

Low Impact Development: Implementing Programs that Make Community Sense

Jay Garcia, Senior Project Planner

Rachel Stubblefield, Residential Review



Briargate Master Plan

- Located in northern Colorado Springs
- 9,600 Acres Total
- Originally created in 1978
 - Lew Christianson & John Venezia worked with ULI
 - Promotes alternate modes of transportation



Briargate

MASTER PLAN

LEGEND

LAND USE	ACREAGE
RESIDENTIAL VERY LOW (R-VL, 0-1.99 DU/gross acre)	220 AC.
RESIDENTIAL LOW (R-L, 2-3.49 DU/gross acre)	1542 AC.
RESIDENTIAL LOW-MEDIUM (R-LM, 3.5-7.99 DU/gross acre)	1530 AC.
RESIDENTIAL MEDIUM (R-M, 8-11.99 DU/gross acre)	159 AC.
RESIDENTIAL MEDIUM-HIGH (R-MH, 12-24.99 DU/gross acre)	253 AC.
COMMERCIAL (NC, CC, RC, HC)	425 AC.
OFFICE (O)	64 AC.
OFFICE-INDUSTRIAL/RESEARCH & DEVELOPMENT (OI)	573 AC.
GOVERNMENT / UTILITIES (G, U, PS)	93 AC.
PUBLIC / INSTITUTIONAL (PA-PUBLIC ASSEMBLY, HO-HOSPITAL)	98 AC.
SCHOOL (HS, MS, ES)	327 AC.
OPEN SPACE (OS) / PARK (NP, CP) / GOLF COURSE (GC)	1207 AC.
SPORTS COMPLEX (SC)	
VENEZIA INTEREST	442 AC.
IMPLEMENTED MASTER PLAN AREA	
TRAILS	
	7590 AC. TOTAL

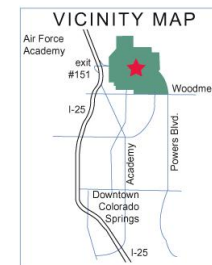
APPROVED: JANUARY 20, 2006

LA PLATA
INVESTMENTS, LLC

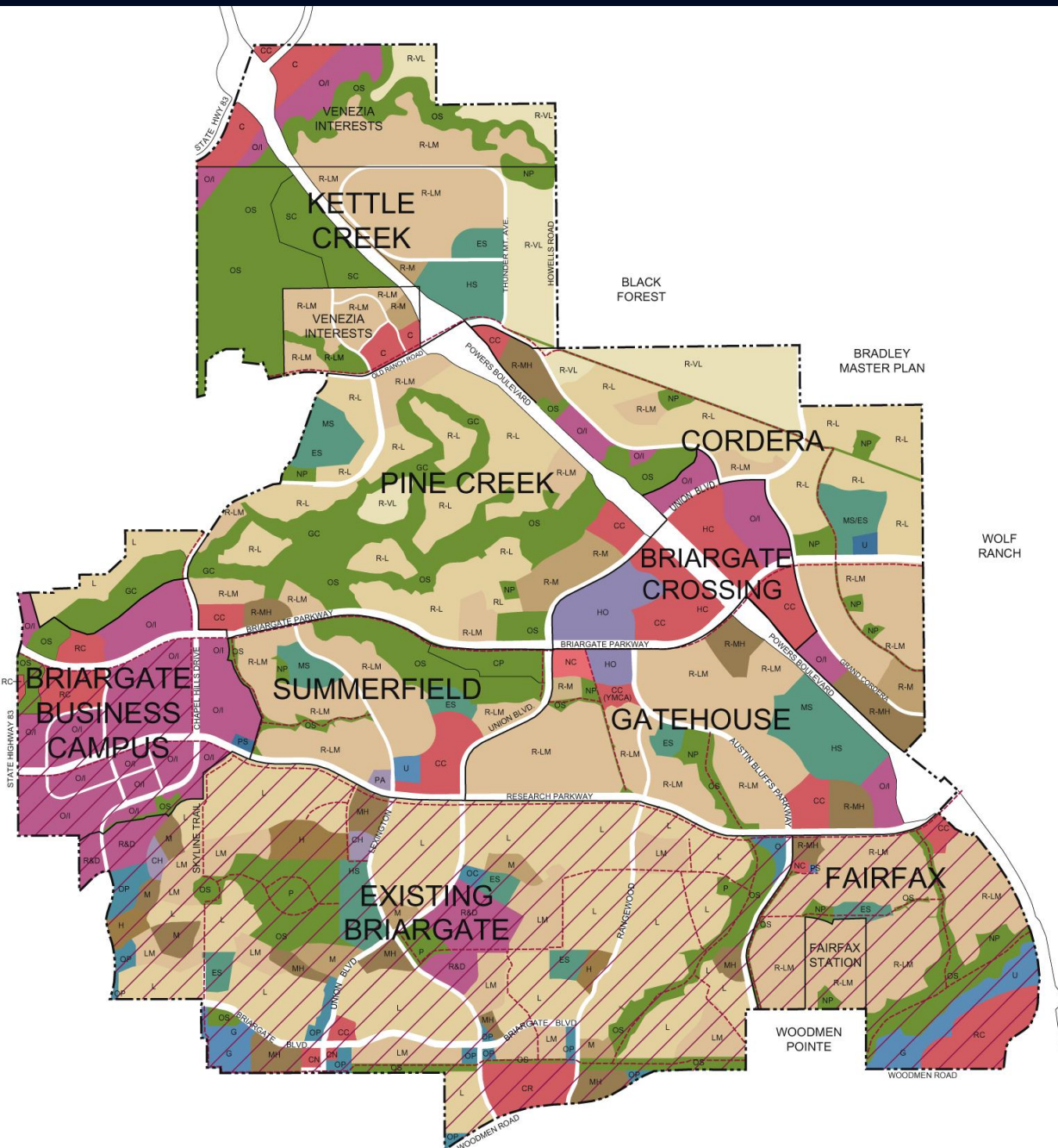
2315 Briargate Parkway, Suite 100
Colorado Springs, CO 80920
main (719) 260-7477
fax (719) 260-7088

www.briargate.com
www.pinecreek.com

DRM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
1390 Lawrence Street, Suite 100
Denver, CO 80204 | 303.892.5566



