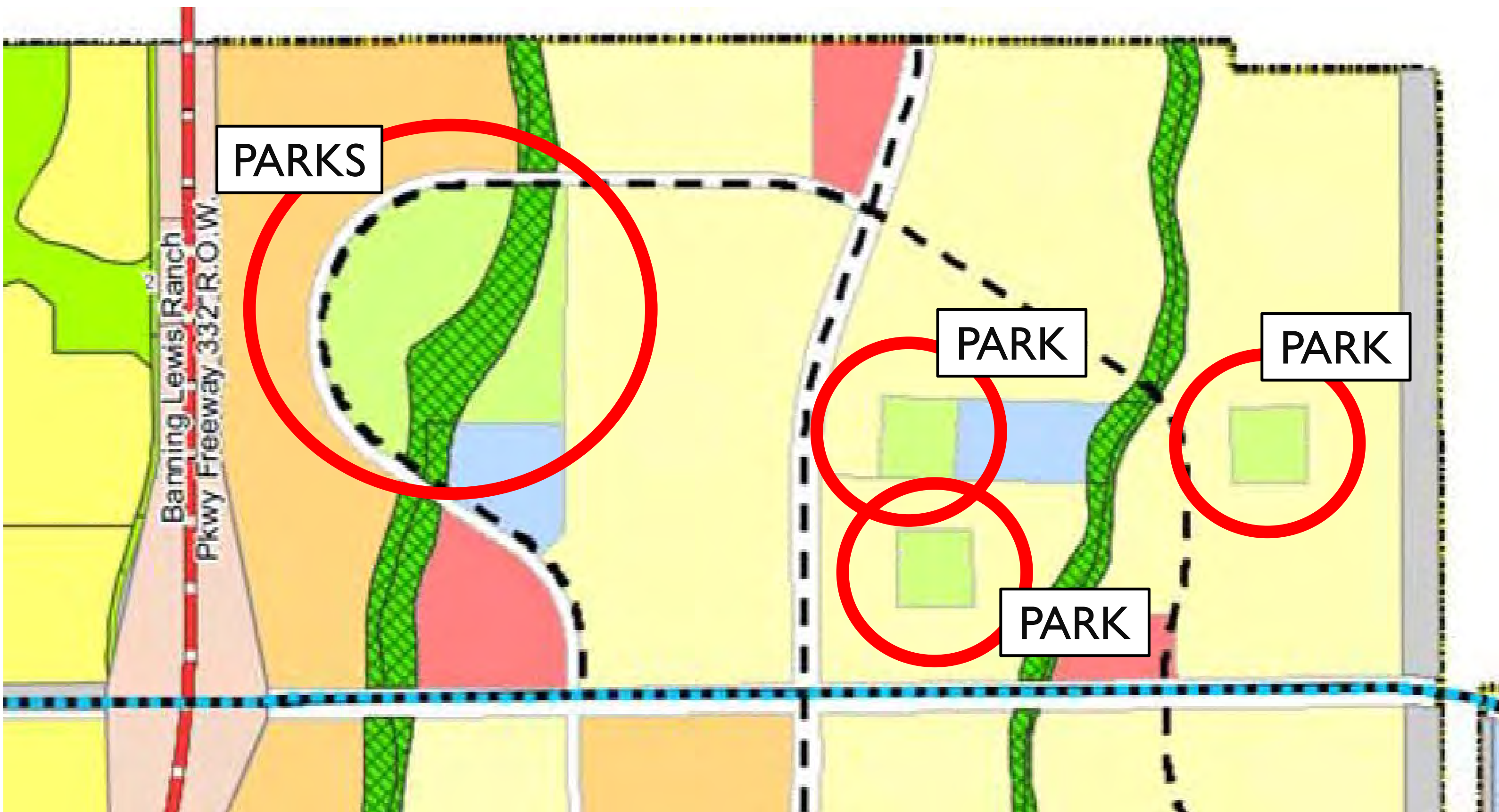


BLR VILLAGE B2 - PARKS AND OPEN SPACE

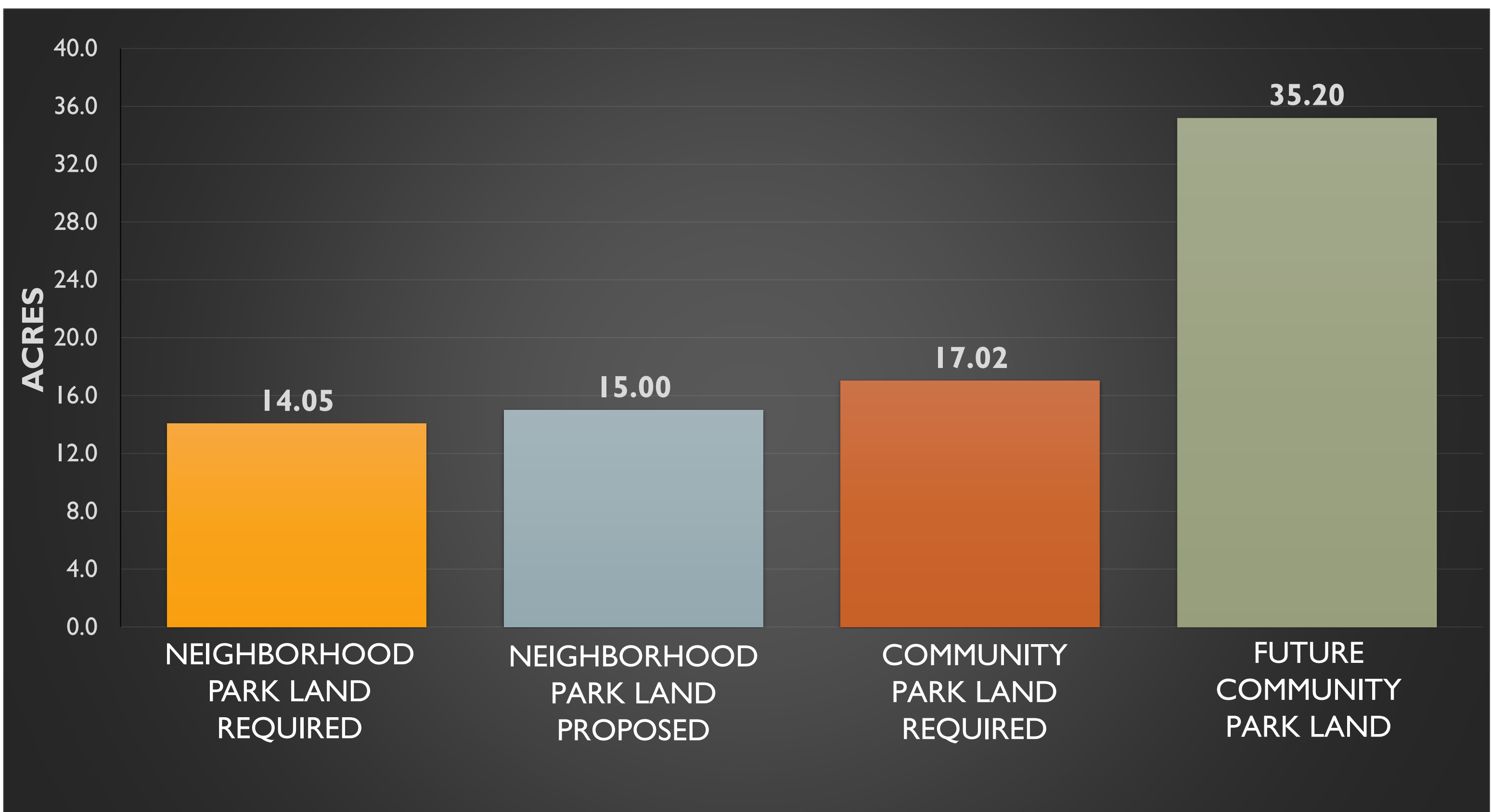
Oakwood will meet or exceed city park requirements.

