



Total Site Area: 27.3 acres
Total Dwelling Units: 334
Total Commercial SF: 58,264

Residential SF Range: 580-2,712
Residential Price Range Targets: \$102,000-\$799,000

Timeline
Site Acquired Spring 1997
Planning Begins Fall 1998
Construction Starts 2003
Sales Begin Winter 2004
Project Completion 2008

40% Permanently Affordable Housing



KEY LEGEND

- Offices / Shops / Community Buildings
- Mixed Use
- Attached Housing
- Single Family and Duplex



Views to the Dakota Ridge to the west and the Flatirons to the southwest

A neighborhood with a bakery, restaurant, shops and workplaces within walking distance of homes

Skip Stop

A neighborhood that is connected to the greater Boulder community with several public transportation opportunities

Mixed-Use buildings enliven the neighborhood both day and night

Live / Work apartment buildings provide an architectural transition to the neighborhood and a workplace for artists and craftspeople

Multi-Family housing at the end of streets define the corner

Single Family houses with porches on the street welcome passers-by

A community with workplaces, artists studios and small offices integrated into the residential fabric

A walkable neighborhood of intersecting tree-lined streets

A neighborhood comfortable for the pedestrian and bicyclist - not just cars

A future community center on the park - a neighborhood gathering place

LEE HILL ROAD

ZAMIA AVENUE

14th STREET

15th STREET

16th STREET

17th STREET

YELLOW PINE AVENUE

ZAMIA PLACE

U.S. HIGHWAY 36

HOLIDAY COMMUNITY PARK

YANPON AVE

14th STREET

15th STREET

16th STREET

17th STREET

Community Gardens, a place to grow vegetables and flowers locally

The restored "Holiday" sign

Orchards and gardens atop landscaped earth berms buffer traffic noise

2 / 3 story multi-family attached housing offer good solar exposure and views to the mountains

A neighborhood comprised of many pocket parks and gathering areas of different sizes and character

A bike path connecting to city-wide system

Energy efficient building envelopes reduce dependence on non-renewable fuel sources and increases air quality. Research funded by EPA grant.

The pedestrian way along the Studio Mews connects the park with the community gardens. This outdoor room offers opportunity for strolling, outdoor art, play and discovery.

Shared parking courts allow easy access from the rear and opens up the building's porches to the street.

Townhouses line the park capturing sun and views.

Holiday Drive, laid out along the edge of the former auto-theater, recalls the history of the site.

A community of diverse housing choices including single family, townhome, apartment and live/work opportunities

A neighborhood which minimizes street lights to prevent light pollution in conjunction with promoting safety

State of the art water quality technology integrated into park that recharges the water table and cleans up water downstream. Research funded by an EPA grant.

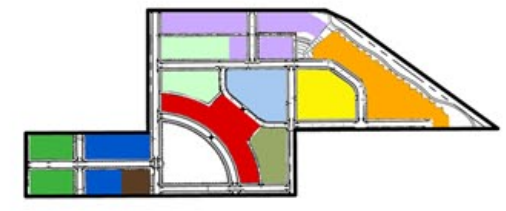
A sculpture with an integrated movie screen "for movies in the park"

Bus Stop for the 204 RTD bus - formed by garden and arbor

stops along the way

- 1 Front Door** Grab a cup of coffee or a slice of pizza at this new & inviting northern gateway to Boulder
- 2 Living Room** A gathering place & a reminder of the site's history - you might just catch a summer movie on the lawn!
- 3 Studio Mews** You're now on a walkable axis which began at the park and terminates at the restored Drive-In sign

- 4 Gardens** The gardens are a place for play and community building - dig in and get your hands dirty!
- 5 Checkerboard** Consciously staggered buildings form a distinct edge and sound barrier from Highway 36
- 6 Catalyst** This friendly & innovative development has inspired like-minded adjacent developments with similar high standards



Neighborhood Key

- MAIN STREET NORTH Wolff Lyon
- NORTHSTAR PLACE Coburn
- BLOCK SIX Peak Properties + Barrett Studio architects
- NORTH COURT Naropa University + Wolff Lyon
- STUDIO MEWS Coburn
- ZAMIA PARK Coburn
- THE CRESCENT Coburn
- NORTHERN LIGHTS Affordable Housing Alliance + Wolff Lyon
- WILD SAGE COHOUSING Wonderland Development + Bryan Bowen
- GARDEN CROSSING Peak Properties + DTI Design