



Concept Plan

540 ft 2 Minute Walk

Scale 1"=300'



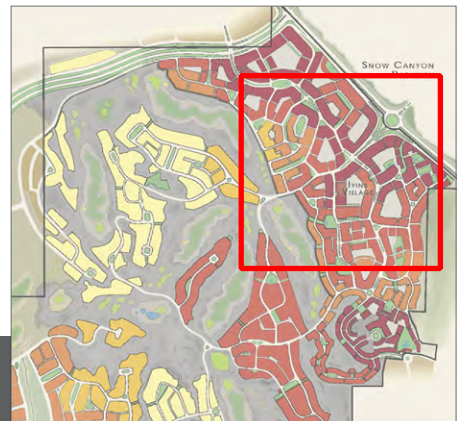
RESORT VILLAGE CENTER

A main street shall connect two large thoroughfares (Hamblin and Snow Canyon Parkways) and become the primary commercial setting within the organic grid of the Village. Destination retail, entertainment, and lodging shall predominate at the core, with densities at the 12-15 ERU per acre.

VILLAGE CENTER PROGRAM

Avedea LLC

- Attached/Stacked Dwellings : 350
- Live Work : 100
- Lodging : 430 Suites
- Retail : 220,000 sf
- Restaurant : 60,000 sf
- Office : 120,000 sf

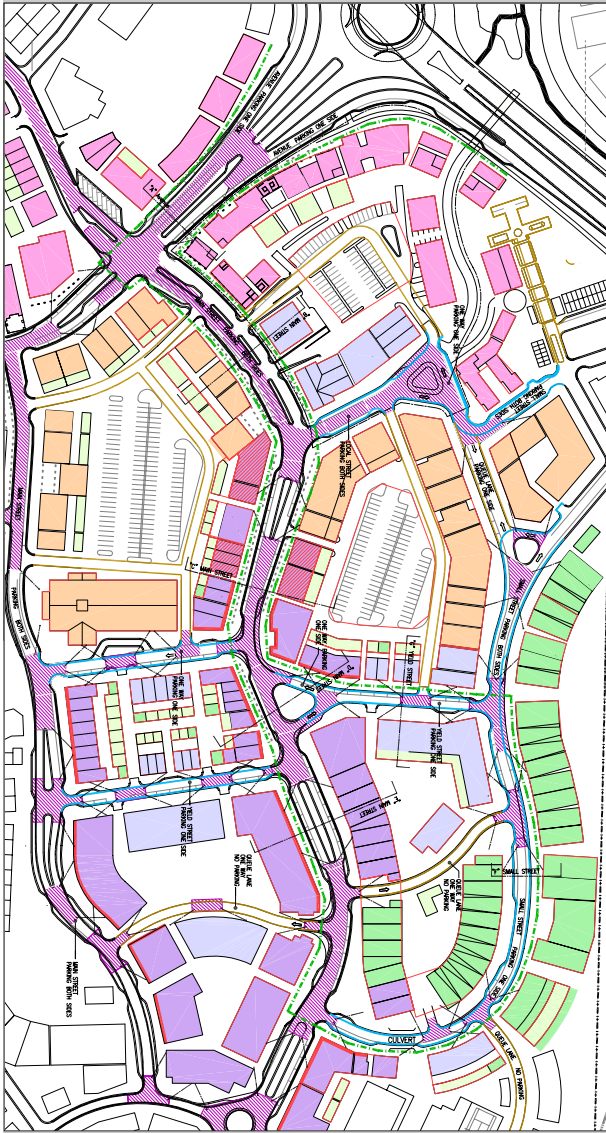


Context Map

VILLAGE CENTER

Neighborhood Setting - Greenfield Context
80 Acre Site

IVINS FIRST STREET



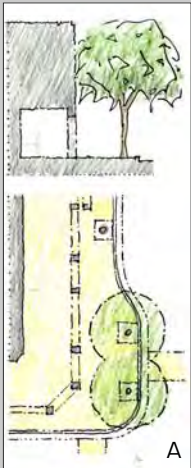
Phase One

Fire Safety Study

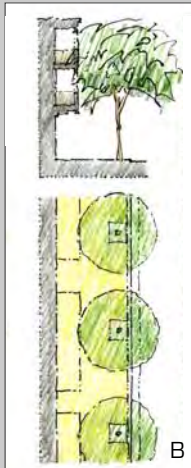


Phase One

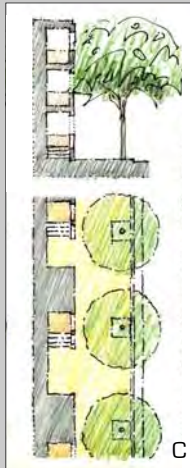
Streetscape Plan



A



B



C

Streetscape Conditions

A roadway loop creates the infrastructure for the first phase of build-out. Pedestrian amenity for a walkable destination village in the desert is provided for by arcades and projecting porches. The grid is consistently deflected for short block lengths, slowing traffic and changing sun orientation.



West Elevation - Block 6

CONCEPT DESIGN

A study for the exclusively residential blocks in the Ng Zone of Ivins Village established a variety of plan types to create a lively street wall along all public spaces. Parking for the 212 stacked dwellings is located within the block interiors - as surface spaces or tucked under the rear of units.

The masonry and stucco architecture responds to the nearby cliffs and lava, employing thick walls, shaded openings, and roofed porches to temper the desert heat.

The tall facades fronting the narrow village streets (lined with deciduous canopy trees) bring shade to the pedestrian setting.

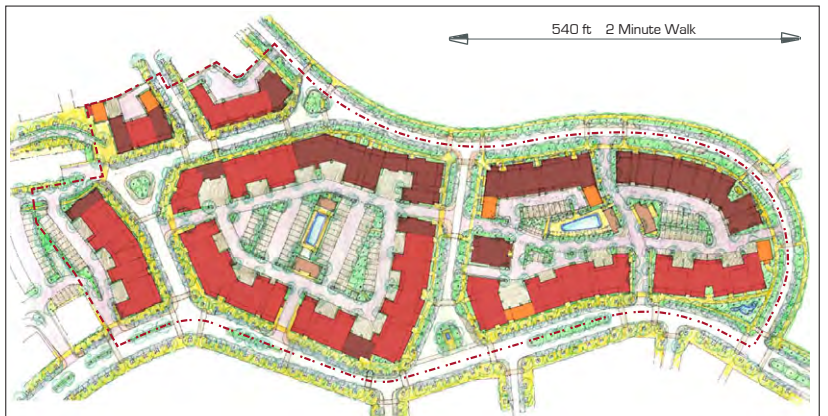


West Elevation - Block 9

PROGRAM

Gardner & Plumb Development

- One BR Units: 22' width 14 DU
37' width 12 DU
- Two BR Units: 19' width 29 DU
22' width 48 DU
27' width 26 DU
32' width 44 DU
- Three BR Units: 22' width 24 DU
27' width 15 DU
- Common Area: 8,000 SF



CONCEPT PLAN

- SITE BOUNDARY (10.0 Ac)
- RESIDENTIAL UNITS (1,2,3 STORIES)
- COMMON FACILITIES

BUILDING HEIGHTS

- 3 STORY
- 2 STORY
- 1 STORY



HOUSES & HOUSING
Village Setting - Neighborhood
 10 Acre Site