

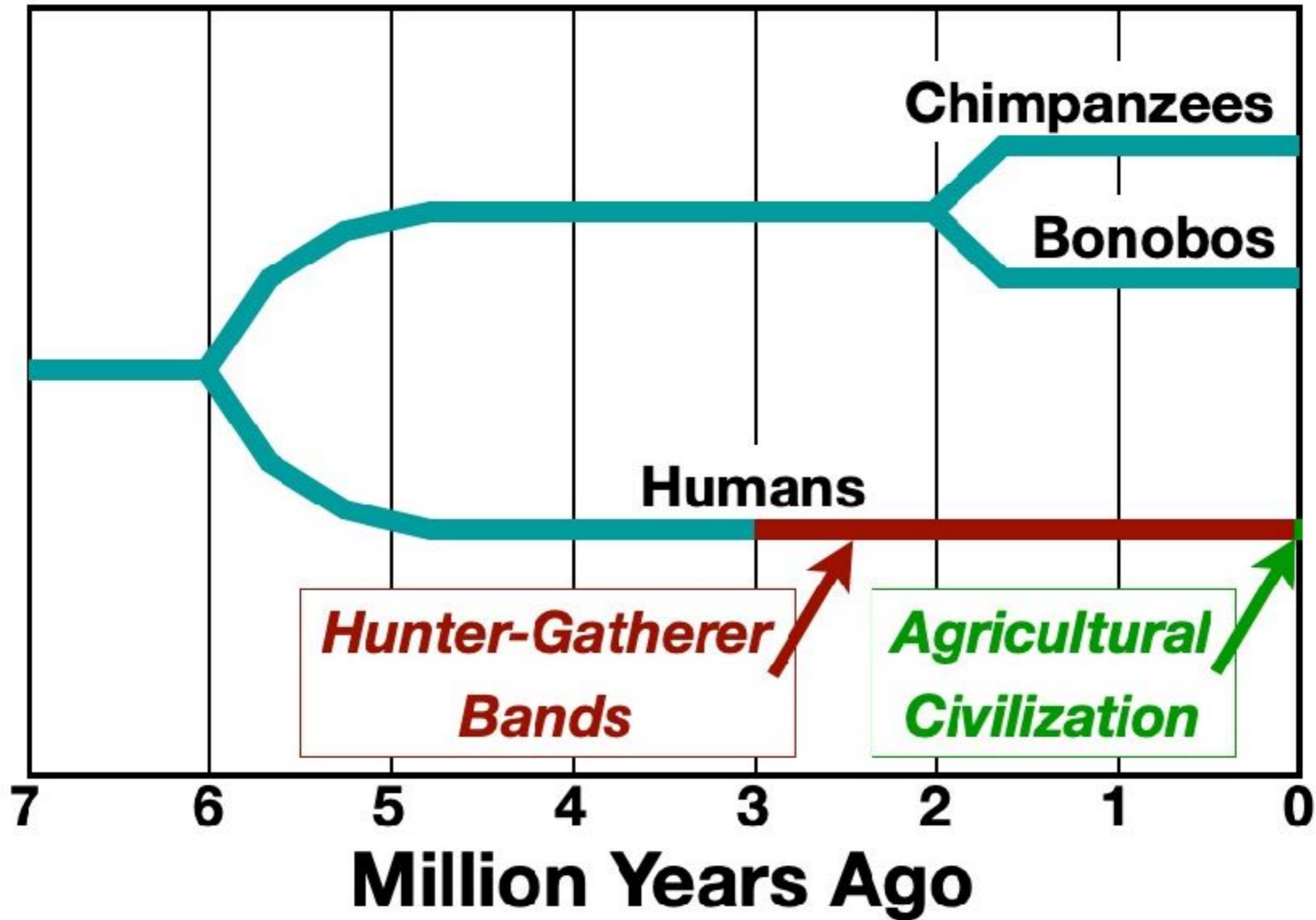
Heartwood Cohousing