1988 MASTER PLAN

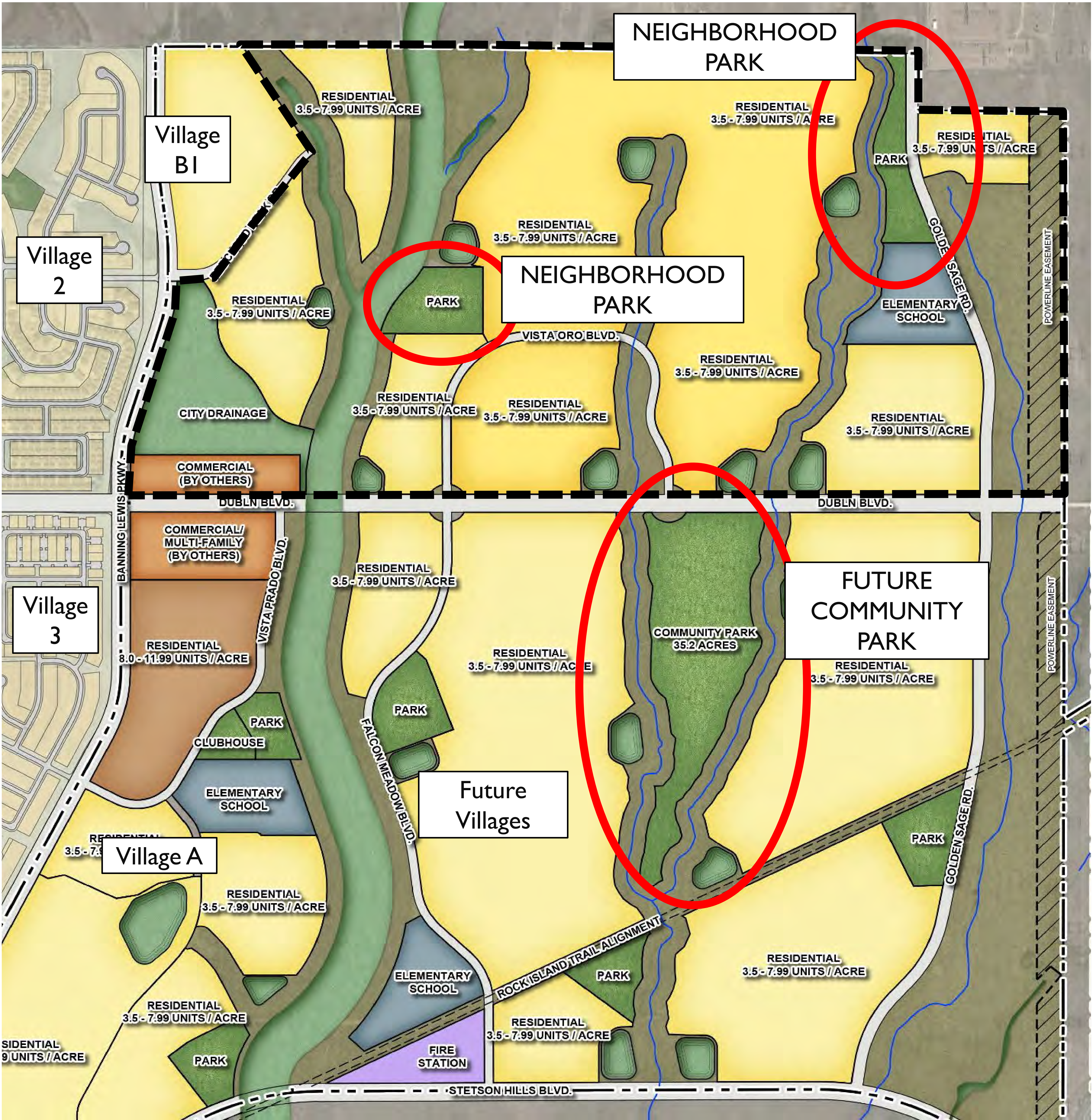


1988 Park sites shown in green

PARK LAND DEDICATION



PROPOSED MASTER PLAN



- **1988 Master Plan**
 - 6 parks → 34.1 acres
 - Open Space → 59.7 acres
 - Total → 93.8 acres
- **Proposed Master Plan**
 - 2 Neighborhood Parks → 15.0 acres
 - Open Space → 73.3 acres
 - Future Community Park → 17.0 acres
 - Total → 105.3 acres
- **Neighborhood Parks:**
 - Playgrounds/play equipment
 - Athletic Fields
 - Sports Courts
 - Picnic areas
 - Trails
 - Final Neighborhood Park sizes, locations and designs require approval from the Colorado Springs Parks, Recreation & Cultural Services Board.