NORTH
NOT TO SCALE



Commercial Development

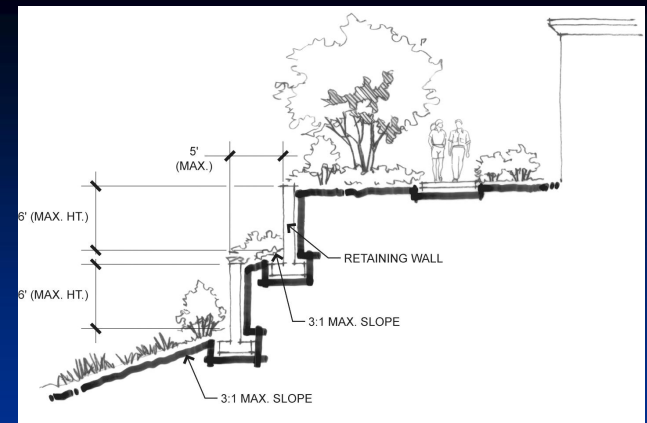
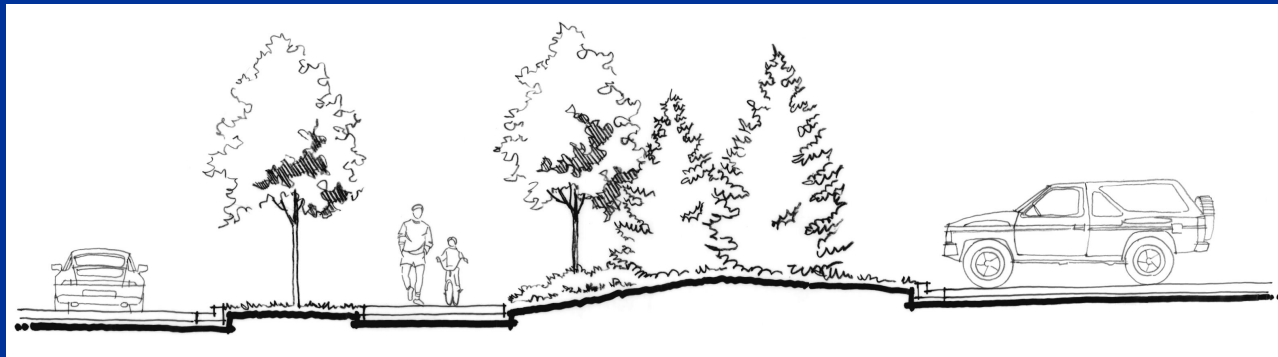
- BX Guidelines require pedestrian circulation
 - Support an alternate form of transportation
- Landscape Guidelines promote water conservation
 - Utilize plant materials, irrigation systems & maintenance practices that conserve water
- Lighting guidelines limit light pollution
- City of Colorado Springs requires water quality ponds



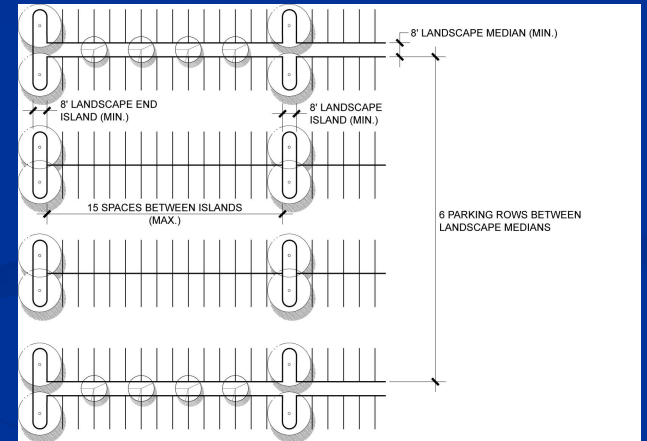


Pedestrian Circulation

Parking Lot Perimeter Screening



Retaining Wall Terracing



Parking Lot Layout





Cordera

- Built Green/ENERGY STAR
- Landscape Guidelines
- Grand Lawn
 1. Demonstration Gardens
 2. Secret Garden
 3. Spring Garden
- Promotion of Active Lifestyles
- Public Art

CORDERA

The rest is up to you.

www.cordera.com
www.briargate.com

LEGEND

-  SINGLE FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  COMMERCIAL
-  OFFICE
-  PARK/SCHOOL SITE
-  OPEN SPACE/DRAINAGE POND
-  TRAILS

LA PLATA
INVESTMENTS, LLC

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DM DESIGN

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Matrix Design Group, Inc.

Integrated Design Services 7500 Professional Plaza, Suite 200
Colorado Springs, CO 80920
Phone (719) 574-0000 Fax (719) 574-0000



Disclaimer:
This project is based upon current plans which are subject to change without notice. No
guarantee is made that proposed features will be constructed as that, if constructed, the
number, type, size, and location will be as depicted on this plan. Access to and rights to
use certain areas may be restricted.

Date: July 11, 2008



Built Green/ENERGY STAR

- All builders in Cordera are Built Green and ENERGY STAR certified
- All homes are 100% ENERGY STAR tested



Landscape Guidelines - Residential

- Sod restrictions
- Amendment requirements
- Native seed implementation
- Plant spacing and size requirements



Landscape Guidelines - Residential

- Street trees required (2" caliper minimum)
- Chosen for their drought tolerance, heartiness, overall health in Cordera's climate
- Works in conjunction with City's New Home Tree Program

CORDERA

Landscape And Fence Plan

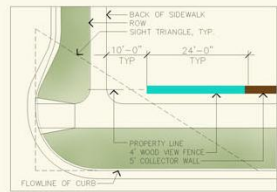
Filing 2

LEGEND

-  SWAMP WHITE OAK
Quercus bicolor
-  AUTUMN PURPLE ASH
Fraxinus americana 'Autumn Purple'
-  PATMORE ASH
Fraxinus pennsylvanica 'Patmore'
-  HACKBERRY
Celtis occidentalis
-  AMERICAN LINDEN
Tilia americana

Note: This plan is intended to represent type and quantity of street trees per lot, not final location.

-  4' WOOD VIEW FENCE (3 RAIL)
-  5' DECORATIVE COLLECTOR WALL
-  6' DECORATIVE ARTERIAL WALL



A TYPICAL SIDE YARD FENCE/WALL LAYOUT
SCALE: 1"=10'-0"

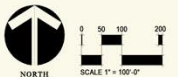


COMMUNITY WALL AND FENCE
ELEVATION

NOT TO SCALE



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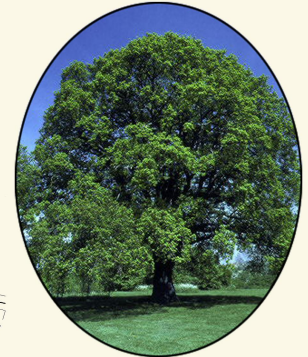


Sample Cul De Sac Map



CORDERA

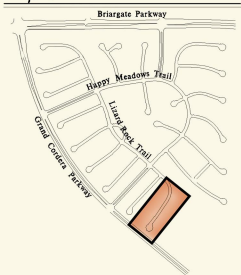
WZARD ROCK TRAIL



2" ENGLISH OAK
Quercus robur



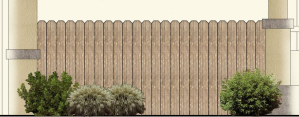
KEYMAP



LEGEND

- 4" WOOD VIEW FENCE (3 RAIL)
- 5" DECORATIVE COLLECTOR WALL
- 6" DECORATIVE ARTERIAL WALL

Notes: Pickets always outward toward public view.



