

Micron LEHI Area Plan Proposal

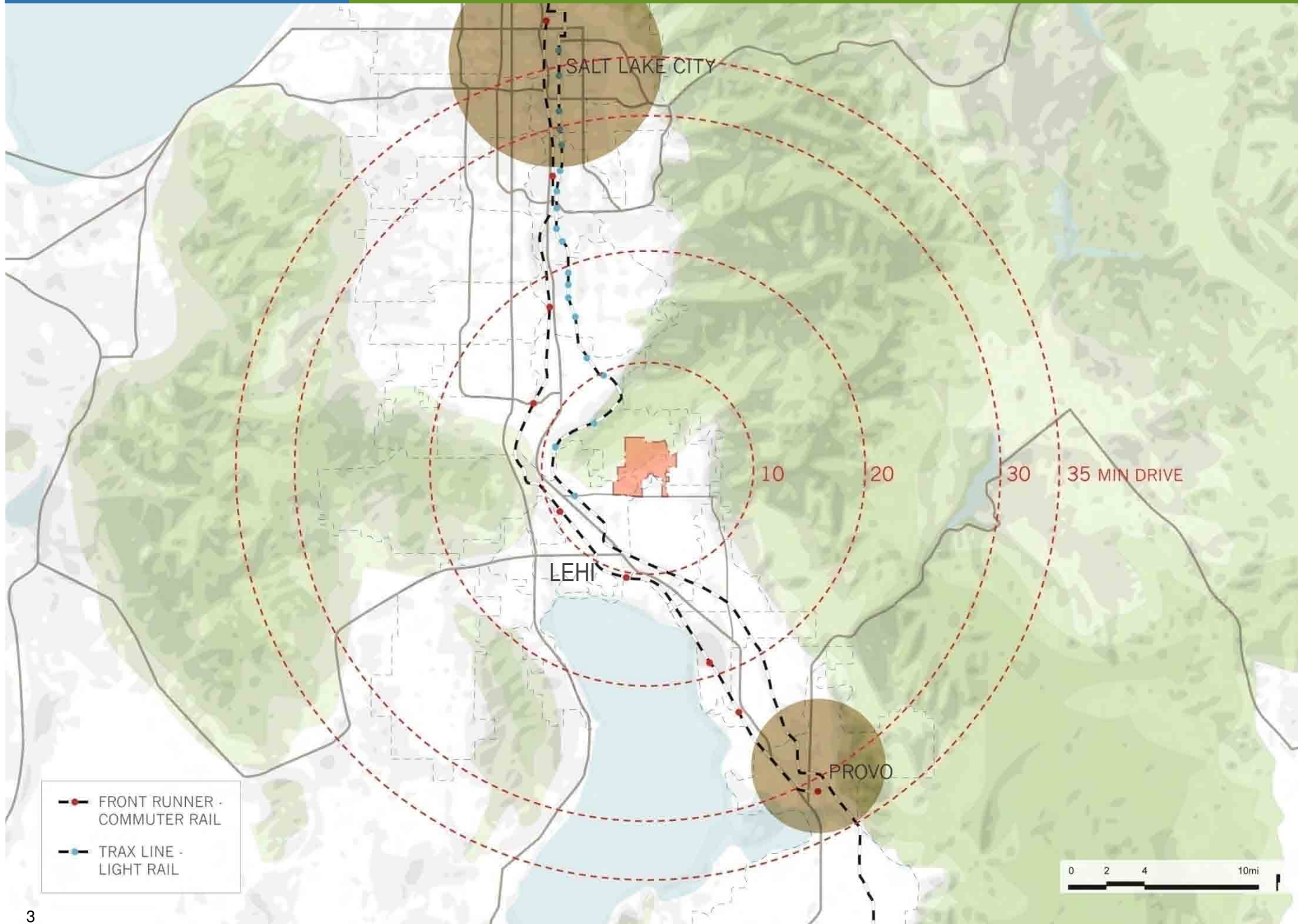


November 1, 2012
PrimeMark Advisors, LLC & LEI

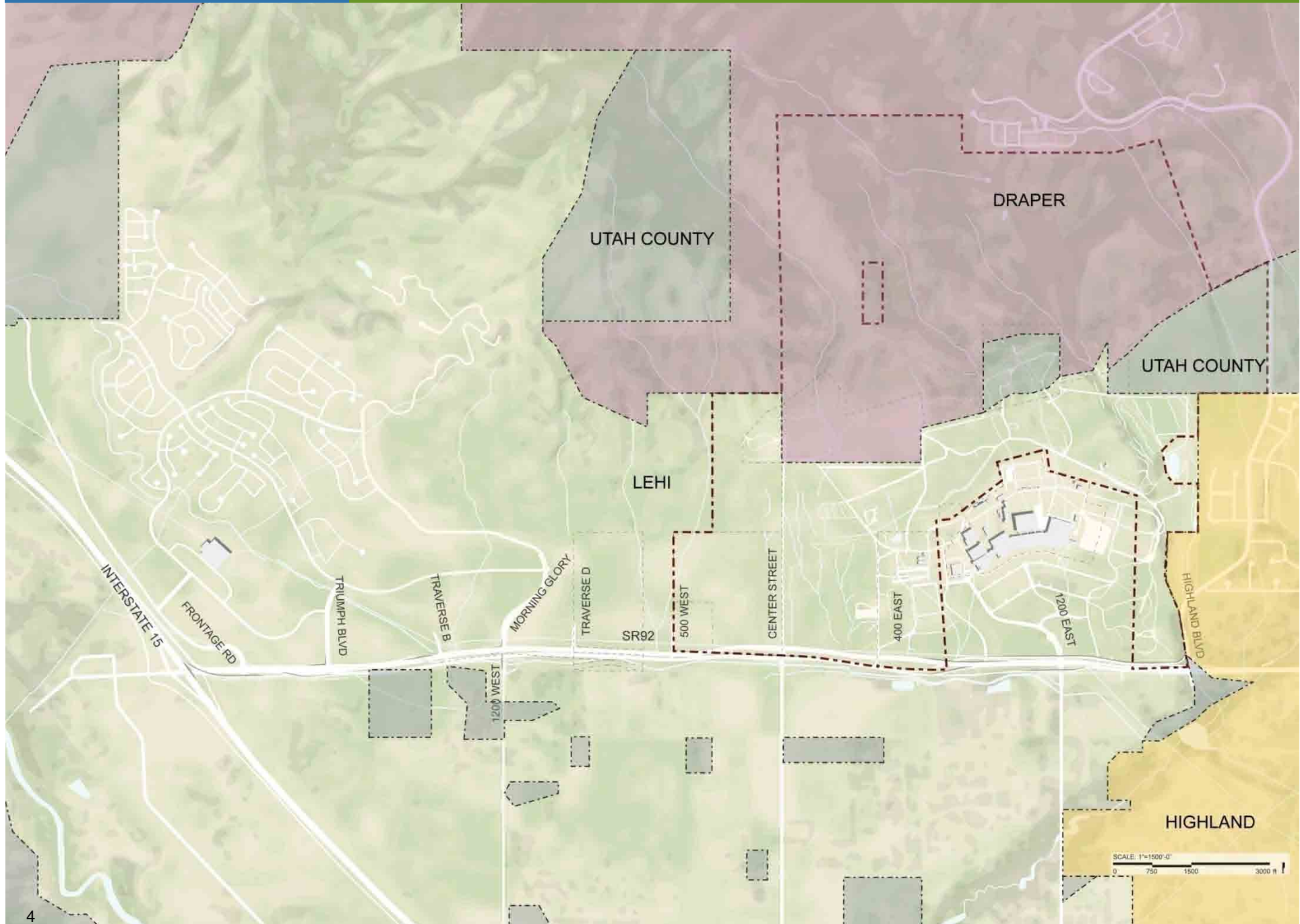
Regional Context



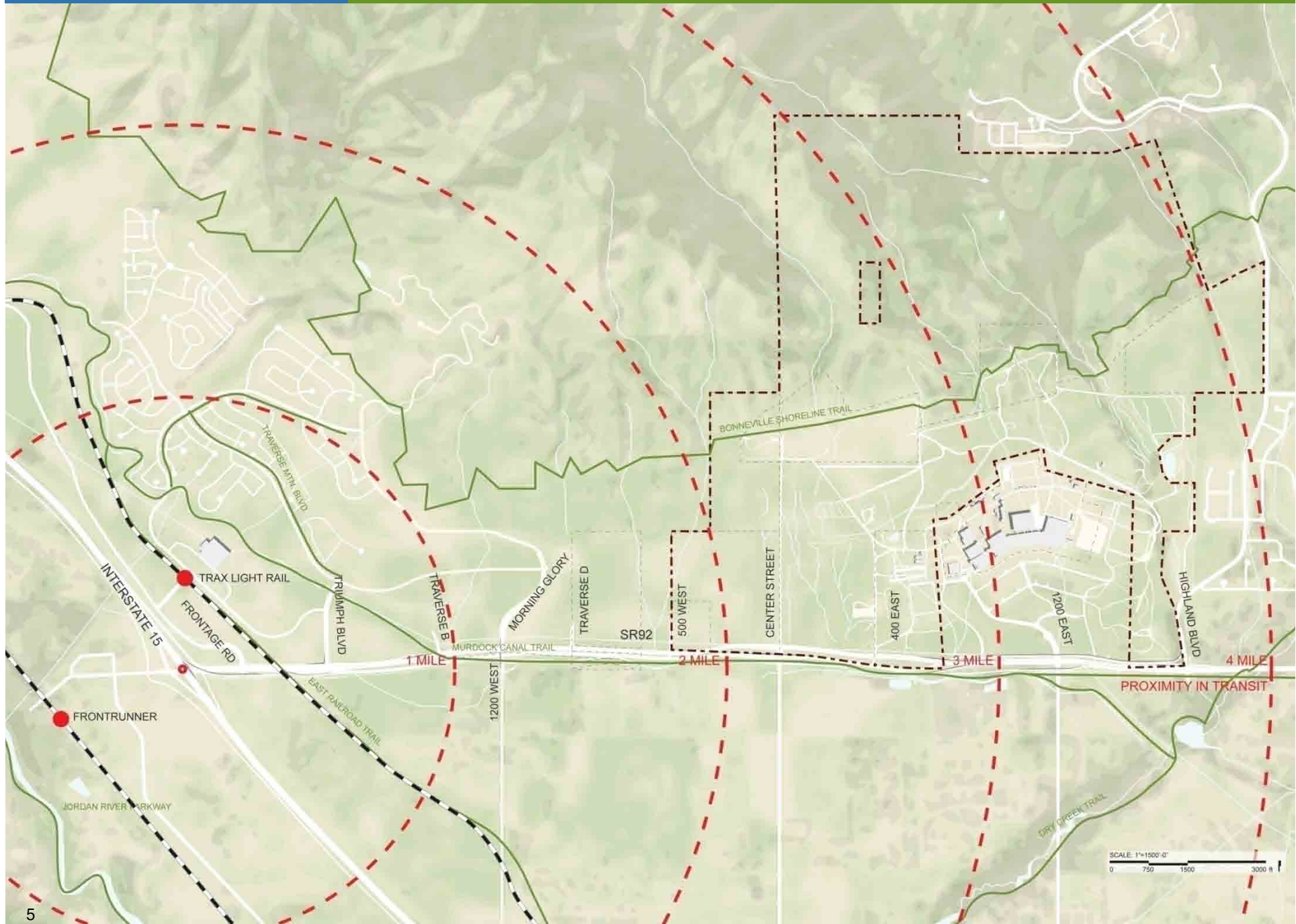
REGIONAL ACCESS



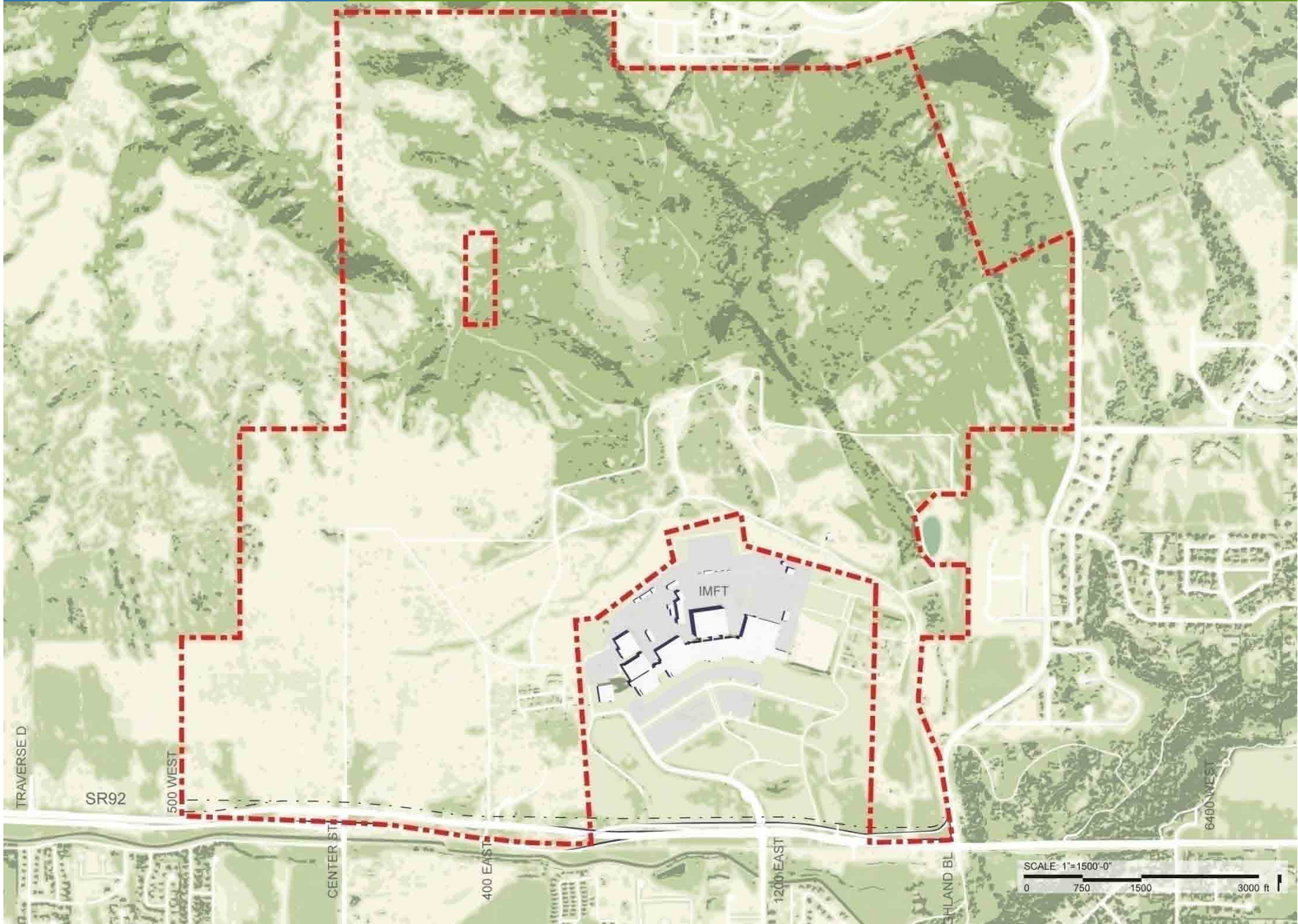
EXISTING CITY BOUNDARIES



LOCAL ACCESS



MICRON PROPERTY

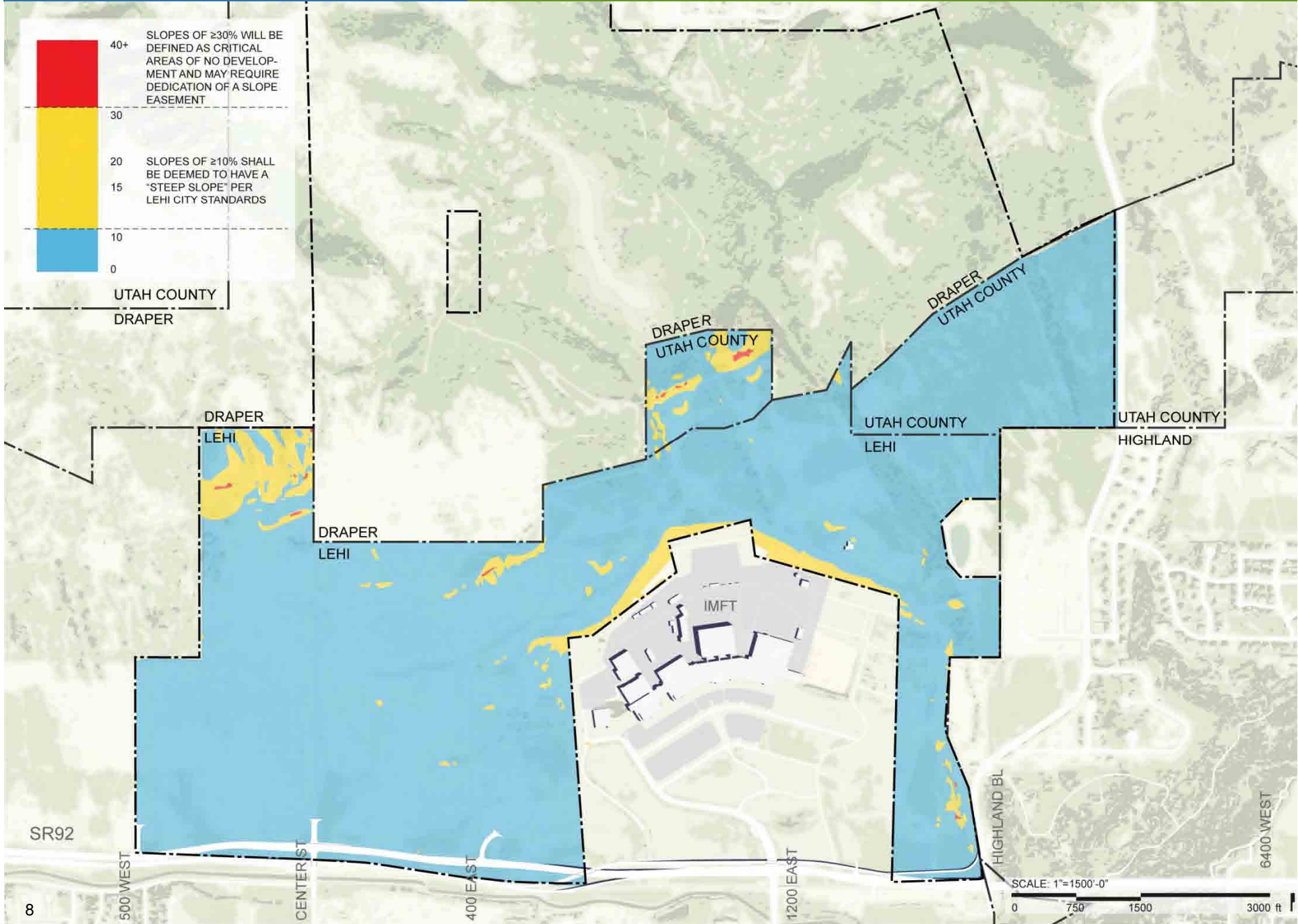


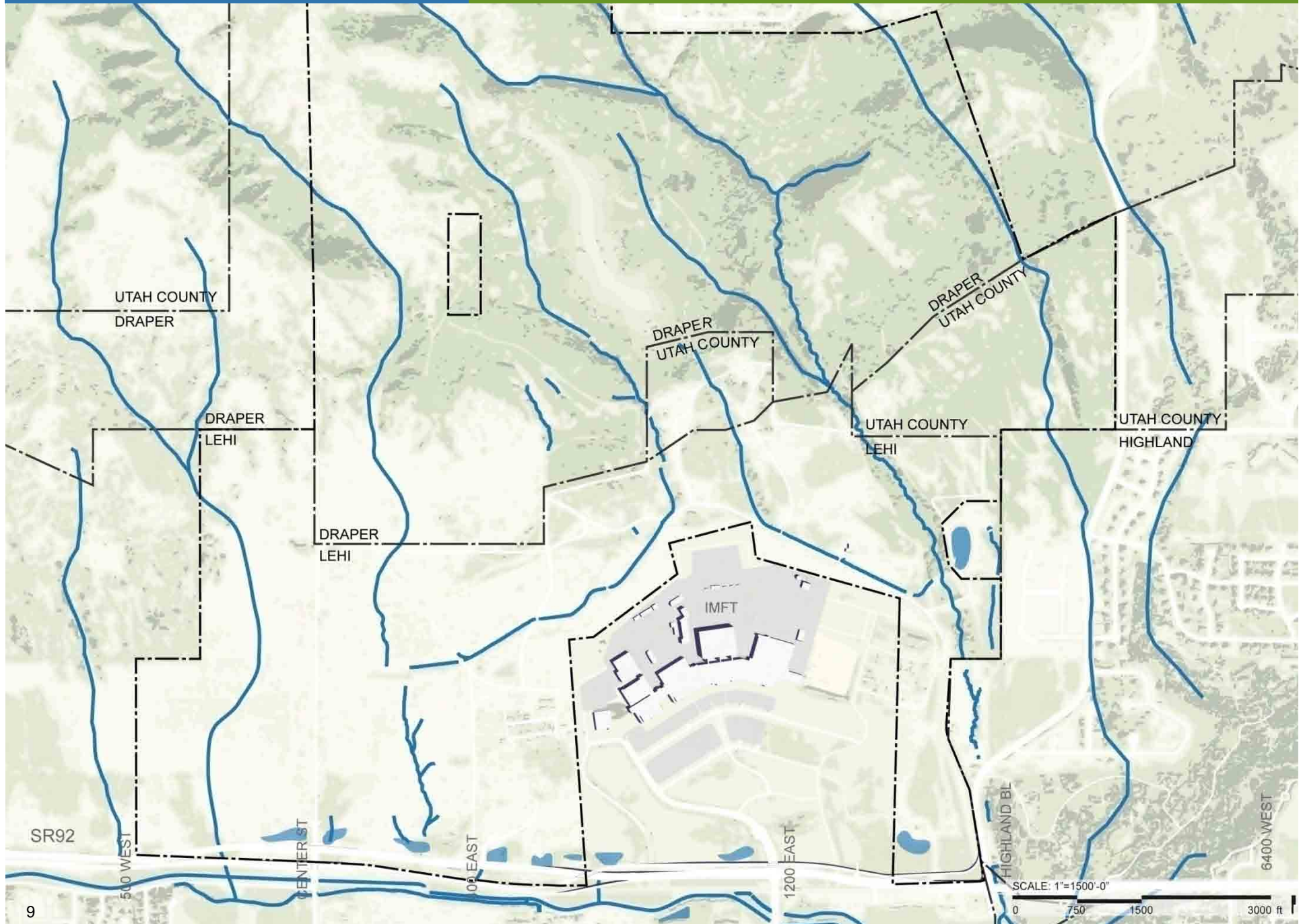
Site Conditions

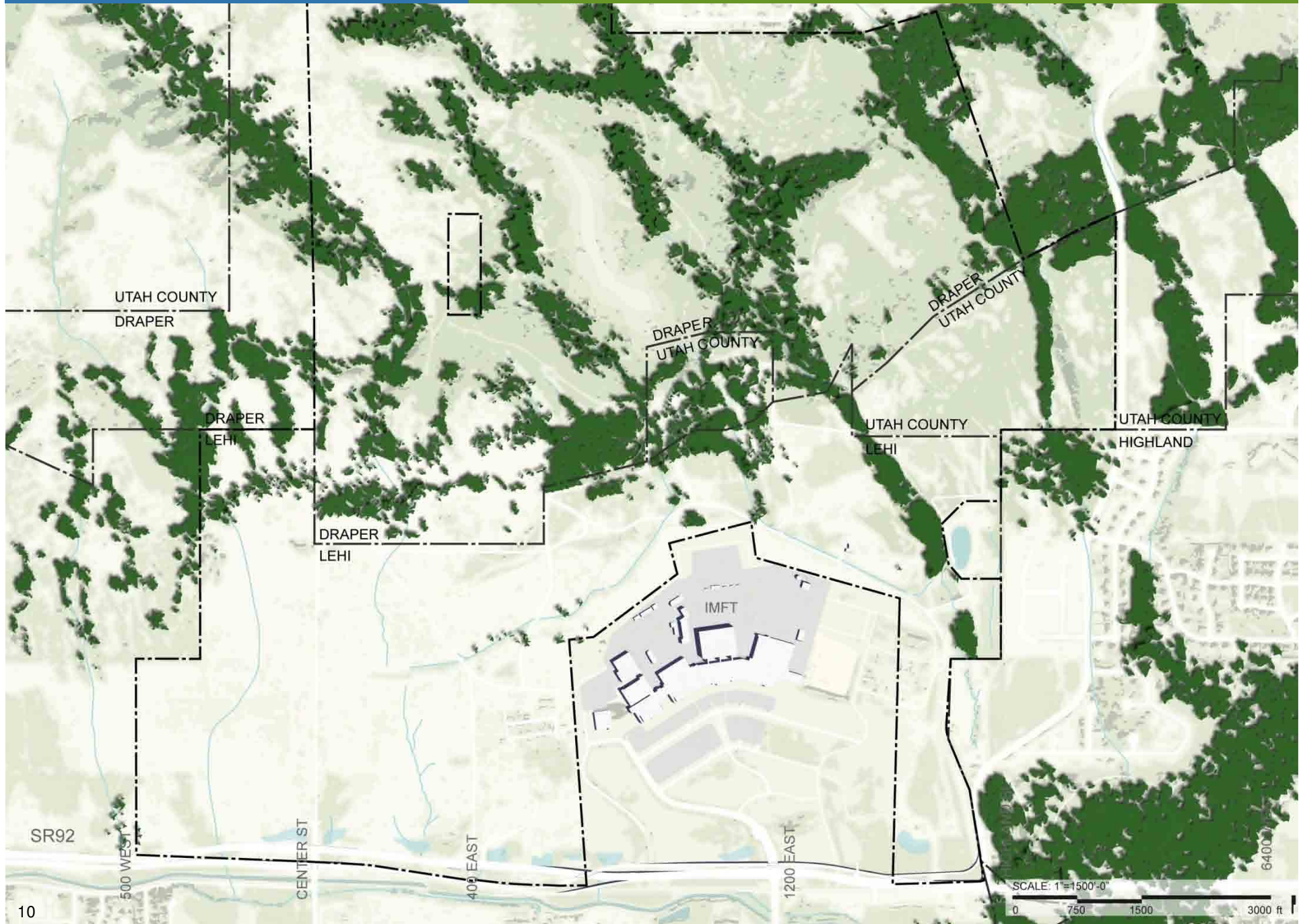


