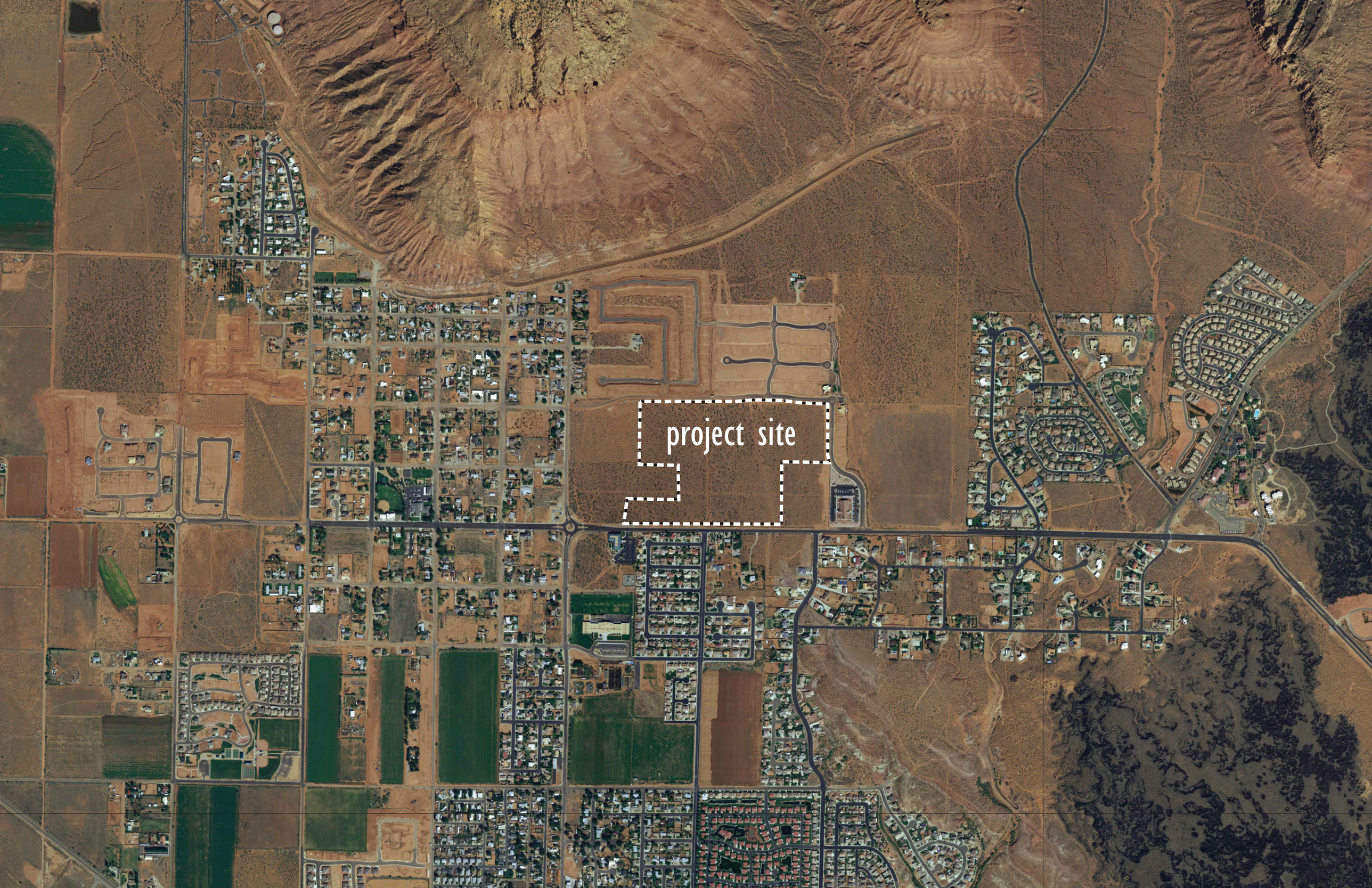


City Center at Red Mountain

Concept Development | April 1st, 2022




project site

red mountain

200 NORTH

project site

200 EAST

PARK AVENUE WAY

CENTER STREET

400 EAST

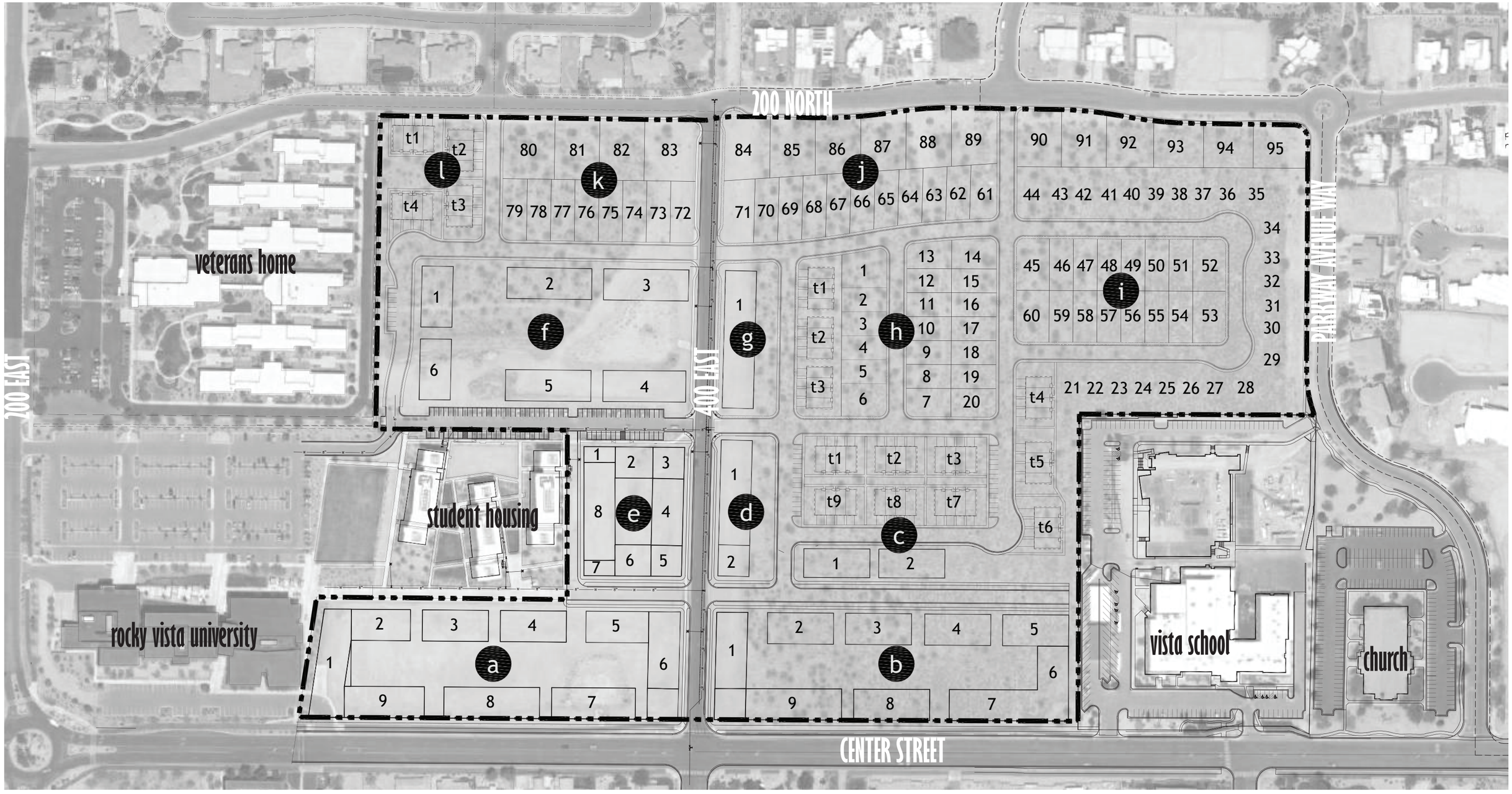
TUACAHN DRIVE

SNOW CANYON PARKWAY

1 2 3 4 5 6 7 8 9 10

Context Map Legend

1. Rocky Vista University College of Osteopathic Medicine
2. Southern Utah Veterans Home
3. Crimson Cliffs Student Residences
4. Vista School
5. LDS Church
6. Wagner Dental
7. Red Mountain Elementary School
8. Ivins City Park
9. Canyon Crossing Station
10. Black Desert Resort



