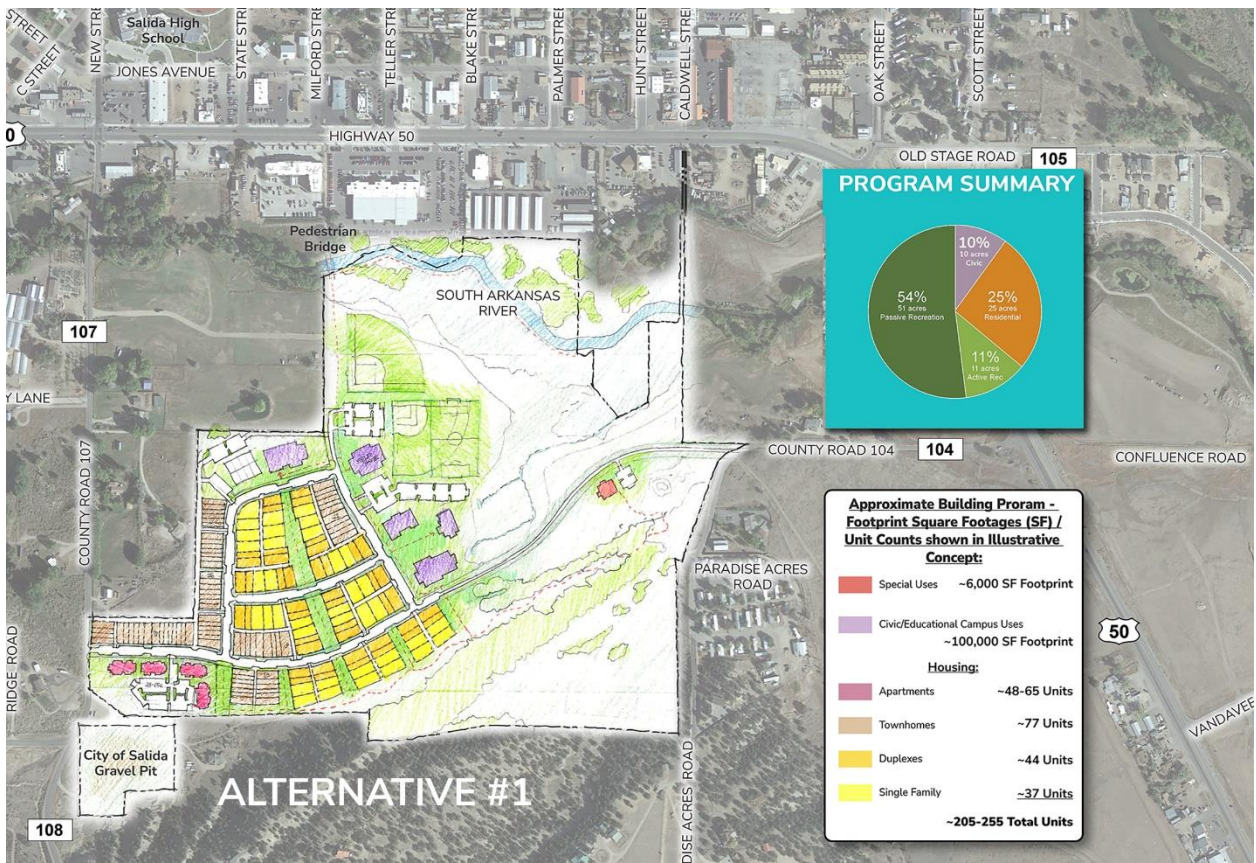
