Low Impact Development: Implementing Programs that Make Community Sense

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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
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 Layout

Parking Lot Perimeter Screening

Retaining Wall Terracing
Cordera

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

CORDERA
LIZARD ROCK TRAIL

WALKING DISTANCES FROM LIZARD ROCK TRAIL

- Old Eastwood 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.

LEGEND
- 4' WOOD PICKET FENCE (Z BAR)
- 5' DECORATIVE CORNER WAIL
- 6' DECORATIVE ARTERIAL WAIL

See attached AEMO for lot #5 & 60 specific fence requirements.

COMMUNITY WALL AND FENCE

2" ENGLISH OAK SCALES TOP

Note: Pickets are always outward toward public view.

CEDAR PICKET FENCE - 5 FT
- Included up to Community Walls, for interior lots.
- Lots 44-60

DOG RUN - CEDAR PICKET - 6 FT
- May be used on interior lots only
- Lots 44-60

THREE RAIL - 6 FT
- Installed up to Community Three Rail Fence
  for perimeter lots.
- Lots 45, 60

DOG RUN - THREE RAIL - 6 FT
- Required on lots with Three Rail Fencing
- Fourth rail optional as shown above
- Can be used on all lots.
- Lots 47, 60

NORTH
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

DEMONSTRATION GARDENS
FOR LANDSCAPE STYLES
Secret Garden

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

- Aromatic perennial flowers
- Stone ruins to be symbolic of "old house" foundation
- Shade tolerant groundcovers/shrubs
- Columns with gate (fixed open)
- Stone bench
- Tall flowering shrubs to screen direct view from trail & lawn area
- Perimeter walking trail - conc. 6' wide
- Lower lawn

"SECRET GARDEN"
Spring Garden

- Concept: Spring
- Instant color
- Shade trees
Spring Garden

- **Open Lawn**
- **Flagstone Pavers with Groundcovers. Path Meanders with Varying Width**
- **Perennial Flowers & Spring Bulbs**
- **Landscape Berm 3'-4' Height**
- **Curved Benches for Seating**
- **Perimeter Concrete Trail**
- **Serviceberry, Spring Flowering Ornamental Trees**
- **Flowering Deciduous Shrubs**
- **Low Spreading Evergreens**
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: 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"

**NOTE:**
Over excavate garden area by approximately 12" for soil amendments. Exact depth and type of amendment will be based upon percolation rate, determined in the field.
Rain Garden Design - Section

Rain Garden Section
Not to Scale

Inflow
37.0

Pooling Zone Elevation
36.2

Moderate Water Plants

Low Water Plants

30°±

34.7

36.5

Stone Pool Edge, Stones to be Sandstone Slabs 12" Wide x 30" Deep x 24"± Length

Mulch Layer

Organic Material

Free Draining Gravel If Required

Rain Garden

14
Promotion of Active Lifestyles

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

Walking as 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 can burn at least 100 calories.

Improves 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 all trips are less than one mile in length. In a seven-mile trip, 90% of all emissions are expelled 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 A.D.I.D.
Chinook Trail Elementary School
Planned Community Center

Future Grand Lawn, Community Center and Pool Complex
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

Source: Central Atlanta Progress ADID
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.

Source: Central Atlanta Progress ADID
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

Source: Central Atlanta Progress ADID
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