DEVELOPMENT SLOPE RESTRICTIONS

Micron LEHI Conceptual Plan

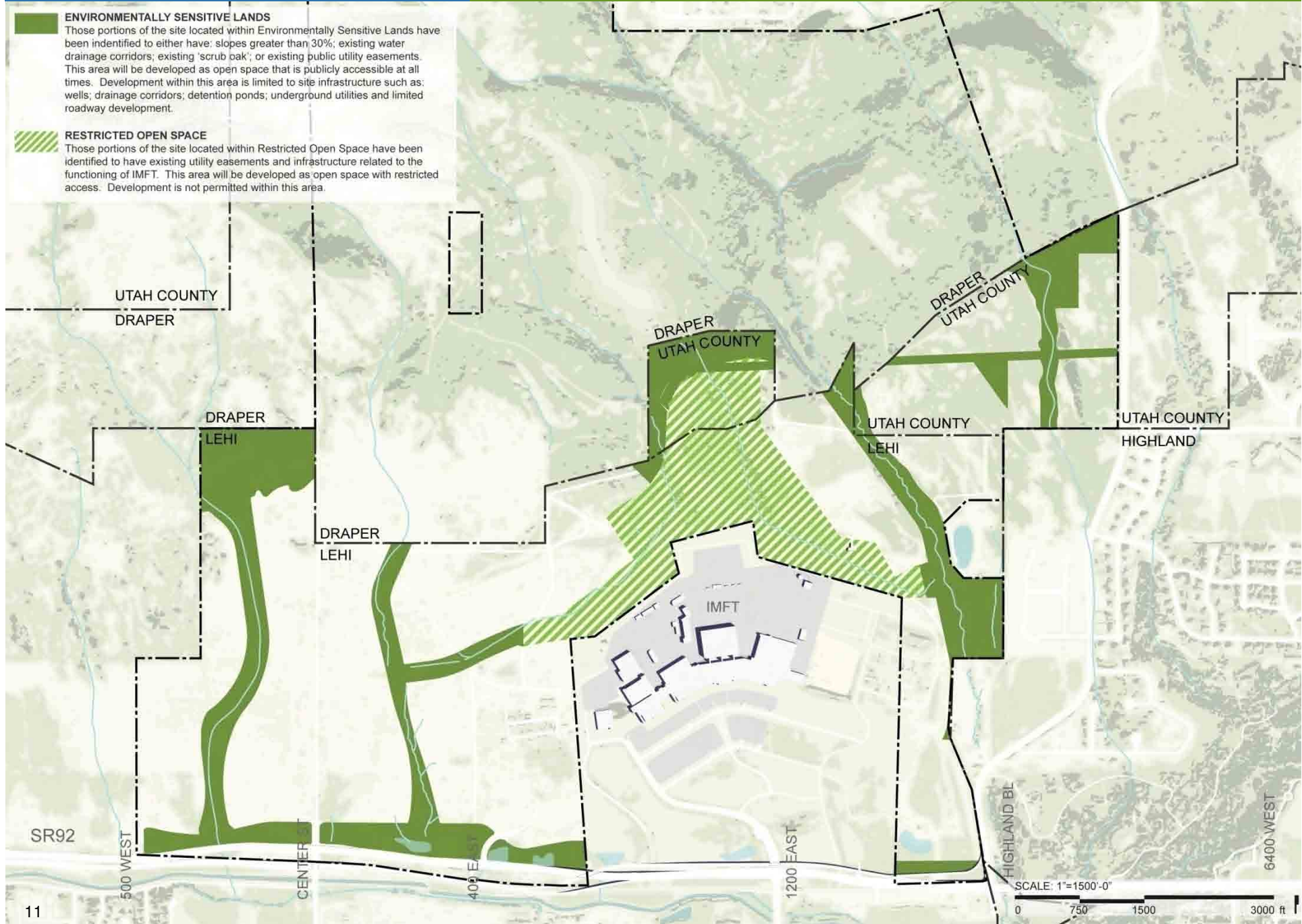






EXISTING GREEN FRAMEWORK

- ENVIRONMENTALLY SENSITIVE LANDS**
Those portions of the site located within Environmentally Sensitive Lands have been identified to either have: slopes greater than 30%; existing water drainage corridors; existing 'scrub oak'; or existing public utility easements. This area will be developed as open space that is publicly accessible at all times. Development within this area is