CITY CENTER | CONCEPT PLAN

a block label
1 building number

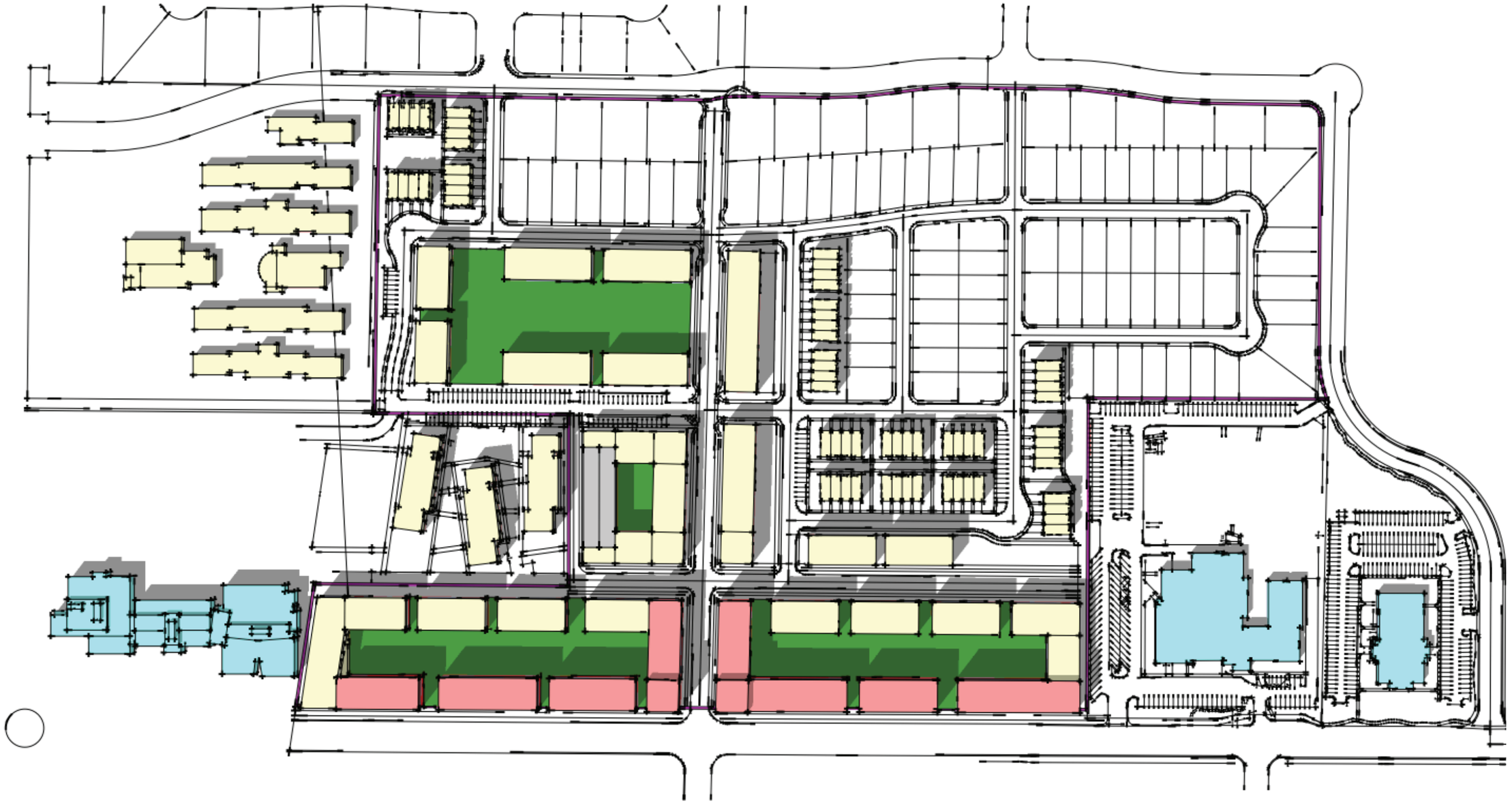


CITY CENTER | LAND USE PLAN

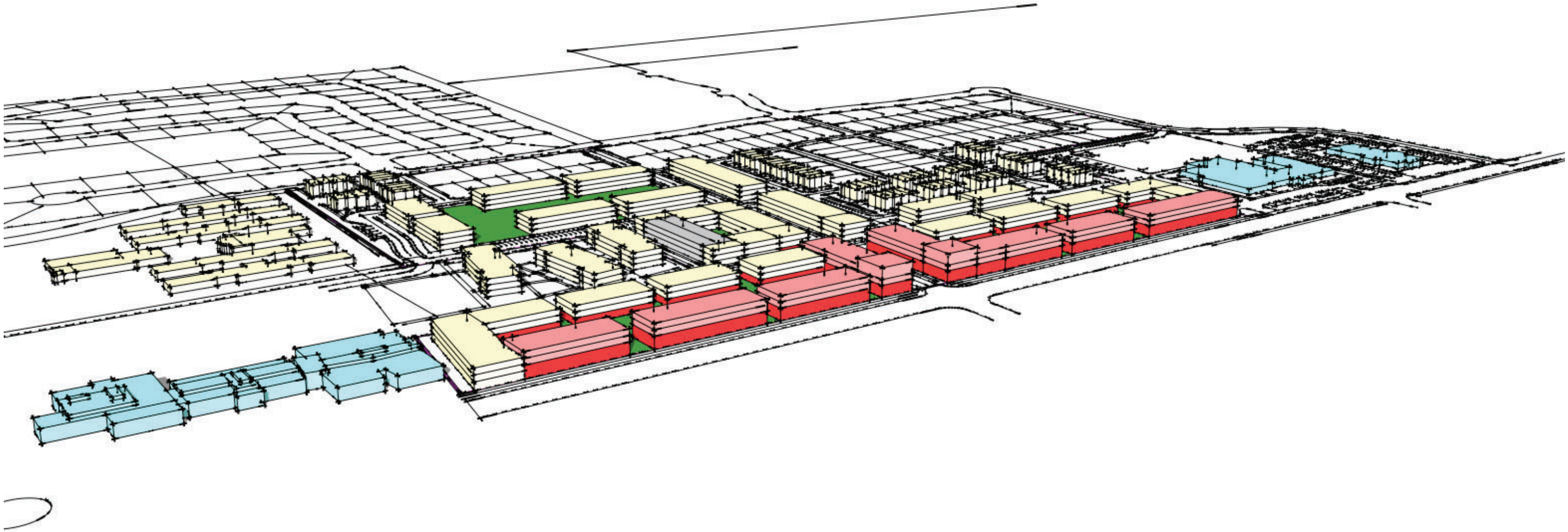


CITY CENTER | BLOCK PROGRAMING

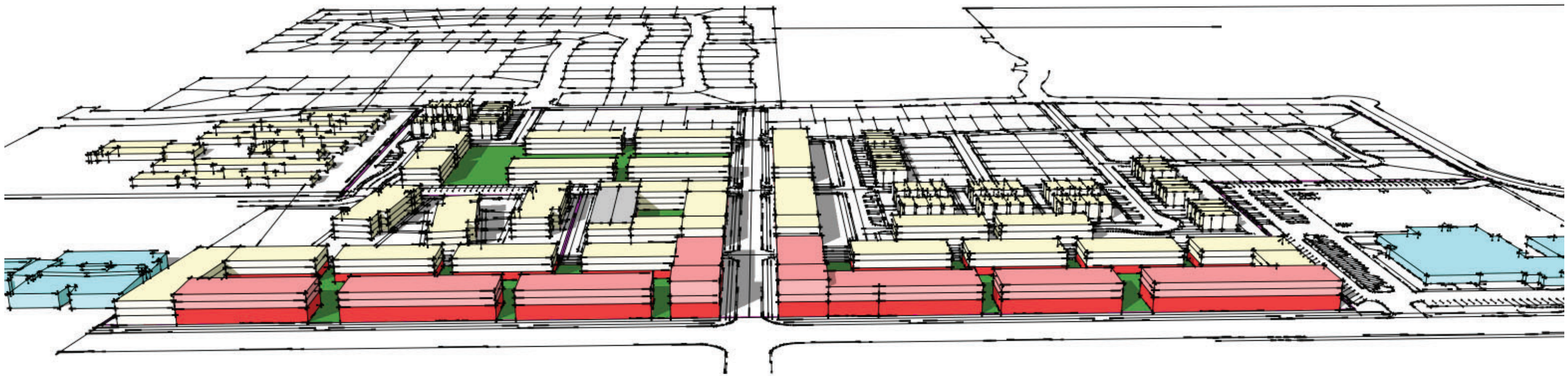
Block	Bldg. No.	Land Use	Stories	Lot/Unit Total	Gross Square Footage			Parking		
					Residential	*Com. Retail*	*Com. Office*	*Required*	*Provided*	*Shared*
a	1	Resi (Apts.)	3	45	44,535	-	-	2/Unit, 1 covered	89	-
a	2	Mixed (C/R)	3	16	16,050	8,025	-	1/300 SF; 2/Unit	59	27
a	3	Mixed (C/R)	3	18	17,940	8,970	-	1/300 SF; 2/Unit	66	30
a	4	Mixed (C/R)	3	18	17,940	8,970	-	1/300 SF; 2/Unit	66	30
a	5	Mixed (C/R)	3	17	17,030	8,515	-	1/300 SF; 2/Unit	62	28
a	6	Mixed (C/O)	3	-	-	14,580	29,160	1/300 SF; 1/400 SF	122	122
a	7	Mixed (C/O)	3	-	-	11,330	22,660	1/300 SF; 1/400 SF	94	94
a	8	Mixed (C/O)	3	-	-	12,965	25,930	1/300 SF; 1/400 SF	108	108
a	9	Mixed (C/O)	3	-	-	10,850	21,700	1/300 SF; 1/400 SF	90	90
				113	113,495	84,205	99,450		756	529
b	1	Mixed (C/O)	3	-	-	14,580	29,160	1/300 SF; 1/400 SF	122	122
b	2	Mixed (C/R)	3	12	17,940	8,970	-	1/300 SF; 2/Unit	54	30
b	3	Mixed (C/R)	3	12	17,940	8,970	-	1/300 SF; 2/Unit	54	30
b	4	Mixed (C/R)	3	12	17,940	8,970	-	1/300 SF; 2/Unit	54	30
b	5	Mixed (C/R)	3	12	17,940	8,970	-	1/300 SF; 2/Unit	54	30
b	6	Mixed (C/R)	3	12	11,890	5,945	-	1/300 SF; 2/Unit	44	20
b	7	Mixed (C/O)	3	-	-	16,165	32,330	1/300 SF; 1/400 SF	135	135
b	8	Mixed (C/O)	3	-	-	10,335	20,670	1/300 SF; 1/400 SF	86	86
b	9	Mixed (C/O)	3	-	-	13,043	26,086	1/300 SF; 1/400 SF	109	109
				60	83,650	95,948	108,246		710	590
c	1	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	-
c	2	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	-
c	t1	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t2	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t3	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t4	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t5	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t6	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t7	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t8	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