Phase 2

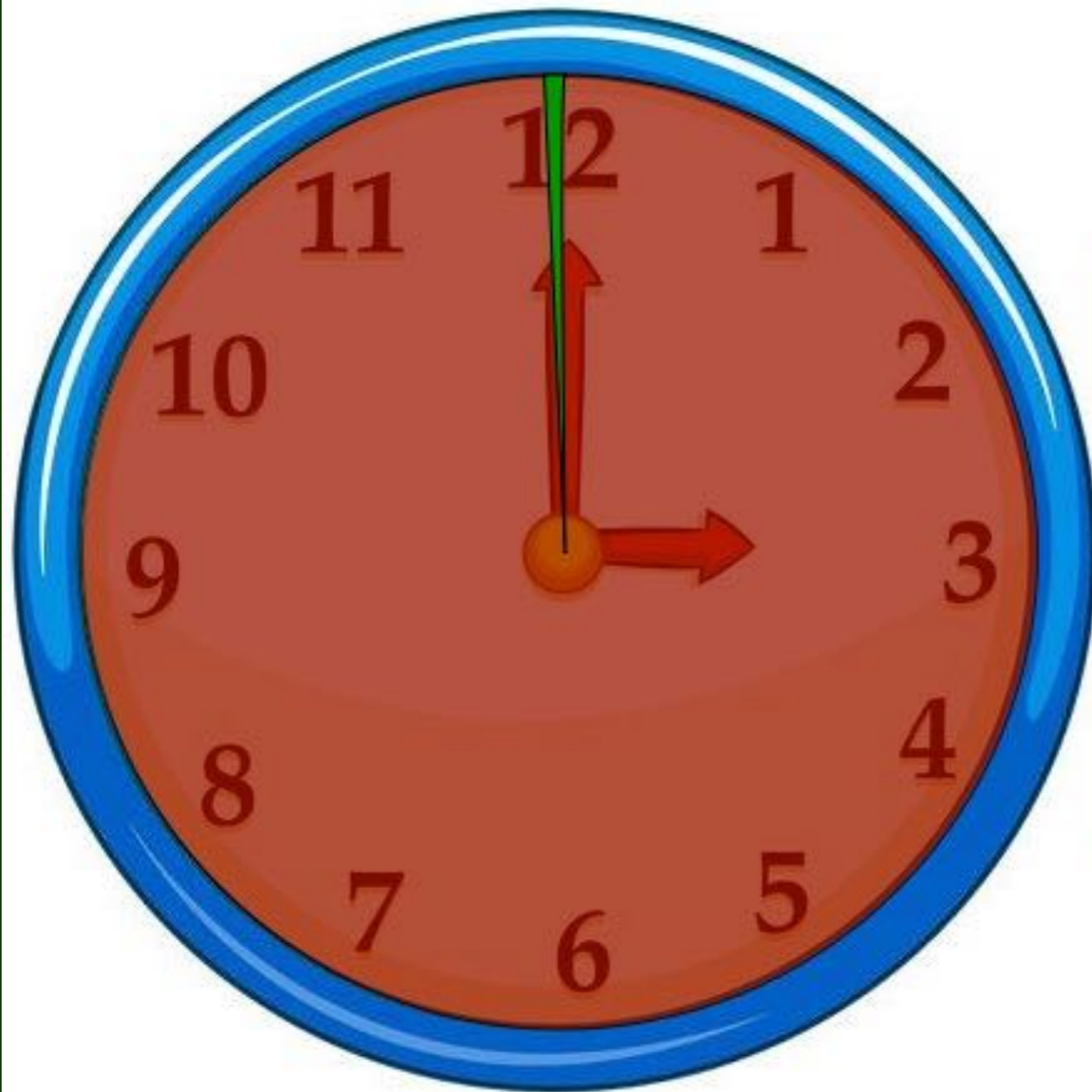
Why Cohousing?

