

# Master Plan for the Prairie Village Owner's Association

June 28, 2018



Prepared by:



cs design, inc.

**Prepared For:**  
**Prairie Village Owner's Association**

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cs design, inc.

# TABLE OF CONTENTS

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|                           |    |
|---------------------------|----|
| Purpose of the Plan _____ | 5  |
| Existing Conditions _____ | 6  |
| Design Aesthetics _____   | 8  |
| Recommendations _____     | 10 |
| Overall Plan _____        | 12 |
| Central Park _____        | 14 |
| Corner Pocket Parks _____ | 16 |
| Narrow Pocket Park _____  | 18 |
| Northern Open Space _____ | 20 |
| Medians _____             | 22 |
| Entryways _____           | 24 |
| Entry Park _____          | 26 |
| Site Furnishings _____    | 28 |
| Landscape Elements _____  | 30 |



## PURPOSE OF THE PLAN

Prairie Village is a subdivision in north Longmont near the intersection of Alpine Street and Highway 66. The community consists of a mix of 204 2-story and patio homes with approximately 11 acres of common areas and landscaping, including a walking trail along Highway 66, a Central Park, and several pocket parks. The Prairie Village Owner's Association (PVOA) with a five-member Board of Directors (BOD), maintains the common areas and oversees all operations within the development.

Over the last year, the community has expressed interest in capital improvements to the community common areas, with a large focus on Central Park. In 2017 a committee was established to explore possible improvements to the Central Park, including applying for grants through the Community Group Leaders Association in Longmont to assist with the finances required for these improvements. In late 2017, the PVOA developed a survey to evaluate the community's desire for specific improvements in Central Park. A total of 72 homeowners responded to the survey and provided input on the proposed plan, as well as additional features that they would like to see included in the community improvements. Additionally, the BOD met on December 11, 2017 to review the survey results with the community.

In March of 2018, the Prairie Village Owner's Association retained CS Design, Inc. to help develop a plan for the improvements to the community common areas. The purpose of this Master Plan is to guide the overall improvements to the Prairie Village community and provide recommended actions to maintain the charm of the community.

# EXISTING CONDITIONS

## ENTRYWAYS

Many of the major entryways into Prairie Village have an entry sign of stone masonry with a sandstone cap. Small shrub beds surround the sign; however, many of the shrub beds are somewhat sparse in their planting material, and rock and wood mulch needs replenishing. As the first appearance of the community, the entry signs should be surrounded by varying colors and textures of plant material.



## CENTRAL PARK AND HIGHWAY 66 BUFFER

Both Central Park and the buffer along Highway 66 have a large amount of bluegrass lawn that requires a considerable amount of watering to maintain a lush appearance. In recent years, it has been reported that, for financial reasons, watering was either inconsistent or restricted altogether. As a result, some plant material shows signs of stress, or has died off. In some areas, new trees have been planted but the tree staking is unstable. The community has expressed a desire to reduce the amount of irrigated bluegrass, add additional seating areas, install dog waste stations, and construct a playground for children in Central Park.



## MEDIANS AND POCKET PARKS

Similar to the rest of the community, the medians and pocket parks also contain a large amount of irrigated bluegrass lawn. The pocket park areas are interspersed throughout the community and have minimal planting beds with sparse planting material in varying conditions. The pocket parks could become pleasant attractions with additional planting beds and seat walls to create an inviting, relaxing place.



The medians along Homestead Parkway are very wide and, similarly, have a considerable amount of bluegrass lawn with small, narrow ribbons of planting beds. Many of the trees have died and been removed. The width of the medians lends itself well to creating larger planting beds with shrubs and other plant material with low water requirements.



# DESIGN AESTHETICS

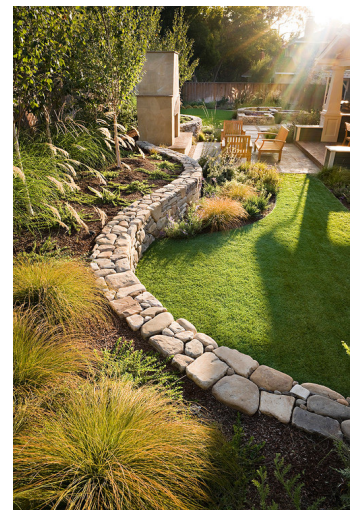
## GENERAL LANDSCAPE THEME



Source: Houzz

With its mix of Arts & Crafts, Tudor Revival, Victorian and Four Square cottage style homes, the overall character of Prairie Village community is reminiscent of an English village. Landscape treatments throughout the community should reflect this theme and create an inviting, walkable environment. The intent is to use a combination of deciduous shade trees, ornamental trees, shrubs, ornamental grasses, and perennials to provide an attractive and visually cohesive aesthetic at entryways, in Central Park and the Highway 66 buffer, as well as the medians and pocket parks. Drought tolerant and low water use plant material should be used to the extent possible.

