

Cherry Ranch Development Concept Design Review

08.20.20

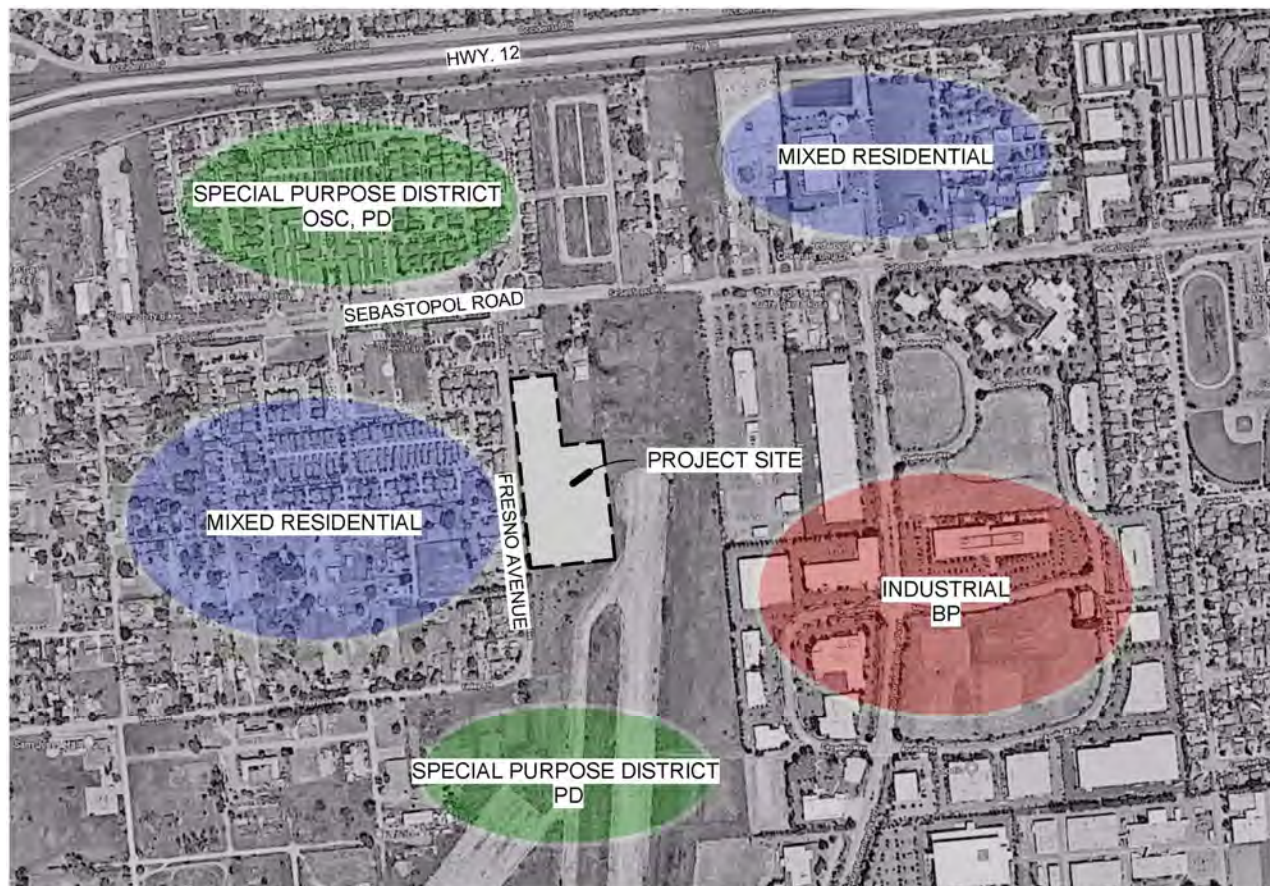


AXIA
ARCHITECTS

Cherry Ranch Development – Neighborhood Context

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- Residential Neighborhood, Medium Density / Mixed Use
- Close to Services - Strong Transportation Options, Infill Qualities
- Continued Development Around Former Airport Run Area



Cherry Ranch Development – Neighborhood Context

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- Housing Site within the Urban Growth Boundary
- Two Story and Three Story Structures in Neighborhood



Cherry Ranch Development – Neighborhood Context

AXIA architects



FRESNO AVENUE



SITE AERIAL

Neighborhood Meeting Feedback

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On 7/31/19 a Neighborhood Meeting was held. The primary feedback on design was as follows:

