



the  
orchard  
AT FARNSWORTH FARMS

# WHERE WE STARTED

## **DAI PROPOSED**

- » Large lots with 2-story, single-family homes

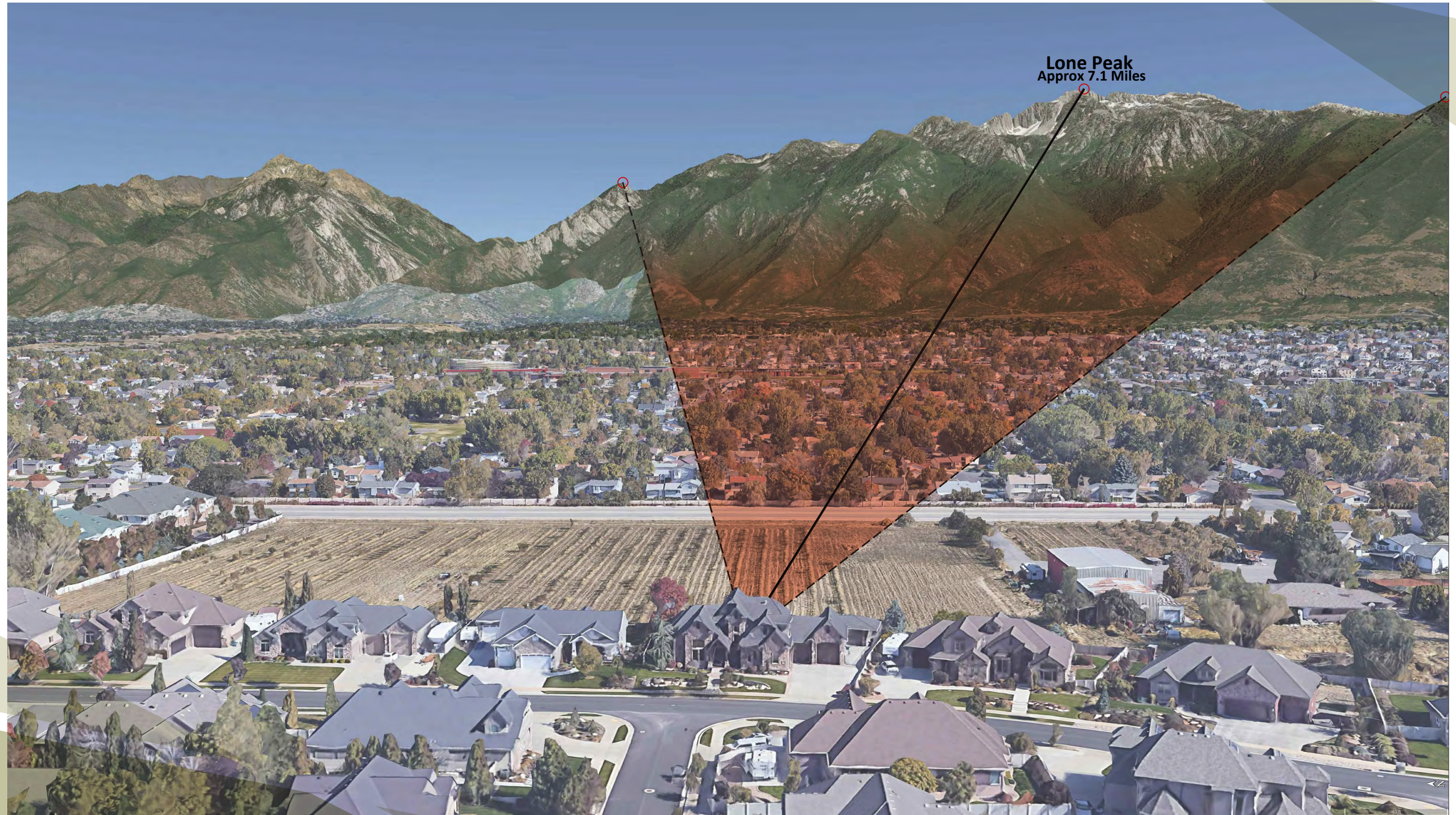
## **NEIGHBORHOOD REACTION**

- » Against large homes in back yards
  - » Negative impact on lifestyle
  - » Lose privacy
  - » Block mountain views

