

Nomad Cohousing Fact Sheet

Location: Boulder, Colorado, about two miles from downtown.

History: The group formed in 1995 and looked for land for four years. Construction Started in December 1997 and community members moved in during November and December of 1997.

Site: urban, 1 acre, built next to the 1950's historic landmark professional Nomad Theatre.

Homes: 11 townhomes located in two buildings. Homes range from one to five bedrooms. From 675 sq. ft. to 2,400 sq. ft.

Price Range: Homes were originally purchased starting at \$80,000 to \$300,000. Current sale prices start at \$100,000 to \$500,000. Of the 11 homes in this mixed-income project, 7 are designated permanently affordable by the City of Boulder, and 4 are market rate.

Style: New urban modernist inspired by the adjacent Nomad Theatre. Common House attached to the existing Quonset-hut style Playhouse.

Residents: Adults: 15 Over 55: 3 Kids (0-12): 6
Teens: (13-18): 0 Renters: 2

Governance: Self-managing Homeowners Association with three rotating officers (2 year terms). Teams for Design Review, Social, Landscaping, Budget Review, Conflict Resolution, Building Maintenance.

Meetings: Business meetings take place monthly. Community meetings are quarterly. Parents get together twice a year around parenting issues. Members are required to participate in six three-hour work days during the growing season and are responsible for half a dozen additional tasks in managing the neighborhood.

FEATURES:

Site: Situated one block from the city bus line and next to a small shopping center with grocery store, coffee shop, two restaurants, video shop, etc. Ten-minute walk to open space including a hiking trail around a lake.

Common House (800 sq. ft.):

One room space with Kitchen and Dining area/multipurpose space. The Nomad Common House is used for community meals twice a week and members cook approximately once every 6 weeks. Residents use the space for yoga, arts & crafts, social functions & celebrations and monthly business meetings. In addition, the Common House hosts a variety of Boulder area functions and the Theatre uses the space for opening night receptions.

Homes: Highly energy-efficient design and construction using low E windows, high efficiency mechanical systems, non-toxic interior finishes, natural materials such as low VOC paint and wool carpeting, cellulose insulation, and passive solar orientation. Most residents installed bamboo flooring and two members chose radiant heating. Members participate in a Neighborhood Eco-Pass bus program to compensate for reduced number of parking spaces from the City of Boulder.

Outdoor amenities:

Landscaping with native water conserving plants, Organic Community Garden, Community-wide composting system, Central Green Courtyard Fountain, Children's Play area, 11 Garages.

Design & Construction

Designer: Rick Epstein Architects of Boulder, CO.

Developer: Wonderland Hill Development Company of Boulder, CO.

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Community website: www.nomdcohousing.org.