

**BLUE COLUMBINE**  
COHOUSING



# Sales and Community Info Package

BLUE COLUMBINE COHOUSING

Please reach out with any questions.  
[eliza@prallco.com](mailto:eliza@prallco.com)

\*The inclosed information is subject to change.

**ARCHITECT - Caddis**

Caddis Collaborative is an architecture, urban design, and planning firm based in beautiful Boulder, Colorado, and working throughout the United States and the world. They are leaders in sustainable design, zero net energy buildings, and livable communities.

Bryan Bowen has lived in CoHousing for over 15 years and has designed over 20 communities.



Bryan Bowen

**LANDSCAPE ARCHITECT - Studio Campo**

Studio Campo practices imaginative, context-driven design. The firm brings resonant experiences of the natural world to life, through landscape architecture, plantsmanship, and land planning.

Studio Campo explores the potential of landscapes to enrich human experience. The studio is centered in the belief that thriving ecosystems benefit our imagination as much as the species they support. The firm takes a research-driven approach; biodiversity and ecological stewardship are cornerstones of the firm's practice.

Studio Campo is a woman-owned business based in Oregon's Willamette Valley and Denver, Colorado. We are certified as a M/WBE, SBE, EBE, and DBE in landscape architecture and urban planning.



Cali Pfaff

**PROJECT ADVISOR - Wonderland Hill Development Co**

Wonderland Hill Development Company is rooted in community focused living.

"We are proud of our rich history of working towards exemplifying what our founder, Jim Leach, calls "sustainability through community." We have built cohousing communities, near net-zero solar homes, and mixed-use developments. As the leader in green construction, and as an organization with a pioneering spirit that welcomes alternative ideas, we believe that our efforts will benefit future generations for years to come."



