

# Your Guide to Low Impact Developments in Greater Grand Rapids

## The Villas of Rosewood

Rose Ridge Drive, Rockford, Michigan



### History

When Sable Developing first looked at the rolling hills, wooded acreage, and wetlands, there was no question this was a site that called out for preservation and protection. There are 62 acres of land with approximately 23 acres preserved for natural areas, and wetlands.

### LID Features

Environmentally friendly residential living has taken shape in Rockford. The Villas of Rosewood is a single-family home, detached condominium community situated on 62 acres in Rockford. What makes the 105-unit development so unique is the careful planning and engineering devoted to protecting its natural environment and allowing its residents to connect with nature. To ensure continuing protection of the natural areas, all lawn care will be serviced by professionals using organic methods. The goal of Villas of Rosewood is to make the site as beneficial to the environment after development as it was prior to development.

### Other Green Features

The community includes multiple rain gardens, ponds, and connecting streambeds combined with native species of trees, shrubs, water plants, and wildflowers. In traditional developments, retention ponds are built to capture runoff from pavement and roofs, often resulting in stagnant water that invites mosquitoes and flies. The Villas of Rosewood has an innovative ecosystem using a series of three bioretention ponds, connected by 1,700 feet of streambed, and surrounded by several rain gardens. This system will protect nearby wetlands by continuously cycling and filtering surface water. The ponds have aerators to provide water movement and oxygenation, and special plants known for their removal of organic and inorganic materials. These plants, which are all historically native to northern Kent County, will produce flowers, seeds, and fruit beneficial to wildlife. The rain gardens include several native plants, including pickerel weed (which produces beautiful spikes of purple flowers and removes heavy metals), switch grass, spice bush, water talla, and blue lobelia.

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Rockford, Michigan  
May 2006 — Phase 1

#### LID Features

Integrated storm water management early in the site planning process

Microscale techniques to manage precipitation

Natural features in landscape

Fewer pipe and underground infrastructure

Flowing streams with water falls and retention ponds

Preserved and improved wildlife habitat

Enhanced wetlands and wetland protection

Rain gardens and bioretention

#### Building Features

Five Star Energy Star Construction

Andersen LowE Window

#### Design, Construction

Sable Developing, Inc.

Visbeen Associates Inc.

#### Landscaping

Clearwaters of Michigan/  
A Place To Grow, LTD

Appleland Landscape



www.rosewoodvillas.com

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### Social and Economic Benefits

The landscape in the Villas of Rosewood provides a beautiful setting for the European cottage-style homes built according to Energy Star specifications. Conditioning costs of the homes is 40% less than non-Energy Star homes. Benefits include minimizing runoff into the community storm drains, and preservation of wetlands and wooded areas. This preservation permits the continued growth and sustainment of wildlife and vegetation.



### LID Lessons Learned

Since the development will be built in stages, future home sites need to have a cover growth to prevent erosion and aboveground irrigation is needed to keep those areas green and attractive. Additional education will be beneficial to coordinate differences between developer and local government building entities.



[www.greenbuiltmichigan.org](http://www.greenbuiltmichigan.org)

### Project Partners

