



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

# OUR COMMITMENT TO 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



# REDESIGN





# NEW DESIGN



700 EAST



# PREVIOUS 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>

**20 LESS UNITS | .6 MORE ACRES GREEN SPACE**

## Project Summary

### Overall Site Summary

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

### Building Summary

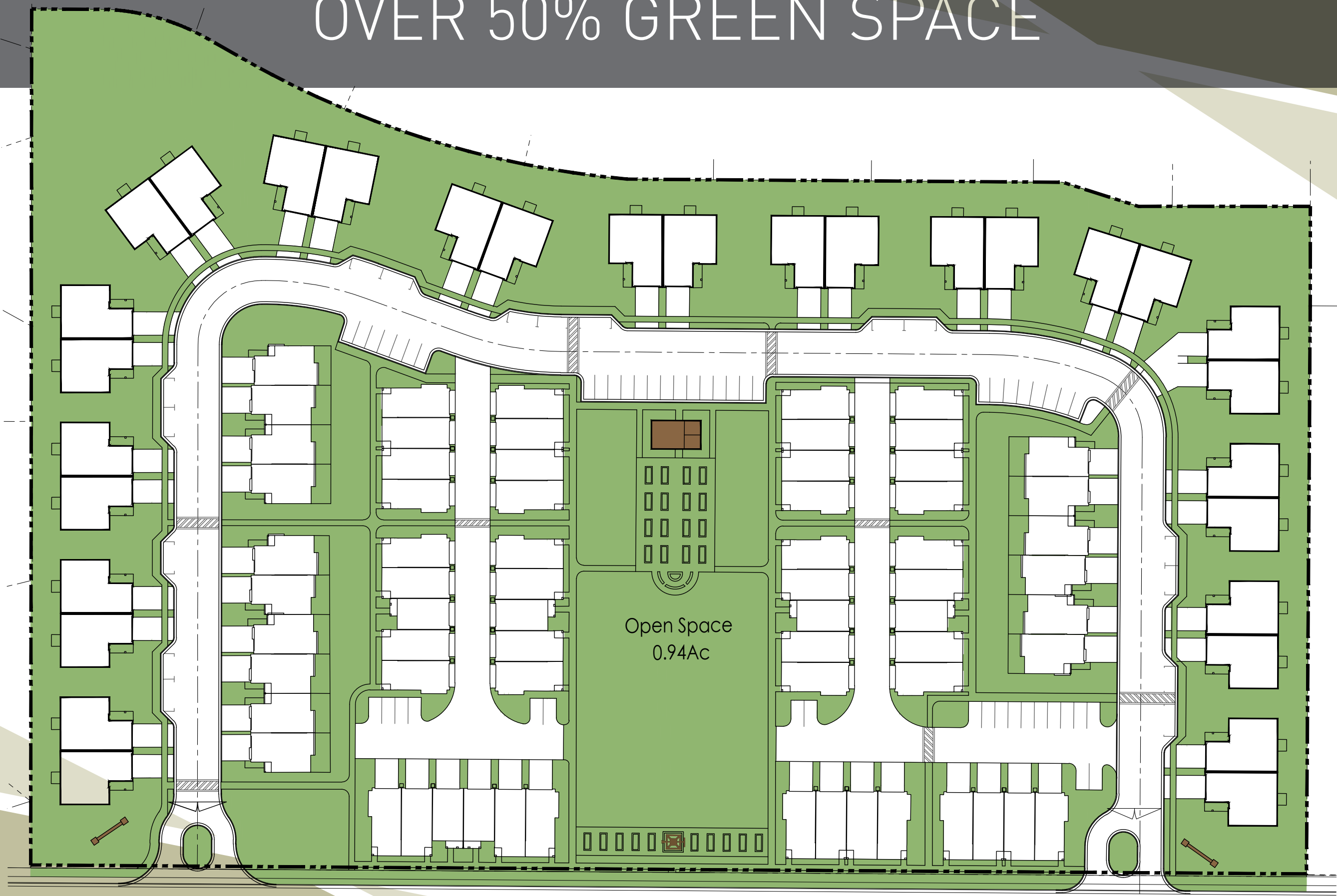
Twin Homes	30
Front Loaded Town Homes	16
Rear Loaded Town Homes	50
<b>Total Units</b>	<b>96</b>