- Community is in our DNA
- Living without community is bad for your health
- Cohousing is one way to find community in the modern world

Community
is in our DNA



Human Evolution



Hunter-Gatherer Bands
11 hours, 56½ min

Agricultural Civilization
3½ min



R. B. ...











Living Without Community is Bad for our Health

(Crisis of Connection)
(Loneliness Epidemic)



NEWSLETTERS

SIGN IN

NPR SHOP

DONATE

NEWS

CULTURE

MUSIC

PODCASTS & SHOWS

SEARCH



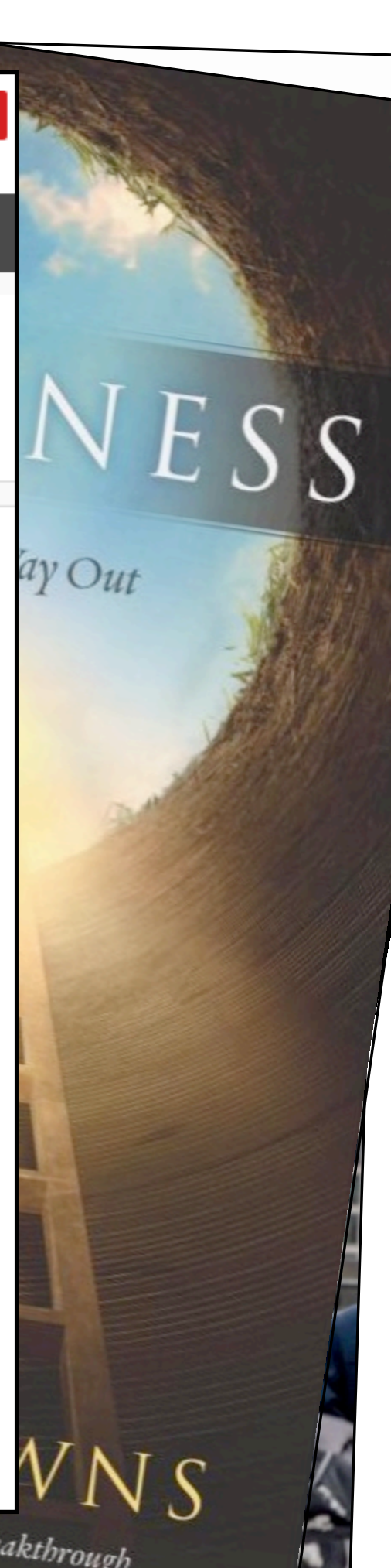
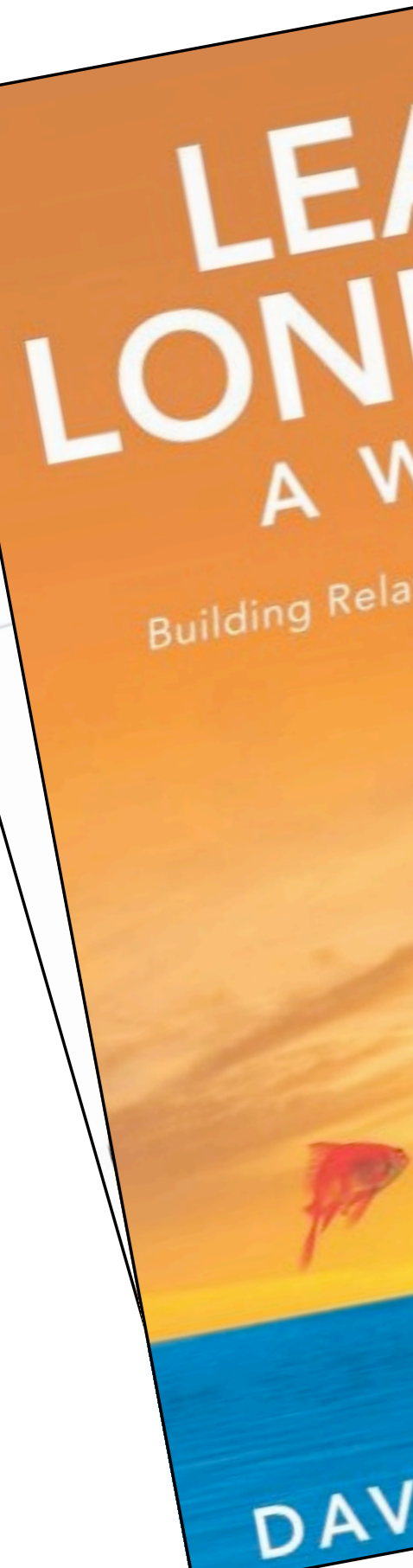
Shots HEALTH NEWS FROM NPR