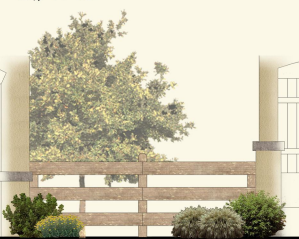
CEPARD PICKET FENCE - 5 FT

- * Installed up to Community Walls, for interior lots.
- * Lots 44-60



DOG RUN - CEPARD PICKET - 4 FT

- * May be used on interior lots only
- * Lots 44-60



THREE RAIL - 4 FT

- * Installed up to Community Three Rail Fence for perimeter lots.
- * Lots 43, 60



DOG RUN - THREE RAIL - 4 FT

- * Required on lots with Three Rail Fencing
- * Fourth rail optional as shown above
- * Can be used on all lots
- * Lots 43, 60

WALKING DISTANCES FROM WZARD ROCK TRAIL

4e Old Castlewood Park / Mail Kiosk	Under 5 minutes
Happy Meadows Park	Under 10 minutes
Grand Lawn Community Center / Pool	Under 5 minutes
District 20 School Site	Under 10 minutes
Heart of Briargate Crossing East	Under 15 minutes

Note: All walking times are approximations. They are based on a measurement from the middle of the cul de sac and therefore could vary +/- 30 seconds.



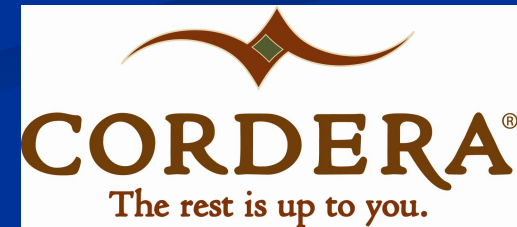
COMMUNITY WALL AND FENCE

* SEE ATTACHED MEMO FOR LOT 43 & 60 SPECIFIC FENCE REQUIREMENTS



Cordera Landscape Program Mission Statement

To provide high-quality landscaping within the community through a process that is easy, non-confrontational and provides short-term and long-term benefit to the homebuyer.





Cordera Landscape Program

- Approved Contractors
- Free landscape design by a professional Landscape Designer
- Landscape Packages



Cordera Landscape Program

- Two free trees
 - 8' evergreens
 - 6'-8' dwarf evergreens
 - 1.5" caliper ornamentals
- Education



Landscape Guidelines - Residential





Landscape Styles

- Styles created by identifying Colorado's indigenous plant communities
- Landscape designs compliment Cordera's six architectural styles



Landscape Styles



Design Theme:
Artistic Revival



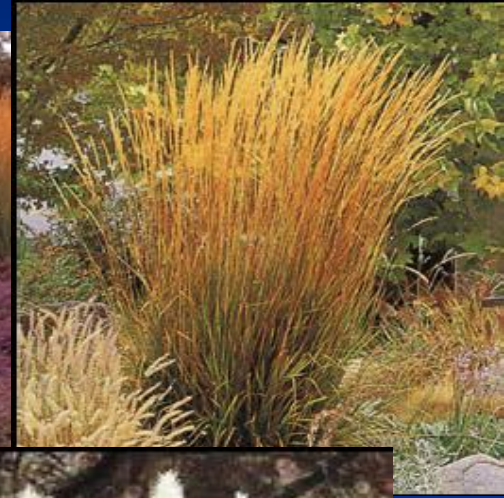
Landscape Styles



**Design Theme:
Black Forest/Foothills**



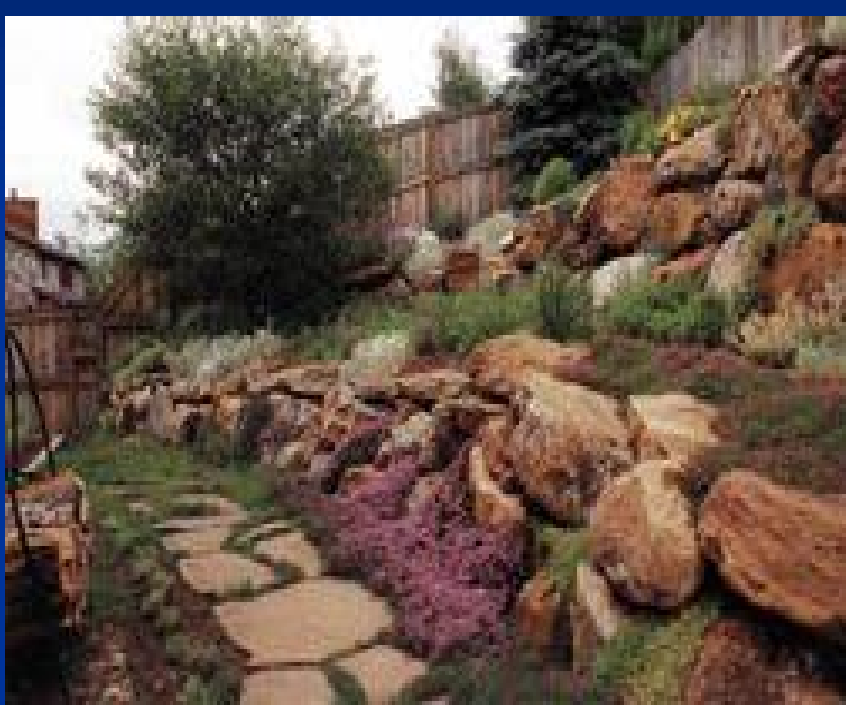
Landscape Styles



Design Theme:
High Plains



Landscape Styles



Design Theme:
High Desert





Landscape Styles



Design Theme:
Traditional Revival



Demonstration Gardens

- Gardens have a connecting trail, materials change per style
- Lawn Demonstration area - 4 different grass types (tall and short fescue, bluegrass, blue gramma)
- Shade structure and picnic area

