

# COPPERLEAF

*5th Annual New Partners for Smart Growth: Building Safe, Healthy, and Livable Communities*  
*Walk This Way, Talk This Way: Communicating Active Living to Educate and Change Policy*  
*Part I*

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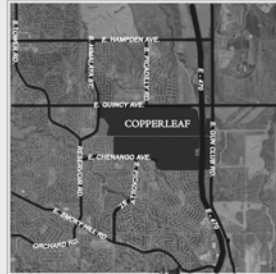
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VICINITY MAP



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PROJECT BOUNDARY



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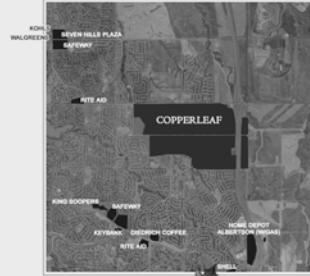


**EXISTING CHERRY CREEK SCHOOLS - DESTINATIONS**



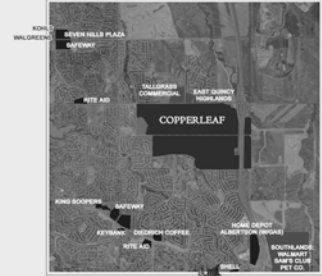
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**EXISTING COMMERCIAL - DESTINATIONS**



COPPERLEAF

**EXISTING COMMERCIAL - DESTINATIONS**



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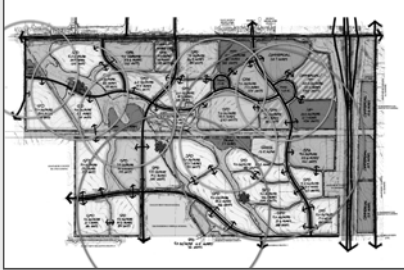
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*PRELIMINARY DEVELOPMENT PLAN - CONNECTIVITY*



*PLAN REVIEW CHECKLIST*

Opportunities and Constraints

- Topography
- Natural Amenities
- Floodplains
- Drainages
- Road and Access System
- Utility System
- School and Park System
- Retail Convenience



*PLAN REVIEW CHECKLIST*

Density

- Variety and Diversity in Land Uses
- Land Use Integration
- Walkability
- Setbacks
- Street Widths



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*PLAN REVIEW CHECKLIST*

Connectivity

- Road System Regional - Direct
- Road System Local - Walkable
- Sidewalks, Bike Paths and Trails
- Parks and Open Space
- Barriers



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*PLAN REVIEW CHECKLIST*

Destinations - Rich Mix of Uses

- Residential
- Retail/Commercial
- Office/Employment
- Schools
- Parks and Open Space
- Civic Areas



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*PLAN REVIEW CHECKLIST*

Aesthetics

- Urban Design Guidelines
- Architectural Design Guidelines
- Landscape Design Guidelines
- Project Monumentation
- Site Furniture
- Public Art



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*PLAN REVIEW CHECKLIST*

Traffic Calming Features

- Vehicular Mobility and Safety
- Visual Interest
- Narrow Streets
- On-Street Parking
- Pedestrian Comfort and Safety
- Wide Trails
- Trees and Landscaping



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*5th Annual New Partners for Smart Growth: Building Safe, Healthy, and Livable Communities*  
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*Part II*

**PLANNING PROCESS**



**VICINITY MAP**



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**EXISTING AND PROPOSED CHERRY CREEK SCHOOLS**



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**COMMUNITY MAP**



COPPERLEAF

**PRELIMINARY DEVELOPMENT PLAN**



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SINGLE FAMILY DETACHED - 1



SINGLE FAMILY DETACHED - 2



SINGLE FAMILY DETACHED - 3



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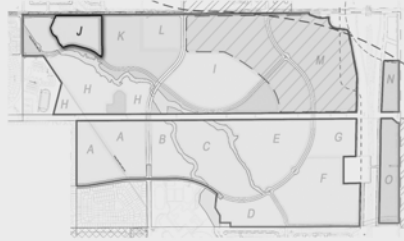
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*SINGLE FAMILY DETACHED - 4*



