

February 2021

LEGACY RIDGE: PROGRESS MASTER PLAN

Davis County, Utah

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OVERVIEW



REGIONAL CONTEXT



SITE CONTEXT WITHIN FARMINGTON

PROJECT OVERVIEW

This document summarizes the recommendations from a strategic planning and design process for land on the eastern edge of Farmington. This planning process was designed to propose solutions for development and open space, while also building consensus among stakeholders and city officials.

Project Team

- Planning & Lead: Urban Design Associates
- Civil Engineering: Meridian Engineering
- Economic Analysis: Zions Bank

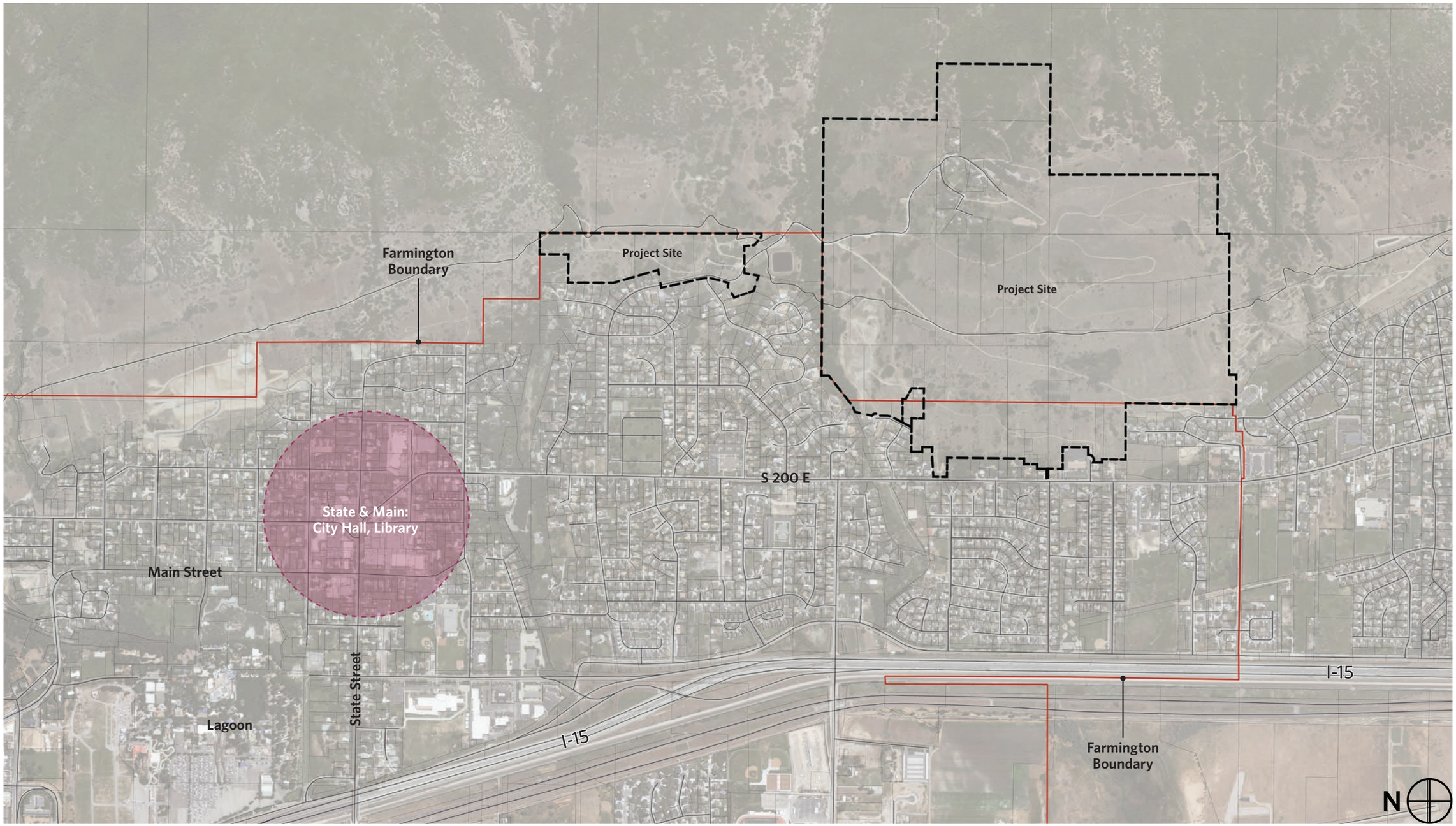


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PROJECT OVERVIEW

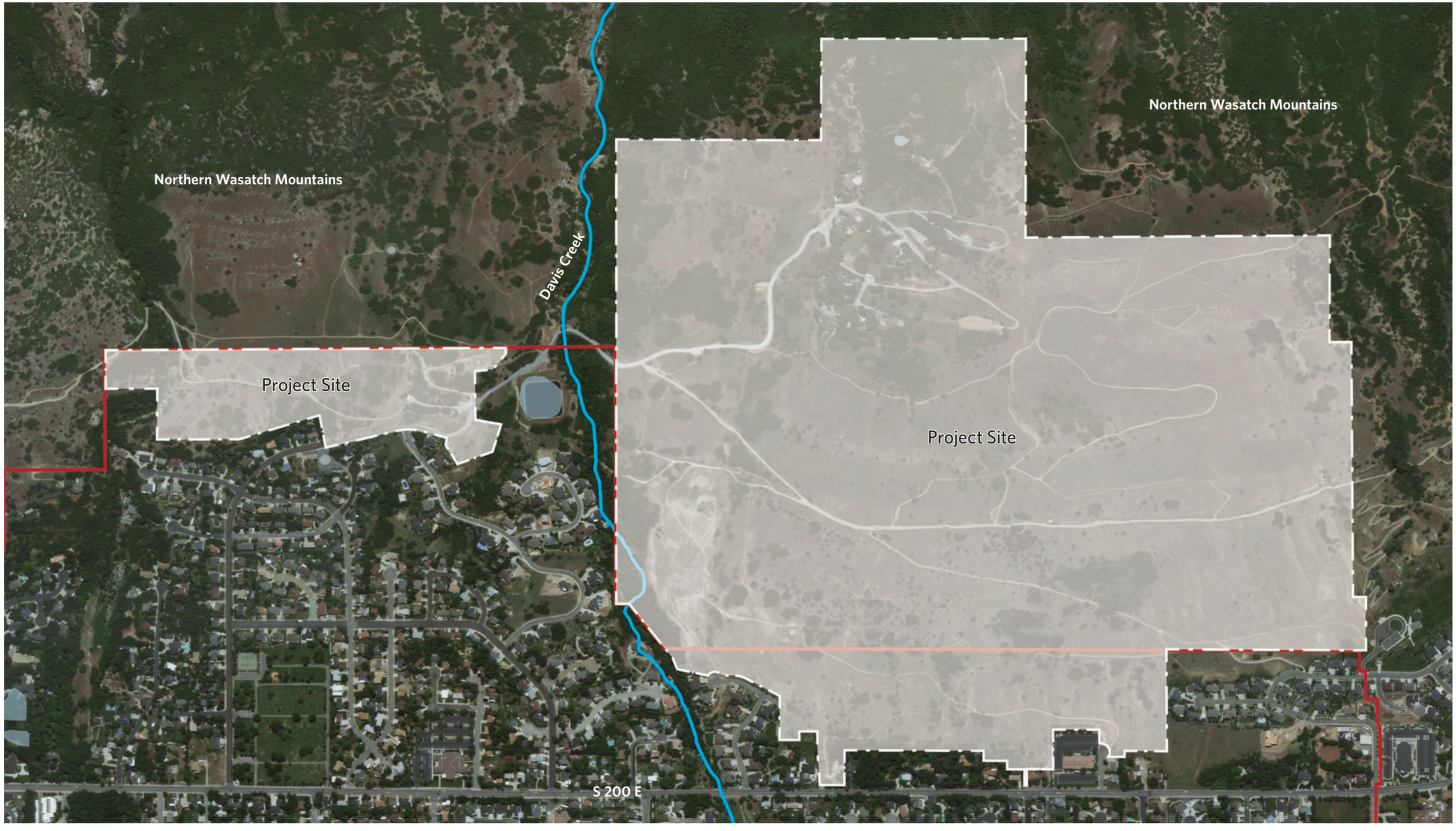


SITE AND ANALYSIS



SITE CONTEXT WITHIN FARMINGTON

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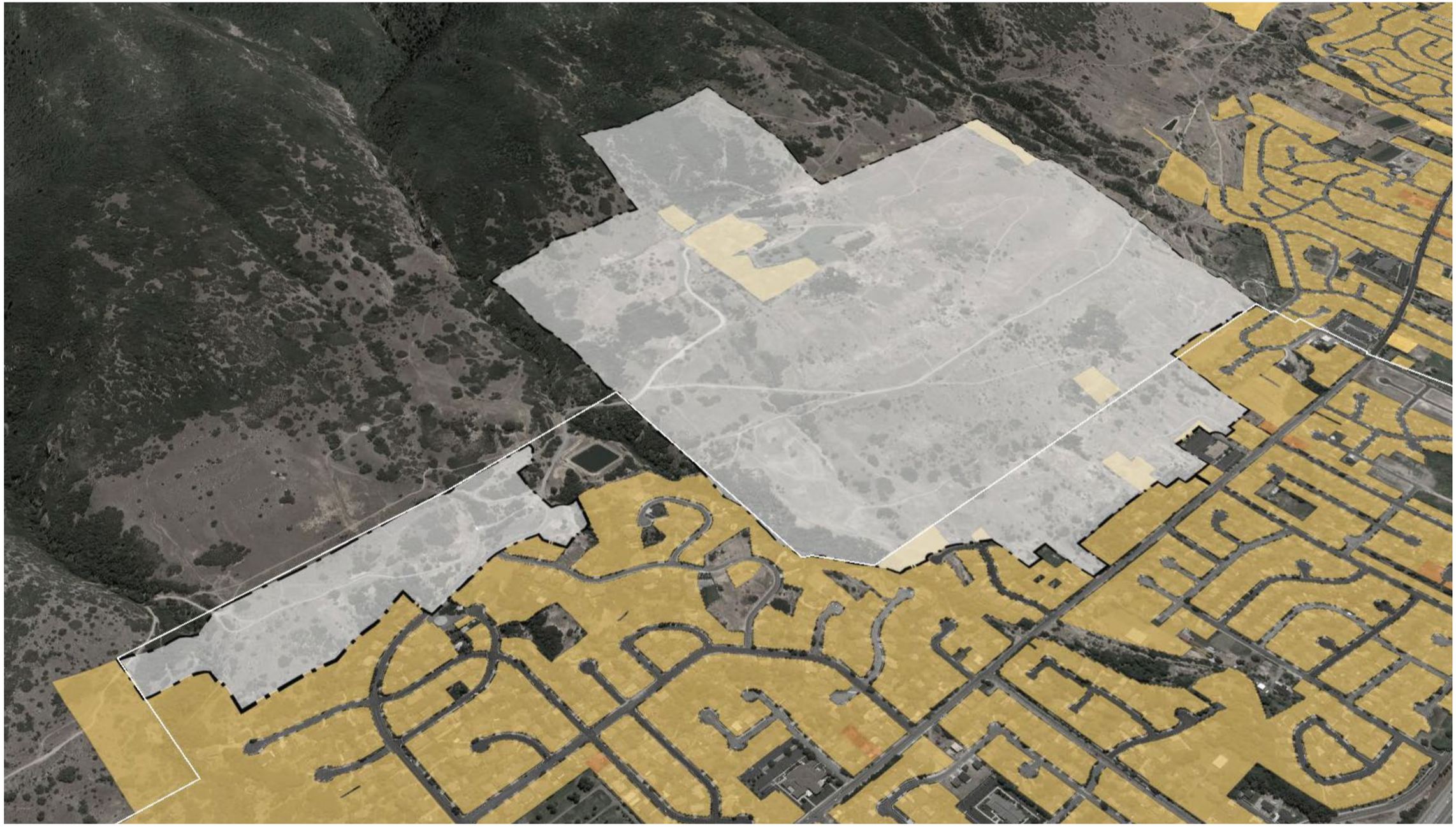
PROJECT AREA