SHOTS - HEALTH NEWS

How to be not lonely? 'Cohousing' is an answer for some people

DECEMBER 1, 2024 · 8:00 AM ET

By [Katia Riddle](#)



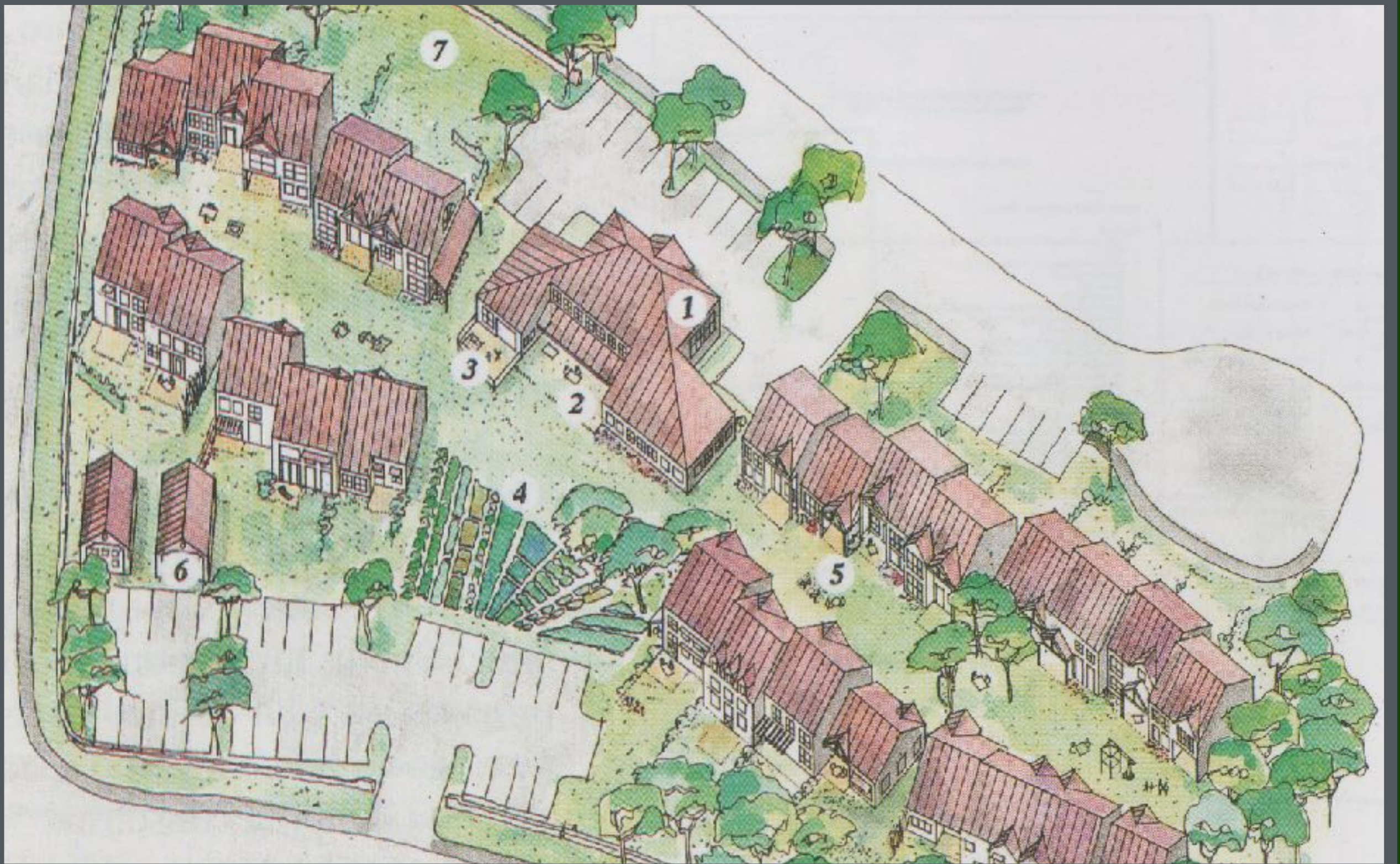
According to the Health Resources & Services Administration