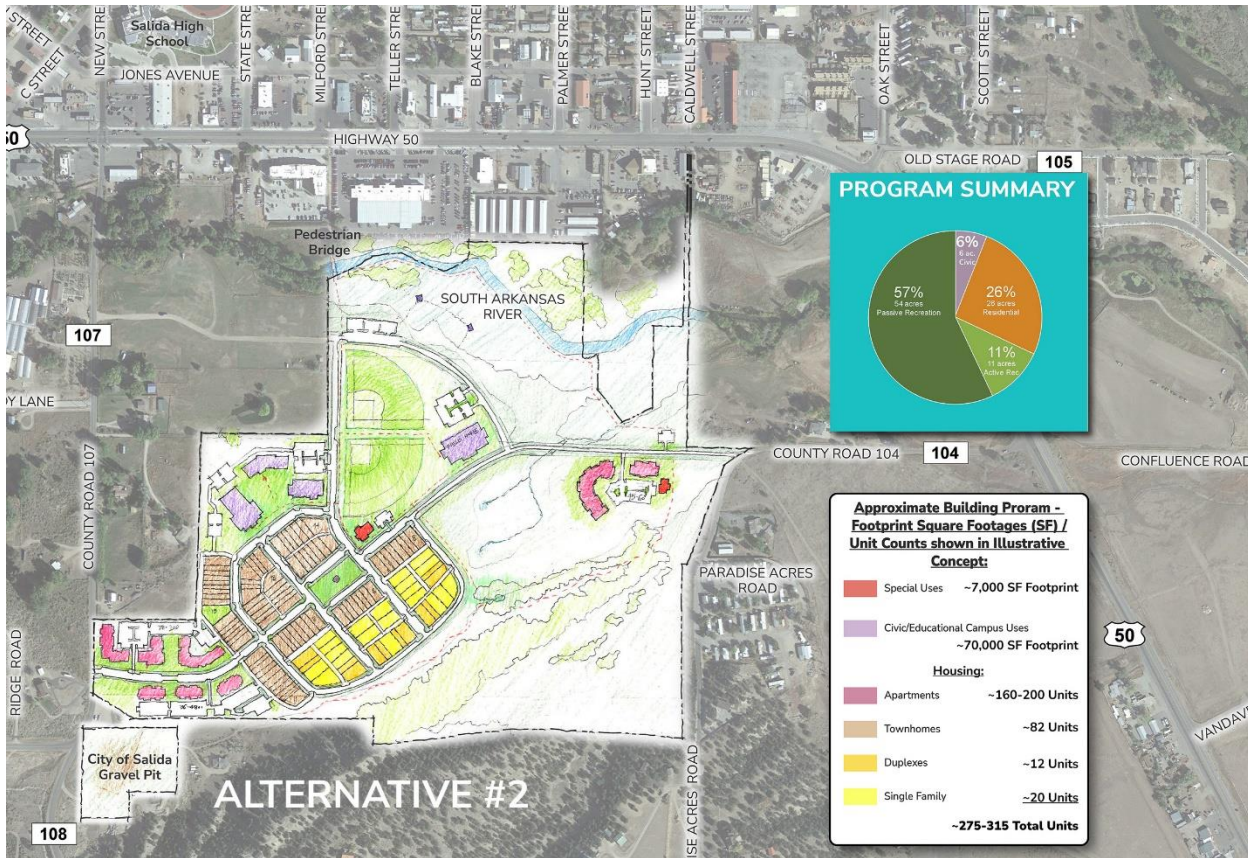