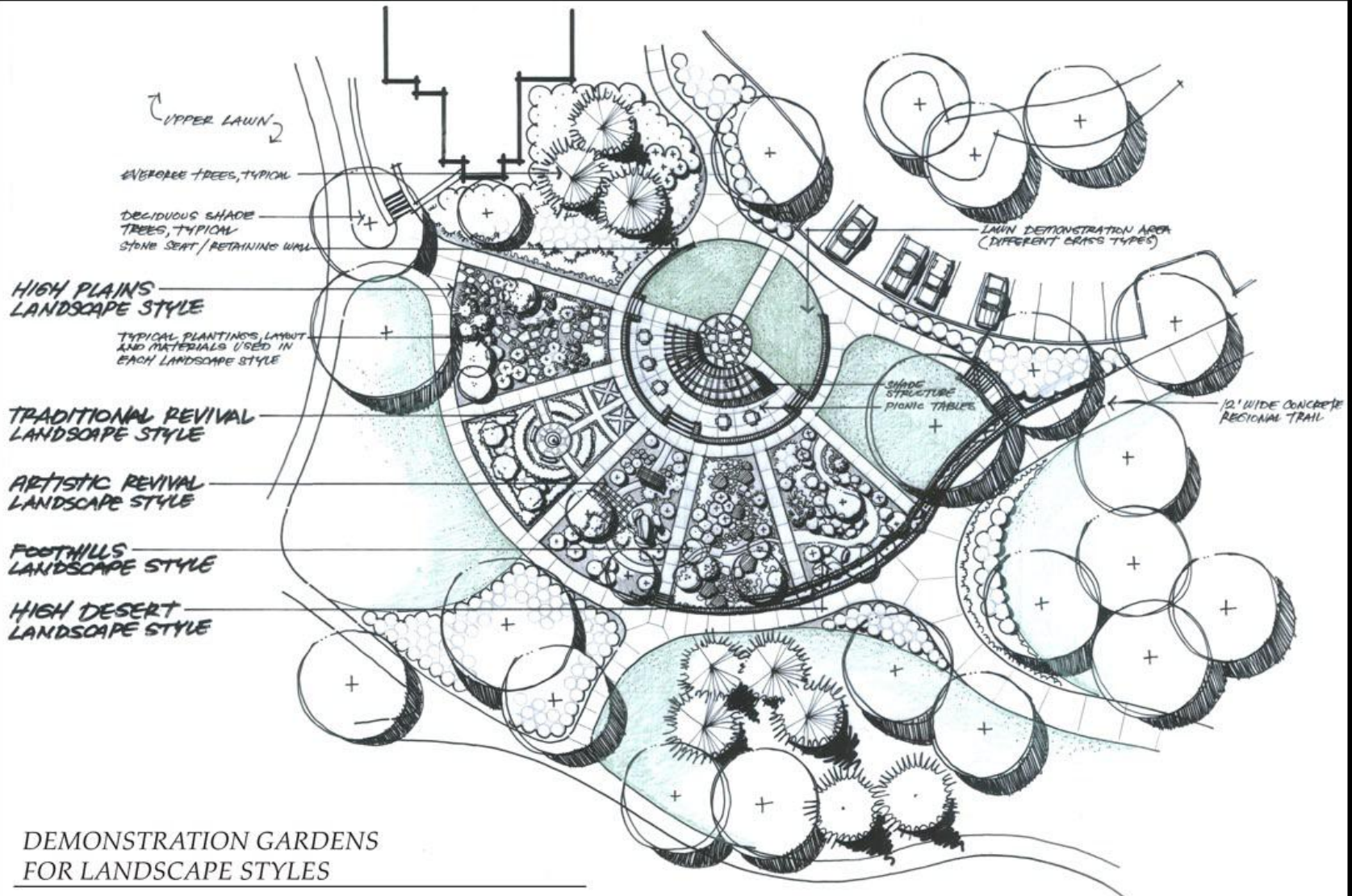


Demonstration Gardens

- Helps homeowners visualize xeriscape principles, landscape styles
- Each style monitored to provide data
- Provides opportunity for Community programs



Demonstration Gardens





Secret Garden

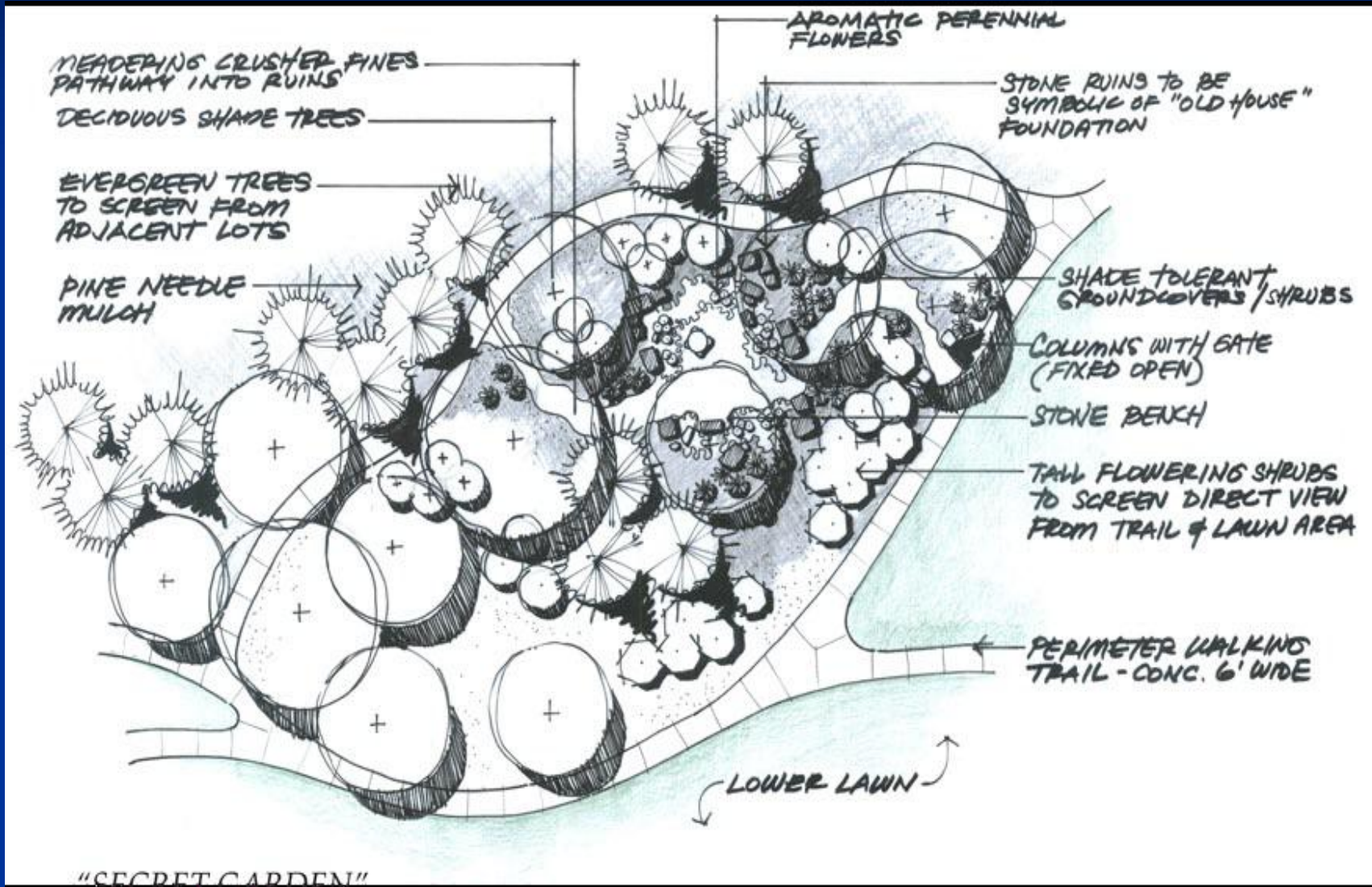
- Concept: Grandmother's House
- Fruit trees, raspberries, etc.
- Flowering plants within a prairie



CORDERA®

The rest is up to you.

