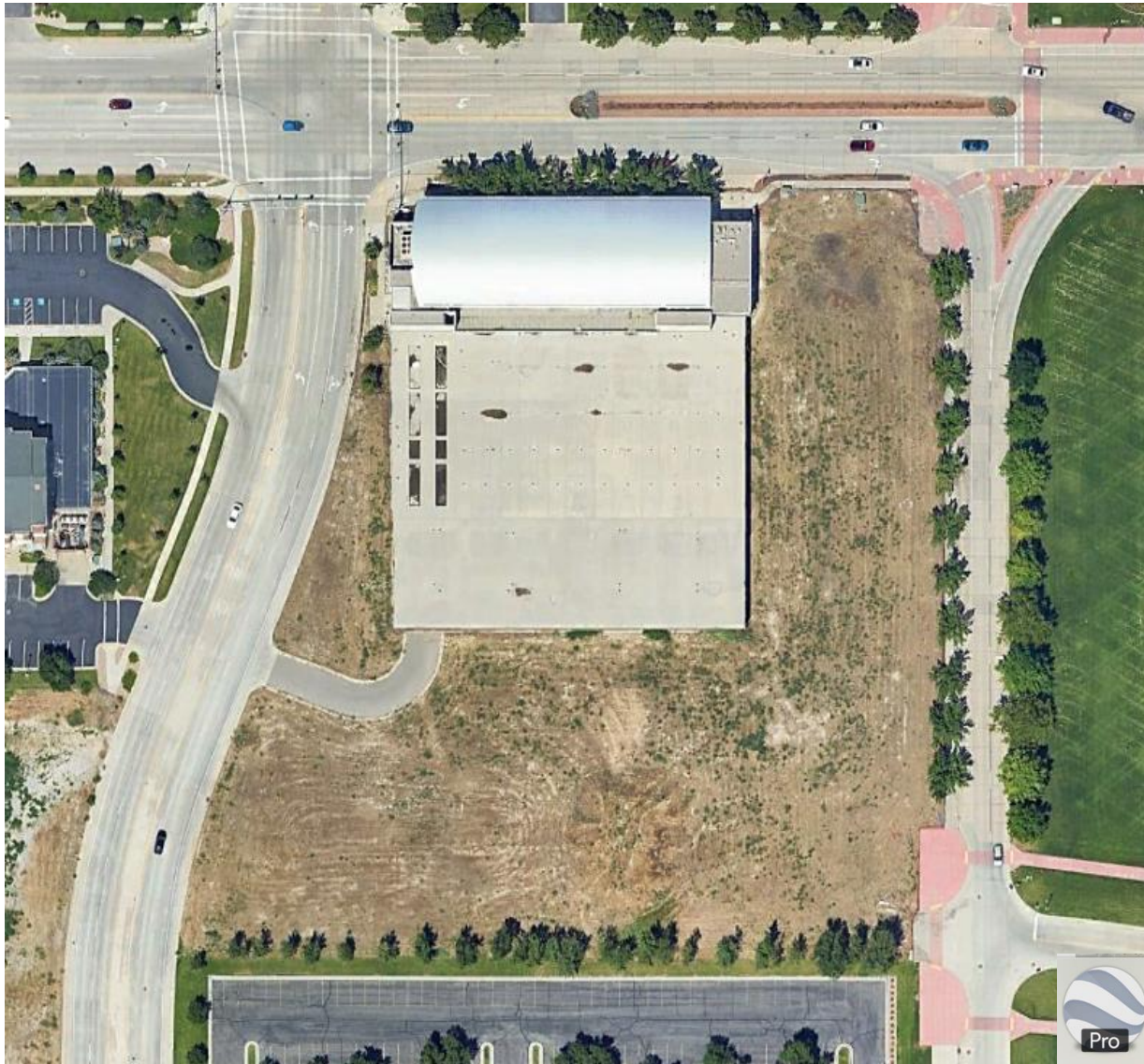