- Loneliness is more dangerous than obesity and as damaging to health as smoking 15 cigarettes a day.

Cohousing is One Way
to Find Community in
the Modern World



Trudesland Community
Denmark 1981



Muir Commons
Davis, CA 1991

Characteristics of Cohousing

- Design Fosters Community
- Members Hold Intention of Community
- Financially Independent Members

Cohousing Design

- Balance of Community and Privacy

(unlike most new homes designed only for Privacy)



1522







Cohousing Design

- Balance of Community and Privacy
- Pedestrian Pathways
 - accommodate emergency vehicles, moving trucks, etc.
 - parking lots on periphery
 - garden carts



Trudesland Community
Denmark 1981





Tennis & Basketball Court

Dome Greenhouse

Hen Palace

Bonfire Circle

Village Green & Kids Play Structure

Common House

Hot Tub

Yurt

Workshop

Cohousing Design

- Balance of Community and Privacy
- Pedestrian Pathways
- Shared Resources

Heartwood Shared Resources

- gorgeous common house
- village green
- kids play structure
- woodworking shop
- gardening tools
- greenhouse
- raised bed gardens
- henhouse
- laundry facilities
- exercise room
- library
- free box
- guest rooms
- ping pong and foosball tables
- 7 miles of trails
- tennis and pickleball and basketball court
- barns and stables
- tractors
- yurt
- hot tub
- sledding hill
- labyrinth
- bonfire circle



















Cohousing Design

- Balance of Community and Privacy
- Pedestrian Pathways
- Shared Resources
- Clustered Housing
 - (preserves open space)
 - (fosters social interaction)



- 350 acres of open space
- 10 acres of housing development

Heartwood History

- 1994 - 2000
 - Form Community (Vision & Connection)
 - Buy Land
 - County Approval (Phase 1 & 2)
 - Build Phase 1
- 2000: Phase 1 Move In
- 2017: Resolve CDOT Access for Phase 2
 - Left Turn Lane at CR 506 (& CR 502)

What Makes Heartwood Cohousing Special?

Healthy, Rural Lifestyle

Virtually No Traffic
Virtually No Crime

Playing and Working Outside

























Close-Knit Established Cohousing Community















Multigenerational Community





A woman with dark hair, wearing a grey sleeveless top and a brown skirt, stands on the left side of the group, smiling.

An older woman with short grey hair and glasses, wearing a dark blue button-down shirt, stands in the second row from the left.

A woman with blonde hair, wearing a red and white plaid shirt, stands in the center of the back row, smiling.

A woman with long dark hair and glasses, wearing a grey t-shirt, stands to the right of the woman in the plaid shirt.

A man with long dark hair and glasses, wearing a blue and green plaid shirt, stands to the right of the woman in the grey t-shirt.

A man with a beard and glasses, wearing a white t-shirt and dark overalls, stands on the far right of the back row.

A young boy with blonde hair, wearing a grey sweater, sits at the table on the left side, eating.

A young boy with blonde hair, wearing a dark shirt, sits at the table in the center, looking towards the camera.

A young girl with dark curly hair, wearing a pink shirt, sits at the table on the right side.

