

A photograph of four children playing with hula hoops in a grassy park. The child in the foreground is a girl with blonde hair, wearing a colorful patterned dress, with her arms raised and a red hula hoop around her waist. To her left, another girl in a pink and yellow polka-dot dress is also playing. In the background, two other children are visible, one with a blue hula hoop and another with a yellow one. The scene is set outdoors with trees and a building in the distance.

MOSAICA

VISION + ARCHITECTURAL STYLE GUIDE

V1.0 // 5.28.20

DHN DEVELOPMENT, LLC



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.

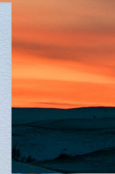
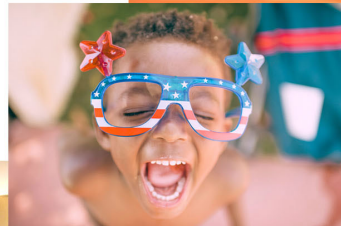
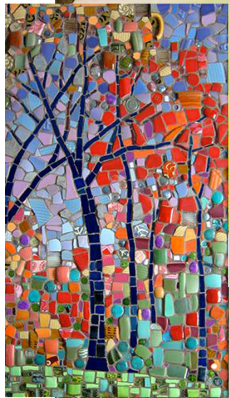
CREATE

- a culture of belonging, purpose and celebration

4.

PROVIDE

- a safe and supportive community for raising families



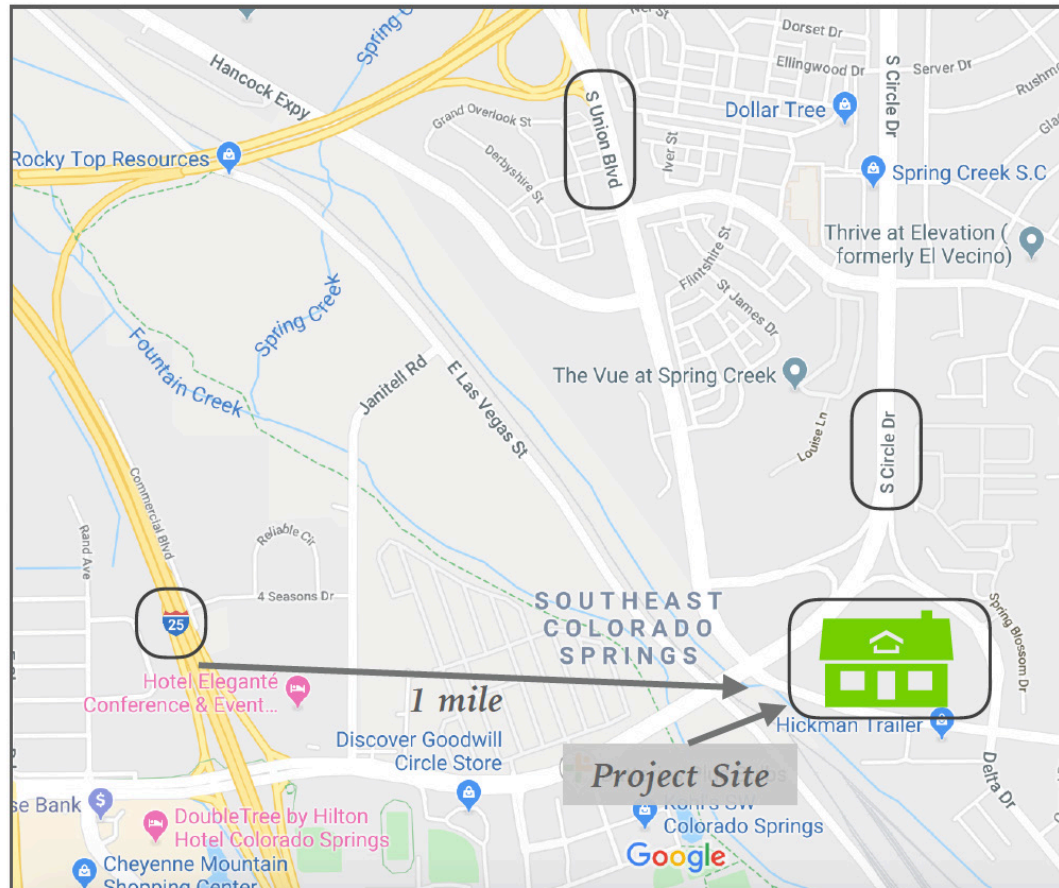
SITE PLAN & STRUCTURES

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

STUDIO APT:	15 UNITS
1 BEDROOMS:	40 UNITS
2 BEDROOMS:	85 UNITS
3 BEDROOMS:	76 UNITS
4 BEDROOMS:	8 UNITS

TOTAL: 224 UNITS

PARKING REQUIREMENTS

STUDIO APT:	15 UNITS (1.1) =	16.5 SPACES
1 BEDROOMS:	40 UNITS (1.5) =	60 SPACES
2 BEDROOMS:	85 UNITS (1.7) =	144.5 SPACES
3 BEDROOMS:	76 UNITS (2) =	152 SPACES
4 BEDROOMS:	8 UNITS (2) =	16 SPACES

