FOR IMMEDIATE RELEASE

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WONDERLAND HILL DEVELOPMENT COMPANY JOINS WITH FRIENDS OF MARTINEZ PARK TO CREATE NEW COHOUSING NEIGHBORHOOD IN FORT COLLINS, CO

BOULDER, CO; January 20, 1997 -- Wonderland Hill Development Company announced today that the Boulder-based firm has been selected by The Friends of Martinez Park to develop an 11-acre site bordering Lee Martinez Park in Fort Collins for the creation of a mixed-use community, including a CoHousing village consisting of 30-40 homes. The site will be Wonderland's second CoHousing village in Fort Collins -- Greyrock Commons being the first -- and the developer's sixth in Colorado.

The Friends of Martinez Park, a non-profit group that holds the option on the land, chose Wonderland President Jim Leach and his company for the project based on several factors. According to officials, the developer was sensitive to the group's concern for preserving the character of the existing neighborhood, held a clear vision for the appropriate density level of the development (number of housing units on the site), and could provide the necessary financial backing for the project. Wonderland was also awarded the assignment based on its track record of successfully developing CoHousing communities within larger planned developments.

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Wonderland's plan for the mixed-use site has already been approved by The Friends of Martinez Park, and has been submitted to the city for approval. In addition to the CoHousing village, the site will consist of 10 single family detached homes and a neighborhood oriented commercial/mixed-use building with loft apartments.

The project is a five minute walk to downtown Fort Collins, and will be the first one developed within the new 8-10 block Civic Center area. The location of the CoHousing village on the property holds particular appeal as it's bordered on its northern perimeter by the 50-acre Lee Martinez Park, which offers an extensive hiking/biking trail system that runs along the Poudre River.

Due to its convenient downtown location and easy access to the park, the Martinez Park CoHousing project is expected to appeal to a wide range of households, including families with children, couples, singles and seniors.

According to Mikal Torgerson, architect/planner for the Fort Collins site, "the design for the buildings will emulate an historic western feel" of the old town style of Fort Collins. Torgerson added that the project will offer a unique transition point between the existing neighborhood, Lee Martinez Park and the Civic Center.

Based on the Danish model of "living communities," CoHousing combines the autonomy and private ownership of individual homes with the advantages of shared resources.

Typical shared facilities in a CoHousing community include a common house with community kitchen (individual homes also have their own kitchens), dining room, children's play area, workshop space, guest rooms, and a common courtyard, gardens and central pedestrian walkway. Cars are parked at the periphery of the property to maintain an auto-free neighborhood safe for young children.

According to Zev Paiss, Managing Editor of CoHousing: The Journal of the CoHousing Network, "There is a growing interest in CoHousing as a mainstream housing option. Currently, 37 states in the U.S. have CoHousing groups that have either moved into their homes or are working toward completion of their community."

Wonderland has created more CoHousing neighborhoods than any developer in the U.S. The firm pioneered Nyland CoHousing in Lafayette, the first CoHousing village in Colorado and the largest in the U.S.; Highline Crossing in Littleton; Greyrock Commons in Fort Collins; Harmony Village in Golden, and, most recently, Nomad CoHousing, which is Boulder's first CoHousing village.

Wonderland is also recognized nationally for original home design and "green-building." On January 25, 1997, Wonderland President Jim Leach will receive an award for the Harmony Village CoHousing Community from the U.S. Dept. of Housing and Urban Development (HUD). The award for "Building Innovation for Homeownership" will be presented to Leach in Houston, Texas at the annual convention of the National Association of Homebuilders.

Meetings for those interested in joining the Martinez Park CoHousing community will be held on Thursday, Feb. 6 & Thursday, Feb. 20 at 7 pm in the Farm at Lee Martinez Park (off Sherwood St.). For further information contact Don Bunn in Fort Collins at (970) 416-1998 or Marilyn Moses at Wonderland Hill Development Company at (303) 443-7876, ext. 106.

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Co-housing project planned near downtown Fort Collins

'Living community' would be yet another for Boulder company

By Kevin McCullen

Rocky Mountain News Staff Writer

BOULDER — A Boulder-based company expects to build another co-housing project in Fort Collins to bring a "living community" to the downtown area.

Wonderland Hill Development Co. has developed other co-housing villages in the state and around the country, including the existing Greyrock Commons in Fort Collins and Harmony Village in Golden.

A non-profit group that holds title to 11 acres in Fort Collins, the Friends of Martinez Park, this week selected Wonderland to build a co-housing village of up to 40 homes in an area near downtown.

Co-housing is designed to allow neighbors to share some common facilities, such as a kitchen, dining area, children's play areas, workshops, gardens and a common courtyard. It is based on a Danish model of communities, said Jim Leach, president of Wonderland Hill.

"It's designed to attract people who are interested in working with their neighbors and living a lifestyle that's rewarding. It tends to attract people who want more say in their neighborhoods," said Leach, who is scheduled later this week to receive a national design award from the federal Department of Housing and Urban Development.

"Co-housing is an effort to create a neighborhood that functions to help people know each other better and work together," he said.

The Friends of Martinez Park also have proposed building 10 single-family homes and a neighborhood commercial building with loft apartments. The proposed project is about a 5-minute walk from the Old Town area of Fort Collins.

Wonderland was involved in construction of the first co-housing project in the state, Nyland in Lafayette, and it developed Highline Crossing in Littleton. The company also is building a co-housing village in north Boulder, where it broke ground last month.

Wonderland's project in Boulder, Nomad co-housing, will include 11 townhome units with a shared central courtyard, gardens and kitchen. Seven of the units will be sold at a rate designed to make them affordable to buyers earning 60% to 115% of the area's median income.

Co-housing projects in Colorado have attracted a wide range of buyers, from senior citizens to singles and families, Leach said. Buyers also seem to vary by occupation and income.