# VIEW PRESERVATION PLAN



# VIEW PRESERVATION PLAN



# OUR COMMITMENT TO NEIGHBORS

## REDUCE IMPACT ON NEIGHBORS

- » Build ramblers along perimeter so new homes can't peer into yards from a second or third story
- » Design ramblers with low roof pitches to preserve mountain views
- » Reposition homes to preserve mountains views
- » Strategically place windows of new homes on rear elevations to maximize backyard privacy
- » Plant trees between windows of new and existing homes to create a visual barrier
- » Upgrade fencing material to pre-cast stone or RhinoRock
- » Increase height of perimeter fence to 8 feet around entire property to increase privacy for existing homes



# PLAN PRESENTED JUNE 4, 2020



# PLANNING COMMISSION FEEDBACK

- » Appreciated thoughtfulness and effort to accommodate immediate neighbors
- » Liked community design/layout
- » Liked architecture
- » Project was “too dense”
- » Indicated 8-10 units per acre would be acceptable

# NEW DESIGN

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
- 3** Added parking (377 parking spaces)
- 4** Historic Sandy theme (farmhouse)
- 5** Walkable community



700 EAST



# 1 REMOVED 20 UNITS (9.6 UNITS/ACRE)

PLANNING COMMISSION DESIGN



NEW DESIGN



## Project Summary

### Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	4.57 Ac (45.7%)

### Building Summary

Twin Homes	24
Front Loaded Town Homes	29
Rear Loaded Town Homes	63
<b>Total Units</b>	<b>116</b>

### Parking Provided

Garage Spaces	232
Guest Parking (Driveway)	158
Guest Parking (Surface)	58
<b>Total Parking Provided</b>	<b>448</b>

## Project Summary

### Overall Site Summary

Gross Site Area	10.0 Ac
Total Open Space	5.177 Ac (51.77%)

### Building Summary

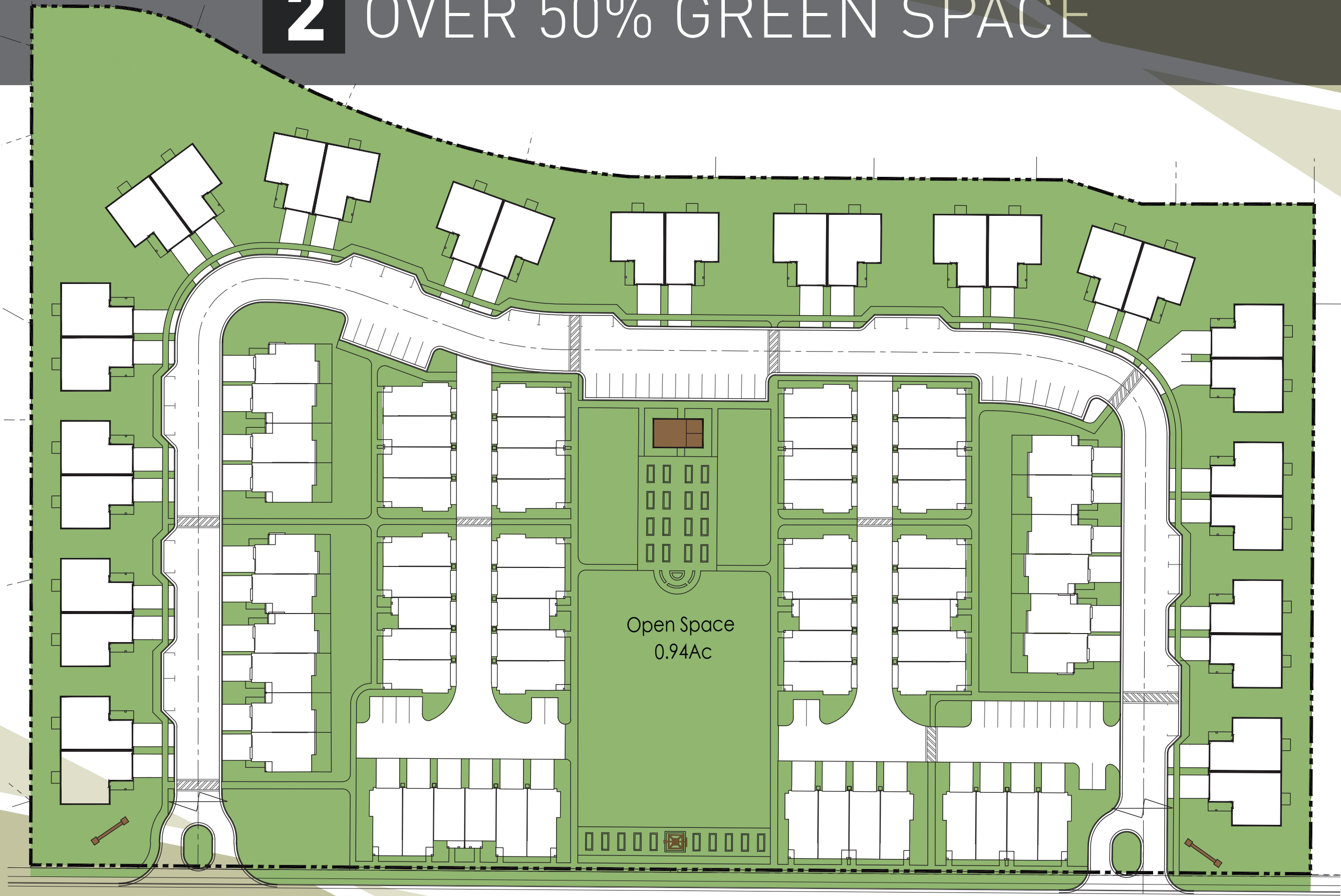
Twin Homes	30
Front Loaded Town Homes	16
Rear Loaded Town Homes	50
<b>Total Units</b>	<b>96</b>