limited to site infrastructure such as: wells; drainage corridors; detention ponds; underground utilities and limited roadway development.
- RESTRICTED OPEN SPACE**
Those portions of the site located within Restricted Open Space have been identified to have existing utility easements and infrastructure related to the functioning of IMFT. This area will be developed as open space with restricted access. Development is not permitted within this area.



Development Framework



Greenways

A series of “Greenways” follow existing site features such as natural drainage corridors, existing scrub oak and existing detention ponds. Greenways will be dedicated to the City of Lehi and reserved as Environmentally Sensitive Lands. They will include expanded drainage corridors, new detention ponds and new areas planted with scrub oak and will be publicly accessible open spaces that include recreation areas, trails and zones for native habitat. Landscaping and planting will be focused on native plantings and water-wise conservation practices. Greenways will connect to the existing Bonneville Shoreline Trail and will include new trailheads.

As the area plan is developed, public trails that interconnect to Master Planned trails and Traverse Mountain Trails will be added.



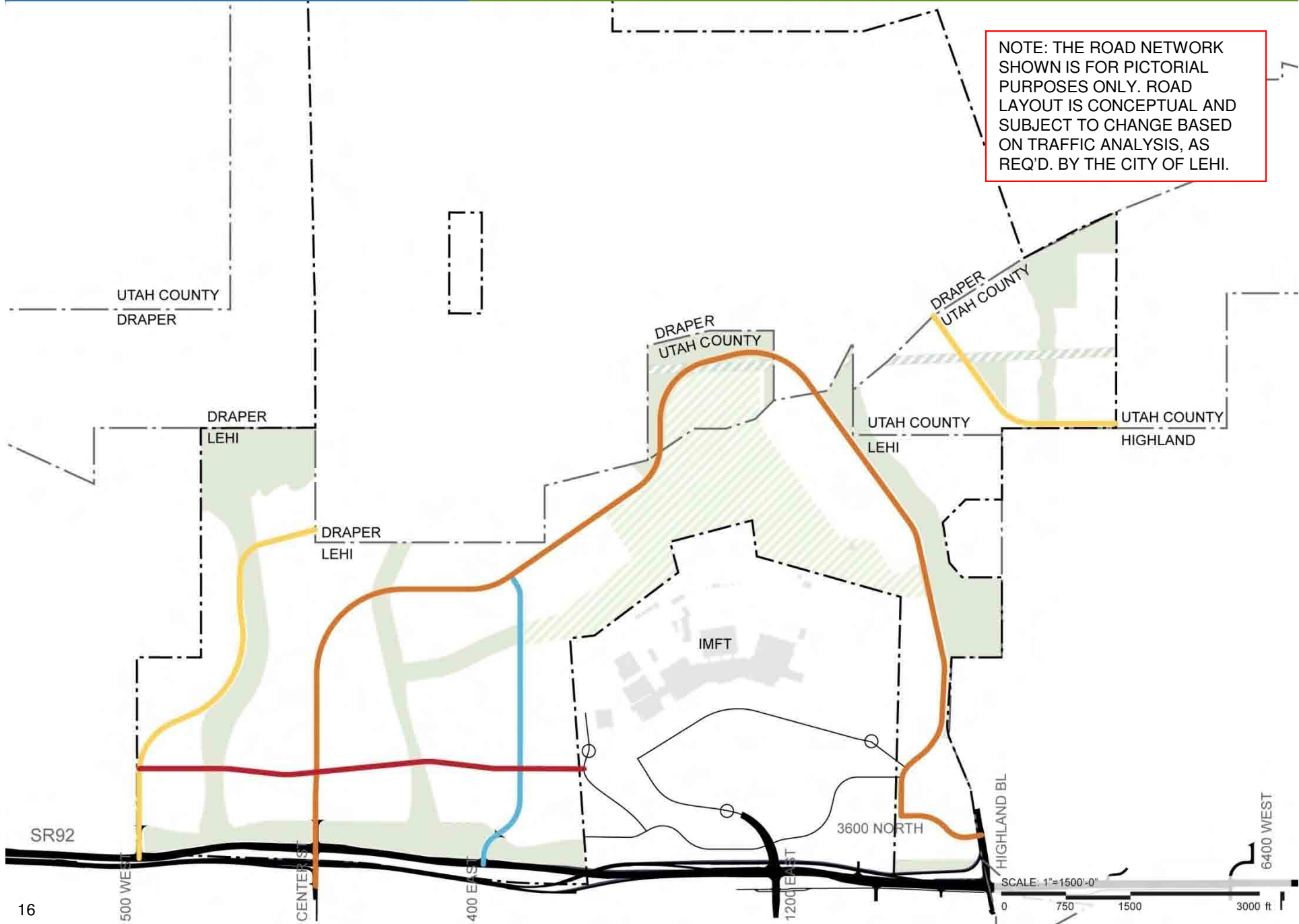
Roadways

Access to the site is primarily off of SR-92 to the south with access points at 500 West, Center Street, 400 East and Highland Boulevard. The existing access to IMFT at 1200 East will remain.