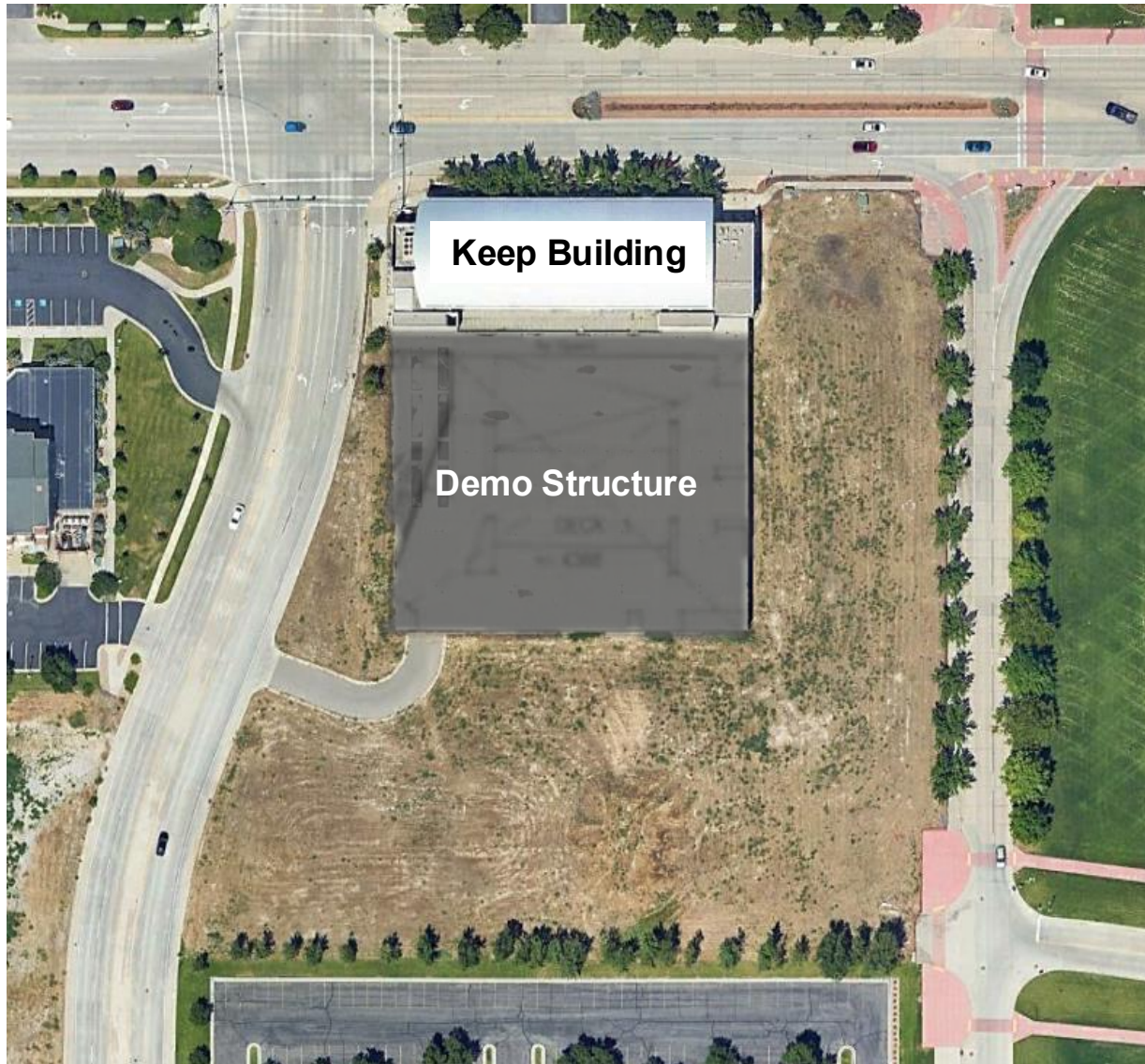