Secret Garden





Secret Garden

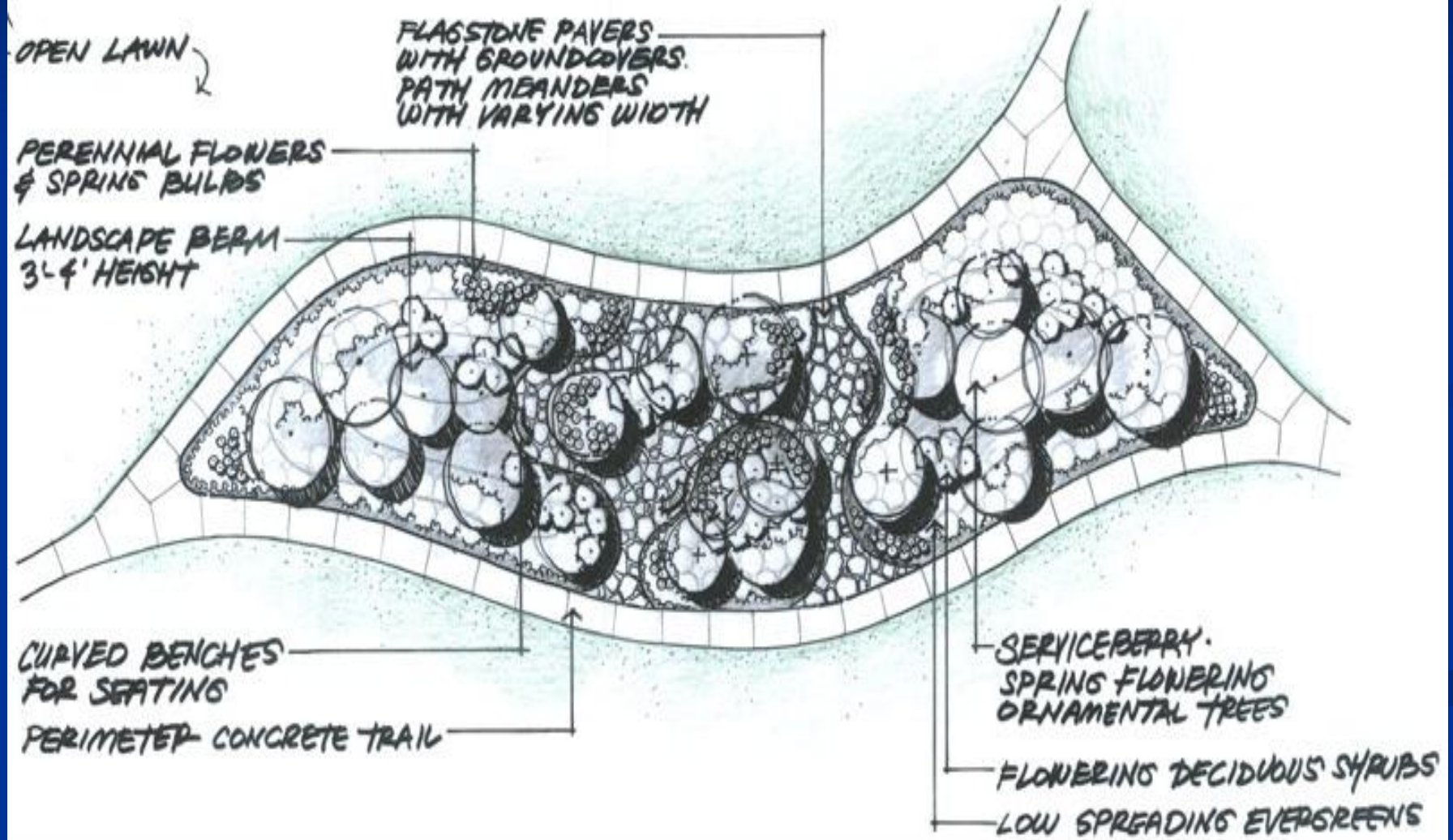




Spring Garden

- Concept: Spring
- Instant color
- Shade trees

Spring Garden





Spring Garden





Cordera: Phase 3

- Designed to work with the natural grade
- Preservation of existing vegetation
 - Building envelopes
- Park ~ 13-acre undisturbed open space
 - Soft surface trails, passive use

Cordera Filing 3 Park



LEGEND	
	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREE
	NATIVE TURF SEED
	MANICURED TURF
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	LANDSCAPE BOULDERS 2'-6" DIAMETER
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	OVERLAY 2' CONTOUR
	OVERLAY 10' CONTOUR
	6' ARTERIAL WALL
	6' COLLECTOR WALL
	6' WOOD RAIL FENCE
	RIGHT-OF-WAY LINE

Marin Design Group, Inc.
 1000 Redwood Highway, Suite 100
 Sausalito, CA 94965
 Phone: 415.456.1234
 Fax: 415.456.1235
 www.marin-design.com

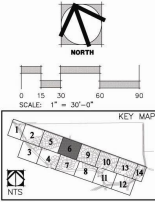
CORDERA
 FILING 3
 FINAL LANDSCAPE PLAN

PROJECT NUMBER: 06/04/07
 DATE: 10/26/06
 DRAWN: JMD
 CHECKED: JMD
 REVISIONS:

