

Edgewater – Project Description

The revised PRUD plan for Edgewater has applied traditional design principles common to many waterfront communities across the country as well as within many new master planned communities in Utah. These principles emphasize building placement with a focus on the front porch and a clear intent to minimize the impacts of the backs of homes, commercial uses and their accesses/garages. Edgewater is proposing a mix of uses that include 3 residential unit types including 3 plex townhomes (9 units), duplex townhomes (16 units) and single family cottages (28 units). The project plan also includes a small cluster of neighborhood commercial uses (5,300 sf) and storage barn units (12,672 sf).

Edgewater's proposed uses are organized along a series of open spaces, tree lined streets and/or project amenities. These amenities include a community pool with restrooms, a waterfront fire pit and patio, large waterfront passive play lawn, bocce ball court, 2 horseshoe pits, a "reunion" size pavilion with passive play lawn and a sand volleyball court. The project uses are linked thru sidewalks and paths providing access from your front door to all of the project amenities as well as connection to a proposed Weber Pathways trail corridor along Highway 39. The project densities are placed to maximize value within the project but to also avoid walling the project boundaries with density by providing open spaces along and thru the project including views to Pineview Reservoir. The proposed mix of uses and diversity in massing and unit types allows for architectural diversity and project character but also provides for market flexibility. This mix is a result in a significant reduction in proposed density from the original PRUD and has also been designed to provide for a transition in density from the adjacent Ski Lake project to the surrounding lower density parcels.

The architectural character at Edgewater will vary from the typical mountain rustic styles of heavy timbers and varying shades of brown and will focus on elements more closely related to mountain cottage architecture. Units will implement elements of mountain architecture thru the use of stone and horizontal or vertical siding but will also attempt to integrate complementary components such as metals, more colorful exteriors and flat roofs for example that will truly make Edgewater a waterfront community.