



PARKLAND

LITTLETON, CO

Where Community Comes Together



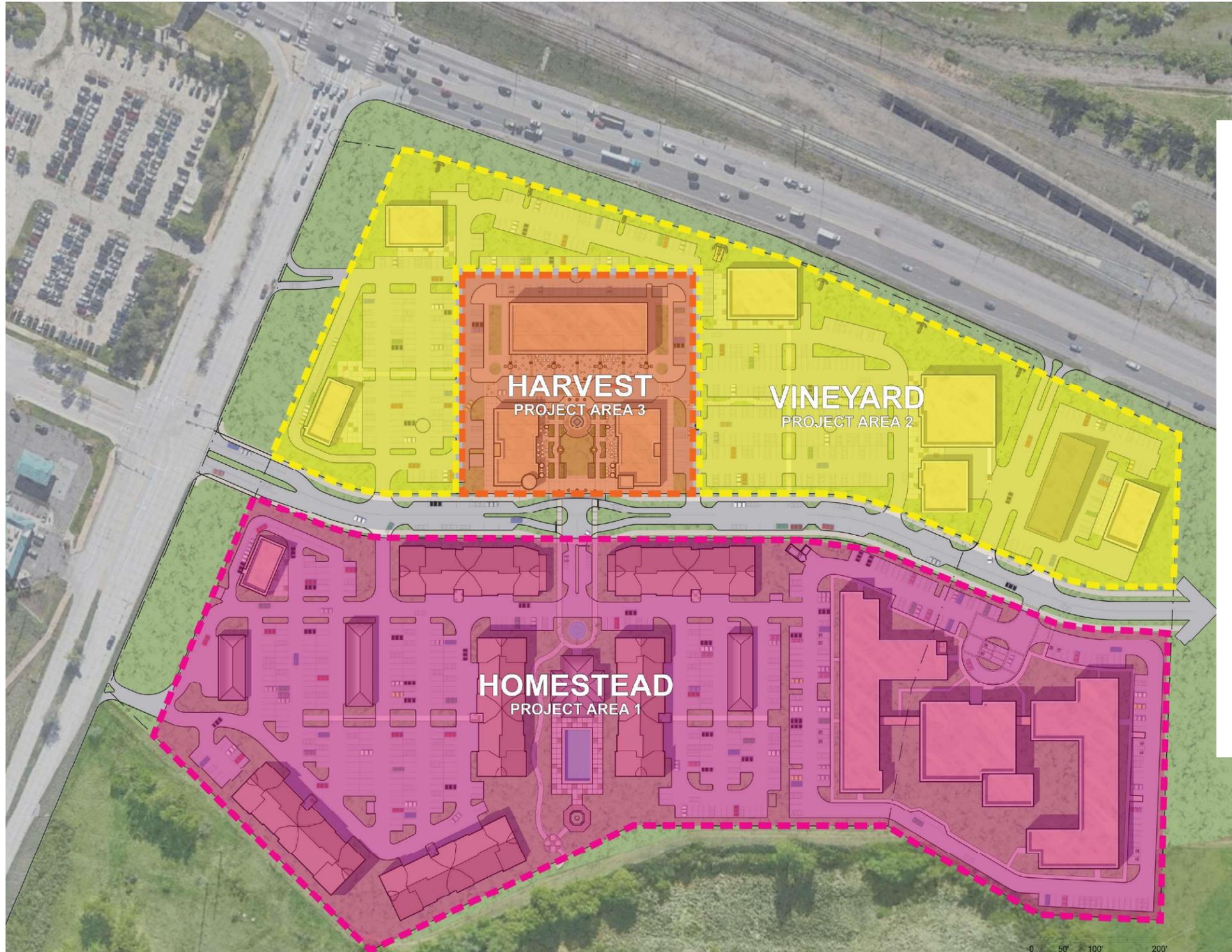


Located at the southwest intersection of S. Santa Fe Drive and W. Mineral Avenue, in Littleton Co., PARKLAND is a 33 Acre planned mixed-use development, including office, retail, multi-family residential, and senior living communities. Given the site's adjacency to the South Platte River Open Space Corridor, the project shall include a strong connection to the South Platte, through the use of trail networks to and through the planned development. PARKLAND'S community-driven approach will embrace simplicity in it's design, taking cues from the natural beauty and history of the site's location, while taking advantage of visibility to a major arterial through Littleton. PARKLAND will provide the community with exciting new opportunities to live, work, shop, dine, and play.





