



GOLDEN RUN: A Sustainable, Affordable, Inclusive, and Accessible Vision for America

Solving America's Affordable Housing Needs

The key to an attractive, robust, and successful neighborhood is to use a Micro-Housing concept to create Luxury Affordable Housing for everyone in the community.

Target demographic cohorts include the following underserved groups with an emphasis on meeting the housing needs of the broader population which includes many who are precluded from the Housing Market:

- ❑ **Veterans** (with a special focus on Vets with disabilities and their families).
- ❑ **People with Disabilities** (with project-wide Universal Design making the community fully accessible).
- ❑ **Native American Indians** (coordinating with the tribal nations in Colorado and neighboring States).
- ❑ **Black people** (to help counter historical redlining and other financial discrimination).
- ❑ **Hispanic people** (to create opportunities which have been denied by racism).
- ❑ **Other People of Color** (to ensure everyone has an opportunity to access affordable housing).
- ❑ **Mature people (+55)** and **Young People (19 to 29)** seeking a smaller environmental & financial footprint.

Using Colorado and Federal Maximum Income guidelines, Golden Run's goal is to ensure that fully half (50%) of all the housing in the new community is permanently affordable (e.g., via deed restrictions).

No other project in the nation has such a substantial numerical affordable housing quantity goal. This is how this will serve as a model for how to build Affordable Housing on a scale which truly makes a difference.

Key Goals & Collaborative Planning

- Open and transparent -- a model for others to utilize.
- Ground-breaking, national “proof of concept” demonstration project which can be used by others.
- Historic degree of inclusivity via priority regional outreach efforts to diverse communities.
- Commitment to Sustainability at the highest level for an entire community.
- Illustration of how Affordability can be profitable for all parties (e.g., developers, builders, owners, et cetera).
- Uniquely requiring Universal Design for the entire community (without any exceptions) so as to make every place accessible to people with disabilities.
- Distinctively positioned and closer to reality because the 320-acre Boulder County, Colorado property already is available (rather than other projects which do not even have any land for which designs can be made with the certainty of the property’s availability).



The first large-scale, truly sustainable & affordable community meeting the needs of the underserved population

Golden Run will deliver sustainable and affordable living, as well as long-term economic development to help sustain the broader region by...

- Providing world-class amenities deploying a **Luxury Affordable Housing** approach -- making Golden Run a national attraction.
- Supplying a demographic base (with an emphasis on Senior and related housing) which will drive long-term Economic Development while minimizing impacts on the environment and municipal services.
- Designing and implementing a 100-year development plan which provides solutions addressing and mitigating Climate Change challenges and impacts.
- Establishing a substantial self-supporting commercial tax base.
- Attracting major employers providing thousands of new jobs.
- Providing affordable and accessible living via the deployment of a variety of high-quality construction micro-housing designs.



Courtesy WDG Architecture

Amenities & Opportunities

- World-class recreational and athletic training facilities.
- Local, regional and national retail outlets.
- Performing arts center and public amphitheater.
- Art & entertainment districts + a Cinema complex.
- Indigenous peoples' and other historical centers.
- Hotels, long-term and other lodging options.
- Restaurants and cafés as well as food courts.
- Senior care at all levels and major medical facilities.
- Ultra high-speed internet (+100 Gbps), increasing over time.
- City-wide community gardens accessible to all.
- Open spaces, family parks, trails, fitness courses, and dog parks.
- Regional Transit Center serving multiple communities (RTD already is here).
- Multi-purpose, multi-generational, community-wide education facilities.
- Business Incubator and other business support initiatives.



Designing To Attract An Ideal Demographic & Numerical Base

There must be enough people within a short distance of amenities and commercial services to provide sustainable economic activity within any mixed-use development.

Affordability is created via micro-housing. Inclusivity is achieved by seeking and inviting prospective residents from diverse, underserved communities, with cultural centers and offerings in the community.

The community's design, welcoming nature, accessibility, amenities, and affordability will attract and serve a diverse population.



A Model of Environmental Sustainability

- Pedestrian-centric development will reduce automobile trips.
- Bike and pedestrian trails will serve as connections to the region.
- Innovation and increased resource productivity in the built environment is an overarching design principle.
- On-site Renewable Energy production.
- High energy and water infrastructure utilization will exploit Economies of Scale while reducing per-capita utility costs.
- The Living Building Challenge serves as guide for the project's entire lifespan.
www.living-future.org/lbc
- The National Sustainability Council will add multiple perspectives and diversity.



Courtesy Streetsblog.org

National Sustainability Council

Guiding the principles of sustainability in all aspects of Golden Run

- Robert Armstrong, Director, Massachusetts Institute of Technology Energy Initiative (MITEI).
- Nariman Behravesh, former Chief Economist, IHS; former Chief Economist, Global Insight; “Spin Free Economics.”
- Jason Bordoff, Director, Center on Global Energy Policy and Professor, Columbia University; former Special Assistant to the President, & Senior Director for Energy & Climate Change, National Security Council.
- Elie Bou-Zeid, Professor of Civil and Environmental Engineering; Director, Program in Environmental Engineering and Water Resources; Chair of the Princeton Metropolis Project; Associated Faculty, Mechanical and Aerospace Engineering; High Meadows Environmental Institute, Princeton Program in Urban Studies.
- Lester Brown, President, Earth Policy Institute; and Founder, the World Watch Institute.
- Tom Clark, former Chief Executive Officer, Denver Metro Economic Development Corporation; former Vice President of the Denver Metro Chamber of Commerce.
- Dr. Sylvia Earle, Chair, Mission Blue; Explorer-In-Residence, National Geographic; former Chief Scientist, National Oceanic & Atmospheric Administration, U.S. Dept. of Commerce; TIME “Hero of the Planet.”