SHEET TITLE:
 Landscape Plan

SHEET NUMBER:
 LP06

SHEET OF: 12



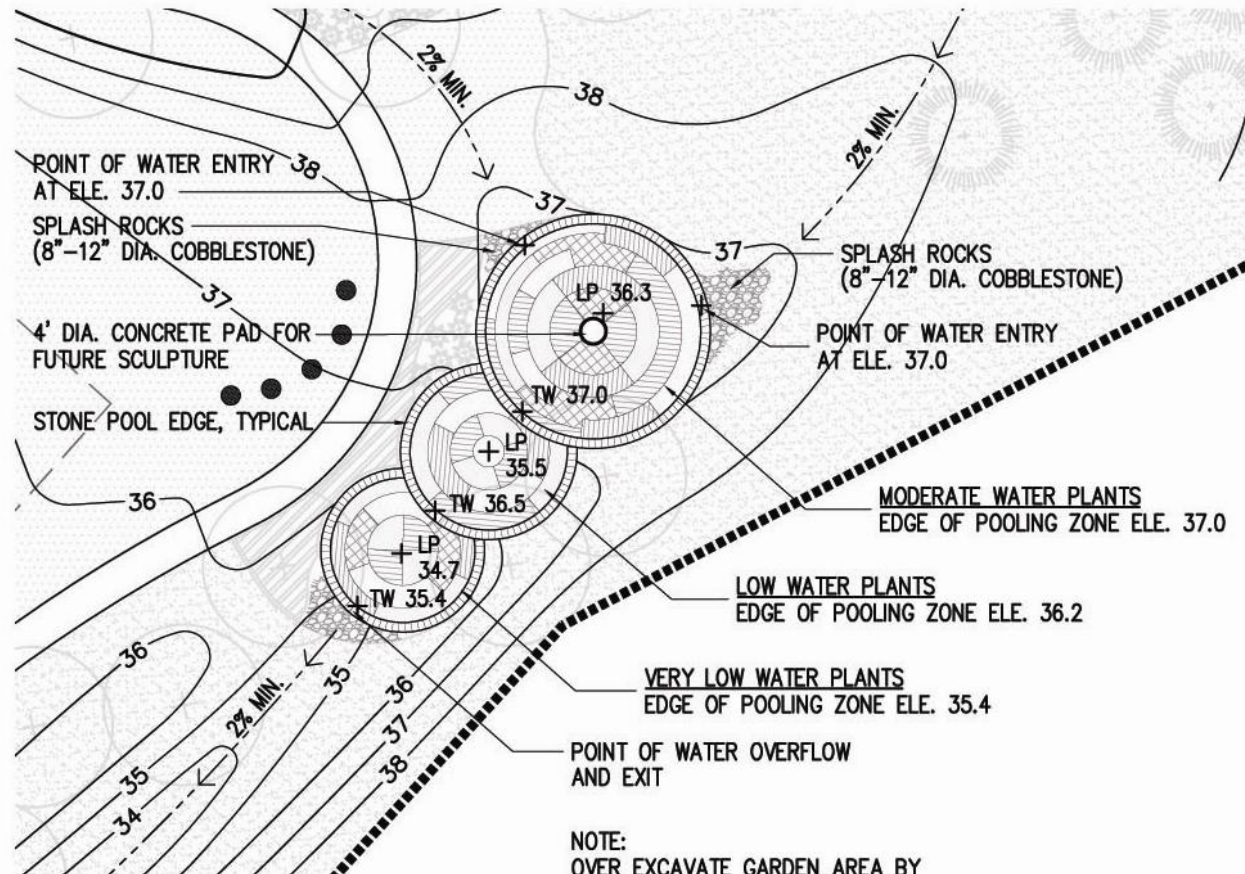
CPC PUD



Cordera: Phase 3

- Designing a rain garden within the 16-acre park
 - Intended to educate homeowners
 - A model for future commercial development

Rain Garden Design - Plan

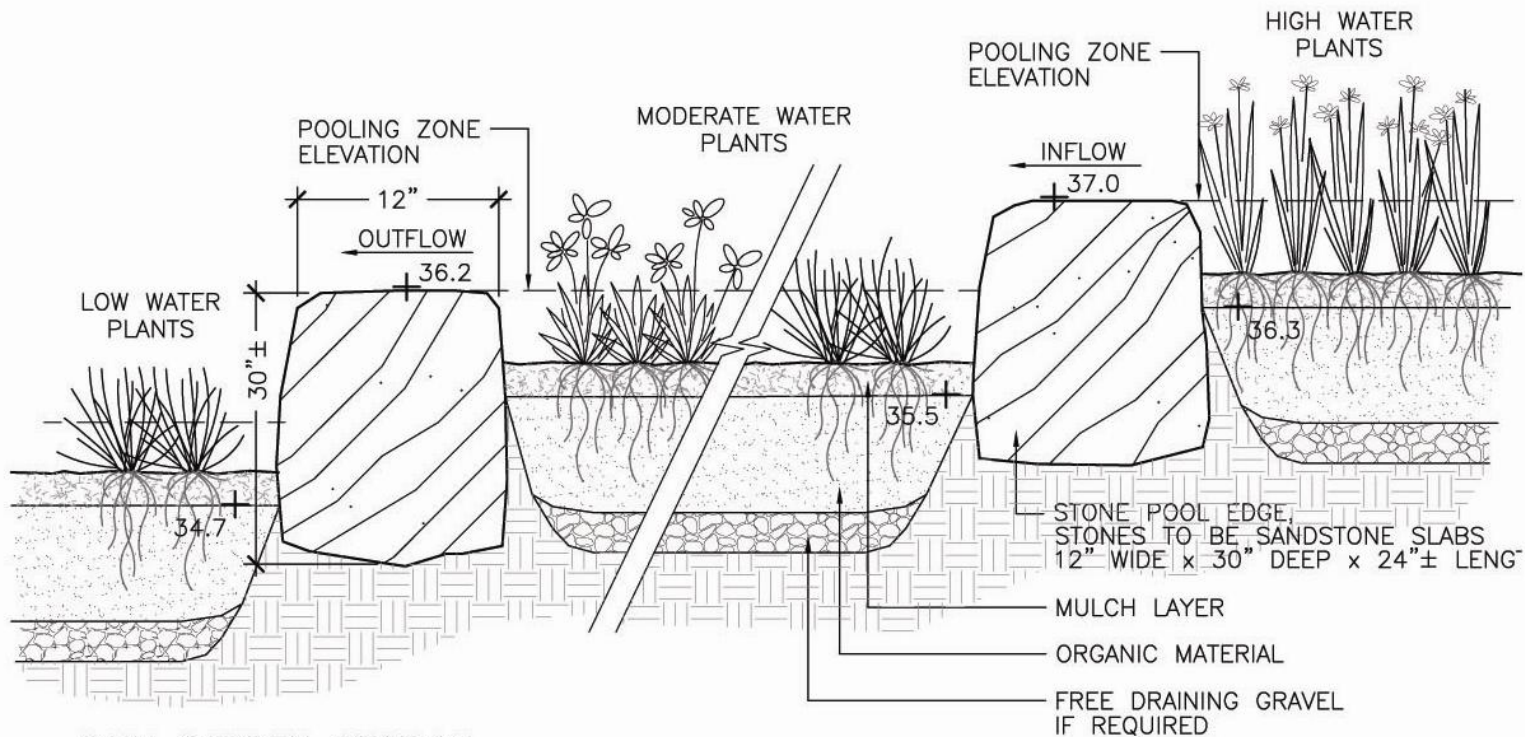


RAIN GARDEN PLAN

SCALE: 1"=20'-0"