The road geometry for the site is based on the utilization of three main addressing roads and a main connector road. These include a "Commercial Addressing Road", a "Commercial/Industrial Addressing Road", a "Residential Addressing Road" and a "Social Heart Connector Road". In addition there will be access to adjacent properties to the west and Highland Boulevard to the east, allowing east-west connectivity across the Micron property. The Residential Addressing Road (500 West) will continue to the north into Draper in the future.

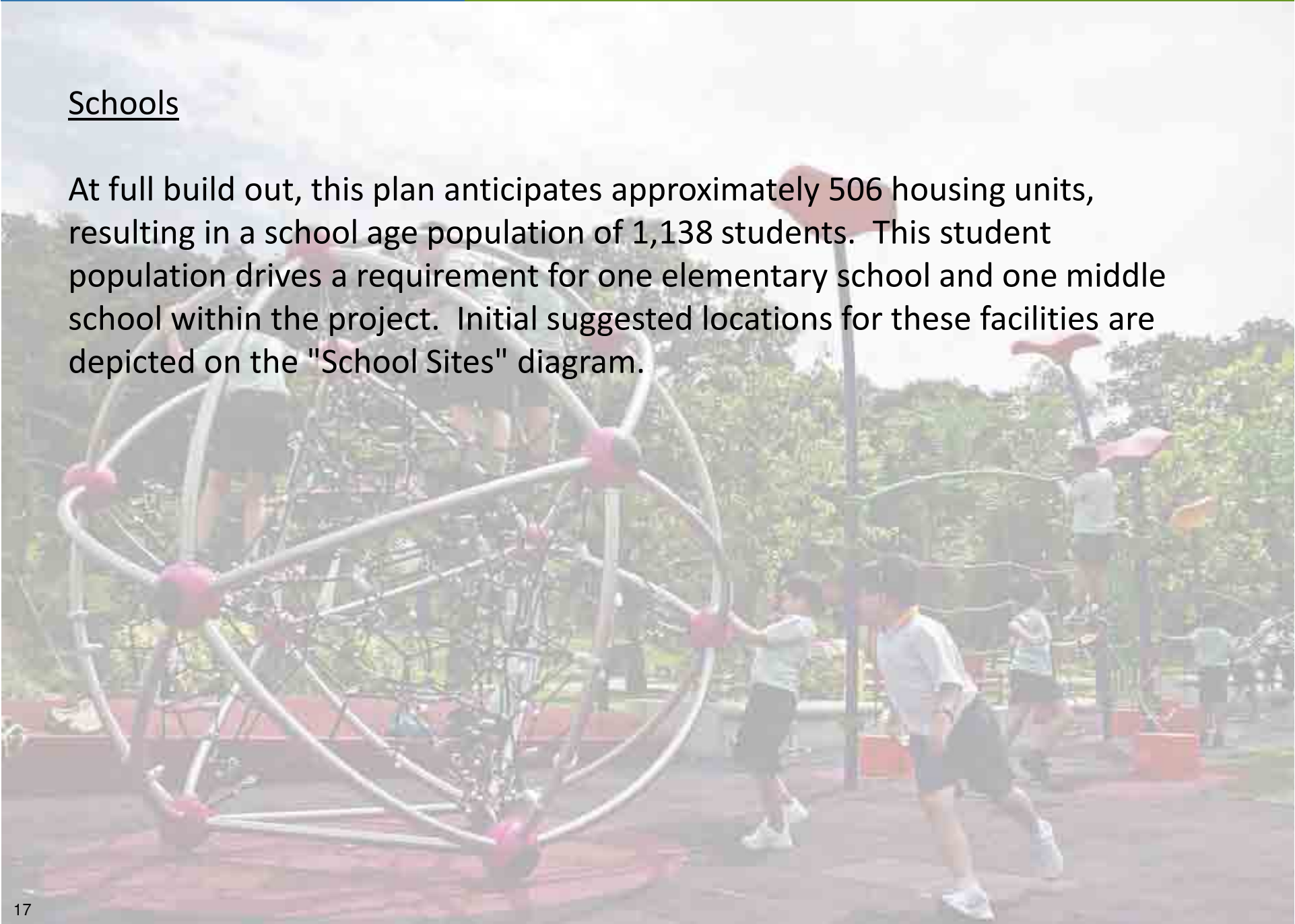
The size and classification of roads will need to be functionally reclassified as a part of the area plan.

NOTE: THE ROAD NETWORK SHOWN IS FOR PICTORIAL PURPOSES ONLY. ROAD LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON TRAFFIC ANALYSIS, AS REQ'D. BY THE CITY OF LEHI.