National Sustainability Council

- John Echohawk, Executive Director, Native American Rights Fund; Board member of the American Indian Resources Institute, the Association on American Indian Affairs, the Indigenous Language Institute, Natural Resources Defense Council, and the National Center for American Indian Enterprise Development.
- Professor Harold Feiveson, Senior Energy Policy Research Scientist, Princeton University.
- Thomas Fredericks, former Chief Legal Officer, U.S. Bureau of Indian Affairs; former U.S. Department of the Interior primary policy official for Indian Affairs; Member, Tribal Affiliation of Mandan, Hidatsa and Arikara Nation of the Fort Berthold Indian Reservation, American Indian Bar Association; formulated the Indian Water Settlement Policy (re: Indian Tribal Nations);
- Mike Keables, Professor & Chair, Department of Geography & the Environment, University of Denver.
- Tom Kiernan, Chief Executive Officer, American Wind Energy Association.
- Steven Koonin, Director, Center for Urban Science & Progress; former Undersecretary for Science, U.S. Dept. of Energy.
- Dr. Mark Levine, Professor, Burns School of Real Estate & Construction Management, University of Denver.
- Hunter Lovins, J.D., Author, and President, Natural Capitalism Solutions.
- Dr. Andrea Neal, President, Blue Ocean Sciences, Santa Barbara, CA.
- John Powers, Founder & Member, Board of Directors, Alliance for Sustainable Colorado.

National Sustainability Council

- Phil Radford, former Executive Director, Greenpeace USA.
- Robert Randall, Esq., former Executive Director, Colorado Department of Natural Resources.
- Rhone Resch, President & CRO at Solarlytics; former President, Solar Energy Industries Association.
- Bill Ritter, Executive Director, Center for the New Energy Economy, Colorado State University; former Governor of Colorado.
- Christof Rühl, Senior Research Scholar, Center on Global Energy Policy, Columbia University; former Global Head, Research, Abu Dhabi Investment Authority; former Chief Economist, BP.
- Larry Schweiger, Past President & CEO, National Wildlife Federation.
- Professor Robert James Stoner, Director, Tata Center for Design, Massachusetts Institute of Technology.
- Mark Thomas, Group Chief Executive Officer, Nogaholdings (Kingdom of Bahrain).
- Dr. Oakleigh Thorne, II, Founder, Thorne Ecological Institute & Thorne Nature Experience.
- Professor Tim Van Meter, National Sustainability Architect & Urban Designer (San Francisco & Denver).
- Bryan Welch, former Publisher, "Mother Earth News" and "The Utne Reader."
- Wyland, International Marine Life Artist and Ocean Conservationist.

New Jobs & Retention of Key Community Members

By attracting primary and secondary employers who will bring millions of dollars in Economic Development plus thousands of jobs, residents will be able to live, work, and prosper in their own community rather than commute.

Golden Run will focus on the needs of +55 citizens seeking to downsize as well as those 19 to 34 years old who also are not looking for large homes and prefer to not have significant home maintenance responsibilities but are most interested in living in an exciting community with so much to offer.

The community will have a complete range of Senior Housing options (from Independent Living to Memory Care) so residents can live their entire lives with or near their precious family members, friends, and caregivers (including medical support).



Courtesy American General Corporation

Sustainability & Affordability Strategies

- Utilization of Economies of Scale for design & construction.
- Innovative community planning using form-based codes.
- 100-year development plan to incorporate long-term factors, including Climate Change realities in Colorado and the West.
- Required reduction in energy and water consumption (e.g., a 75% minimum reduction for both per dwelling unit).
- Vehicle free-zones for a majority of the community to safe-guard pedestrian activity within the neighborhood core.
- With the average home sale in all of Boulder County recently averaging \$1,250,000, Golden Run offers the opportunity to have homes and apartments priced at 50% or less, including 50% which will be deed-restricted to keep them affordable in perpetuity. Rental units will include an extensive mix of income-restricted, subsidized, and open market apartments.



Courtesy southsideworks.com

Economic Demographic Concepts

World-class amenities, primary employers, and a sustainable base for commercial activity will require at least 10,000 people within ½ mile of the geographic center of the Golden Run community.

These numbers surpass the Critical Mass required to offer a unique opportunity for seriously addressing the housing and employment needs of underserved communities whose members, like everyone else, want to reside in an attractive, robust, and vibrant leading-edge community.