### Parking Required

	Qty	Req	Total
2-Bedroom Units	0	2	0
3-Bedroom Units	96	2.5	240
Guest parking	0.25	91	23
<b>Total Requirement</b>			<b>263</b>



# 2 OVER 50% GREEN SPACE



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# 3 377 PARKING SPACES

Parking Required				Parking Provided	
	Qty	Req	Total		
2-Bedroom Units	0	2	0	Garage Spaces	192
3-Bedroom Units	96	2.5	240	Guest Parking (Driveway)	120
Guest parking	0.25	91	23	Guest Parking (Surface)	65
<b>Total Requirement</b>			<b>263</b>	<b>Total Parking Provided</b>	<b>377</b>

**43% MORE** PARKING THAN REQUIRED  
**282% MORE** GUEST PARKING THAN REQUIRED



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# 4

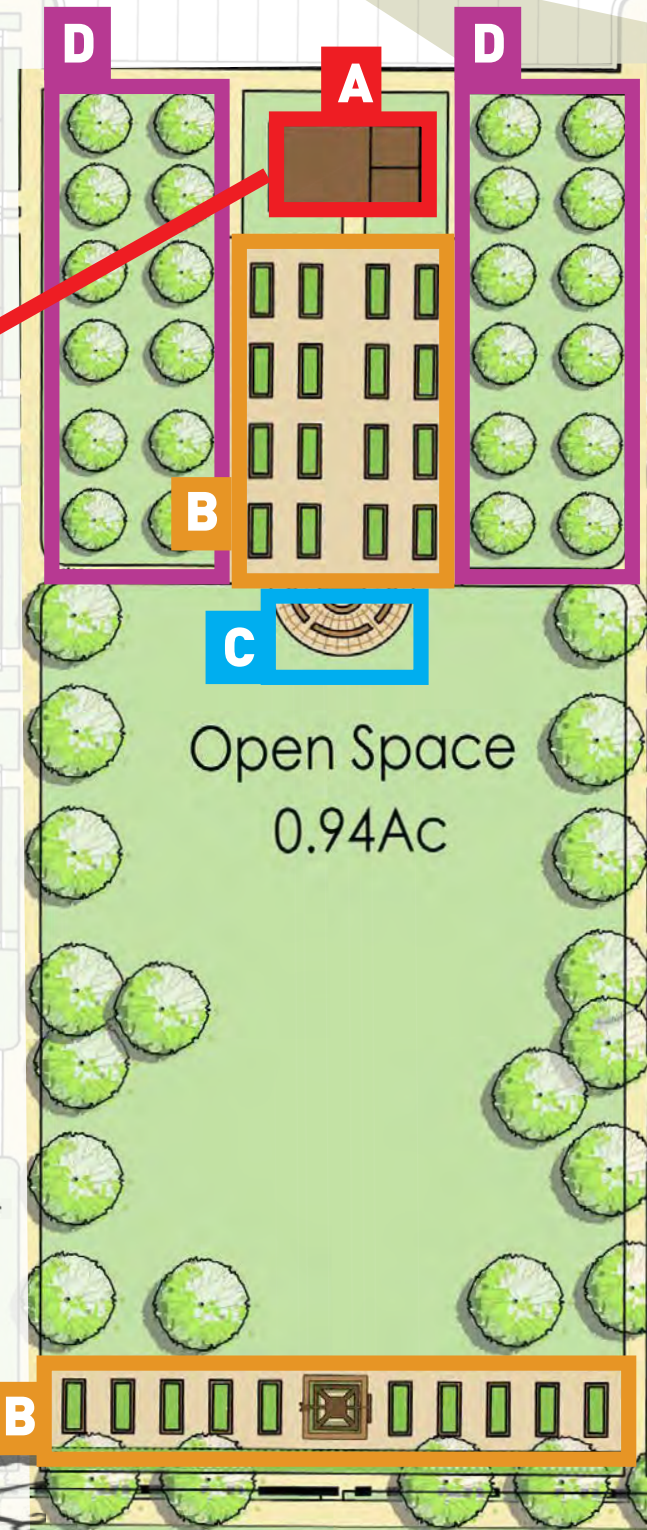
# FARMHOUSE AMENITY



700 EAST

# FARMHOUSE AMENITY

## **A** Red Barn Clubhouse

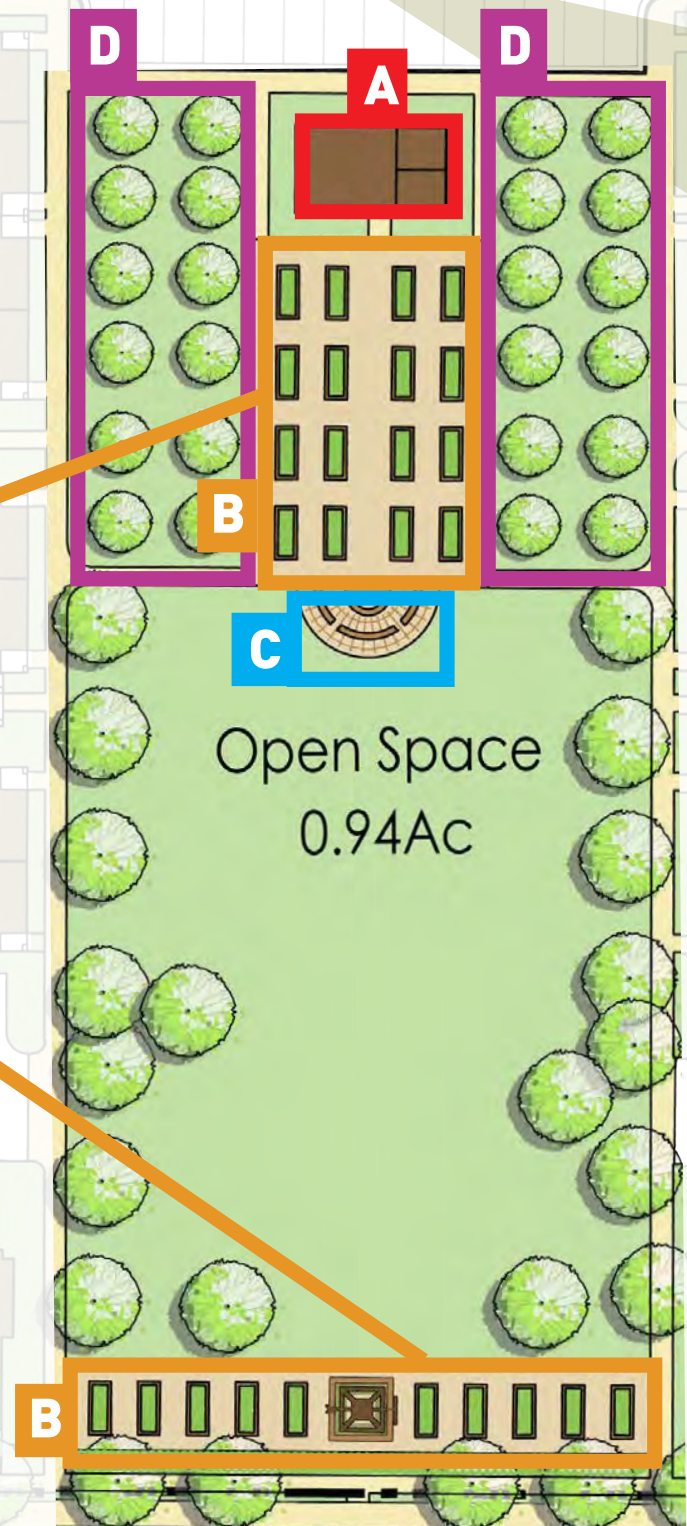


700 EAST

# FARMHOUSE AMENITY

**B**

## Community Gardens



700 EAST