c	t9	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	-
				60	93,000				120	
d	1	Resi (Apts.)	3	43	42,720	-	-	2/Unit, 1 covered	85	
d	2	Resi (Apts.)	3	13	12,675	-	-	2/Unit, 1 covered	25	
				55	55,395				111	
e	1	Resi (Apts.)	3	6	6,435	-	-	2/Unit, 1 covered	13	
e	2	Resi (Apts.)	3	15	15,345	-	-	2/Unit, 1 covered	31	
e	3	Mixed (C/R)	3	9	8,600	4,300	-	1/300 SF; 2/Unit	32	
e	4	Mixed (C/R)	3	18	18,130	9,065	-	1/300 SF; 2/Unit	66	
e	5	Mixed (C/R)	3	8	8,300	4,150	-	1/300 SF; 2/Unit	30	
e	6	Resi (Apts.)	3	15	14,640	-	-	2/Unit, 1 covered	29	
e	7	Resi (Apts.)	3	6	6,240	-	-	2/Unit, 1 covered	12	
e	8	Parking Structure	3	-	-	-	-	-	160	
				78	77,690				214	
f	1	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	
f	2	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	
f	3	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	
f	4	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	
f	5	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	
f	6	Resi (Condos)	3	12	15,000	-	-	2/Unit, 1 covered	24	
					90,000				144	
g	1	Resi (Apts.)	3	56	55,995	-	-	2/Unit, 1 covered	112	
					55,995				112	
h	t1	Townhome	2	4	7000	-	-	2/Unit, 1 covered	8	
h	t2	Townhome	2	4	7000	-	-	2/Unit, 1 covered	8	
h	t3	Townhome	2	4	7000	-	-	2/Unit, 1 covered	8	
h	1-20	Single Family	varies	20	4,500 SF min.	-	-	2 Car Garage	-	
					21,000				24	
i	21-60	Single Family	varies	40	4,500 SF min.	-	-	2 Car Garage	-	
i	90-95	Single Family	varies	6	10,000 SF min.	-	-	2 Car Garage	-	
j	61-71	Single Family	varies	11	4,500 SF min.	-	-	2 Car Garage	-	
j	84-89	Single Family	varies	6	10,000 SF min.	-	-	2 Car Garage	-	
k	72-79	Single Family	varies	8	4,500 SF min.	-	-	2 Car Garage	-	
k	80-83	Single Family	varies	4	10,000 SF min.	-	-	2 Car Garage	-	
l	t1	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	
l	t2	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	
l	t3	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	
l	t4	Townhome	2	4	7,000	-	-	2/Unit, 1 covered	8	
					28,000				32	
				984	**618,225**	**197,668**	**207,696**		**2,223**	**1,120**
				21	60%	19%	20%			