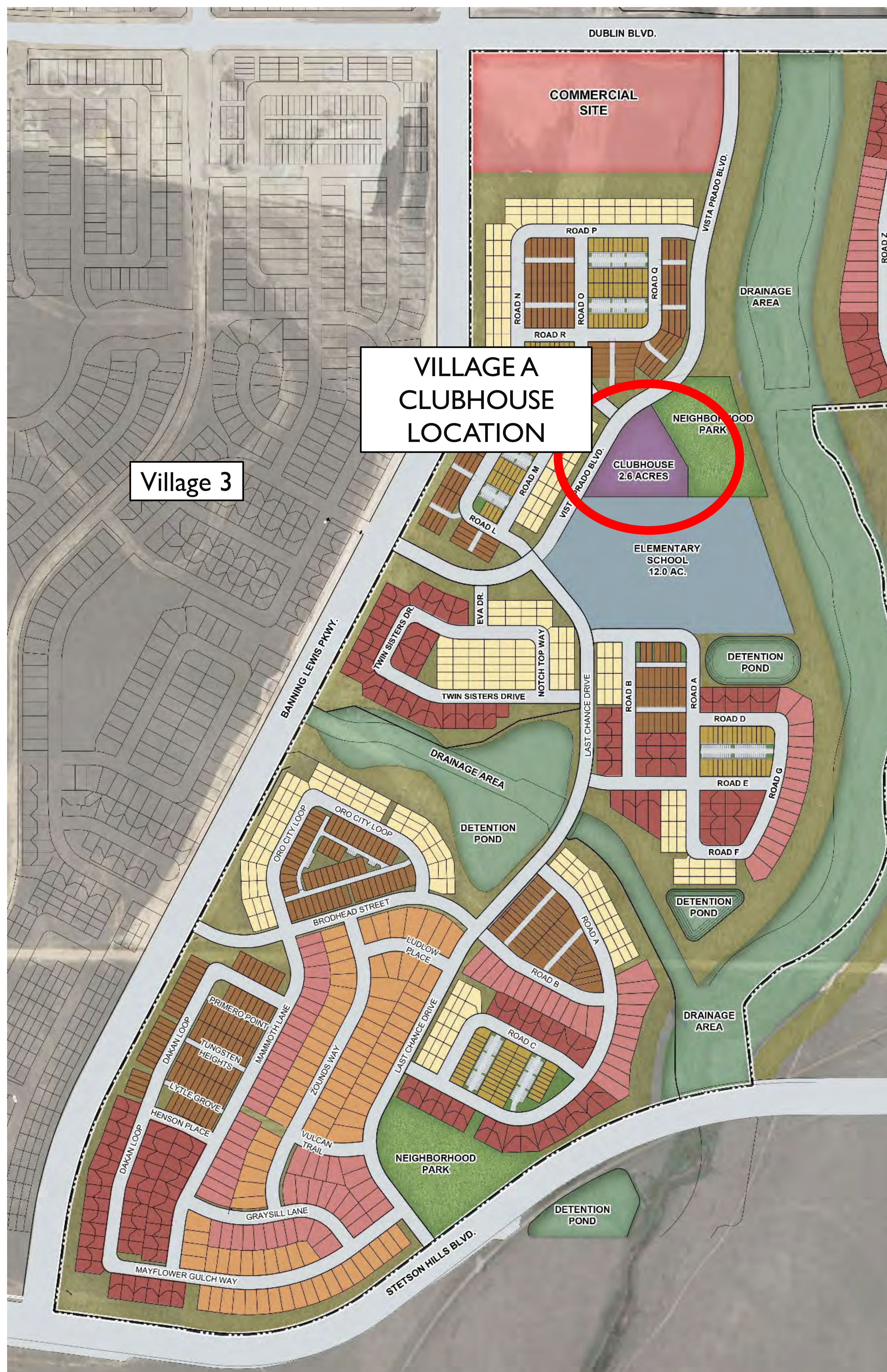
Oakwood welcomes your feedback! Scan this code to leave them a comment.



BLR - AMENITIES

Future Amenities in Villages A, B, C and D will be open to all current and future residents.

VILLAGE A MASTER PLAN



- Clubhouse sites are provided in addition to the required park land dedication. Park sizes will not be reduced to provide additional clubhouse amenities to residents.
- Clubhouse locations for Villages B, C and D have not yet been determined.