- 1) Concern about Parking:
 - a) We've designed all units to have driveways deep enough for parking
 - b) We've added some additional parking stalls on the streets within the development
 - c) We've reduced total number of units from 83 to 67
- 2) Concern about Density of Multi-family Apartments:
 - a) We've removed the multi-family apartments and focused on single family attached residential homes. We've reduced total number of units from 83 to 67.
- 3) Concern about Height:
 - a) We've removed the taller multi-family buildings

Cherry Ranch Development – Site Plan Concept

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- “Good Neighbor” Scale: 1 & 2 Story
- Landscaping Along Pedestrian Travel
- Streets Integrate with Existing Fabric
- Well Parked Within Development:
Driveway, Garage, and Street Parking



Cherry Ranch Development – “A” Style Residence Options

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UNIT A1 - FRONT ELEVATION
1/8" = 1'-0"



UNIT A1 - SIDE ELEVATION, TYP.
1/8" = 1'-0"



UNIT A1 - REAR ELEVATION
1/8" = 1'-0"



UNIT A2 - FRONT ELEVATION
1/8" = 1'-0"



UNIT A3 - FRONT ELEVATION
1/8" = 1'-0"



UNIT A - FLOOR CONCEPT
1/8" = 1'-0"

Cherry Ranch Development – “B” Style Residence Options

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UNIT B1- FRONT ELEVATION
1/8" = 1'-0"



UNIT B1 - SIDE ELEVATION, TYP
1/8" = 1'-0"



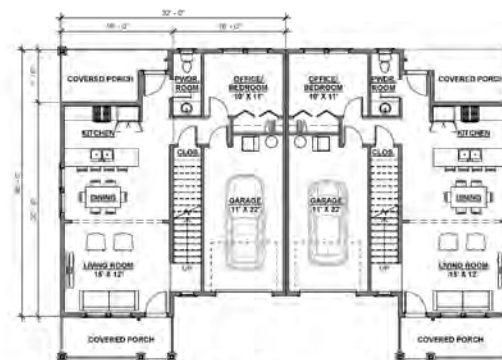
UNIT B1 - REAR ELEVATION, TYP
1/8" = 1'-0"



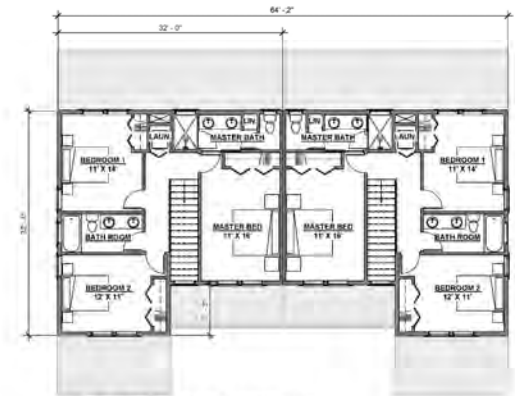
UNIT B2 - FRONT ELEVATION
1/8" = 1'-0"



UNIT B3- FRONT ELEVATION
1/8" = 1'-0"



UNIT B - FIRST FLOOR CONCEPT
1/8" = 1'-0"



UNIT B - SECOND FLOOR CONCEPT
1/8" = 1'-0"

Cherry Ranch Development –“C” Style Residence Options (C-2 Sim.)

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UNIT C1 - FRONT ELEVATION
1/8" = 1'-0"



UNIT C1 - SIDE ELEVATION, TYP
1/8" = 1'-0"



UNIT C1 - REAR ELEVATION, TYP
1/8" = 1'-0"



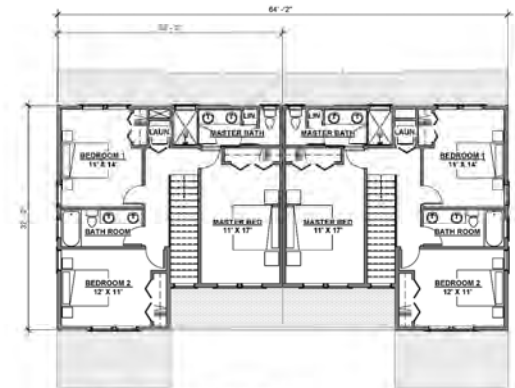
UNIT C2 - FRONT ELEVATION
1/8" = 1'-0"



UNIT C3 - FRONT ELEVATION
1/8" = 1'-0"