A young girl with dark curly hair, wearing a white sweater and blue pants, sits in a wooden chair on the left, eating.

A young girl with blonde hair, wearing a bright pink sequined dress and a pink headscarf, sits in a wooden chair on the right, smiling.





A woman with blonde hair tied back, wearing a grey cardigan over a black top, is smiling broadly. She is standing behind a wooden counter, holding a large silver metal bowl. She appears to be in the process of preparing something, with her hands near the bowl.

A young girl with dark hair in a bun, wearing a pink and white tie-dye t-shirt, is smiling. She is standing behind the counter, looking towards the camera. Her hands are positioned as if she is working with the ingredients on the table.

A younger girl with dark hair styled with colorful clips, wearing a pink and white striped long-sleeved shirt, is smiling. She is standing behind the counter, looking towards the camera. Her hands are positioned as if she is working with the ingredients on the table.

A large silver metal bowl is on the counter, containing a mixture of ingredients. The woman is holding it with both hands, and it appears to be the main mixing bowl for the activity.

A tray on the counter holds several small, round, brown treats that have been prepared. They are arranged in a small cluster.

A small white bowl filled with a white powdery substance, likely sugar or flour, is on the counter. It is used for coating the prepared treats.

A colorful, patterned container, possibly a thermos or a storage jar, is on the counter. It has a dark background with various colorful designs.

A small white sign with purple cursive text is on the counter. The text is partially visible and appears to say "Wellness".



Nature Right Out Our
Front Door









CAFÉS DO
BRASIL

THIS JUTE BAG IS
3
CERTIFIED
FAIR TRADE

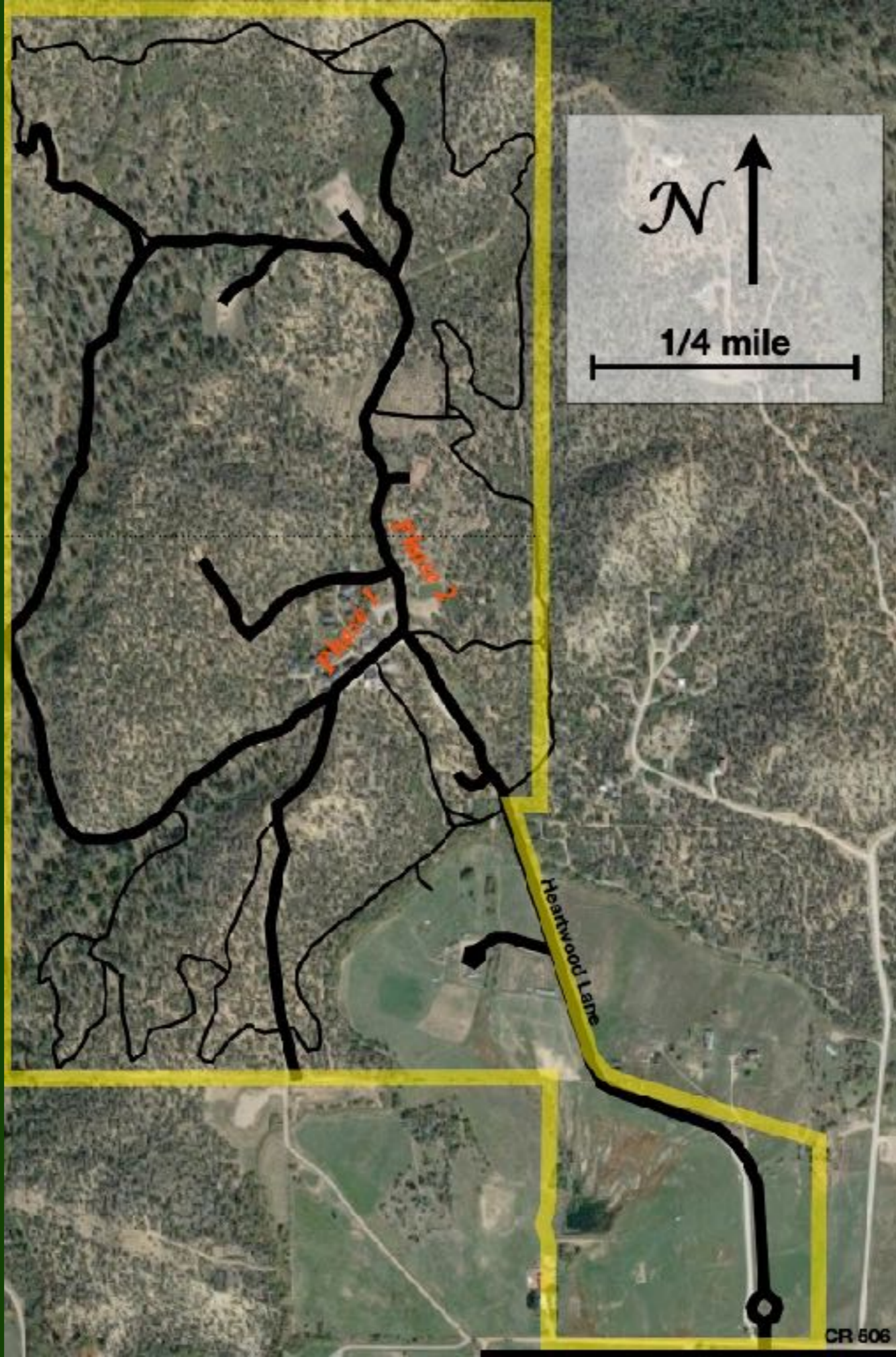
FOOD GRADE
DE CASTANHAL
DE LOPHANIA TEXTE