Courtesy www.burnaby.ca



Courtesy www.transect.org

Community Zoning & Planning Concepts

- Form-based codes.
- The SmartCode.
- Pedestrian sheds.
- Neighborhood layout.
- Building height variations.
- Deployment of aesthetic terracing for higher structures.
- At least 80% vehicle-free community-wide with only EVs & hybrids ultimately allowed in the community (excluding delivery vehicles).
- Several miles of public trails & open space accessible for all people.



ERIE'S FOUR CORNERS



ERIE
PARKWAY

GOLDEN RUN
(+/-320 acres in
Boulder County
now available for
concept design
purposes.)

N. 119 ST.

EAST COUNTY LINE ROAD

BOULDER COUNTY
OPEN SPACE

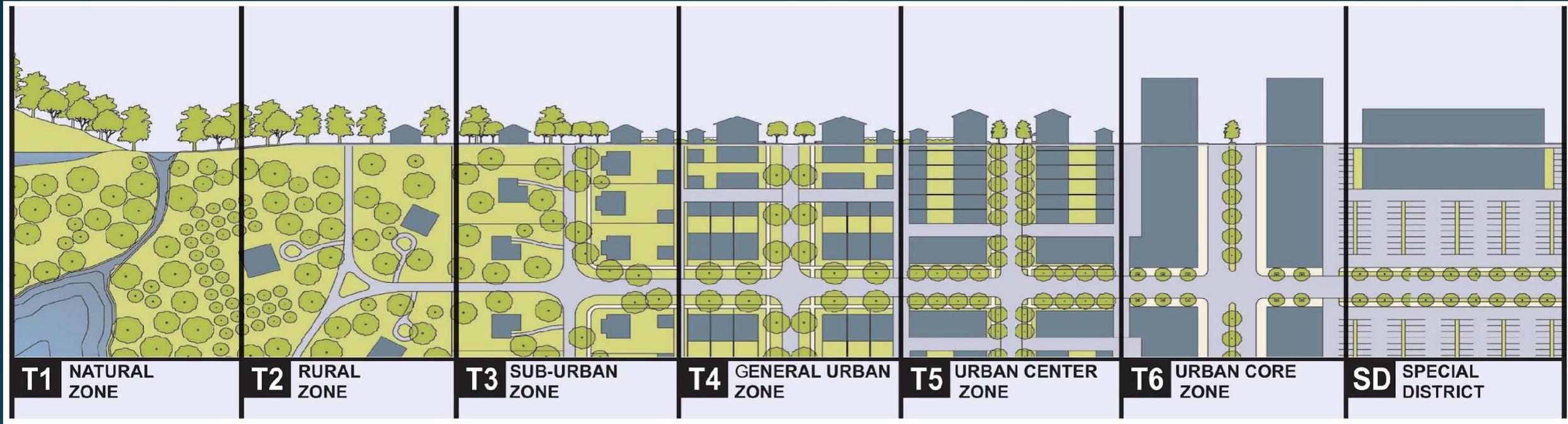
ARAPAHOE ROAD

0.3mi

Pedestrians Sheds and Connections



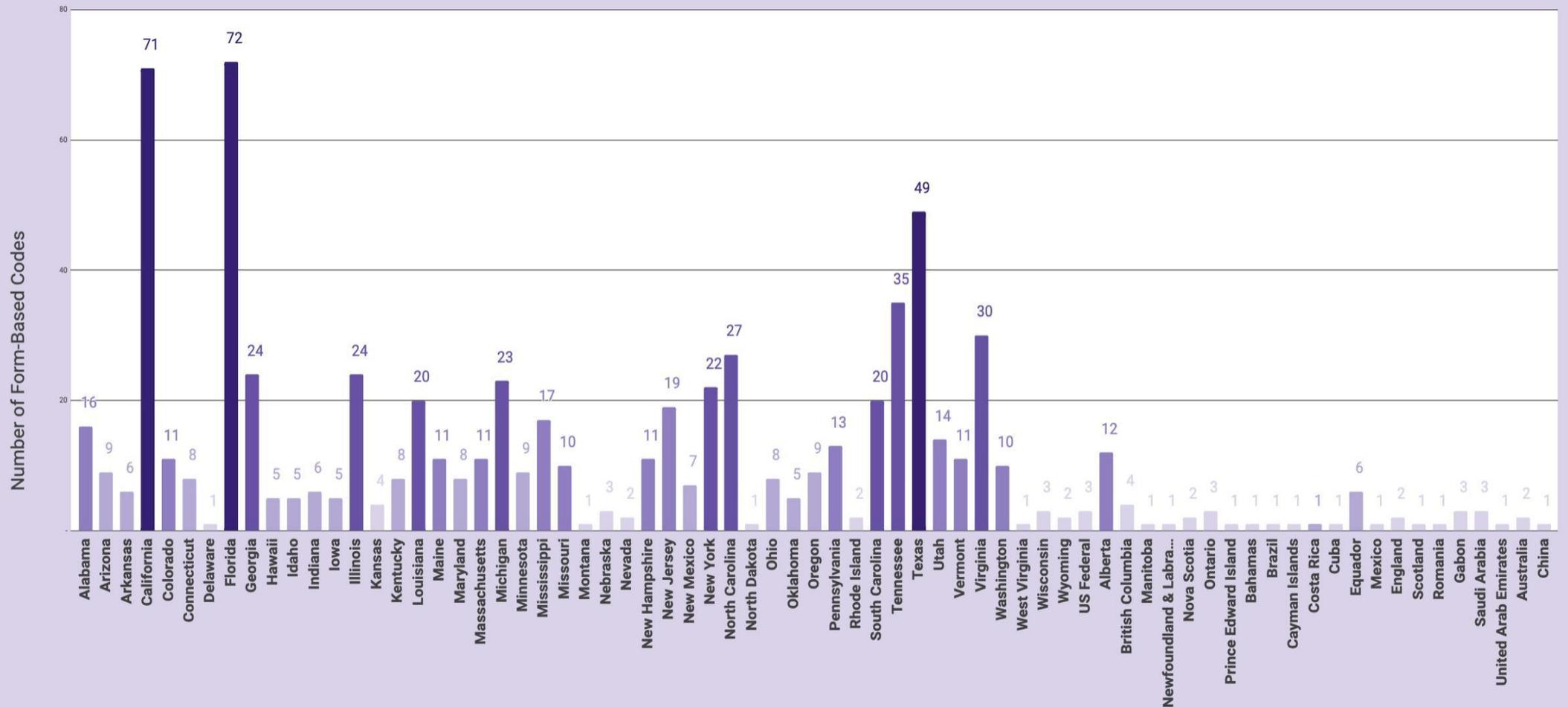