UNIT C - FIRST FLOOR CONCEPT
1/8" = 1'-0"



UNIT C - SECOND FLOOR CONCEPT
1/8" = 1'-0"

Cherry Ranch Development – Material Finishes

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- Materials: Cost Effective With Character and Variety



Cherry Ranch Development – Street Elevations

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STREET ELEVATION - INTERNAL



STREET ELEVATION - INTERNAL



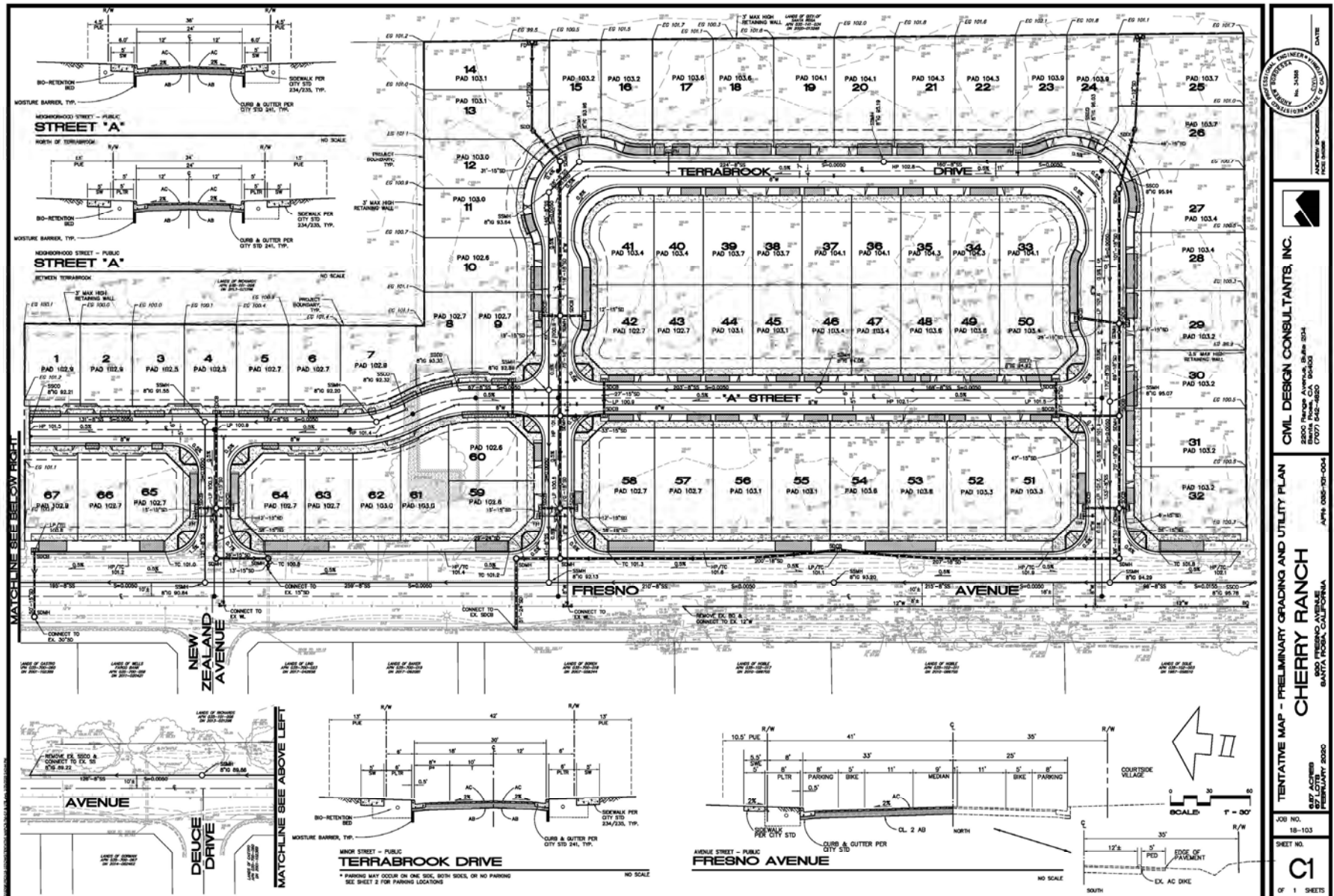
KEY PLAN



STREET ELEVATION - FRESNO AVENUE

Cherry Ranch Development – Civil Engineering

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Cherry Ranch Development – Landscape Design

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