Landscape features will be designed and arranged to use seat walls and landscape beds to create garden rooms, develop contrasting textures by mixing bluegrass lawn and seed mix, and repeating the use of natural stone similar to that used in the entryway signs. Crusher fines pathways will meander through plantings that will be organized to display a richness in color and texture and to soften the edges created by seat walls. A landscape pallet with a list of deciduous shade trees, ornamental trees, shrubs, ornamental grasses, perennials, and seed mix is included to provide a consistent texture and aesthetic throughout the community.



Source: Houzz



Source: Houzz





Source:Houzz

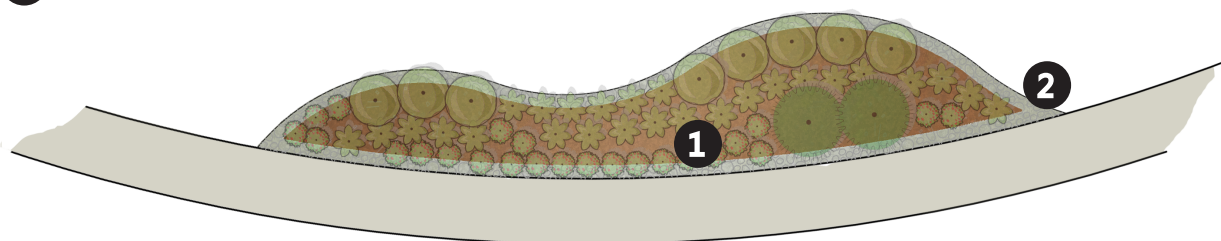
# RECOMMENDATIONS

## OVERALL LANDSCAPE RECOMMENDATIONS

1. Consult with an experienced arborist to evaluate the health of existing trees and determine which trees should be replaced.
2. Re-stake trees, as necessary, and correct leaning trees to ensure proper tree health and growth.
3. Ensure that the PVOA's Landscape Maintenance company has a regular and consistent watering schedule.
4. Remove and replace dead plant material from shrub beds.
5. Expand and/or redesign shrub beds with plant material from the Landscape Palette; this should include the layering of perennials and ornamental grasses for seasonal color and texture.
6. Expand and/or redesign shrub beds at entryways and add plant material from the Landscape Palette to frame existing monument signs and create a visually aesthetic entrance to the community.
7. Remove weeds from all shrub beds and from mulch areas around trees.
8. Replenish wood mulch in all shrub beds so as to provide uniform coverage at a depth of 3", and replenish cobble mulch to create a 12" perimeter around each shrub bed.

**1** WOOD MULCH

**2** COBBLE MULCH



TYPICAL SHRUB BED

## ANNUAL CARE PLAN

### Spring

1. Aerate all grass areas (or in Fall).
2. Apply soil amendments, if needed.
3. Test irrigation system.
4. Fertilize turf, if necessary.
5. Remove leaf litter from shrub beds.
6. Apply mulch to shrub beds as needed.
7. Mow seed mix lawns.

### Summer

1. Monitor soils for moisture. Pre-empt drought stress with irrigation, if necessary.

### Fall

1. Aerate all grass areas (or in Spring).
1. Remove all spontaneous woody weeds from shrub beds and around base of trees.
2. Apply soil amendments, if needed.
3. Fertilize turf.
4. Remove leaf litter from shrub beds.
5. Prune trees and shrubs to remove dead branches and to control their overall size.
6. Cut back perennials and ornamental grasses (or in Spring).
7. Replenish mulch as necessary to help maintain moisture over the winter.

### Winter

1. Provide winter watering of trees and shrubs up to 2 times per month, as necessary.

# OVERALL PLAN

- 1** CENTRAL PARK - PAGE 14
- 2** CORNER POCKET PARKS - PAGE 16
- 3** NARROW POCKET PARK - PAGE 18
- 4** NORTHERN OPEN SPACE - PAGE 20
- 5** MEDIANS - PAGE 22
- 6** ENTRYWAYS - PAGE 24
- 7** ENTRY PARK - PAGE 26



