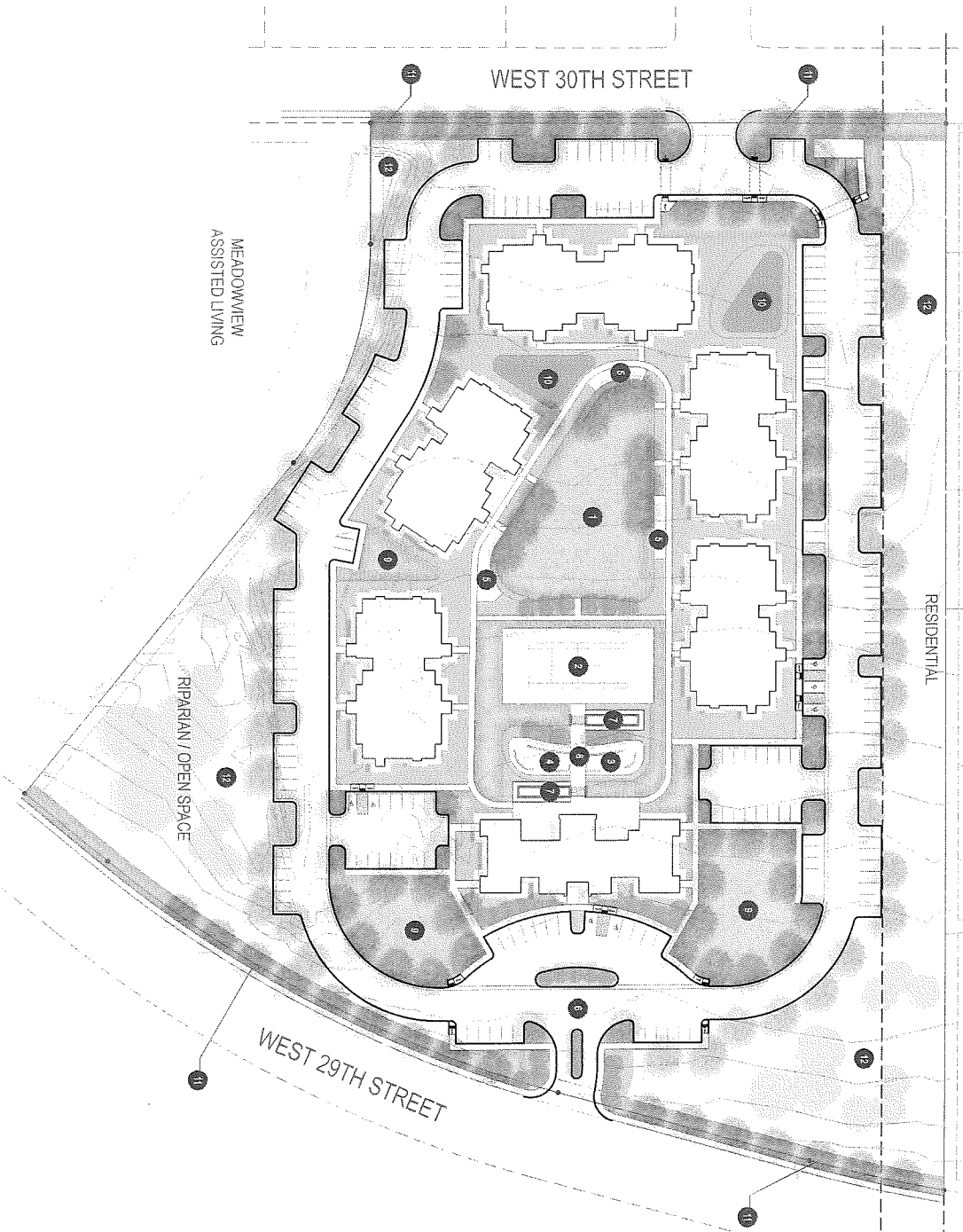


APARTMENTS AT MEADOWVIEW



DESIGN NARRATIVE

GOALS:

- FORM - CREATE AN ATTRACTIVE PLACE
- SOCIAL - CREATE A COMMUNITY FOR RESIDENTS
- FUNCTIONAL - CREATE A LANDSCAPE / SITE SYSTEM THAT WORKS
- SUSTAINABILITY - CREATE A RESILIENT LANDSCAPE SYSTEM

DESIGN ELEMENTS AND SITE PROGRAMS ARE ORGANIZED ON A CENTRAL AXIS EXTENDING SOUTH FROM THE COMMUNITY CENTER THROUGH THE CENTER OF THE SITE

A CONTINUOUS AND CIRCUITOUS LOOP WALK IS THE DEFINING ELEMENT OF THIS CONCEPT AND IS CHARACTERIZED BY AN OPEN, FLEXIBLE INTERIOR THAT ALLOWS FOR A MULTITUDE OF USES WHILE PROVIDING ACCESS FROM EACH BUILDING AND TO ALL AMENITIES.

AN OPEN CENTRAL LAWN IS PLANTED WITH ORNAMENTAL AND SHADE TREES IN AN ORDERED MANNER THAT DEFINES THE EDGE CONDITION ALONG WITH A CONTINUOUS WALK.

THE PERIMETER OF THE SITE ALONG THE 29TH AND 30TH STREET FRONT OF WAY IS PLANTED WITH REGULARLY SPACED STREET TREES WHILE THE PERIMETER OF THE SITE TO THE EAST AND WEST BLENDS WITH THE ADJACENT PROPERTIES BY PLANTING NATIVE GRASSES.

OPPORTUNITIES:

- PROVIDE EXCELLENT AMENITIES ON SITE WITHIN THE DEVELOPMENT
- CONNECTION TO SURROUNDING NEIGHBORHOOD CONTEXT THROUGH CIRCULATION
- ENHANCED DESIGN AT PRIMARY VEHICULAR ENTRY AND AROUND COMMUNITY CENTER
- BALANCE DOMESTICATED TURF WITH NATIVE GRASS
- INTEGRATE STORMWATER MANAGEMENT INTO LANDSCAPE DESIGN

CONSTRAINTS:

- EXISTING EASEMENTS ON SITE

EDGE CONDITIONS:

- VISUAL BUFFER ALONG WEST PROPERTY LINE
- CONNECTION TO RIPARIAN AREA TO THE EAST
- STREETSCAPE DESIGN ALONG WEST 29TH STREET & WEST 30TH STREET

SCHEMATIC LANDSCAPE PLAN

- 1 CENTRAL OPEN LAWN
- 2 TENNIS COURT
- 3 SPLASH PAD
- 4 PLAYGROUND
- 5 PICNIC AREAS
- 6 ENHANCED ENTRY DESIGN
- 7 HANDICAP RAMPS
- 8 CENTRAL WALKWAY
- 9 LAWN
- 10 DETENTION / WATER QUALITY
- 11 STREETSCAPE
- 12 NATIVE GRASS

PREPARED FOR: STEELE PROPERTIES
 6765 EAST TENNESSEE AVENUE
 5TH FLOOR
 DENVER, COLORADO 80224

SCHEMATIC LANDSCAPE PLAN
 SCHEMATIC LANDSCAPE DESIGN
 NOVEMBER 20, 2015