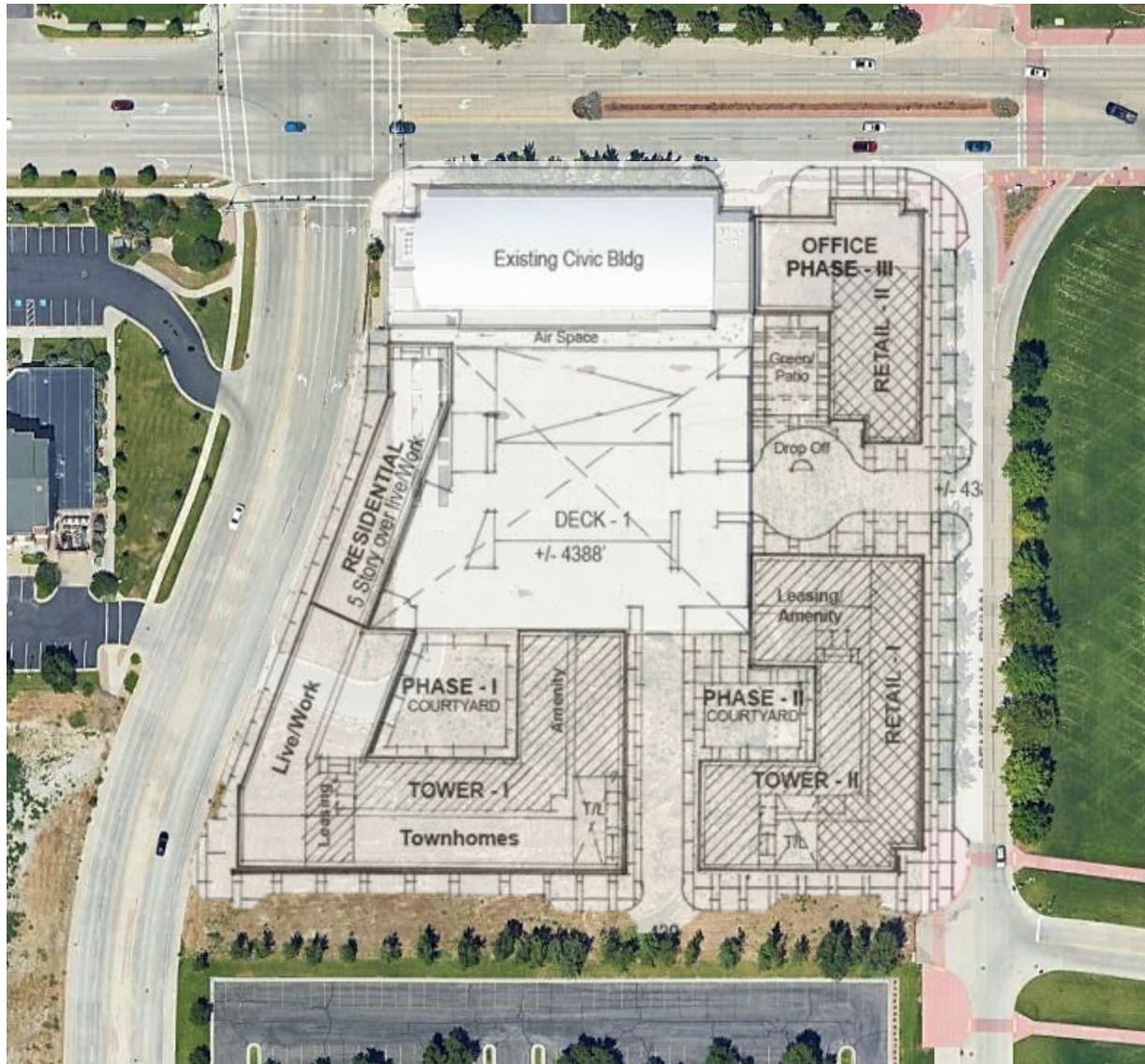
dbURBAN Communities

Mixed-use Master Plan





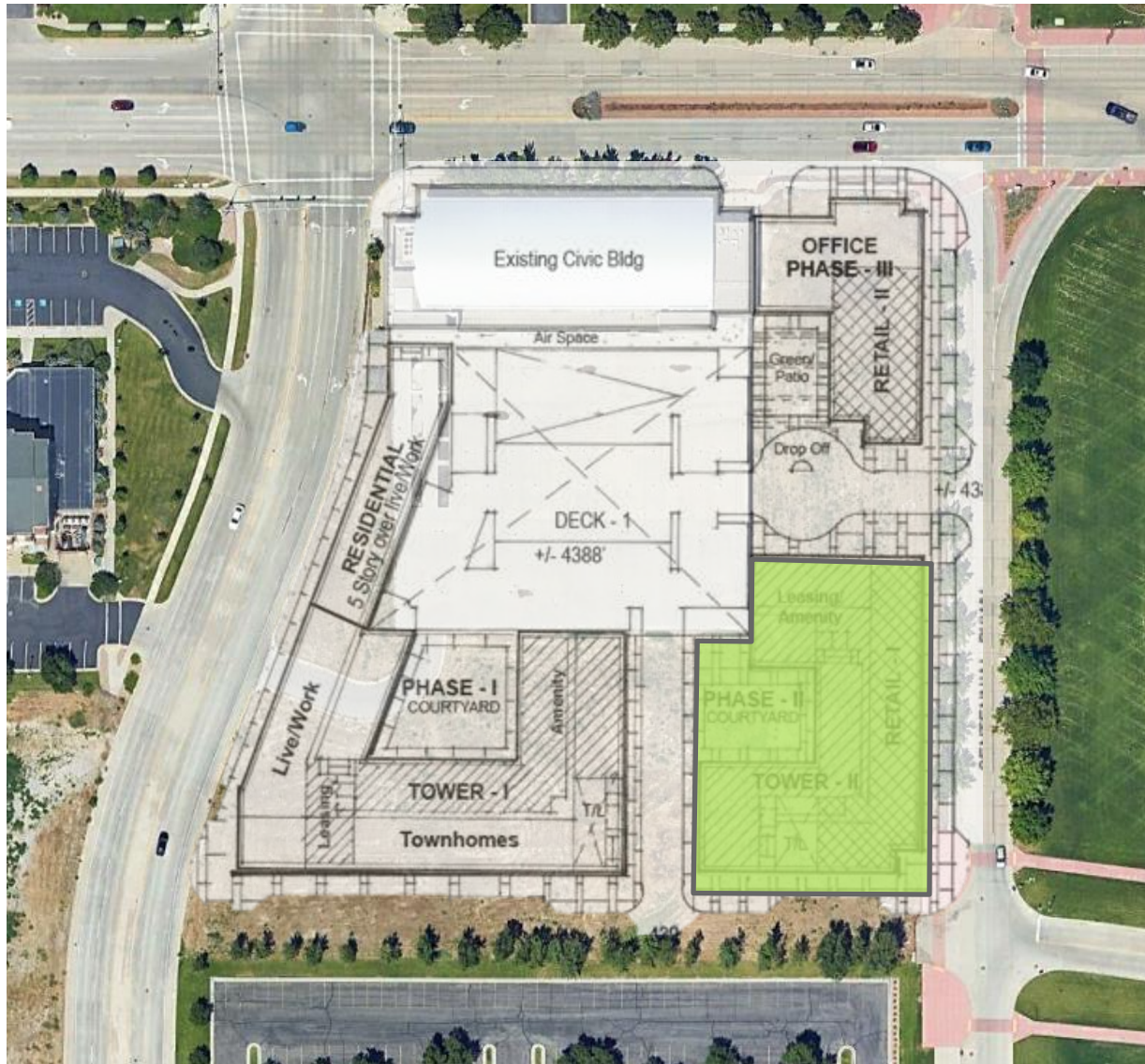
Proposed Site Plan



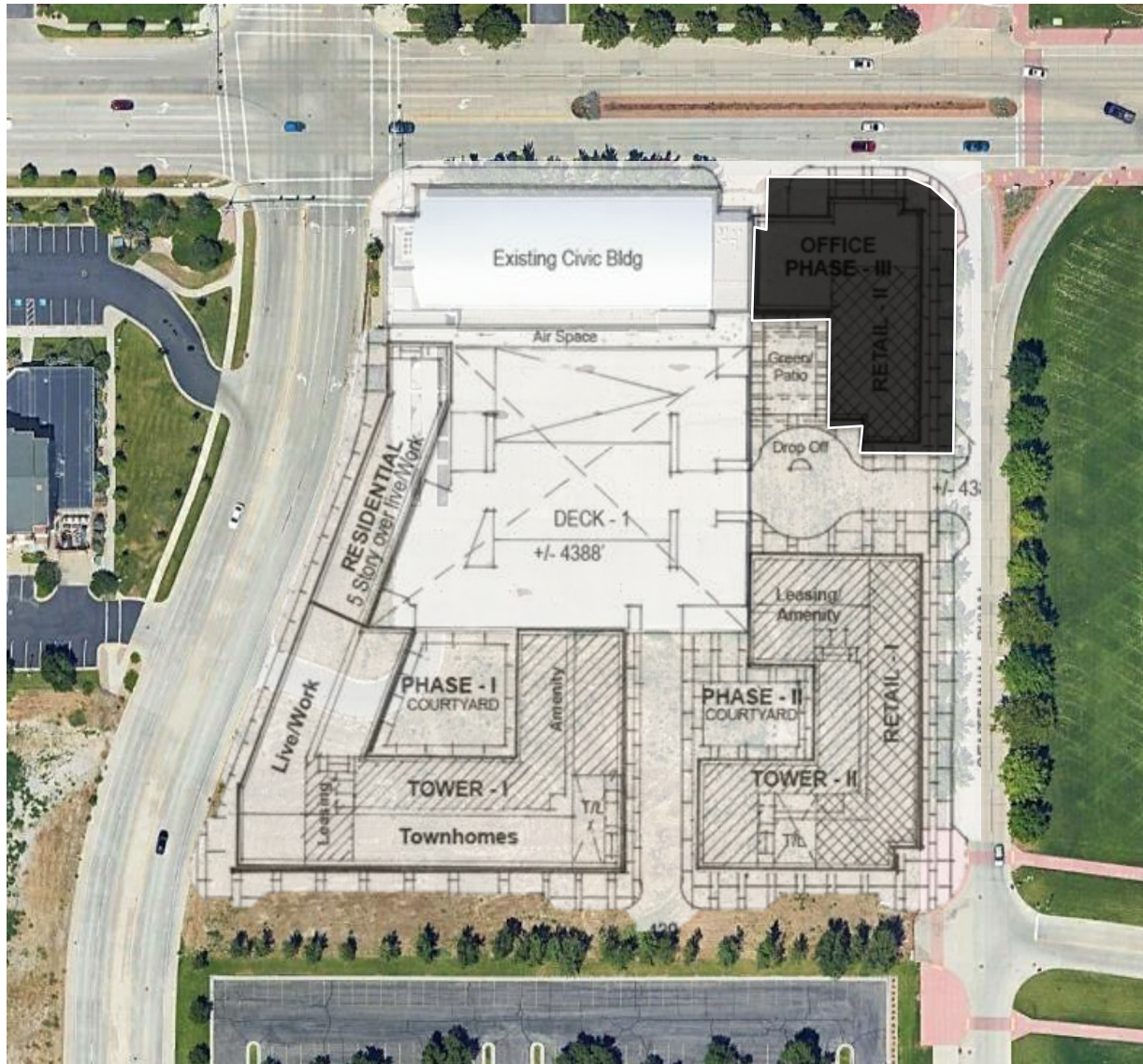
Proposed Site Plan - Phasing



Proposed Site Plan - Phasing



Proposed Site Plan - Phasing



Proposed Site Plan - Phasing



Potential Site Plan – Massing by Phase



Phase I Priorities:

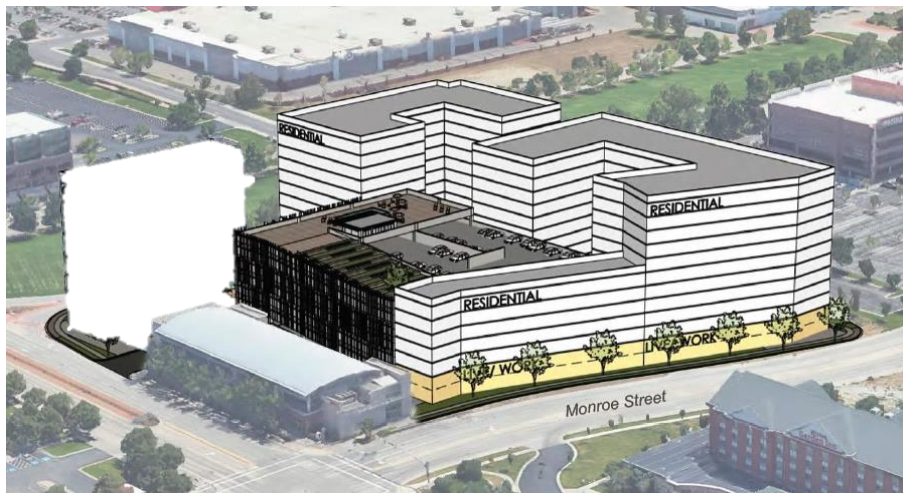
- Demo and reconstruct parking garage.
- Street wall at an urban scale on Monroe.
- Establish pedestrian scale, neighborhood feel along 10080 South.
- Set overall Block perimeter streetscape.
- Set tone for overall scale and massing.
- Engage street and put ground level activity into play.
- Sandy Central signature element (public art).

Potential Site Plan – Massing by Phase



Phase II Priorities:

- Centennial food and beverage, retail presence.
- Street wall at pedestrian scale along Centennial defined.
- Promenade enhancement access.
- Engage street and put ground level activity into play.
- Orientation to the promenade and festival enhancement (observation points and overlooks).