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OPEN SPACE + INSTITUTIONAL USES

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RESIDENTIAL ZONING



PORTRAIT OF EXISTING CONDITIONS



EXISTING TRAILS



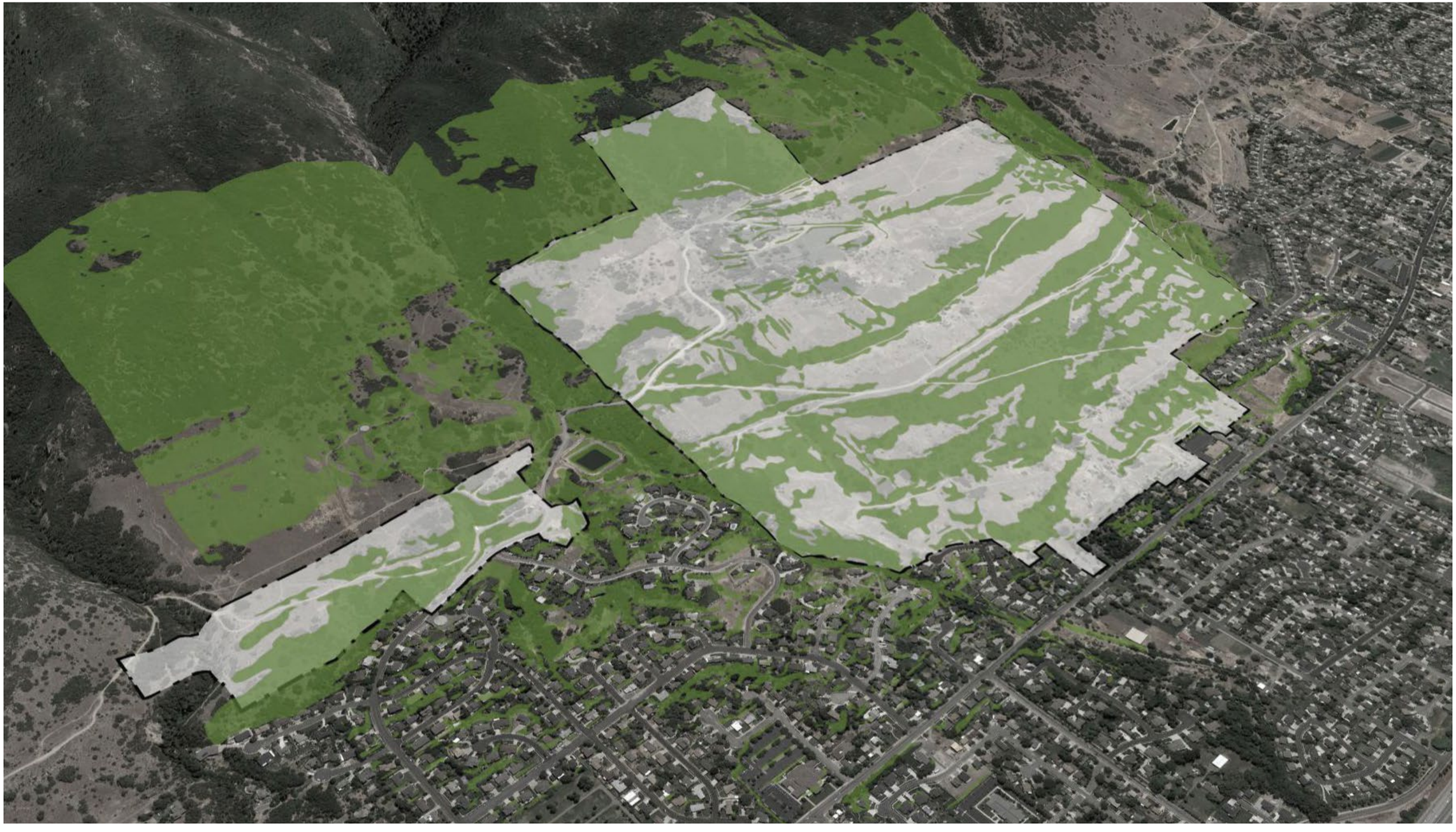
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AQUEDUCT

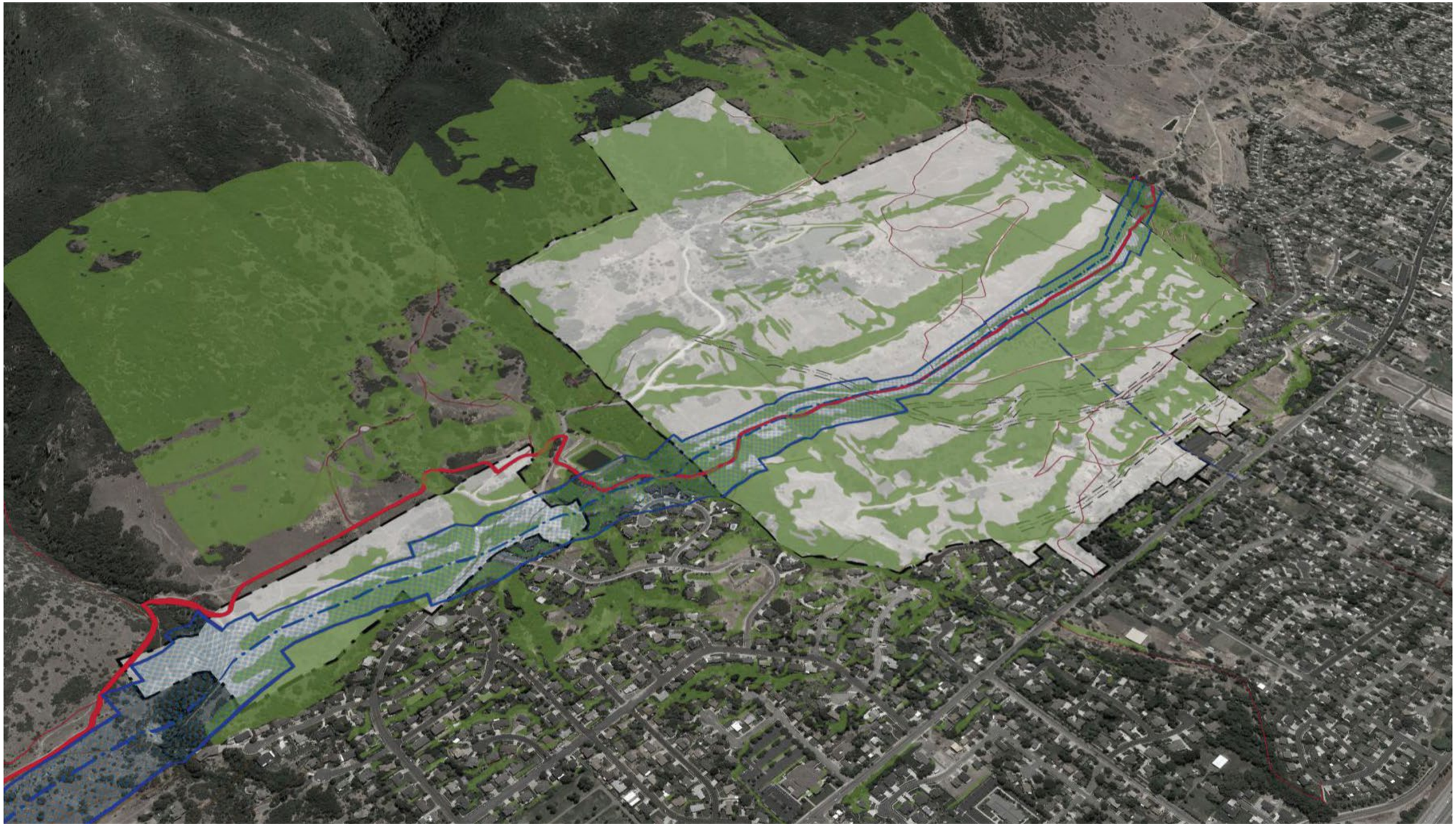


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FAULTS



STEEP SLOPES



COMPOSITE DIAGRAM

PRELIMINARY PLANNING

STAKEHOLDER INPUT

Strengths

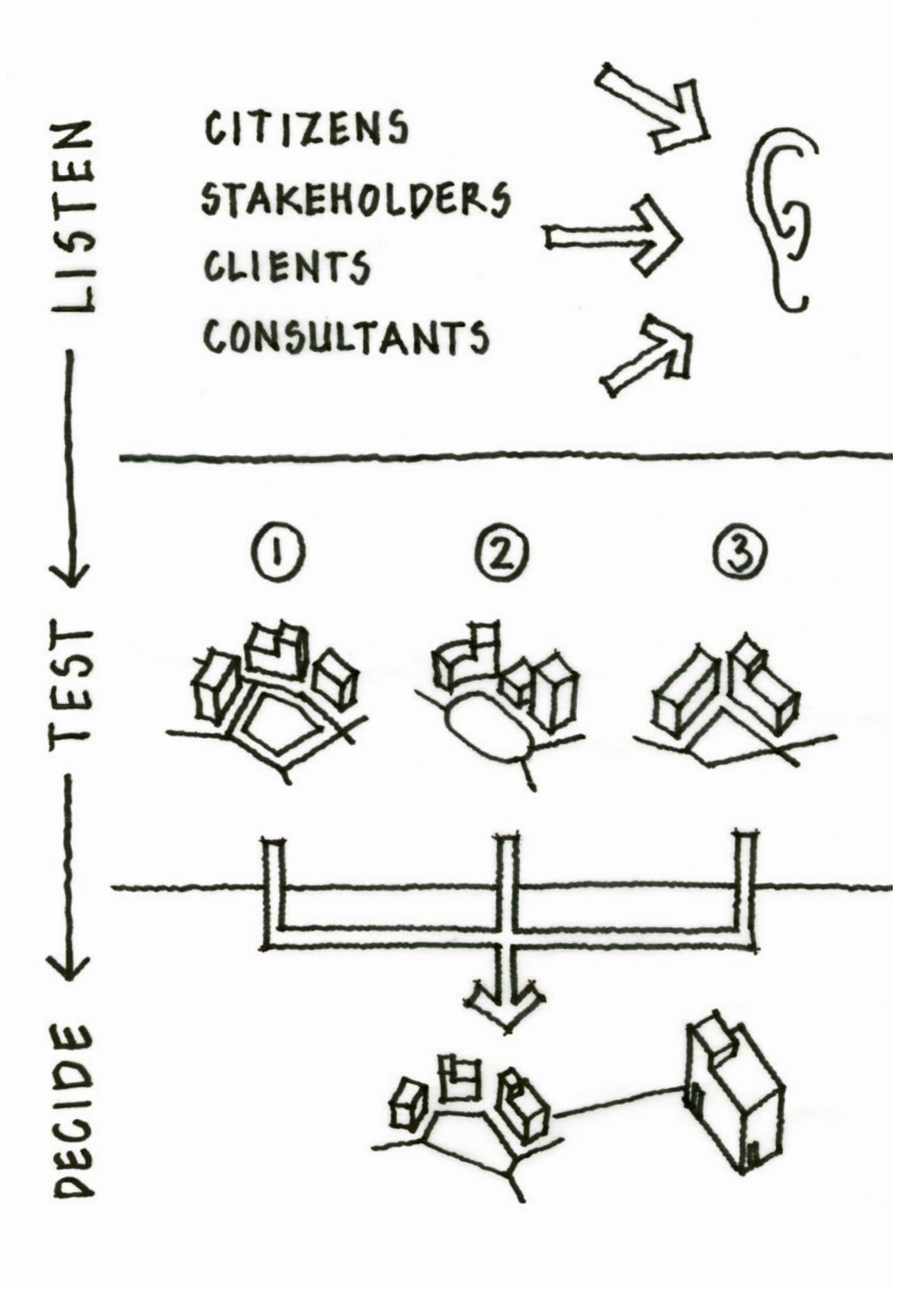
- Beautiful landscape
- Access to the mountains and town
- Views of the valley
- Existing trail network (mix of hiking, bikes, ATVs)

Weaknesses

- Potential for wildfire - people access this area but it's not maintained. Hikers start fires, etc.
- Wildlife moving through the site (lots of turkeys)
- Steep slopes make access and development a challenge

Opportunities

- Create better access to the site and mountains (from both safety and convenience standpoints)
- Improve the trail network and make it official as an amenity for residents
- Site is large enough to create a real community instead of just a subdivision. The project should offer varied housing options and amenities, not just large-lot development.