Community is not a place, but the connection among people with something in common - sharing experiences. Where communities connect to the place, that is PARKLAND.



PARKLAND includes (3) distinct planning areas, each with unique development standards. The site's location at the southwest intersection of S. Santa Fe Dr. and W. Mineral Ave. offers an opportunity for a wide mix of users within the planned development. The site directly abuts the South Platte River Open Space Corridor and existing trail, providing connections to regional trails and surrounding communities. Specific project guidelines will be detailed in the *PARKLAND* Design Pattern Book, which shall be created to provide clear and consistent direction for the future development of the project.

Project Districts

The Parkland Planned Mixed Use Outline Development Plan includes three planning areas; based on the proposed use within each planning area, distinct groupings or Districts have been created in order to apply distinct and varied treatment that is unique to the use within that district, while maintaining cohesive theming through the use of unified architecture, landscape, urban design, and signage.



OVERALL CHARACTER OF DEVELOPMENT

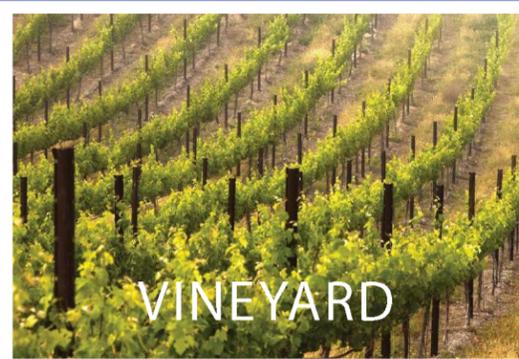
The PARKLAND Planned Mixed Use Development is intended to provide the City of Littleton with a destination development that includes a wide range of uses to grow the City's commercial, residential, and employment bases. Through the use of unifying design elements, including architectural style, landscape design and urban design with special attention paid to its public spaces, this project will be unique in uses and authentic in its architectural style, while providing a cohesive experience for the user. The development will focus on creating a strong sense of place that respects the cultural heritage, promoting cultural awareness as well as strong kinship ties. PARKLAND will celebrate the intrinsic values that define the City of Littleton, seeking to embrace the simple beauties of the landscape in an authentic gesture.

The overall design theme for the project is a modern agrarian aesthetic that blends traditional agrarian forms and materials with modern archetypes and users. To accomplish this theming among the distinct land uses within the project, a group of districts have been established to allow a unique treatment for each land use while maintaining cohesive design elements throughout all districts. The project is envisioned to be one grown from the earth with a strong emphasis on the base plane and building integration with the site as well as surrounding context. With its proximity to the South Platte River, along with the rich history of the area, the overall character of this development will focus on a strong connection to the river and trail, through the use of trail networks, signage, wayfinding graphics, and other site amenities. PARKLAND will focus on a community-driven approach, accomplished by creating connections to the surrounding neighborhoods for easy access into the site, unifying design elements a central community gathering space, and providing numerous opportunities to shop, live, work, and play.

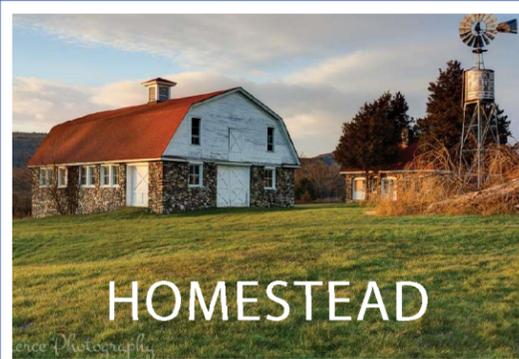




The Harvest District includes office, entertainment, restaurant, and retail uses creating a central social destination. Strong unified architecture and design reflecting cultivated land forms will establish this portion of PARKLAND creating a unique community experience.