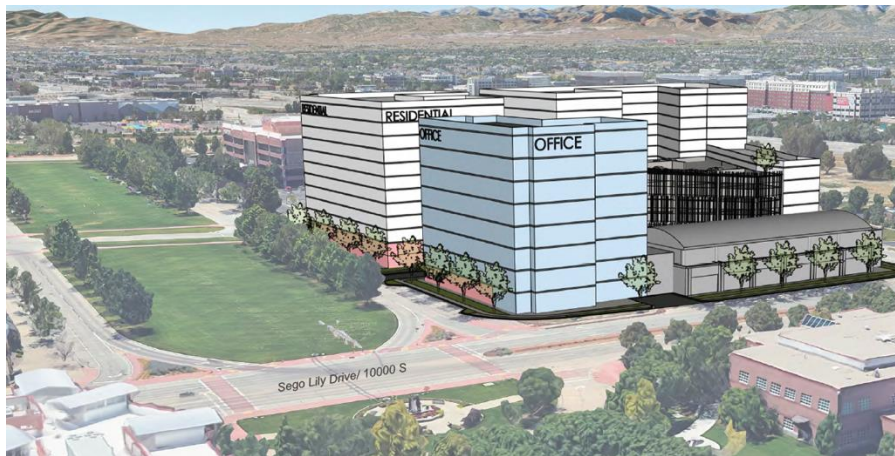


Potential Site Plan – Massing by Phase

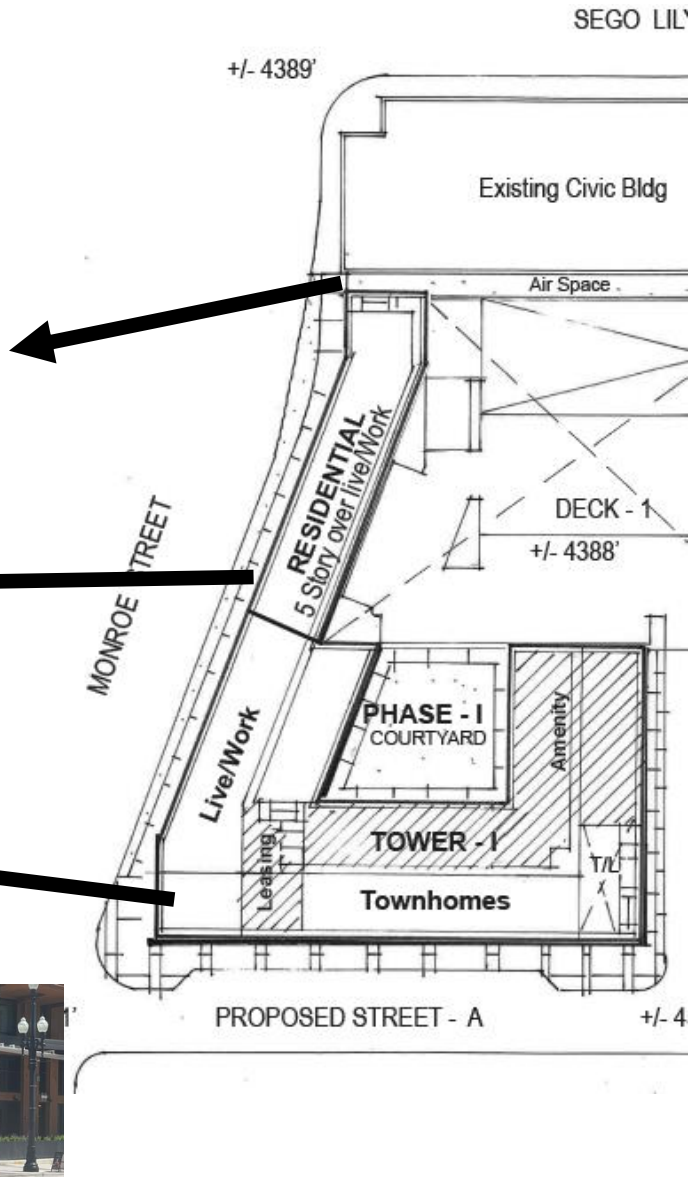


Phase III Priorities:

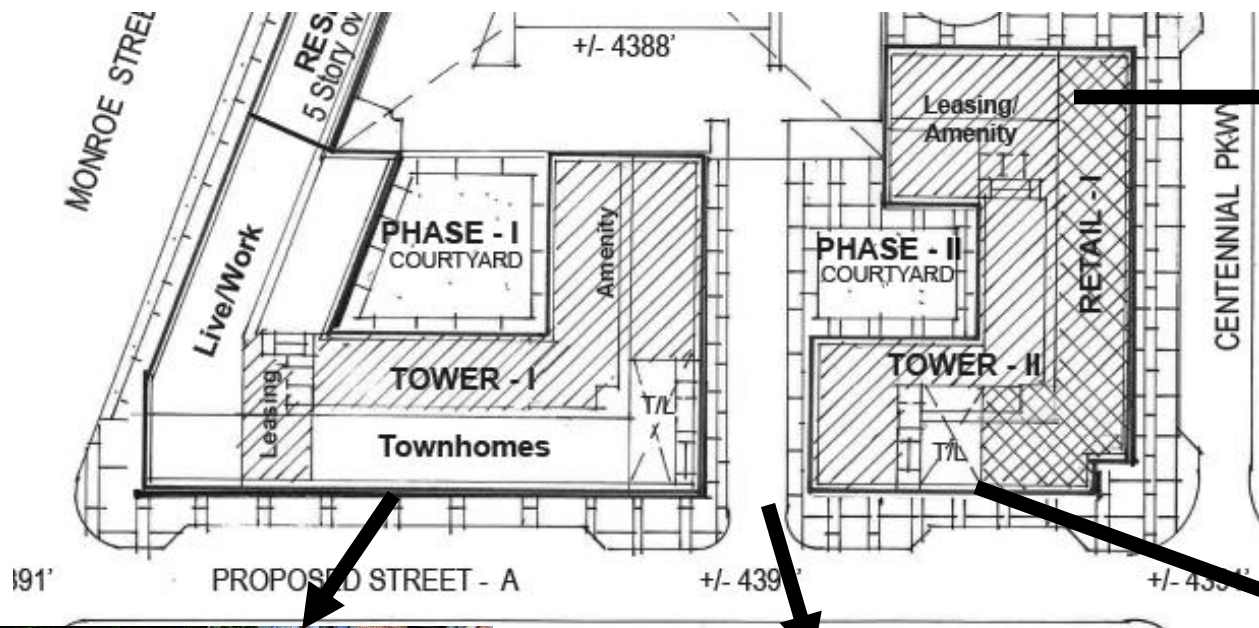
- Commercial uses on block.
- Food and Beverage, and daytime uses providing activation on block.
- Office in scale and scope with the rest of the block
- Complete and compliment City Hall view and frontage.
- Urban street wall along Sego and pedestrian scale and activation along Centennial.