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WHAT WE HEARD

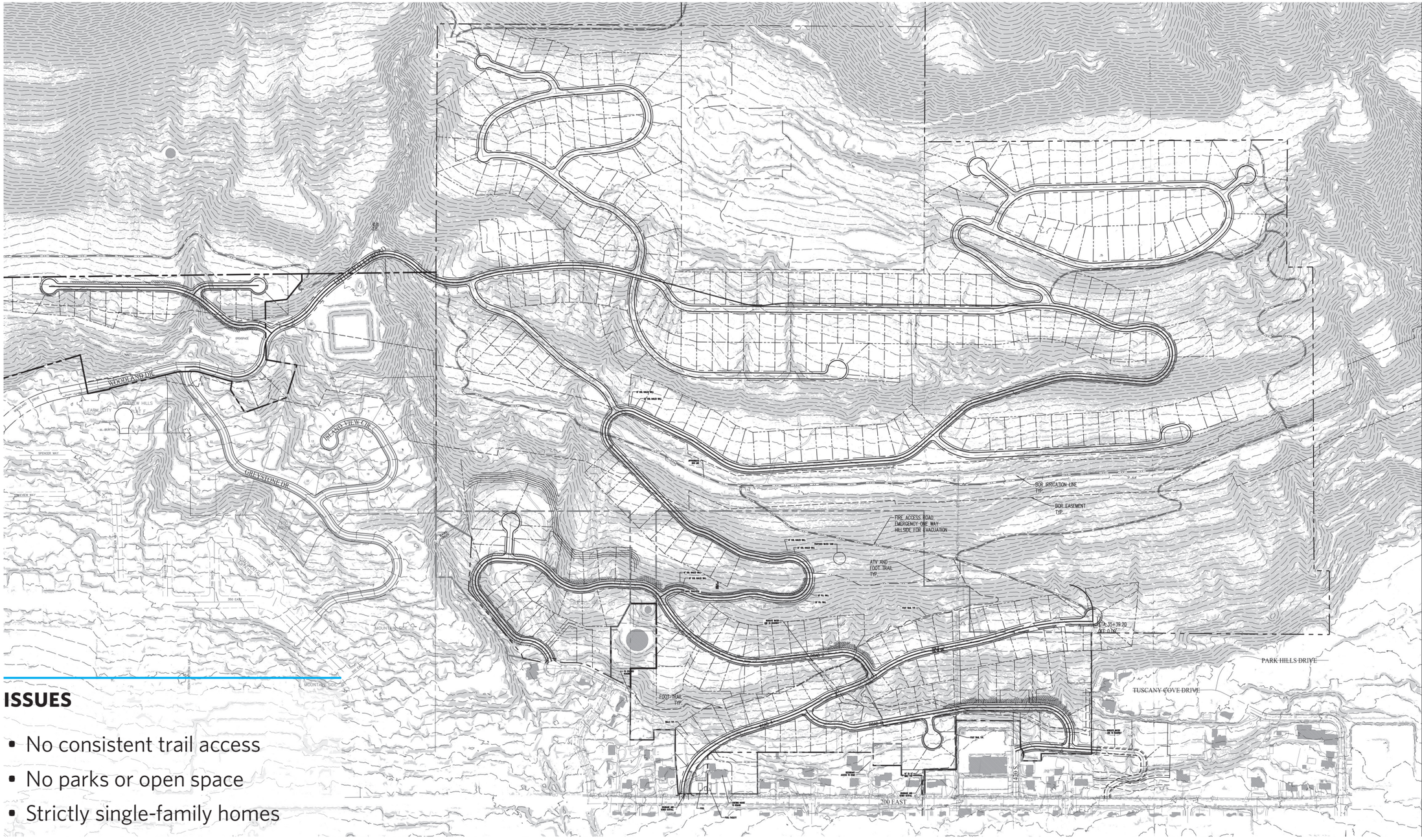
GOALS AND DESIGN PRINCIPLES

- Create a legacy project on this unique site.
- Strengthen the connections between Farmington and the mountains.
- Create a coherent trail network that meets the needs of different users as well as the residents who will live nearby.
- Provide a variety of housing opportunities.
- Preserve open space by using more compact development strategies.
- Improve safety through better access and maintenance



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WHAT WE HEARD



ISSUES

- No consistent trail access
- No parks or open space
- Strictly single-family homes

BY-RIGHT DEVELOPMENT TEST (YIELD PLAN)

MERIDIAN ENGINEERING, INC.
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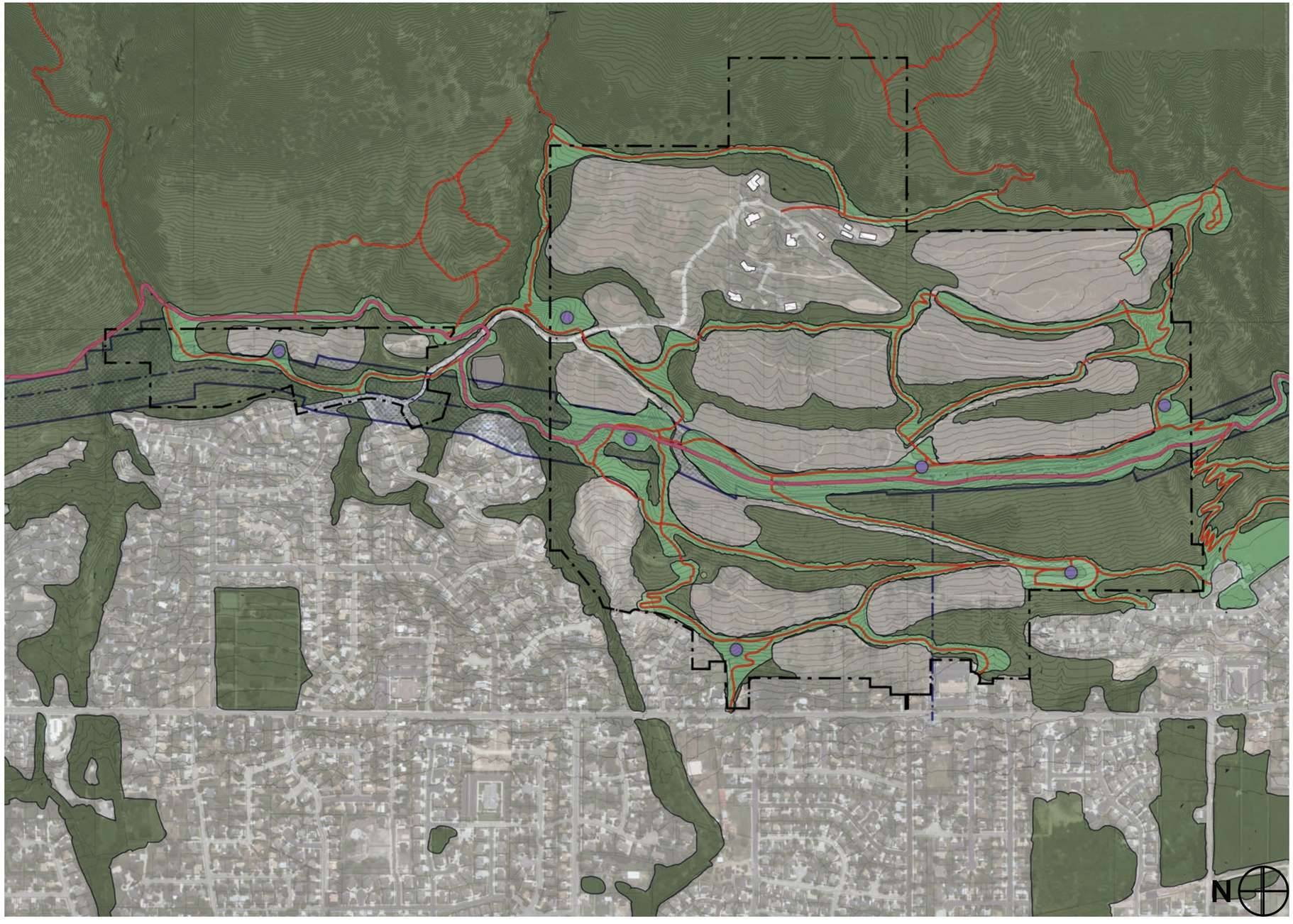
		REVISIONS
DRAWN	TRW	
SURVEYED	GB	
CHECKED	MWV	
DATE	15-JAN-2017	NO.

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YIELD PLAN

TRAILS AND OPEN SPACE

A network of trails, parks and open spaces respond to the site's natural features, providing amenities for residents and visitors to the site.