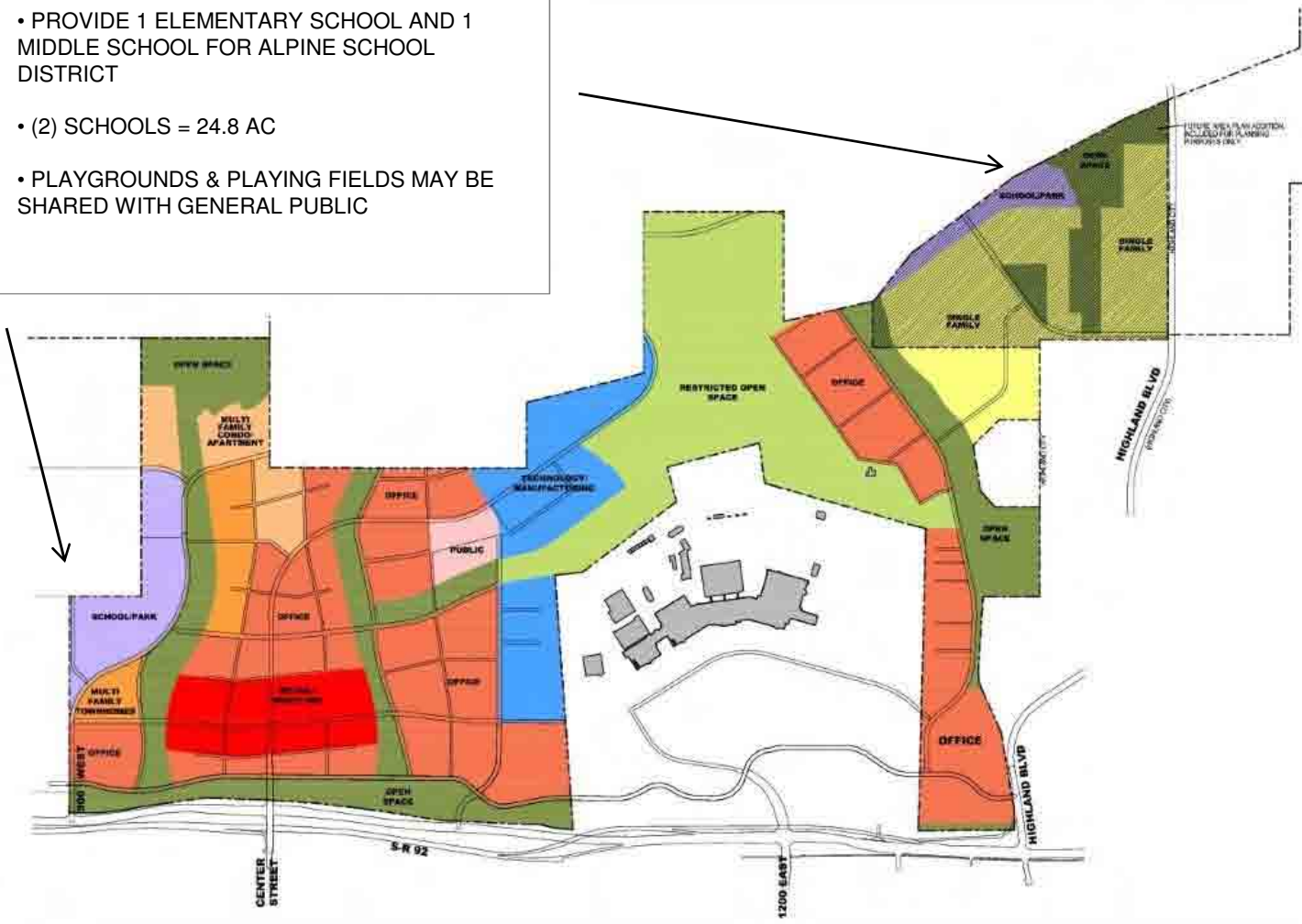


Schools

At full build out, this plan anticipates approximately 506 housing units, resulting in a school age population of 1,138 students. This student population drives a requirement for one elementary school and one middle school within the project. Initial suggested locations for these facilities are depicted on the "School Sites" diagram.



- PROVIDE 1 ELEMENTARY SCHOOL AND 1 MIDDLE SCHOOL FOR ALPINE SCHOOL DISTRICT
- (2) SCHOOLS = 24.8 AC
- PLAYGROUNDS & PLAYING FIELDS MAY BE SHARED WITH GENERAL PUBLIC



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MICRON
 LEHI, UTAH
 LAND USE PLAN

DATE: 10/20/12
 2011-2012
 RAH
 BTG
 1" = 100'
 10/20/12

L-14



NOTES:

1. PLAN IS CONCEPTUAL ONLY. FINAL DESIGN TO CONFORM TO ALL APPLICABLE ADA REQUIREMENTS.
2. FINAL DESIGN AND LAYOUT TO BE REVIEWED PRIOR TO CONSTRUCTION.



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**MICRON
LEHI, UTAH
TYPICAL PARK PLAN**

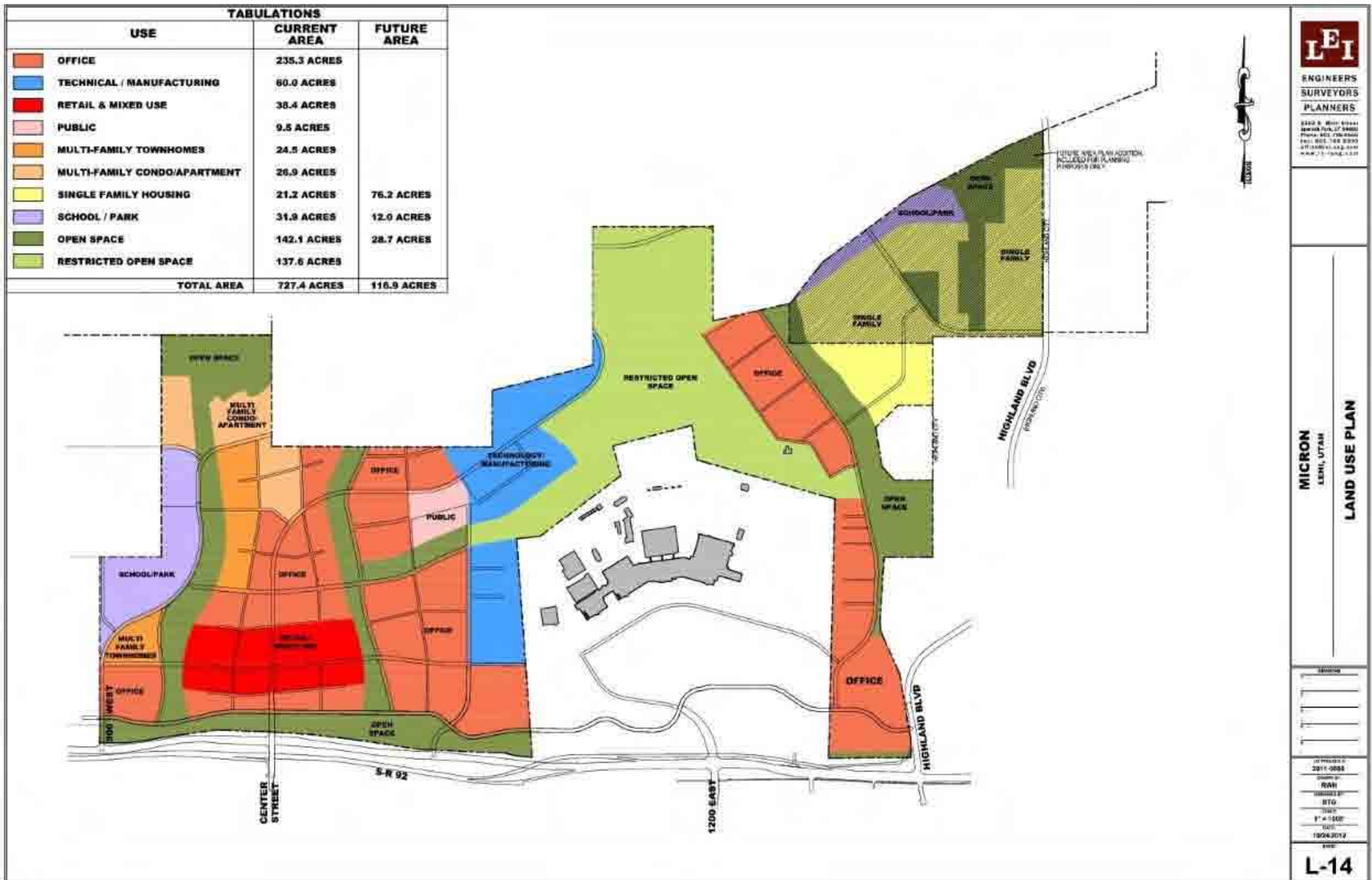
DATE: 2011-08-08
 DRAWN BY: RAH
 CHECKED BY: BTG
 SCALE: 1" = 100'
 DATE: 08/07/11

P1



Land Use

The proposed land use is based on the concept of a 'Workplace Neighborhood' with a mix of office, light industrial and residential uses located within walking distance of a retail & mixed use 'Social Heart'.