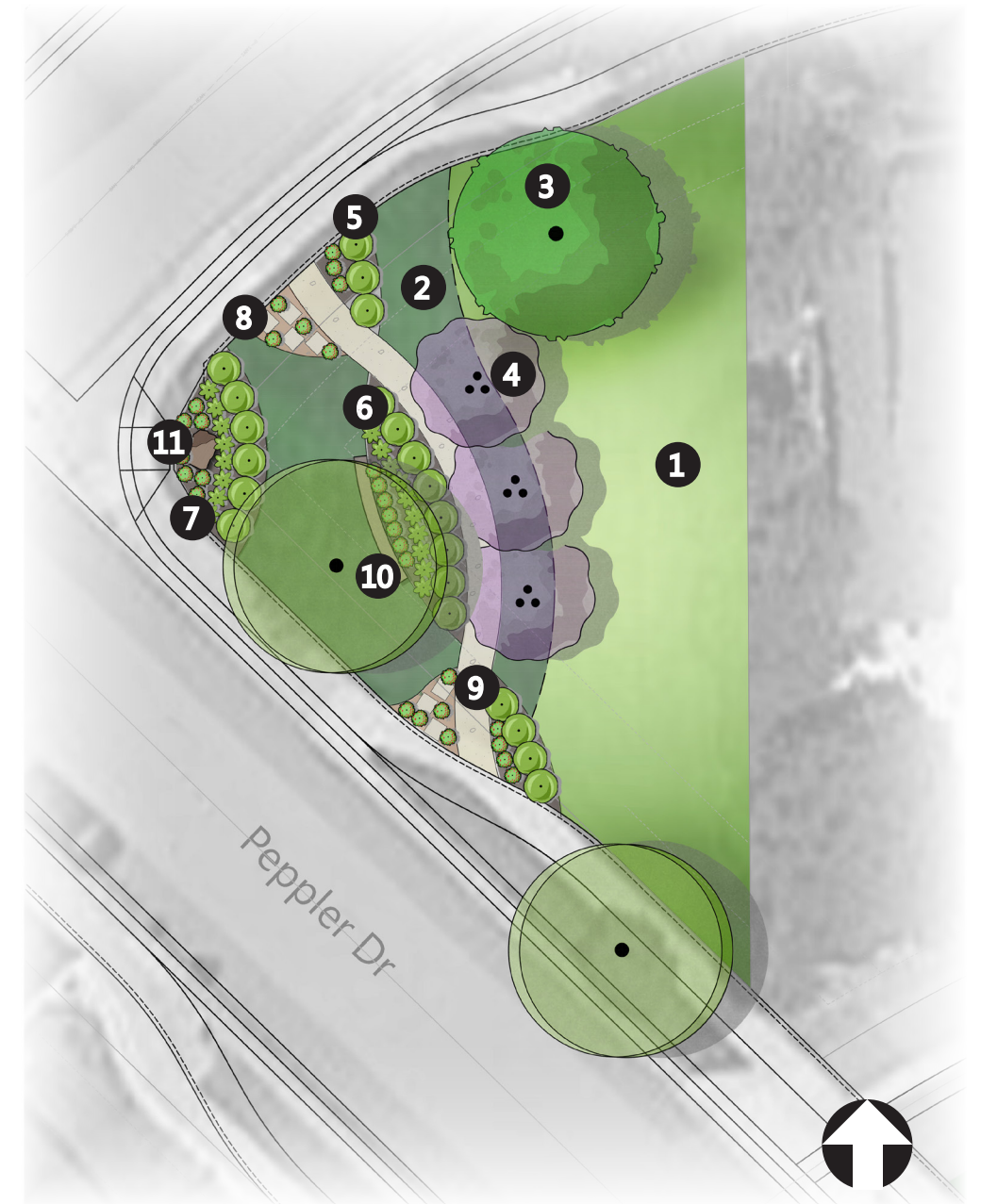
## CENTRAL PARK

- 1 EXISTING SOD
- 2 SHADE TREES
- 3 ORNAMENTAL TREES
- 4 EVERGREEN TREES
- 5 DECIDUOUS SHRUBS
- 6 EVERGREEN SHRUBS
- 7 ORNAMENTAL GRASSES
- 8 PERENNIALS
- 9 CONCRETE PATHS
- 10 BOULDERS
- 11 PAVILION
- 12 PLAYGROUND
- 13 VOLLEYBALL COURT
- 14 HORSESHOE PIT
- 15 COMMUNITY GARDEN



## CORNER POCKET PARKS

- 1 SEED MIX
- 2 EXISTING SOD
- 3 SHADE TREES
- 4 ORNAMENTAL TREES
- 5 DECIDUOUS SHRUBS
- 6 ORNAMENTAL GRASSES
- 7 PERENNIALS
- 8 PAVER PATHWAY
- 9 CRUSHER FINES PATH
- 10 SEAT WALL
- 11 BOULDERS







# NARROW POCKET PARK

- 1 EXISTING SOD
- 2 SHADE TREES
- 3 ORNAMENTAL TREES
- 4 DECIDUOUS SHRUBS
- 5 ORNAMENTAL GRASSES
- 6 PERENNIALS
- 7 CRUSHER FINES PATH
- 8 PERGOLAS
- 9 BOULDERS
- 10 THREE-RAIL FENCE