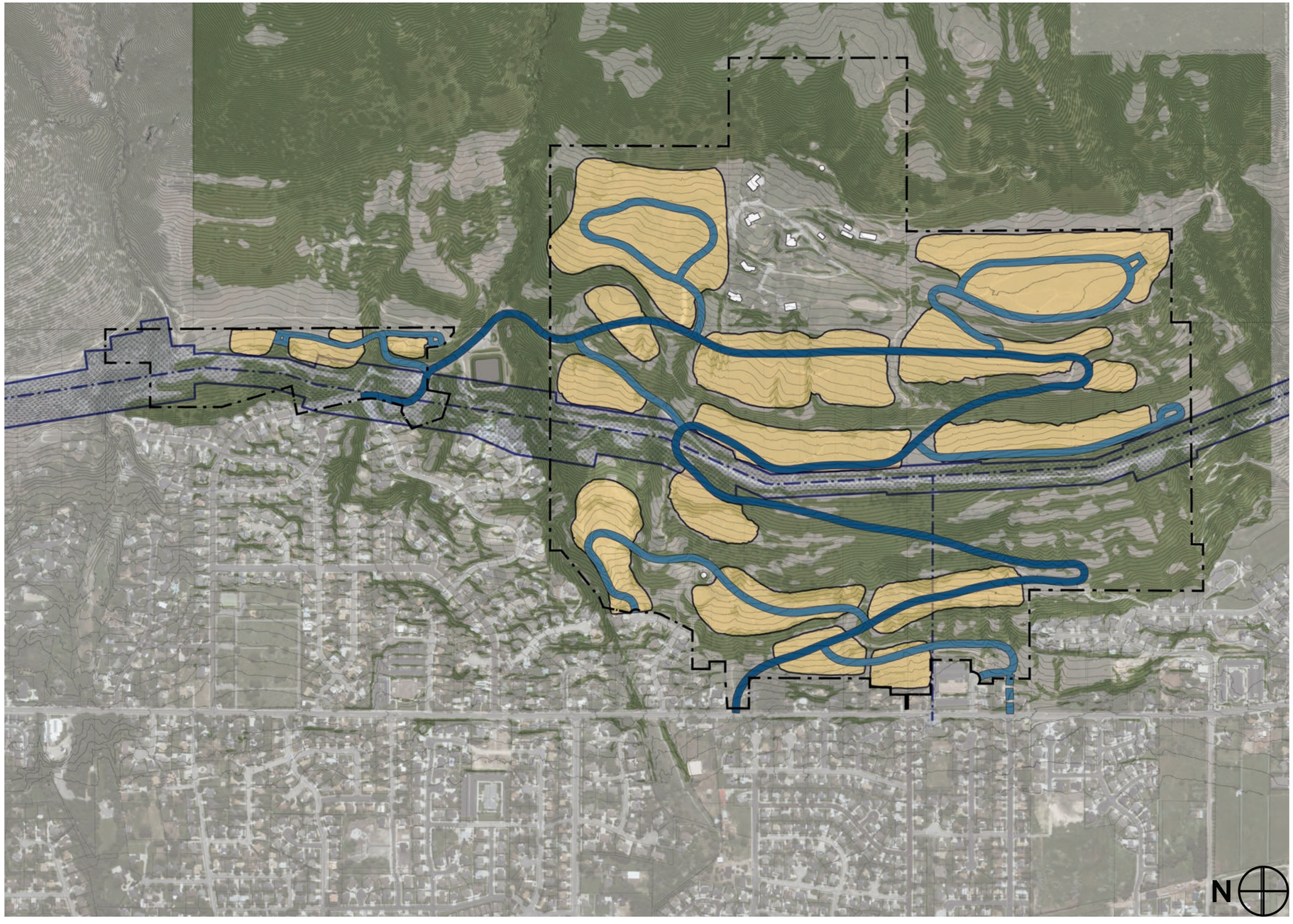


- POTENTIAL DEVELOPMENT AREA
- STEEP SLOPES (>30%)
- IMPROVED OPEN SPACE (APPROXIMATE)
- PARK OR AMENITY LOCATION
- TRAIL NETWORK
- TRAIL NETWORK / MIXED TRAFFIC
- SECONDARY STREETS
- PRIMARY STREETS

PRELIMINARY PLANNING FRAMEWORKS

DEVELOPMENT AREAS

Development parcels are identified, their location and extents are informed by the street network and natural features of the site.



- POTENTIAL DEVELOPMENT AREA
- STEEP SLOPES (>30%)
- IMPROVED OPEN SPACE (APPROXIMATE)
- PARK OR AMENITY LOCATION
- TRAIL NETWORK
- TRAIL NETWORK / MIXED TRAFFIC
- SECONDARY STREETS
- PRIMARY STREETS

PRELIMINARY PLANNING FRAMEWORKS

STREETS

Primary and secondary streets access the site by following the existing natural features.



- POTENTIAL DEVELOPMENT AREA
- STEEP SLOPES (>30%)
- IMPROVED OPEN SPACE (APPROXIMATE)
- PARK OR AMENITY LOCATION
- TRAIL NETWORK
- TRAIL NETWORK / MIXED TRAFFIC
- SECONDARY STREETS
- PRIMARY STREETS

PRELIMINARY PLANNING FRAMEWORKS



A trail-side gathering space overlooks antelope island.

NEIGHBORHOOD CHARACTER



Houses front trails and walking paths throughout the neighborhood.

NEIGHBORHOOD CHARACTER



Townhouses step down the hillside across terraced landscape paths.

NEIGHBORHOOD CHARACTER



Townhouses step down the hillside across terraced landscape paths.

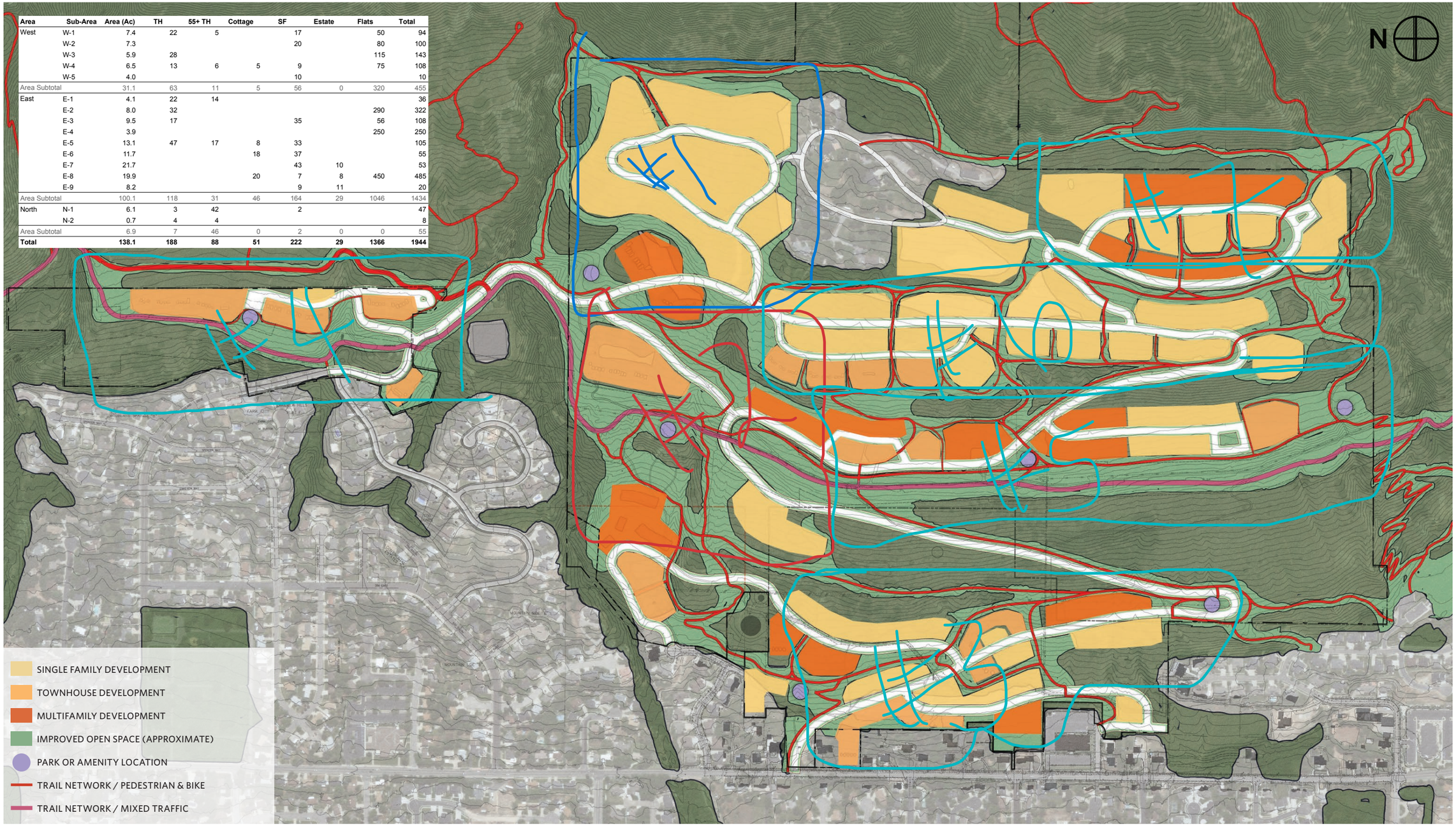
NEIGHBORHOOD CHARACTER

Area	Sub-Area	Area (Ac)	TH	55+ TH	Cottage	SF	Estate	Flats	Total
West	W-1	7.4	22	5		17		50	94
	W-2	7.3				20		80	100
	W-3	5.9	28					115	143
	W-4	6.5	13	6	5	9		75	108
	W-5	4.0				10			10
Area Subtotal		31.1	63	11	5	56	0	320	455
East	E-1	4.1	22	14					36
	E-2	8.0	32					290	322
	E-3	9.5	17			35		56	108
	E-4	3.9						250	250
	E-5	13.1	47	17	8	33			105
	E-6	11.7			18	37			55
	E-7	21.7				43	10		53
	E-8	19.9			20	7	8	450	485
	E-9	8.2				9	11		20
Area Subtotal		100.1	118	31	46	164	29	1046	1434
North	N-1	6.1	3	42		2			47
	N-2	0.7	4	4					8
Area Subtotal		6.9	7	46	0	2	0	0	55
Total		**138.1**	**188**	**88**	**51**	**222**	**29**	**1366**	**1944**



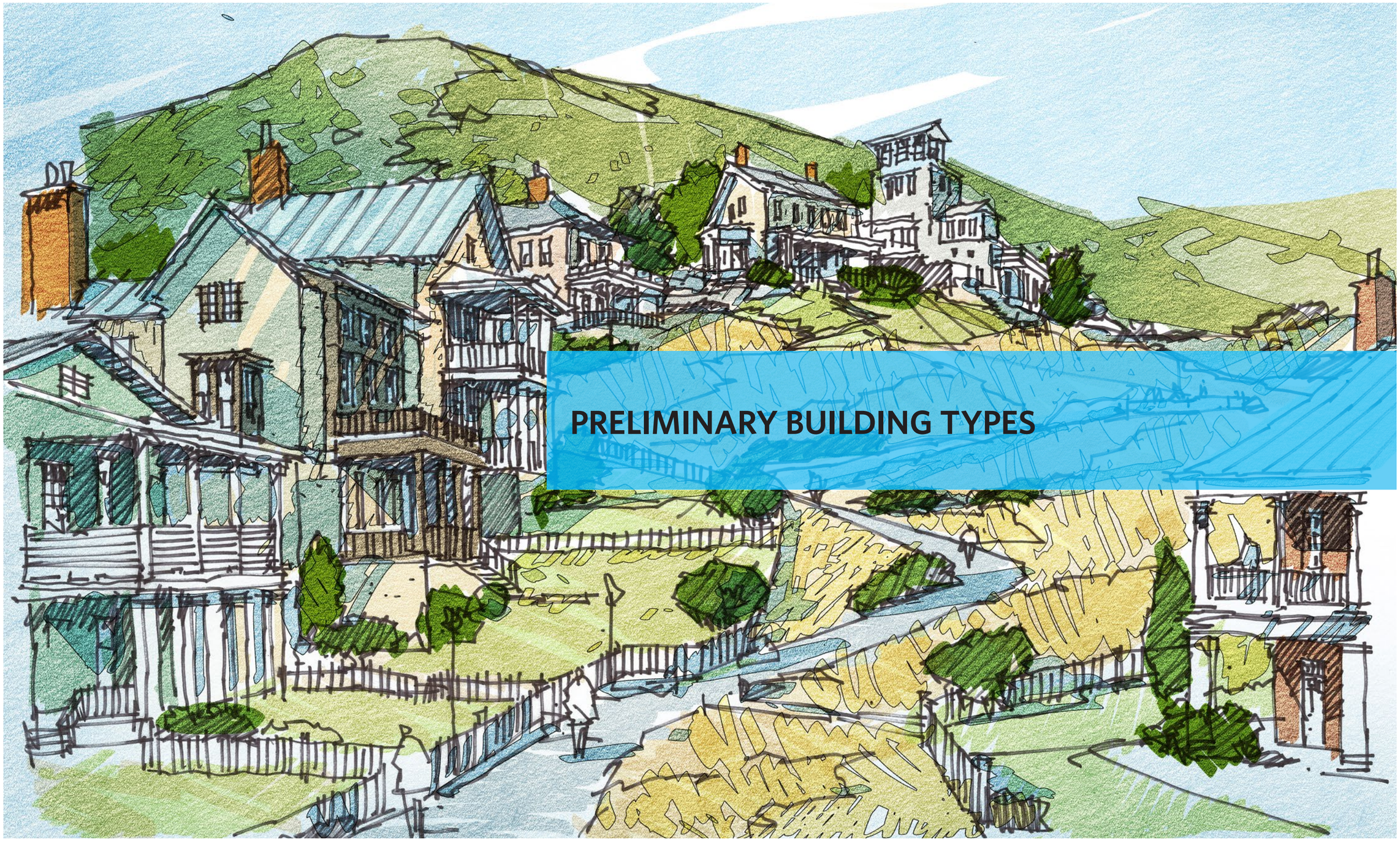
CONCEPT MASTER PLAN

Area	Sub-Area	Area (Ac)	TH	55+ TH	Cottage	SF	Estate	Flats	Total
West	W-1	7.4	22	5		17		50	94
	W-2	7.3				20		80	100
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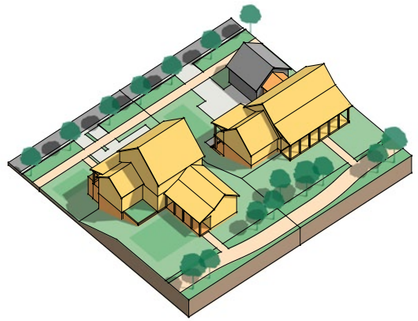