MICRON AREA PLAN

LAND USE TABLE

	Area (Acres)	Building Parking Area (Sq.Ft)	Building Footprint Area (Sq.Ft.)	Total Building Area (Sq.Ft.)	Percentage of Dev. Area (%)	Residential Density (Units/Acre)	Residential Units (Units)
Office	235.3	4,702,600	1,651,600	4,955,000	27.9%		
Technical / Manufacturing	60	805,600	742,400	742,400	7.1%		
Retail / Mixed Use	38.4	638,700	300,000	894,000	4.5%	3	115
Public	9.5	163,000	71,200	213,600	1.1%		
Multi-Family (Townhomes)	24.5				2.9%	6.0	147
Multi-Family (Condo / Apartment)	26.9				3.2%	12.0	323
Single Family	97.4				11.5%	2.0	195
School / Park	43.9				5.2%		
Open Space	170.8				20.2%		
Restricted Open Space	137.6				16.3%		
Total	844.3	6,309,900	2,765,200	6,805,000			780
Overall Project Density						0.92	

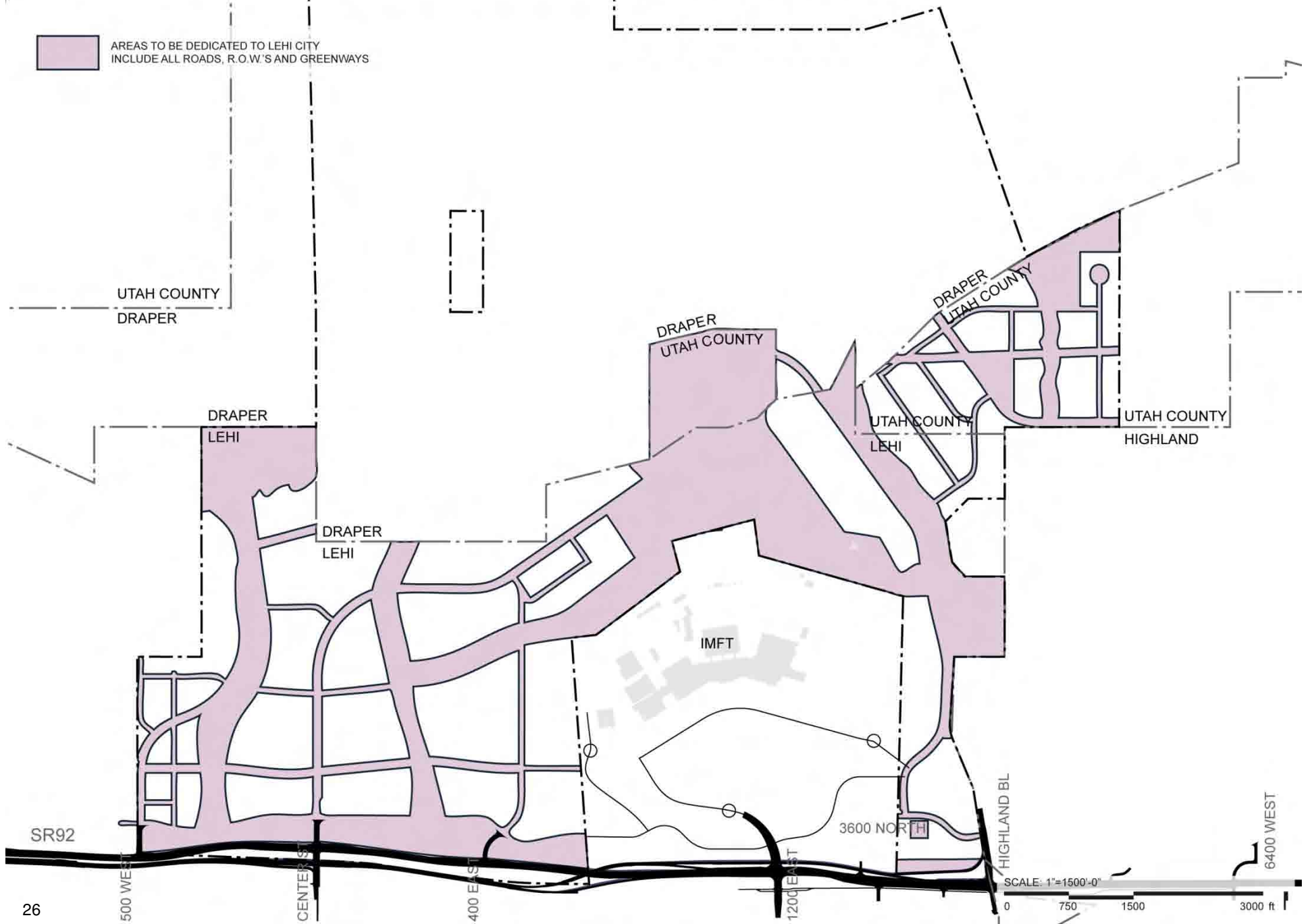
Notes:

1. Areas are gross areas to centerline of proposed roads.
2. Areas are approximate, minor adjustments are anticipated during preliminary and final roadway designs.
3. Open Space Areas do not include additional open space that is anticipated with each portion of the project (ie. Townhome, Multi-Family, Landscaping within commercial site plans, etc.)
4. Building parking, footprint, and total building areas are estimates only.
5. Mixed use residential units cannot be transferred to another location within the project. If residential units are not developed in this area, commercial space may be increased based on the same number of ERU's.
6. The area shown within the 107 acre property are included for planning purposes only.





AREAS TO BE DEDICATED TO LEHI CITY
INCLUDE ALL ROADS, R.O.W.'S AND GREENWAYS



Development Standards & Guidelines



Development Standards & Guidelines

Development Standards and Guidelines provide controls for transforming the Micron properties into a walkable, socially vibrant ‘Workplace Neighborhood’. The use of these standards and guidelines should achieve an appropriately scaled, cohesive ‘Workplace Neighborhood’ that is socially engaging, visually attractive and provides a backdrop for a high quality of life. The Design Standards and Guidelines allow for flexibility in the design of individual buildings while imposing a minimum set of reasonable expectations for good design that promote architecture that fits within the natural landscape, streets and paths that promote walking and building designs that foster a direct engagement between the public and private realm.



Fig. 1. Landscaped courtyards & pedestrian paths offer places for people to gather



Fig. 2. Buildings are sited with views in mind



Fig. 3. Landscape features include planting, lighting, special pavers & fountains



Fig. 4. Open space facing development incorporates water detention ponds



Fig. 1. Light industrial sites to have wide, generously landscaped setbacks, as well as pedestrian sidewalks.



Fig. 2. Monument signs to be sited in the setback, and trees should be planted for shade, but parking should not be in front of the building.



Fig. 1. Retail bays to be every 25-30'. Recessed ground level windows and doors.



Fig. 2. Small professional offices or residential units are above ground-floor retail.



Fig. 3. Lighting & planting attractively incorporated into street & building design.



Fig. 4. Attractive lighting, signage and planting within arcade.





Fig. 1. Building materials to be durable and able to respond to harsh weather



Fig. 2. Setback provides area for entry stairs, stoop and landscape planting



Fig. 3. Solar panels can be attractively integrated on the roof



Fig. 4. Buildings should be sited with views in mind

- Colors should be comprised of the natural palette of the Wasatch Mountains.



- Colors for Primary Materials should be light in value and warm in tone.
- Earth tones and natural warm tones are encouraged.



- Colors for Secondary Materials should be darker in value and cooler in tone.





Fig. 1. Pavement should be highly reflective and, where possible, pervious.



Fig. 2. Swales help manage stormwater runoff.



Fig. 3. Parking areas may be sloped or terraced to accommodate site grading.



Fig. 4. Tree canopy, or open structures, should provide shade to streets & parking.

Infrastructure

Sewer

The development plans to utilize existing sewer system connection points along SR-92; more particularly, 1200 West, Center Street, 600 East and Highland Boulevard.

Pressurized Irrigation System

A pressurized irrigation system throughout the proposed development will be required including a piping network with reservoirs and sources to serve the development. Surface or subsurface sources may be used depending upon the type of water rights being dedicated to the City.

Culinary Water System

Currently, this area will require a culinary water piping network with tanks and sources to serve the development.

Infrastructure

Storm Water

Existing site waterways will be retained. Existing detention ponds will be retained. Additional detention ponds and reservoirs will be added to meet existing city storm drainage requirements.