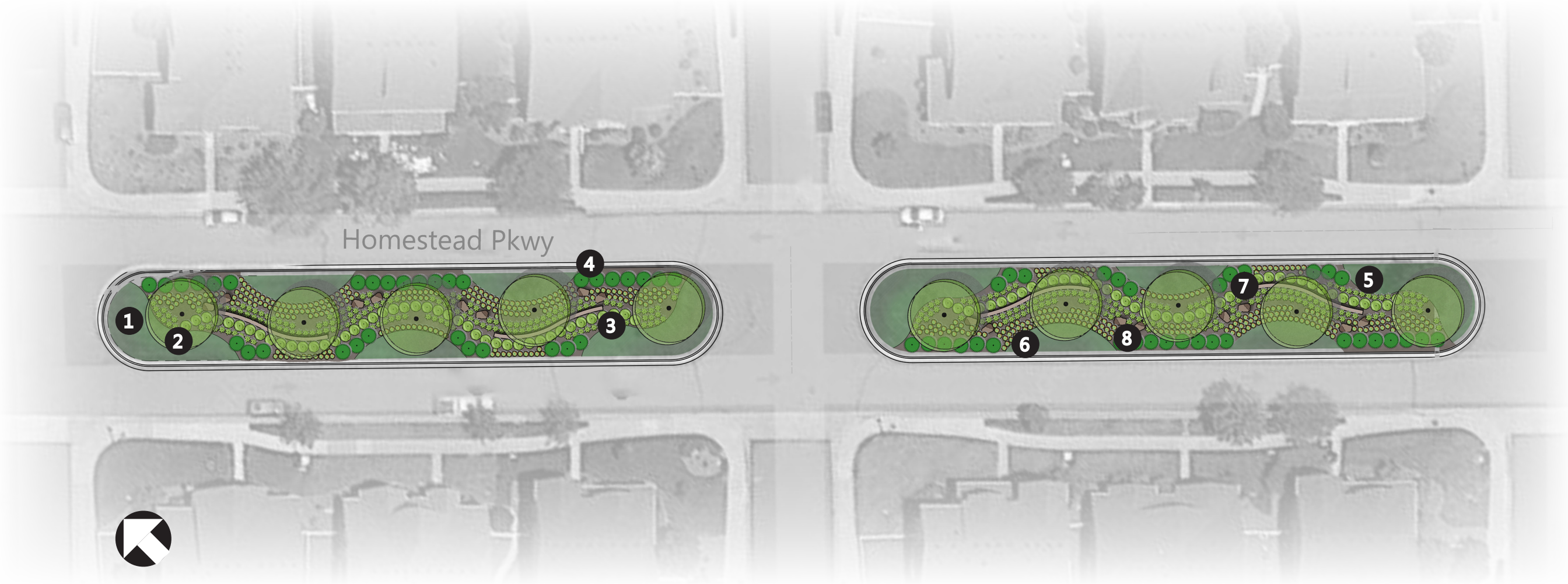
# NORTHERN OPEN SPACE

- 1 SEED MIX
- 2 EXISTING SOD
- 3 SHADE TREES
- 4 ORNAMENTAL TREES
- 5 EVERGREEN TREES
- 6 DECIDUOUS SHRUBS
- 7 EVERGREEN SHRUBS
- 8 ORNAMENTAL GRASSES
- 9 PERENNIALS
- 10 PAVER PATHWAY
- 11 CRUSHER FINES PATH
- 12 SEAT WALL
- 13 BOULDERS



