

A little more room to grow.

The expanded clubhouse

Exercise. Recover. Work. Celebrate. A shared destination beside a completely new pool and deck.

A proposed rental-cottage community at Urban Sprout Farms. Current design direction; final area and pricing remain open.



One clubhouse. Four connected experiences.

01 / TRAIN

Full gym with mirrors, several cardio machines, cable/functional trainer, pull-up bar, power rack, benches and free weights.

02 / RECOVER

Separate sauna and steam room, showers and changing, with the supporting wet-area systems and service access.

03 / WORK

A separate coworking and meeting wing, with acoustic separation from the gym, events lounge and pool activity.

04 / GATHER

Flexible birthdays and meetings, a pool table, serving bar and two arcade games, with movable seating and storage.

Plus: a completely new pool and deck. The farm store and coffee shop remain separate. Total clubhouse area and room sizes: TBD.

A completely new pool and deck



An outdoor extension of the clubhouse: swimming, shade and places to meet.

Pool geometry, accessible routes, enclosure, plant, drainage and site fit require coordinated design.

A full gym with room to move



Mirrors, several cardio machines, cable/functional trainer, pull-up bar, power rack, benches and free weights.

The written equipment schedule governs. Image perspective is not a measured layout or equipment inventory.

Sauna, steam and a place to reset



Separate sauna and steam rooms, with showers and changing as part of the recovery program.

Price waterproofing, drainage, hot water, ventilation/dehumidification, accessible routes and specialist service.

Gather together. Keep work quiet.



A flexible lounge for birthdays and meetings, pool table, serving bar and two arcades; a separate coworking/meeting wing.

Coordinate acoustic separation, event capacity, furniture storage and operating rules; areas and layout remain TBD.

A compact home, a useful everyday



Detached two-story cottages targeting 1,000 total conditioned SF, two bedrooms and 2.5 baths.

Room dimensions, stairs, accessible-unit strategy and final area must be reconciled by the architect.

The farm store stays its own place



Produce, coffee and a neighborhood stop - separate from the clubhouse and its serving bar.

Customer parking, loading, food-service/operator fitout and permits remain distinct design and pricing decisions.

Arrival through the farm landscape



A wooded arrival, farm store on the left and solar-shaded parking set within the landscape.

The image is a concept view. Use the current keyed site study and measured civil plan for road and gate alignment.

The rear road remains connected



Continuous rear circulation with recessed parking and retained tower/billboard service access.

Preserve the owner-directed wraparound loop and no southern external exit; easements and widths require verification.

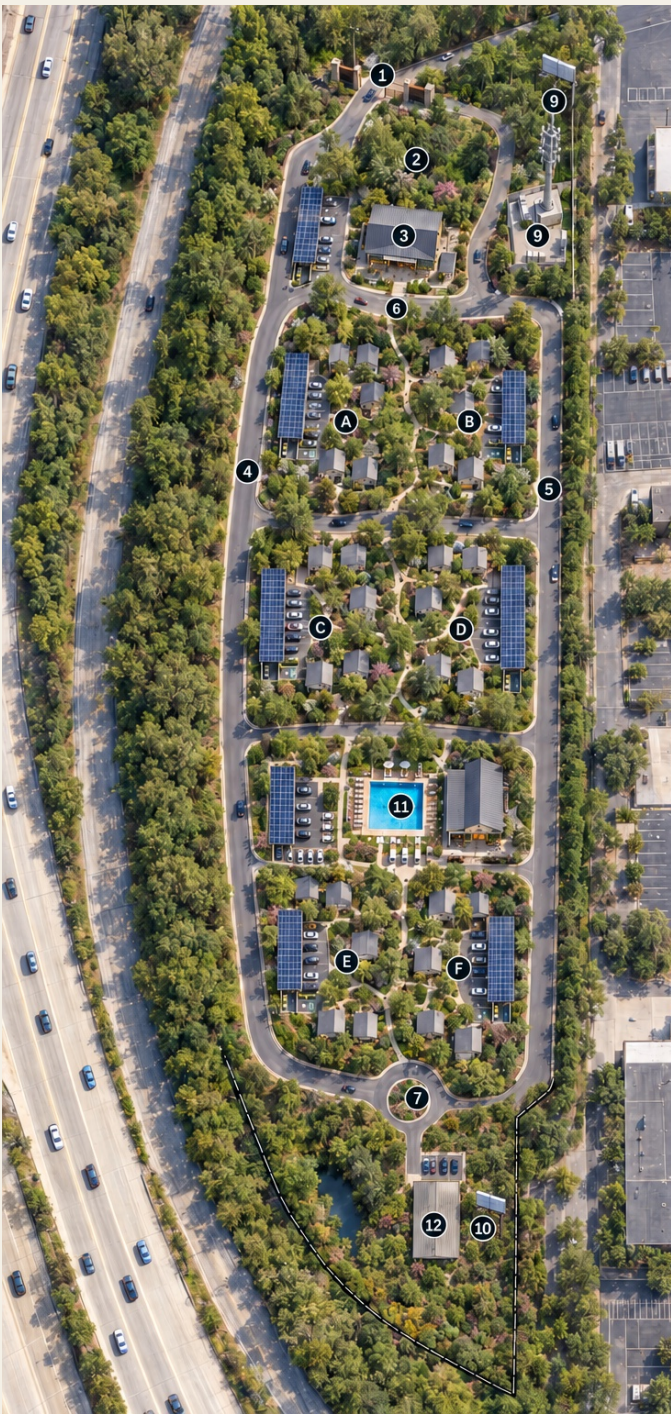
The approved site vision.

