

Table of Contents

Exhibit A1.1	Written Description
Exhibit A2.1	Master Plan concept option 1
Exhibit A2.2	Master Plan concept option 2
Exhibit A2.3	Master Plan concept option 3
Exhibit A2.4	Master Plan concept option 4
Exhibit A3.1	Precedent HOUSING Concept
Exhibit A3.2	Precedent HOUSING Concept
Exhibit A3.3	Precedent OFFICE Concept
Exhibit A3.4	Precedent RETAIL Concept
Exhibit A3.5	Precedent RETAIL Concept
Exhibit A3.6	Precedent Site Elements
Exhibit A3.7	Precedent Landscaping Concepts
Exhibit B1.1	Phasing Plan
Exhibit B1.2	Pedestrian / Trail Connection
Exhibit B1.3	Statistical Chart
Exhibit C1.1	Master Plan Elements



babcock design group

90th South Mixed Use

16 June, 2016

Written Description

Project Summary:

The 90th South Mixed Use Master Plan contains approximately 16.5 acres located along 90th South and Monroe Street, one of Sandy City’s major commercial corridors. The size of the property allows for a master-planned, mixed-use project. An understanding of Sandy City’s Cairns District Master Plan and General Plan are reflected in the overall master plan elements such as: Land use, architecture (commercial and residential), signage, site design and landscape standards.

The commercial district of the master plan aims to broaden the commercial tax base of the city while providing for a more pedestrian oriented commercial with a ‘Gateway’ feel. Also, it will provide commercial amenities to the proposed residential to the north and the region.

The residential district of the master plan will provide a transition from the more intense land uses on 90th South to the less intense, medium density resident neighborhood to the north. The residential district will also, help support the existing and future retail along the 90th South corridor by providing housing for future residents who will need a place to work, shop and recreate.

This 90th South Mixed Use project will be a catalyst for redevelopment for the entire area.

MOUNTAIN MEETS URBAN: Design approach is to have the architectural elements be designed with an Urban approach. The buildings gestures are intended to be on the more progressive side. Possible use of metal, masonry, stone, cement board and wood looking products on key elements will emulate this. The approach to landscaping is also intended to have a mountain type design solution.

Redevelopment Path
Area Acreage = 13.21

I - II	Residential	up to 400 - 450	
III - IV	Commercial Office	N/A	150k - 200k
III - IV	Commercial Retail	5 - 10 pad / units	25k - 100k
III - IV	Restaurant	1 - 4	20k - 30k
III - IV	Hotel / Flex	0 - 180 rooms	0k - 80k
Phase	Land Use	Units	sq/ft