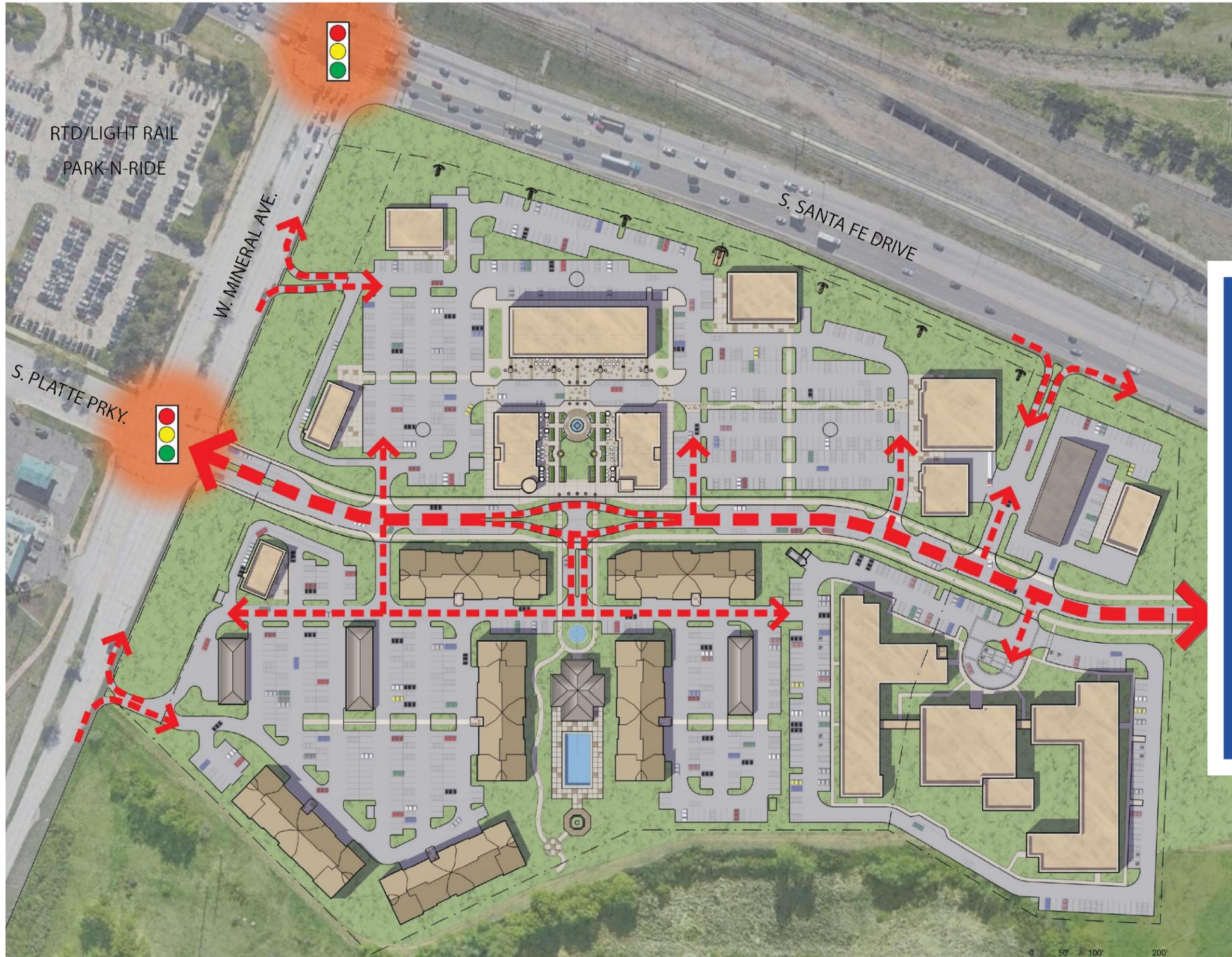


The Vineyard District encompasses retail and office uses. Design inspiration comes from cultivated agrarian land patterns. Defined with landscape treatment recalling plentiful harvest, the District is characterized by form following function.



