IVINS CITY HALL CONDITIONS

From very humble beginnings, Ivins now is a quickly growing city. Today, approximately 9,000 people call Ivins home which represents a 35% increase in population since the 2010 census. These recent newcomers represent the changing demographics in Washington County. What was a farming-based society is quickly becoming a more affluent residential and resort community. As a result of this growth, Ivins City now finds itself outgrowing facilities such as its city hall and police station. This needs assessment was commissioned by the city to identify the current needs and future growth, develop a plan for moving forward and determine the cost of such a project.

Ivins City would like for their replacement city hall to be a model of good development practices. The new facility and grounds endeavors to respond to the following objectives:

- Incorporate the best sustainable design practices with the goal of being net-zero
- Be composed of architecture that addresses the modern desert aesthetic which has begun to symbolize the new development in Ivins City.
- Be respectful of the surrounding homes and property.
- Portray a humble yet sophisticated aesthetic. Be "humble-Cool".
- The aesthetics should strive for an integration of building and site.
- The building's shape should maximize passive solar shading and daylighting.
- The design is to provide adequate space for the current city department functions.
- The facility needs to provide for near term city department growth and allow space on the site for future building expansion.
- Universal Accessibility is a goal for the building and site.
- New parking lots sized to house the staff of the city are to be provided.

While Ivins is growing, it is important to note that the City will find itself built-out within the next 10-20 years, with an anticipated total population of 20,000 residents. This growth expectation is reflected in the limited growth that is anticipated for City Staff.

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Standard Conditions

1. The Project shall comply with the Ivins City Standard Specifications for Design and Construction.

2. The Project shall comply with all applicable requirements of the Ivins City Zoning Ordinance (Title 16 of the Ivins City Code).

3. The Project shall comply with all applicable Building and Construction Codes as adopted by Ivins City in Title 14 of the Ivins City Code, including the City's current Outdoor Lighting ordinance (Chapter 10).

4. Before any grading begins or is allowed on the Property, a Grading Permit must first be obtained from the Ivins City Public Works Department and all conditions thereof must be strictly

followed and complied with throughout the duration of such permit.

5. The Project must comply with all City Master Plans, including Transportation, Culinary Water, Secondary Water (Irrigation), Sewer, Storm Drain, Parks, Trails and Public Safety.

6. All signage for the Project must comply with Ivins City Code, particularly as to size and any proposed lighting.

7. Construction hours for the Project must comply with Ivins City Code, particularly section 8.10.102.

Conditions Specific to this Project

1. Incorporation of Presentation Materials. The Project shall be constructed in substantial conformance with the presentation materials submitted to Ivins City , including parking.

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