

Teguayo

TEGUAYO COMMUNITY PLAN

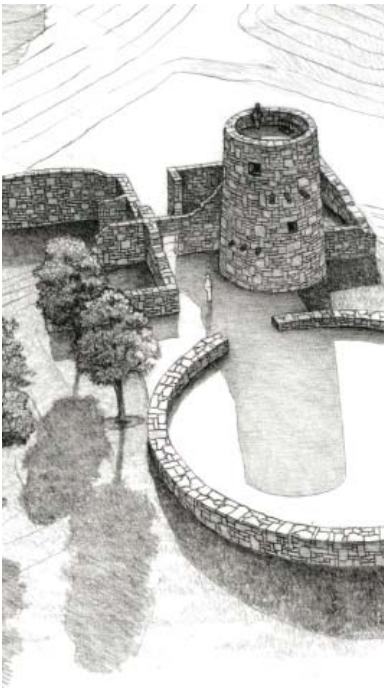
DECEMBER 15, 2009

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DRAFT

TEGUAYO COMMUNITY PLAN



PURPOSE

The purpose of the document is to articulate the vision for Tegwayo and establish general development objectives and design principles. This document is designed to be a tool for Saratoga Springs City Staff, City Council and Planning Commission to:

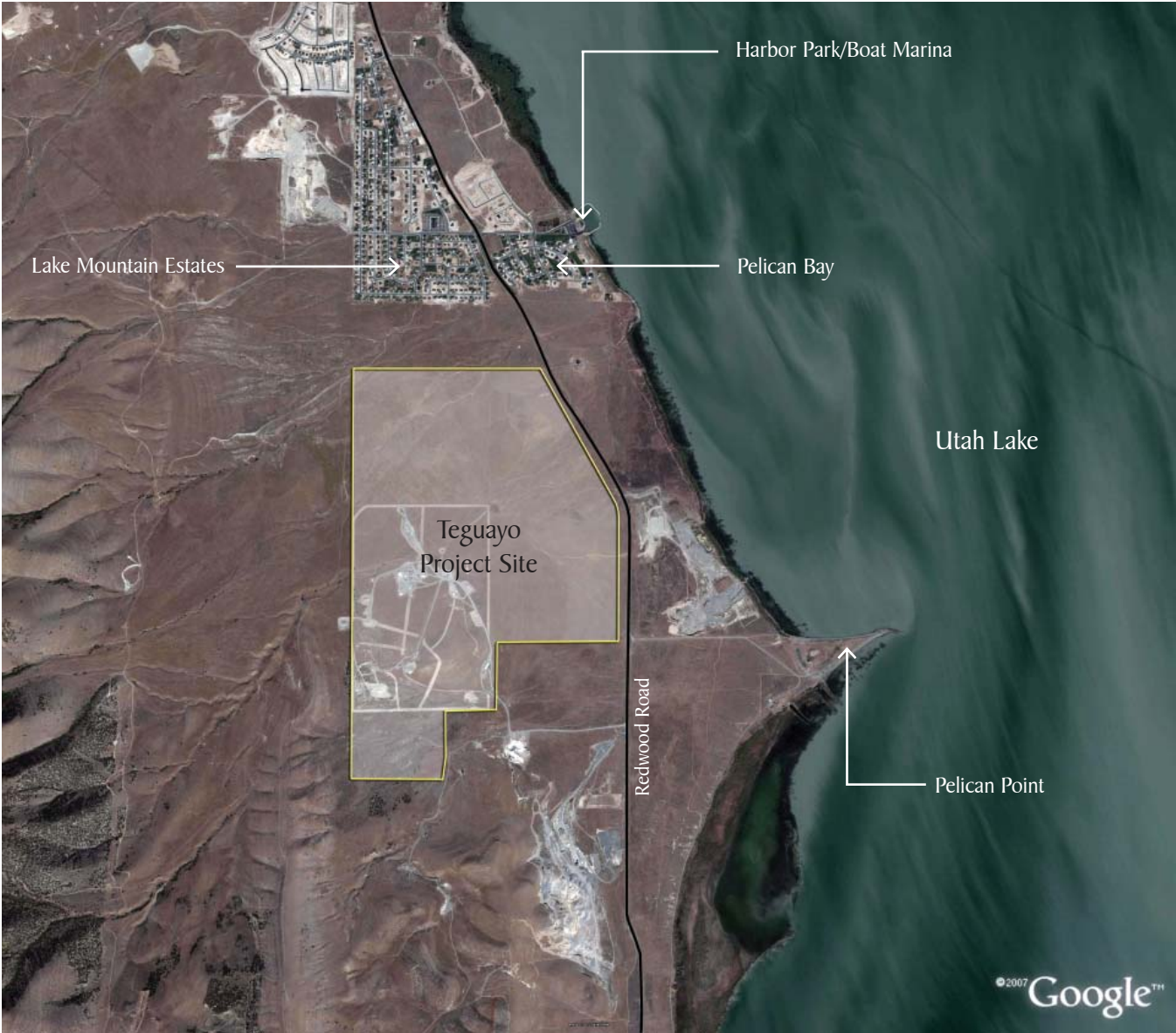
- 1) establish a zoning level concept, and
- 2) be used as a tool to evaluate future and more detailed development proposals.

HOW THIS DOCUMENT WORKS

This document is comprised of 3 sections. The first section discusses the overall planning philosophy for Tegwayo and establish a series of planning principle and a vision for the project. The second section contains a conceptual land use plan and statistical summary. The third section prescribes detailed guidance regarding:

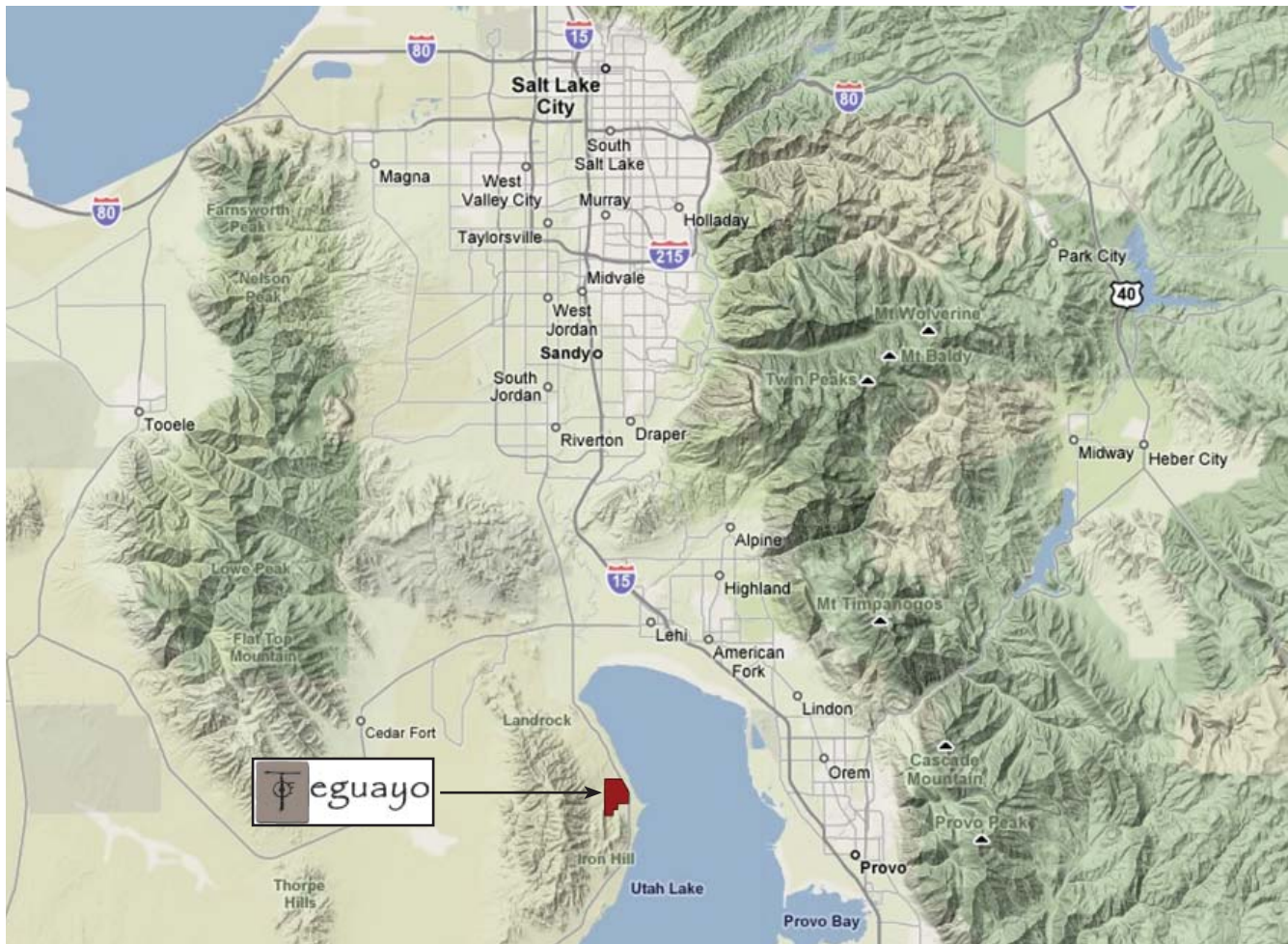
- 1) Village Core
- 2) Mixed Use District
- 3) Main Street Living
- 4) Compact Living
- 5) Amenity Living
- 6) Knoll Living
- 7) Open Space - Recreation Network
- 8) Open Space - Parks and Trails
- 9) Urban Design - Public Spaces
- 10) Urban Design - Community Theme
- 11) Urban Design - Architecture
- 12) Landscape Philosophy

LOCATION MAP



LOCATION

Teguayo is located in unincorporated Utah County approximately 35 miles south of Salt Lake City and 12 miles west of Provo. The project is nestled in foothills west of Utah Lake with sweeping views of the lake and Mt. Timpanogos. The project boundary is contiguous with the existing southern municipal boundary of Saratoga Springs along the north and east with public land controlled by the Bureau of Land Management to the south and west. Teguayo's location in northern Utah affords future residents access to bustling urban areas, world-class ski resorts, remote wilderness areas and high mountain lakes.



PHILOSOPHY



The design philosophy for Teguyo is founded upon the notion that physical and contextual site characteristics play a significant role in the determination of use. As a result, the design for Teguyo is predicated upon the idea of “listening to the land”. Therefore, the first planning principle for Teguyo is “allow the land to dictate community structure and intensity of land use”. The development of Teguyo should be based upon a commitment to sustainable practices.

In terms of arriving at development program and understanding the carrying capacity of the land our approach to the plan was based upon the question

“How does it live?”

We have found that by considering the question “how does it live?” we are able to design places that are unique; places that listen to the land. Striving to understand how a community will be experienced by its residents alters the design process. Linkage and connectivity become more important. Access to employment, education, worship, and recreation is critical. The right program elements are arranged in a way that maximizes their use and ensures long-term sustainability. Human systems and natural systems can co-exist. Beauty, and artful expression within the built environment are not forgotten.





PLANNING PRINCIPLES

- 1) Allow the land to dictate community structure and intensity of land use.
- 2) Preserve natural drainage corridors and respect natural systems.
- 3) A community should be compact, pedestrian-friendly, and contain a mix of uses.
- 4) Many activities of daily living should occur within walking distance. Interconnected networks of streets and trails should be designed to encourage walking, reduce the number and length of automobile trips, and conserve energy.
- 5) Within neighborhoods a broad range of housing types and price levels should be offered to bring people of diverse ages and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community.
- 6) Concentrations of civic, institutional, recreational and community amenities should be embedded in neighborhoods.
- 7) A range of parks from tot-lots and village greens to ballfields and community gardens, should be placed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and living areas.
- 8) Development will adequately accommodate automobiles, however, it should do so in ways that respect the pedestrian and public space.
- 9) Be based upon on a commitment to sustainable practices.

VISION STATEMENT

Winston Churchill once said, “We shape our buildings, and afterwards our buildings shape us.” In that light the vision statement for Teguayo is as follows:

“Embracing the picturesque Utah Lake and Mount Timpanogos, Teguayo is a new multi-use master planned community of distinctive villages and human-scale neighborhoods linked by extensive pedestrian networks, focused around community amenities, and infused with innovative green technologies to enable residents to honor the past, thrive in the present, and confidently greet the future.”

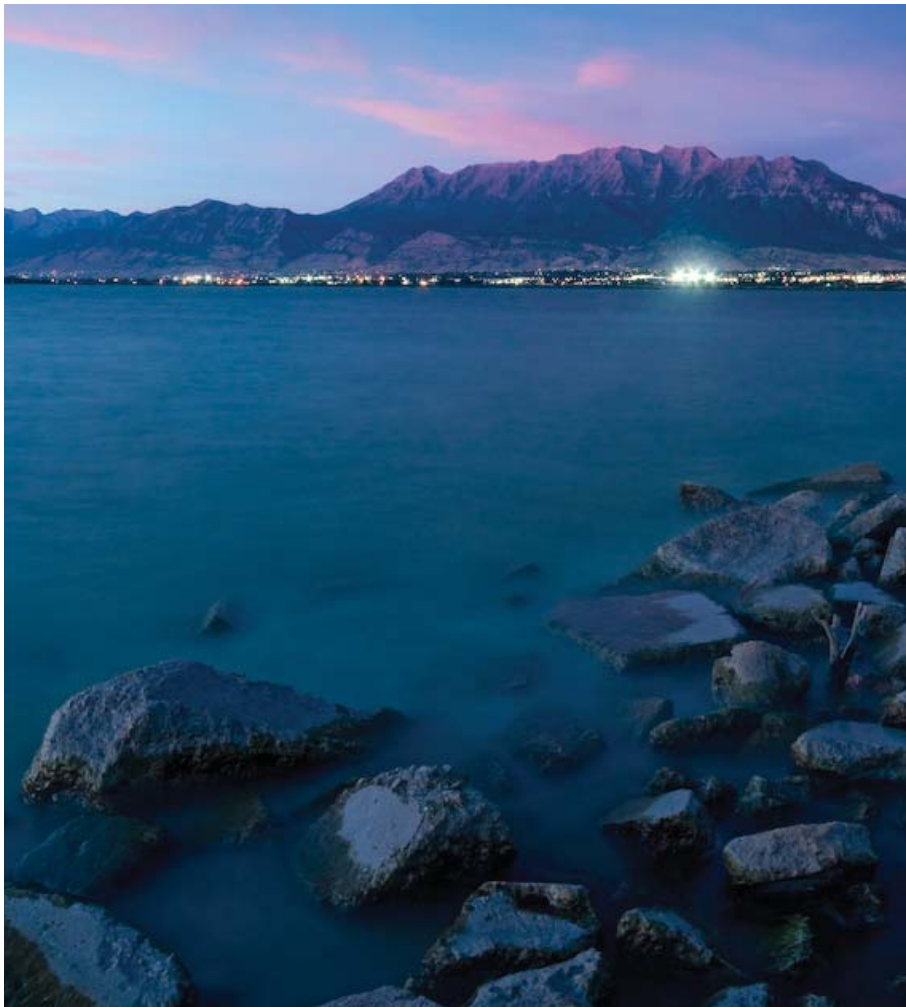


Photo: Courtesy Ivan M.