Anchored by multi-family land use including a senior living community, the Homestead District is for dwelling. Agrarian forms in architecture, landscape, and amenities create a community that offers a place to call home. Opportunities for community gardens can reflect the nature of a traditional homestead. The Homestead will make the most of mountain views and proximity to the South Platte River, with strong connectivity to the rest of the community.





Ensuring fluid vehicular circulation and access into and within the development is integral to the success of the project. Traffic through PARKLAND from adjacent arterials must be responsibly managed to provide safe traffic patterns within the areas surrounding the development.

The establishment and continuation of a narrower S. Platte Parkway calms traffic within the development befitting its MIXED-USE nature, calms traffic and promotes pedestrian connectivity between the Homestead and Harvest/Vineyard districts and facilitates placemaking adjacent to this important corridor.

Pedestrian connections across Mineral shall link the new residential community with the convenient nearby light rail station.





Architectural design is grounded in the beauty and history of the site with a modern agrarian aesthetic, blending traditional forms with modern users.

Simple yet expressive structures create a strong sense of place while respecting the cultural heritage of the location.

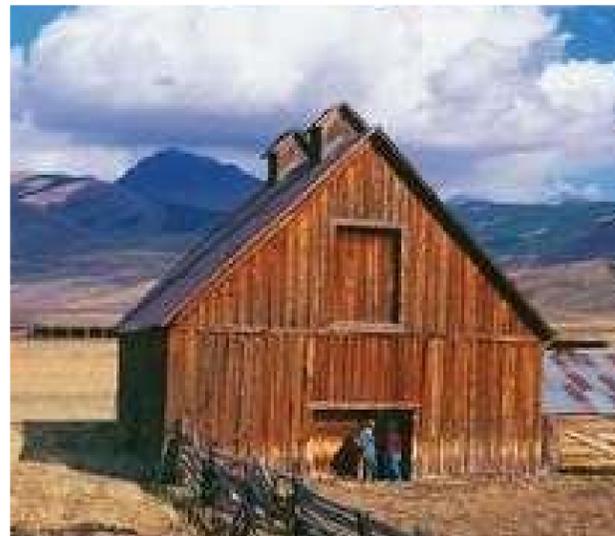
ARCHITECTURAL INTENT & CHARACTER

With respect to the surroundings of this site as well as its rich history and relation to the South Platte River, the architecture of this development should be one that is grounded in its site, both from a local and regional perspective. While the intent of the development as a whole is intended to create a cohesive and inviting environment, the architectural style of individual buildings is intended to remain flexible in design in order to allow for a unique development and discourage monotony. The architecture is intended to be of a modern expression while including hints of vernacular architectural styles of the Front Range and the Rocky Mountain

region. This fusion will manifest itself in the building forms and massing, roof forms, fenestration patterns & openings, overhangs and canopies, materials and finishes, building transparency and the utilization of indoor/outdoor spaces which provide a strong connection to the outdoor lifestyle.

Key themes to be considered to achieve this vernacular Colorado style include modern interpretations of authentic architectural styles including ranch, agrarian, prairie, and western industrial. It is imperative that some flexibility in the following standards and guidelines be considered to allow for architectural variety and franchise architecture, as long as the proposed quality is consistent with these guidelines.

Connected to the rich history of the location as well as its proximity to the South Platte River, simple forms and materials drawn from barns, sheds and stone buildings inspire the modern agrarian design direction. These buildings are utilitarian, with design and materials intended to serve a functional purpose, built to last over time. Pure yet expressive structures, these simple forms are a response to the site and in many ways contemporary in approach. An architecture that fuses contemporary forms and materials with this aesthetic is what this development strives for.