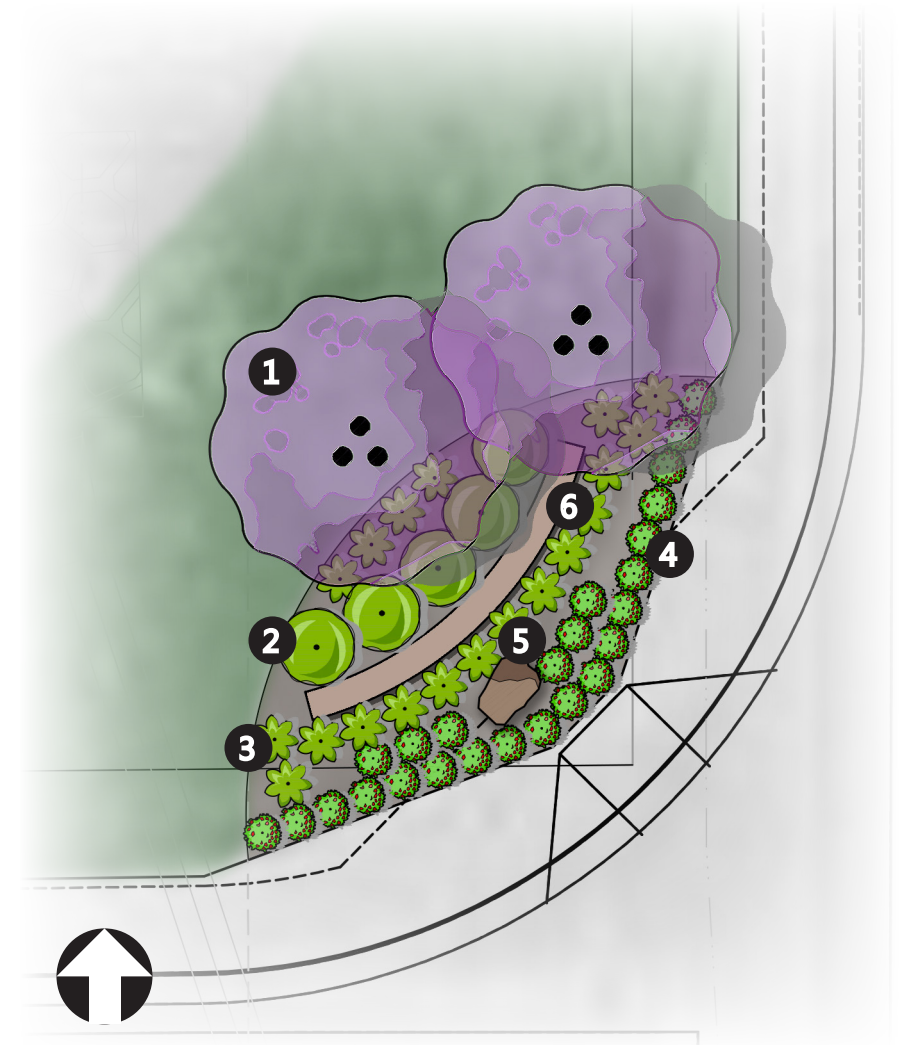
## MEDIANS

- 1 EXISTING SOD
- 2 SHADE TREES
- 3 DECIDUOUS SHRUBS
- 4 EVERGREEN SHRUBS
- 5 ORNAMENTAL GRASSES
- 6 PERENNIALS
- 7 WALL FEATURE
- 8 BOULDERS



