

Neighborhood Precedents

Erie, CO

Village at Coal Creek

October 30, 2025



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## Precedent Neighborhoods Overview

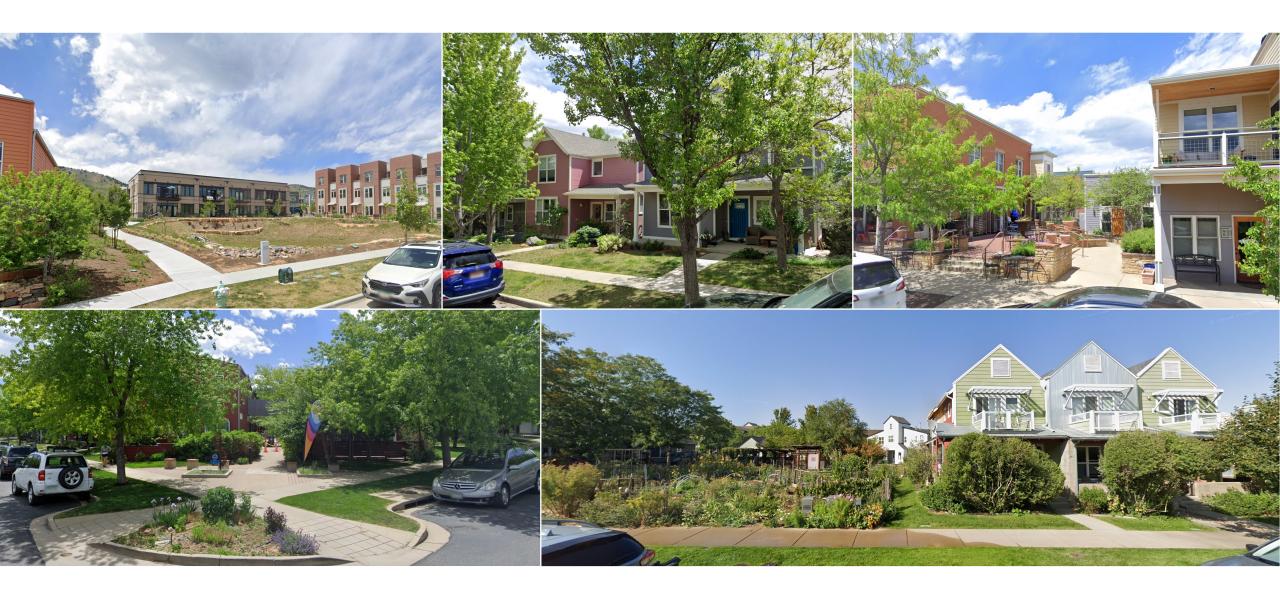
SECTION

1

## Bradburn Village - Westminster, CO



## Holiday - Boulder, CO





# Building Types 2





## Carriage House

#### **Bradburn Village**





## Single Family Detached

#### **Bradburn Village**





## Townhouse

#### **Bradburn Village**





## Duplex

#### **Bradburn Village**





## Multiplex

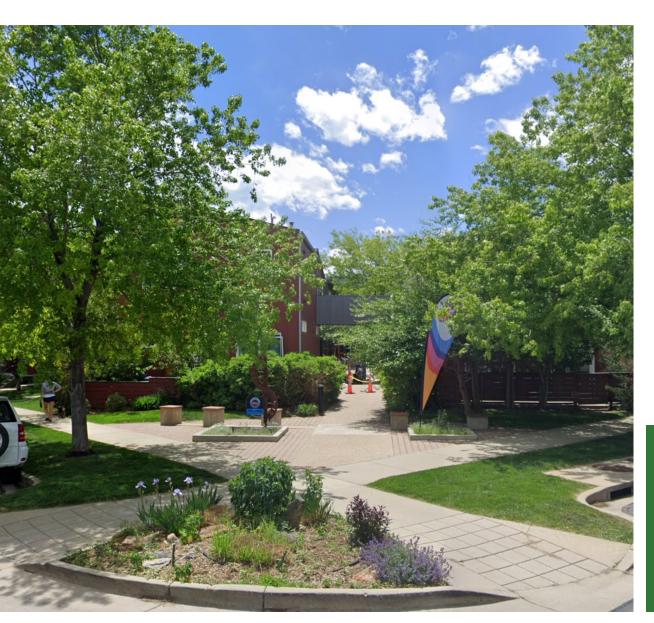


## Stacked Flats

#### **Bradburn Village**







# Address Types 3



### Court

#### **Bradburn Village**









## Pedestrian Passage

#### **Bradburn Village**











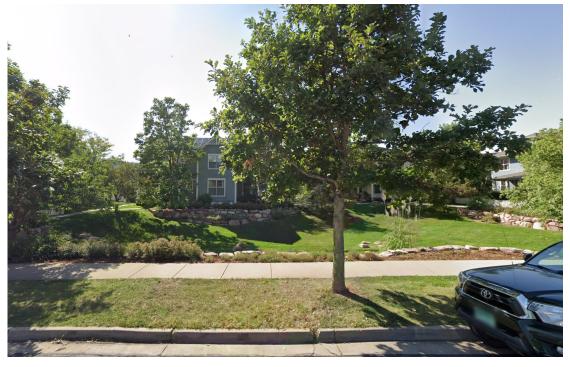
## Buildings Facing a Park

#### **Bradburn Village**









## One-Sided Street

#### **Bradburn Village**











## Open Spaces





## Central Formal Green

#### **Bradburn Village**









## Organic Park

#### **Bradburn Village**









## Programed Open Space

#### **Bradburn Village**









## Community Garden

#### **Bradburn Village**









## Pocket Plaza





## Mid-block Court





## Interior Block Green

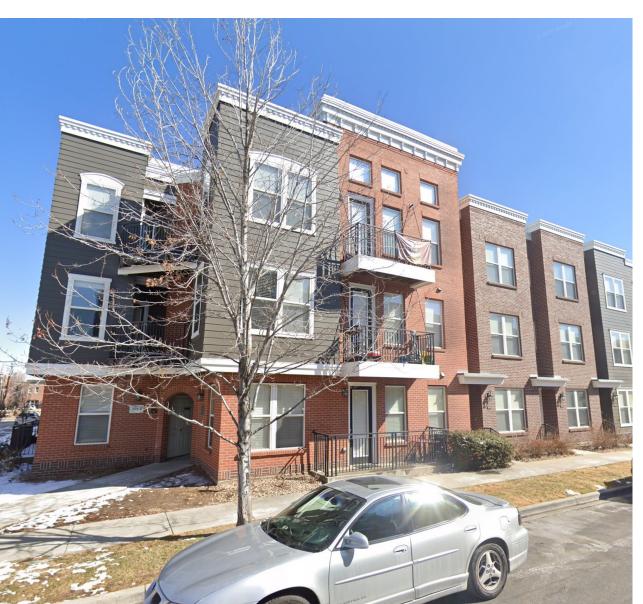
#### **Bradburn Village**





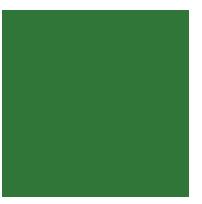






# Height + Scale 5





## House Scale - Building Heights + Massing

#### **Bradburn Village**









1.5-Stories

2-Stories

2.5-Stories

**Additive Form** 

## House Scale - Building Heights + Massing



2-Stories



2.5-Stories



**3-Stories** 

## Block Scale - Building Heights + Massing

#### **Bradburn Village**



2-Stories



3-Stories with Pitched Roof



3-Stories with Flat Roof

## Block Scale - Building Heights + Massing



2-Stories



3-Stories with Stepback



3-Stories with Flat Roof

### Block Scale vs House Scale (Townhouse Example)

#### **Bradburn Village**





## Block Scale vs House Scale (Townhouse Example)







## Missing Middle Housing 6







## Mix of Building Types = Increased Housing Choice

#### **Bradburn Village**









**Townhouse** 

**Duplex** 

**Carriage House** 

**House Court** 

## Mix of Building Types = Increased Housing Choice









**Townhouse** 

**Duplex** 

**Multiplex** 

Pocket Neighborhood