Buildings with garages	14-Unit Buildings	
# of Buildings		1	7	2	10
# of Units		70	70	28	168
Unit Mix	1 Bedroom	40	-	-	40
	2 Bedroom	30	42	16	88
	3 Bedroom	-	28	12	40
	Total	70	70	28	168
Average unit SF	1 Bedroom	650 SF	-	-	
	2 Bedroom	818 SF	933 SF	933 SF	
	3 Bedroom	-	1,116 SF	1,399 SF	
Required parking	1 Bedroom		-	-	
	2 Bedroom	70	126	48	
	3 Bedroom		112	48	
	Total	70	238	96	404
With 17% Reduction:					336
Parking Provided:					336

Area Breakdown:

70 Unit Senior Housing (Three Story):	28,317 SF
9 - 10 & 14 Unit Townhomes (Three Story):	53,901 SF
Community Building (One Story):	5,651 SF
Roads (60' ROW):	83,560 SF
Ditch Easement:	44,876 SF
Parking & Drives	70,469 SF
Open Space (Includes Softscape, hardscape, etc.)	147,566 SF
Total	434,340 SF

Parking Requirement calculation:

Senior Housing:	70 (Assumption of 1 per DU)
2 Bedroom 933 SF	3
3 Bedroom 1,116SF	4
1,399 SF	4



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