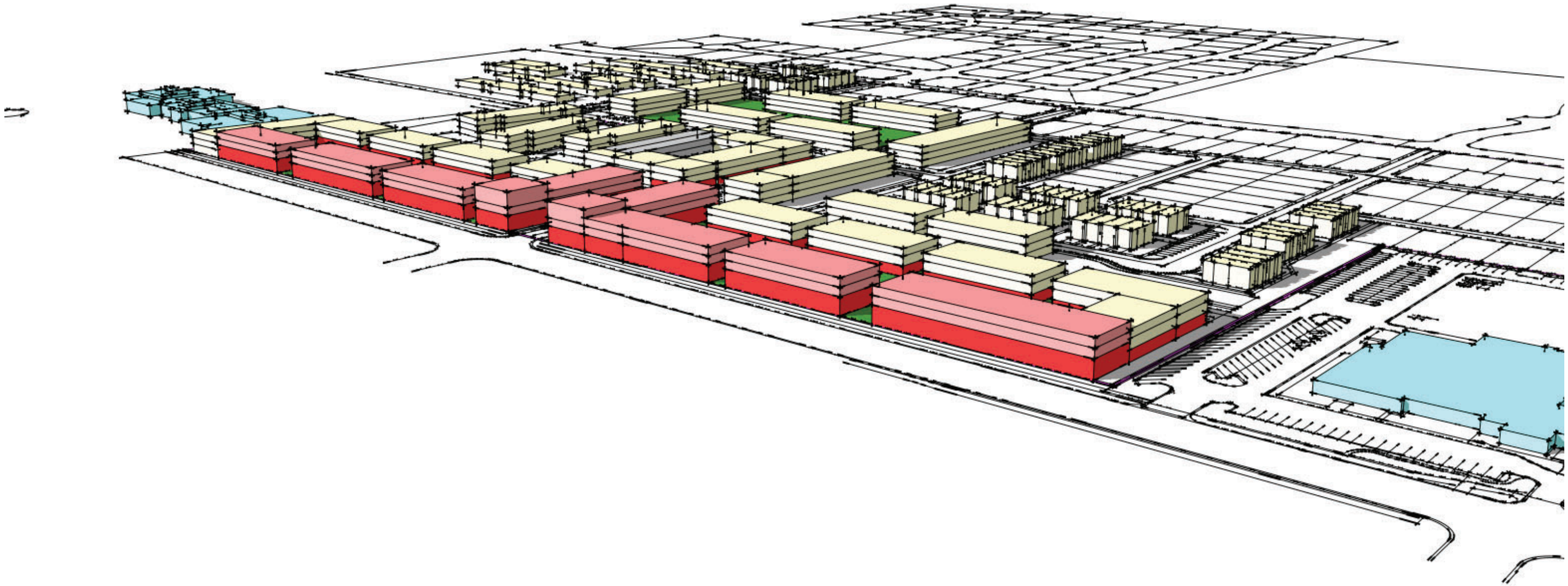
CITY CENTER | LAND USE MODEL



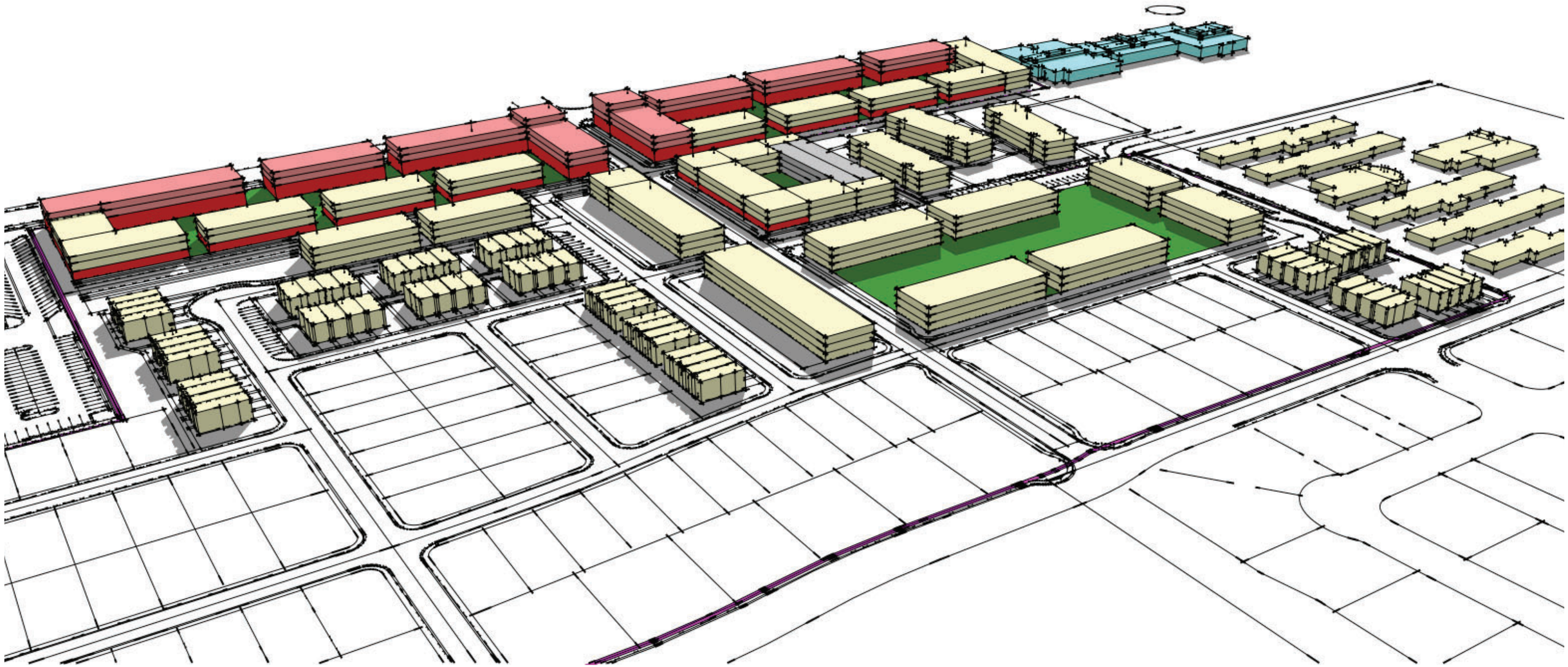