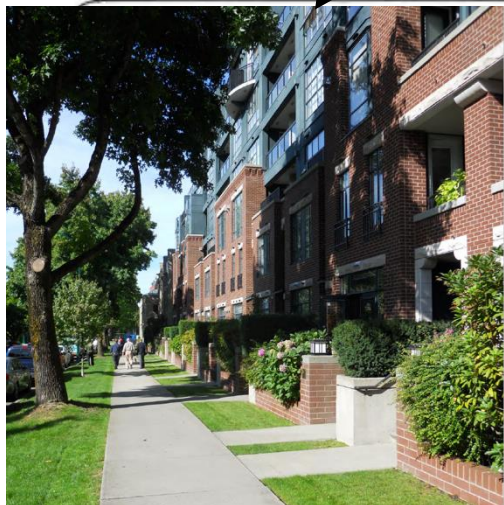
Proposed Site Plan - Streetscape



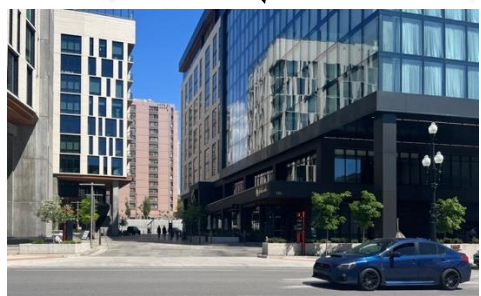
Proposed Site Plan - Streetscape



Terraces to erode building mass



Townhome entrances at street

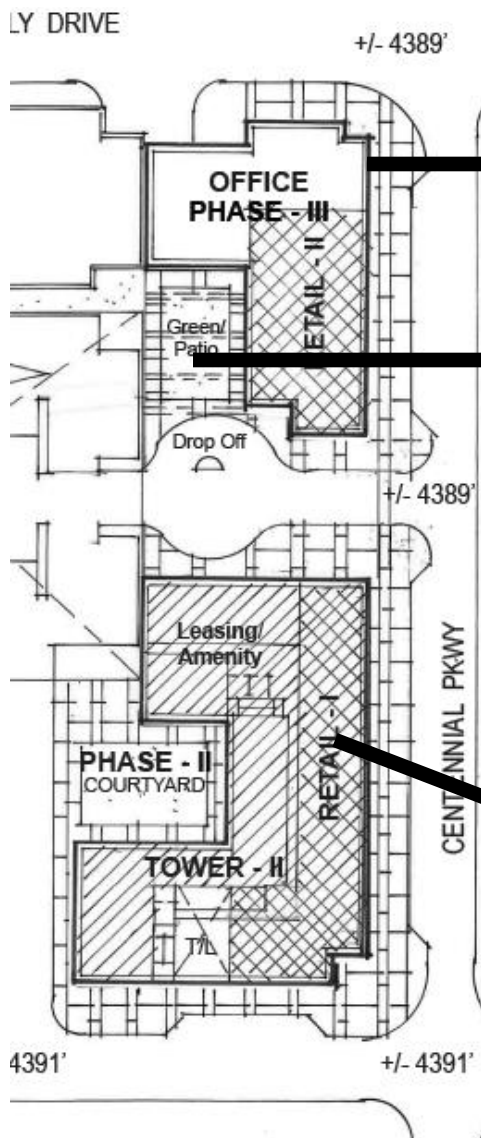


Garage entrance with purpose and pedestrian elements



Building Presence at corner

Proposed Site Plan - Streetscape



Public/private shared spaces



Commercial Building themed to match project



Ground level restaurants set apart at pedestrian scale with residential uses above along Centennial Pkwy