CONCEPT MASTER PLAN

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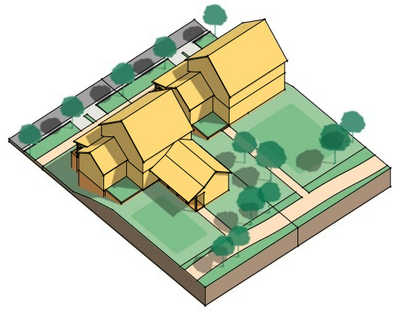


PRELIMINARY BUILDING TYPES



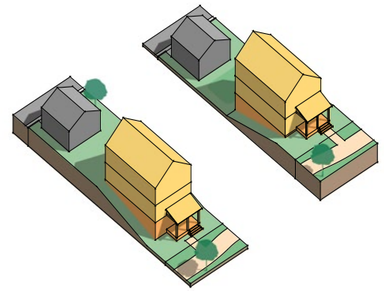
Large Lot Single-Family

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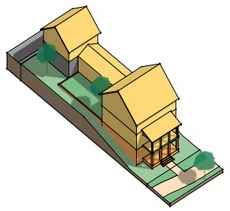
Medium Lot Single-Family

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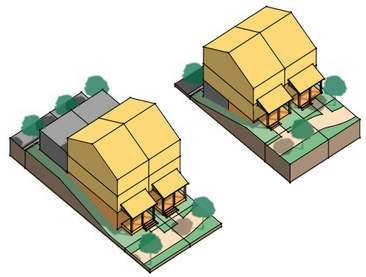
Narrow Lot Single-Family

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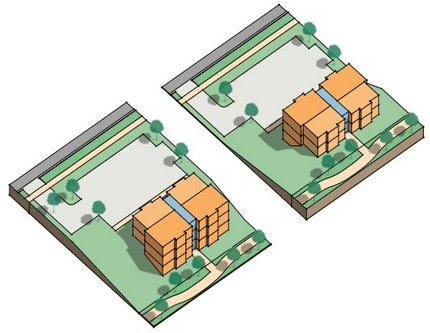
Carriage House Single-Family

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Townhouses

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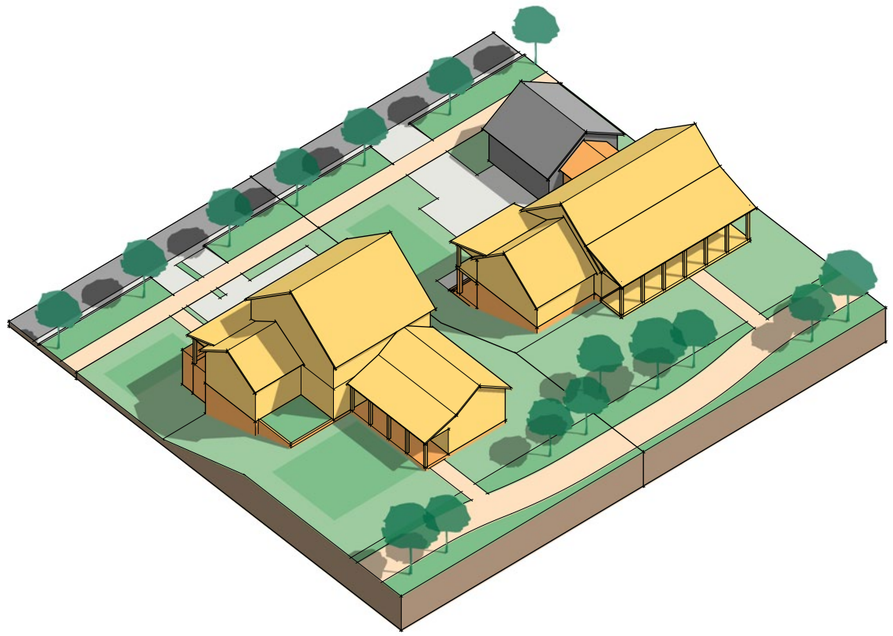


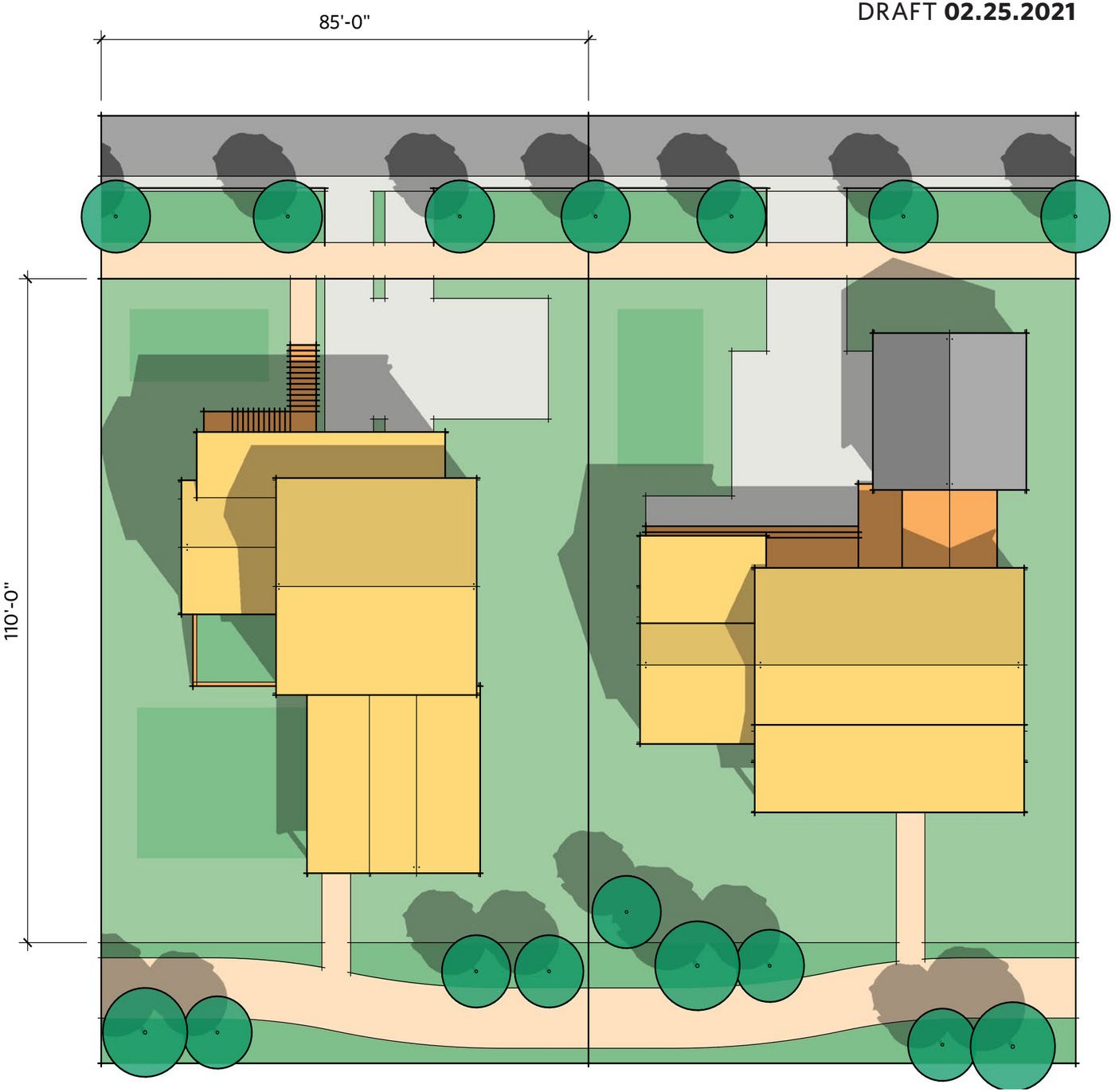
Apartments

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OVERVIEW OF BUILDING TYPES

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Lot Characteristics

- Width: 80+ feet
- Depth: 110 feet min.
- Area: 8,800 square feet min. (0.20 acres)
- Yards and Setbacks
  - Front Yard: 20 feet min.
  - Side Street Yard: 20 feet min.
  - Side Yard: 8 feet min.
  - Rear Yard: 10 feet min.
  - Front and rear yard (or patio) with minimal slope should be provided.
- Garages and Parking
  - Typically street-loaded
  - Off-street parking court should be provided
  - Garage doors facing a street or public way must be recessed 8 feet behind the furthest projecting plane of the house.
  - Garage setback may be reduced to 5 feet if doors are perpendicular to street or public way.

