

Nyland Cohousing Fact Sheet

Location: Lafayette, Colorado (in Denver metro area, 8 miles east of Boulder.)

History: Group formed in 1989; the Site was optioned in 1990. Construction started in 1992 with move in during 1993. First cohousing project in Colorado.

Site: Rural, 42 acres. Homes are built on 11 acres with 20 acres preserved as open space for community and agricultural use. About 11 acres deeded to the City of Lafayette for a public open space/park.

Homes: 42 in 21 residential buildings including six single-family detached houses, nine duplexes and six triplexes.

Price Range: Homes were originally \$85,000 to \$170,000

Current Values: \$275,000 to \$425,000

Architectural Style: Rural farmhouse with a variety of paint colors.

Residents: Adults: 86 Elders over 55: 18 Kids (0-12): 21
Teens: (13-18): 14 Renters: 22

Governance: The Home Owners Association (HOA), Self-managing and four Community Action Groups (CAG, originally called Sustainment Groups) including: Land, Wellbeing, Board of Directors, and Common House/Kitchen. Each community member is expected to join at least one CAG and to put in between 6-8 hours per month. In addition, community members are asked to put in 2 outdoor work days per year. Community meals happen 2-3 times per week. community members are requested to cook once every cooking rotation (about once every six weeks. Community values include: recycling, composting household and community wastes, using household products that are bio-degradeable and having dogs on a leash.

Meetings: Monthly community business meeting, biweekly or monthly committee meetings. Well Being Group to facilitate communication and provide support.

FEATURES:

Site: The neighborhood is surrounded on the S, E, and W with open park space. 600-square-foot community green house, a separate wood/auto repair shop, 18 acres of open space, plot gardens, grass playing field, kids play park area, basketball court, and a Sand Volleyball court.

Common House (6,500 sq. ft) on three levels:

Kitchen	Laundry
Dining area	2 Guest rooms
Sitting Area	Storage closets
Kid's room	Exercise room
Multi-age room	Craft room/ Meeting room/Multi-purpose area

Homes: The neighborhood received an EPA grant in 1994 to maximize the energy efficiency of the homes and the Common House. The community achieved a 50% reduction in heating costs using affordable strategies such as insulation, mechanical systems, tight construction, and solar design features. Homebuyers offered packages for energy conservation and indoor air quality.

Outdoor amenities:

Xeriscape Landscaping to restore to native high land prairie
Private Garden plots
31 Carports and five attached garages.

Design & Construction: Wonderland Hills Development Company of Boulder, CO, was the project Developer and Contractor. Matt Worswick of Synergy Design was the project designer.

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