



Park and Landscape Meeting NADG Development

MARCH 8, 2022

Agenda

- Introductions
- Update on process
- Presentation on park and landscape specifications
- Q&A regarding park and landscape specifications

Introductions

- District
 - Traci Wieland, District Manager
 - Pat Malloy, Parks Director
 - Richard Plack, Parks Supervisor
 - DG Hinckley, Parks Supervisor
- NADG
 - David Abers, NADG
 - Dennis Carruth, Carruth Properties Company
 - Susan Wade, Redland
 - Brice Bradley, Redland



SITE PLANS

KEN CARYL RANCH PARCEL A, B AND C
JEFFERSON COUNTY, CO.

DESIGN GOALS

1. Meet or exceed the established County and Master Association Design Standards:
 - Meet the intent of the approved 1977 Official Development Plan and the 1979 Ken Caryl Ranch North Plains Segment Amended ODP.
2. Create high quality neighborhoods:
 - Integrate a variety of parks, open space, and trail amenities with a mix of housing options
 - Incorporate a mix of residents with single-family detached, paired homes, townhomes and apartments
3. Celebrate outdoor uses:
 - Create two neighborhood parks with active play grounds, fitness stations and pickle ball courts
 - Provide miles of sidewalk and trail connections to neighboring schools, existing services and the existing Park-n-Ride.
4. Improve surrounding Infrastructure:
 - Balance the topography in relationship to the surrounding neighborhoods
 - Improve the existing drainage and erosion issues
 - Complete the transportation network for vehicles and trails in the area
5. Landscape:
 - Install only native and regionally adapted plants with lower water demands once established.
 - Employ water conserving irrigation practices by using weather-based irrigation controllers and high-efficiency spray nozzles and drip emitters.
 - Prepare soil to stimulate overall plant health and conserve water by incorporating high-quality organic soil amendment prior to planting.



PARCEL A SITE TABULATION

- 60 UNITS - SINGLE FAMILY DETACHED (24%)
45' X 109' LOTS
- 119 UNITS - SINGLE FAMILY DETACHED (48%)
50' X 109' LOTS
- 70 UNITS - SINGLE FAMILY DETACHED (28%)
60' X 109' LOTS

TOTAL UNITS	249 D.U.
MAX ALLOWED	330 D.U.
SITE AREA	58.73 ACRES
DENSITY	4.23 D.U./ACRE

PARK AMENITIES

- PLAYGROUND (AGES 2-5 AND 5-12)
- PLAY LAWN (29,386.51 SQUARE FEET - 0.67 ACRES)
- SHADE SHELTER AND TABLES
- CORNHOLE AND PING PONG TABLE
- HAMMOCK LAWN
- FITNESS STATIONS
- 3,363 FEET OF TRAILS AND WALKS



PARCEL A PARK AMENITY

KEN CARYL RANCH PARCEL A

JEFFERSON COUNTY, CO.

Parcel A

JEFFERSON COUNTY LANDSCAPE REQUIREMENTS

	REQUIREMENT		QUANTITY	REQUIRED	PROVIDED
COMMON USABLE AREA	250 SF /	1 UNIT	249 UNITS	62,250 SF	80,560 SF
COMMUNAL AMENITIES	35 SF /	1 UNIT	249 UNITS	8,715 SF	8,975 SF



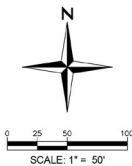


SITE TABULATION

Town Homes (Alley 500 Series)	65 Units
Town Homes (Alley 300 Series)	94 Units
Town Homes (Front Load)	40 Units
TOTAL	199 Units
MAX ALLOWED	270 Units
28.041 AC	7.10 DU/AC

SITE AMENITIES

- 1,261 FEET OF PARK WALKS
- 1,836 FEET OF OPEN SPACE TRAIL
- 4,568 FEET OF STREET SIDEWALK
- 4,599 FEET OF INTERNAL SIDEWALK