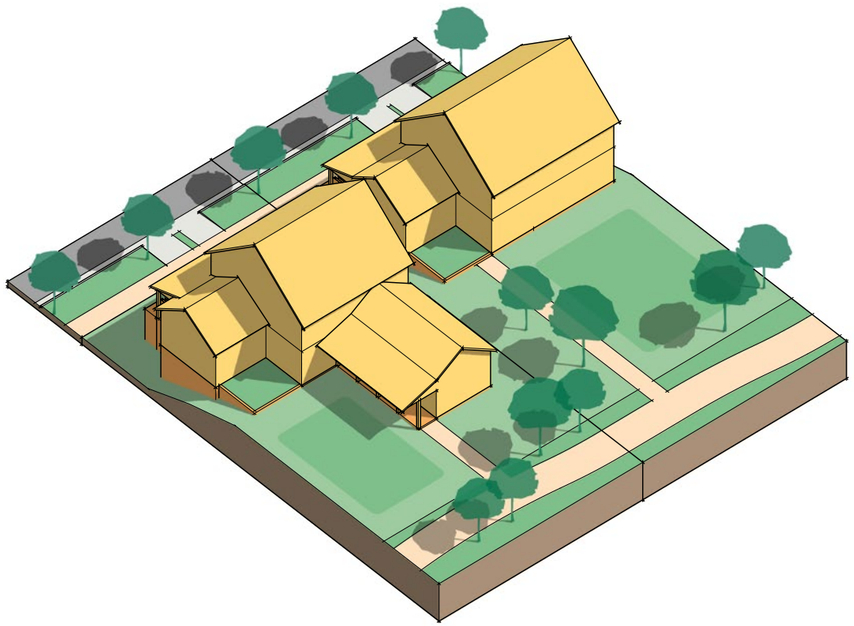
Building Characteristics

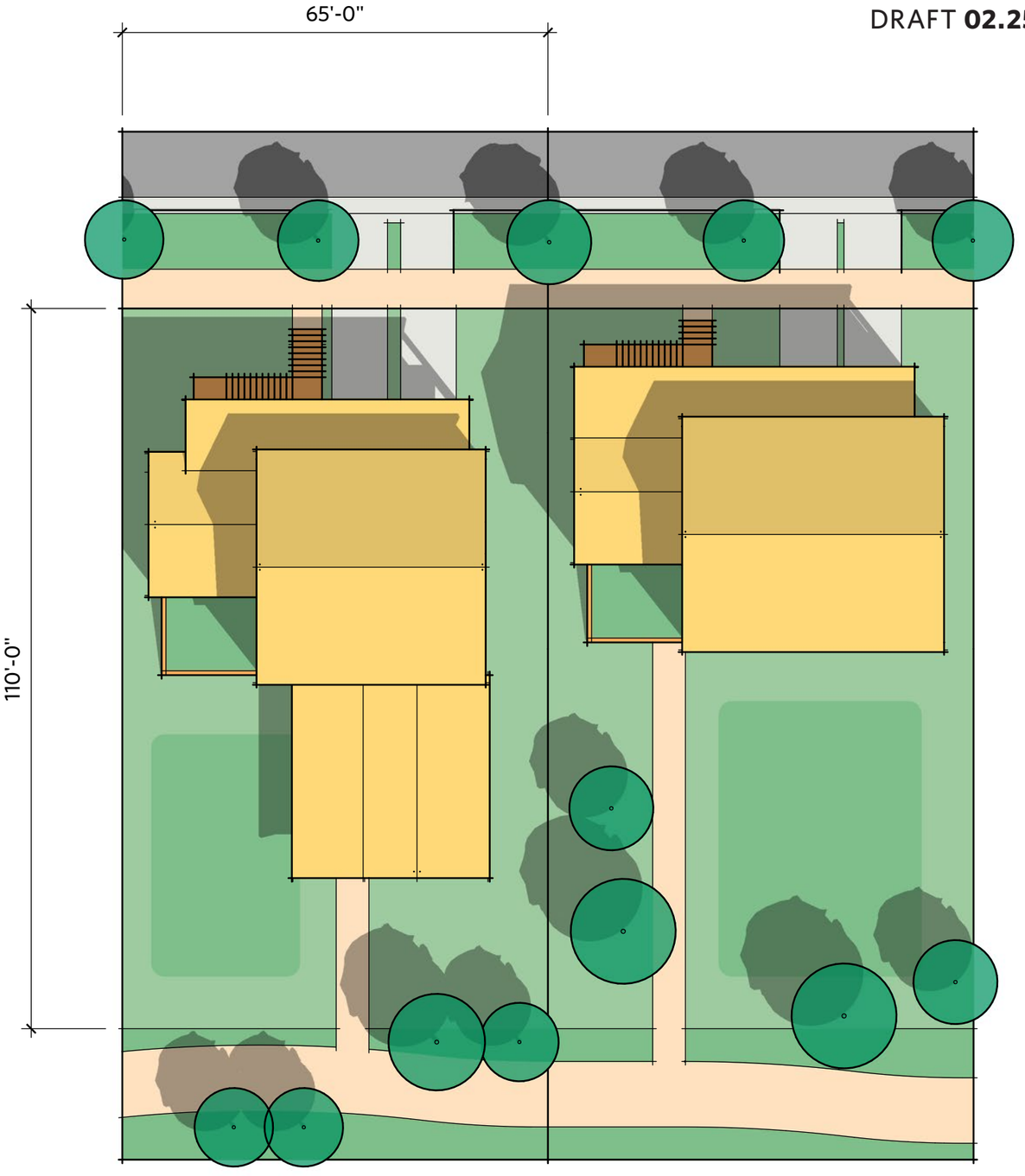
- Two- to three-stories tall
- 2,000 square feet min.
- Street-facing porch required

Planning Context

- Located on street frontages at the edges of Hamlets or along connecting streets between them.
- Some houses may address on both street and trail or open space frontages.
- Site Slope
  - Slope across the building pad should not exceed one story or 10% in either direction.
  - Lots in this segment can be much steeper beyond the building and yard areas if overall width or depth is sufficient to accommodate required program elements.

LARGE LOT SINGLE-FAMILY





Lot Characteristics

- Width: 60 to 79 feet
- Depth: 110 feet min.
- Area: 6,600 square feet min. (0.15 acres)
- Yards and Setbacks
  - Front Yard: 10 to 20 feet
  - Side Street Yard: 10 to 20 feet
  - Side Yard: 8 feet min.
  - Rear Yard: 10 feet min. (5 feet to garage)
  - Front or rear yard (or patio) with minimal slope should be provided.
- Garages and Parking
  - Typically street-loaded (some alley-loaded)
  - Off-street parking court may be provided
  - Garage doors facing a street or public way must be recessed 8 feet behind the furthest projecting plane of the house.

Building Characteristics

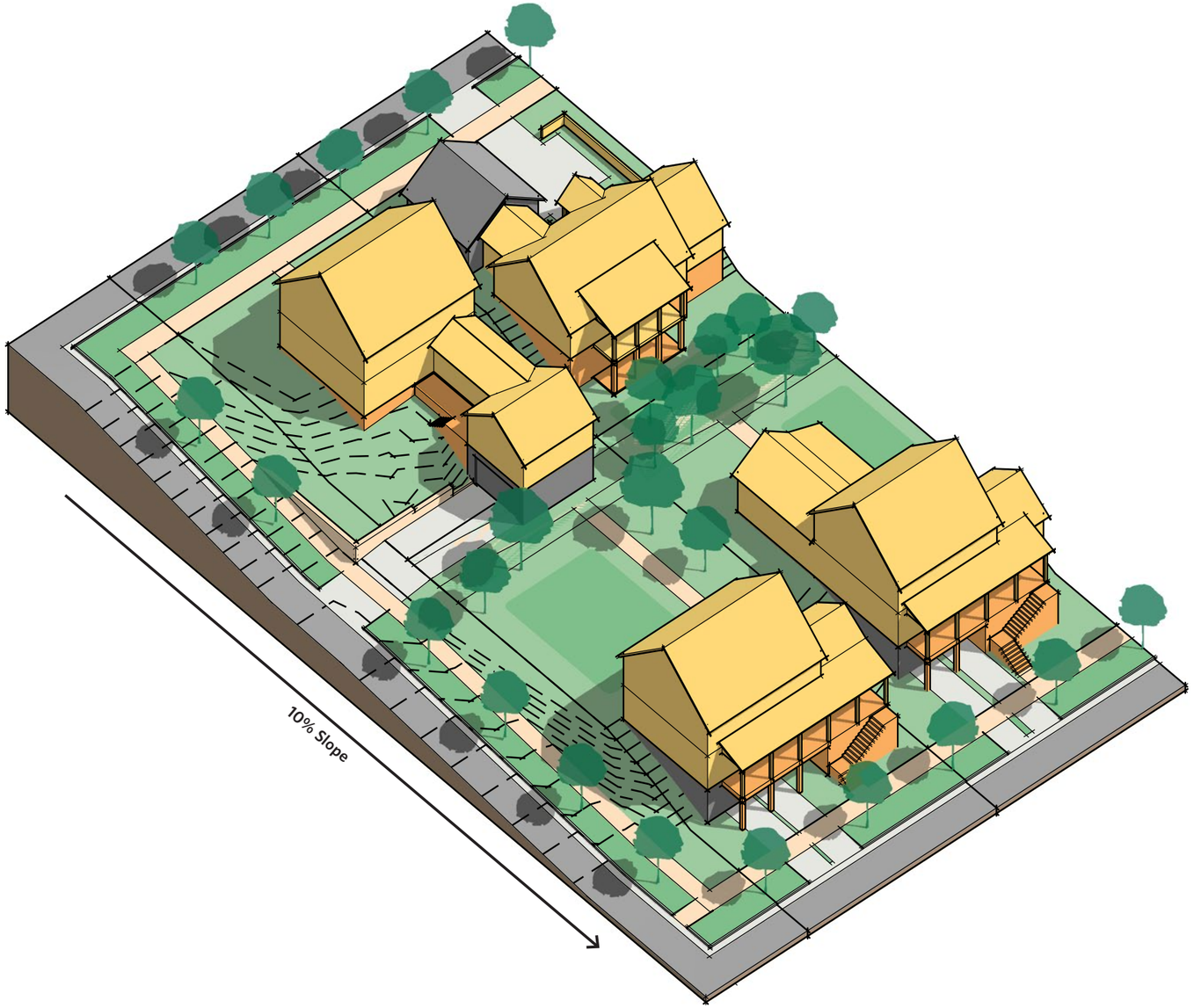
- Two- to three-stories tall
- 1,800 square feet min.
- Street-facing porch required

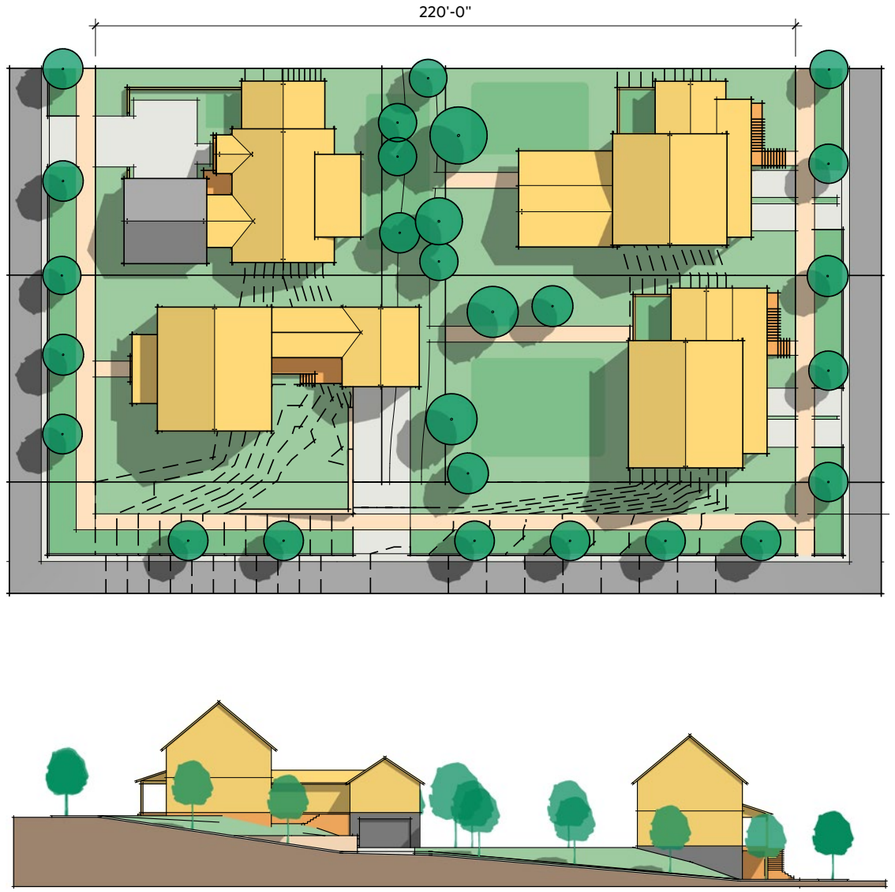
Planning Context

- Located on street frontages within Hamlets
- Site Slope
  - Slope across the building pad should not exceed one story or 10% in either direction.
  - Lots in this segment can be much steeper beyond the building and yard areas if overall depth is sufficient to accommodate required program elements.

