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MY HOME ENERGY MAKEOVER:

Efficiency First for Best Results

*Reduce Your Carbon Footprint
when You Travel*

GREEN THUMB not Required



printed on recycled paper





RED OAK

Red Oak Park (formerly Boulder Mobile Manor) is an affordable housing infill redevelopment that replaced the site's deteriorating mobile homes with 59 new single family, duplex, and triplex rental homes, infrastructure, and site amenities.

Former residents of this site were relocated in October 2008. Many of the original families moved back to the new neighborhood. All rental units are 100% affordable, and City of Boulder residents earning up to 50% of the Area Median Income were eligible through the Boulder Affordable Rentals program at BHP to apply for a rental. The cost to rent is approximately 20 to 50% less than similar units in Boulder.

The new homes maximize energy efficiency and provide a healthy indoor environment. The Red Oak Park community features highly efficient walls and windows for an extremely tight sealed envelope on each building. The heating and cooling systems use minimal energy to keep the buildings at a comfortable temperature for residents. All the units have ENERGY STAR appliances.

The neighborhood combines the Boulder Housing Partners goals of community, sustainability, and affordability. Past Boulder Mobile Manor residents, neighbors living around the site, and the greater community were all involved in planning Red Oak Park's redevelopment. BHP held open houses for the public, meetings and focus groups with residents, and meetings with neighboring homeowner associations, in addition to meeting with each resident household individually to discuss the transition and the resident's interest in returning to the site after redevelopment.

New benefits to community members include two outdoor green spaces to be usable by adults and children of all ages. In addition, a community center with indoor and outdoor spaces is available for youth

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programs and neighborhood events.

Located one block east of the Folsom St. and Valmont Rd. intersection in central Boulder, the location is close to public transportation routes, paths and shopping. There are a network of biking and walking paths reachable on foot or by bike one block from Red Oak Park. A new creek side multi-use path is planned along the Red Oak Park's northern edge which will connect to Boulder's existing trail system. As members of Red Oak community, residents receive a neighborhood Eco Pass.

Red Oak Park received a grant for \$50,000 from the Polk Foundation to help fund the installation of solar panels, and another grant for \$90,000 from the City of Boulder's Local Environmental Action Division to help with the additional costs of the efficient walls.

396 tons of material was diverted from the landfill by recycling building materials during the deconstruction of the former mobile home park. The concrete and asphalt on site was reused during construction for temporary roads and base layering in the foundations. In addition, metal cladding and metal chassis from the trailers were sent into the recycled metals market by the demolition subcontractor.

YEAR BUILT: 2011

HOME SIZE: (SINGLE OCCUPANCY- FAMILY)

CONTRACTORS

- Boulder Housing Partners
- Coburn Development (Architect)
- Wyatt Construction (General Contractor)
- Sustainably Built (Consultant)
- Lighthouse Solar (Solar PV system)
- Anderson Fibrex Windows
- Cardinal (Heat recovery system)
- Energy Features:

ENERGY FEATURES

- 140 kW Solar PV (across all sites)
- HERS Rating: (From 20-65)
- HERS Rating: -6
- 10 kW grid-tied PV system
- Passive solar design
- Geothermal system
- High-efficiency lighting
- High-efficiency heating/ cooling
- High-efficiency water heating
- High-efficiency Isonene insulation
- Zoned heating
- ENERGY STAR Appliances

GREEN FEATURES

- Advanced framing techniques
- FSC engineered, composite, and recycled lumber
- Beetle kill Lodge Pole Pine siding
- Low VOC/ non toxic materials

WATER FEATURES

- Low-flow showerheads
- Dual flush toilets
- Faucet aerators
- Water efficient appliances
- Xeriscaping
- Pervious pavement

RE-USE/ SALVAGE FEATURES

- Deconstructed original structure
- Construction waste recycling
- Salvaged or recycled materials
- Re-use brick siding

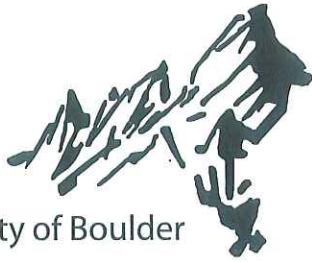
TRANSPORTATION

- Eco Pass neighborhood
- Next to multi-use path



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