While a cohesive and inviting environment is the intention, the architectural style of individual buildings may remain reasonably flexible, responding to the needs and expression of the respective uses, as suggested within the Districts.



Key architectural themes

call for a utilitarian approach to building and roof forms arising from basic needs, where every element has a purpose.

Rugged but inviting, these structures reflect the outdoor lifestyle embedded in the culture of the community, manifested through building and roof forms, massing, transparency, fenestration patterns, openings and canopies.

The building forms at PARKLAND shall utilize simple modern agrarian archetypes. Buildings are to be broken down into smaller human scaled elements that are seamlessly integrated into the ground plane. Buildings are designed to feel indigenous to the area and representative of the agricultural history of the





AGRARIAN MATERIAL PALETTE

SECONDARY



BOARD FORMED CONCRETE

WOOD



BOARD & BATTEN

METAL



WEATHERED

STONE



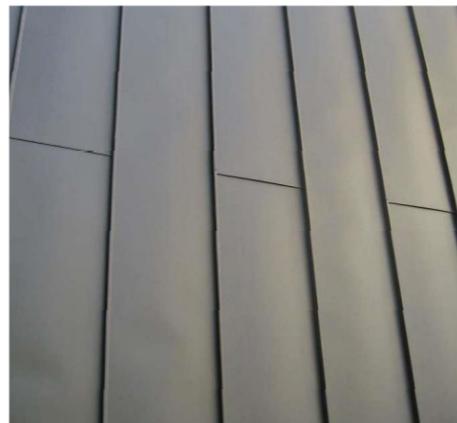
COURSED STONE



STUCCO



CEDAR SIDING



STANDING SEAM



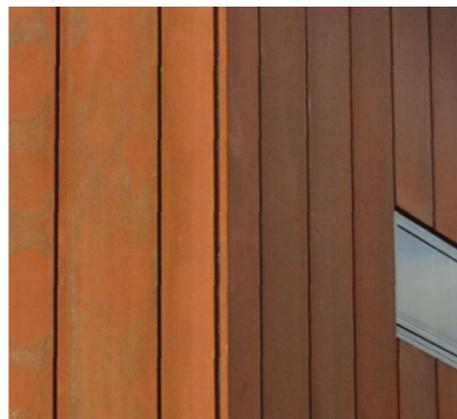
CUT STONE



CMU



RECLAIMED



RUSTIC



FIELDSTONE

Material Palette

Material palette may apply to architecture, signage and site amenities at Parkland.

Materials should be simplistic in approach to the agrarian design and provide a connection to the natural cues of the site.

The overall material palette for PARKLAND should be applied using the basic agrarian principles illustrated throughout the Vision Book. Material applications should be authentically applied with a focus on simplicity and an emphasis towards enhancing the building forms.

The roof forms of the buildings are intended to be one of the key design elements for the buildings at PARKLAND. Buildings will incorporate a variety of roof types, slopes, and materials.



South Platte Open Space
Multi-use trail and sidewalk network connecting the Districts as well as providing a link to nearby neighborhoods.





REGIONAL DETENTION AREA



AERIAL OF SITE



Open Space Connections

A key goal of PARKLAND is to maintain equivalent opportunities to access the South Platte River trail system as they exist in the pre-development site condition. Parking, interpretive signage, and access points are all considered amenities to carry into the finished project.