North gate. Connected drives. A planted village within the site.

The south turnaround joins the two main drives above maintenance. The existing south billboard sits beside maintenance, with no road wrapping around either.

Parking serves A-F, the farm store and clubhouse. Two EV spaces per proposed parking structure, plus golf-cart bays, form the current pricing request.

Owner-approved illustration; survey-controlled civil drafting must verify the boundary, dimensions, parking and final home count.



SPROUT VILLAGE



GARDEN COTTAGES FOR A HEALTHIER TOMORROW

1

North gate
Primary entry at top of site, parallel to northern property line.

2

Wooded arrival
Tree-lined entry experience before reaching the farm store.

3

Farm store + coffee
Community hub with orchard and outdoor seating.

4

Main drive
Single, uninterrupted north-south drive along the west side.

5

Rear service road
Continuous north-south route to tower, billboards and south turnaround.

6

North connections
Rear road returns to farm-store parking gate and service access retained.

7

South turnaround + loop
Full south connection with turnaround reserve.

8

Parking + charging (A - F, store and clubhouse)
Recessed parking courts with solar canopies. Two EV spaces per parking structure. Golf-cart bays proposed.

9

Cell tower + north billboard
Existing service sites. No new homes.

10

Existing south billboard
Immediately beside maintenance.

11

Pool + clubhouse
Pool, fitness, recovery, coworking and events. Footprint TBD.

12

Maintenance
Operations and site maintenance. Short access spur; no perimeter road.

OWNER-DIRECTED CONCEPT • NOT TO SCALE • SURVEY AND ENGINEERING REQUIRED.



Bigger program. A new coordinated brief.

Area and fit

Room areas and total clubhouse size are TBD. Test the larger footprint, parking/event demand, roads, stormwater and utilities on the current survey before confirming the number of homes.

Complete price

Price the full vision against a simpler or phased opening. Earlier financial figures are a pre-expansion baseline. Reconcile existing gym/equipment/pool-house allowances once.

Operating plan

Quote cleaning, staffing, utility loads, pool and sauna/steam service, fitness maintenance, insurance and replacement reserves. No additional rent, fees or event revenue is assumed.

See Clubhouse-Program-and-Pricing-Addendum.pdf for the complete architect/GC/operator return scope.

Make the vision measurable.

- 01

Confirm the program

Architect room/area/occupancy schedule; full gym equipment, wet rooms, quiet work and event capacity.
- 02

Prove the site fit

Civil parking, access, fire, utilities and stormwater test; recount the achievable homes.
- 03

Price and re-underwrite

Reconciled capital bids plus operating/service/replacement quotes; update cost, income, debt and equity together.
- 04

Coordinate delivery

Confirmed design, approvals, funding, procurement and commissioning sequence before promising amenity availability.

Illustrations express the proposed experience. Final scope and timing depend on the coordinated feasibility result.