The new concept design consists of 7 project areas running from the upper valley water treatment facility to Dead Elk Pond at the bottom of the Wellington neighborhood. The design focuses on an overarching ecological strategy that integrates all 7 project areas into one functioning system combining remediation and recreational land uses. On a larger scale, hydrological, ecological, and circulatory systems for recreation run through the entire site and are woven through the concept plan’s 7 project areas. On a smaller scale, each project area consists of environmental and time-based ecological design strategies that incrementally build new habitat, vegetative communities, and biodiversity, while cleansing water and soil degraded from previous landscape activities. Due to the construction logistics of building the housing areas, the 7 project areas are broken into 2 zones: Lower site and Upper site. The Lower site consists of 2 project components and the Upper has 5 components.

**Reclamation Phasing**
Reclamation design will be constructed in phases starting with the lower portion of the site, which serves as the entrance to the Wellington Neighborhood and backcountry recreation trails systems.

**Phase I**
Dead Elk Pond regrading and hydrological setup

- Wet Seed Catchers
  - Regrade to form ridge and valley system
  - Emplace organic matting for aluvial Dry Seed Catchers
  - Regrade to form ridge and valley system
  - Emplace organic material for seeding
  - Permeable Reactive Barrier inserted

**Phase II**
Dead Elk Pond advances

- Wet Seed Catchers
  - Sparse bare-root plantings to catalyze revegetation
  - Trails
    - Graded and surfaced for use

- Upper Site regrading and hydrological setup
- Community Use Zone

**Phase III**
Dead Elk Area Construction

- Community Center
  - Center building and circulation constructed
- Upper Site Wetlands Construction
  - Wetland Retention Walls inserted
    - Regrade to form ridge and valley system
    - Emplace organic matting for aluvium Trails
    - Graded and surfaced for use

**Site Acreage Wellington Neighborhood**
22 reclaimed acres

**Development Phase I**
122 homes

**Development Phase II**
48 homes

**Development Phase III**
112 homes

**Stream Length**
1.25 miles

**New Wetland Zones**
8 acres

**Trail Length**
1.5 miles

---

All photographs copyright Alan Berger. Reproduction of any material in these booklets is not permitted without written permission of its authors.
SITE SYSTEMS

LANDFORM
- Polishing wetland
- French Gulch creek
- Expanded wetland
- Expanded dead elk pond
- Stormwater retention and wetland

HYDROLOGY
- Water treatment plant
- Maintenance yards and soil making
- Low seat walls
- Community use area
- Connector parks
- Linear Park
- Community center
- Bus station
- Permeable reactive barrier

TOPOGRAPHY
- Disturbed surface
- 3 meter contours

PROGRAM
- Development Phase I
- Development Phase II
- Development Phase III

HOUSING
- Back country trail parking
- Amphitheatre parking
- Trailhead
- Community center parking

CIRCULATION