



BOULDER CREEK  
NEIGHBORHOODS

July 30, 2021

Steven Williams  
Town of Superior  
124 E. Coal Creek Drive  
Superior, CO 80027

**RE: Rogers Farm - wee-Cottages - Final Development Plan Amendment**

Steven:

Boulder Creek Neighborhoods submits an FDP Amendment to propose refined architectural elevations for the wee-Cottages. During the past year, our product development team has been developing a more comprehensive, complete product mix for wee-Cottage. The elevation styles will not appear much different than those approved in the *Rogers Farm – wee-Cottages – Final Development Plan (FDP)*. The first change to the FDP is that we have now made all style options available on all plans, resulting in greater diversity of architectural styles offered in the community.

Below is a comparison of the existing and proposed product matrix:

**Existing approved FDP**

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<b>Plan</b>	<b>Elevation Style</b>
Cottage 1	A, B, C, D, E, H
Cottage 2	A, B, C
Cottage 5	A, B, C, D, E, H
Cottage 7	A, B, C
Cottage 8	A, B, C

**Proposed FDP Amendment**

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<b>Plan</b>	<b>Elevation Style</b>
Cottage 2	A, B, C, <b>D, E, H</b>
Cottage 5	A, B, C, D, E, H ( <b>added wrap porch option</b> )
Cottage 7	A, B, C, <b>D, E, H</b>
Cottage 8	A, B, C, <b>D, E, H</b>
<b>Cottage 9 lots)</b>	<b>A, B, C, D, E, H (added this plan with a side entry to offer variety of corner/end</b>

A second change to the FDP is the addition of the Cottage 9, a new home plan that features a side entry into the house. This home plan will be offered on some corner lots abutting streets and open space. We intentionally created this plan with a side elevation to address the side street or open space with a front door. This provides another option to provide more streetscape diversity, particularly on side elevations facing public areas. We only anticipate building this plan on approximately 3 lots in the community.

A third change to the FDP is the removal of the Cottage 1, which is the smallest plan at 900 sq. ft. We have found that the market demand for the Cottage 1 is diminishing, with buyers frequently upgrading to the Cottage 5 or other plans. The Cottage 1 has the same building footprint as the Cottage 7, which has 1,150 sf., thus the Cottage 1 & 7 plans fit on the same size lots. We are not likely to sell many Cottage 1s, with the anticipation being that most buyers for these lots will prefer the Cottage 7, opting for the additional 250 sq. ft.

On our original FDP, we committed not to building a specific number of plans, rather we committed to a diversity of architectural styles per the standard below, which we will maintain this standard, with slight modifications for the proposed changes in homes plans and styles, as follows:

*1. Styles (A, B, C, D, E, H) of Plans 1, 5, 7, or Style (A, B, C) of Plan 2, or Style (A, B, C) of Plan 8 are the differentiating feature of the cottage homes. No home style (as restricted by Plan) or color scheme shall be repeated within two lots of each other to establish streetscape diversity. A minimum (10) A or H style, (10) B or D style, and (10) C or E style shall be provided in the community.*

*2. A minimum of six (6) distinctly different styles will be offered in the neighborhood.*

*3. A minimum six (6) color schemes will be applied to the various home styles.*

*4. All cottages will feature the following:*

- *Rear alley-loaded garage (1 or 2 car, attached)*
- *2 stories or 3 stories*
- *Covered front porch minimum 5' deep, with optional deeper depth front porches*
- *Different colors on upper and lower level of homes and/or different colors on vertical and horizontal materials.*
- *Different width of siding materials*
- *Wood trim around all windows.*

**propose to add: on most elevation styles and color schemes**

*5. Cottage Styles will be distinguished through variations of the following (though not necessarily changing all on every Style):*

- *Change in roof plane/orientation*
- *Change in roof pitch*
- *Change in window shape, quantity, and placement (on walls and/or front doors)*
- *Gable roof (or additional gables)*
- *Change in the break between 4" lap siding and 8" lap siding or horizontal and vertical materials*

A fourth change to the FDP is the addition of a 2-car garage option for the Cottage 7, which is a new plan that we have not sold or built before. This home has the smallest square footage at 1,150 sf. The addition of the 2-car garage does not add livable square footage. This option is critical to the marketability of this home plan. From a visual standpoint, the garage will be more visually appealing than a parked car on a parking pad adjacent to the garage.

The fifth change to the FDP is the addition of a wrap porch option to the Cottage 5, proposing to build this option on corner lots that require enhanced elevations per the FDP. This option,

coupled with the addition of the Cottage 9, will offer an additional plan and options for the corner/end lots that side to streets, open space, and alleys. We will propose a mix of Cottage 5 with wrap porch and the Cottage 9 with side entry, as well as other plans with enhanced side elevations, to maximize the architectural variety of plans/side elevations that are visible to the public.

The sixth change of the FDP is updated color schemes that will complement the existing homes constructed in Phase 1 of Rogers Farm. This will ensure a more visually cohesive community beyond the limits of this FDP.

The proposed product plan mix is as follows:

(13) Cottage 2 (1,304 sq. ft.)

(14) Cottage 5 (1,178 – 1,380 sq. ft.)

(12) Cottage 7 (1,136 sq. ft.)

(13) Cottage 8 (1,536 sq. ft.)

(3) Cottage 9 (1,559 sq. ft.)

We have included a *Product Plan* map delineating the home plans, styles, and colors that we have pre-planned for the community, adhering to the architectural standards established in the FDP, and modified accommodating the changes proposed within this FDP amendment.

We feel that the six changes proposed in this FDP amendment collectively create a more diverse and interesting neighborhood and maintains an even distribution of home plans, styles, and colors. Feel free to contact me with any questions or clarifications on the proposed changes.

Sincerely,



Boulder Creek Neighborhoods

CC: Martin Toth