# ENTRYWAYS

- 1 ORNAMENTAL TREES
- 2 DECIDUOUS SHRUBS
- 3 ORNAMENTAL GRASSES
- 4 PERENNIALS
- 5 BOULDERS
- 6 ENTRY WALL FEATURE



TYPICAL ENTRY PLAN VIEW





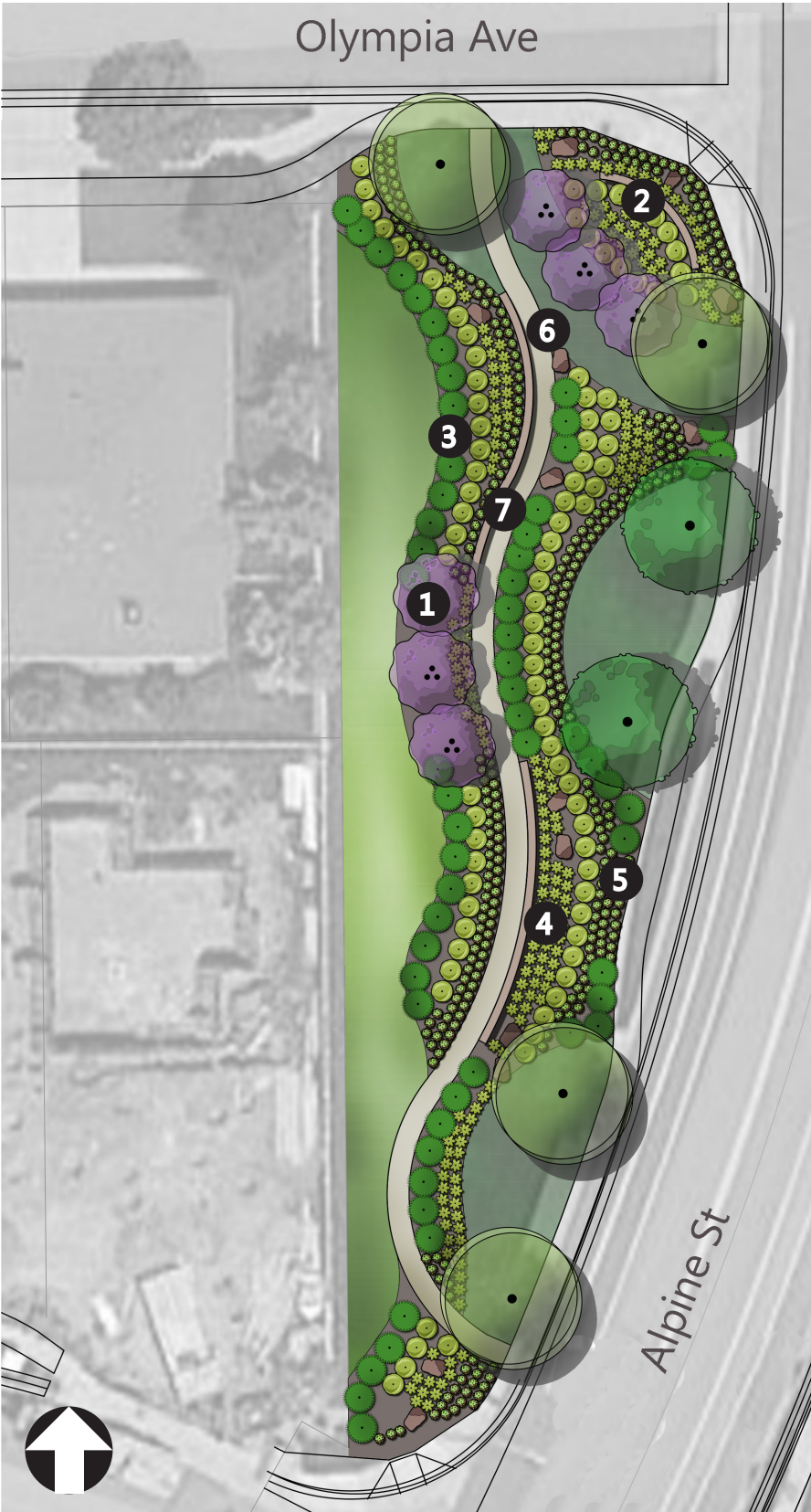
TYPICAL ENTRY SIGN



TYPICAL ENTRY FEATURE

# ENTRY PARK

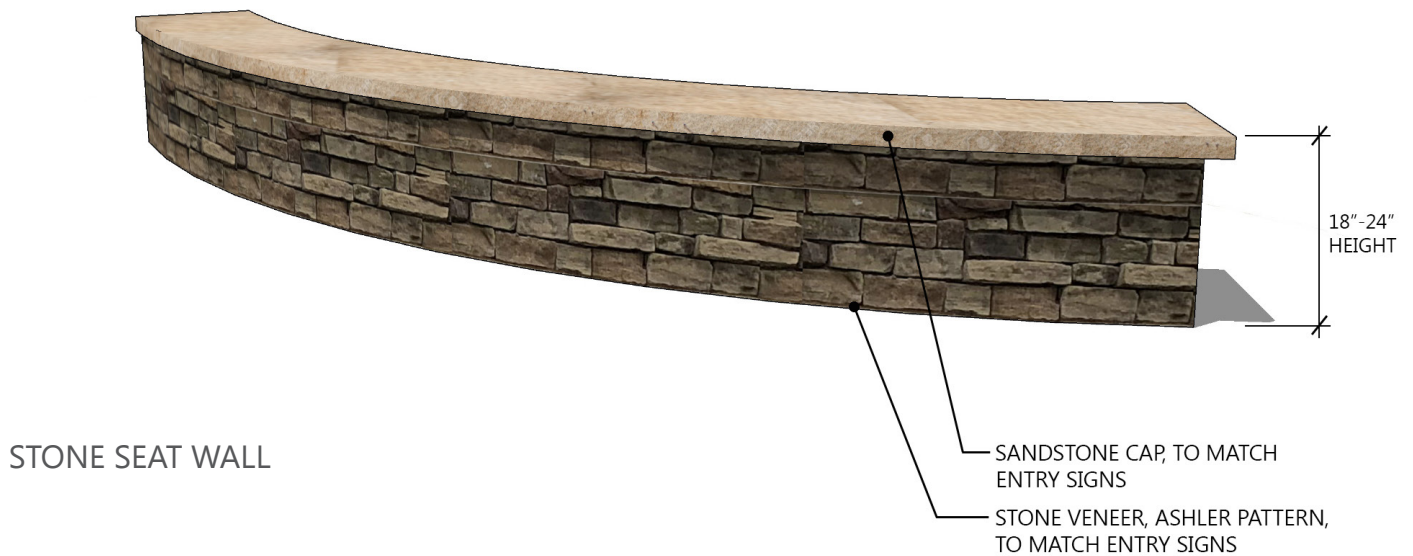
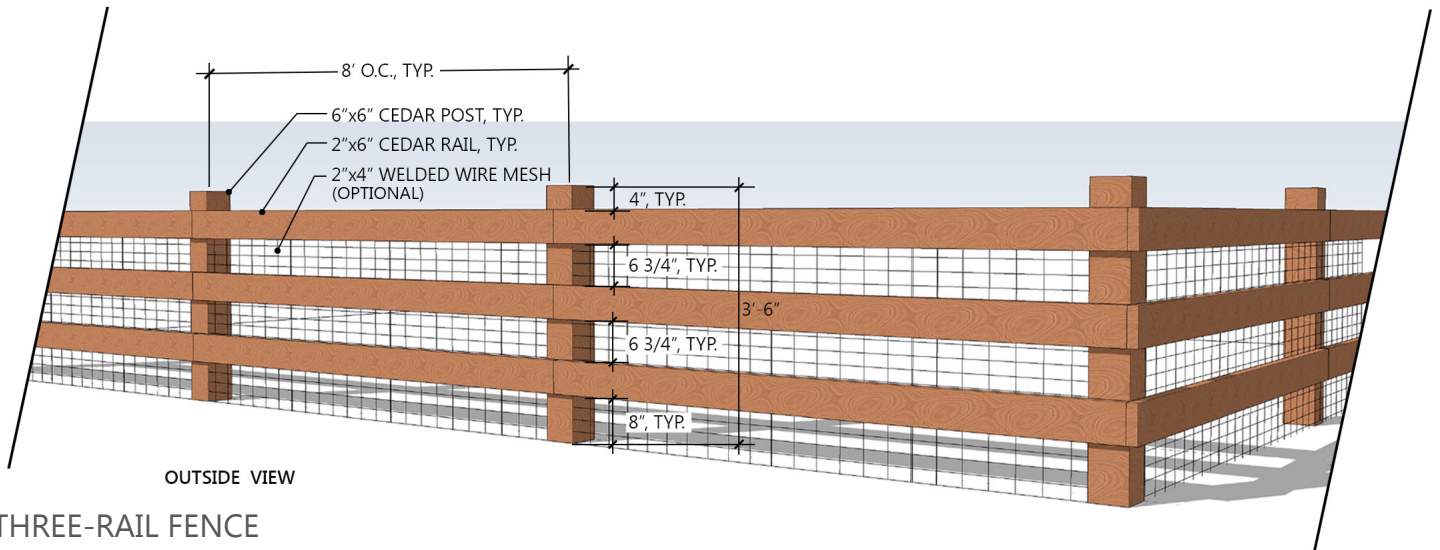
- 1 ORNAMENTAL TREES
- 2 DECIDUOUS SHRUBS
- 3 EVERGREEN SHRUBS
- 4 ORNAMENTAL GRASSES
- 5 PERENNIALS
- 6 BOULDERS
- 7 ENTRY WALL FEATURE