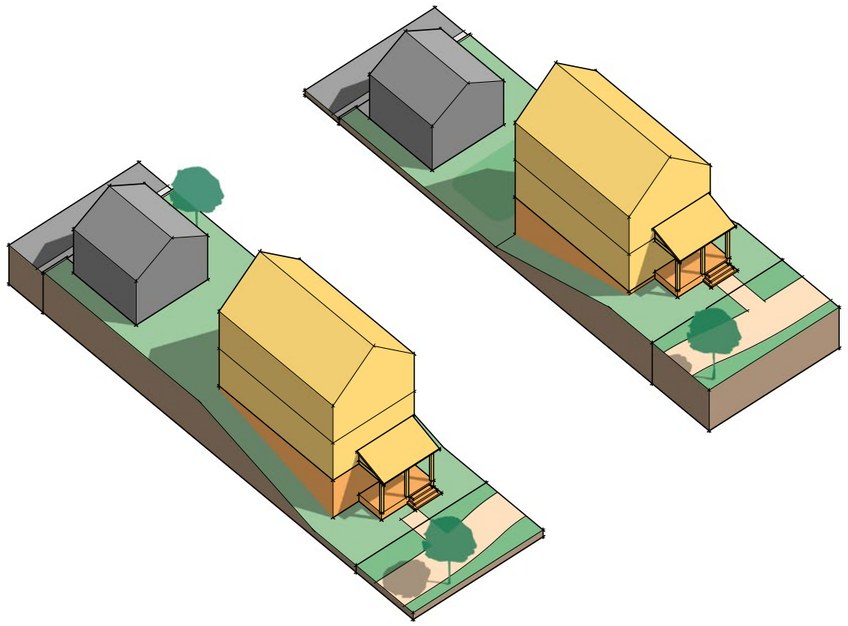
MEDIUM LOT SINGLE-FAMILY

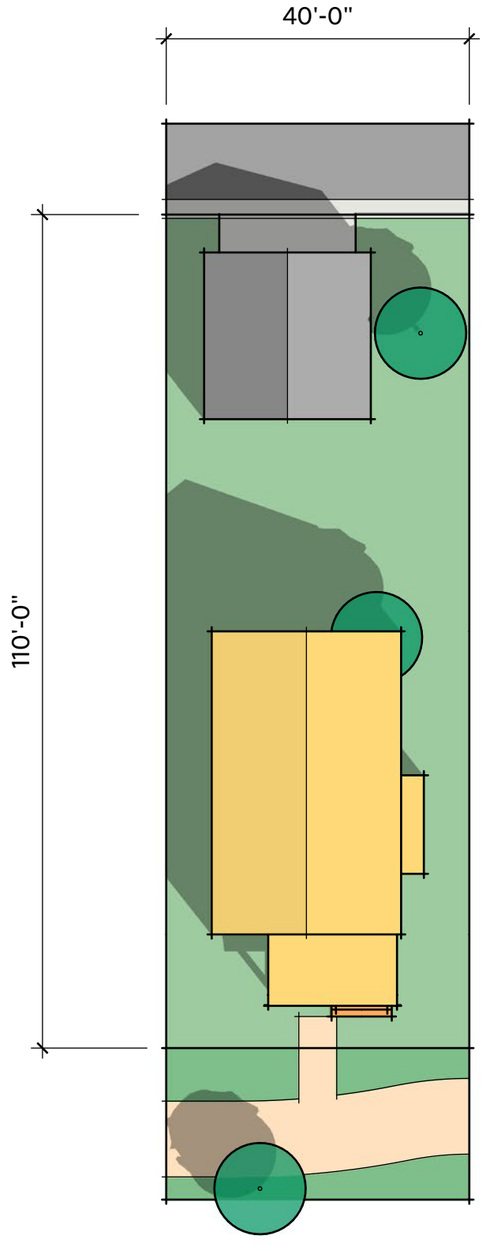
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HILLSIDE ASSEMBLY OF MEDIUM SINGLE-FAMILY LOTS





Lot Characteristics

- Width: 35 to 59 feet
- Depth: 110 feet min.
- Area: 3,850 square feet min. (0.09 acres)
- Yards and Setbacks
  - Front Yard: 10 to 15 feet
  - Side Street Yard: 10 to 15 feet
  - Side Yard: 6 feet min.
  - Rear Yard: 10 feet min. (5 feet to garage)
  - Front or rear yard (or patio) with minimal slope should be provided.
- Garages and Parking
  - Alley-loaded or side-street loaded
  - Garages may be attached or detached from the main body of the house.

Building Characteristics

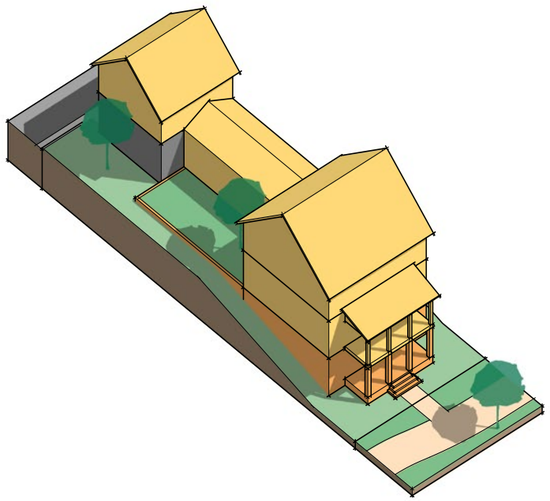
- One- to three-stories tall
- 1,500 square feet min.
- Street-facing porch required
- Accessory Dwelling Units permitted above detached garages

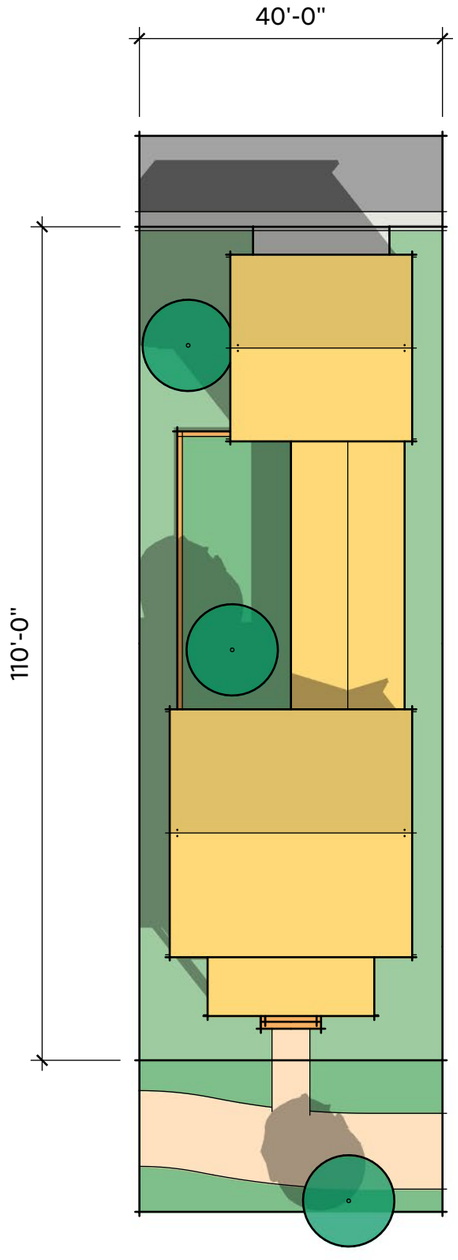
Planning Context

- Located within Hamlets on street or park frontages
- Site Slope
  - Slope should not exceed one story or 10% across the depth of the lot.
  - Slope should not exceed one-half story or 5% across the width of the lot.

NARROW LOT SINGLE-FAMILY

URBAN DESIGN ASSOCIATES





Lot Characteristics

- Width: 35 to 59 feet
- Depth: 110 feet min.
- Area: 3,850 square feet min. (0.09 acres)
- Yards and Setbacks
  - Front Yard: 10 to 15 feet
  - Side Street Yard: 10 to 15 feet
  - Side Yard: 6 feet min.
  - Rear Yard: 10 feet min. (5 feet to garage)
  - Front or rear yard (or patio) with minimal slope should be provided.
- Garages and Parking
  - Alley-loaded or side-street loaded
  - Garages may be attached or detached from the main body of the house.

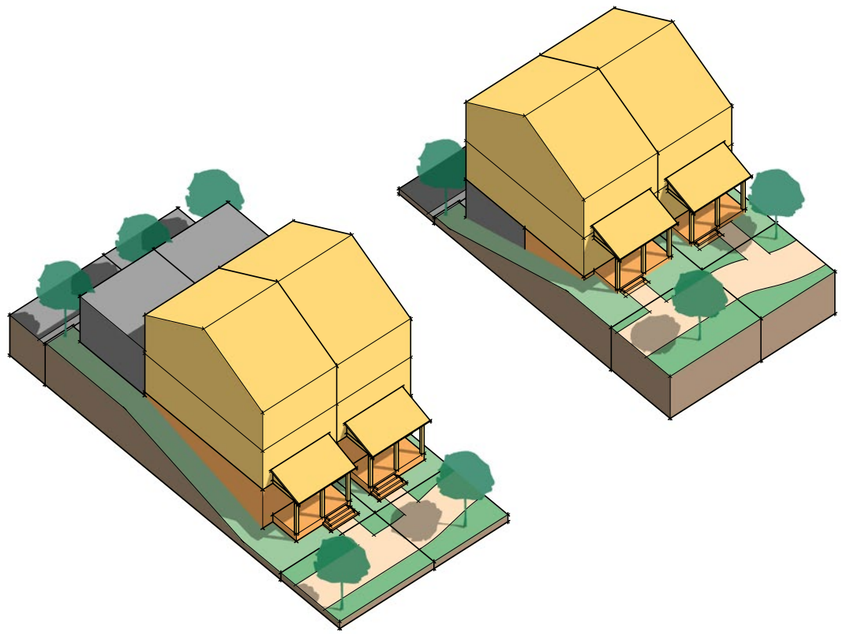
Building Characteristics

- One- to three-stories tall
- 1,500 square feet min.
- Street-facing porch required
- Accessory Dwelling Units permitted above detached garages

Planning Context

- Located within Hamlets on street or park frontages
- Intended to take up more grade than other similarly sized units. The main living level may be located on the top floor as a result.
- Site Slope
  - Slope should not exceed two stories or 20% across the depth of the lot.
  - Slope should not exceed one-half story or 5% across the width of the lot.

CARRIAGE HOUSE SINGLE-FAMILY



Lot Characteristics

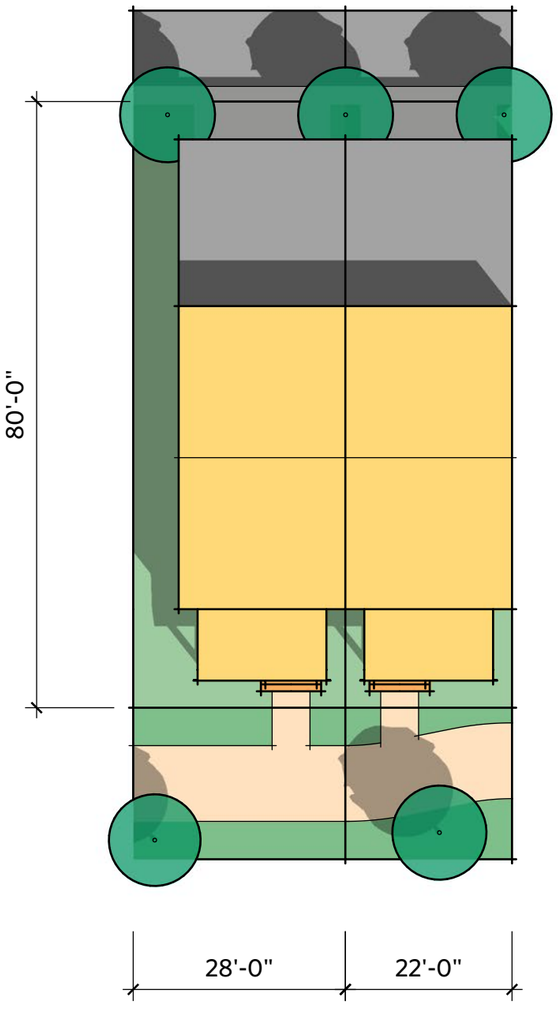
- Width: 20 to 30 feet
- Depth: 60 feet min.
- Area: 1,200 square feet min.
- Yards and Setbacks
  - Front Yard: 10 to 15 feet
  - Side Street Yard: 10 to 15 feet
  - Side Yard: 6 feet min. (0 feet at adjoining lots)
  - Rear Yard: 5 feet min.
- Garages and Parking
  - Alley-loaded
  - Garages may be engaged (tuck-under), attached, or detached from the main body of the house.