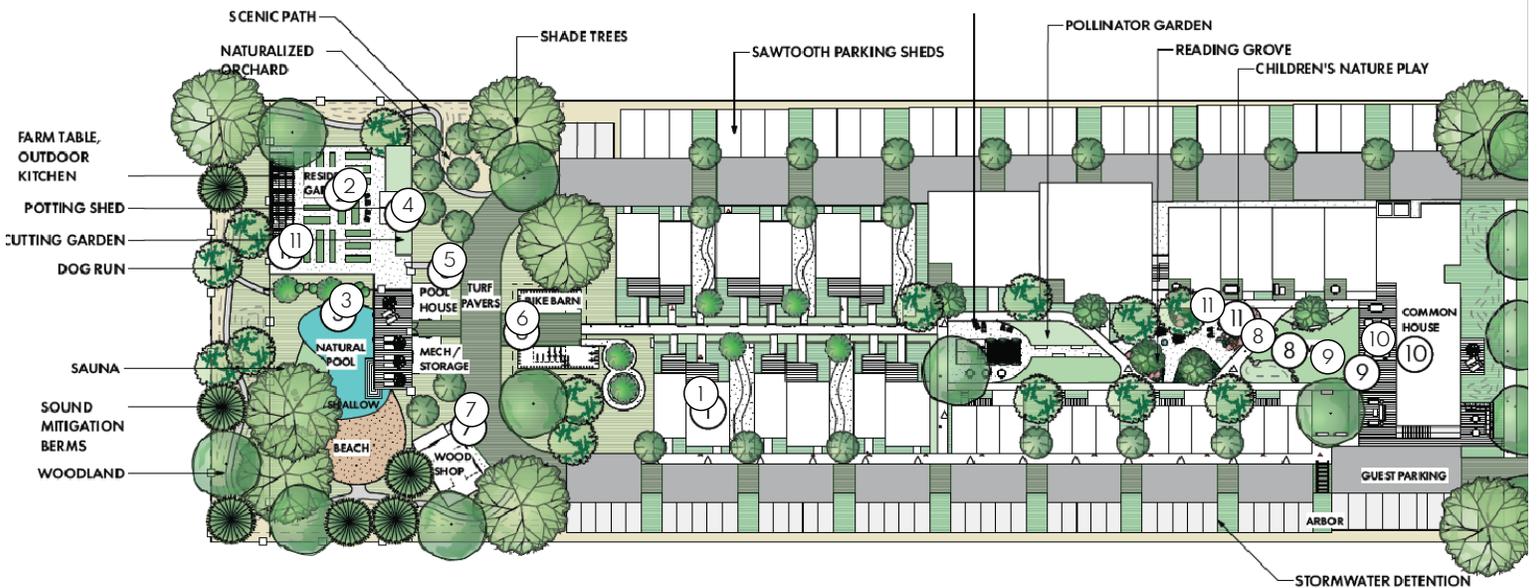
Jim Leach

**CONSULTANT - Edgemont Consulting**

Martin Willie has over 25 years' experience in the real estate industry through Development Management, Architectural design, Project Management, and Construction Management. Committed to sustainable design and community development.



Martin Willie



Legend:

- 1. Solar Arrays
- 2. Resident Gardens
- 3. Pool
- 4. Potting Shed
- 5. Pool House and Dog Wash
- 6. Bike Barn
- 7. Wood Shop
- 8. Common Green
- 9. Covered Outdoor Common Patio
- 10. Common House
- 11. Pergolas with Community Table and Grill Stations

39 Units	Total Finished Unit SF				49,816 sf		620 \$/psf Sale Price
Unit Type	A	B	C	D	E	F	
No. of Finished Bedrooms	1	2	2	3	2	3	
No. of Finished Baths	1	1.5	2.5	2.5	1.5	2.5	
Unit Square Feet - Approx Net	tbd	tbd	tbd	tbd	tbd	tbd	
Total Unit Finished Square Feet - Gross	768	900	1100	2000	1296	1728	
Unit Type	Carriage	Flat	Flat	Flat	TH/Duplex	TH/Duplex	
Accessible	N	Y	Y	Y	N	N	
No. of Available Units	4	6	12	5	6	6	
<b>Estimated Costs base on Concept Plan</b>							
Cost per unit type - Sales Price	\$ 476,068	\$ 557,892	\$ 681,868	\$ 1,239,760	\$ 803,364	\$ 1,071,153	
Common Area Improvements							
Common House / Coffee shop							
Out Buildings (bike barn, Workshop, etc.)							
Garages							
Solar Array 300 kw (\$2.60/watt)							
Site / Utilities / Landscape							
Estimated Total Project Sales	\$ 30,879,929						

\*All Pricing estimates based on Conceptual Design. Final Unit Price may vary.