The Transect

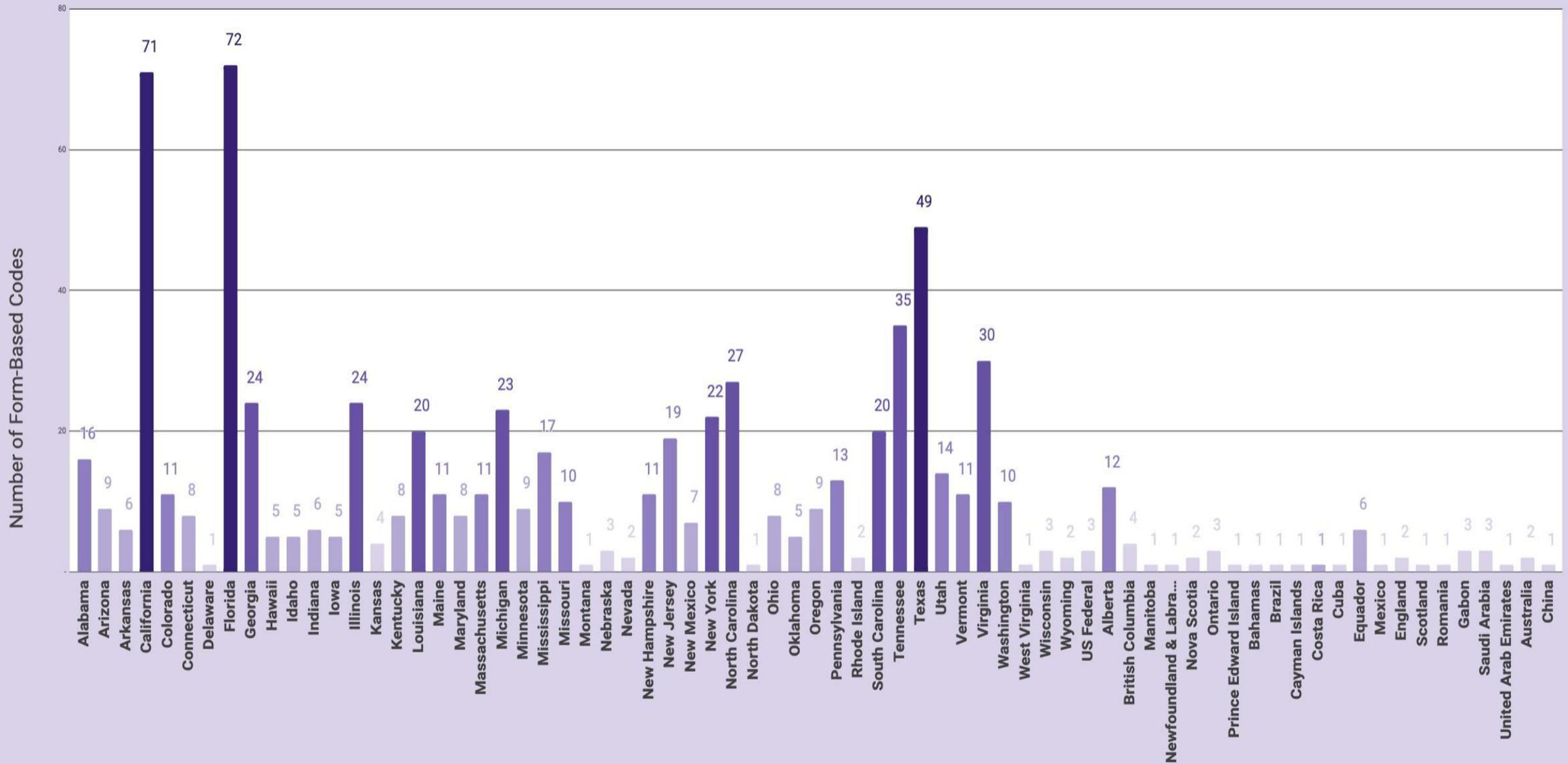


The SmartCode

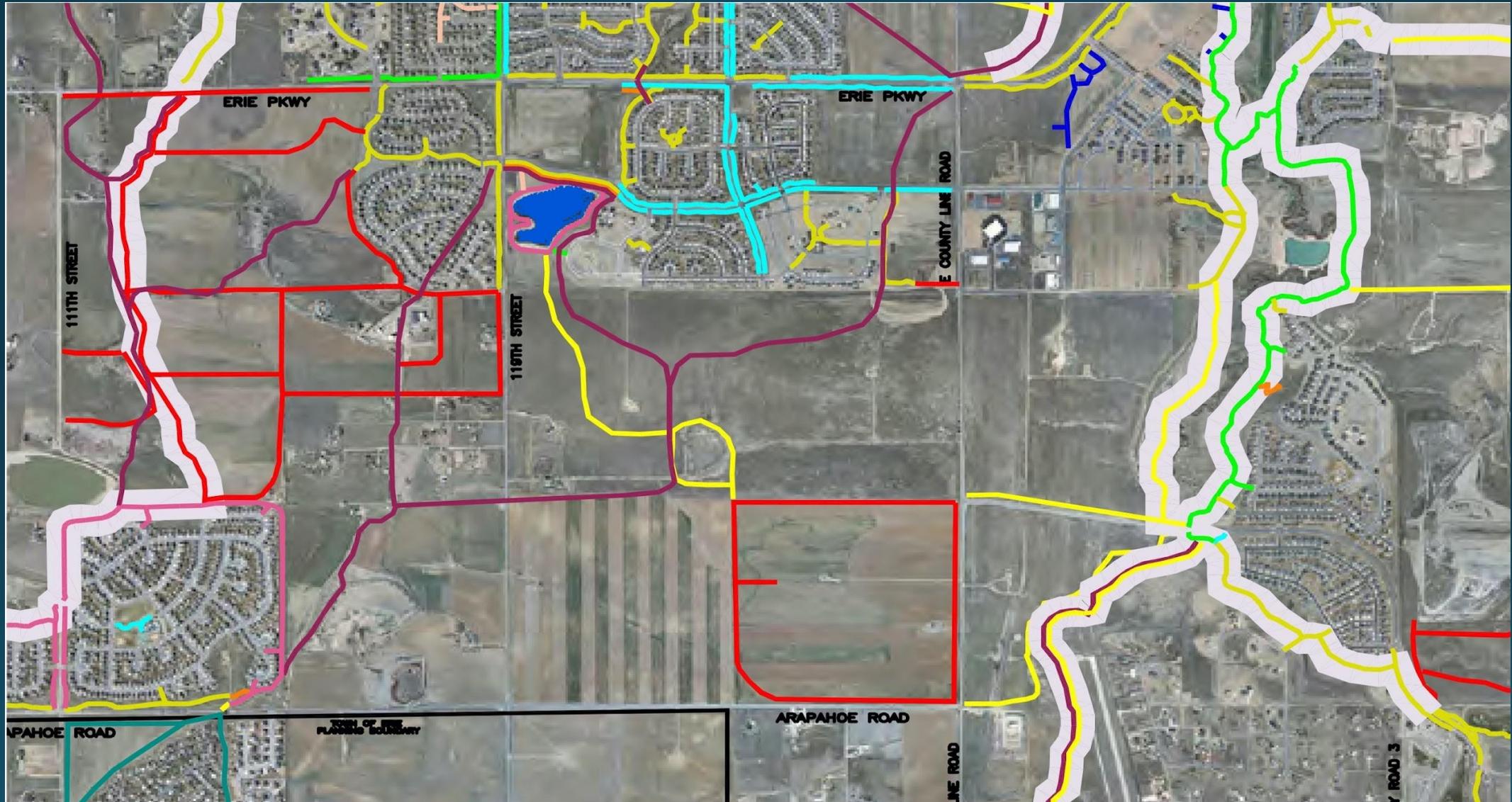
- The SmartCode can be found at www.transect.org
- The SmartCode and other Form-based codes have been adopted in the following states and countries:

Codes Study | CodesStudy.org | Authors: Hazel Borys, Matthew Lambert, Emily Talen | 728 FBC are in progress, of which 439 are adopted