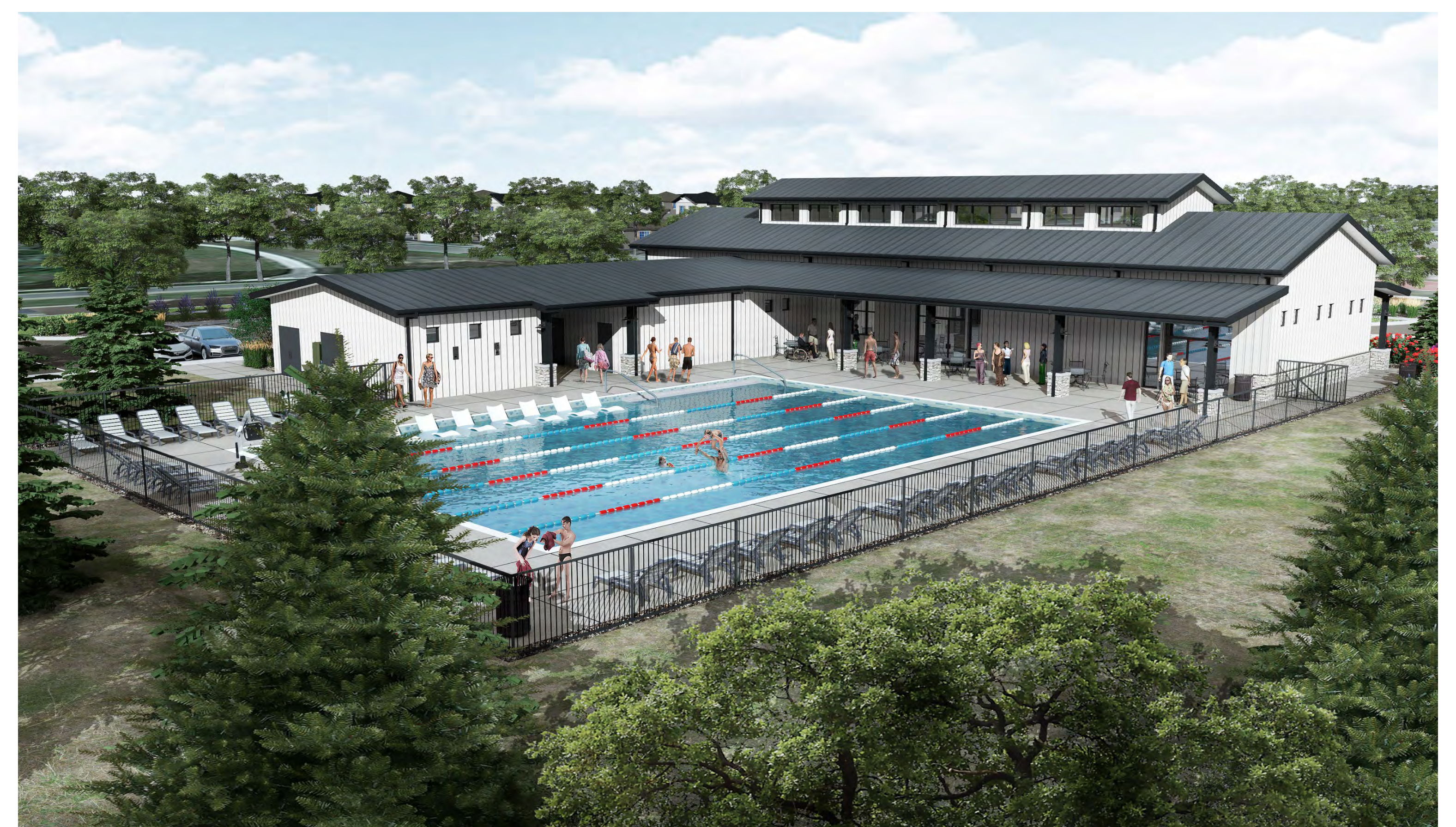


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CLUBHOUSE CONCEPTS



Conceptual rendering of Village A Clubhouse



Conceptual rendering of Village A Pool

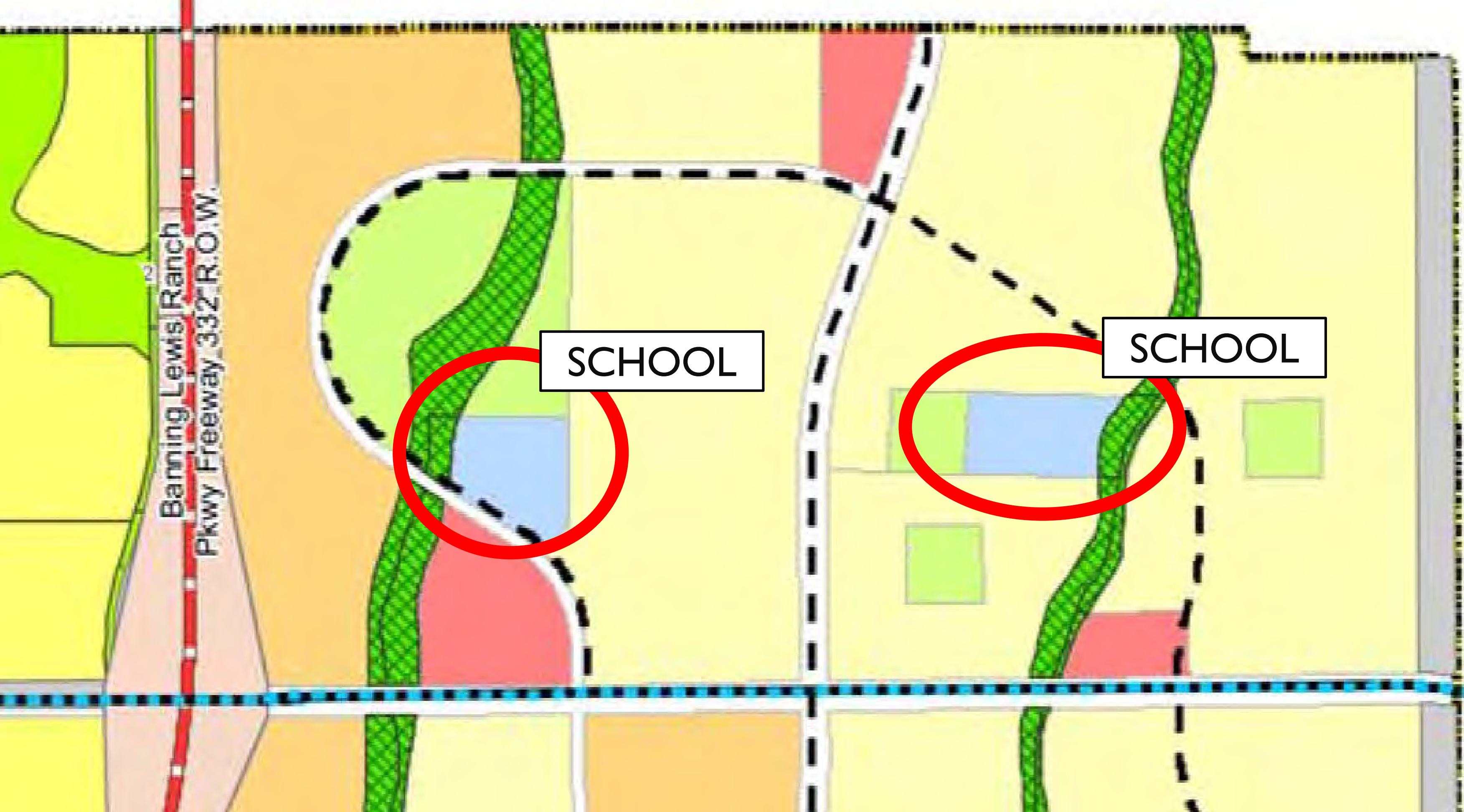


Conceptual floorplan of Village A Clubhouse

BLR VILLAGE B2 - SCHOOLS

Oakwood is working with School District 49 to provide needed school sites.

