

## VILLAGE PROGRAM

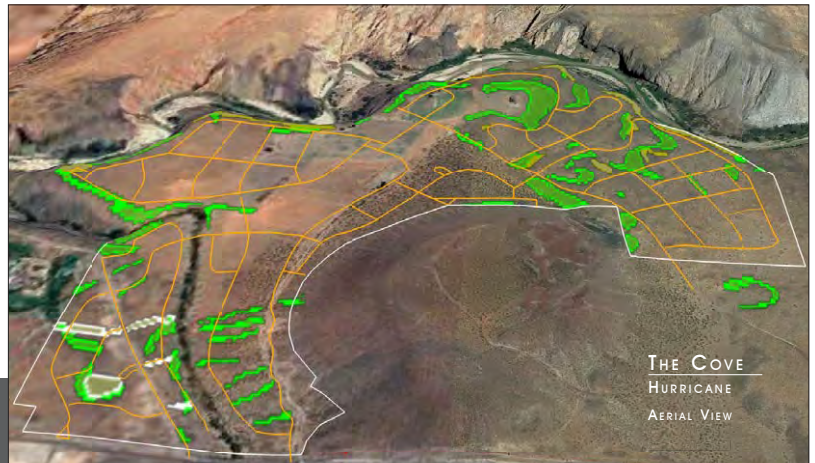
Toquerville Enterprise LLC

- 350 Acres
- Four New Neighborhoods
- One Resort Center
- 1,000 Dwelling Units
- 35,000 sf Workplace
- 430 Lodging Units
- 110 Accessory Units

## RESORT NEIGHBORHOOD

*Exurban Setting*

350 Acre Site



# THE COVE / VIRGIN RIVER

## RESORT CENTER

On the south edge of a spectacular gorge, this 350 acre parcel to the north of Hurricane enjoys sweeping views of red rock highlands to its north. The program combines destination hospitality uses – in a resort center with superb landscape quality – and market amenities for homes in a high desert climate.

On plateaus stepping down toward the gorge, open space retains the singular shapes of the landscape. Trails connect small public places in neighborhoods to the grand scale of the river's precipice.

A circulation loop moves through all four neighborhoods from the west – around a monumental cinder cone - to the east entrance. Local streets are aligned for views to the north.

A variety of dwellings are within each neighborhood (3/4 ac. estate lots at edges to stacked units at 20 du/ac. in the core) and will have a range of pricing. Hurricane is a gateway town to Zion National Park. In addition to 430 lodging units, many residences will be second homes.



Resort Center Plan

## STREET ELEVATIONS



Higher Density Street Elevation



Lower Density Street Elevation