Flats



Carriage Houses



Townhomes



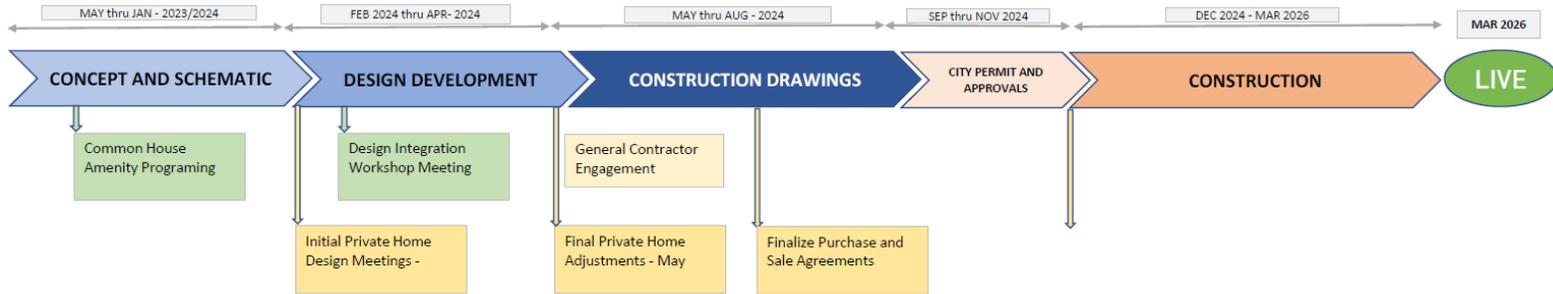
Flats



Common House



\*IN PROGRESS / SUBJECT TO CHANGE



**Key Dates:**

May, 2023  
Initial Deposit 1: Minimum \$7,500 per member

July, 2023  
Additional Deposit 2: Minimum \$7,500 per member

November, 2023  
Additional Deposit 3: Minimum \$10,000 per member

February, 2024  
Additional Deposit 4: Minimum \$20,000 per member

May, 2024  
Additional Deposit 5: Minimum \$40,000 per member

August, 2024  
Additional Deposit 6: Minimum \$100,000 per member

*Members may join the community at any time. The earlier the financial commitment the more opportunity the Member has to influence the design of the community and their residence.*

*Any Member joining after any initial scheduled deposit will have the opportunity to catch up their deposits to ensure their desired place for unit selection and to participate in the continued design of the community and residences.*

*It is the intention of the community to finalize Purchase and Sale Agreements with committed Members during the construction document phase.*

GOALS AND VISION	DESIGN PARAMETERS
<ul style="list-style-type: none"> <li>• Create community w/ each other</li> <li>• Connect w/ wider neighborhood</li> <li>• Outdoor beauty</li> <li>• Intellectual liveliness</li> <li>• Inspired &amp; inspiring</li> <li>• Design</li> <li>• Intergenerational - families</li> <li>• Diverse</li> <li>• Sustainability - create our own power</li> <li>• Build social capital</li> <li>• Make life better/easier</li> </ul>	<ul style="list-style-type: none"> <li>• Beauty</li> <li>• Daylight</li> <li>• Great design</li> <li>• Connect us</li> <li>• Acoustically comfortable</li> <li>• Peaceful</li> <li>• Comforting</li> <li>• Hygge</li> <li>• Reduce car usage</li> </ul>

COMMUNITY AREAS (outside of Common House)
<ul style="list-style-type: none"> <li>• Solar Array</li> <li>• Resident Gardens</li> <li>• Potting Shed</li> <li>• Pool and Pool House</li> <li>• Dog Run and Dog Wash</li> <li>• Bike Barns</li> <li>• Wood Shop</li> <li>• Common Green</li> <li>• Children's Play Area</li> <li>• Covered Dining Pergolas with Grills</li> <li>• Outdoor Fireplace and Seating Area</li> </ul>



Your purchase includes includes the 3.3 acres and the 4000sf common house with incredible amenities listed below.