Exhibit A 2.1 - Master Plan - Option 1



90th South Mixed Use

16 June, 2016



Exhibit A 2.2 - Master Plan - Option 2



90th South Mixed Use

16 June, 2016



Exhibit A 2.3 - Master Plan - Option 3



90th South Mixed Use

16 June, 2016

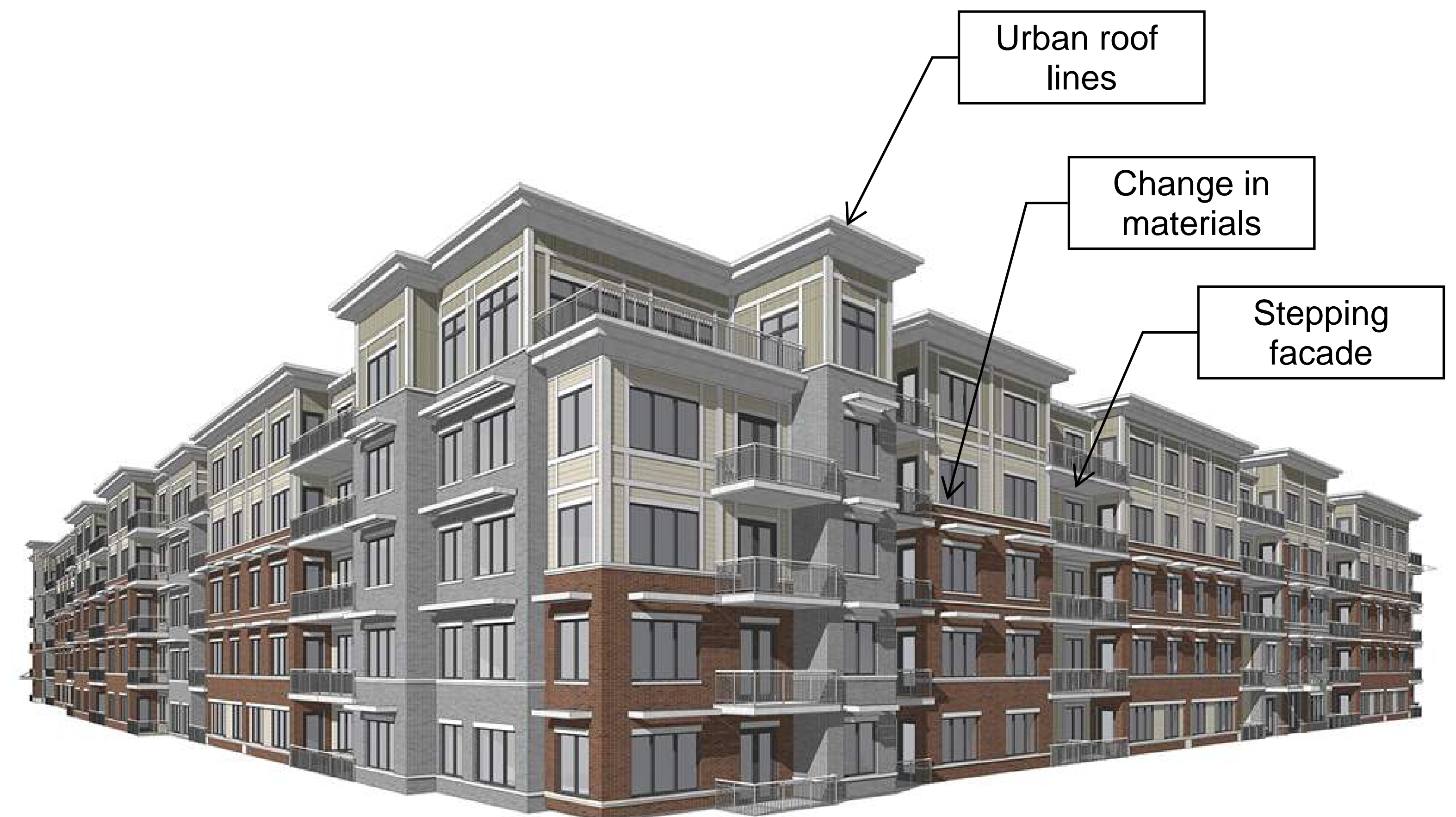


Exhibit A 2.4 - Master Plan - Option 4



90th South Mixed Use

16 June, 2016



MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures: intended to be more progressive.
- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco
- Landscaping:
Intended to have a mountain type feel.





MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures:
intended to be more progressive.

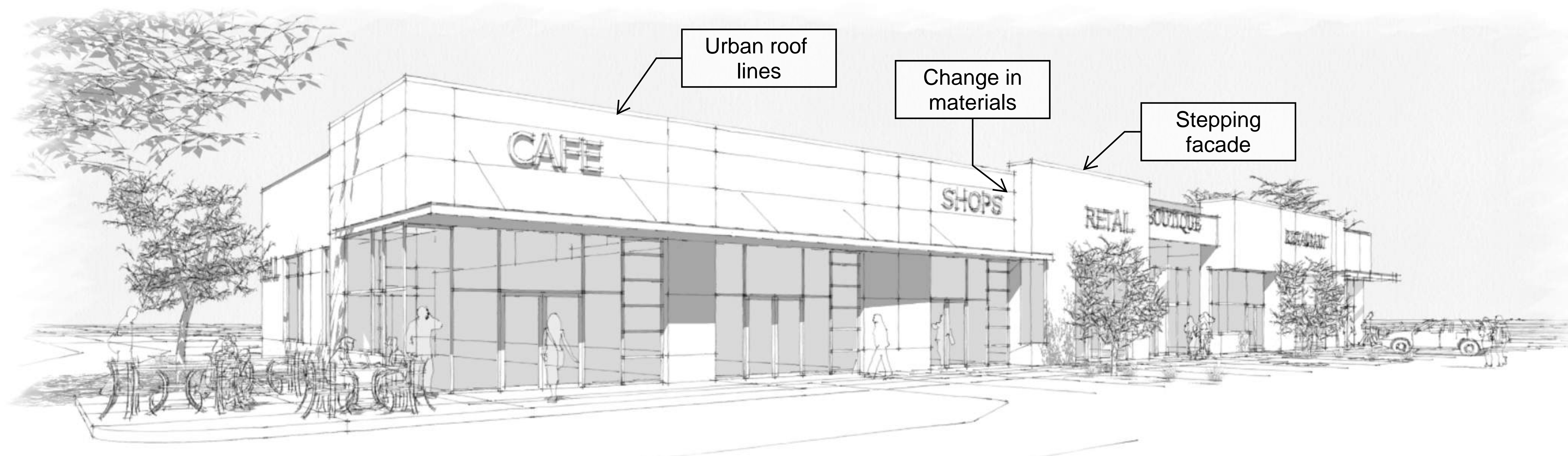
- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco





MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures: intended to be more progressive.
- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco



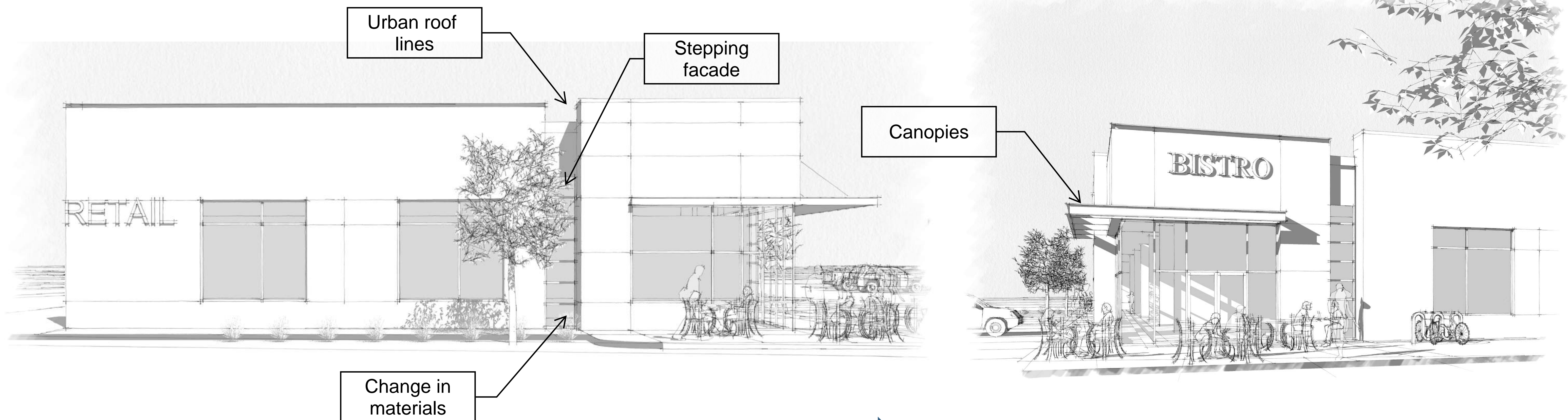
MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

- Buildings gestures: intended to be more progressive.
- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco



MOUNTAIN MEETS URBAN:
Design approach is to have the architectural elements be designed with an Urban approach.