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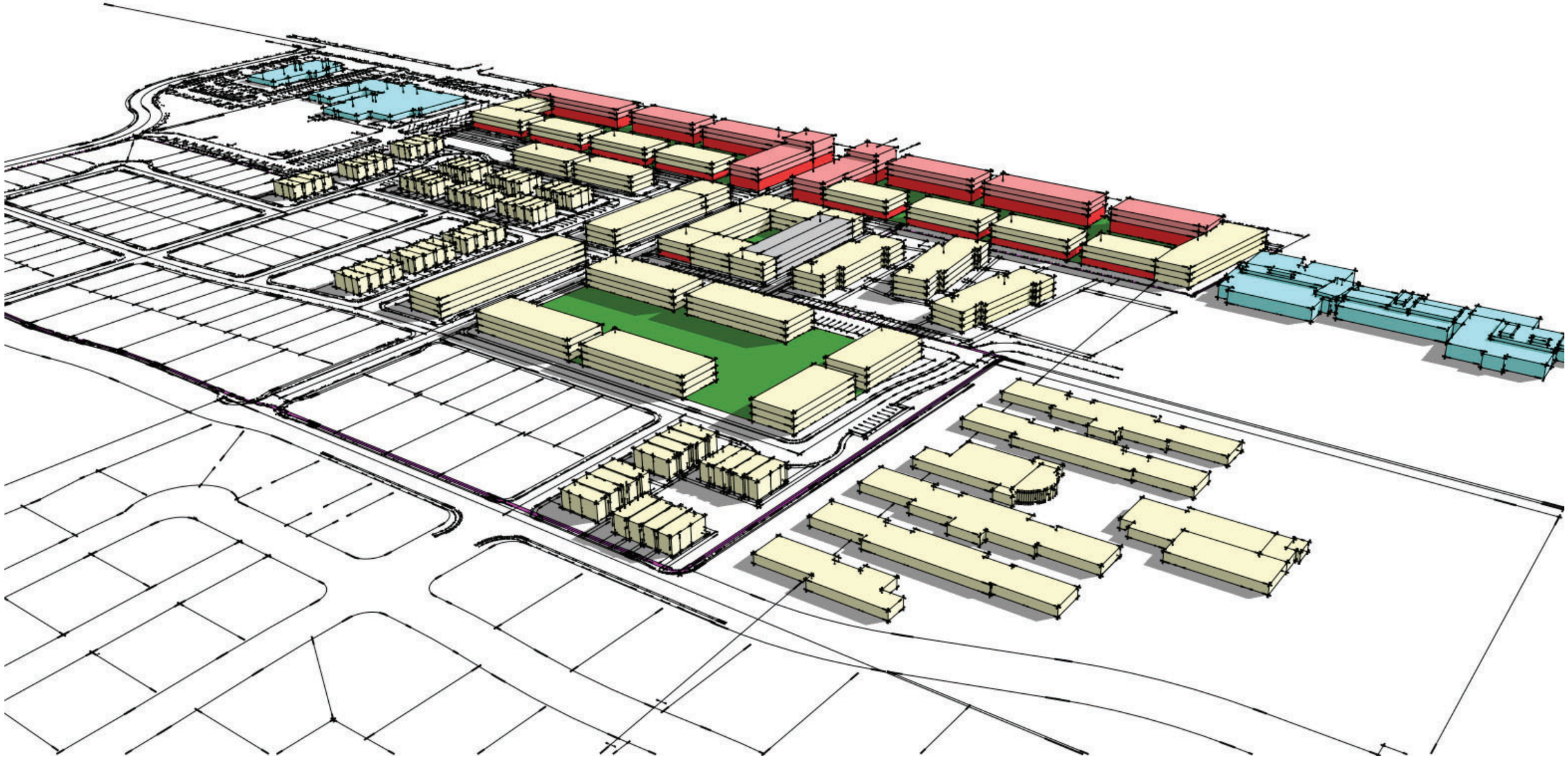
CITY CENTER | LAND USE MODEL