TEGUAYO PLAN

LAND USE - COMMUNITY OVERVIEW

TABLE 1: STATISTICAL SUMMARY

MAXIMUM BUILDOUT: 4,360 ERU

RESIDENTIAL

DISTRICTS	UNITS	POPULATION
Village Core:	800 - 1,200	1700 - 2000
Mixed Use:	130 - 300	300 - 600
Main Street Living:	500 - 750	1300 -2000
Compact Living:	500 - 800	1400 - 2100
Amenity Living:	350 - 700	1000 - 2000
Knoll Living:	200 - 400	700 - 1500

Maximum Residential Dwellings:
3,695 units 10,200 people

NON-RESIDENTIAL

	SQUARE FEET	EMPLOYEES
Retail/Office:	280,000 s.f.	772
Public/Institutional:	34,000 s.f.	8
Schools:	245,000 s.f.	169
Churches:	113,000 s.f.	6

Maximum Non-Residential Building:
672,000 s.f. 955 jobs

Minimum Open Space:
221.24 acres
(30% total project area)

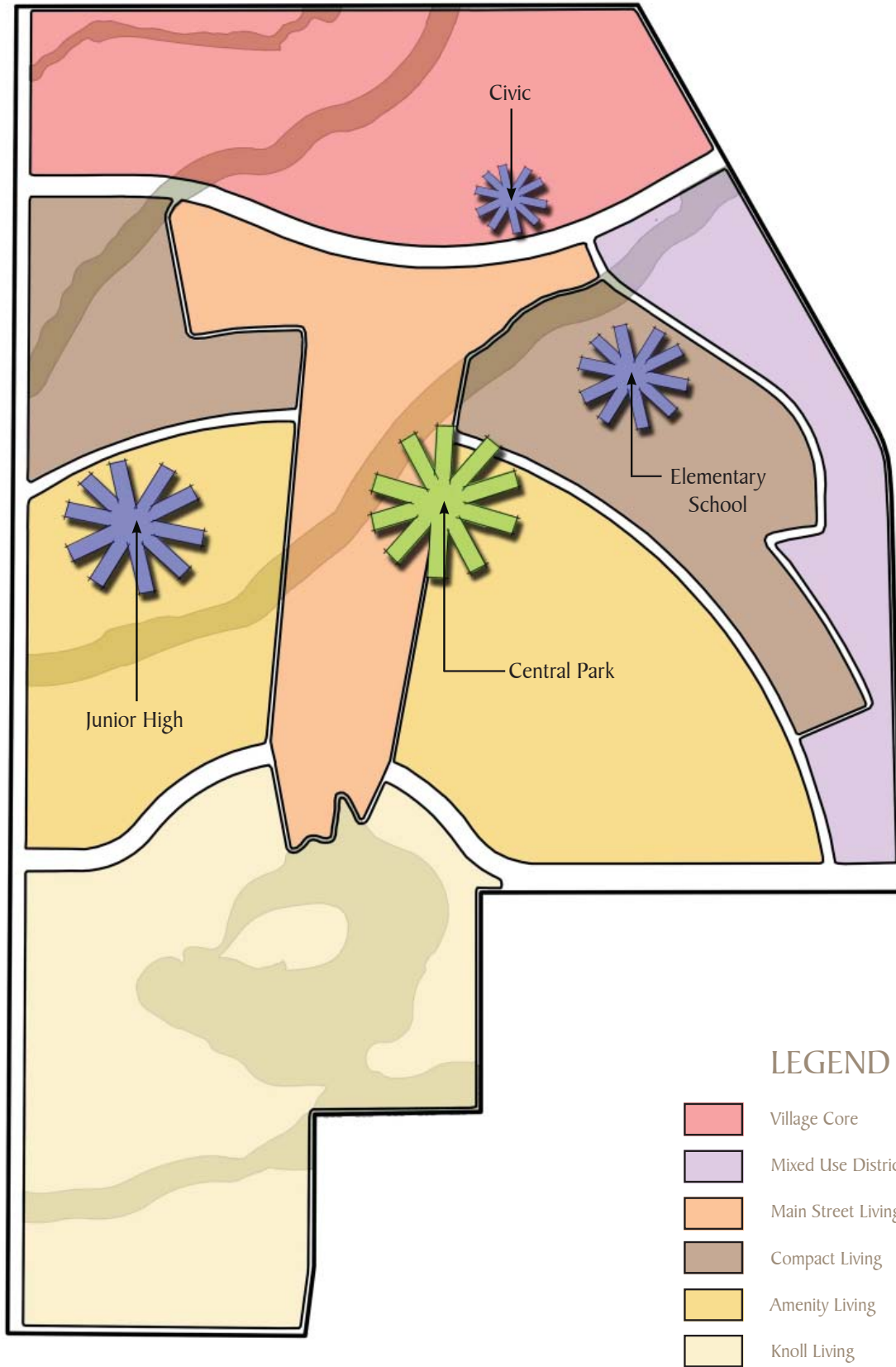
Teguayo is a 731.596 acre master planned community located adjacent to the southern municipal boundary of the City of Saratoga Springs, Utah. Teguayo is a balanced community and should contain non-residential uses scaled to support the eventual population of the project.

The plan calls for a maximum of 4,360 Equivalent Residential Units (ERU). Of the 4,360 ERU's a maximum of 3,695 are residential dwelling units, and 672,000 square feet of commercial/non-residential building. See Statistical Summary (Table 1).







Since buildout of the Teguayo Community Plan will occur over many years, flexibility is built into the plan to respond to market conditions yet maintain the character of the Community Plan. The following general provisions shall govern the transfer of residential units and non-residential square footage within Teguayo. More detailed transfer provisions in may be developed for each Village Plan but must be consistent with these provisions:

- a) Any unused residential units and non-residential square footage from an entitled/developed District may be transferred to another District.
- b) Residential units and non-residential square footage transfers are permitted; however, the total maximum number of 4,360 Equivalent Residential Units shall not be exceeded.
- c) Residential units and non-residential square footage transfers are permitted to/from any District; however, the maximum number of Equivalent Residential Units shall not exceed those listed on Table 1 for each District.
- d) Residential units and non-residential square footage may not be transferred into any open space, park, or school unless said use is replaced elsewhere within the same district.
- e) The maximum residential density noted within each District may not be exceeded without prior approval by the Planning Commission.

CONCEPTUAL LAND USE PLAN

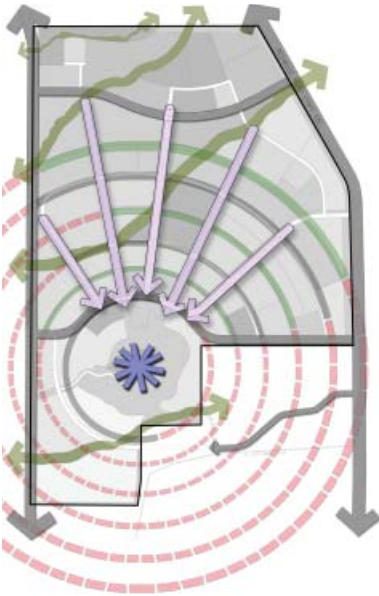


LEGEND

-  Village Core
-  Mixed Use District
-  Main Street Living
-  Compact Living
-  Amenity Living
-  Knoll Living



LAND USE OBJECTIVES



LAND USE - COMMUNITY OVERVIEW

OBJECTIVE:

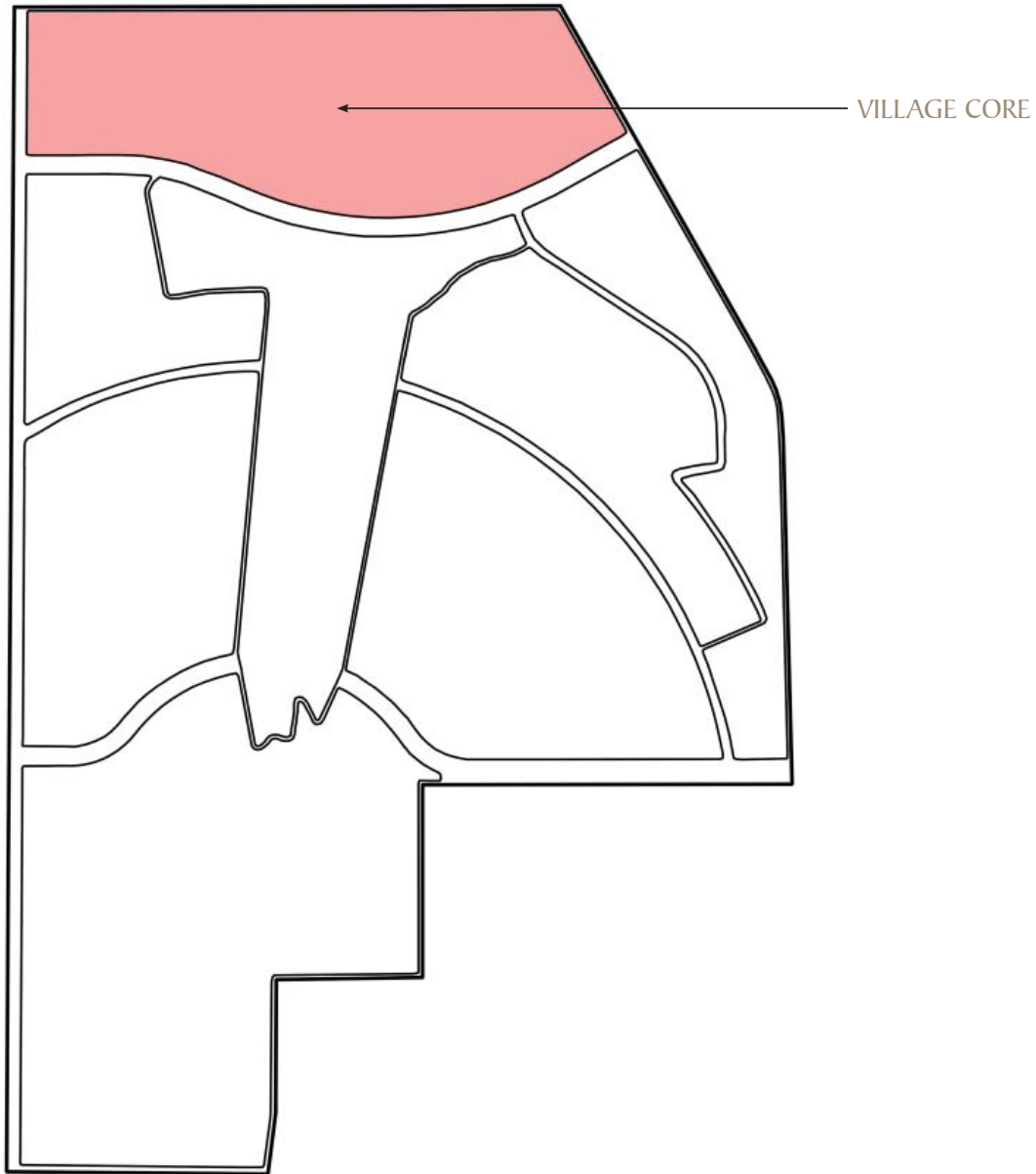
Teguayo is a 732 acre planned community located at the southern end of the City of Saratoga Springs, Utah. This community is nestled into the foothills overlooking Utah Lake with distant views of Mount Timpanogos and the Wasatch Mountains.

On this property Dyno Nobel has created a master planned community that emphasizes a variety of residential housing types and reflects the aesthetic charm of small human-scale neighborhoods reminiscent early twentieth-century historic Utah architecture. Teguayo is envisioned to provide a variety of land uses which support the resident population and take advantage of the natural setting.

Open space elements include the surrounding foothills to the west, the landscape buffer zones to the north and south, the drainage corridors, steep slopes around the knoll, a large central community park, a variety of small neighborhood parks, pocket parks, linear parks, landscaped medians and parkways, and the trail system that links neighborhoods and community amenities together.

STRATEGIES:

- 1) Develop a balanced planned community with enough vitality and land use intensity and to serve as a secondary city center in the southern end of Saratoga Spring.
- 2) Create a hierarchy of intensities, including a village core, a mixed use neighborhood, a commercial shopping district, and other distinct lifestyle neighborhoods that create character and diversity of living opportunities.
- 3) Provide sites for civic uses, schools, recreation centers, parks, and other community amenities that are scaled to support the population of Teguayo at buildout.
- 4) Compact pattern to foster convenient access, social interaction, familiarity, etc...
- 5) Wide range of housing types including: stacked flats, lofts, condos, townhomes, apartments, row houses, podium townhomes, live-work, internal motor court, senior/age restricted, age targeted. duplex, triplex, mansion townhomes, big house, detached greencourt homes, paseo homes, cottage homes (garden & court), small lot single family detached, Cottage homes, larger single family detached, executive living, and estate homes.



DEVELOPMENT CRITERIA - VILLAGE CORE	
MAXIMUM DENSITY:	30 du/ac
MAXIMUM COVERAGE:	65%
MAXIMUM BUILDING HEIGHT:	4 Stories
MINIMUM FRONT SETBACK:	2 Ft.



LAND USE - VILLAGE CORE

OBJECTIVE:

Create a vibrant Village Core through the integration of commercial retail, office, and a wide range of high density residential product types. The Village Core is a high intensity area with commercial retail, office, and high density residential uses up to 30 dwelling units per acre. The Village Core has an urban character with sidewalk adjacent, pedestrian oriented buildings between 1 and 4 stories, wide sidewalks, outdoor dining and pedestrian amenities. Other uses encouraged in the Village Core include a community center, civic buildings (police and fire station), public gathering spaces and plazas.



