

COLONY PARK

BUILDING GREEN DOWNTOWN *Anaheim, CA*



In the mid 1980's

two warehouses were constructed near downtown Anaheim on the site of one of the last remaining orange groves in the city. The concrete tilt-up buildings were used for storage and shipping, but over time it became clear to city staff and others

that the site, located in a residential neighborhood across the street from an elementary school, wasn't well suited for warehousing and trucking.

Eventually the city rezoned the site, making it part of a redevelopment area now known as the Anaheim Colony Historic District.

On the 20-acre site where the warehouses once stood, Brookfield Homes is building Colony Park, a community of 339 townhomes and flats ranging in size from 1,073 to 2,060 square feet. Designed with ample open space, including a public and a private park, and located within walking distance of downtown, Colony Park is part of Anaheim's larger revitalization effort that is making it more appealing for people to own homes closer to where they work, shop and play.

Colony Park's two neighborhoods, Legacy and Harmony, are Brookfield Homes's fifth and sixth communities in Anaheim, and their first to be GreenPoint Rated. The homes have been designed to exceed Title 24 energy efficiency requirements by at least 16%.

LOCATION

Anaheim, California

PARCEL SIZE/DENSITY

20.39 acres;
16.6 dwelling units per acre

BUILDING TYPE

One to three-story condominium townhomes and flats, 1 to 4 bedrooms

TOTAL SQ. FT.

28,936 sq. ft.

TARGET POPULATION

556,308 (residential living square footage)

NUMBER OF UNITS

339 homes, including
34 affordable homes

COMPLETION DATE

2010 (models opened fall 2007)

OWNER/DEVELOPER

Brookfield Homes Southland,
Costa Mesa, CA

ARCHITECT

Legacy at Colony Park: JZMK

Harmony at Colony Park:
McLarand Vasquez Emsiek & Partners

LANDSCAPE ARCHITECT

The Collaborative West

CONTACT FOR MORE INFO

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GreenPointRATED
A PROGRAM OF BUILD IT GREEN

■ Green Building Features ■

URBAN INFILL & RENEWAL

Choosing to develop a multifamily residential project on an infill site is one of the most sustainable strategies a developer can follow. The concrete tilt-up warehouses on the Colony Park site were torn down, but rather than hauling the concrete away to a waste management facility, Brookfield Homes crushed all 16,000 tons of it on site and reused it as aggregate base for the ground bed for the community's new streets.

At 16.6 dwelling units per acre, Colony Park provides a density appropriate to city living yet still retains ample outdoor space, including a private park and an open-air pavilion that serves as a community gathering place.

Thanks to Colony Park's location, residents have pedestrian and bicycle access to neighborhood services and downtown amenities, making it easier for them to reduce their car trips or do without a car altogether. Colony Park's open spaces and walkways, as well as an adjacent 1-acre public park, connect homeowners to their surrounding neighborhood.

To help calm traffic and make the neighborhood safer and more pleasant for walking and bicycling, Brookfield reduced the street widths by 10 to 20 feet in certain locations using bulbouts landscaped with trees. Individual homes are designed for safety, natural surveillance and neighborliness, with all main entrances prominent and visible from the street, and townhomes facing each other across open spaces, preserving a sense of privacy while still keeping front doors visible.

INSIDE TIP:

With infill projects, be prepared for a lengthier entitlement process.

Brookfield Homes has extensive experience with both urban infill developments and suburban greenfield projects. On the Colony Park project, Anaheim Redevelopment Agency provided invaluable assistance throughout the development process. "With infill, the entitlement process is longer," notes Brookfield's Cheryl Casanova. "There's a lot of community sensitivity, and we spend a lot of time holding community meetings and negotiating to make sure everyone's happy." Despite the additional risk on the entitlement side, "it's definitely worth it in the end," Casanova says.

GREENPOINT RATED

Each home in Colony Park will have its own GreenPoint Rated certificate, giving home buyers assurance that they are getting a healthier, more environmentally responsible home. GreenPoint Rated, an independent third-party rating program run by Build It Green, grades homes on five categories—energy efficiency, resource conservation, indoor air quality, water conservation and community. Brookfield estimates that Colony Park's green building features increased the development's costs by roughly 3 to 5 percent, with an average cost per square foot of \$87.91. But building green provides definite market advantages. "People are aware of [green building]," says Casanova. "The rating separates us from our competition."

GREEN at a GLANCE

Green aspects of Colony Park are listed here:

PLANNING & DESIGN

- Infill site within downtown redevelopment area
- Proximity to public transit
- Traffic-calming strategies installed
- Ample outdoor space for residents
- Designed for safety and natural surveillance

SITE

- 80% or more of construction & demolition waste diverted from landfill
- Construction IAQ management plan written and followed
- Two-week building flush-out prior to occupancy
- Landscaping mulched to depth of 2 inches or greater
- Smart irrigation controllers

STRUCTURE

- Minimum 25% recycled aggregate
- Engineered lumber for 90% or more of floor and ceiling joists
- 40-year manufacturer warranty on roofs

SYSTEMS

- Low-flow kitchen and bathroom faucets
- Water submetered for each residential unit
- Recirculating engineered plumbing operated on a sensor
- Ultra-quiet Energy Star bathroom fans with timer controls
- Range hoods vented to the outdoors
- Designed to exceed Title 24 by at least 16%

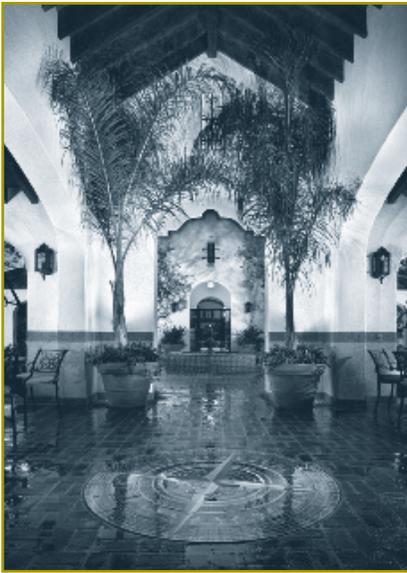
FINISHES & FURNISHINGS

- Low-VOC paint
- Energy Star-qualified refrigerators and dishwashers
- Built-in recycling center in each unit

OPERATIONS AND MAINTENANCE

- O&M manual for maintenance staff and residents
- Educational signage to explain project's green features

BROOKFIELD HOMES



INSIDE TIP:

Transitioning from conventional to green building practices doesn't have to involve drastic changes.

When the City of Anaheim and Build It Green approached Brookfield Homes about participating in GreenPoint Rated, they suggested starting with a project that would be coming on line in a few years. But after Brookfield staff reviewed the GreenPoint Rated checklist, they realized they were already following many green practices at their developments, thanks to the company's green building initiatives. "We said, let's take the checklist and see what happens for Colony Park," recalls Casanova. "Let's see how we fare on a project that's already underway. We were able to get many points for infill, location and transit access, and for other innovative things we already do, like tankless water heaters. So we made a few adjustments [to the original plans] and were able to be rated."

BROOKFIELD HOMES

