VISION

“Each individual piece of a mosaic is beautiful and important, however it is how the pieces come together that make the masterpiece breathtaking.

That is the future of this neighborhood – we honor the individual, their culture, background and spirit - but it is how the individuals come together as a community that will make it beautiful and a wonderful place to live.

– DARSEY NICKLASSON, DEVELOPER

Mosaica is a neighborhood community for families, singles and couples of all cultures, backgrounds, and seasons of life who share the desire to connect, contribute, and make their community a better place to live.

By providing attainable and sustainable housing, fostering a supportive and safe place to raise a family, and engaging residents with multigenerational amenities, Mosaica will contribute to the vibrant quality of life in Southeast Colorado Springs.
CORE BELIEFS / What do we believe?

We believe:

that people deserve attainable, sustainable, and safe places to live and raise families

that people inherently want to live lives of connection, belonging and purpose

that providing services and amenities specifically designed for multi-generational families will foster a community of caring and support that elevates the quality of life for all

that the simple pleasures of life bring the most joy and happiness, especially when shared with others

that celebrating and bringing together unique contributions of each individual creates a stronger and more vibrant community
WHO / Who do we serve?

Mosaica is for:

- families, singles, and couples in all seasons of life
- people of varied livelihoods and backgrounds who honor and celebrate cultural traditions and life’s milestones
- people whose desire to be of service makes our communities run: nurses, teachers, military, police, firefighters
- working parents looking for a community that provides a safe and supportive place to raise a family
- retired people looking for a place to belong and contribute
- multigenerational families looking for a place to live together with private, functional space for all
- vibrant people whose voices, contributions and celebrations of life make up the colorful tapestry of our country
HOW / How do we implement our mission?

1. BUILD
   - attainable and sustainable housing – average rent is $1500/mo.
   - cost balanced with quality

2. DESIGN
   - multigenerational amenities and services
   - low impact storm water development

3. CREATE
   - a culture of belonging, purpose and celebration

4. PROVIDE
   - a safe and supportive community for raising families
SITE PLAN & STRUCTURES

Multifamily
• New construction
• 223 1, 2, 3, and 4 bedrooms
• Mix of 5-6 plex great house and 2 bedroom and 4 bedroom cottages (single family houses)
• Attainable housing (targeted to average median income = $1500/mo. average rent)
• Unique, neighborhood design
• High focus on community via management
• Low maintenance amenities
• Low-impact stormwater design

Commercial
• (4 acres) - land sale or develop/lease
SITE PLAN

DWELLING UNIT TOTALS

<table>
<thead>
<tr>
<th>Type</th>
<th>Studios</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>16</td>
<td>40</td>
<td>80</td>
<td>78</td>
<td>8</td>
<td>224</td>
</tr>
</tbody>
</table>

PARKING REQUIREMENTS

<table>
<thead>
<tr>
<th>Type</th>
<th>Studios</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
<th>3 Bedrooms</th>
<th>4 Bedrooms</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units</td>
<td>16</td>
<td>40</td>
<td>80</td>
<td>78</td>
<td>8</td>
<td>224</td>
</tr>
<tr>
<td>Spaces</td>
<td>166</td>
<td>60</td>
<td>144</td>
<td>152</td>
<td>16</td>
<td>386</td>
</tr>
</tbody>
</table>

ADA REQUIRED: 9 SPACES (2 VAN ACCESSIBLE)
OFF-STREET PARKING PROVIDED: 320
ON-STREET PARKING PROVIDED: 64
TOTAL PARKING SPACES PROVIDED: 384
BUILDING TYPES

GREAT HOUSE

- 2 different footprint/layouts
- 45 Great House buildings
- 5 units / building
- architectural style: 3 x 3
  - 3 elevation options
  - 3 architectural style kits

COTTAGE

- 2 different footprint/layouts
- 9 Cottage buildings
- single family structure
- 2 elevation options
- 3 architectural styles and elements
EXTERIOR COLOR PALETTES
FAMILY FRIENDLY DESIGN

- 5-6 plex great house
- multigenerational living
- single family cottages
- covered front porches
- shared patios and backyards
- tool/toy sheds
- community center with outdoor event area
- fire pits & gathering spaces
NEIGHBORHOOD FEATURES

BUILT FOR HOW FAMILIES LIVE

- community center with outdoor event area
- fire pits & gathering spaces
- shared garden beds
- walking & biking paths
- play & climbing structures
- imagination stations
- basketball court
- sledding hill
- bus access
LANDSCAPING

LOW IMPACT STORMWATER

• bioswales
• curb cuts
• connected sidewalks for mobility
• naturalized walking path
• tree boxes
• grass for play areas
• low water usage perennials
• water infiltration
• cistern usage
DESIGN & CONSTRUCTION TEAM

DHN Development, LLC - Developer
Gordon Construction - General Contractor

HB&A - Architect

NES, Inc - Planning & Landscape Architecture
Terra Nova Engineering - Civil Engineer
Schmid Studio - Marketing & Branding

Pinnow Engineering - Mechanical & Plumbing Engineering
Chaviz, Tiffany & Ayers - Electrical Engineering