Rain Garden Design - Section



RAIN GARDEN SECTION
NOT TO SCALE

Promotion of Active Lifestyles

- 2 Award-Winning Neighborhood Parks (5 total planned)
- Centrally Located: 95% of homes within 10 minute walk





Ye Olde Castlewood Park



"BIG" AND "SMALL" CUSTOM BENCHES BY COLUMBIA CASCADE



6' METAL ARCHED BENCH BY COLUMBIA CASCADE



TRASH RECEPTACLE BY COLUMBIA CASCADE



BICYCLE RACK BY COLUMBIA CASCADE



GIANT FLOWER SCULPTURES WITH BLACK-EYED SUSAN PLANTED BELOW

MAILBOX KIOSK PARKING FOR MAILBOX ONLY

"BIG" DOORWAY INTO PARK

WIDE MEANDERING WALKWAY THRU SITE



"BIG" PEDESTAL PICNIC TABLE BY WARASH VALLEY



"SMALL" PEDESTAL PICNIC TABLE BY WARASH VALLEY



"BIG" CASTLE PLAY STRUCTURE BY COLUMBIA CASCADE

"SMALL" CASTLE PLAY STRUCTURE BY COLUMBIA CASCADE

HAPPY MEADOWS TRAIL

VIA ROK TRAIL

TAN ORNAMENTAL GRASSES

SWINGSET WITH BELT SEATS

"SMALL" THEMATIC CASTLE PLAY STRUCTURE E-SURS

OPEN LAWN

12' WIDE REGIONAL TRAIL

CAT SCULPTURES

PLANT LARGE CAUPEL SHAPE TREES

"BIG" THEMATIC CASTLE PLAY STRUCTURE 5-12 YRS.

GIANT FLOWER SCULPTURES WITH BLACK-EYED SUSANS BELOW

"BIG" AND "SMALL" MUSHROOM STEPPING PODS

"BIG" AND "SMALL" PICNIC TABLES

SWING SET WITH BUCKET SEATS FOR TODDLERS

NATIVE GRASS

"SMALL" GROVE OF TREES (ORNAMENTAL VARIETIES)

"SMALL" DOORWAY INTO PARK WITH NARROW (8' WIDE) PATHWAY

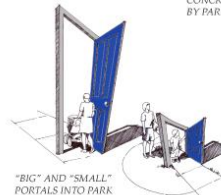
EVERGREEN TREES PROVIDE SCREENING FROM ADJACENT LOTS



SWING WITH BELT SEATS BY COLUMBIA CASCADE



CONCRETE CAT BY PARK PETS



"BIG" AND "SMALL" PORTALS INTO PARK

Ye Olde Castlewood Park CONCEPTUAL MASTER PLAN



"BIG" AND "SMALL" MUSHROOMS BY GORIC

THE VIEWS SHOWN OF CORDERA PARKS, TRAILS AND FACILITIES ARE NOT EXACT REPRESENTATIONS OF HOW THEY WILL ACTUALLY APPEAR. ALL RENDERINGS ARE THE ARTIST'S CONCEPTIONS AND ARE SUBJECT TO CHANGING DESIGN, CONSTRUCTION, MATERIALS AND/OR SCHEDULING. ALL MATERIALS AND STRUCTURES SHALL BE VIEWED FROM THE NORTH. VEGETATION IS DEPICTED AS IT MIGHT LOOK AFTER SEVERAL YEARS OF GROWTH, NOT AT THE TIME OF INSTALLATION.

LA PLATA
INVESTMENTS, LLC

DNM DESIGN

North

Scale 1"=30'-0"

Date: April 24, 2006



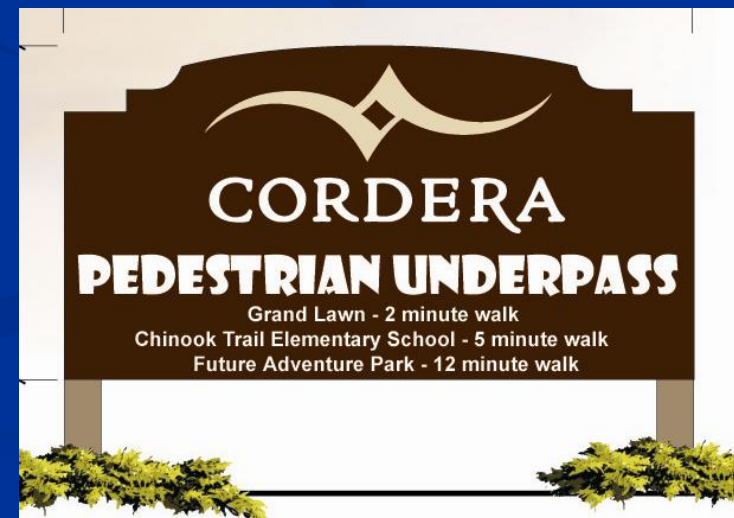
Happy Meadows Park





Pedestrian Access

- Pedestrian connections at the end of cul de sacs
- 4.5 miles of interlinking trails
 - Direct connections to the Colorado Springs regional trail system
- Pedestrian underpasses eliminate the need to cross major streets



WALK TO SCHOOL!

Walking Benefits

It's the easiest and simplest exercise known

A short 1 mile round trip keeps over 3 lbs. of pollutants out of the air we breathe
15 minutes of brisk walking will burn at least 100 calories!
Improve your health by walking to work or parking your car further away or get off the bus earlier and get moving!
Increasing the amount of walking you do to at least one day a week can increase your energy level



Air Quality

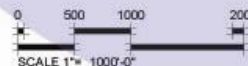
More than 25 % of auto trips are less than one mile in length. In a seven-mile trip, 90 % of auto emissions are spewed out in the first mile, before the engine has a chance to warm up. Walking is a practical alternative to short auto trips!



CORDERA
The rest is up to you.

La Plata Investments, LLC

Sources: The amount of time it would take to walk to the various amenities in the community is based on the ratio of 1/4 mile to 5 minutes of walking time which is used by Peter Swift of Swift and Associates, Transit Planners, advocates of Smart Growth, and various members of the Congress for the New Urbanism. Walking benefits and air quality information was borrowed from the Central Atlanta Progress ADID.