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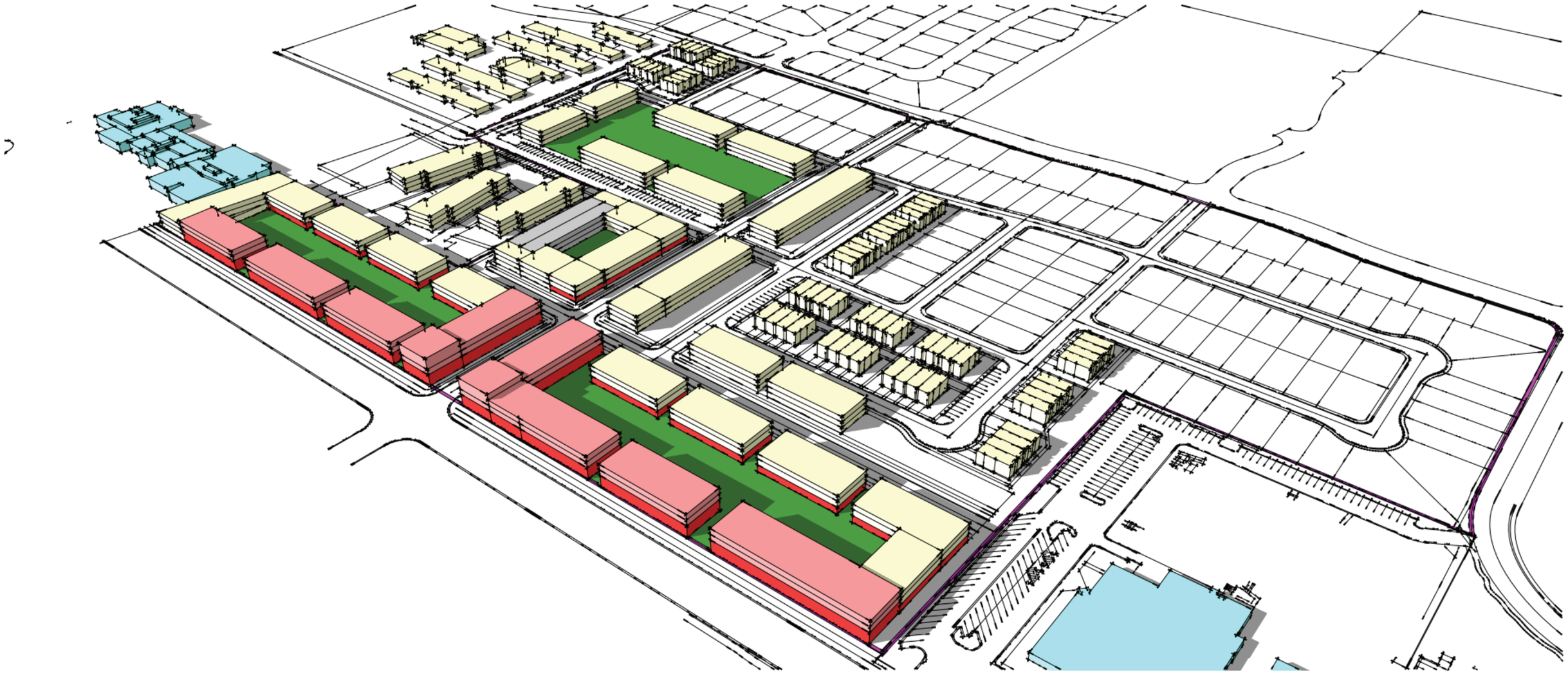
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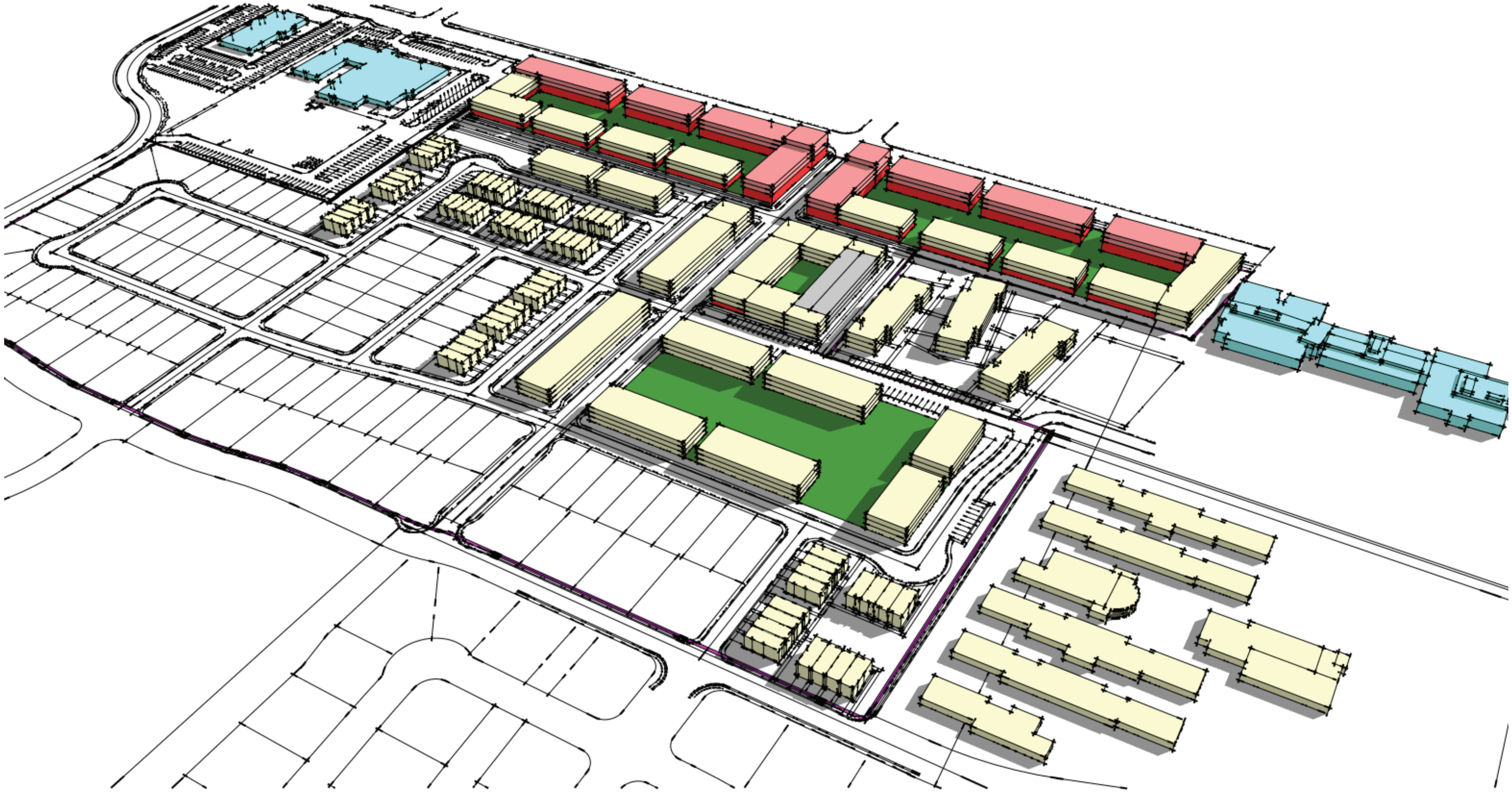