*SINGLE FAMILY ATTACHED - 1*



*MULTI FAMILY - 1*



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NEIGHBORHOOD COMMERCIAL - 1



HIGHWAY COMMERCIAL - 1



TOWNE CENTRE - 1



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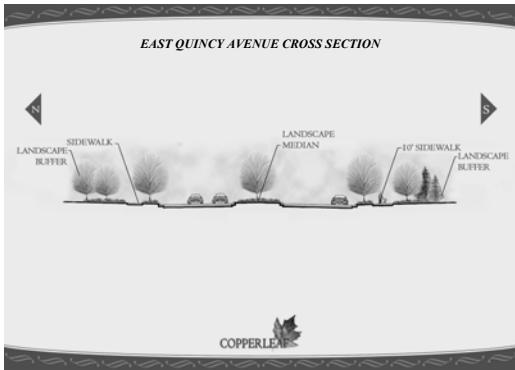
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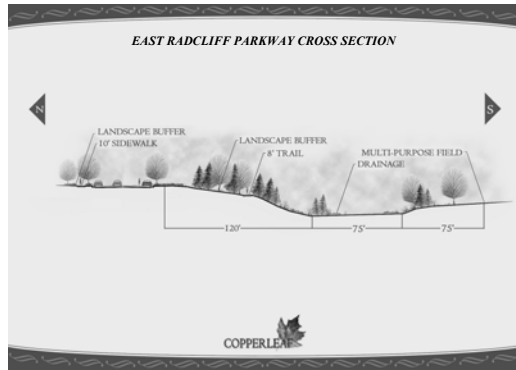
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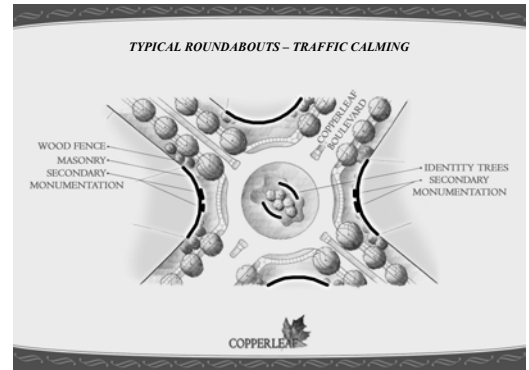
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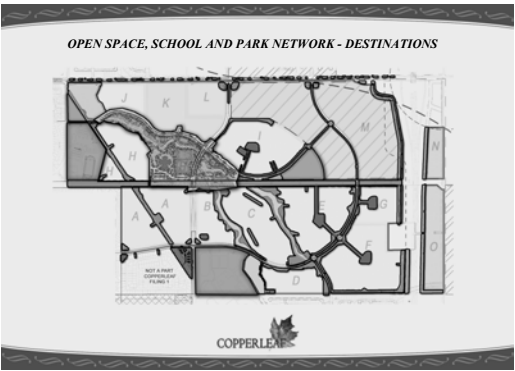
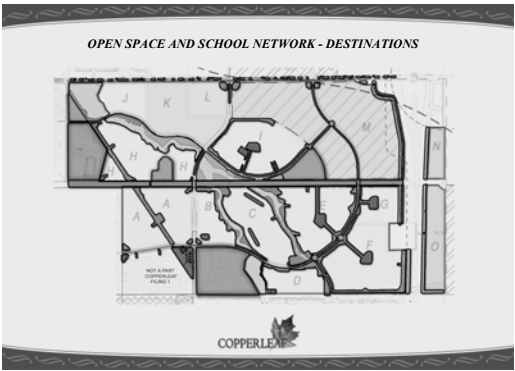
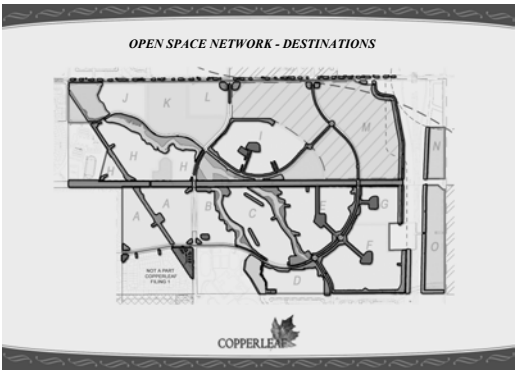
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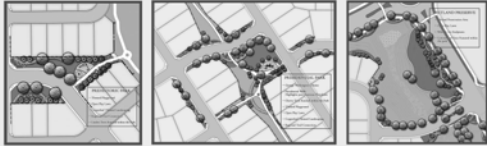
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*POCKET PARKS - DESTINATIONS*



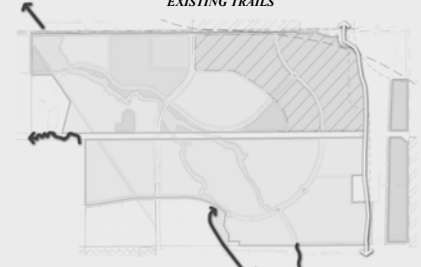
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*COMMUNITY POOL - DESTINATIONS*