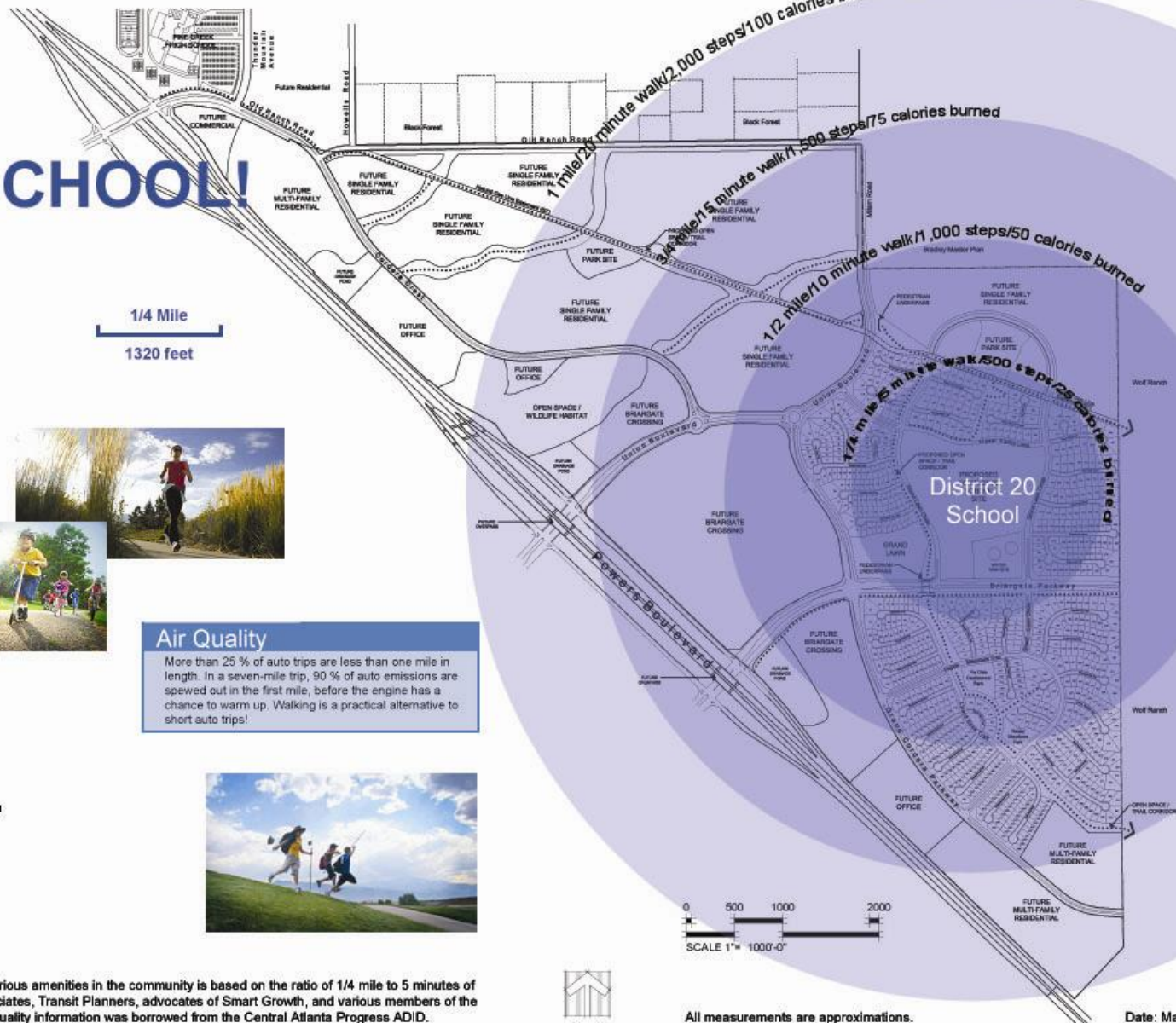
All measurements are approximations.

Date: May 17, 2006

1/4 Mile
1320 feet

1 mile 20 minute walk 2,000 steps 100 calories burned
1/2 mile 15 minute walk 1,500 steps 75 calories burned
1/4 mile 10 minute walk 1,000 steps 50 calories burned
1/8 mile 5 minute walk 500 steps 25 calories burned

District 20
School





Chinook Trail Elementary School



CORDERA®

The rest is up to you.



Planned Community Center

Future Grand Lawn, Community Center and Pool Complex

**LANDSCAPE
DEMONSTRATION
GARDEN**

**4000 SQ/FT
ZERO-ENTRY
HEATED POOL**



**COMMUNITY CENTER
WITH FITNESS ROOM
AND COFFEE SHOP**

**FILING 2
MAIL KIOSK**

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Marketing Health Benefits

■ Walking Benefits

- Easiest & simplest exercise known
- 1 mile round trip keeps over 3 lbs. of pollutants out of the air we breathe
- 15 min. of brisk walking = burn at least 100 calories



Marketing Health Benefits

■ Walking Benefits

- Improve your health: walk to work, park further away, get off the bus earlier, get moving!
- Walking just one day a week = increase your energy level and lower cholesterol.



Marketing Health Benefits

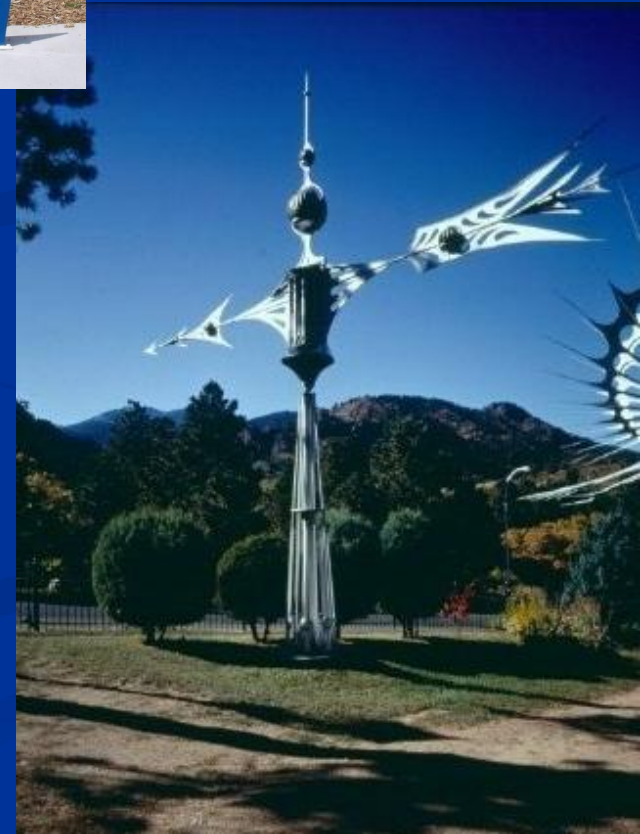
- Air Quality
 - >25% of auto trips are less than 1 mile
 - 7-mile trip: 90% of auto emissions = in 1st mile
 - (before engine has a chance to warm up)
- Master planned so most services will be close





Public Art

Proposed & Existing by local artists





Unique Style, Lasting Affect

- Cordera reflects architectural styles of historic downtown Colorado Springs
- Species of trees throughout the master plan are the same as those planted by General Palmer himself



Collaborative Design

- Attention to detail within the community to create a feeling of “rightness” that can be attributed to the influence of the historic values and diverse character of the City of Colorado Springs