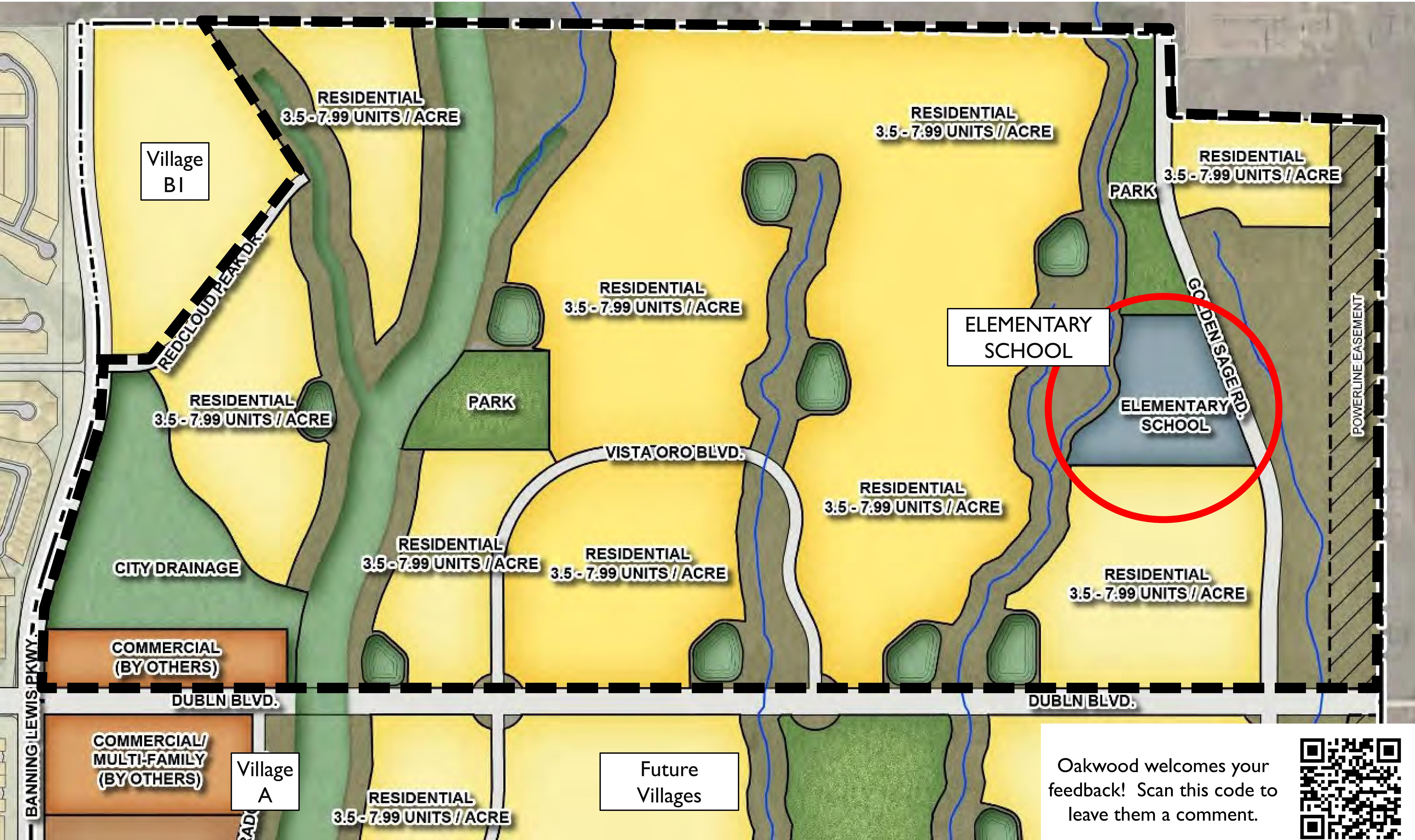
1988 MASTER PLAN



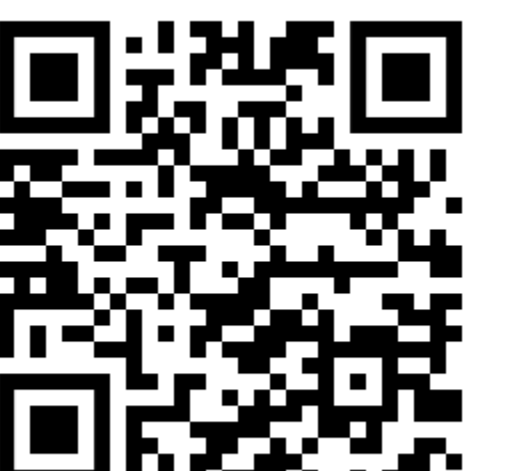
1988 School sites shown in blue

- **1988 Master Plan**
 - 2 Schools → 14.0 acres
- **New Master Plan**
 - 1 Elementary School → 12.0 acres
 - Proposed changes in the planned schools are being coordinated with District 49 and are related to the inclusion of active adult housing that does not add school age children.
- **School District 49**
 - Proposed school sites have been approved by District 49
 - The developer is obligated to provide additional school sites based on District 49 needs.
 - The elementary school site in Village A is ready and waiting to be transferred to District 49 ownership.

PROPOSED MASTER PLAN



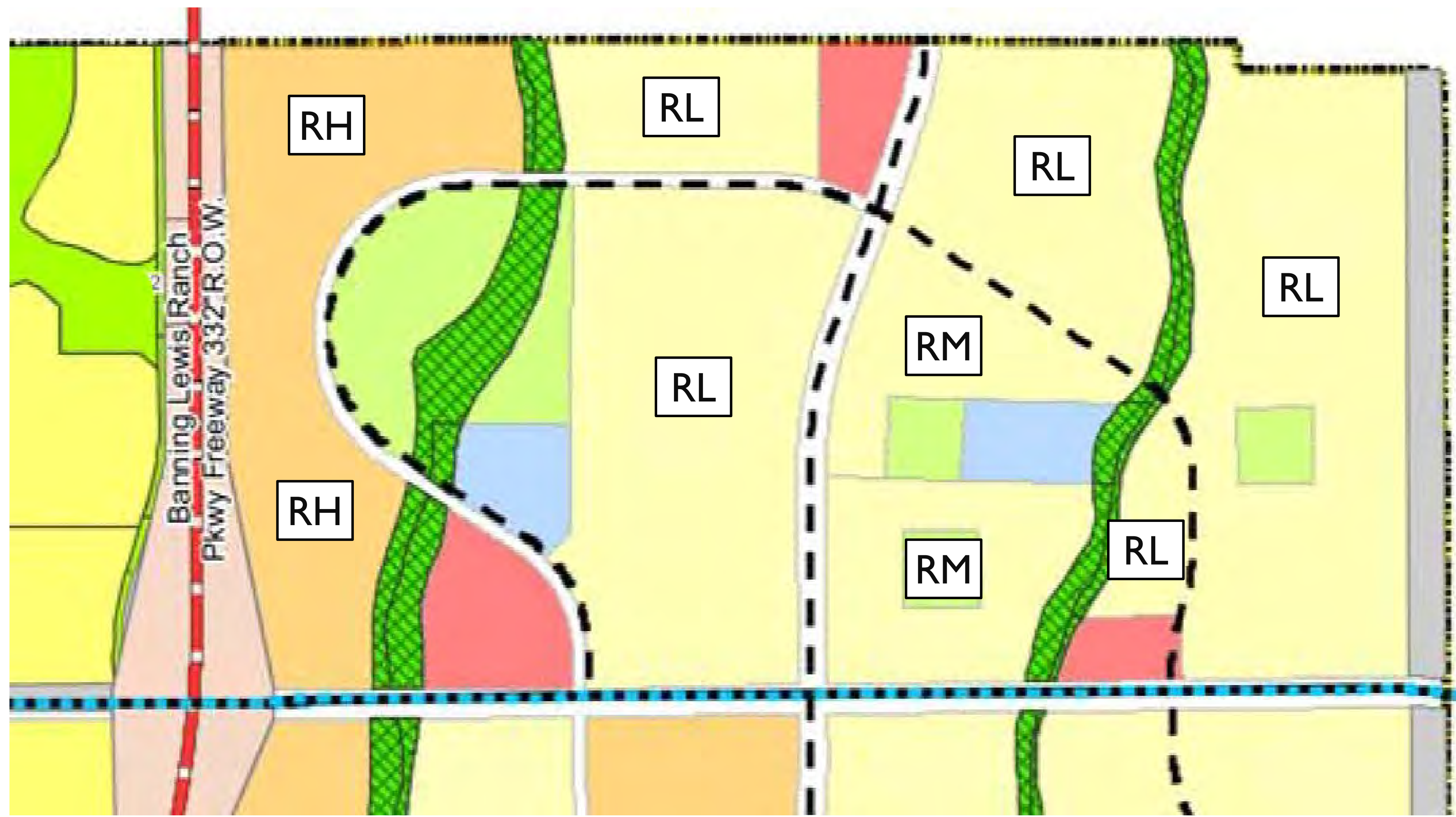
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BLR VILLAGE B2 - RESIDENTIAL DENSITY