STRATEGIES:

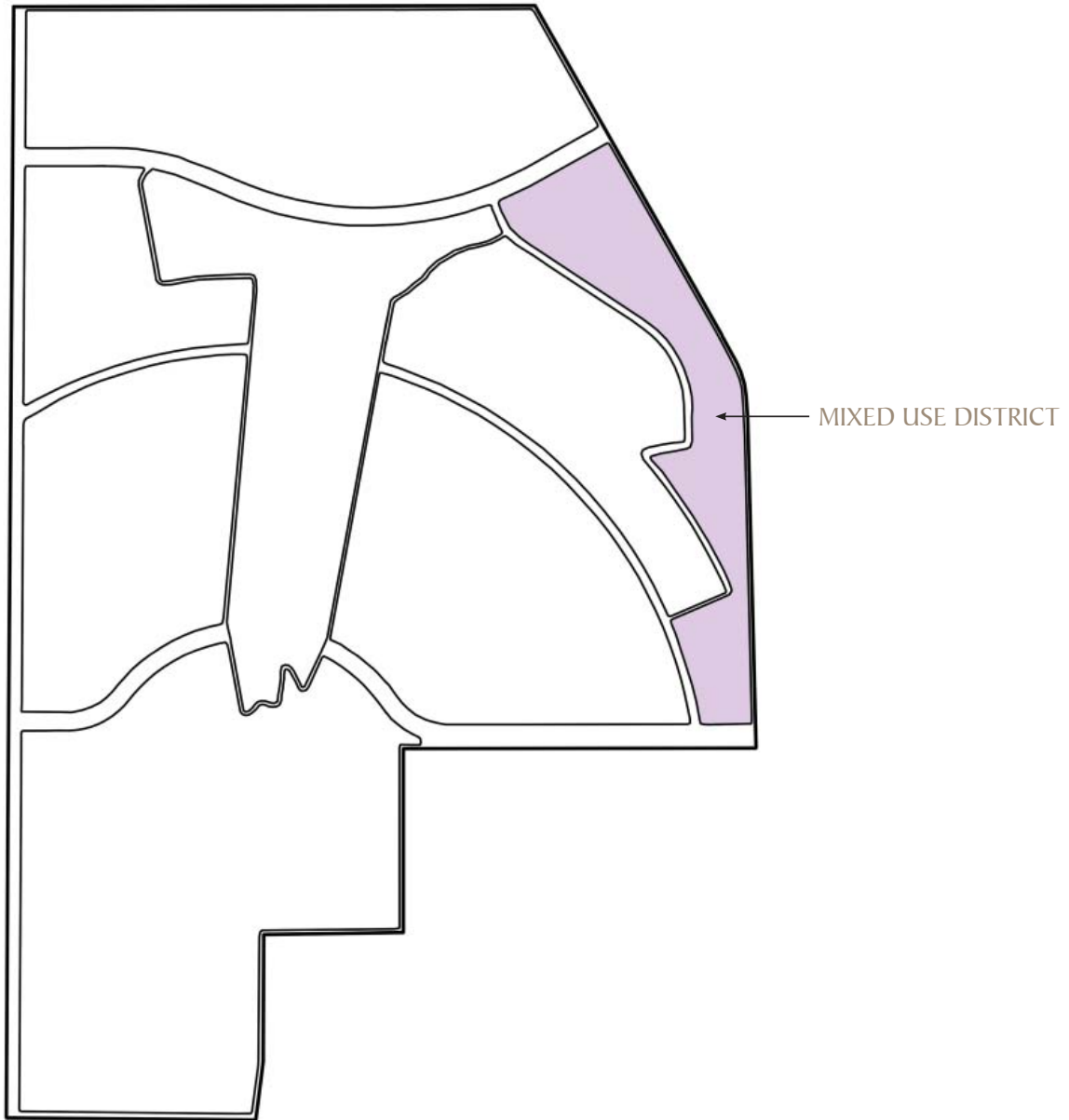
- 1) Create a hierarchy of public spaces that are oriented toward the lake and views of Timpanogos. The richness of public gathering space is a critical component for Teguayo's success as a lifestyle community.
- 2) Building massing should be brought up to the street and parking provided on-street and internal to sites.
- 3) Commercial uses are encouraged to achieve a minimum 0.35 floor area ratio.
- 4) Buildings should not exceed 4 stories.



KEY ELEMENTS:

Commercial retail, office, incubator industrial, public/semi public spaces and recreation/open space uses, stacked flats, lofts, condos, townhomes, apartments, row houses, podium townhomes, live-work, internal motor court, senior/age restricted, age targeted.





DEVELOPMENT CRITERIA - MIXED USE DISTRICT	
MAXIMUM DENSITY:	16 du/ac
MAXIMUM COVERAGE:	60%
MAXIMUM BUILDING HEIGHT:	3 Stories
MINIMUM FRONT SETBACK:	5 Ft.



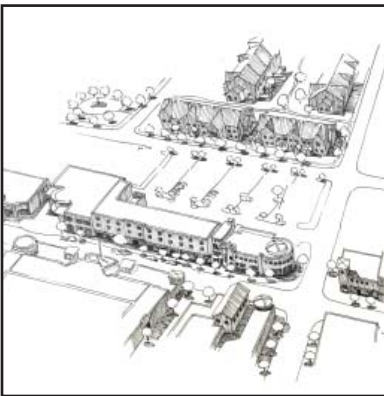
LAND USE - MIXED USE DISTRICT

OBJECTIVE:

Create an active Mixed Use District through the integration of office, retail, and a wide range of high density residential product types. The Mixed Use District encourages office, retail and high density residential uses up to 16 dwelling units per acre. Office, retail and residential uses can be mixed either horizontally or vertically.

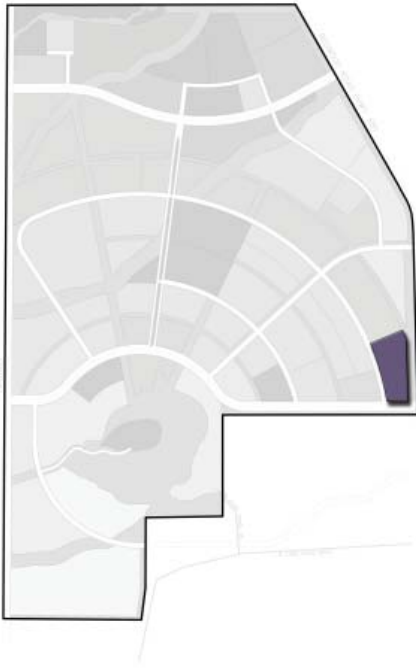
STRATEGIES:

- 1) Buildings in the Mixed Use Neighborhood should not exceed 3 stories.
- 2) Create a hierarchy of public spaces that are oriented toward Utah Lake and views of Timpanogos.
- 3) Building massing should be brought up to the street and parking provided internal to sites.
- 4) Office and retail uses are encouraged to achieve 0.35 floor area ratios.
- 5) Distribution and mix of uses is governed by acreage ratios. Each Mixed Use development parcel should contain both residential and non-residential uses. No less than 40% and no more than 60% of the parcel acreage should be dedicated to residential uses. Conversely no less than 40% and no more than 60% of the parcel acreage should be dedicated to non-residential uses. Shared parking is encouraged between residential and non-residential uses. Office uses should provide 3.3 parking stalls/1000 square feet of building. Parking requirements for residential uses should comply with current standards as defined by Saratoga Springs municipal code.



KEY ELEMENTS:

Professional office, commercial, retail, incubator industrial, light industrial, flex office/office warehouse, public/semi public and recreation/open space uses, lofts, condos, townhomes, row house, live-work, internal motor court, senior/age restricted, assisted living facilities.



LAND USE - MIXED USE NEIGHBORHOOD

DESIGN PROTOTYPE:

The concept plan on the following page is prototypical only and demonstrates one of many potential applications of the design principles for Mixed Use Neighborhoods. This artist rendering is conceptual in nature. The land owner/developer retains the right to modify or disregard any and/or all land use concepts featured in this plan.

This prototypical concept plan demonstrates horizontal integration of office and residential development on a 7.02 acre parcel. The non-residential component covers 3.78 acres (53%), the residential component covers 3.20 acres (47%) of the mixed use parcel.

The non-residential portion features:

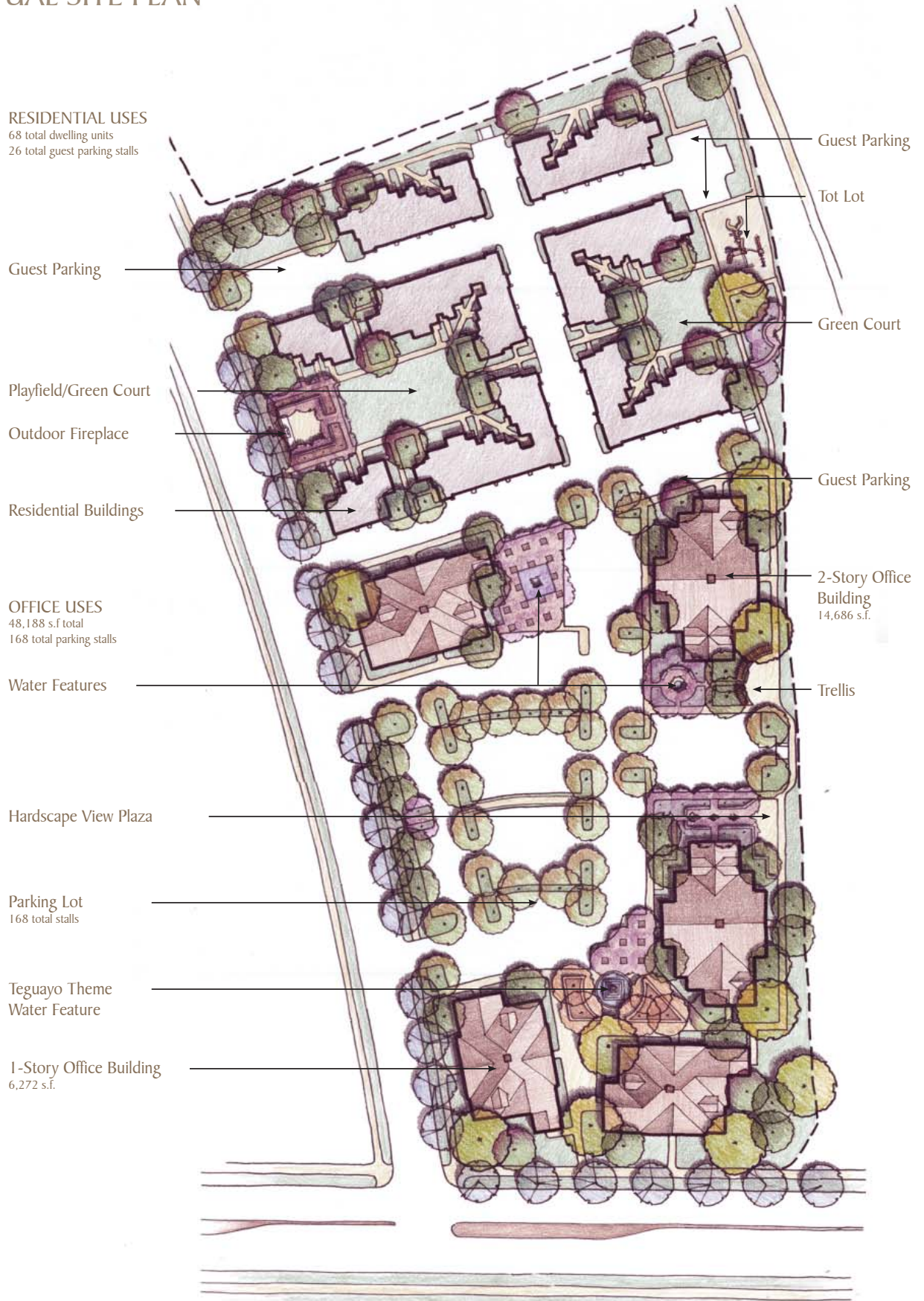
- 48,188 square feet office space (plotted at 0.29 E.A.R.)
- 168 parking stalls (satisfies a 3.5/1000 parking standard)
- 2-story buildings that are located adjacent to Redwood road to maximize views and visibility.
- 1-story buildings that are strategically placed to provide an on-street architectural presence so that internal streets have a walkable character.
- Remnant spaces in the concept plan that are designed as a series of diverse hardscape plazas.
- Plazas are oriented toward building entrances and/or toward view of Utah Lake and programmed for climatic relief and visual interest.

The residential portion features:

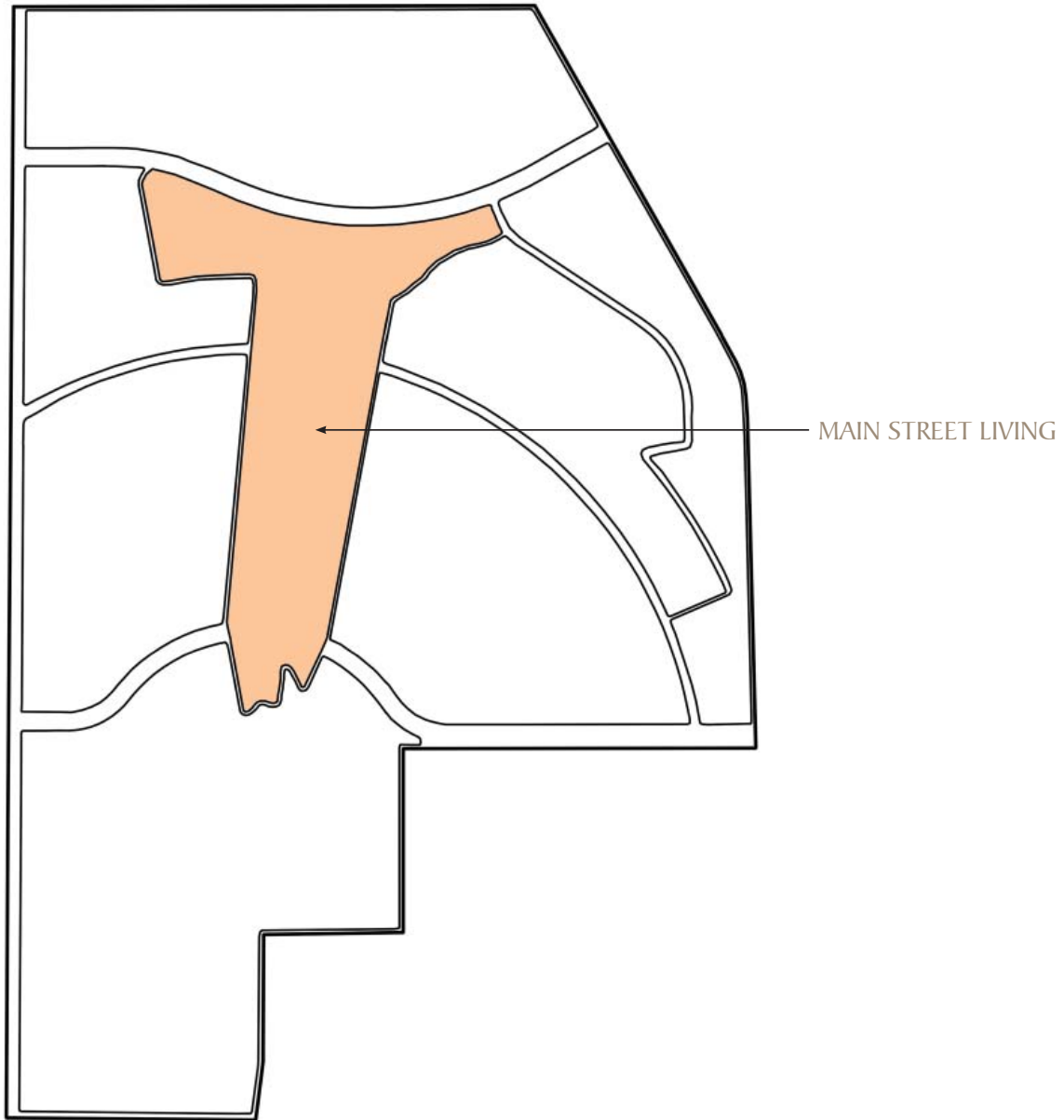
- 68 dwelling units
- 26 guest parking stalls evenly distributed across site (not congregated in one location).
- Residential buildings are oriented toward highly amenitized green courts
- Buildings are arranged to present front doors toward the street and conceal alley ways internally to the site.
- Residential gathering areas such as the outdoor fireplace and plaza are placed near the street to enhance a walkable atmosphere.
- The tot lot is place away from automobile traffic with outstanding views of the Lake.
- High level of pedestrian connectivity to the office area as well as access to the street and community trail system.



