



Neighborhood Precedents

Erie, CO

Village at Coal Creek

October 30, 2025



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Open Space	4
Height + Scale	5
Missing Middle Housing	6



Precedent Neighborhoods Overview

SECTION

1

Bradburn Village - Westminster, CO



Holiday - Boulder, CO





Building Types

SECTION

2



Carriage House

Bradburn Village



Holiday



Single Family Detached

Bradburn Village



Holiday



Townhouse

Bradburn Village



Holiday



Duplex

Bradburn Village



Holiday



Multiplex

Holiday



Stacked Flats

Bradburn Village



Holiday





Address Types

SECTION

3



Court

Bradburn Village



Holiday



Pedestrian Passage

Bradburn Village



Holiday



Buildings Facing a Park

Bradburn Village



Holiday



One-Sided Street

Bradburn Village



Holiday





Open Spaces

SECTION

4



Central Formal Green

Bradburn Village



Holiday



Organic Park

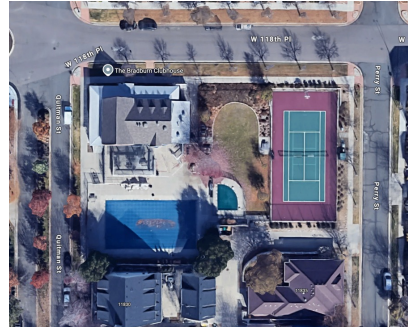
Bradburn Village



Holiday

Programmed Open Space

Bradburn Village



Holiday

Community Garden

Bradburn Village



Holiday



Pocket Plaza

Holiday



Mid-block Court

Holiday



Interior Block Green

Bradburn Village



Holiday





Height + Scale

SECTION

5



House Scale - Building Heights + Massing

Bradburn Village



1.5-Stories



2-Stories



2.5-Stories



Additive Form

House Scale - Building Heights + Massing

Holiday



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

Holiday



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)

Holiday





Missing Middle Housing

SECTION

6

Mix of Building Types = Increased Housing Choice

Bradburn Village



Townhouse



Duplex



Carriage House



House Court

Mix of Building Types = Increased Housing Choice

Holiday



Townhouse



Duplex



Multiplex



**Pocket
Neighborhood**