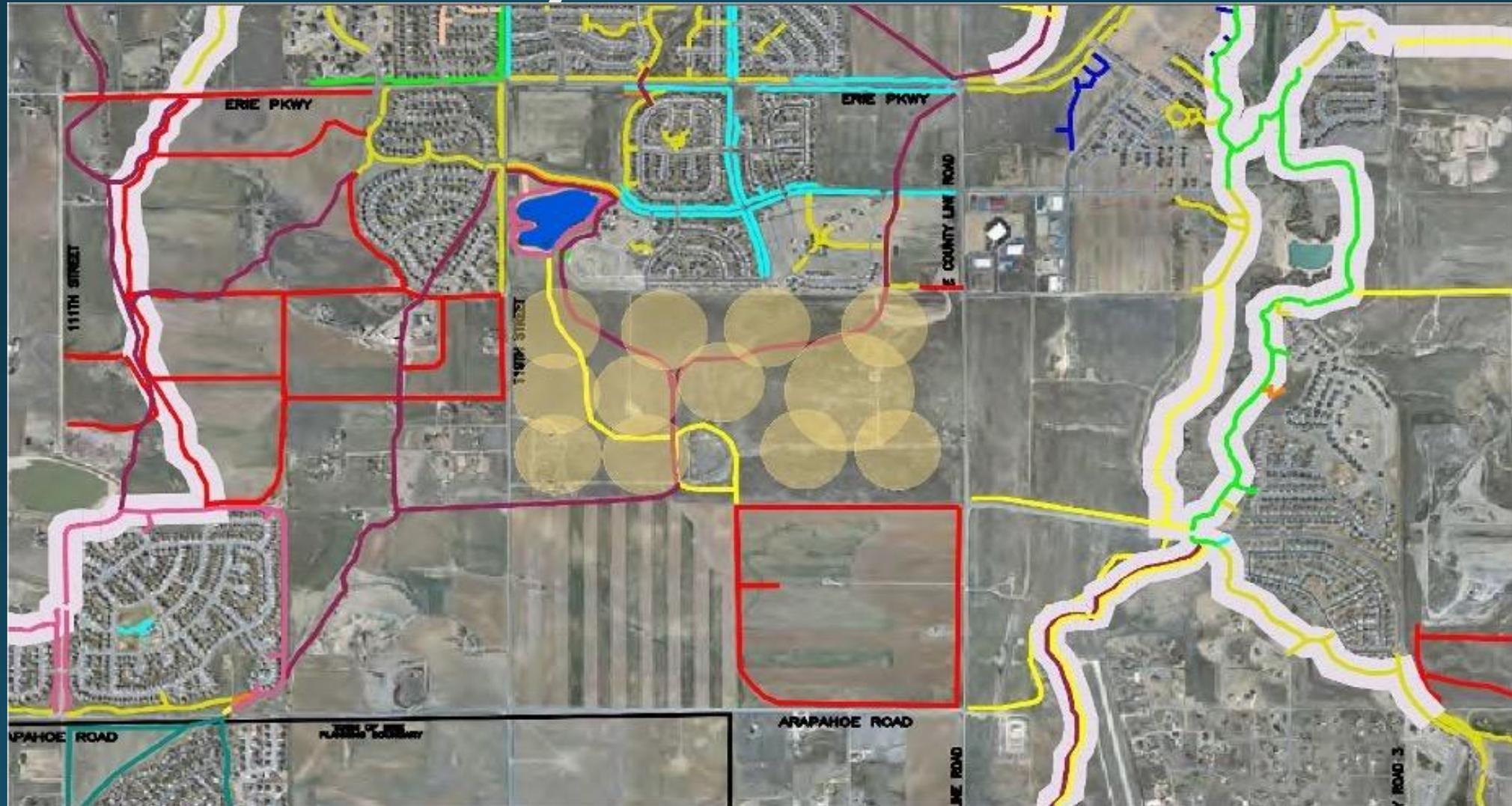




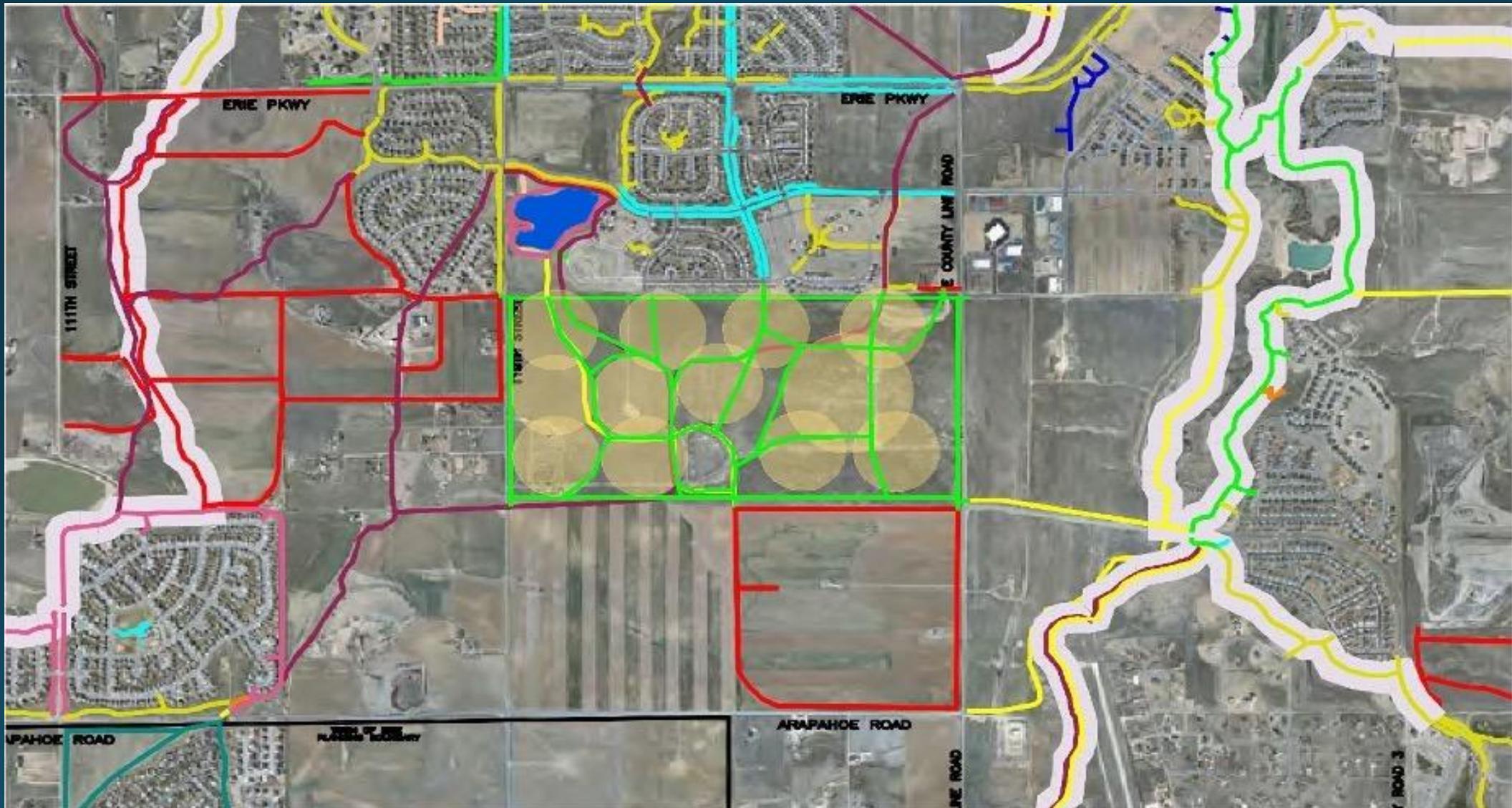
Existing & Planned Bike Trail Network



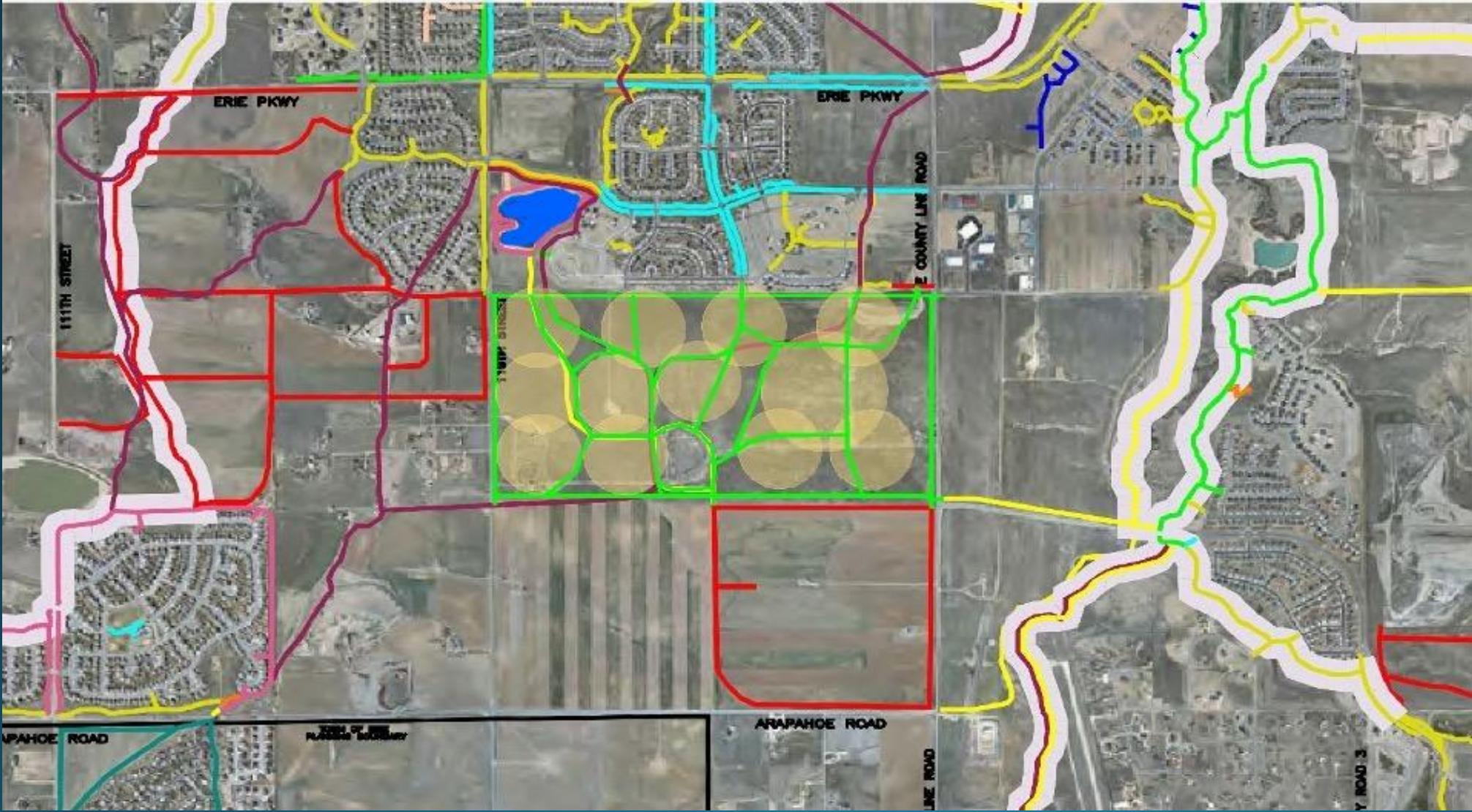
Shed Overlay with Trail Network



Golden Run Trail Network

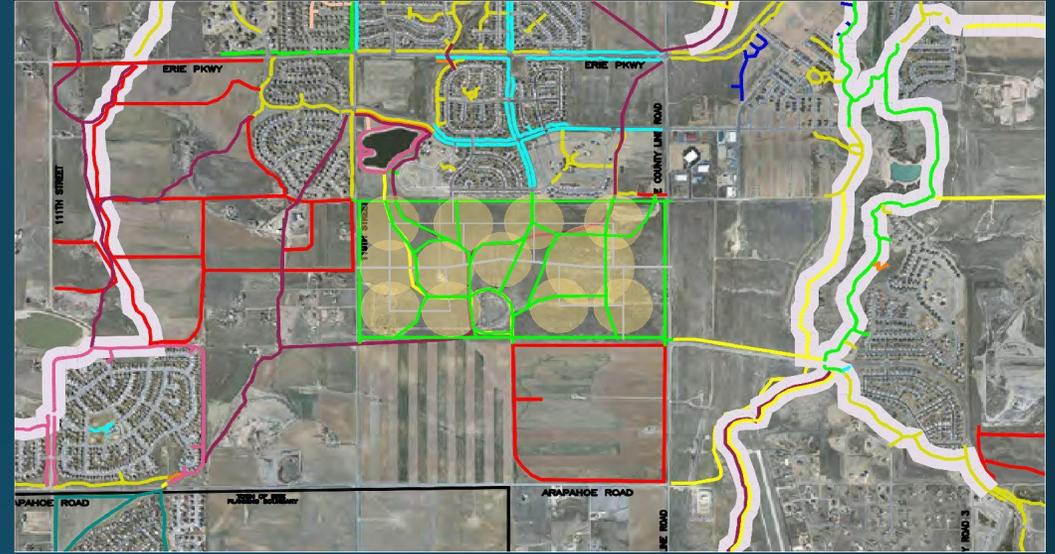


Integration of Golden Run & Area Trails



Multi-Use Trail Network

- 7 ½ miles of internal multi- and single mode trails supplementing over 100 miles of area trails.
- Walking, jogging, running (including marked 5K & 10K routes), skateboarding, rollerblading, cycling, and equestrian options.
- Extensive workout stations.
- Adjacent to +/-600 acres of permanent Boulder County Open Space.
- ½ mile to Erie's Four Corners & Town Center primary locations.



Courtesy www.aarp.org

Courtesy Carlisle East Side Neighbors

Special Attributes of the Existing Property

