

Residential Street Rendering

## PROGRAM

*Avedea LLC*

- Detached Dwellings: 1,400
- Attached Dwellings: 800
- Live - Work: 200
- Stacked Dwellings: 300
- Lodging: 400 Suites
- Retail: 225,000 sf
- Commercial: 440,000 sf
- Restaurant: 75,000 sf
- Office: 250,000 sf
- Recreation & Spa: 70,000 sf



## TWO VILLAGES

*Town Extension - Suburban Context*  
750 Acre Site



Aerial - Original Conditions



## COMPLETED 2007

A large storm drainage basin with unpredictable banks and poor soils has been engineered as a stable sand watercourse and designed as a desert greenway: a mile long center piece of the Veranda Park community. Intensive armoring with lava rock of channel banks and developable land has been completely covered, to replicate the morphology of the original sand channel and support the regeneration of desert habitat.

The rough site work was completed Summer 2007, with the detailed site planning of public trails, bridge crossings, and landscape design now underway.



## PROGRAM

*Avedea LLC (with Natural Channel Design)*

- Primary Channel Park: 5,100 LF
- Secondary Channel Park: 1,200 LF

## GREENWAY

*Town Extension - Suburban Context*

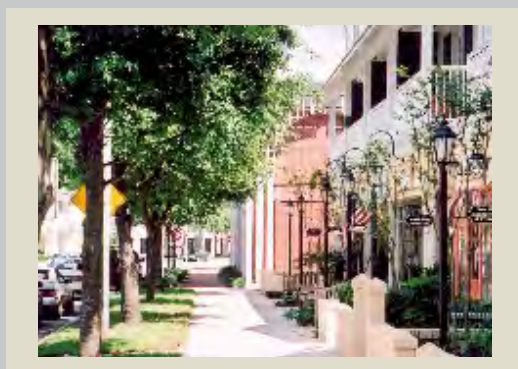
3.5 Acre Site



Phase One - 15 Acres



Green Court Cottages



Flex - Use Townhouses

**VERANDA PARK - PHASE ONE**

A variety of building types from the project's Plan Book shall be built in Phase One. The sketches and photos shown here depict examples - from most dense (flex townhouses) to least dense (detached houses).

The intent of the Plan Book is to identify representative designs suitable for Veranda Park, with specific examples of floor plans of each building type. Architectural style is defined separately with stylistic guidelines in the Veranda Park Pattern Book.



Green Court Rendering



Mixed Use Street



Residential Street

**VERANDA PARK - ASSEMBLED ELEVATIONS**

Street and green court elevations portray combinations of building types from the project Plan Book. Eight plan types are employed, within the fifteen acres of Phase One, to achieve the proposed density of 10 units per acre. Assembled elevations also provide the opportunity to explore the architectural aesthetic of the local traditions and high desert climate.



# RESIDENTIAL CLUSTER (LAVA PHASE 1)

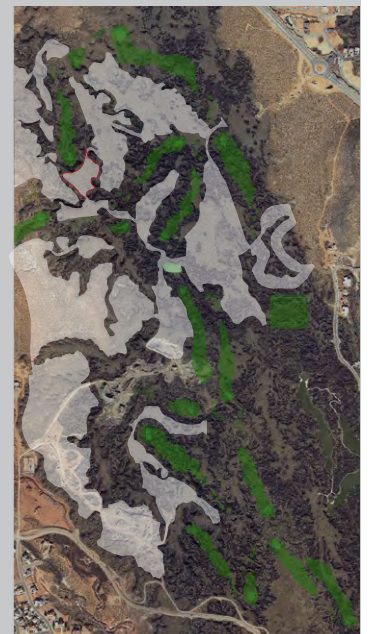


## LAVA PHASE 1 PROGRAM

- Detached Residences (960)
- Attached Residences (920)
- Retail: 58,000 sf

Located between the villages of Ivins and Santa Clara, a one mile range of lava fields has been selectively excavated wherever flat gravel 'table tops' are situated between picturesque lava ridges.

Residential clusters with small neighborhood centers and one story courtyard dwellings have been configured in the deep excavated areas, so as to remain at a lower height than the lava topography. The precedents of desert communities have guided the creation of shaded, lush settings within the stark surrounding environment.



# RESIDENTIAL CLUSTER (LAVA PHASE 2)



## LAVA PHASE 2 PROGRAM

- Detached Residences (960)
- Attached Residences (920)