# LANDSCAPE ELEMENTS

## NOTES

1. CEDAR SHALL BE TREATED WITH A CLEAR SEALANT TO MAINTAIN THE NATURAL COLOR.
2. WELDED WIRE MESH SHALL BE INSTALLED ON THE INSIDE OF THE FENCE AT THE COMMUNITY GARDEN. THE HEIGHT OF THE MESH SHALL NOT EXCEED THE TOP RAIL.



## LANDSCAPE PALETTE

### DECIDUOUS SHADE TREES

Acer negundo `Sensation` / Sensation Box Elder Maple  
Catalpa speciosa / Northern Catalpa  
Celtis occidentalis / Common Hackberry  
Gleditsia triacanthos `Imperial` / Imperial Honeylocust  
Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust  
Gymnocladus dioica `Espresso` / Kentucky Coffeetree  
Quercus macrocarpa / Burr Oak  
Quercus muehlenbergii / Chinkapin Oak  
Quercus robur `Crimschmidt` TM / Crimson Spire English Oak  
Tilia americana `Redmond` / Redmond American Linden

### ORNAMENTAL TREES

Acer ginnala `Flame` / Flame Amur Maple  
Acer tataricum `Hot Wings` / Hot Wings Tatarian Maple  
Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn  
Crataegus viridis `Winter King` / `Winter King` Hawthorn  
Malus x `Spring Snow` / Spring Snow Crab Apple  
Malus x `Thunderchild` / Thunderchild Crab Apple  
Pyrus calleryana `Chanticleer` / Chanticleer Pear  
Pyrus fauriei `Korean Sun` / Ornamental Pear

### DECIDUOUS SHRUBS

Amelanchier alnifolia / Saskatoon Serviceberry  
Berberis thunbergii `Rose Glow` / Rosy Glow Barberry  
Buddleja davidii `Petite Snow` TM / Petite Snow Butterfly Bush  
Buddleja davidii nanhoensis `Petite Plum` TM / Petite Plum Butterfly Bush  
Caragana pygmaea / Pygmy Peashrub  
Caryopteris x clandonensis `Blue Mist` / Blue Mist Spirea  
Cornus baileyi / Bailey's Red-twig Dogwood  
Cornus sericea `Artic Fire` / Artic Fire Dogwood  
Cornus sericea `Isanti` / Isanti Redosier Dogwood  
Cornus sericea `Kelsey` / Kelsey Dogwood  
Daphne x burkwoodii `Carol Mackie` / Carol Mackie Daphne  
Euonymus alatus `Compactus` / Compact Burning Bush  
Fallugia paradoxa / Apache Plume  
Ligustrum vulgare `Cheyenne` / Cheyenne Privet  
Ligustrum vulgare `Lodense` / Lodense Privet  
Perovskia atriplicifolia / Russian Sage  
Philadelphus lewisii `Cheyenne` / Lewis Mock Orange  
Philadelphus microphyllus `Littleleaf` / Littleleaf Mockorange  
Philadelphus x `Snowbell` / Snowbell Mock Orange  
Physocarpus monogynus / Mountain Ninebark  
Physocarpus opulifolius `Coppertina` / Coppertina Ninebark  
Physocarpus opulifolius `Summer Wine` / Summer Wine Ninebark  
Pinus mugo `Mops` / Mugo Pine  
Potentilla fruticosa / Bush Cinquefoil  
Potentilla fruticosa `Pink Beauty` / Pink Beauty Potentilla  
Prunus americana / American Plum  
Prunus besseyi / Western Sand Cherry  
Prunus besseyi `Pawnee Buttes` / Creeping Westgtern Sand Cherry  
Prunus virginiana melanocarpa / Western Chokecherry  
Ribes alpinum / Alpine Currant  
Rosa floribunda `Bonica` / Floribunda Rose  
Rosa woodsii / Mountain Rose  
Rosa x `Knockout` TM / Knock Out Rose  
Rosa x `Nearly Wild` / Nearly Wild Rose  
Syringa meyeri `Palibin` / Dwarf Korean Lilac  
Syringa patula `Miss Kim` / Miss Kim Lilac  
Syringa vulgaris / Common Purple Lilac  
Weigela florida `Rumba` / Rumba Weigela