The Village B2 Master Plan update maintains the approved 1988 density.

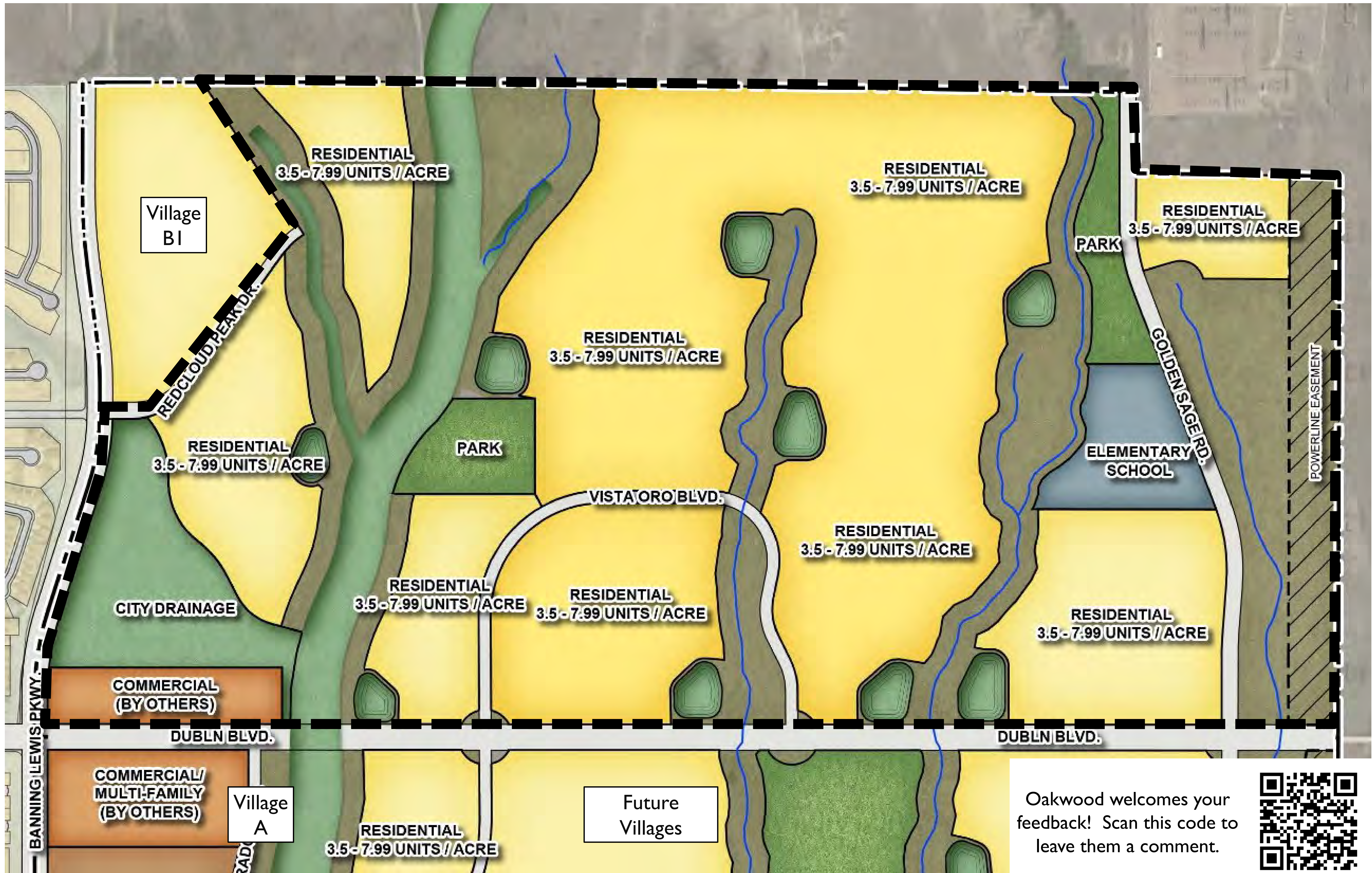
1988 MASTER PLAN



1988 Master Plan			
Land Use Category	Acres	Density Range	Average Homes/Acre
Res. Low (RL)	272.74	<3.5	5.82 Homes/Acre
Res. Med/High (RM)	48.6	7.99 - 12.0	
Res. High (RH)	33.9	12.0 - 24.99	
Total	355.24		

PROPOSED MASTER PLAN

Proposed Master Plan			
Land Use Category	Acres	Density Range	Average Homes/Acre
Res. Med.	394.21	3.5 - 7.99	5.75 Homes/Acre
Total	394.21		