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*PEDESTRIAN CONNECTIVITY PLAN  
EXISTING TRAILS*



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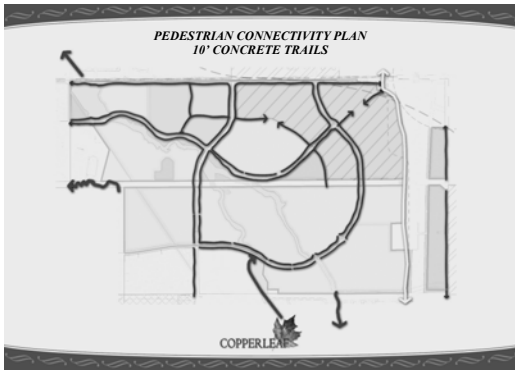
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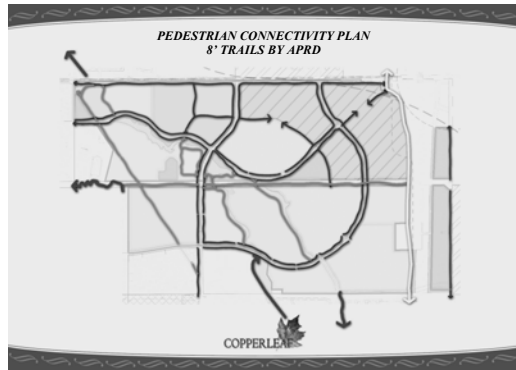
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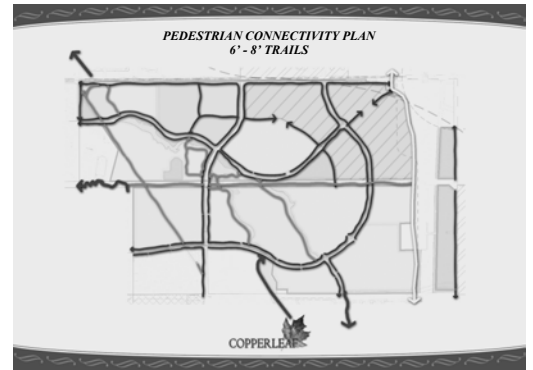
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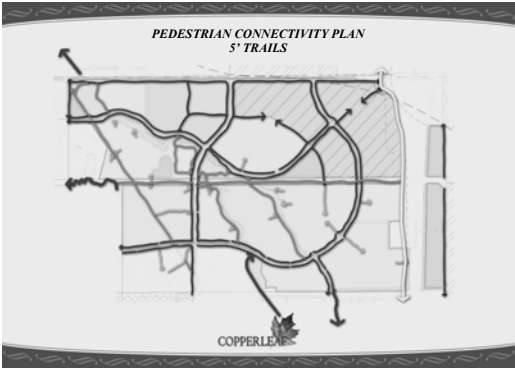
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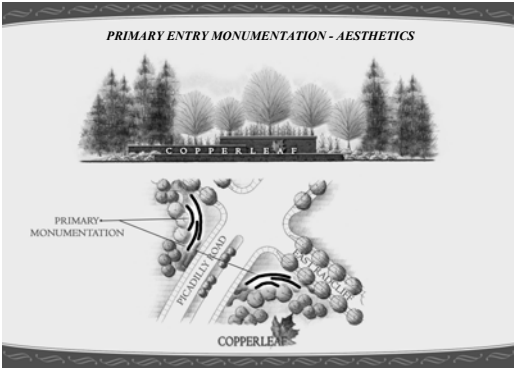
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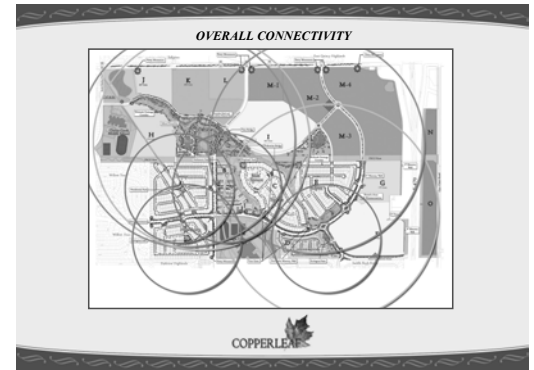
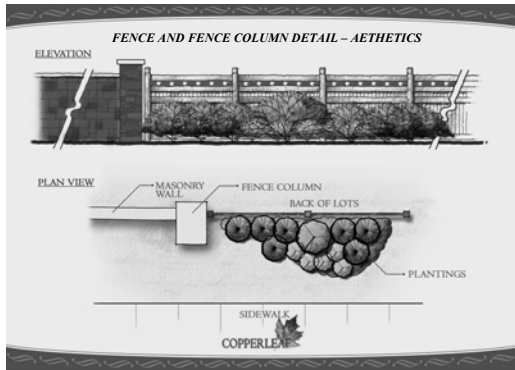
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*WHY DID IT WORK?*

- *Health Department – ongoing relationship, role in development review process*
- *Planning Department – inclusive approach, invited early collaboration*
- *Developer – open to constructive critique, outside opinions*



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