CONCEPTUAL SITE PLAN



This concept plan is prototypical only and demonstrates one of many potential applications of the design principles for Mixed Use Neighborhoods. This artist rendering is conceptual in nature. The land owner/developer retains the right to modify or disregard any and/or all land use concepts featured in this plan.



DEVELOPMENT CRITERIA - MAIN STREET LIVING	
MAXIMUM DENSITY:	12 du/ac
MAXIMUM COVERAGE:	50%
MAXIMUM BUILDING HEIGHT:	3 Stories
MINIMUM FRONT SETBACK:	5 Ft.



LAND USE - MAIN STREET LIVING

OBJECTIVE:

Create a pedestrian friendly Main Street Living area through a wide range of medium and high density residential product types that are scaled and oriented toward secondary arterials and primary residential collector streets. Main Street Living encourages attached and detached residential uses up to 12 dwelling units per acre.

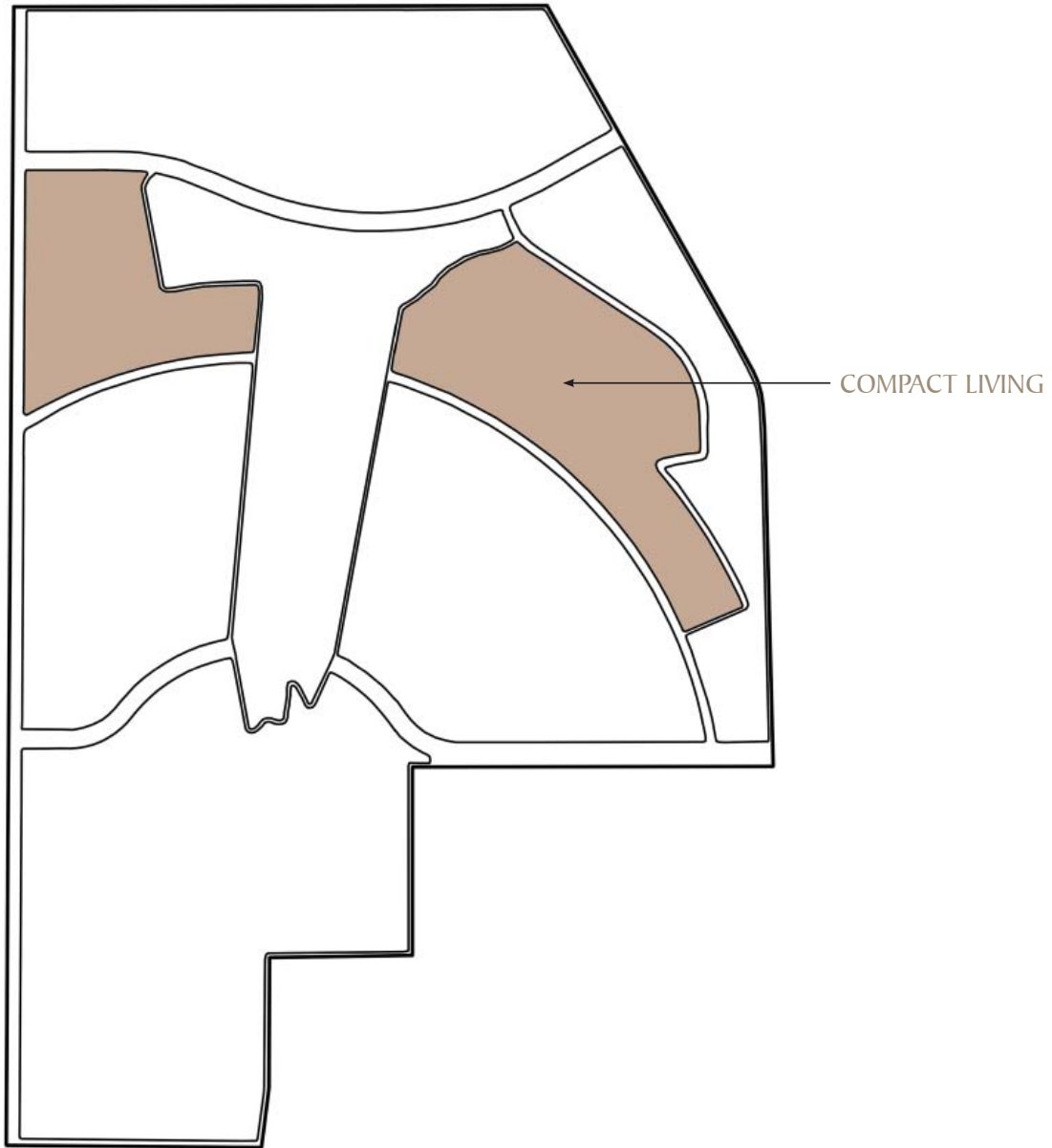
STRATEGIES:

- 1) Residential buildings within the Main Street Living area should not exceed 3 stories and should be oriented toward the street.
- 2) Create a hierarchy of pedestrian spaces that are oriented toward the street.
- 3) Building massing should vary in scale along the street to maximize visual interest.
- 4) Building pads should be raised a minimum of two to three feet above street grade. This allows for larger overall lot area, slight second story views over adjacent homes, and enhanced street character.
- 5) Multifamily buildings serviced by carriage lanes behind and attached and detached alley loaded product are encouraged to maximize front doors facing the street and to eliminate curb-cuts for individual units.
- 6) On-street parking is also encouraged with a landscaped parkway to separate automobiles and pedestrians.



KEY ELEMENTS:

Street trees, 10 foot landscaped parkways, 6 foot sidewalks, no individual unit driveway curb-cuts, on-street parking. Products: lofts, condos, townhomes, row homes, Live-work (home office, retail main level), two and/or three family homes (duplex/triplex), mansion homes, big house, zero-lot line, 2 pack, paseo homes, courtyard homes, auto court townhomes, green courts.



DEVELOPMENT CRITERIA - COMPACT LIVING	
MAXIMUM DENSITY:	12 du/ac
MAXIMUM COVERAGE:	50%
MAXIMUM BUILDING HEIGHT:	3 Stories
MINIMUM FRONT SETBACK:	10 Ft.



LAND USE - COMPACT LIVING

OBJECTIVE:

Among all of the land use categories in Teguayo, Compact Living shall have the most diverse array of residential products types in terms of form, massing, configuration, architectural style, and material. Compact Living encourages attached and detached residential uses between 8 and 12 dwelling units per acre.

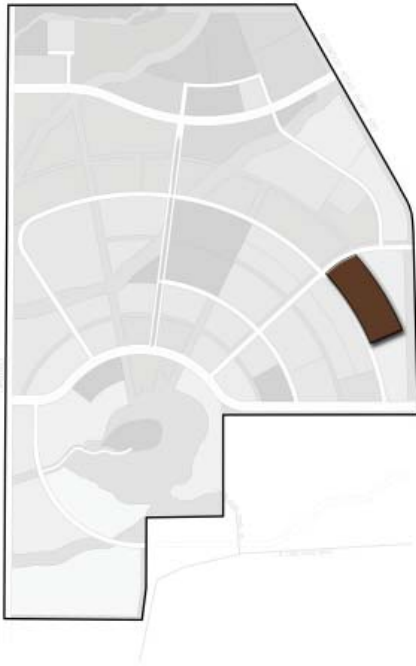
STRATEGIES:

- 1) Create a series of residential enclaves within each Compact Living parcel. Individual enclaves should consist of 20 to 70 dwelling units and should possess a high level of architectural diversity. Distinct enclaves should vary from each other in at least three of the following characteristics: intensity, density, form, height, massing, orientation, configuration, and architectural style, and color scheme.
- 2) Create a hierarchy of pedestrian spaces interconnected by trails and/or sidewalks.
- 3) Residential product type should vary along the streets and trails to maximize visual interest.
- 4) Building pads should be raised a minimum of two to three feet above street grade. This allows for larger overall lot area, slight second story views over adjacent homes, and enhanced street character.
- 5) Residential buildings should not exceed 3 stories and should be oriented to maximize views of Utah Lake where possible.
- 6) Varying roof pitch and building heights are encouraged to maximize visual interest. Higher densities within these areas are offset by, and focused around high-quality lifestyle amenities (i.e. pocket parks, gardens, small community clubhouses/rec. centers, etc...).
- 7) Each Compact Living parcel should have direct access to the pedestrian network.



KEY ELEMENTS:

Products: townhomes, row homes, podium townhomes, two and/or three family homes (duplex/triplex), mansion homes, big house, auto court, 2 pack product, green courts, paseo homes, detached cluster products, prefabricated/manufactured homes, cottage homes (garden & court), small lot single family detached, public/semi public and recreation/open space uses, schools, and churches.



LAND USE - COMPACT LIVING

DESIGN PROTOTYPE:

The concept plan on the following page is prototypical only and demonstrates one of many potential applications of the design principles for Mixed Use Neighborhoods. This artist rendering is conceptual in nature. The land owner/developer retains the right to modify or disregard any and/or all land use concepts featured in this plan.

This prototypical concept plan demonstrates integration of 3 distinct residential product types on a 11.74 acre parcel in order to achieve the parcel density (12 du/ac). Although none of the 3 product types is plotted to achieve 12 dwelling units per acre individually, in combination the varying densities equal the maximum allowable units (141).

This concept plan may be viewed as an extreme demonstration of product mixing; implementing a wide range of densities (6.1 du/ac - 18.3 du/ac) inside a 12 du/ac parcel. However, the intent of Compact Living is to maximize architectural variety, utilizing a wide range of residential products that when viewed as a whole the parcel also includes enough internal open space amenities that quality of life is enhanced.

The residential portion features:

- 141 dwelling units
- 73 guest parking stalls evenly distributed across site (not congregated in one location).
- Residential buildings are oriented to maximize views. 61 units (43%) have unobstructed views of Utah Lake.
- Buildings are arranged to present front doors toward the street and conceal alley ways internally to the site.
- Residential gathering areas located between different product types to provide equal access.
- High level of pedestrian connectivity to the office area as well as access to the street and community trail system.





COURTYARD TOWNHOMES
 (Alley Loaded)
 Sansovino
 Ladera Ranch, CA
 Builder: D.R. Horton

Site Statistics
 Area: 3.56 acres
 Density: 18.3 du/ac
 Total Units: 65
 Guest Parking: 28
 Product Specifications: 1,050 - 1,350 s.f.



AUTOCOURT TOWNHOMES
 Newport Coast, CA
 Builder: Brookfield Homes
 2-story detached courtyard homes

Site Statistics
 Area: 4.92 acres
 Density: 11.4 du/ac
 Total Units: 56
 Guest Parking: 34
 Product Specifications: 1,622 - 2,632 s.f.

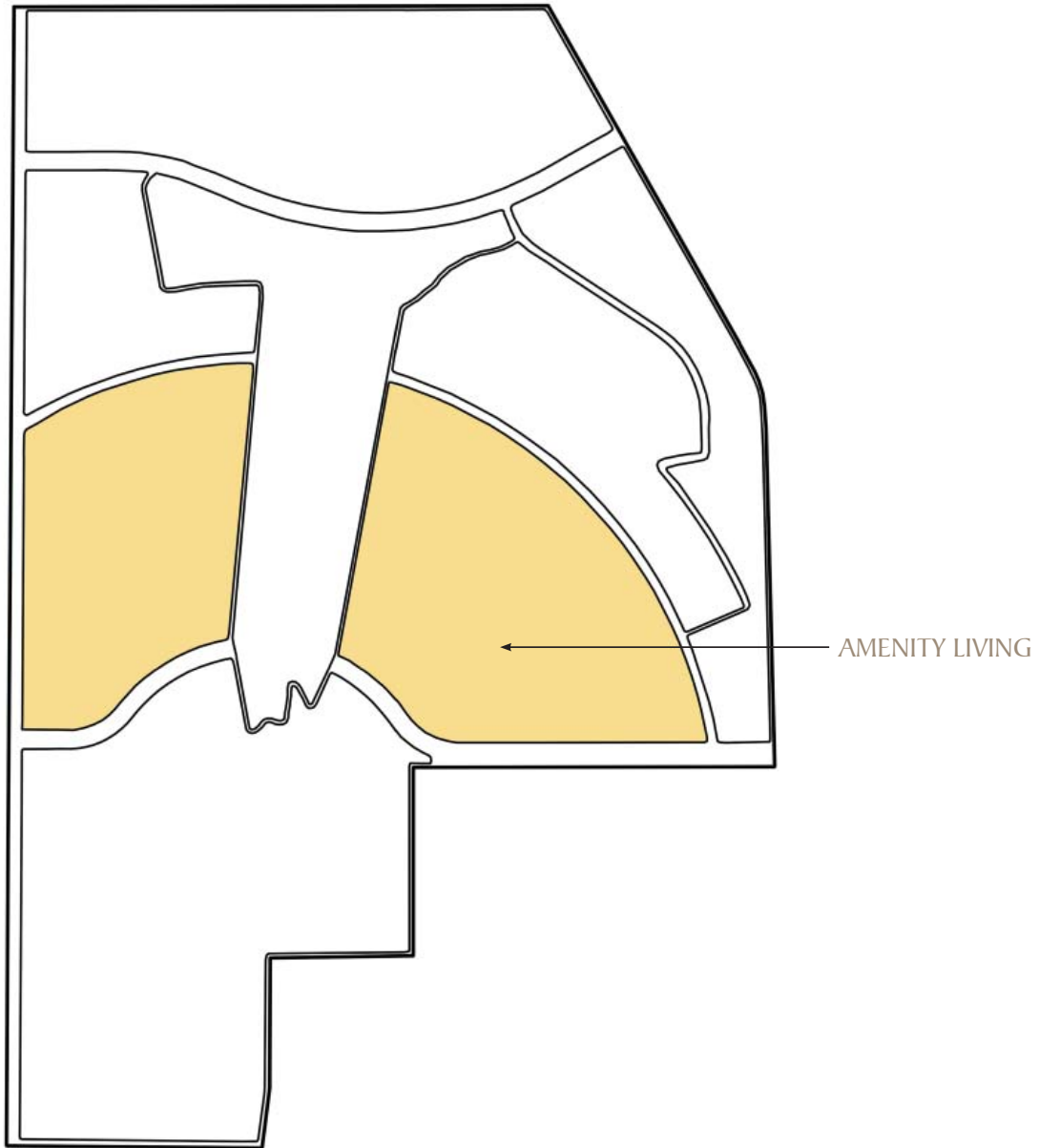


MANSION TOWNHOMES
 (Alley Load)
 Daybreak, UT
 Builder: Holmes Homes
 3 and 4-plex units

Site Statistics
 Area: 3.26 acres
 Density: 6.1 du/ac
 Total Units: 20
 Guest Parking: 11
 Product Specifications:



This concept plan is prototypical only and demonstrates one of many potential applications of the design principles for Mixed Use Neighborhoods. This artist rendering is conceptual in nature. The land owner/developer retains the right to modify or disregard any and/or all land use concepts featured in this plan.



DEVELOPMENT CRITERIA - AMENITY LIVING	
MAXIMUM DENSITY:	8 du/ac
MAXIMUM COVERAGE:	40%
MAXIMUM BUILDING HEIGHT:	2 Stories
MINIMUM FRONT SETBACK:	10 Ft.