Phase 2 Site Plan



Hamwood Lane

CR 506



Tennis, Pickleball, & Basketball Court

Dome Greenhouse

Future Phase 2

Bonfire Circle

Village Green & Kids Play Structure

Hot Tub

Common House

Yurt

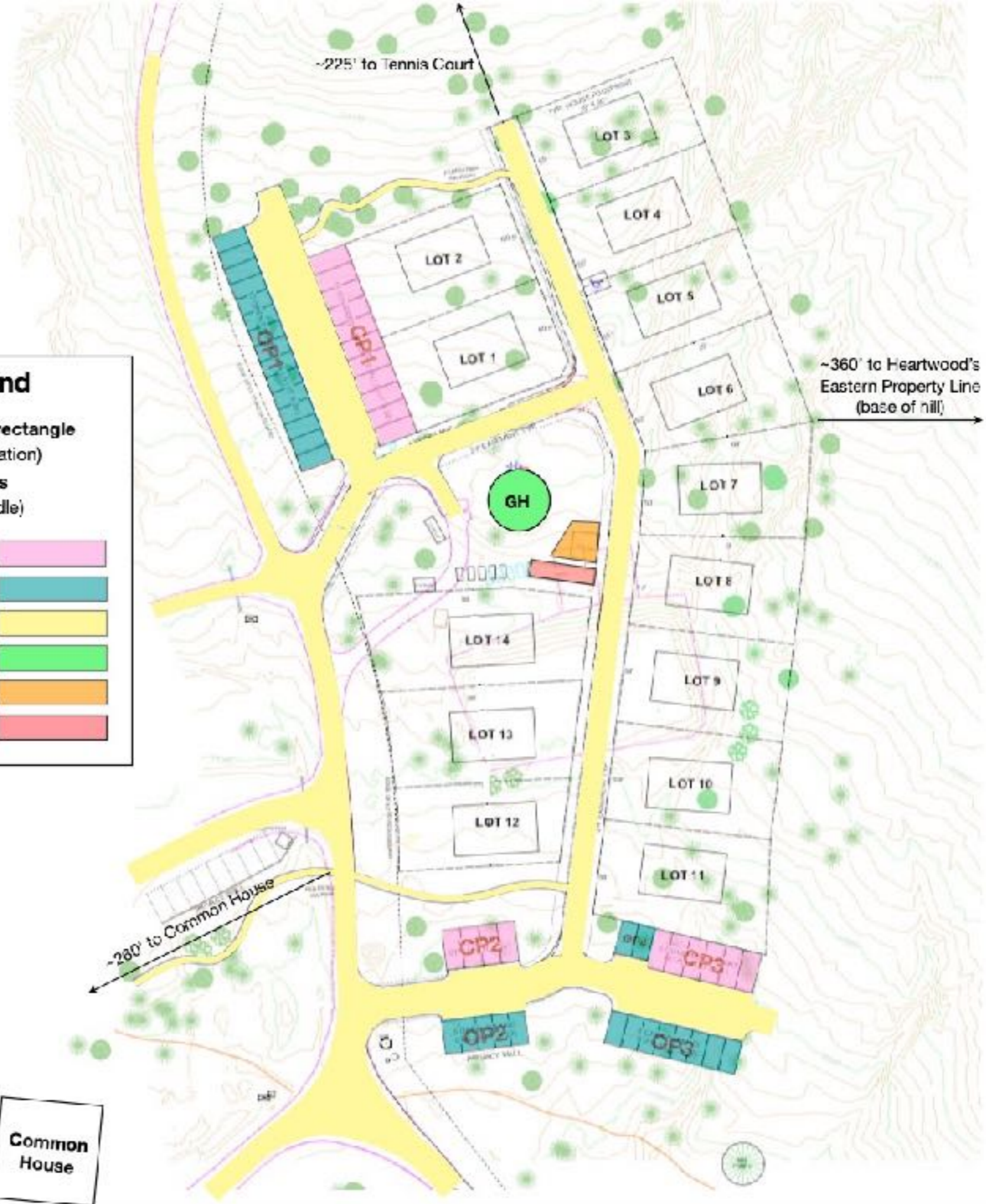
Workshop

Legend

- Home: solid line rectangle (general representation)
- Lots: dashed lines (with home in middle)

Carports	
Open Parking	
Roads & Pathways	
Greenhouse	
Terrace	
Bocce Court	

Common House



Phase 2

Beautiful, Well Built,
Environmentally Friendly Homes

Like Phase 1 Homes, Only Better











Phase 2 Homes

- master cohousing architect, Matt Worswick
- high quality, low maintenance
- super energy efficient (ZERH certification)
- passive solar
- all-electric
- healthy indoor environment
- exceptional value
- open floor plans
- flexible functionality
- balance of community and privacy



Phase 2 Homes

	Juniper	Aspen	Ponderosa
02/27/24			
			
Total SF	1104	2240	2617
Footprint SF	1104	1120	952
Stories	1	2	3
Bedrooms on 1st Floor	2	1	1
Key Features	lowest priced home best for aging in place	more deluxe home most spacious main floor	largest home most space & flexibility
Unfinished Basement			
Estimated Price	\$665,000	\$750,000	\$885,000
Finished SF	1104	1120	1665
Unfinished SF	0	1120	952
Total Bedrooms	2	1	3
Bathrooms	1	1.5	3
Finished Basement			
Estimated Price to Finish Basement	n/a	\$200,000	\$170,000
Total Bedrooms	n/a	3	5
Bathrooms	n/a	2.5	4







Phase 2 Development Timeline

- June 2024: obtain county approval
- by April 2025:
 - finalize home designs
 - hire builder
 - fill remaining spots on P2 bus
 - obtain construction financing
- Apr - Oct 2026: build infrastructure and homes
- Dec 2025 - Oct 2026 move in

If you know someone who
might be interested, please
send them to our website:

www.heartwoodcohousing.com

La Plata Land Use Code

is the Enemy of

Affordable Housing

(estimated > \$100K / home)







**HEARTWOOD
COHOUSING**

← 1-15

16-24 →

← VISITORS

Nurture Community

Nurture Connection

It's in your DNA and
Good for your Health!

Q & A