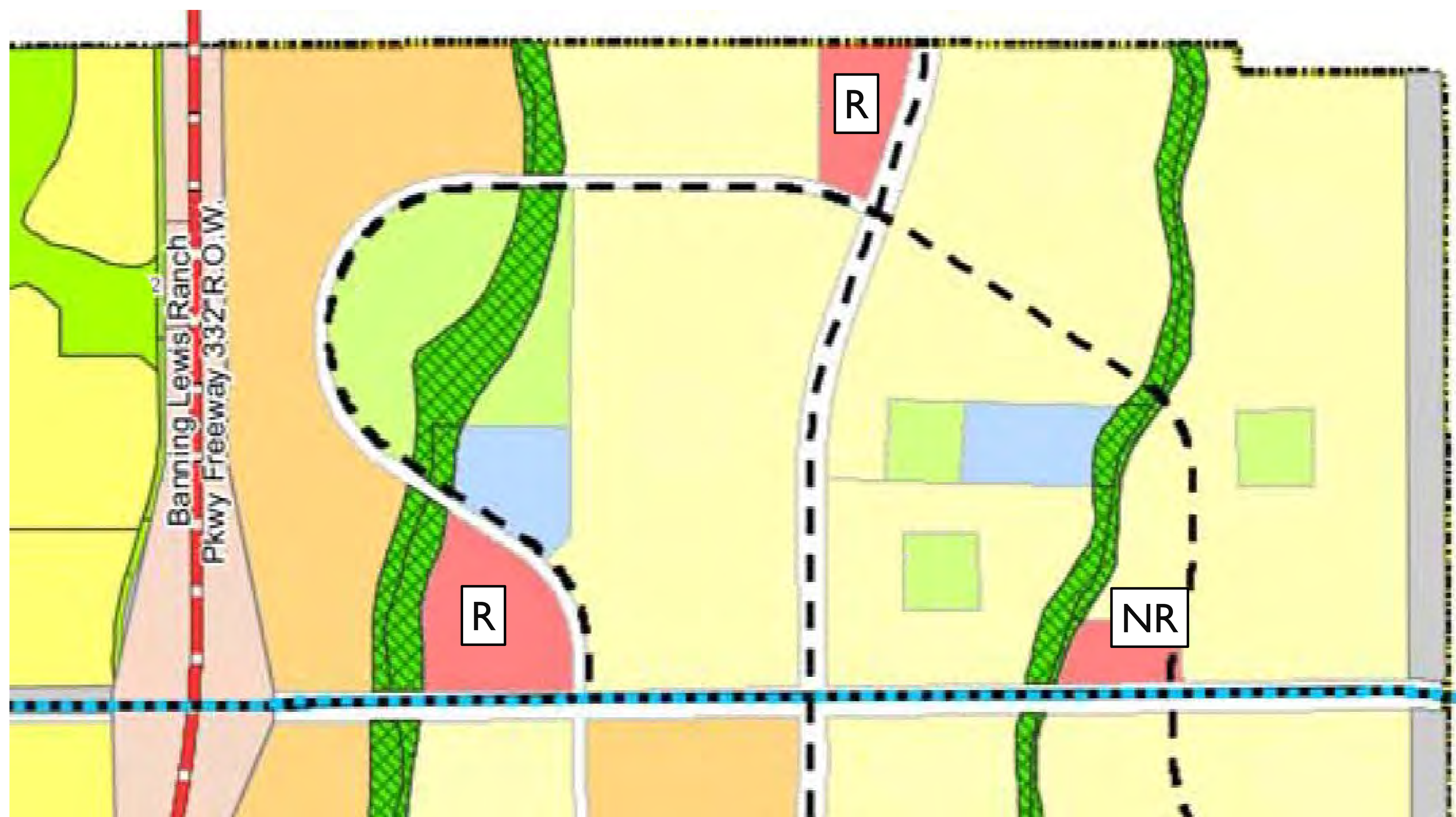


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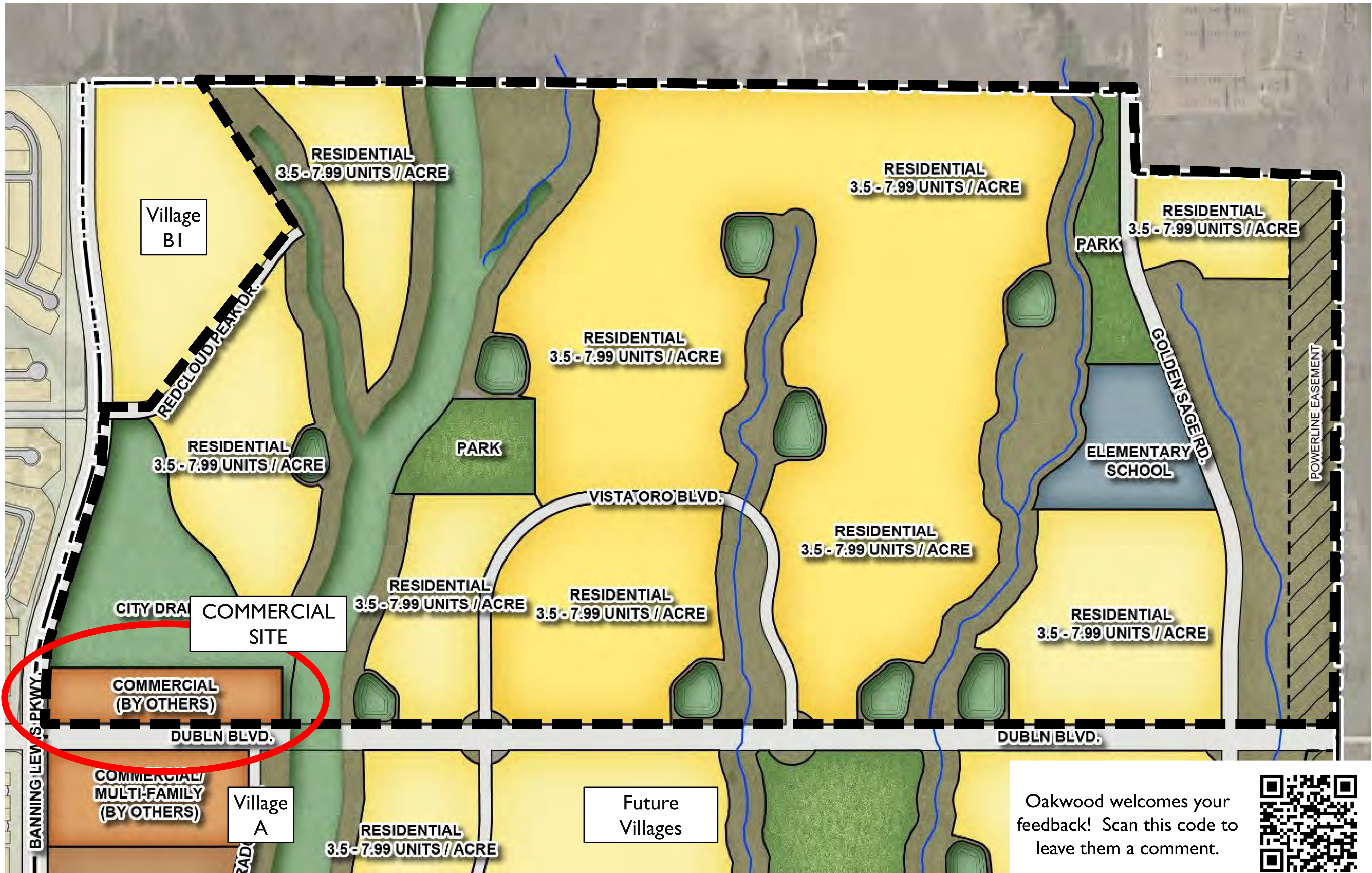
BLR VILLAGE B2 - COMMERCIAL