ALTERNATIVE #1



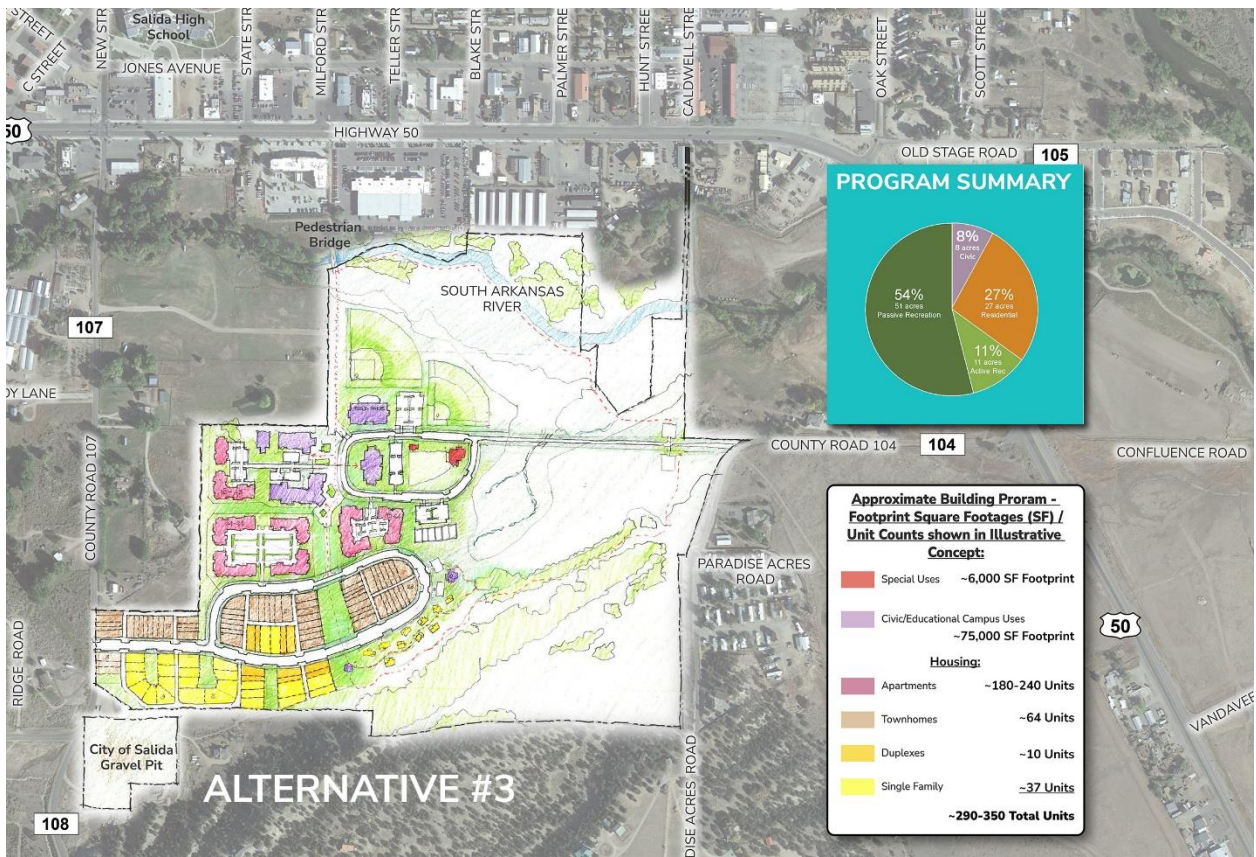
<p>WHAT PEOPLE LIKED:</p>	<p>CHALLENGES/REFINEMENTS:</p>
<p>HOUSING:</p> <ul style="list-style-type: none"> Housing types (aligned with surrounding area) Less dense Most livable Greenway/fingers (housing fronting) More affordable options (townhomes duplex) Homes with yards Less apartments 	<p>Combine #1 and #2</p> <ul style="list-style-type: none"> Maintain density at 107 Some sort of development at eastern edge (housing + small destination possibility) Maintain campus location of #1 Maintain direct access to rec of #2 Maintain greenway of #1 but more naturalized and connect to 107/108 detention Maintain north road and boardwalks Assess layout of ball fields to minimize impacts to housing Maintain central park of #2
<p>RECREATION:</p> <ul style="list-style-type: none"> More fields Combined baseball/soccer fields Natural blending of fields into open space Fields away from homes Most options for fields and courts 	
<p>CAMPUS:</p> <ul style="list-style-type: none"> Largest CMC space Central location Access from two points Seems separated from neighborhood 	
<p>CIRCULATION:</p> <ul style="list-style-type: none"> Double access to neighborhood Street pattern Easy access to facilities without driving through neighborhood 	