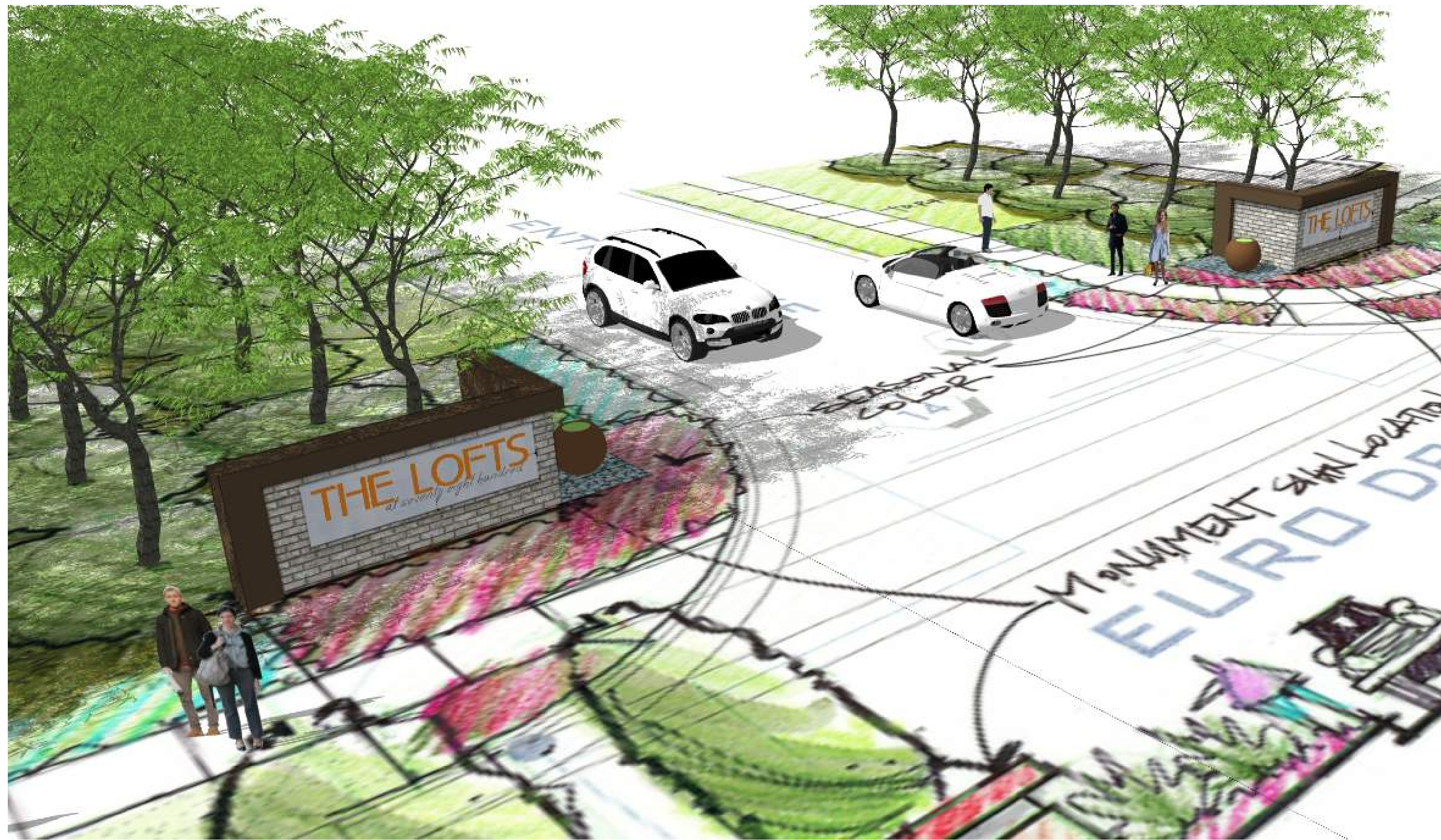
- Buildings gestures: intended to be more progressive.
- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco





LANDSCAPE / OPEN SPACE:

- Landscaping:
Intended to have a mountain type feel:
Native materials
natural arrangement
- Open Space Materials:
Possible use of:
metal
pavers
concrete
masonry
stone
cement board
wood looking materials
stucco



SIGNAGE / LANDSCAPE

- Signage / Landscaping:
Intended to have a mountain type feel.
- Materials:
Possible use of:
metal
masonry
stone
cement board
wood looking materials
stucco





Exhibit B1.1 - Phasing



90th South Mixed Use

16 June, 2016



LEGEND:

.....▶
Trail
Connection

.....▶
Trail

Exhibit B1.2 - Trail Connection

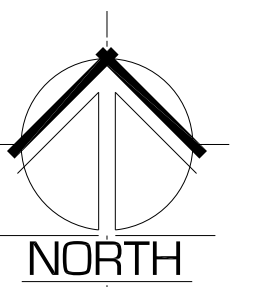


90th South Mixed Use

16 June, 2016



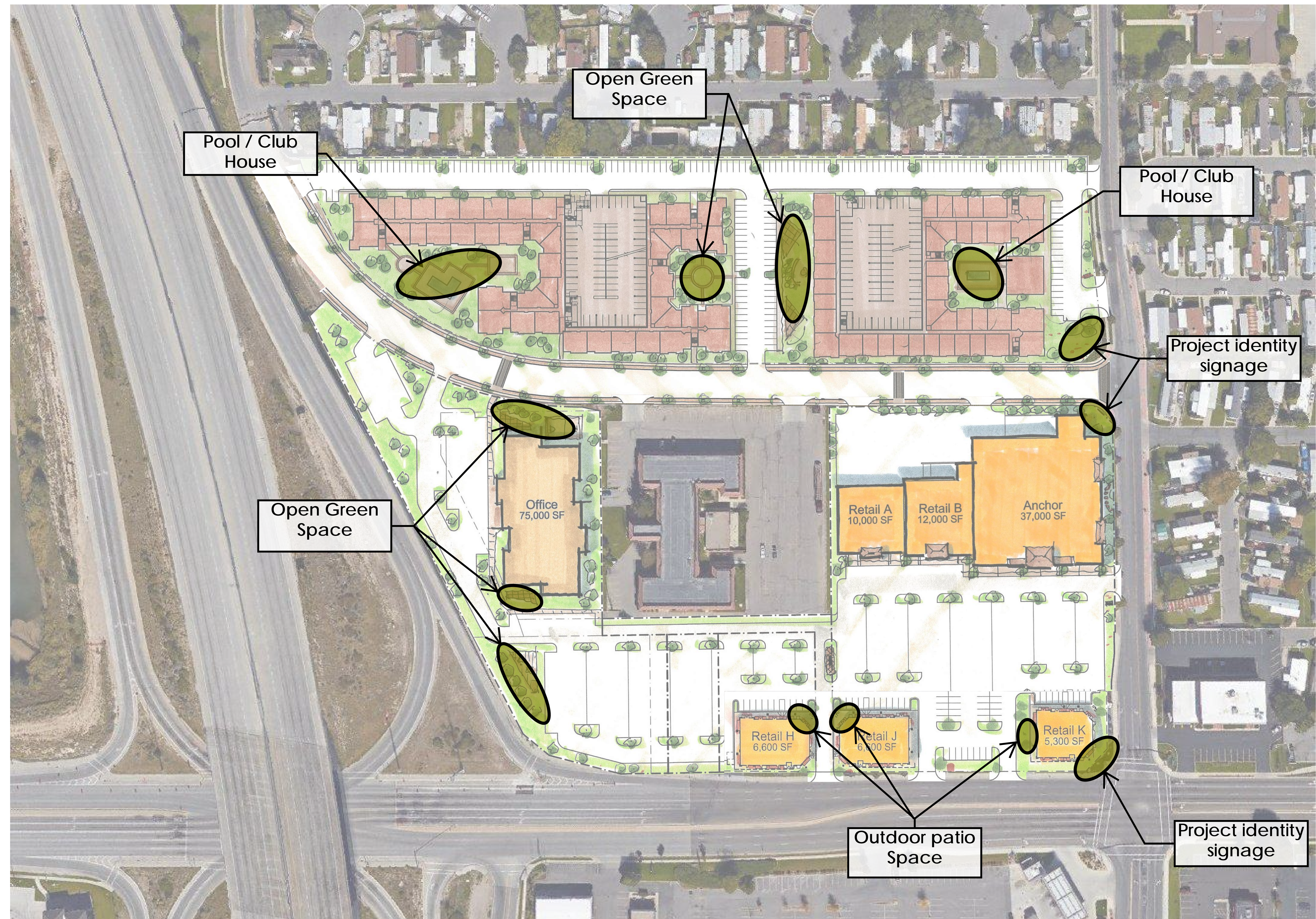
Exhibit B1.3 - Statistical Chart



90th South Mixed Use

16 June, 2016

Exhibit C1.1 - Master Plan Elements



90th South Mixed Use

16 June, 2016