

Holbrook Farms

Development Description

Introduction

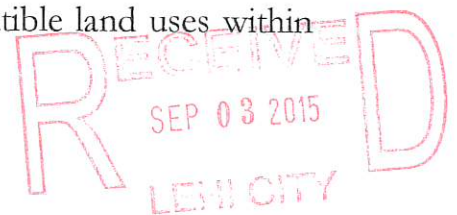
Ivory Homes and the Boyer Company are pleased to present a narrative of the development approach for one of its most recent and impressive proposed communities, Holbrook Farms, in Lehi, Utah. Our goal is to create lasting value by providing high quality commercial and homes in well planned communities and this 686 acre master planned community is no exception.

The master plan for Holbrook Farms is a tightly-integrated layout of key land uses, recreational facilities and neighborhood services. Using existing topographical features, existing collector roads, and proposed and existing greenway corridors, the planned community is laid out to create a sense of place, and define individual neighborhoods while integrating the mixed land uses into the current community structure.

We believe that development values are the determining factors that set apart quality residential and commercial/business development from those that only, in part, satisfy human or environmental needs. Strong definitive objectives have been identified and we are committed to uphold them throughout the development process. These goals and objectives are the scale upon which planning and development decisions have been measured.

One of the most important values is the creation of a community for families and individuals to live, play and work together, and relax in a setting that is close to neighborhood services, and recreational and cultural opportunities while maintaining the integrity of a peaceful neighborhood. Protecting the values and investment within the development and throughout the existing community is another important objective of this valuable addition to the Lehi community.

Through the application of sound planning principles, the strict adherence to critical development criteria, and expert attention to aesthetic considerations, we will create a quality living and recreational environment that will ensure harmonious relationships among the different yet compatible land uses within the proposed development.



Community Features and Open Space Plan

The most exciting and beneficial feature provided within the Holbrook Farms community is the large park areas with recreational facilities and leisure opportunities. These parks and facilities will enhance the quality of life of the entire community by providing them with many diverse recreational opportunities throughout the parks and recreation system. The worthwhile and challenging recreational opportunities will serve people of all ages, interests, and abilities. One of the purposes of the Area Plan process is to create a mechanism for development to provide and pay for neighborhood parks, open space and recreation opportunities. A large percentage of the Holbrook Farms plan will be set aside for such opportunities. The open space at Holbrook Farms will include recreational facilities that will be publicly owned and maintained, and privately owned and maintained.

Several amenities comprise the open space plan. First, open space will be reserved near the entry points of the project. Elaborate entry features will be designed consistent with the architectural theme of the community. Knitting the community together will be a network of well planned articulate community entrances with wide, tree-lined boulevards, traffic islands, thematic community signage, and architectural features, open space corridors which will serve as buffers and trail connectors, and other visual identifiers such as wayfinding and community icons.

Second, a parkway trail system that will interconnect the property is planned. Trail connections at appropriate intervals will be constructed and fenced which will provide needed pedestrian connections to the neighborhood at large. Details of the trail system are shown on Exhibit T08.

Third, leading the list of planned recreational facilities, however, is a large regional park that is at the center of the community and will be the focal point for all residents of Lehi City to enjoy. This approximately 31 acre tract of land will be dedicated to Lehi City for the development of a neighborhood/community park. This recreational area will provide opportunities for people of all ages, interests, and abilities by encouraging and supporting such recreational activities and programs as baseball, soccer, structured and non-structured play, picnicking, basketball, volleyball, jogging, etc.

Fourth, an approximately 28 acre tract of land will be dedicated to Lehi City for the development of a passive neighborhood/community park. This recreational area will provide opportunities for people of all ages, interests, and abilities.

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encouraging and supporting the natural environment by preserving the Jordan River corridor along with the native wetland vegetation. Paths and boardwalks will be integrated into the open space to promote the interconnectivity to the trail network.

Additionally, a significant amount of area within the multi-family development is planned for open space. The open space for these areas are expected to include large grass areas, playground equipment, picnic areas, etc. The open space for the multi-family development is designed to connect to the parkway trails throughout the community and provide for recreational opportunities for those who live in the multi-family area close by, thus reducing the impacts to the other public and private amenities.

Integration of Mixed Uses and Densities

The land use plan anticipates the advent of commercial/retail/office development along the Mountain View corridor and Redwood road. The proposed commercial/business uses at this significant location compliment that vision. The neighborhood commercial/business core encourages the efficient use of land by locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encouraging pedestrian and other non-vehicular circulation systems. Design flexibility and coordination of architectural style of buildings, materials, signage, and building relationships will be encouraged throughout the commercial, retail, and office core through stringent design and implementation standards. In general the underlying objective of the commercial core will be to provide the community at large with more choices for neighborhood shopping, dining, and doing business in an existing and safe environment.

To ensure a sustainable, viable, and attractive community we recognize that besides providing attractive and abundant recreation and open space opportunities, it is desirable to have a mix of housing densities, ownership patterns, price and building types. By providing a combination of housing products such as mixed density single family residential and well designed, low density multiple family residential quality design and desirable living environments can be achieved. To protect the overall character and quality of the project and also allow for development flexibility to respond to changing market conditions an overall average residential density criteria has been established which is well within existing community guidelines and principles. The architecture and specific detail for the multi-family structures within the project will conform to the quality and aesthetic integrity that is paramount to

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all Ivory communities. This includes quality design, materials and construction. As with all the architecture at Holbrook Farms, the building massing, details and color used on the multi-family component will broaden market appeal and increase visual diversity by creating a variety of massing, building placement and street appeal. This will be accomplished through plane breaks, balconies and detailing. The multi-family component will have plans that are well thought-out and well-composed for economical construction and to be consistent with the quality of neighboring homes. Roof forms will be consistent on all sides of the building and will vary to provide a uniform appearance on the overall building mass. The roof design, materials, shapes and colors will be appropriate to the architectural style. Exterior materials will be stucco, stone and/or masonry consistent with the materials used throughout the project. Vinyl and aluminum siding will not be allowed. The landscaping and other aesthetic elements of the development will be required to be similar to the other areas of the development as well.

The location, design, and mix of housing types and densities provide an alternative to traditional development by emphasizing a pedestrian-oriented environment, and decreasing trip length for those who drive. To achieve this objective, the master plan provides for a higher concentration of households within convenient walking distance to neighborhood and community facilities, employment/business centers, and other major neighborhood destinations. Areas of higher concentration of housing are located adjacent to the major collectors to alleviate traffic congestion and surrounded by lower density residential development, which are more vehicular oriented. These areas will primarily be comprised of traditional single family residential development but also encourage the use of mixed housing types, lot sizes, and building types.

Summary

For over 25 years, Ivory and Boyer have been the leaders of commercial and residential real estate in Utah. Together we will work to provide a community that creates a sense of value, security, variety, uniqueness, and sustainability. There are distinct advantages to master-planning large tracts rather than smaller, fractured developments: Master planned communities allow and encourage harmonized and coordinated elements that create a quality community. The Holbrook Farms plan does just that. We truly believe that Holbrook Farms will become a community which will provide Utahans with a sense of pride and place as they are welcomed in and become part of the Lehi community.