ALTERNATIVE #2



WHAT PEOPLE LIKED:	CHALLENGES/REFINEMENTS:
<p>HOUSING:</p> <ul style="list-style-type: none"> • Apartments closer to main road • Mix of housing is balanced • Layout • Less single-family • Campus-like feeling 	<p>Combine #1 and #2</p> <ul style="list-style-type: none"> • Maintain density at 107 • Some sort of development at eastern edge – mixed use (housing + small destination possibility) • Maintain campus location of #1 • Maintain direct access to rec of #2 • Maintain greenway of #1 but more naturalized and connect to 107/108 detention • Maintain north road and boardwalks • Assess layout of ball fields to minimize impacts to housing • Maintain central park of #2
<p>RECREATION:</p> <ul style="list-style-type: none"> • Central park • Setup of fields • Centralized layout • Less interrupted open space • Bike trail all the way around 	
<p>CAMPUS:</p> <ul style="list-style-type: none"> • Central focus, but not in front • Easier to secure perimeter when needed • Open space in middle/shared green space • Defined campus space • Walking distance to Hwy 50 	
<p>CIRCULATION:</p> <ul style="list-style-type: none"> • Direct access to recreation • Double access to neighborhood • Flow of streets • More parking • New north/south road unnecessary 	

ALTERNATIVE #3



WHAT PEOPLE LIKED:	CHALLENGES/REFINEMENTS:
<p>HOUSING:</p> <ul style="list-style-type: none"> • Most housing units / most affordable options • Housing away from recreation • Housing variety • Doesn't seem as condensed / less cluttered / more open • Starter homes • Density not on edges 	<ul style="list-style-type: none"> • Reconfigure to include small connector/spine road but keep circuitous street pattern. Need connection so it doesn't trigger improvements to Hwy 50/CR 104 access point. • Look at possibility of connecting to north access from CR 107 • Include greenway connector to 107/108 detention. • Concentrate density internally, not on edges • Maintain minimal development on eastern half and eastern entrance.
<p>RECREATION:</p> <ul style="list-style-type: none"> • Direct access to fields • Central Park/spine • Homes furthest from recreation/noise/lights • Formal trail connections • Most undisturbed open space • Safe walking space away from roads • Maintains more open space along river • Least impact on disc golf course • Central field house 	
<p>CAMPUS:</p> <ul style="list-style-type: none"> • Don't like civic tucked in middle vs. love it in middle. • Easy to move between buildings • Less neighborhood disturbance 	
<p>CIRCULATION:</p> <ul style="list-style-type: none"> • Road loop/separation of traffic • Minimizes road surfaces on site • Parking access to ball fields • Direct access to rec/campus 	

EAST ENTRANCE:

#1 – LOCAL DESTINATION:	#2 – HIGHER DENSITY HOUSING	#3 – NO BUILDINGS	#4 – PUBLIC USE
<ul style="list-style-type: none">• Strengthens walkability• Local food options• Pickleball courts• Trailhead tiki bar	<ul style="list-style-type: none">• Combo of #1 and #2 – mixed use• Possible transit access	<ul style="list-style-type: none">• More natural feel• Least likely to force redesign of disc golf	<ul style="list-style-type: none">• Rec center• Pickleball courts• Bathroom alone will become vagrant hangout• Natural/environmental center• CMC

NORTH OPEN SPACE COMMENTS:

- Boardwalk/raised deck overlooking creek
- Amphitheater
- Putter disc golf course
- Fishing access
- As undeveloped as possible
- Easy maintenance
- Disc golf course
- No off leash dogs
- Food trucks
- Interpretive signs
- Habitat restoration
- Pickleball

SOUTH OPEN SPACE COMMENTS:

- Valmont in Boulder (mtn bike)
- No illegal camping
- Leave as is
- Mtn bike course near gravel pit
- No dogs or food
- Pickleball
- Dogs away from river