

Floor Associates provided Landscape Architecture services for this master planned community located within the agricultural district of Gilbert, Arizona.

As the surrounding residential developments offer only the “standard of the industry” residential product, which often lacks vitality and interest, the owners of the property, Johnston Farms, LP, elected to develop the property themselves, opting to create an environment that includes all of the needs and services a community requires to sustain itself. The main focus of the community is open space and several large areas of organic farming and preserved pasture land. These areas provide products for educational learning, as well as the retail components of the property. The neighborhoods offer several architectural styles for the homes, with recessed garages and homes located along tree-lined streets, providing interest, variety and a true sense of community.

**Client**

Johnston Farms, LP

**Location**

Gilbert, Arizona

**Design Team**

Floor Associates

**Size**

200 Acres

**Services**

Site Planning  
Landscape Architecture

**Budget**

\$1,250,000

**Completion**

Phase 1 - Third Quarter 2002  
Phase 2 - Second Quarter 2003



## Farm Village at Agritopia

The 218-acre project developed to create a community that preserves farming, while combining real neighborhoods with innovative schools and commerce. The community is oriented on nearly 20 acres of dedicated organic gardens, orchards, pastures and agriculturally related commerce, including restaurants, organic produce market, retail nursery, bakery and coffee roastery. These "agro-commercial" uses are linked to the community's Town Square, school, cottage offices and neighborhoods by a hierarchy of tree lined pedestrian paths and trails.



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Phase 1 - Third Quarter 2002

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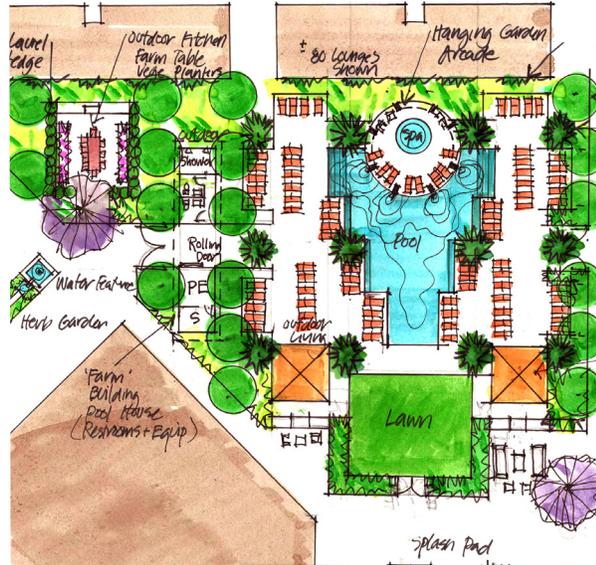


*\*This project is part of Agritopia.*



# Epicenter at Agritopia

Mixed use residential and retail center to be located within Agritopia, and agricultural based community. The project is comprised of a series of residential buildings with ground floor retail and residential amenity buildings focused around courtyards that provide dining opportunities for the retail as well as outdoor living spaces for the tenants. The image for the center is agro-commercial focused providing edible gardens through green spaces and living walls. The street level spaces are devoted to retail streetscape and dining patios as well as providing space for rotating art exhibits.



**Client**  
IPA Partners  
Johnston Properties

**Location**  
Gilbert, Arizona

**Design Team**  
Floor Associates  
Whitneybell Perry

**Size**  
19.3 Acres

**Services**  
Landscape Architecture

**Budget**  
\$1,500,000

**Completion**  
2018

**Contact**  
Joe Johnston  
Jean Constantine



## BarNone at Agritopia

Using an existing Quonset Hut as the centerpiece, BarNone is an innovative project creating restaurants, artisan opportunities, and community space for Agritopia, an agricultural-based community. The addition of a new barn and dining courts enlarged the usable area for both retail and recreation.

Contributing to the farm-feel, the site design is comprised of edible landscape for Johnston Properties to use in their restaurants. The stabilized decomposed granite parking lot includes scooter stalls as well as car parking. Patrons pass over a steel bridge before entering tree-lined pathways and defined seating areas. Both the landscape and the hardscape of BarNone connect to its context of an agricultural-based community.



**Client**  
Johnston Farms, LP

**Location**  
Gilbert, Arizona

**Design Team**  
Floor Associates

**Size**  
5 Acres

**Services**  
Site Planning  
Landscape Architecture

**Budget**  
\$480,000

**Completion**  
2016