TOTAL SPACES REQUIRED 389
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



FRONT ELEVATION "R"
FRONT PORCH "X"
SCALE: 3/16" = 1'-0"

1
A5.1



GREAT HOUSE PLANS

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

COTTAGE

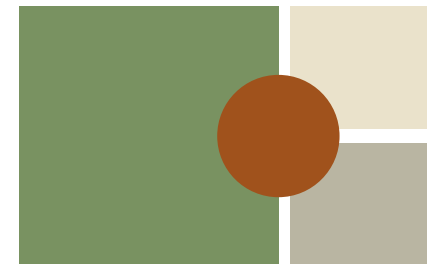
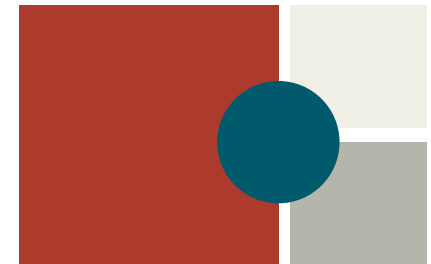
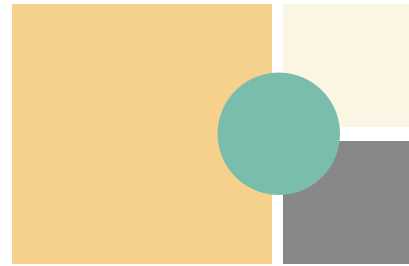


COTTAGE PLANS

- 2 different footprint/layouts
- 9 Cottage buildings
- single family structure
- 2 elevation options
- 3 architectural styles and elements



EXTERIOR COLOR PALETTES



LIFESTYLE AMENITIES



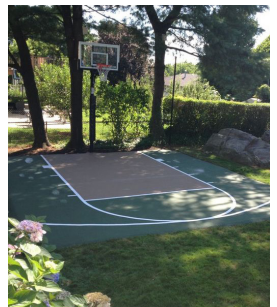
FAMILY FRIENDLY DESIGN

- 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

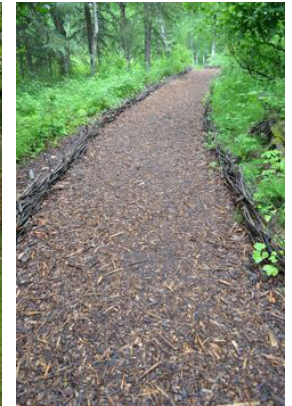
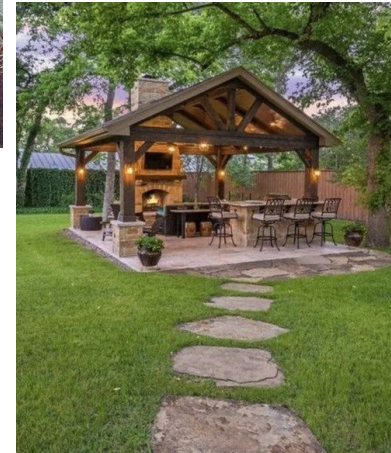
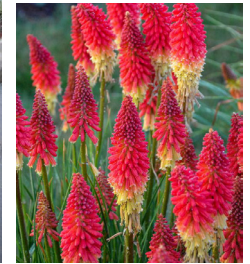
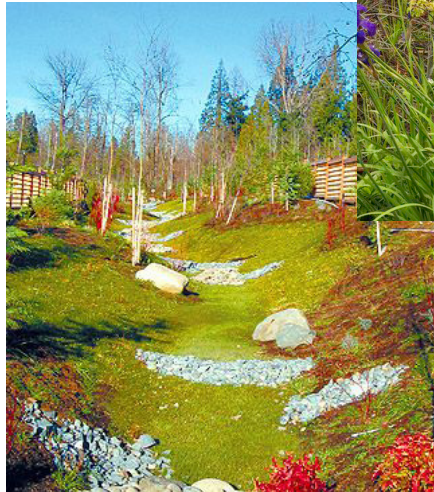


LANDSCAPING



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