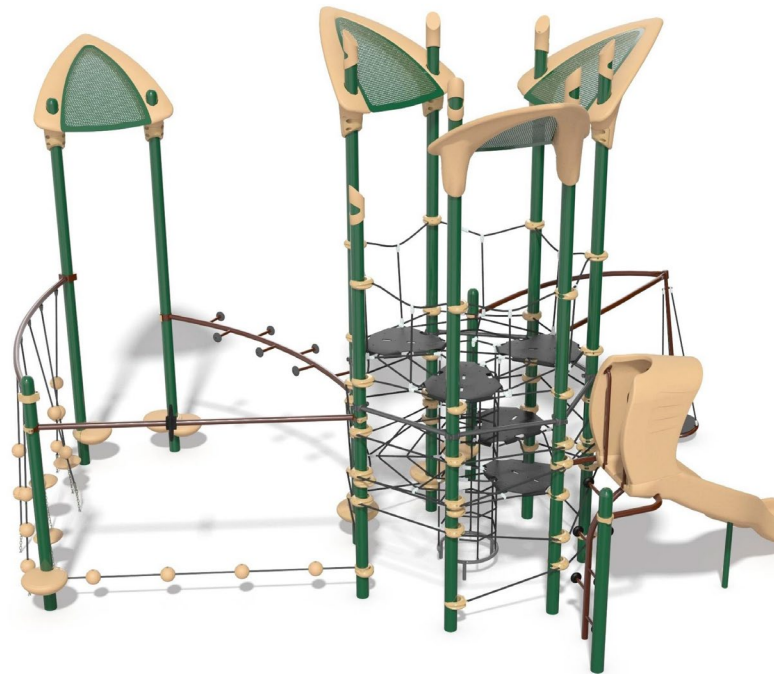
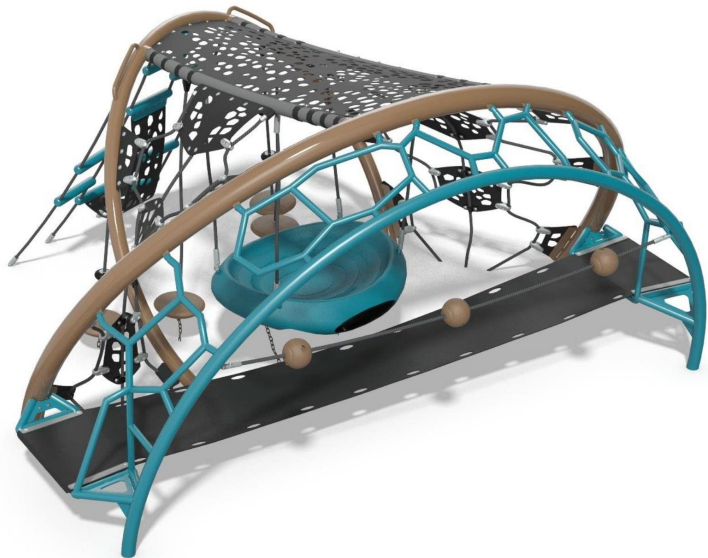
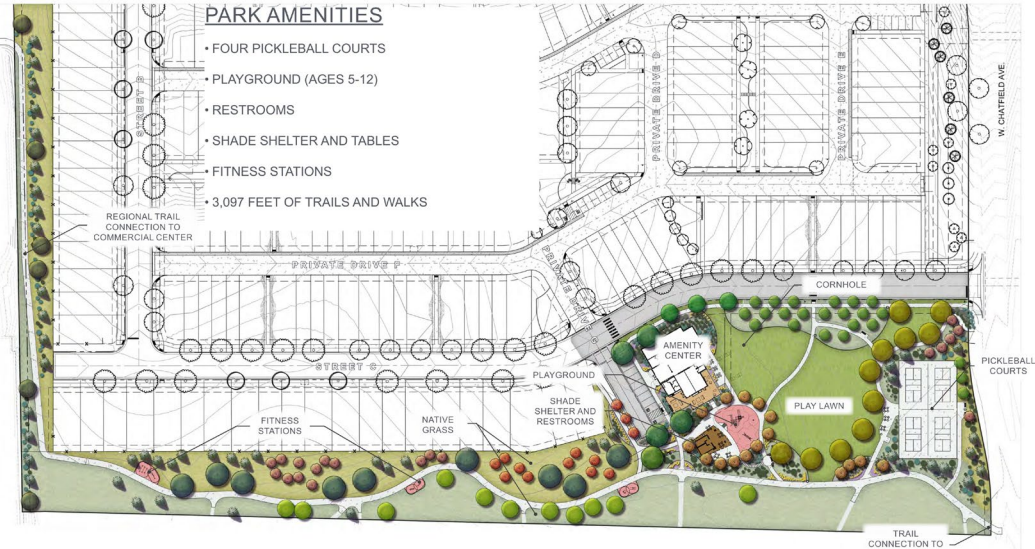
PARCEL B PARK AMENITY

KEN CARYL RANCH PARCEL B

JEFFERSON COUNTY, CO.

Parcel B

	REQUIREMENT		QUANTITY	REQUIRED	PROVIDED
COMMON USABLE AREA	250 SF /	1 UNIT	199 UNITS	49,750 SF	73,080 SF
COMMUNAL AMENITIES	35 SF /	1 UNIT	199 UNITS	6,965 SF	14,758 SF



Site Furnishings – Ken Caryl Ranch Prototypes



LANDSCAPE PLANTING

PLANT PALETTE

The required plant palette is based on a variety of hardy plants that have been proven to survive and thrive in Colorado's variable and dry climate. Sources used to create this unique landscape palette include Plant Select, Denver Botanic Garden, Colorado State University, and other Front Range experts.

Plants were selected based on the following traits;

- low-water use
- suitable for native soils
- hardiness
- lower maintenance requirements
- multi-season interest
- habitat creation

All landscapes shall incorporate xeric principles including the use of irrigation hydrozones when designing planting beds in order to maximize watering efficiencies. High to moderate water use turf and landscape plantings shall be limited to highly visible vehicular and pedestrian traffic areas such as community and building entries and public gathering spaces.

The true benefit, besides a beautiful landscape, is the long-term health of the landscape and cost savings for the property owner. The cost savings are provided by significantly reducing water use, maintenance, fertilizing and the need to replant.

The plant palette is required on all portions of the project except Fee Simple Residential Lots. Homeowner's are encouraged to utilize xeric landscaping principals.

STREETSCAPE & FRONTAGE



TRANSITION AREAS



NEIGHBORHOOD PARKS



OPEN SPACE



Update on Process

- Community feedback on park and landscape specifications
- Survey on www.ken-caryl-ranch.org – Community & News – New Housing Development; due 5pm Friday, March 11
- District Board consideration of plans and specifications at March 22 Board meeting

Presentation on Park and Landscape Specifications

- Q&A is open for questions
- Will begin answering after the presentation is completed
- Focus of meeting is on park and landscape components; non park and landscape questions and/or comments (traffic, fire mitigation, architectural concerns, etc.) please direct to list of contacts on [New Housing Development](#) on top of webpage