1988 MASTER PLAN



- **1988 Master Plan**
 - 2 Retail sites and 1 Neighborhood Retail site → 16.4 acres
- **New Master Plan**
 - 1 Commercial Site → 9.2 acres
- **Commercial Development**
 - The land for the Commercial Site is not owned by Oakwood Homes.
 - The site will be zoned MX-M under the new city code.
 - The property is expected to include neighborhood service-oriented businesses such as retail stores, dry cleaners, and other similar businesses.

PROPOSED MASTER PLAN



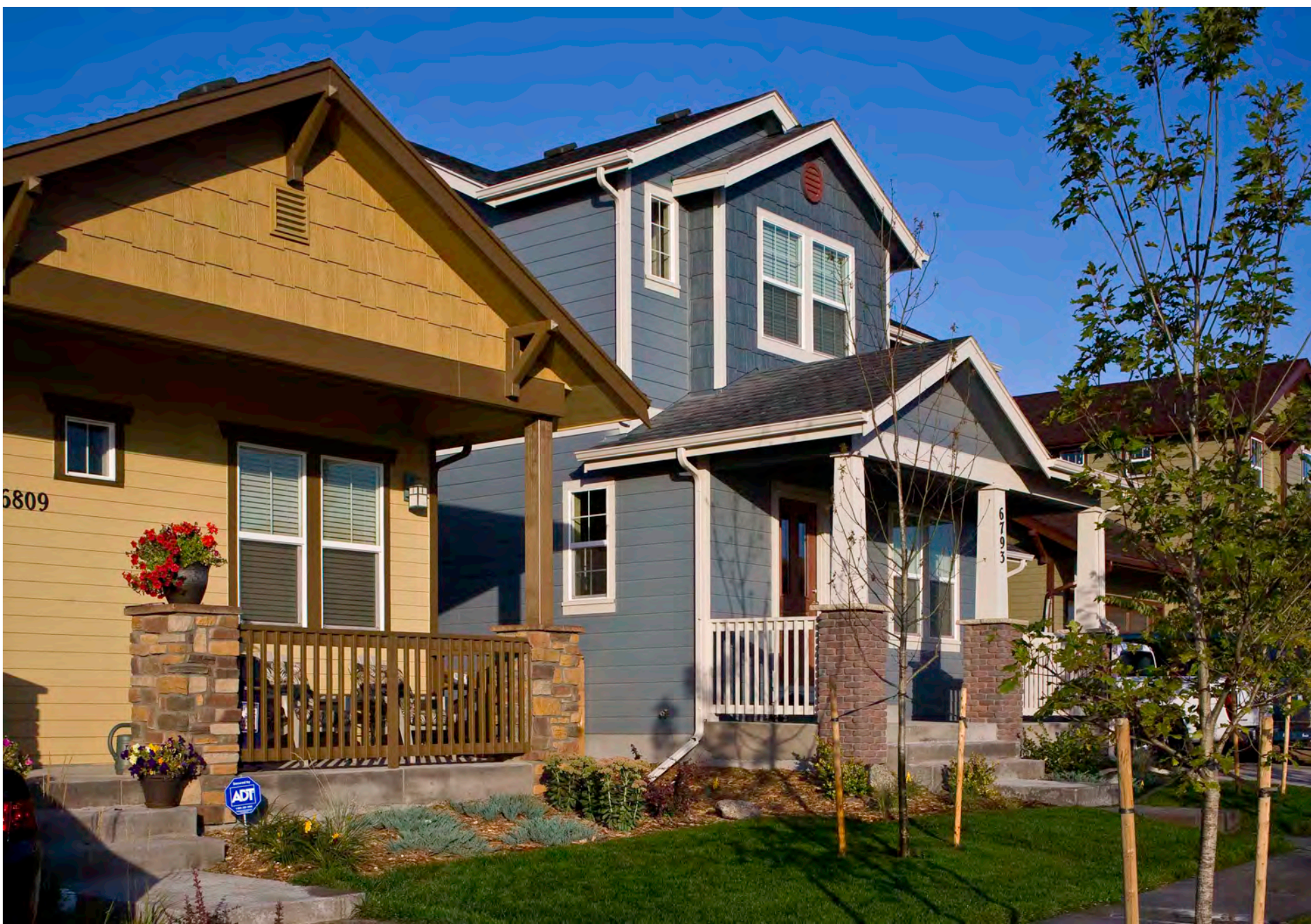
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BLR VILLAGE B2 - RESIDENTIAL ARCHITECTURE



Traditional Single Family



Traditional Single Family



American Dream



American Dream



Coach House



Coach House



Paired Homes



Paired Homes

- **Home Types**
 - Housing styles from the last 5 years found throughout BLR will be continued in Village B2 and into the future.
 - Each neighborhood will contain a mix of home types.
 - Traditional Single-Family Homes
 - Paired Homes
 - Clustered Homes



Aerial view of Village 3

Oakwood welcomes your feedback! Scan this code to leave them a comment.