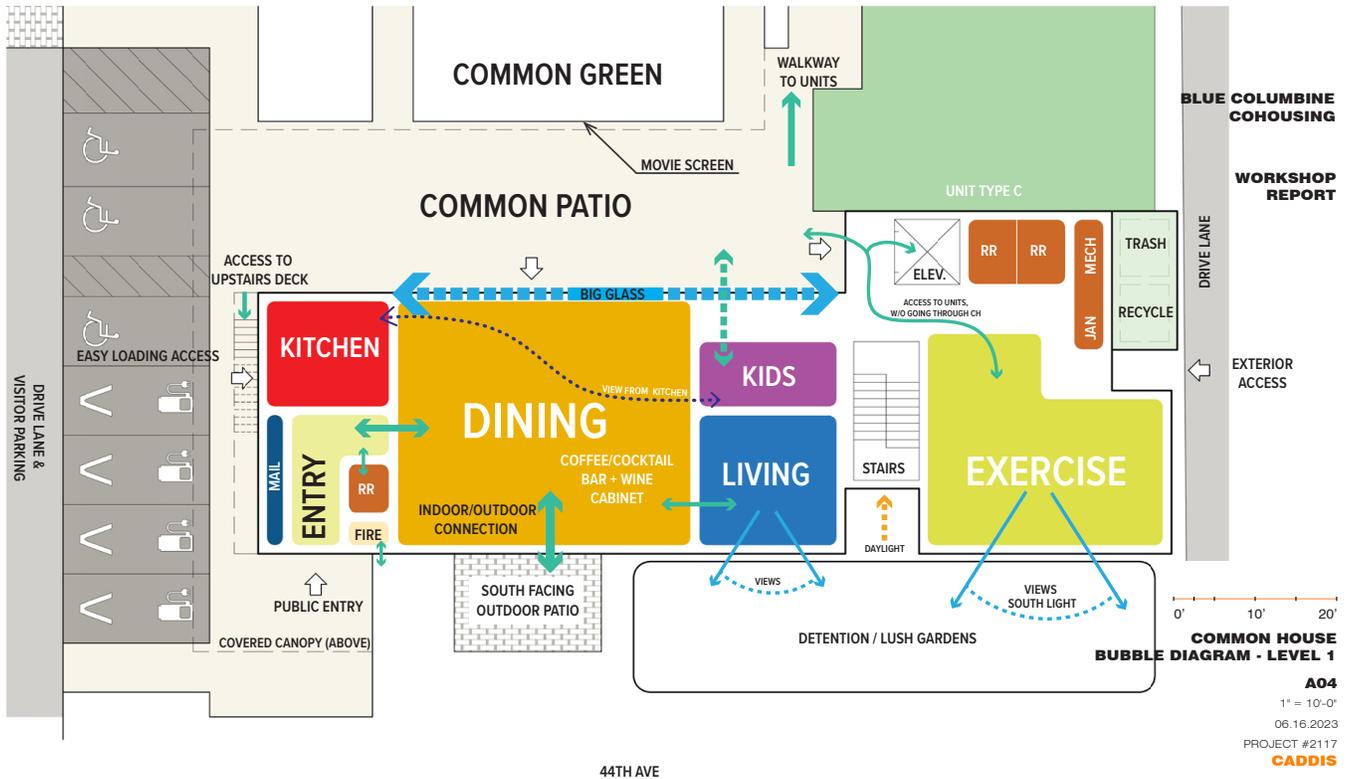
COMMON HOUSE SPACES	COMMON HOUSE ACTIVITIES
<ul style="list-style-type: none"> <li>• Dining</li> <li>• Kitchen</li> <li>• Pantry</li> <li>• Entry/coat closet mud room</li> <li>• Mail room</li> <li>• Large Workout Studio</li> <li>• Guest rooms</li> <li>• Living Room</li> <li>• Library</li> <li>• Craft Room</li> <li>• Children’s Play Area</li> <li>• Outdoor Patios (Outdoor kitchen)</li> <li>• (Patio/trellis)</li> </ul>	<ul style="list-style-type: none"> <li>• Share meals - cooking</li> <li>• Book club</li> <li>• Beverages - Espresso &amp; wine</li> <li>• Gardening w/ neighbors</li> <li>• Ad-hoc neighbor involvement in meals and gardens</li> <li>• Salon - speakers - music</li> <li>• Walking/biking, birdwatching</li> <li>• Exercise</li> <li>• Make/fix things</li> <li>• Kids Spanish</li> </ul>