LAND USE - AMENITY LIVING

OBJECTIVE:

As the name suggests, Amenity Living residential units possess their own private open space amenity (i.e. small yard, patio, garden, etc...) and/or have convenient access to high-quality community lifestyle amenities. Amenity Living is comprised of residential uses between 4 and 8 dwelling units per acre. Homes in this land use category are predominantly detached. However, attached duplex units or mansion townhomes are not precluded.



STRATEGIES:

1) Create a series of residential enclaves within each Amenity Living parcel. Individual enclaves should consist of 20 to 40 dwelling units and should possess a high level of architectural diversity. Distinct enclaves should vary from each other in at least three of the following characteristics: intensity, density, form, height, massing, orientation, configuration, and architectural style, and color scheme.



2) Create a hierarchy of pedestrian spaces interconnected by trails and/or sidewalks.

3) Residential product type should vary along the streets and trails to maximize visual interest.



4) Building pads should be raised two to three feet above street grade. This allows for larger overall lot area, slight second story views over adjacent homes, and enhanced street character.

5) Single family detached units should implement a variety of garage orientations and front yard setbacks (rear loaded, detached, recessed, front loaded, side entry, and corner entry). No more than two adjacent properties should have the same garage configuration and a minimum of 4 different configurations should be used on each street (alley loaded product exempt)



6) Structures should not exceed 2 stories and should be oriented to maximize views of Utah Lake where possible.

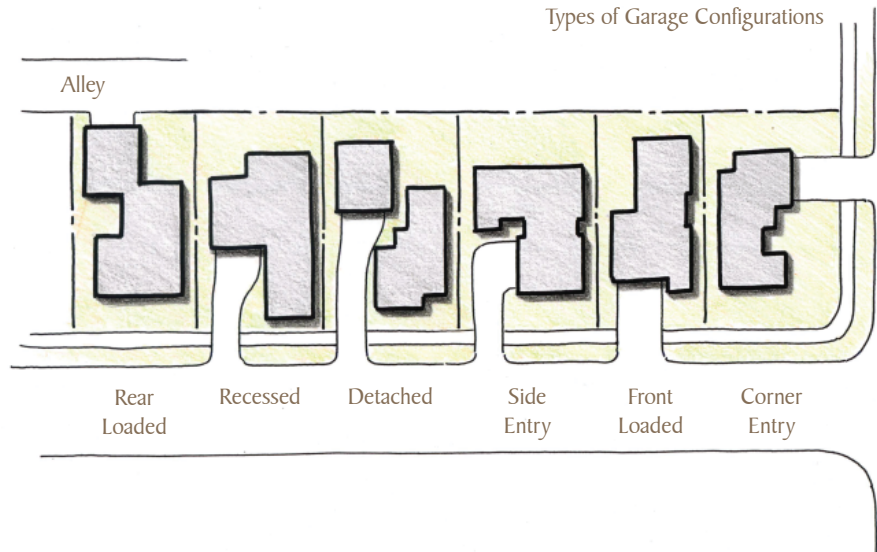
7) Garage placement in this category is critical. Varying the front setbacks and orientation is encouraged to maximize visual interest.

8) Each Amenity Living parcel should have direct access to the community trail network.

KEY ELEMENTS:

PRODUCTS: duplex, triplex, mansion townhomes, big house, detached greencourt homes, prefabricated/maufac-tured homes, paseo homes, cottage homes (garden & court), small lot single family detached, public/semipublic and recreation/open space uses, schools, and churches.

Types of Garage Configurations



SHARED DRIVEWAY

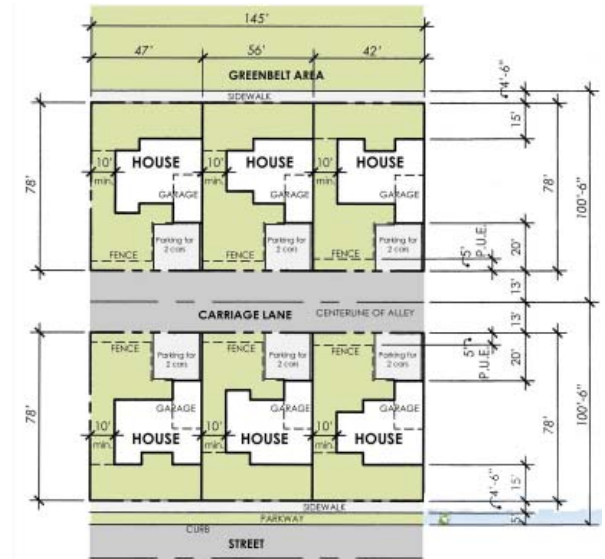
Daybreak, UT
 Builder: Various
 Attached units
 Density: 8 - 10 du/ac

This product is designed to face both streets to the front and a greenway to the rear.

GREENWAY / GREENBELT (Alley Load)

Daybreak, UT
 Builder: Various
 Detached units on 37' x 65' lots
 Density: 8 - 10 du/ac

This product is designed along a common greenway amenity





MANSION TOWNHOMES

(Alley Load)
 Daybreak, UT
 Builder: Holmes Homes
 3 and 4-plex units
 Density: 6 - 8 du/ac

This product is designed to appear as a large single family home but in reality is a multi-family attached 3 or 4 plex building



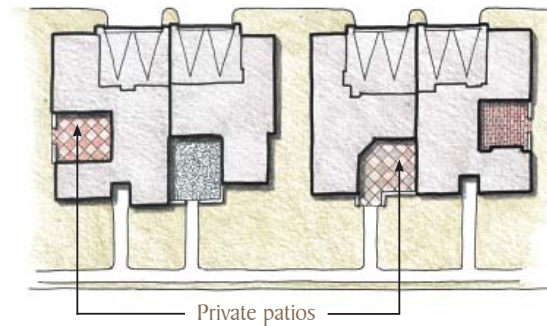
GREENCOURT

(Alley Load)
 Daybreak, UT
 Builder: Various
 Detached units on 42' x 65' lots
 Density: 8 - 10 du/ac

This product is designed around a common greencourt amenity



Alley



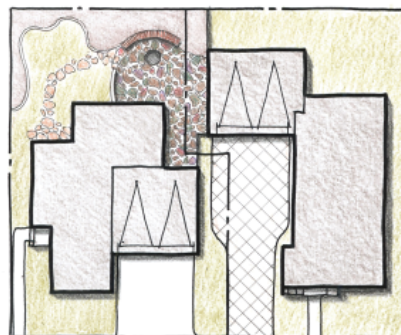
DUPLEX
 (Alley Load)
 Summerplace
 Tustin Ranch, CA
 Builder: n/a
 2-story duplex
 Density: 9 du/ac

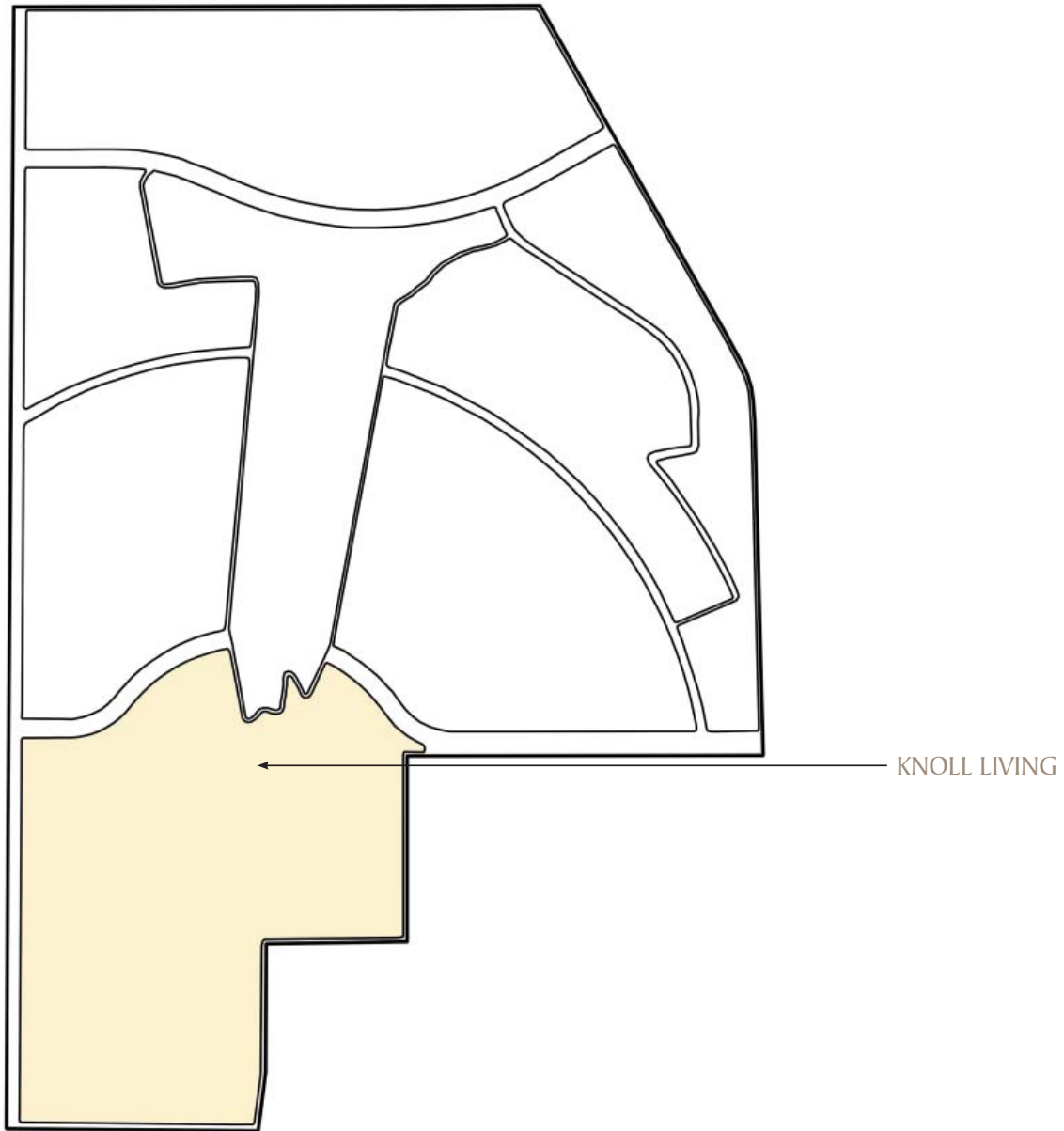
This duplex product includes private patios for each unit

Two-Story Detached Two-Pack

Cypress
 Irvine, CA
 Builder: Catellus
 2-story detached homes on 40' x 72' lots
 Density: 9 du/ac

Z lot product has the appearance of zero lot line units. Garage location creates private areas for adjacent units.





DEVELOPMENT CRITERIA - KNOLL LIVING	
MAXIMUM DENSITY:	4 du/ac
MAXIMUM COVERAGE:	35%
MAXIMUM BUILDING HEIGHT:	2 Stories
MINIMUM FRONT SETBACK:	10 Ft.



LAND USE - KNOLL LIVING

OBJECTIVE:

Knoll living encourages detached residential uses between 2 and 4 dwelling units per acre.

STRATEGIES:



1) Depending upon parcel size Knoll living neighborhoods should accommodate multiple builders or several product types from a single builder. Adjacent units should vary from each other in at least 4 of the following characteristics: floor plan, architectural style, color scheme, exterior building material, roof pitch, height, massing, garage orientation, or fenestration pattern.

2) Building pads should be raised two to three feet above street grade. This allows for larger overall lot area, slight second story views over adjacent homes, and enhanced street character.



3) Single family detached units should implement a variety of garage orientations and setbacks (rear loaded, detached, recessed, front loaded, side entry, and corner entry). No more than two adjacent properties should have the same garage configuration and a minimum of 4 different configurations shall be used on each street (alley loaded product exempt).

4) Driveways for individual units should not take access from primary or secondary arterial streets. However, units adjacent to high volume arterials are encouraged take access from alleys or carriage drives and orient front doors toward major streets. When not feasible rear yards adjacent to primary and secondary arterials should be screened by an additional 10 foot landscape buffer between the property line and right of way.



5) Cul-de-sacs should be designed to maximize walkability. A portion of the terminal end of the cul-de-sac should provide pedestrian access to the trails and open space network, or a sidewalk outlet to an adjacent street.

6) Structures should not exceed 3 stories and should be oriented to maximize views of Utah Lake where possible.

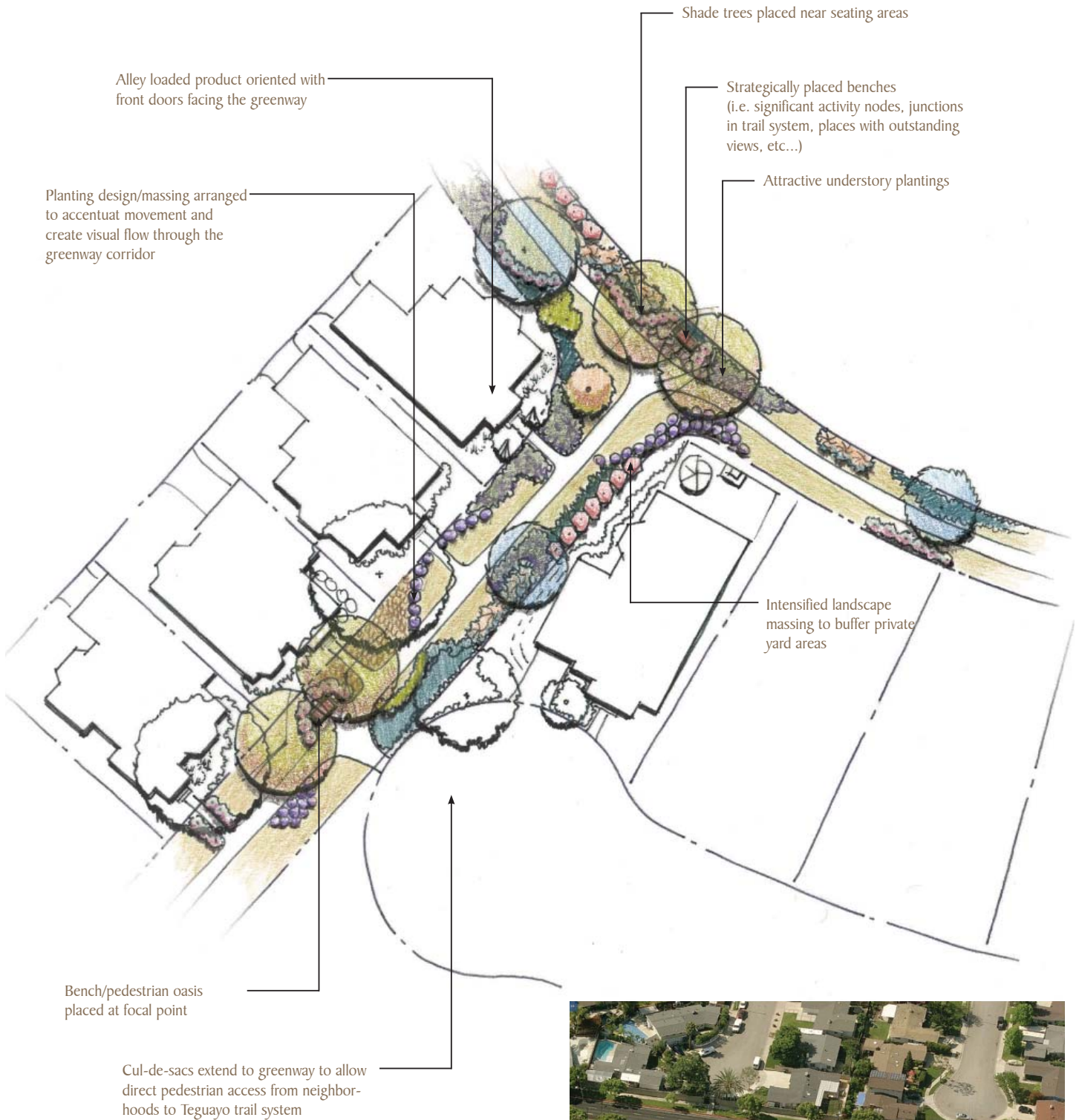
7) Generous porches are encouraged.

