



Aerial Rendering

## NEIGHBORHOOD MASTER PLAN

Originally constructed as a military hospital in 1941, and subsequently converted to a school for Native American youths for over three decades, the campus of brick dormitories and classrooms was given approvals by Brigham City to incorporate a new master plan that would increase the town's population by 25%.

The project program is heavily weighted to the residential. Selective demolition of some of the masonry structures over the period of build-out will create a necessary mix of new and renovated buildings, and will allow for a more elaborate network of varied streets and public spaces.

## PROGRAM

*Cape Advisors, Inc.*

- Detached Dwellings (65)
- Attached Dwellings (720 – 40 Live Work)
- Senior Residences (75)
- Retail: 10,000 sf
- Restaurant: 5,000 sf
- Office: 45,000 sf
- Commercial: 60,000 sf
- Light Industrial: 25,000 sf
- Recreation & Services: 35,000 sf
- Playfields and Neighborhood Facilities

Photograph - Existing Conditions



## INFILL PLAN

*Retrofit Extension - Infill Context*  
75 Acre Site



Multi-Family Block Plan

## CONCEPT DESIGN

Preliminary layout for a variety of townhouse and stacked residence types within one block of the Eagle Village Master Plan. The existing perimeter of the block and the requested density forced a variety of plan types to be used.

The block area was large enough to require two interior streets placed in a north-south alignment to provide more street frontage for the dwelling units, with garage parking to the rear.

## PROGRAM

*Cape Advisors, Inc.*

Attached Dwellings: 120 Total

- 16'-0" Townhouse Units: (17)
- 18'-0" Townhouse Units: (24)
- 20'-0" Townhouse Units: (14)
- 22'-0" Townhouse Units: (7)
- 24'-0" Townhouse/Live Work Units: (10)
- 28'-0" Stacked Units: (20)
- 34'-0" Townhouse Units: (28)

24' and 28' Units Combined

Front Elevation



## HOUSES & HOUSING

*Greyfield Setting - Infill Context*  
4 Acre Site

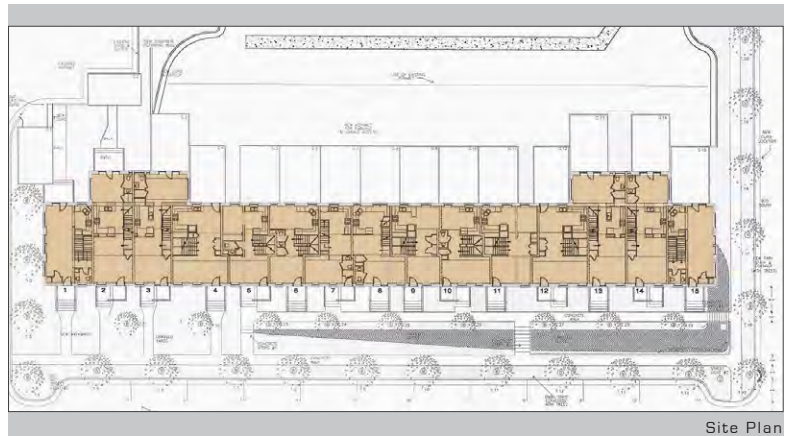
# EAGLE VILLAGE TOWNHOUSES BRIGHAM CITY, UTAH



East and West Elevations - 15 Townhouse Units

## CONSTRUCTION PENDING

The renovation of a masonry dormitory from a pre-war military hospital was planned for fifteen townhouse units. A new street is placed at the building front, adding to the existing street network of the Eagle Village Master Plan. New openings are to be cut for each unit's front door, and simple shed structures are appended to the (lower level) rear of the block for garages - with rear decks on their roofs.



Site Plan

## PROGRAM

*Cape Advisors, Inc.*

Renovation of Existing

- Two Bedroom Units (2)
- Three Bedroom Units (9)
- Four Bedroom Units (4)

Additional New Construction

- Garage Parking to Rear of Building

Existing Conditions



## HOUSES & HOUSING

*Retrofit / Extension - Infill Context*  
1.5 Acre Site [as part of Master Plan]

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Street Elevation for Project Approvals - Typical House Types



540 Feet 2 Minute Walk

Scale: 1" = 120'

Rendered Site Plan - Eagle Crest Phase III

## NEIGHBORHOOD DESIGN PLAN

Within the Eagle Village Master Plan, an open four acre parcel on the north edge of the old Indian School campus has been identified for small lot detached residences. The infrastructure for the interior road on the parcel was in place at the time of design, and the compromise of the site represented a challenge to the best planning. This minor thoroughfare was redefined as a lane, with specific characteristics employed, between those of an alley and those of a street.

Four small house types were prepared for the developer, and build-out has involved our adjustments to the construction drawings as requested by each home buyer. Most notably, the houses accommodate different attachments of their garages depending on the disposition of the individual lot.

## PROGRAM

*Cape Advisors, Inc.*

32 Single Family Houses

- Lot sizes: 3,200 sf to 4,000 sf
- House Sizes: 1,200 sf to 1,600 sf  
(Four House Types)

3D Models Rendered - Eagle Crest Small House Types



## RESIDENTIAL NEIGHBORHOOD

*Brownfield Setting - Infill Context*  
1 Acre Site