LIVING	LIBRARY	CRAFT	GUEST
<p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Like Wild Sage</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• Could expand dining room if adjacent</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• TV - 88"</li> <li>• Barn doors to dining room</li> </ul>	<p><b>ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Curated book collection</li> <li>• Wall Street Journal, The Economist, subscriptions</li> <li>• Adults &amp; kids</li> <li>• Private tutoring</li> <li>• Studying</li> </ul> <p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Soft seating</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• Anywhere</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• Fireplace</li> <li>• Puzzle coffee table</li> <li>• Window seats</li> </ul> <p><b>LIGHTING AND PLUMBING NEEDS</b></p> <ul style="list-style-type: none"> <li>• Gentle lighting</li> </ul> <p><b>STORAGE</b></p> <ul style="list-style-type: none"> <li>• Shelves</li> </ul>	<p><b>ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Sew</li> <li>• Paint</li> <li>• Cards</li> <li>• Wrap</li> </ul> <p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Un-cluttered</li> <li>• Flexible</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• Island w/ storage below</li> <li>• Cubbies</li> </ul> <p><b>LIGHTING AND PLUMBING NEEDS</b></p> <ul style="list-style-type: none"> <li>• Daylight - north facing, or 44th is ok (south)</li> <li>• Utility sink</li> <li>• Lots of outlets</li> </ul> <p><b>STORAGE</b></p> <ul style="list-style-type: none"> <li>• Wall of storage</li> </ul>	<ul style="list-style-type: none"> <li>• 2 Guest suites</li> </ul>

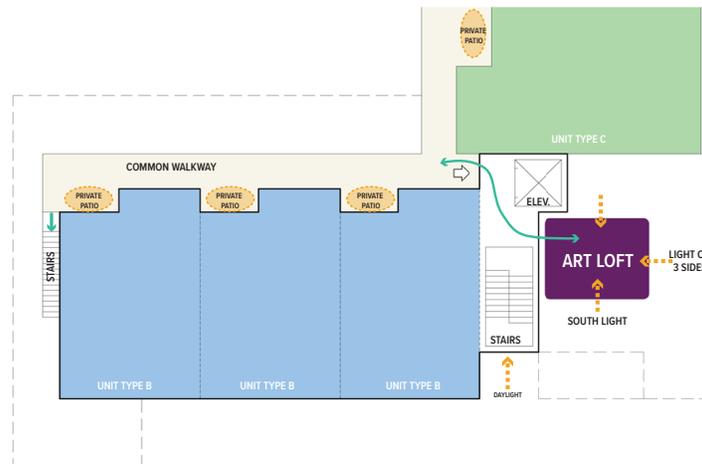
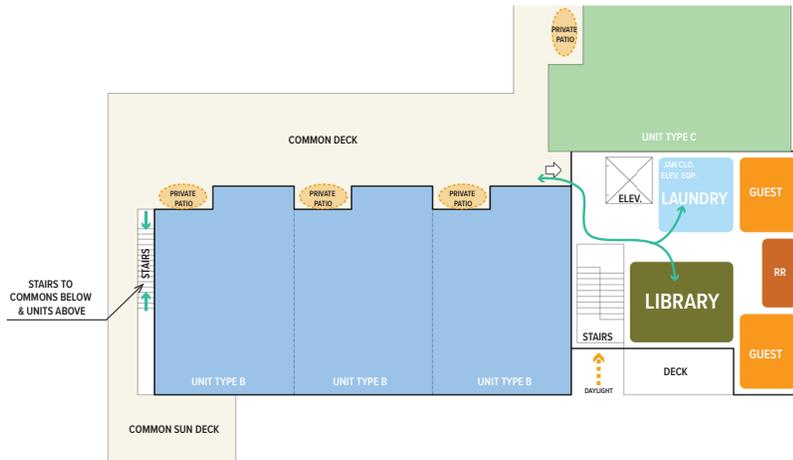
DINING	KITCHEN	EXERCISE	MAIL
<p><b>ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Indoor/outdoor dining</li> <li>• All the good stuff</li> <li>• Espresso &amp; Liquor bar</li> </ul> <p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Space for art</li> <li>• Acoustically gentle</li> <li>• Lockable booze storage</li> <li>• Kegerator</li> <li>• Bar sink &amp; built in area like SSV</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• Kitchen</li> <li>• Living room</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• Soft stackable chairs (SSV style)</li> <li>• Long narrow tables</li> <li>• Great solid outdoor table</li> <li>• NanaWall to big covered area</li> <li>• Pull down screen</li> <li>• Fire pit</li> <li>• Outdoor kitchen &amp; grill</li> </ul> <p><b>LIGHTING AND PLUMBING NEEDS</b></p> <ul style="list-style-type: none"> <li>• Dimmable direct/indirect lighting</li> <li>• Daylight</li> <li>• Radiant heat &amp; outdoor radiant heaters</li> <li>• Indoor &amp; outdoor ceiling fans</li> </ul> <p><b>STORAGE</b></p> <ul style="list-style-type: none"> <li>• Dish storage</li> <li>• AED</li> </ul>	<p><b>ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Cooking</li> <li>• Food prep</li> <li>• Bread baking</li> </ul> <p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Bar area</li> <li>• Work