# COMMUNITY GARDENS



# COMMUNITY GARDENS





# VIEW FROM 700 EAST



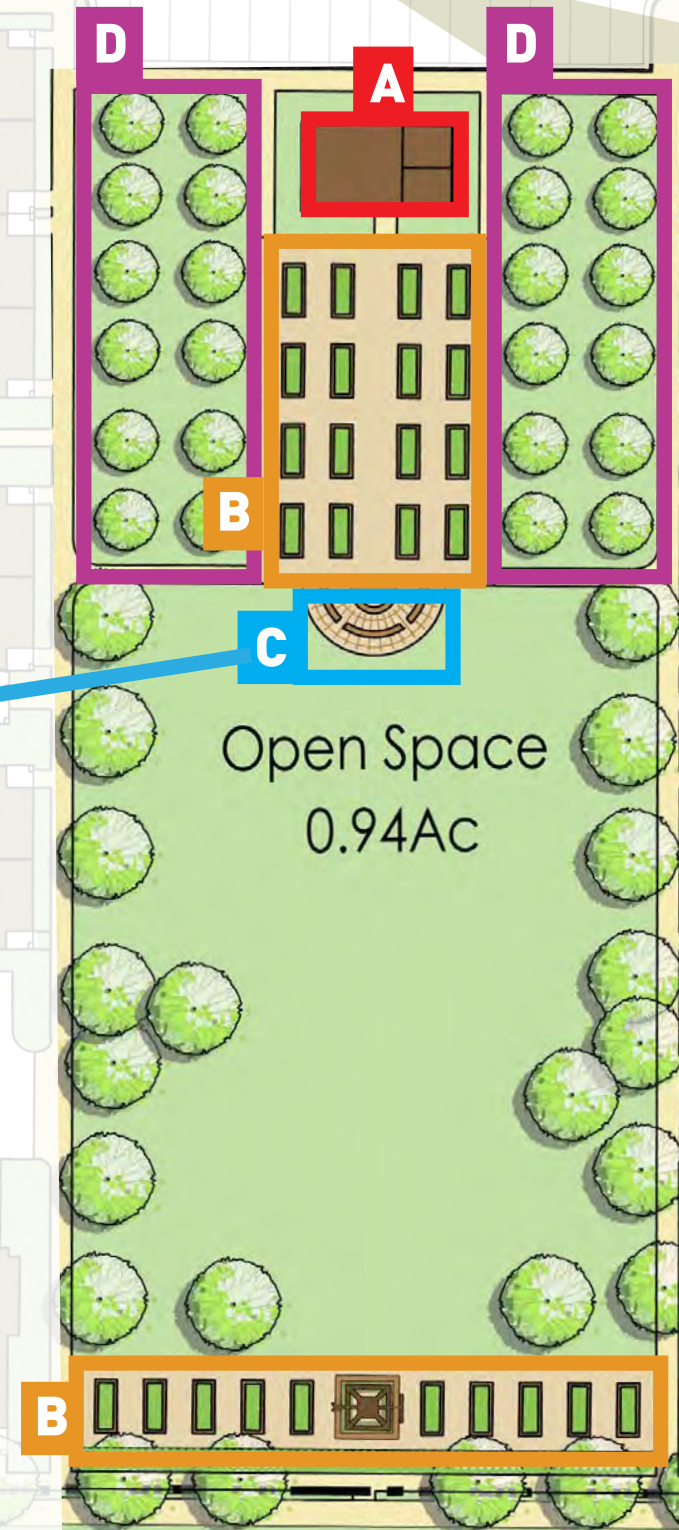
# VIEW FROM 700 EAST



# FARMHOUSE AMENITY

C

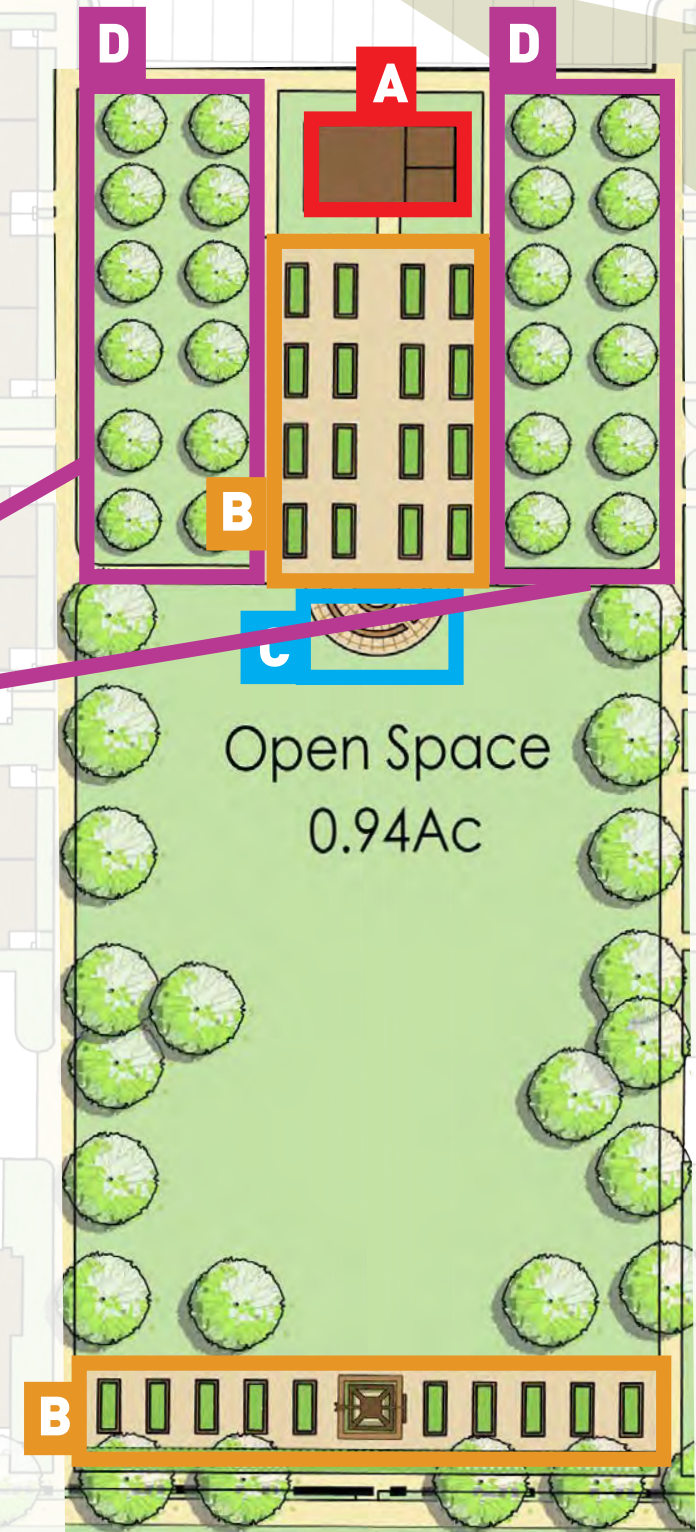
## Gathering Area



700 EAST

# FARMHOUSE AMENITY

## D Orchard Preservation



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# THEMED PLAYGROUND



# BEAUTIFUL NEW ARCHITECTURE

# 4 FARMHOUSE ARCHITECTURE



# BUILDING ARTICULATION





# 5 WALKABLE COMMUNITY

PRECAST STONE

PRECAST STONE

PRECAST STONE



Open Space  
0.94Ac

700 EAST

METAL FENCING



# RECAP

- 1** Removed 20 units (9.6 units/acre)
- 2** Over 50% open space
  - » More space between units
- 3** Added parking (377 parking spaces)
  - » 43% more parking than required by City code
  - » 282% more guest parking
- 4** Historic Sandy theme
  - » Farmhouse architecture, red barn clubhouse, community gardens, large front porches, and orchard preservation
- 5** Walkable community



# 6 NEW DESIGN



700 EAST

Thank you!