### EVERGREEN SHRUBS

Juniperus horizontalis `Bar Harbor` / Bar Harbor Creeping Juniper  
Juniperus sabina `Broadmoor` / Broadmoor Juniper  
Juniperus sabina `Calgary Carpet` TM / Calgary Carpet Juniper  
Juniperus sabina `Scandia` / Scandia Juniper  
Pinus mugo `Mops` / Mugo Pine

### ORNAMENTAL GRASSES

Bouteloua gracilis `Blonde Ambition` / Blond Ambition Blue Grama  
Calamagrostis brachytricha / Korean Feather Reed Grass  
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass  
Helictotrichon sempervirens / Blue Oat Grass  
Miscanthus sinensis `Adagio` / Compact Maiden Grass  
Miscanthus sinensis `Morning Light` / Morning Light Maiden Grass  
Panicum virgatum `Heavy Metal` / Blue Switch Grass  
Panicum virgatum `Shenandoah` / Switch Grass  
Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass  
Pennisetum orientale / Oriental Fountain Grass  
Schizachyrium scoparium / Little Bluestem Grass  
Schizachyrium scoparium `Blaze` / Blaze Little Bluestem

### PERENNIALS & GROUND COVERS

Achillea x `Moonshine` / Moonshine Yarrow  
Aquilegia caerulea / Rocky Mountain Columbine  
Artemisia schmidtiana `Silver Mound` / Silver Mound Artemisia  
Echinacea purpurea / Purple Coneflower  
Galium odoratum / Sweet Woodruff  
Hemerocallis x `Happy Returns` / Happy Returns Daylily  
Hemerocallis x `Rocket City` / Rocket City Daylily  
Hemerocallis x `Spellbinder` / Daylily  
Heuchera sanguinea `Splendens` / Red Coral Bells  
Hosta fortunei `Patriot` / Patriot Hosta  
Hosta x `Royal Standard` / Royal Standard Plantain Lily  
Lavandula x intermedia `Phenomenal` / Phenomenal Lavender  
Monarda fistulosa menthifolia / Navtive Lavender Bee Balm  
Oenothera macrocarpa `Incana` / Silver Evening Primrose  
Penstemon mexicali `Pike's Peak Purple` / Pikes Peak Purple Penstemon  
Penstemon mexicali `Red Rocks` / Red Rocks Penstemon  
Phlox bifida / Snowmass Phlox  
Phlox subulata `Candy Stripe` / Candy Stripe Phlox  
Rudbeckia fulgida sullivantii `Goldsturm` / Black-eyed Susan  
Salvia x sylvestris `May Night` / May Night Salvia  
Saponaria ocymoides `Splendens` / Rock Soapwort  
Sedum x `Autumn Joy` / Autumn Joy Sedum  
Veronica liwanensis / Turkish Veronica  
Veronica repens / Creeping Speedwell  
Vinca minor `Bowles` Variety` / Bowles` Common Periwinkle

### SOD

VorTEX Texas Hybrid Sod

### SEED MIX

60% Eldorado, Silverado and Monarch Turf type Tall Fescue  
30% Manchar Smooth Brome  
10% Bluegrass mix (drought tolerant blends)

### LANDSCAPE BOULDERS

Grey Granite, 3/4 ton to 1 ton size range

### MULCHES

Rock Mulch - 3"-6" Rounded River Rock  
Wood Mulch - Shredded Cedar

### EDGING

3/16" x 4" Steel Edging, Powder Coat Green

# SITE FURNISHINGS

The following site furnishings have been selected to match existing tables, benches, and shelters throughout the community.

## TABLES

Manufacturer: Webcoat  
Model: T46LRACS-3-POLY



## BENCHES

Manufacturer: Webcoat  
Model: B4WBRCS-POLY



## TRASH RECEPTACLES

Manufacturer: Webcoat  
Model: TR22CROWN



## DOG WASTE STATIONS

Manufacturer: Dogipot  
Model: 1003-L



SHELTERS - 20'x20'  
Manufacturer: Gazebo Creations



PERGOLAS - 20'x20'  
The pergola in the narrow pocket park should reflect this character.