- Possibly the last 320-acre property in Boulder County, Colorado, available for medium & high-density residential development plus commercial development (as designated by the adjacent municipality's Comprehensive Plan).
- Unlike other concepts, the target Property already has been acquired (+/-320 acres, adjacent to +/-600 acres of permanent Boulder County Open Space) with easy access to over 100 miles of City of Boulder, Boulder County, Broomfield County, and Weld County hiking, running, and cycling routes and trails.
- Entirely in the award-winning Boulder Valley School District and on a Regional Transportation District (RTD) route.
- Direct access to major roadways: Interstate 25, State Highways 7 and 287 plus Arapahoe Road (direct into Boulder).
- Easy access to Boulder, Broomfield, Denver, Erie, Lafayette, Louisville, Longmont, and Denver International Airport.
- No herbicides or pesticides used in more than two decades for the large-scale farming operations on the Property.
- Entirely in the Northern Colorado Water Conservancy District plus electric & gas utilities available from Xcel Energy.
- Minutes away from existing major recreational facilities (Erie Recreation/Community Center, Lafayette Recreation Center, and the YMCA of Northern Colorado in Lafayette), as well as minutes from the High Plains District Library.
- Excellent views of the Front Range, Longs Peak, and Pikes Peak. Excellent access to Rocky Mountain National Park.
- Property located minutes away from major regional medical facilities (KAISER Permanente Rock Creek + Good Samaritan Medical Center (Intermountain Health Care /SCL Health) and numerous other medical operations.

The Sustainable Vision

- Affordability
- Attainability
- Accessibility
- Availability
- Creativity
- Diversity
- Inclusivity
- Sustainability



GoldenRun.com

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