### 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>



# OVER 50% GREEN SPACE



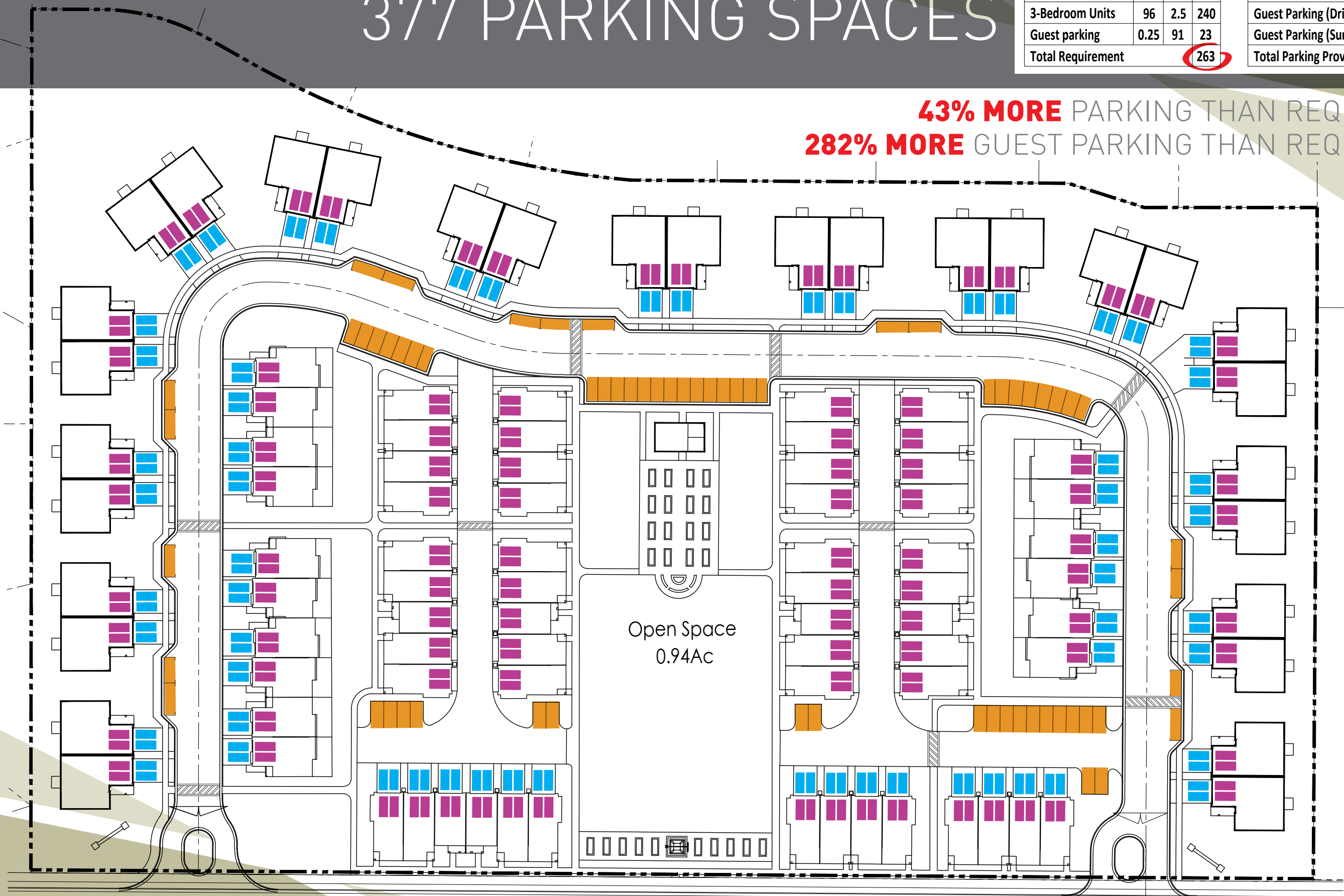
700 EAST



# 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



700 EAST

# FARMHOUSE AMENITY CONCEPT



700 EAST





# RED BARN CLUBHOUSE







# RED BARN CLUBHOUSE







# COMMUNITY GARDENS







# COMMUNITY GARDENS







# COMMUNITY GARDENS







# FIRE PIT AREA







# ORCHARD PRESERVATION





# THEMED PLAYGROUND





























# BEAUTIFUL DESIGN

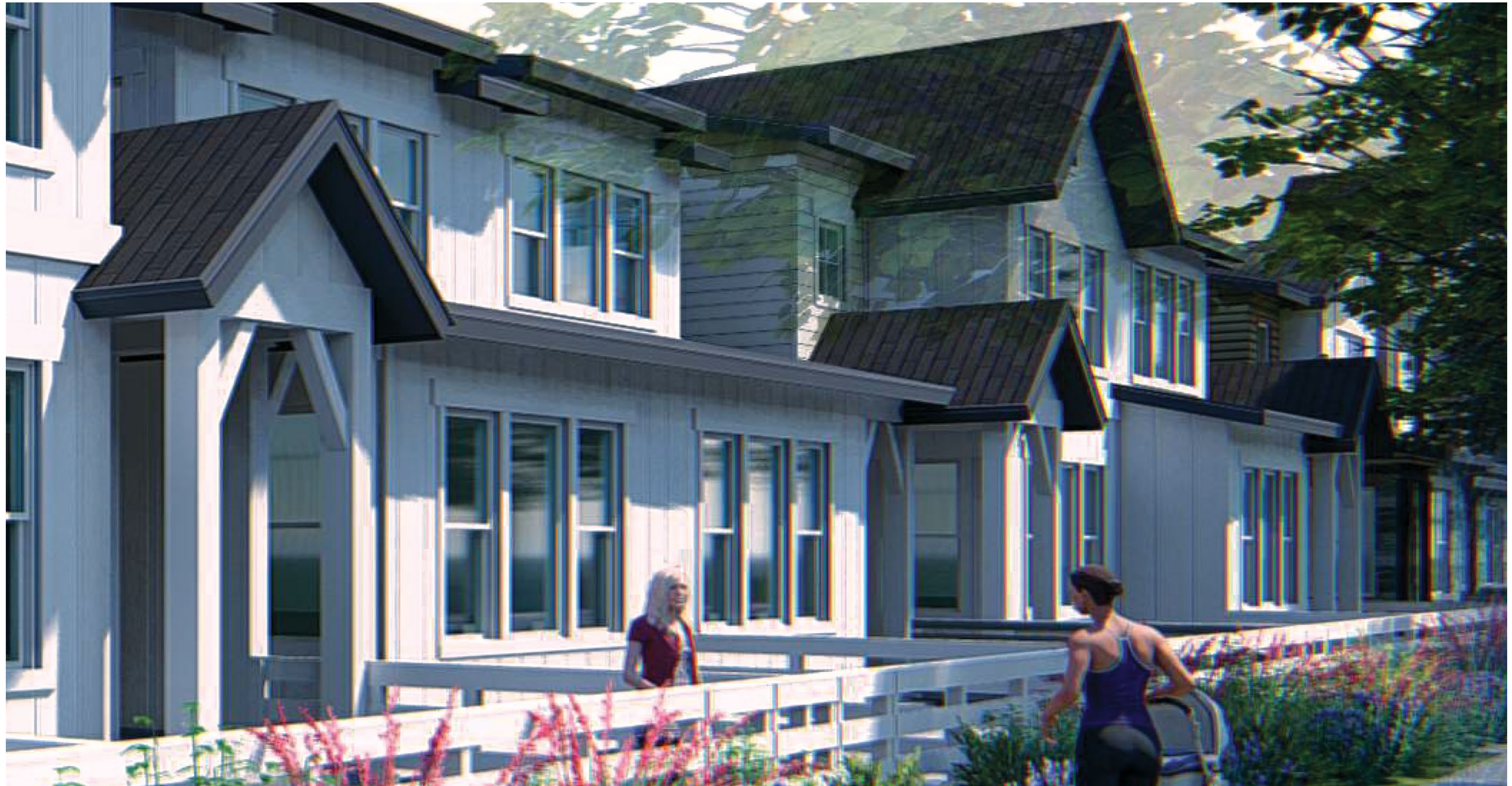


# FARMHOUSE DESIGN





# BUILDING ARTICULATION





# WALKABLE COMMUNITY

PRECAST STONE

PRECAST STONE

PRECAST STONE



Open Space  
0.94Ac

700 EAST

METAL FENCING





# SUMMARY

- ✔ Less density
  - » Over 50% open space
  - » Walkable community
  - » More space between units
  - » 43% more parking than required by City code
  - » 282% more guest parking than required by City code
- ✔ Preserve historic Sandy
  - » Farmhouse design
  - » Large front porches
  - » Red barn clubhouse
  - » Community gardens
  - » Preserve original orchard feel



Thank you!