Proposed Site Plan – Building Massing



Northwest Corner



East face



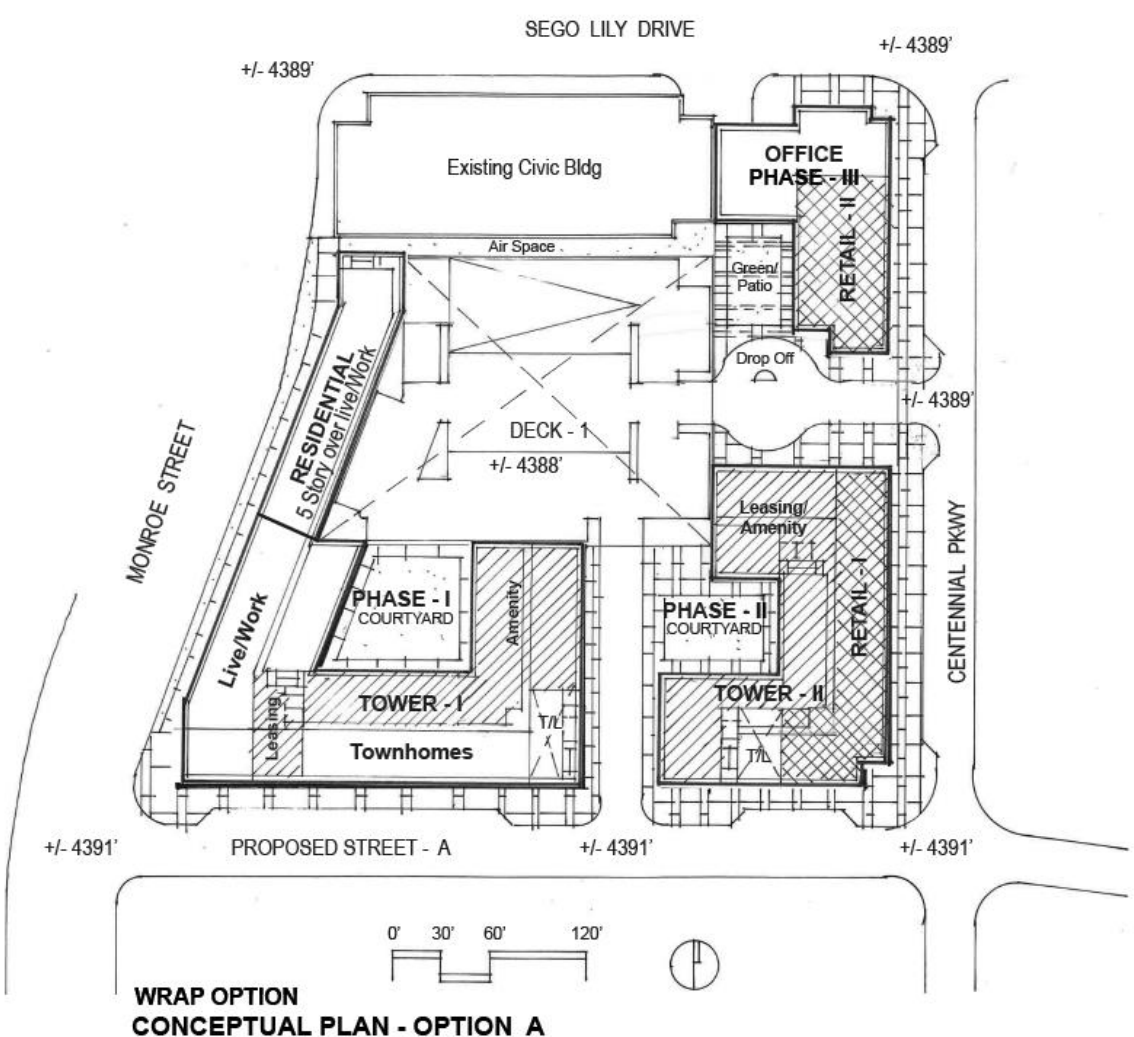
Southwest Corner



Southeast Corner



Proposed Site Plan – Conceptual Program



PROJECT DATA

RESIDENTIAL - PHASE - I

TOWER - I - 10 Story Residential over Live/Work & Townhomes) and 5 Story over Live/Work

- Average 800 SF/Unit	
TOTAL GROSS AREA	- 325,000 SF
LEASING/AMENITY	- 12,000 SF
GROSS RESIDENTIAL AREA	- 313,000 SF
NET RESIDENTIAL AREA	- 250,400 SF
TOTAL UNITS	- 313 UNITS

TOWNHOMES (2 Story)

1,400 to 1,600 SF	- 7 Units
LIVE/WORK (2 Story)	
1,400 to 1,600 SF	- 10 Units

TOTAL UNITS - 313+7+10=330 Units

RESIDENTIAL - PHASE - II

TOWER - II - 11 Story Residential

- Average 800 SF/Unit	
TOTAL GROSS AREA	- 231,000 SF
RETAIL - I	- 8,500 SF
LEASING/AMENITY	- 7,500 SF
GROSS RESIDENTIAL AREA	- 215,000 SF
NET RESIDENTIAL AREA	- 172,000 SF
TOTAL UNITS	- 215 UNITS

OFFICE - PHASE - III

TOWER - 8 Story (12,000 SF/Level)

TOTAL - 96,000 SF

(Includes 7,000 SF for F & B)

PARKING REQUIRED

Office	- 288 Spaces (3 Spaces/1,000 SF)
Retail - I & II	- 78 Spaces (4 Spaces/1,000 SF)
Residential	- 545 Spaces (1 Spaces/Unit)

TOTAL - 911 Spaces

PARKING PROVIDED

DECK - 1 (7.5 Levels)	- 725 Spaces
TOTAL	- 725 Spaces

NOTE:
1. ROOF TOP POOL DECK ON TOP OF THE PARKING DECK - 1 FOR BOTH PHASES



CONFIDENTIAL REPORT

dbURBAN Communities
Do The Right Thing, Always!

dbURBAN Communities

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