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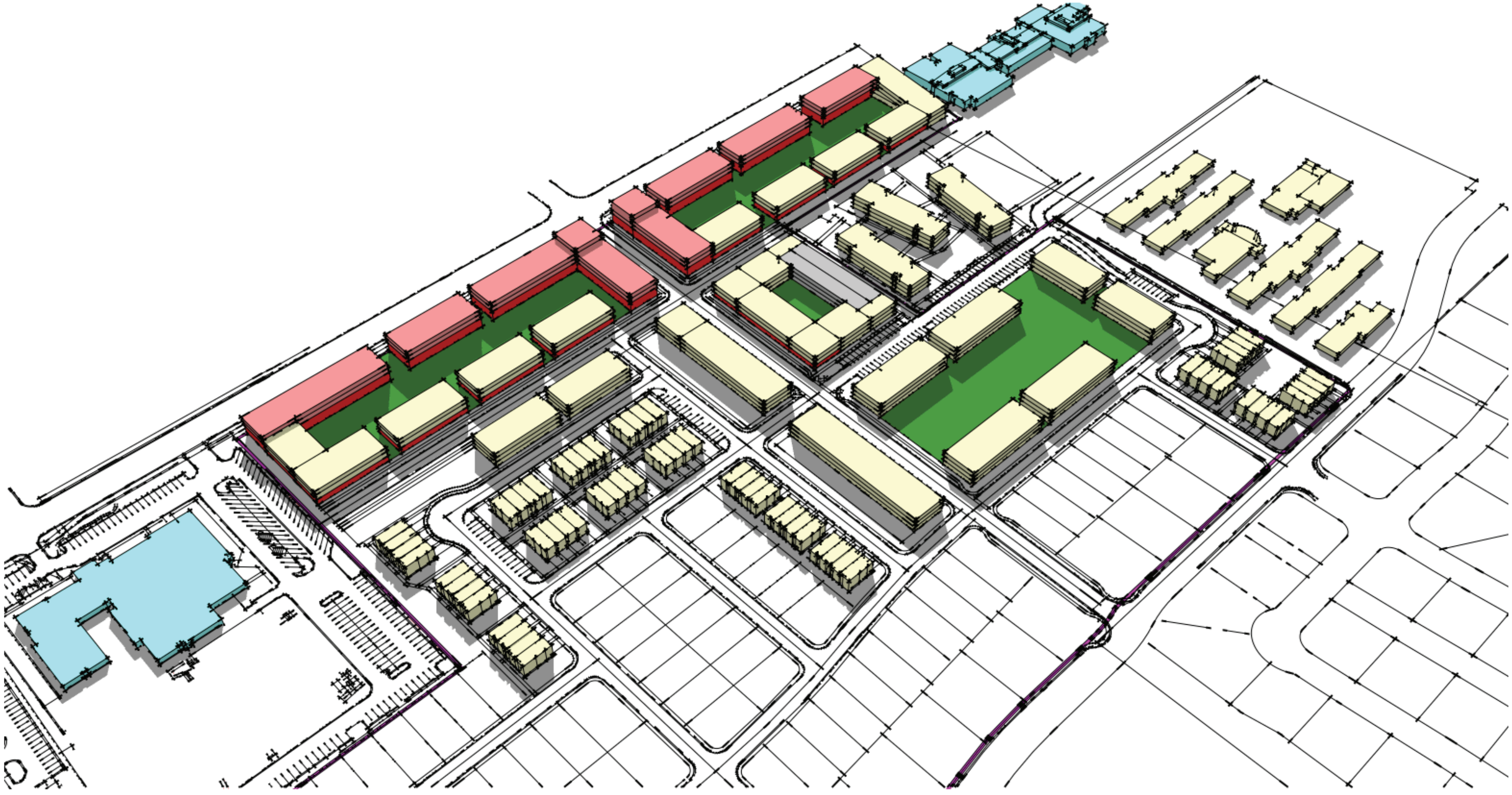
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