8) Garage placement in this category is critical. Varying the front setbacks and orientation of the garage is encouraged to maximize visual interest.

KEY ELEMENTS:

PRODUCTS: Cottage homes, larger single family detached, 70x 110, 80 x 100, 120 x 125, 100 x 150, executive living, estate homes.

CONCEPTUAL GREENWAY PLAN



This concept plan is prototypical only and demonstrates one of many potential applications of the design principles for greenways and cul-de-sacs. This artist rendering is conceptual in nature. The land owner/developer retains the right to modify or disregard any and/or all land use concepts featured in this plan.

OPEN SPACE OBJECTIVES



OPEN SPACE - RECREATION NETWORK

OBJECTIVE:

The extensive trails, open space and recreation network affords residents of Teguayo a high quality of life and promotes a healthy lifestyle. Pedestrian access to employment, education, worship, and recreation is critical as an alternative to the car, reducing congestion/greenhouse gases and fostering community.



STRATEGIES:

- 1) A minimum of 30% of the project area preserves as open space.
- 2) Arrange program elements in a way that maximizes their use and ensures long-term sustainability.
- 3) Human systems and natural systems must co-exist. Plant material shall be predominantly drought tolerant. Kentucky bluegrass and other irrigation dependent species shall be reserved for play fields, seating areas, or select venues where said species are deemed necessary to facilitate a desirable activity.
- 4) Use drainage corridors as open space and linkages.
- 5) Open space and recreation amenities should be provided in a manner that coincides with the needs of the residents and businesses, to maximize the market potential of the development, and be phased to coincide with the ability of the developer to finance their fair share of the features. Larger amenities are not required to be fully completed at one time and instead may also be phased (e.g. build an entire regional park in 2-4 phases). The Community Amenity Guidelines provide general direction as to the type of amenities; however, precise amenities, phasing, and level of fair share responsibility will be determined in conjunction with each Village Plan. The overriding requirement is that the fair share of each amenity be fully completed or funded prior to final completion of the Village Plan.



COMMUNITY AMENITY GUIDELINES

Community Wide Amenities required with development:

Improvements and/or fair share of funding for open space corridors, community pathways, Central Park, Entry Park, Extreme Sports Park, Tranquility Park, Active Park, Trail Head Park, Passive Park, and Linear Park

Improvements and/or fair share of funding for one (1) qualifying large amenity per 200 units:

Large qualifying amenities include*:

community clubhouse (5000 s.f.)	racquetball
swimming pool	fitness facility
skate park	18 hole putting course
tennis court	indoor volleyball/basketball
soccer pitch	amphitheater
disc golf course	baseball field
softball field	

Improvements and/or fair share of funding for one (1) qualifying amenity per 100 units:

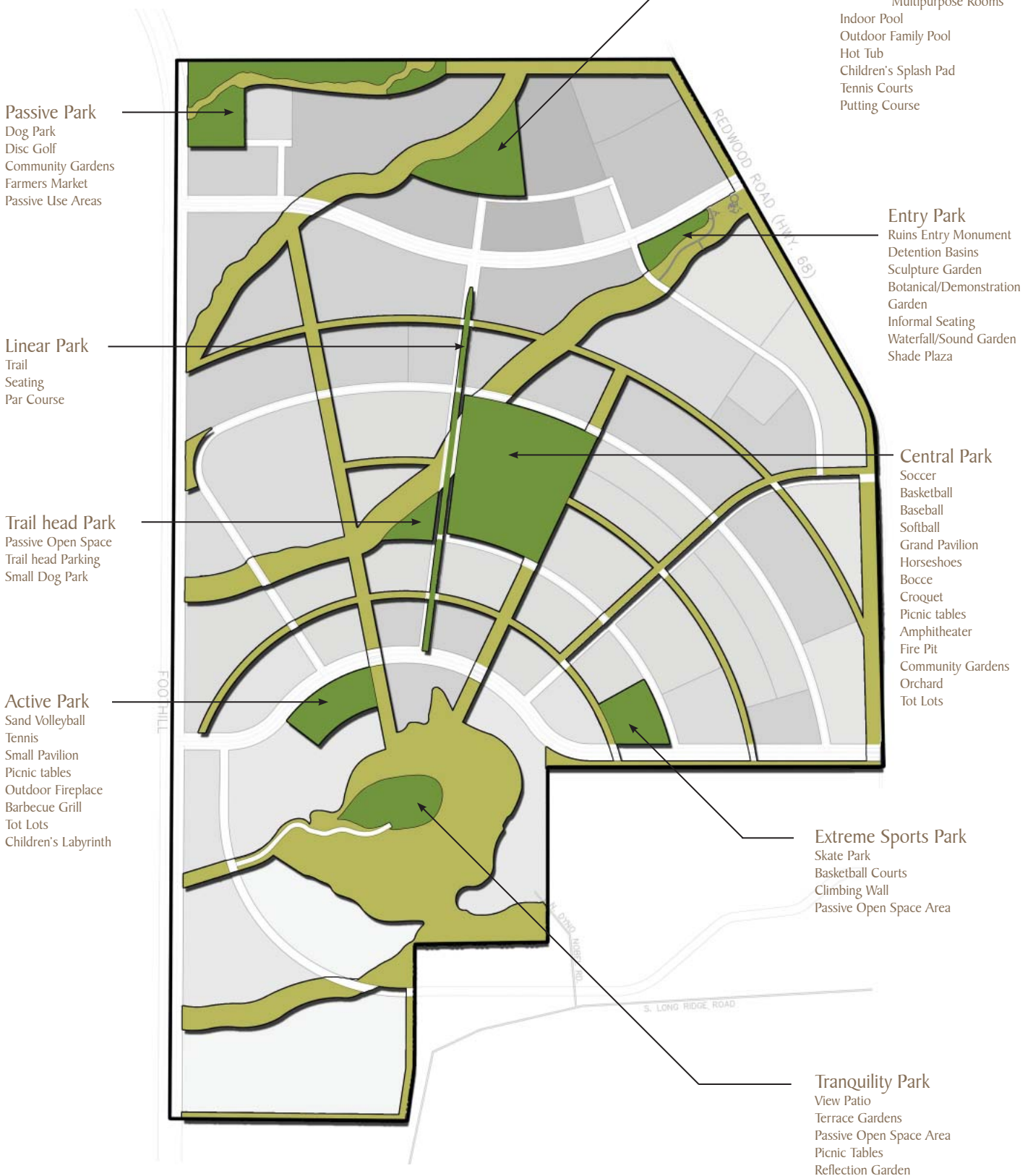
Qualifying amenities include*:

par course	community garden	picnic pavillion
picnic pavillion	sculpture garden	gazebo
hardscape plaza	basketball court	splash pool
horseshoe pit	croquet Lawn	shuffle board
tot Lot	playground	climbing wall
outdoor fireplace	fire pit	interactive water
sand volleyball	dog park	community orchard
pocket park	5 park benches	3 picnic tables

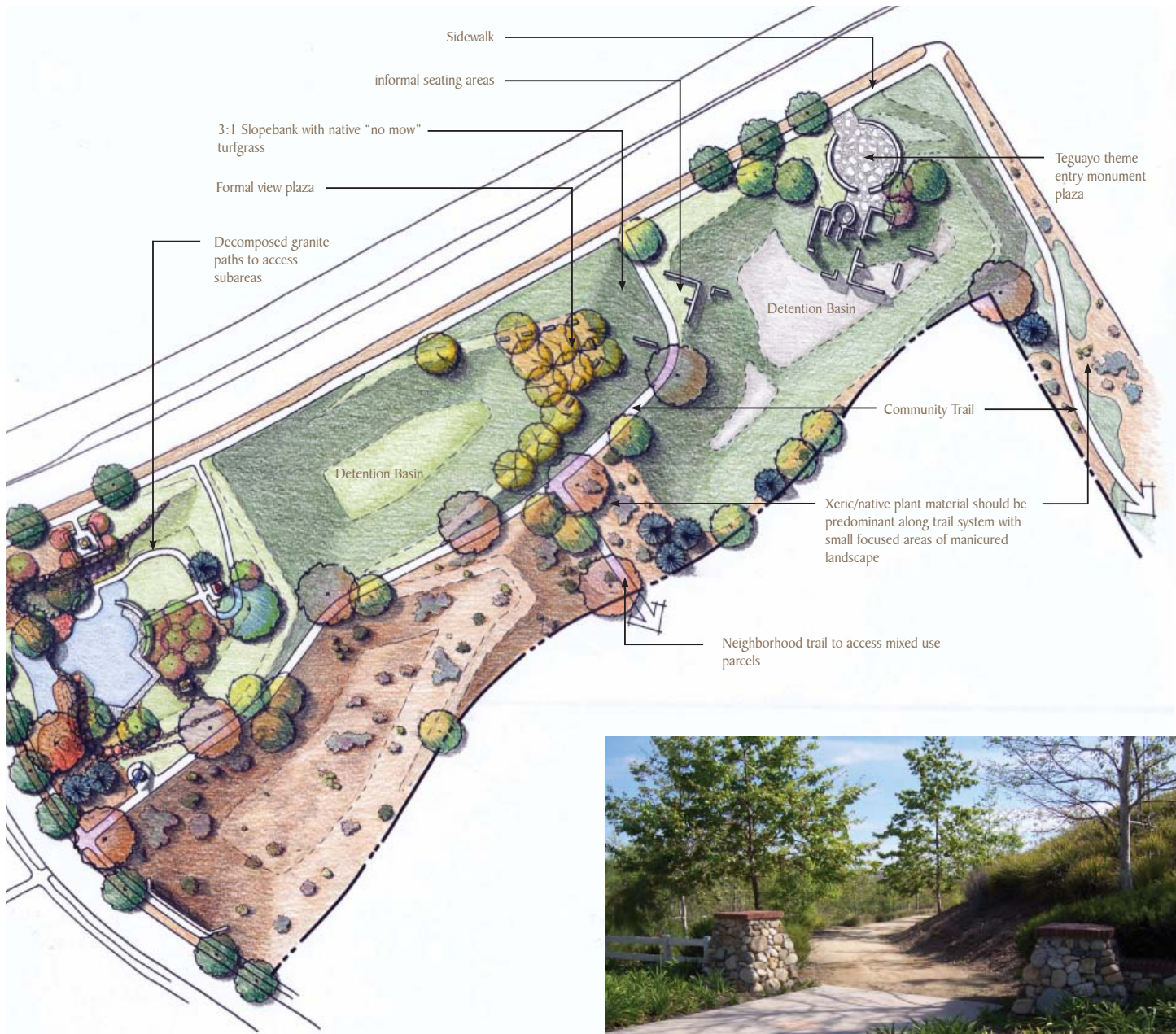
* List of qualifying amenities is not final. Exact amenities will be determined in conjunction with the Village Plan.

CONCEPTUAL OPEN SPACE SYSTEM

This concept diagram is prototypical only and is included to demonstrate a variety of potential applications of the design objectives for the Open Space and Recreation Network. The land owner/developer retains the right to modify or disregard any and/or all concepts and program elements featured in this diagram.



CONCEPTUAL PEDESTRIAN HIERARCHY



This concept sketch is prototypical only and demonstrates one of many potential applications of the design principles for sidewalks, paths and trails. This artist rendering is conceptual in nature. The land owner/developer retains the right to modify or disregard any and/or all concepts featured in this plan.





OPEN SPACE - PARKS AND TRAILS

OBJECTIVE:

Provide parks with a wide range of passive and active recreational amenities. Parks should be scaled to reflect the population of Teguayo and the intensity of recreational amenities should correspond to the residential densities that they serve.

STRATEGIES:

- 1) Ball fields must be oriented correctly and should be nestled into the slope to provide natural seating for spectators.
- 2) Parking should be conveniently located near group gathering areas.
- 3) Pedestrian trails must be abundant and ADA accessible to provide adequate access to all park areas.
- 4) Open space should serve multiple functions



KEY ELEMENTS: Central community park, neighborhood parks, pocket parks, linear parks, tot lots and playgrounds, community trails, neighborhood trails, drainage paths, and sidewalks.

CONCEPTUAL CENTRAL PARK PLAN





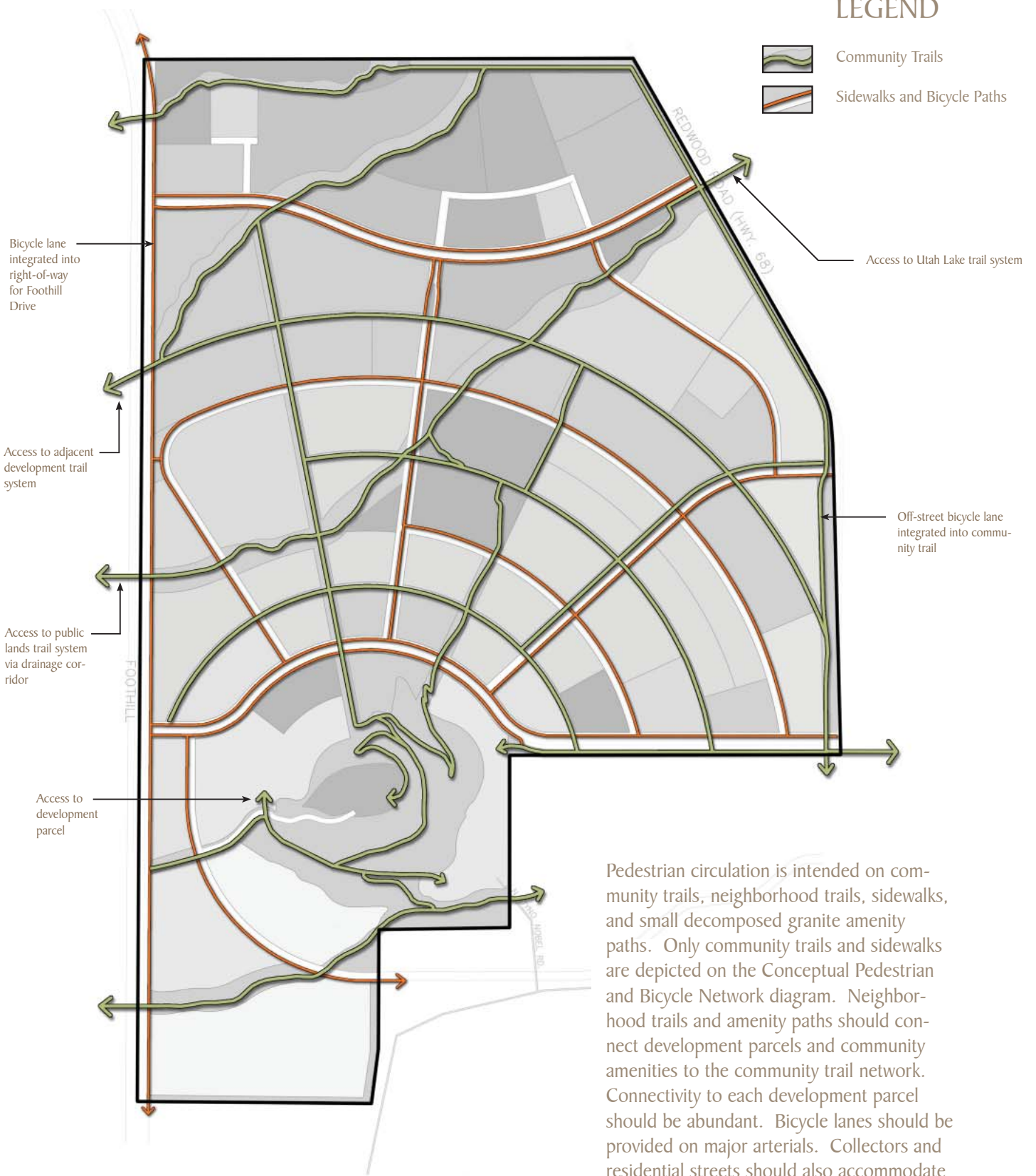
This central park plan is conceptual only and is intended to demonstrate a potential application of the design objectives. The land owner/developer retains the right to modify or disregard any and/or all concepts and program elements featured in this plan.