Building Characteristics

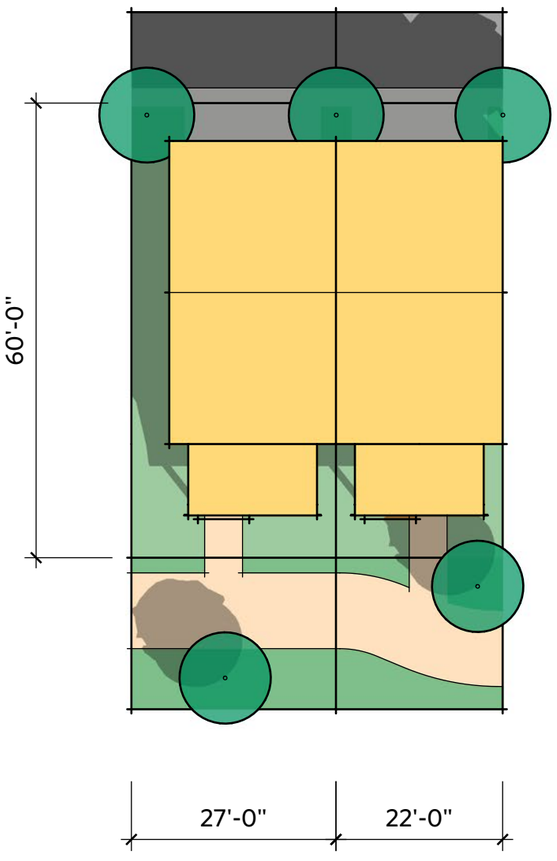
- Two- to three-stories tall
- 1,500 square feet min.
- Street-facing porch required

Planning Context

- Located within Hamlets on street or park frontages
- Site Slope
  - Slope should not exceed one story or 10% across the depth of the lot.
  - Slope should not exceed two feet or 10% across the width of the lot.

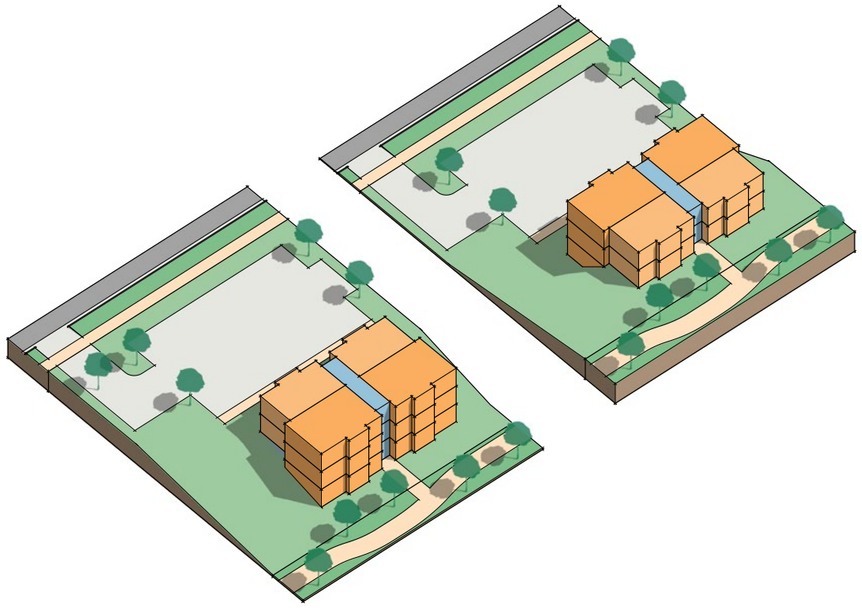


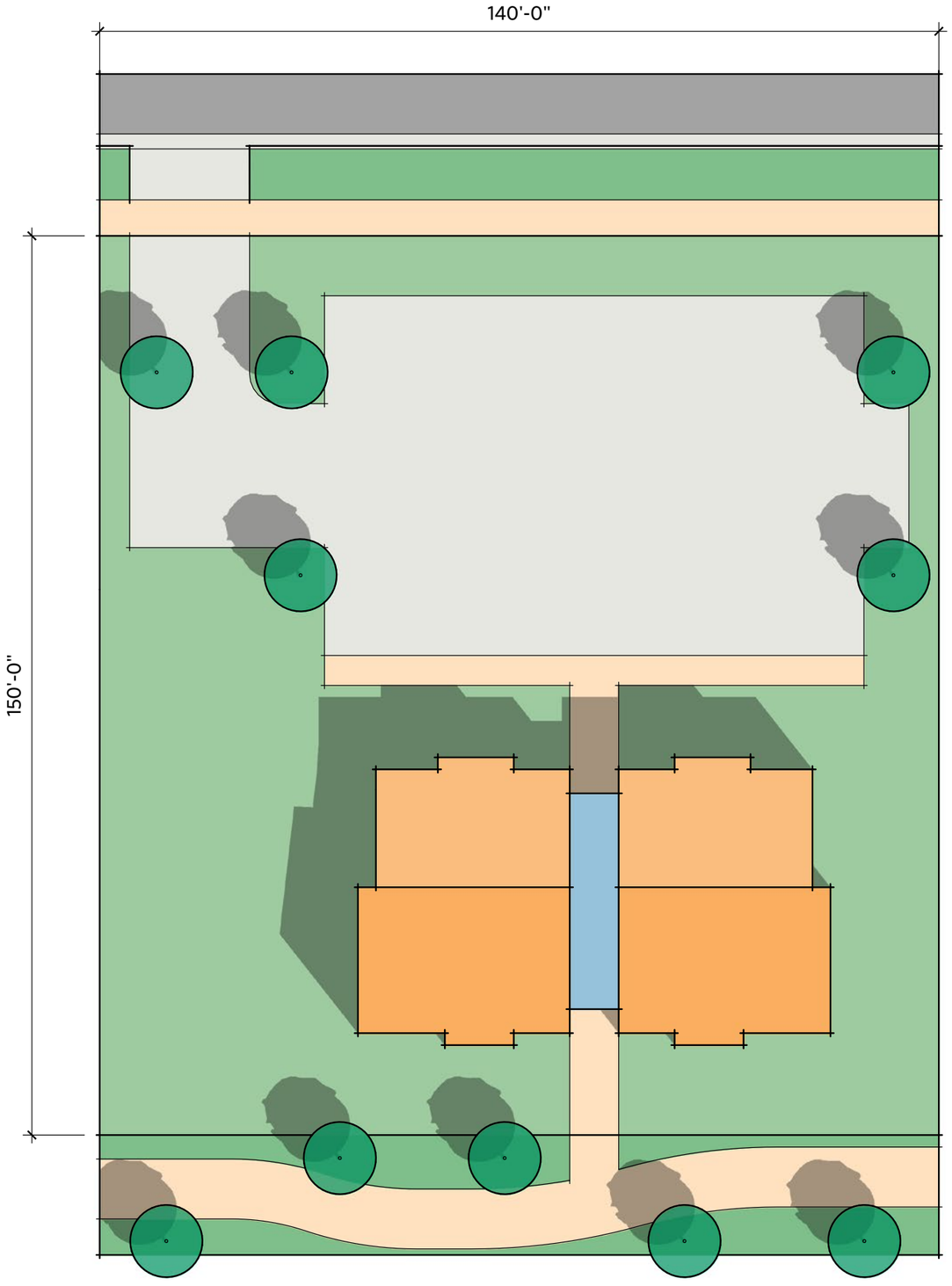
Sloping down to multi-use path



Sloping up to multi-use path

TOWNHOUSES





Lot Characteristics

- Width: 140 feet min.
- Depth: 150 feet min.
- Area: 21,000 square feet min. (0.48 Acres)
- Yards and Setbacks
  - Front Yard: 5 to 20 feet
  - Side Street Yard: 5 to 20 feet
  - Side Yard: 15 feet min.
  - Rear Yard: 20 feet min.
- Garages and Parking
  - Street or alley-loaded
  - Surface parking areas must be located behind the main building mass away from streets or public ways.

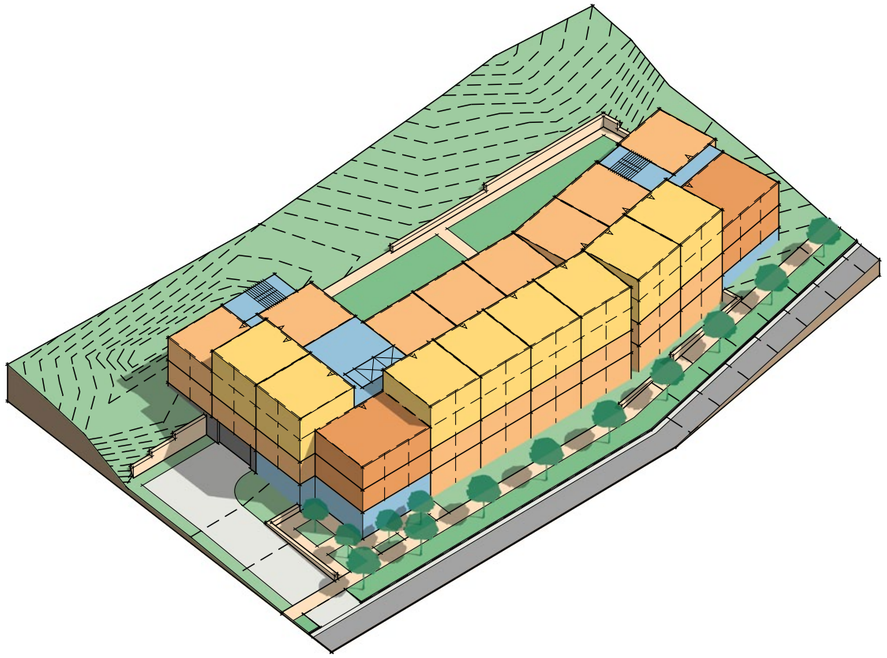
Building Characteristics

- Two- to three-story tall walk-up buildings
- Four to twelve units per building
- Single stair core serves all units

Planning Context

- Located within Hamlets on street or park frontages
- Multiple lots (and buildings) can be combined in order to create efficiencies associated with parking or project amenities.
- Site Slope
  - Slope across the building pad should not exceed one story or 10% in either direction.
  - Lots in this segment can be much steeper beyond the building and yard areas if overall width or depth is sufficient to accommodate required program elements.

WALK-UP APARTMENT BUILDINGS





Lot Characteristics

- Width: 280 feet min.
- Depth: 150 feet min.
- Area: 42,000 square feet min. (0.96 Acres)
- Yards and Setbacks
  - Front Yard: 5 to 15 feet
  - Side Street Yard: 5 to 15 feet
  - Side Yard: 20 feet min.
  - Rear Yard: 30 feet min.
- Garages and Parking
  - Internal parking garage can be street or alley loaded.
  - Minimize the presence of parking elements (garages, driveways and garage doors) on streets and public ways.

Building Characteristics

- Three- to four-story tall buildings
- Concrete podium accommodates parking garage and provides opportunities to retain grade.
- Elevators and central corridors provide access to individual units.

Planning Context

- Located within Hamlets on street or park frontages
- Site Slope
  - Slope across the building pad should not exceed one story or 10% in either direction.
  - Lots in this segment can be much steeper beyond the building and yard areas if overall width or depth is sufficient to accommodate required program elements.

PODIUM APARTMENT BUILDINGS