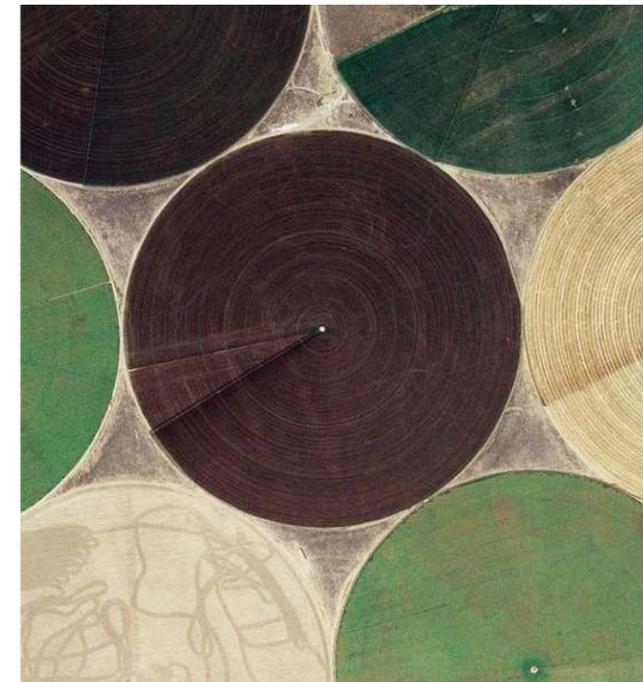


High quality landscaping and urban design will unify PARKLAND and create a place for the community to gather. Landscape treatment will bring added interest to walkways, entries, parking areas, and open space areas. Site amenities will add layers of interest by inviting visitors to stop and enjoy the outdoors with conveniences such as benches, shade structures, and bike racks.

In developed areas, raw materials and simple forms will bring unity to the landscape theme. A more naturalized landscape approach is encouraged near the South Platte River open space and trail. Naturalized open space and views will be prioritized wherever feasible.

Sustainable, locally appropriate planting and design will be common to the landscape treatment throughout. Overall, the landscape and urban design will focus on creating modern-feeling spaces with a tie to the past using raw, authentic materials.

CROP PATTERNS



SIMPLE NATURAL FORM



RADIATING LINES

Landscape design inspiration is taken from agrarian land and farming precedents to anchor this project in its rich environmental heritage. Adding to that theme will be a strong focus on creating a naturalized landscape setting that relates closely to the South Platte Open Space and the adjacent foothills. More concentrated urban settings will be developed on the interior of PARKLAND and will be inspired by this theme.



DINE



PLAY



SHOP



EXERCISE

PARKLAND is a special development opportunity, offering an excellent location ripe for a mixed use development. With a community-driven approach to sourcing demand, the planned development will become a place as unique and welcoming as its beautiful location, naturally connecting the community to PARKLAND.



WORK



LIVE



SOCIALIZE



Evergreen Devco is a fully diversified real estate company with deep experience in retail, commercial and multi-family development, asset management, property management and leasing. The development and consulting company was founded in 1974 by Bruce Pomeroy and Andrew Skipper, and has offices in Phoenix, Los Angeles, and Denver and recently expanded into Salt Lake City. Evergreen has completed more than 500 development projects across the United States in more than 175 municipalities.

The Mulhern Group is a 34 year old, Denver based firm providing masterplanning and architectural design services, predominantly to the development community, both locally, and nationally.

Through these many years we have come to understand the requirements and market viability of retail, restaurants and entertainment, high density residential, senior living facilities, office buildings, health clubs and hotels.

During the last two decades we have had the pleasure of bringing these buildings types together to create special places whether it be a small grouping of shops and restaurants about a pedestrian plaza or the creation of a vibrant town center whether about a main street or an urban grid.

Our urban in-fill work looks to strengthen the streetscape by reinforcing the grid, activating the ground plane and creating a timeless architecture.

In all of our projects we seek to incorporate a sense of placemaking and to improve each and every neighborhood within which we work.

Founded in 2002, Harris Kocher Smith (HKS) is a Denver-based multi-disciplined civil engineering and land surveying consulting firm providing comprehensive design services in site engineering, transportation and traffic engineering, water resource engineering, utility engineering, forensic engineering, professional land surveying (including construction staking and right-of-way services), and construction management.

HKS has a total staff of 67 employees. The HKS Denver engineering staff includes twelve Professional Engineers (PE) registered in the State of Colorado, which include two Certified Floodplain Managers (CFM) and one Professional Traffic Operations Engineer (PTOE). The professional staff are supported by a number of technical and non-technical personnel including, 22 design engineers, three utility services personnel, and four administrative personnel.