CONCEPTUAL PEDESTRIAN AND BICYCLE NETWORK

LEGEND

-  Community Trails
-  Sidewalks and Bicycle Paths



Pedestrian circulation is intended on community trails, neighborhood trails, sidewalks, and small decomposed granite amenity paths. Only community trails and sidewalks are depicted on the Conceptual Pedestrian and Bicycle Network diagram. Neighborhood trails and amenity paths should connect development parcels and community amenities to the community trail network. Connectivity to each development parcel should be abundant. Bicycle lanes should be provided on major arterials. Collectors and residential streets should also accommodate bicycle traffic.

This pedestrian and bicycle network diagram is conceptual only and is intended to demonstrate a potential application of the design objectives. The land owner/developer retains the right to modify or disregard any and/or all concepts and program elements featured in this plan.





URBAN DESIGN - PUBLIC SPACES

OBJECTIVE:

Create an array of vibrant public spaces to satisfy the social needs of Teguayo residents. In addition to building footprints and automobile parking and circulation, commercial site plans should include a series of public spaces of various sizes that are linked together by an extensive network of pathways, trails, and sidewalks. Site plans should maximize opportunities for visitors to have a positive outdoor experience.

STRATEGIES:

- 1) When site planning non-residential areas, designers should employ a comprehensive approach that incorporates "surplus areas", or "leftover places" into the usable placemaking fabric.
- 2) Public spaces should be rich in visual, auditory, and olfactory sensory stimulation.
- 3) Public spaces should create comfortable microclimates for year-round use.



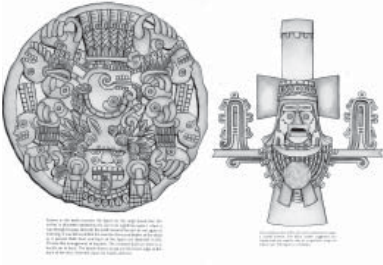
KEY ELEMENTS: Hardscape plazas, informal and formal seating, water features, shade structures, shade trees, colorful understory plants, landscape lighting, etc...



URBAN DESIGN - COMMUNITY THEME

OBJECTIVE:

Establish a strong community theme that is distinctive, easily identifiable and memorable. The theme must elicit a sense of cohesion and have the ability to unify a diverse collection of residential product types and non-residential land uses. Application of the theme must at a minimum influence landscape monumentation, architecture of community facilities, community signage, and community lighting,



STRATEGIES:

- 1) For the name of the community use a word that is not commonly used, but which has strong historical significance.
- 2) Adopt a theme that is rich in visual character.

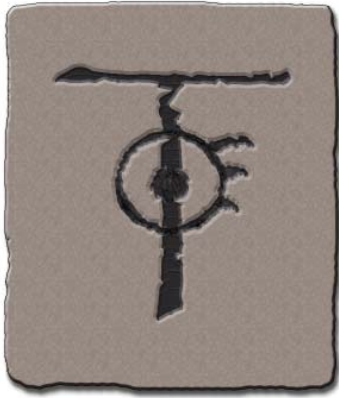


ORIGIN OF THE NAME TEGUAYO

A prominent native tradition claims “the existence of a large lake at the foot of a small mountain, around which lived an advanced people more myriad than the stones.” These legends, of a rich and civilized people living near a large lake, have spanned many centuries: stretching from the Aztec myth of Lake Copala through to early New World traditions. As part of this persistent myth, Coronado would hear from the Pueblo Indians in 1540 of Lake Tegwayo. In 1640, Don Juan de Oñate, the colonizer of New Mexico also heard these legends which were previously chronicled by Father Jeronimo de Zarate Saleron in 1626. Saleron recorded the Amavaca Indian tales of a “Great Lake...with great pueblos by its shores inhabited by peoples who adorned themselves with golden jewelry.”

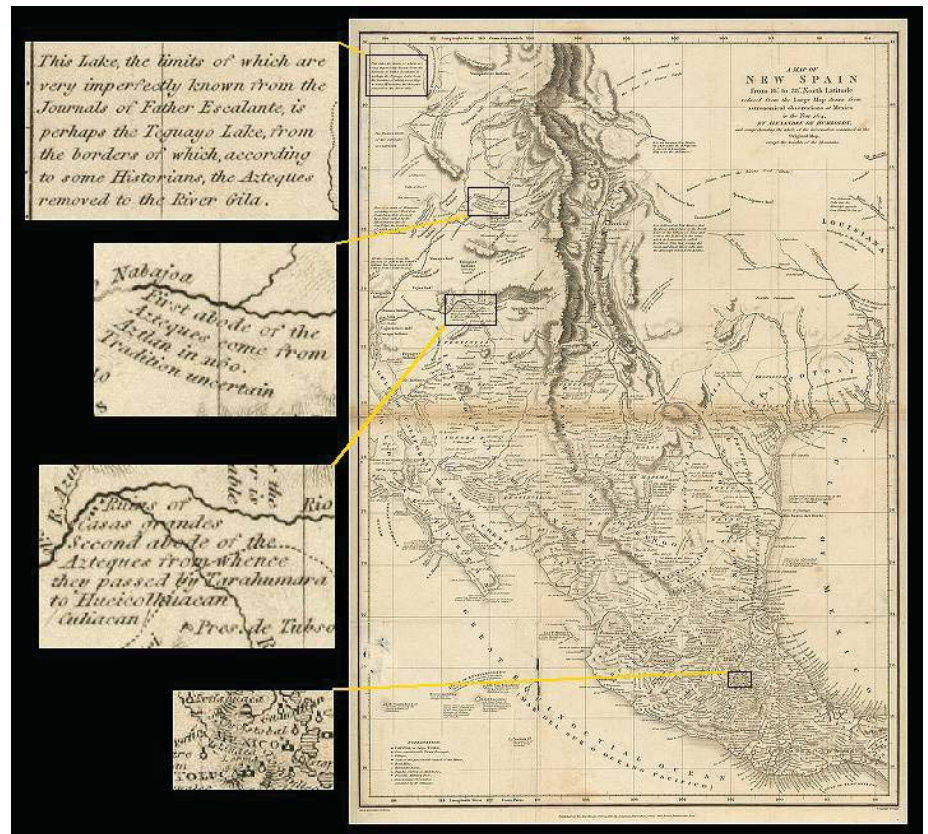
For centuries, explorers and scholars have speculated on the reality of legendary Lake Tegwayo. Utah has two natural “Great Lakes”, The Great Salt Lake and Utah Lake. “While there have never been great colonies of inhabitants around the Great Salt Lake- Salt Lake valley had for centuries been a ‘no-man’s land’ between the Shoshone and Ute Indian territories - Dominguez and Escalante did discover a large population of Indians living in Utah Valley in several large villages surrounding a lake at the foot of the ‘small’ Y-mountain. While not ‘rich’ in gold and silver, by comparison to the nomadic and often impoverished Ute and Paiutes of central Utah, these Timpanogos Utes lived in an area rich in game, food grasses, fish and water fowl.” [1]

[1] Early Explorers: ‘Lake Legend, Quest for Silver Brought 1st White Man to Area 231 Years Ago, Deseret News, Sunday, October 20, 1996



THE BRAND

The name Teguayo is fairly obscure, most people in Utah have never heard it. Using the name Teguayo is an opportunity to draw upon the positive historical associations with native cultures and create a brand that is unique, memorable, and easy to recognize. The logo can (shown to the left) should have wide application throughout the project. Community logos can be stamped in concrete sidewalks near intersections, used in signage, etc... Architectural style derived from the visually rich Aztec culture should be reflected in all community facilities and monuments. A predominance of xeric plant material is also an appropriate reflection of theme. Extensive use of Kentucky Bluegrass in drainage areas or along the community trail system is strongly discouraged.

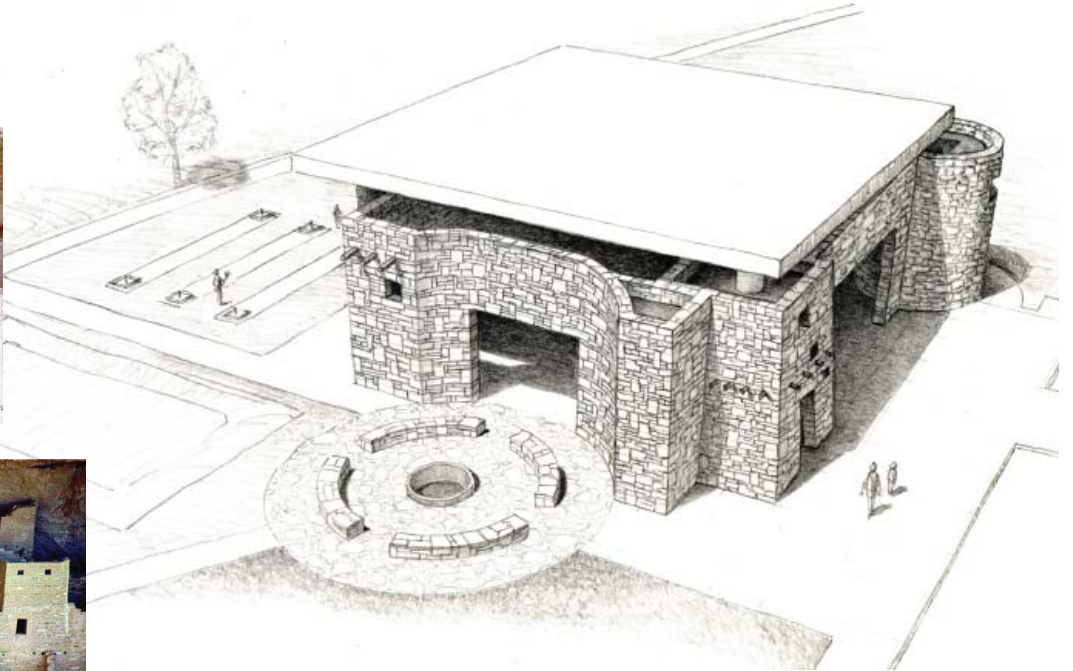


1804 HUMBOLDT MAP

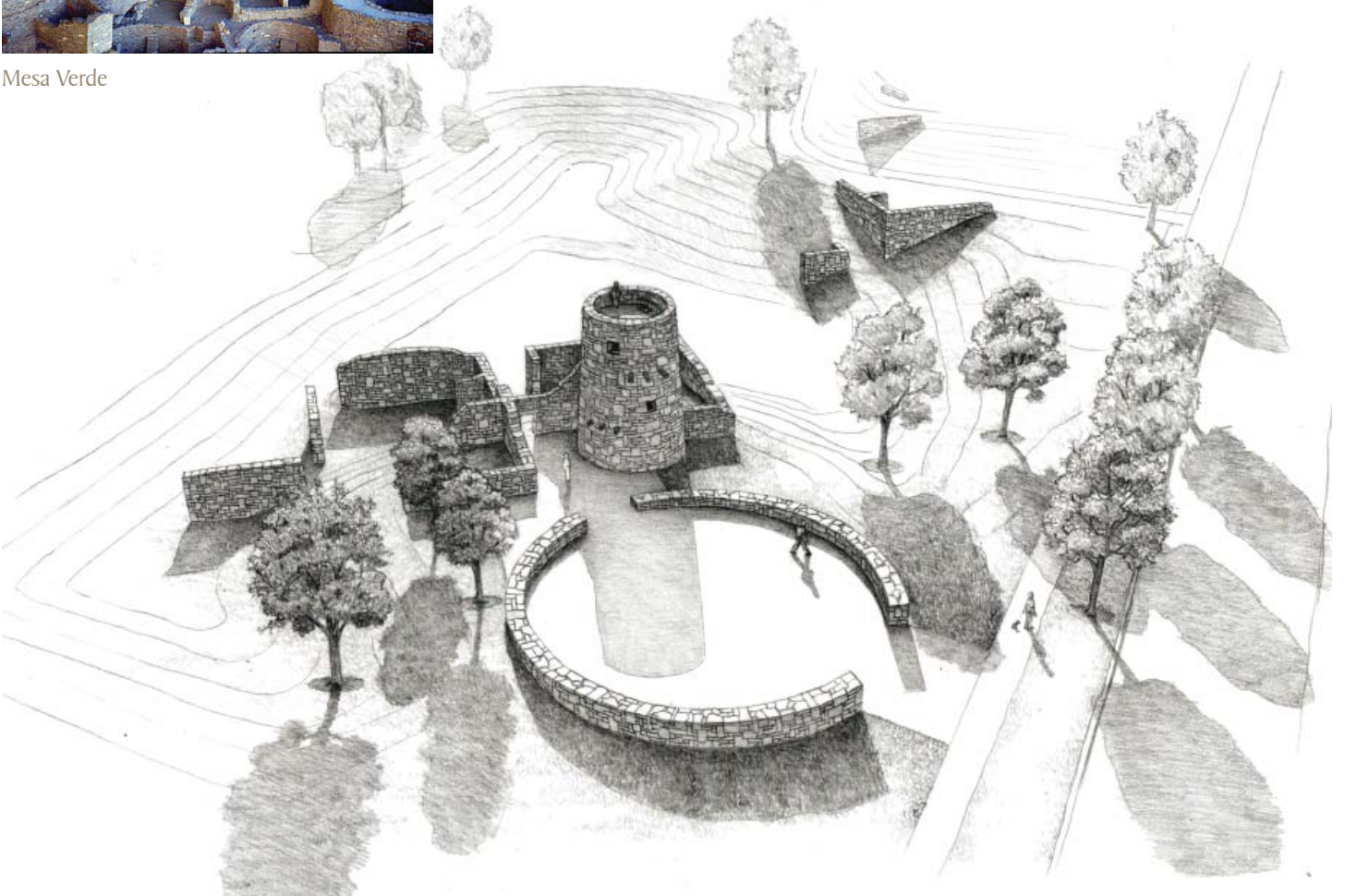
Humboldt depicts the location of Lake Teguayo west of the Colorado River in the general vicinity of Utah Lake.