triangles</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• Dining room</li> <li>• Sight line to kids room</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• 50 Qt. Hobart - sourdough</li> <li>• Pizza oven</li> <li>• Usual fridge</li> <li>• Induction range</li> <li>• Espresso</li> <li>• Ice maker in fridge</li> <li>• Microwave</li> <li>• Center island</li> <li>• Commercial dish washer</li> </ul> <p><b>LIGHTING AND PLUMBING NEEDS</b></p> <ul style="list-style-type: none"> <li>• Pot filler</li> </ul> <p><b>STORAGE</b></p> <ul style="list-style-type: none"> <li>• Pans</li> <li>• Linens</li> </ul>	<p><b>ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Pilates equipment &amp; floor space</li> <li>• Yoga</li> <li>• Treadmill</li> <li>• Rower</li> <li>• Exercise balls</li> <li>• Meditation</li> <li>• TRX</li> </ul> <p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Glassy &amp; open</li> <li>• Big space 20-24' x 30-36'</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• Separate entrance / exit</li> <li>• 2nd floor</li> <li>• Open to 44th</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• TV for classes</li> <li>• Ballet barre</li> <li>• Mirrors</li> <li>• Lockers</li> </ul> <p><b>LIGHTING AND PLUMBING NEEDS</b></p> <ul style="list-style-type: none"> <li>• Daylight</li> </ul> <p><b>STORAGE</b></p> <ul style="list-style-type: none"> <li>• Equipment for activities</li> </ul>	<p><b>ACTIVITIES</b></p> <ul style="list-style-type: none"> <li>• Get mail / Recycle</li> <li>• Community news</li> </ul> <p><b>CHARACTERISTICS</b></p> <ul style="list-style-type: none"> <li>• Cubbies - 1/household</li> <li>• Visibility to "the action"</li> </ul> <p><b>ADJACENCIES</b></p> <ul style="list-style-type: none"> <li>• Entry - maybe an alcove</li> </ul> <p><b>FURNITURE OR EQUIPMENT</b></p> <ul style="list-style-type: none"> <li>• Community board</li> <li>• Counter space &amp; printer</li> </ul> <p><b>STORAGE</b></p> <ul style="list-style-type: none"> <li>• Amazon, Fed Ex, UPS question</li> </ul>



\*IN PROGRESS / SUBJECT TO CHANGE



44TH AVE



\*IN PROGRESS / SUBJECT TO CHANGE

ESTIMATED HOA FEES AT BLUE COLUMBINE	We estimate our fees to be between \$400-700 per month
Water	Water bill is included in your monthly HOA bill
Internet	Your internet fee is included in your HOA bill
Electric	Our electricity will be mostly sourced from our own onsite solar array. The electric bill is included in your HOA fee.
Additional Savings	No need for a swim club membership
	Common meals are generally less expensive than meals at home due to the economics of scale
	Bike Storage in Bike Barn. Bike repair tools in bike barn.
	Common Area Maintenance Included– landscaping, road maintenance, common house
	Rental/stress costs for in town guests – (2) suites available for use for guests. Final cost TBD but intended to cover cleaning fee.
	No need to join a gym. Our workout room will include things like Pilates equipment, Weights, Rowing Machines, Treadmill, Peloton, Elliptical, BoxFlex, and a Yoga room with Ballet Barre



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