

# COLD SPRING RANCH

## INTRODUCTION AND NARRATIVE

Gardner-Plumb and D.R. Horton, Inc. are pleased to present a narrative of the development approach for Cold Spring Ranch. Our objective is to build a community that provides high value commercial projects and beautiful homes, parks, trails and gathering areas that both the city and developers can be proud of for decades to come.

Since 1992, D.R. Horton's Utah Division has demonstrated leadership in residential development through design innovation, superior craftsmanship, and responsiveness to the needs of its customers. As the largest home builder in America for the last 14 years, D.R. Horton knows how to build and sustain successful communities. During that same period, Gardner-Plumb has become an industry leader in commercial and residential developments along the Wasatch Front and Intermountain West. Each of their developments have added significant value to the communities where they have built.

Cold Spring Ranch is a tightly-integrated master plan that outlines critical land uses, parks, and open space. This plan follows master transportation maps, existing topography, and trail corridors. Each neighborhood will be integrated into larger architectural themes to create a sense of community and continuity between land uses. This project will enhance the amenities, services, and recreational opportunities of the community and the quality of life available to Lehi residents by creating miles of trails, a large clubhouse, beautiful homes, spacious parks, and profitable commercial development.

Additionally, this project will be cognizant of the environment in its vicinity – ensuring that existing topographical features in the Jordan River lowlands, springs, and ponds are preserved in a way that will allow residents to enjoy these areas without compromising their long-term sustainability. The layout and infrastructure of this community will also be compatible with current and future land uses on neighboring properties. High density areas are located next to parcels designated for future high-density use. Adequate buffering will provide for a logical progression from commercial to high density, medium density, and low density residential areas.

In sum, we will create a community where families can work, live, and play together. By following sound planning principles, strict adherence to proven development criteria, and creating lasting architectural themes, we will build a community that Lehi can be proud of.

### **Recreation, Open Space, and Amenities**

One of the most impressive features in Cold Spring Ranch will be the variety of parks, open space, trails, and recreational facilities. These elements will work harmoniously to enhance the quality of life for each demographic within the community. Through a combination of publicly and privately owned park systems residents of all ages, interests, and abilities will be able to access recreational opportunities.

Impressive entry monuments following a consistent architectural theme will guide residents down wide roads with adjoining tree-lined paths that lead to parks and open space

opportunities. A network of architectural features, open space corridors, and trails will tie the community together to provide pedestrian and vehicular access to gathering places.

A trail and open space corridor system will provide connection throughout the community. Themed signage and fencing will provide connectors throughout the project and will lead to larger gathering areas and recreational opportunities. For example, a trail system on the west end of the property will interconnect with a large community clubhouse, community pond, a linear park system, baseball fields, river access, and wetland boardwalk.

Within multi-family areas, residents will enjoy individualized open space and recreation. This will include grass areas, playground facilities, picnic areas and other spaces for relaxation. While multi-family residents will still be able to easily take advantage of larger community open spaces, they will also enjoy closer recreational facilities that will lower the impact on the larger facilities while also providing more convenient recreation. Each of these multi-family areas will be connected to a trail system and other open space corridors that will be integrated with the larger public and privately owned open space.

For community residents, a privately maintained clubhouse, splash pad, and linear park will provide exclusive recreational opportunities. The clubhouse will be spaciouly built to accommodate large gatherings and smaller private parties. In addition, an exercise facility will be made available to provide workouts for all ages. Gathering spaces will also be available to project a movie, hold a birthday party, or to find a place to relax outside of home. A splash pad will provide a safe opportunity that children of all ages can enjoy. The linear park will also provide interactive recreation pods for a variety of interests. For example, while walking down the park lane users will encounter pods with a tot-lot, fire pit, exercise stations, skateboarding, or terra park climbing features. These elements combined with thoughtful landscaping will provide a variety of recreational uses.

A large community park will be the centerpiece of the project for community residents and Lehi residents in general. This park will provide a myriad of active and passive recreation. Residents may enjoy a leisure walk around the pond. More adventurous opportunities can be found with a canoe launch into the Jordan River. Families will also travel to the baseball and soccer fields for organized sports on large programmable fields with a beautiful view of the Wasatch Mountains in the background.

### **Integration of Land Uses and Densities**

The land use for this project anticipates a progression from commercial, high density residential, medium density residential, and low density residential spaces. Our proposed outline not only comports with that vision, but facilitates a thoughtful transition between each of the uses. Commercial, retail, and office space will be coordinated with residential uses by adhering to an overall architectural theme and by strictly conforming to design and implementation standards. Commercial uses will provide the whole community with shopping, retail, and other business opportunities.

Thoughtfully incorporating a variety of densities is critical in order to create a community that has long-term viability. Combining a variety of housing densities for a mix of ownership, building type, and price points will facilitate the opportunity for residents to live within the community at each stage of their lives. Desirable living conditions can be created for a variety of

owners from a young professional renting an apartment, a young family in a townhome, a larger family in a single family detached home, and a senior individual or couple living in an active adult area can each find their niche within this community. In order to maintain flexibility and respond to market conditions, an overall density has been established for each of these residential uses. Achieving consistent and thoughtful architectural standards is critical to ensuring the multi-family structures have an aesthetic integrity that conforms with the overall architectural theme.

The materials and design of multi-family areas will be created to not only achieve a specific price point for the buyer, but to provide an aesthetic quality for all community residents. The color, construction materials, building placement, and architectural features will add depth and variety to create an aesthetically pleasing environment. Roof forms will be consistent on all sides of the building and will provide a uniform appearance on the overall building mass. Roof designs will conform with an overall architectural style. Exterior materials will not include vinyl or siding, but will incorporate a combination of stucco, stone, and/or masonry consistent with the materials used throughout the project. Landscaping will also provide an essential aesthetic value that will connect with other land uses to provide a connectivity and sense of community between multi-family and other residential uses.

The variety of housing types and densities will encourage a pedestrian-oriented environment, facilitate long-term community viability by providing housing for multiple demographics, and it will create a sense of community for all residents. This objective will be achieved by providing pedestrian and vehicular access to commercial and employment centers. Areas with a higher density of housing are located on the periphery of the project to provide pedestrian access to nearby businesses. Lower density areas are oriented for vehicular traffic, but will still have a variety of options for pedestrian access.

## **Summary**

D.R. Horton and Gardner-Plumb have created successful communities for decades. As leaders in commercial and residential development, we will work to make Cold Spring ranch a community with value, viability, and long-term sustainability. Future residents will benefit from living in a well-planned community with amenities, open space, trails, a variety of housing types, vehicular and pedestrian access, and commercial opportunities. We are confident that by working with city staff and elected officials we can create a community that everyone will be proud of for decades to come.