Mesa Verde



Grand Pavillion in Central Park



Entry Plaza



URBAN DESIGN - ARCHITECTURE

OBJECTIVE:

The architectural style for Teguayo is not predetermined by this Community Plan and a single style is not envisioned for the entire project. Instead, a range of complementary architectural styles may be used to create diversity and interest. Detailed architectural menus, required in the Village Plan, will provide a suggested range of complementary styles that are appropriate for the vision and types of uses and buildings proposed. Other styles may be used as long as they are compatible in terms of form, scale, and materials and are appropriate for the building type and use. The menu will describe the typical elements that characterize the features of each architectural style and is intended to guide the review of projects. Each menu is not an exhaustive list of required features and some variations may be used as long as the integrity of the chosen style is maintained.



This section of the Community Plan establishes in general terms design criteria that is mainly focused on residential architecture but can also be applied to nonresidential structures within the project.



Each building should be its own composition, using the utilitarian aesthetic of the American vernacular. Each structure should be a complete entity "in the round", with visual interest evenly - front, sides and rear.



Architecture should not be ornamented for the sake of ornament, but for a reason. Each element should have a purpose; hence, they should be articulated by using porches and colonnades for weather protection, dormers as roof accents/day lighting, cupolas as vents or sky lighting, etc... Attention to detail is of utmost importance and should be governed by the rule: its not how much is used, but how it is used.

Color and texture should be used in a manner that reflects a pleasing balance of composition. Architecture should incorporate a diversity of color, not only within individual structures, but also within the context of the broader streetscape composition.



DESIGN CRITERIA (Applies to all styles)

STYLE AUTHENTICITY

Purity of architectural style is important. The fusion of multiple styles on single buildings is strongly discouraged. Ornamentation should clearly reflect the associated architectural style.



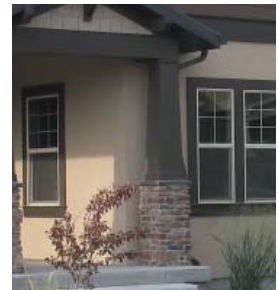
FENESTRATION

Window size, shape, and orientation is the most significant contributor to architectural style. All fenestrations on residential building should be vertically dominant (taller than wide), with the exception of the garage door aperture.



MATERIAL

Building material should be consistent with and reinforce architectural style. Quality materials should be used to convey a sense of permanence. Materials should be consistent on all four sides of each structure.



FORM

Architectural styles should use shapes and forms that are arranged purposefully, in massing and composition. Massing should exhibit balance, by either symmetric and asymmetric means.



ENTRY

Main entrances should be visually prominent. Residential units should highlight the entrance with a generous porch (if congruent with the architectural style). All structures should incorporate adequate lighting and some form of overhead structure.



URBAN DESIGN - SIGNAGE

OBJECTIVE:

The signage guidelines are intended to assist property owners and project designers in understanding the goals of Teguayo for maintaining high quality development that is sensitive to the community's unique character. Signage and lighting must be approved by the Design Review Committee (DRC) in conjunction with the Village Plan application process. These guidelines contained in the Community Plan are general in nature and may be interpreted with some flexibility in their application to specific projects with the intent to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of individual project designers. The guidelines encourage Signs that:

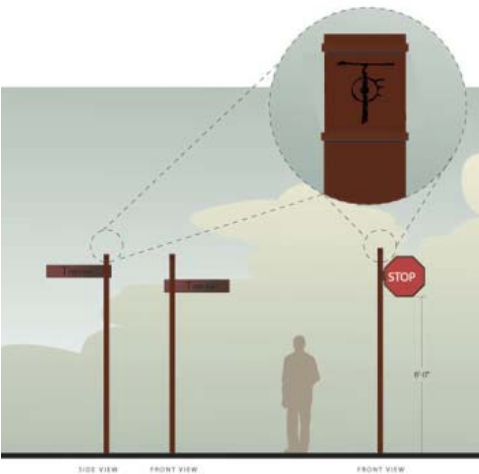
- 1) Be consistent with the overall theme for Teguayo
- 2) Provide clear identification for businesses and other activities
- 3) Are compatible in scale, proportion, and massing with surrounding structures and streetscapes
- 4) Incorporate high-quality design and materials that will not fade, delaminate, distort, and/or deteriorate in severe climates

APPLICATION OF COMMUNITY THEME

- 1) The community theme should be represented by a logo that should have wide-spread application throughout the community,
- 2) The community logo should be represented directly in the signage for all community amenities.
- 3) Other applications include: light poles, traffic signs poles, directional sign poles, decorative stamped concrete aprons at intersections, concrete banding in road surfaces, etc...

COLOR

- 1) Color is one of the most important aspects of visual communication. It can be used to catch the eye, or to communicate ideas or feelings. Too many colors used simultaneously can confuse and negate the message of a sign. The number of colors will be limited to two or three on any one sign. Small accents of several colors can make a sign unique and attractive, but the competition of large areas of many different colors decreases readability.





2) Contrast is an important influence on the legibility of signs. Light letters on a dark background or dark letters on a light background are most legible.

3) Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs must be avoided. Bright day-glo (fluorescent) colors or brilliant luminescent colors must be avoided as they are distracting and do not usually blend well with colors on structures or other background colors.

4) Sign colors must complement the colors used on the structures and the project as a whole.



MATERIALS

1) Sign materials must be compatible with the design theme and use of materials on the building where the sign is to be placed.

2) The selected materials must contribute to the legibility of the sign.

3) Except for individually mounted channel letters, internally illuminated plastic faced cabinet signs are strongly discouraged.

4) Neon tubes are a popular sign material and can contribute to the night time ambiance of an area. However, care must be taken when using neon, because of its brightness and attention attracting properties.



5) Generally, the signs of Teguayo must be constructed of natural materials, or materials that imitate or appear like natural materials to reflect the character of the environment. Natural materials include redwood, cedar, or other kinds of wood that resist the elements well. Materials that may imitate or appear like natural materials include foamboard, pressboard, and fiberglass

6) Signs must be constructed of weather resistant materials.



URBAN DESIGN - LIGHTING

OBJECTIVE:

It is the intent of these standards to balance the goals of the Teguayo design guidelines to maintain a small village atmosphere with the need to provide for the safe movement of vehicles and people in all districts. To meet this intent, recommended lighting levels are to be defined at minimum levels to protect the public safety and at the same time enhance the appeal of buildings and landscaping and to protect the desired atmosphere of the community.

ON-SITE LIGHTING

- 1) Exterior lighting will be designed to be compatible with the architectural and landscape design of the project.
- 2) An appropriate hierarchy of lighting fixtures/structures and intensity must be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).
- 3) The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures will be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians. If neon tubing is used to illuminate portions of a building it must be concealed from view through the use of parapets, cornices or ledges. Small portions of exposed neon tubing may be used to add a special effect to a building's architecture but this must be well thought out and integrated into the overall design of the project.
- 4) To achieve the desired lighting level for parking and pedestrian areas, the use of more short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.



PEDESTRIAN WALKWAY LIGHTING

To insure the safe movement of pedestrians within a commercial, industrial or public project excluding public facilities where the site is closed during non-daylight hours.

- 1) Illuminance. Light will be directed in such a manner that any changes in elevation of the walkway (i.e. steps or curbs) will be illuminated such that said features are clearly discernible (without shadow).





2) Fixture Type. Pedestrian walkway lighting fixtures can be a combination of free-standing pole, bollard, in-place step or building mounted fixtures. For building mounted fixtures, the Design Review Committee will require that the proposed fixture type will be in scale with the building elevation on which it is to be installed.

3) Fixture Heights. Light Fixtures will not exceed the following height provisions:
(a) Free-standing pole - Not greater than fourteen (14') feet as measured from finish grade to the bottom of the light fixture.

(b) Building-mounted - will be located below the roof eave or fourteen (14') feet whichever is less.

(c) Bollard- Said fixture type will not exceed a height of forty-two (42") inches as measured from finish grade to the top of the fixture.

ARCHITECTURAL AND LANDSCAPE LIGHTING



The use of architectural or landscape lighting to of the parking lot lights (these lights will be equipped with a photo-cell for dusk to dawn illumination), and required lights over all building entries. Exterior lighting including parking lots will be reduced in intensity after 10:00 p.m., or one-half hour after close of business, whichever is later.

Exterior lighting installations must be in character with the architecture or its surroundings. Exterior lighting in particular must utilize fixtures that provide superior glare control according to IES (full cutoff type optics). Avoid specifying incandescent lighting, especially in hard-to-reach locations. For energy conservation, extended architectural lighting will be avoided.



LANDSCAPE CONCEPT PLAN

This concept diagram is prototypical only and is included to demonstrate a variety of potential applications of the design objectives for the Landscape Concept Plan. The land owner/developer retains the right to modify or disregard any and/or all concepts and program elements featured in this diagram.

Irrigated Passive Park Landscape

Turf and other irrigated plant material used on playfields and group gathering areas, seating areas, etc... Perimeter and informal use areas should contain xeric material

Irrigated Landscape Linear Park

Highest concentration of plant material in Teguayo to create a rich sensory environment.

Non-irrigated Pedestrian Corridors

Predominantly xeric plant material with focused areas of irrigated species to complement pedestrian amenities

Irrigated Landscape

Active play areas contain turf and other irrigated material. Perimeter areas and large planter beds should contain xeric plant material

Non-irrigated Drainage Corridors

Preserve natural condition with reintroduction of native plant species (irrigated through establishment). Use predominantly xeric plant material along trails with focused areas of irrigated species to complement pedestrian amenities.

Redwood Road Landscape Buffer

Predominantly non-irrigated/xeric plant material with strategically placed nodes of irrigated material to complement pedestrian amenities

Irrigated Park Landscape

Active play areas contain turf and other irrigated material. Slope banks should contain drought tolerant no-mow turfgrass or other low growing xeric groundcover. Perimeter areas and large planter beds should contain xeric plant material

Non-irrigated Pedestrian Greenways

Predominantly xeric plant material with focused areas of irrigated species to complement pedestrian amenities. Slope banks should contain drought tolerant no-mow turfgrass or other low growing xeric groundcover.

Non-irrigated Steep Slopes

Preserve natural condition with reintroduction of native plant species (irrigated through establishment). Use predominantly xeric plant material along trails with focused areas of irrigated species to complement pedestrian amenities.





LANDSCAPE - PHILOSOPHY

OBJECTIVE:

Celebrate the Great Basin high desert natural ecosystem by incorporating native drought tolerant plant material and minimizing water-dependent plant species in all public areas.



STRATEGIES:

1) Human and natural systems must co-exist. Plant material shall be predominantly drought tolerant. The widespread application of Kentucky bluegrass and other irrigation dependent species is prohibited and shall be reserved for play fields, seating areas, or select venues where said species are deemed necessary to facilitate a desirable activity.



2) Planting designs should incorporate climatic relief, seasonal color and fragrance for year-round appeal.

3) Xeric landscapes should contain no more than 50% and no less than 5% living material. Broad application of ornamental rock or cobble mulch should be used in conjunction with a weed barrier or enough material depth to prevent growth exotic plant species.

4) A master control system should be used to regulate water consumption. Several irrigation companies have developed products that regulate when water is delivered to plants based upon actual on-site climatic conditions.

5) Secondary water can be difficult for many plant species to tolerate. Landscape architects should investigate plant species that are not susceptible to the high dissolved solids and salinity typically found in secondary water.



EDGE CONDITIONS AND BUFFERS

The landscape concept for Teguayo incorporates generous landscape buffers around the perimeter of the project. These buffers will accomplish 3 primary objectives:

- a) Create a transition between potentially different adjacent land uses.
- b) Create a visually pleasing edge condition adjacent to Redwood Road and Foothill.
- c) Serve as a fire break as part of an overall fuel modification program.



North Landscape Buffer and Transition Zone
100 feet wide

Preserve natural condition with reintroduction of native plant species (irrigated through establishment). High percentage of inorganic (non-living) material on the ground plane incorporating 5 to 15 percent coverage of xeric plant material. Use mounding and strategic placement of trees to provide visual relief of adjacent properties.

Irrigated Passive Park Landscape

Turf and other irrigated plant material used on playfields and group gathering areas, seating areas, etc... Perimeter and informal use areas should contain xeric material



Redwood Road Landscape Buffer
70 - 100 feet wide

Predominantly non-irrigated/xeric plant material with strategically placed nodes of irrigated material to complement pedestrian amenities

Foothill Landscape Buffer
50 feet wide

Incorporated into an enhanced landscaped parkway within the 180 foot right-of-way. Predominantly non-irrigated/xeric plant material with strategically placed nodes of irrigated material to complement pedestrian amenities



Landscape Buffer
50 feet wide

Predominantly xeric plant material with focused areas of irrigated species to complement pedestrian amenities.

South Landscape Buffer and Transition Zone
50 feet wide

Preserve natural condition with reintroduction of native plant species (irrigated through establishment). High percentage of inorganic (non-living) material on the ground plane incorporating 5 to 15 percent coverage of xeric plant material. Use mounding and strategic placement of trees to provide visual relief of adjacent properties.



LANDSCAPE - FENCING

OBJECTIVE:

The edge condition for Teguayo should be a soft transition between parcels that consist primarily of landscape buffer. However various conditions may occur where a fence, wall or other type of physical barrier is required. These fencing guidelines are intended to unify the design of fences and walls within a comprehensive theme.

STRATEGIES:

- 1) The overall design of Teguayo strongly emphasizes open styles of fencing, especially along roadways and surrounding neighborhoods.
- 2) Solid fences are not appropriate except in between houses and between different land uses.
- 3) Open styles are considered to be those that emphasize the use of natural materials such as wood with architectural detailing, iron fencing between solid pilasters, and which utilize natural colors, such as brown, gray or green.
- 4) Any fence or wall must be designed to be compatible with the architecture of the immediate area, and are subject to Design Review.
- 5) The design of fences and walls must harmonize with the site and with the buildings in both scale and materials.
- 6) The placement of walls and fences must respect existing land forms and follow existing contours and fit into existing land masses rather than arbitrarily following site boundary lines.
- 7) Fencing must not dominate the buildings or the landscape. Planting may often be integrated with fencing schemes to soften the visual impact. Fencing materials must be compatible with the materials and color of surrounding buildings.
- 8) If the ground slopes, the fence must be stepped.
- 9) Permanent chain link, livestock wire, plywood, chain and bollard are prohibited.
- 10) All fences, walls, gates & pylons require Design Review. Fences that replace, in kind, existing fencing of less than 100 linear feet, do not require a permit. Additionally, fences over six feet in height, electric gates and all retaining walls will require a building permit.



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APPENDICES

IMPACT REPORT

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APPENDICES

MEETS AND BOUNDS LEGAL DESCRIPTION
AND MAP

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