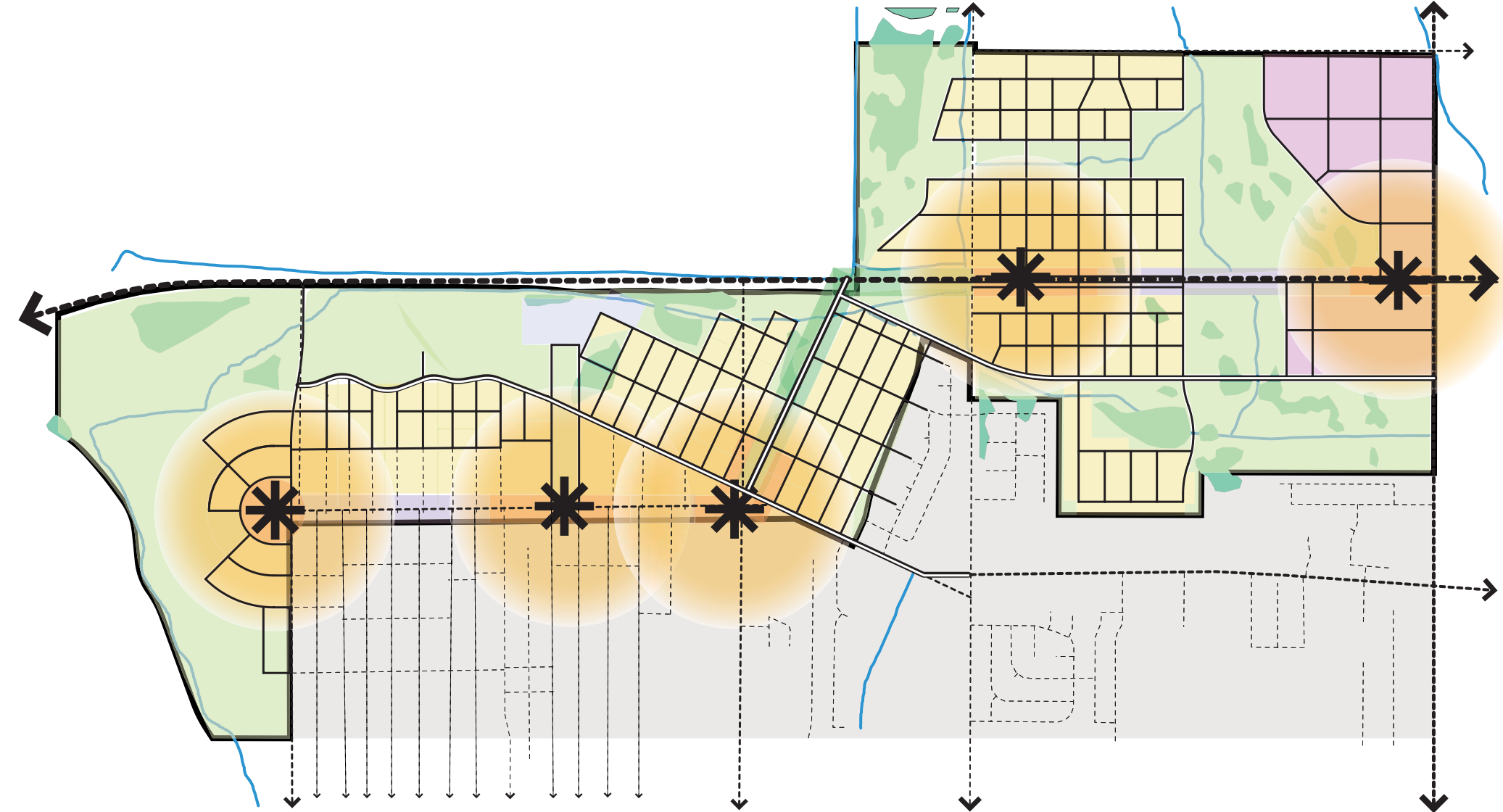
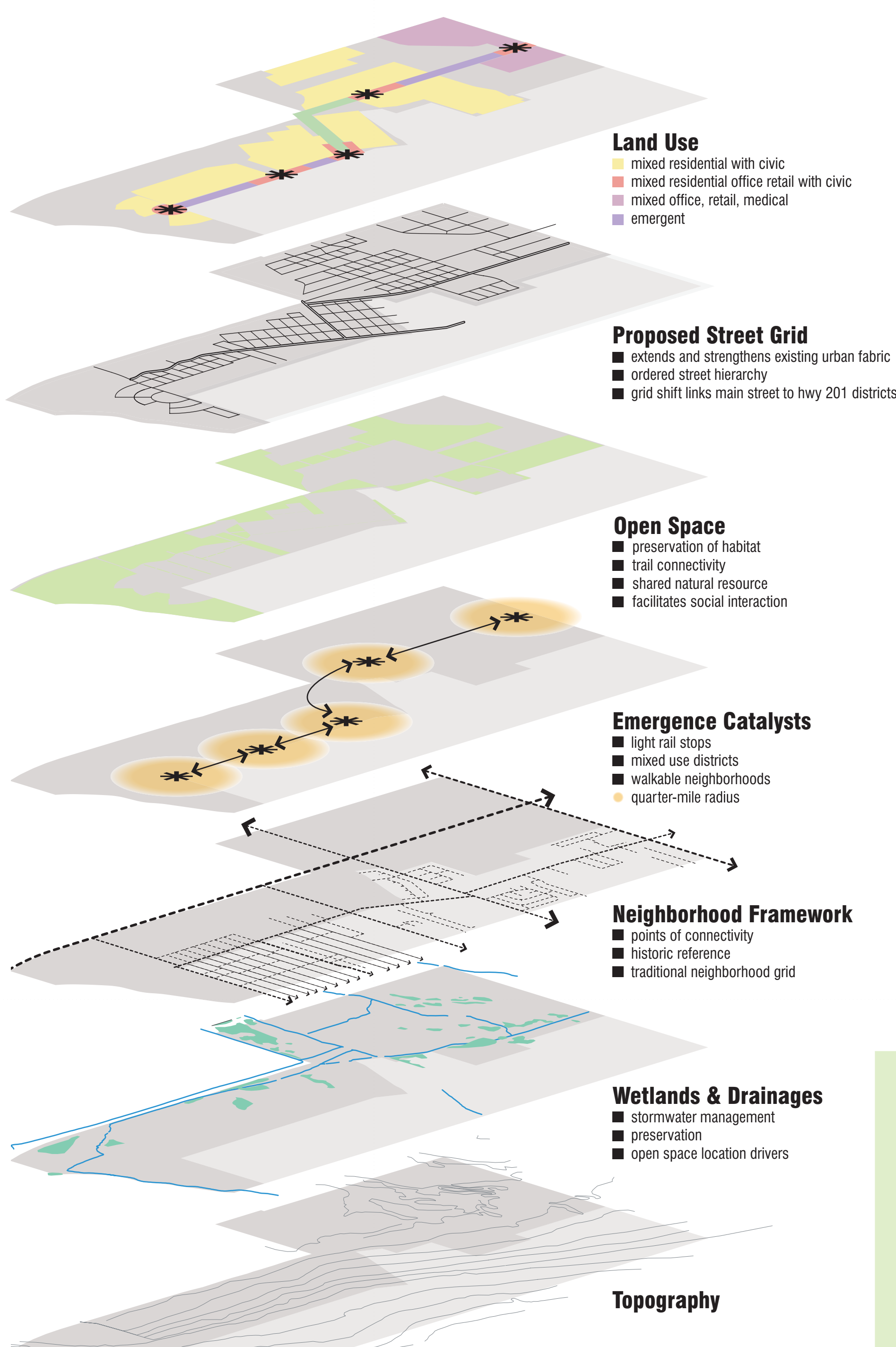
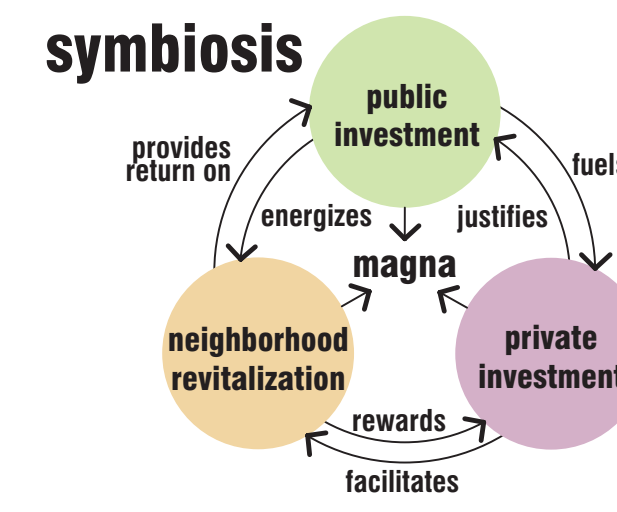


Emergence

A walk down Magna's main street tells the story: a township on the fringe, not socially connected to the greater Salt Lake City region, yet not economically independent enough to serve the needs of its citizens. The statistics relay the facts: 76% shop elsewhere... Lacking the planning and zoning structure of incorporated areas, Magna's development has progressed haphazardly. Developers, superficially focused on quick and easy returns, would likely avoid Magna altogether: go north, start with a clean slate, and leave Magna to its demise. But a closer examination reveals the faded fabric of a potentially vibrant community. Magna's Ethnic and Mining Museum, senior center, historical brick architecture, 75 year old golf course and, the Empress Theater. team1800 felt it was time to reverse the trends of parasitic regional development which aims to steal residents, shopping dollars, jobs, and public investment from surrounding neighborhoods. This plan proposes to create a symbiotic relationship with existing Magna by establishing visual, geographical and environmental connections.

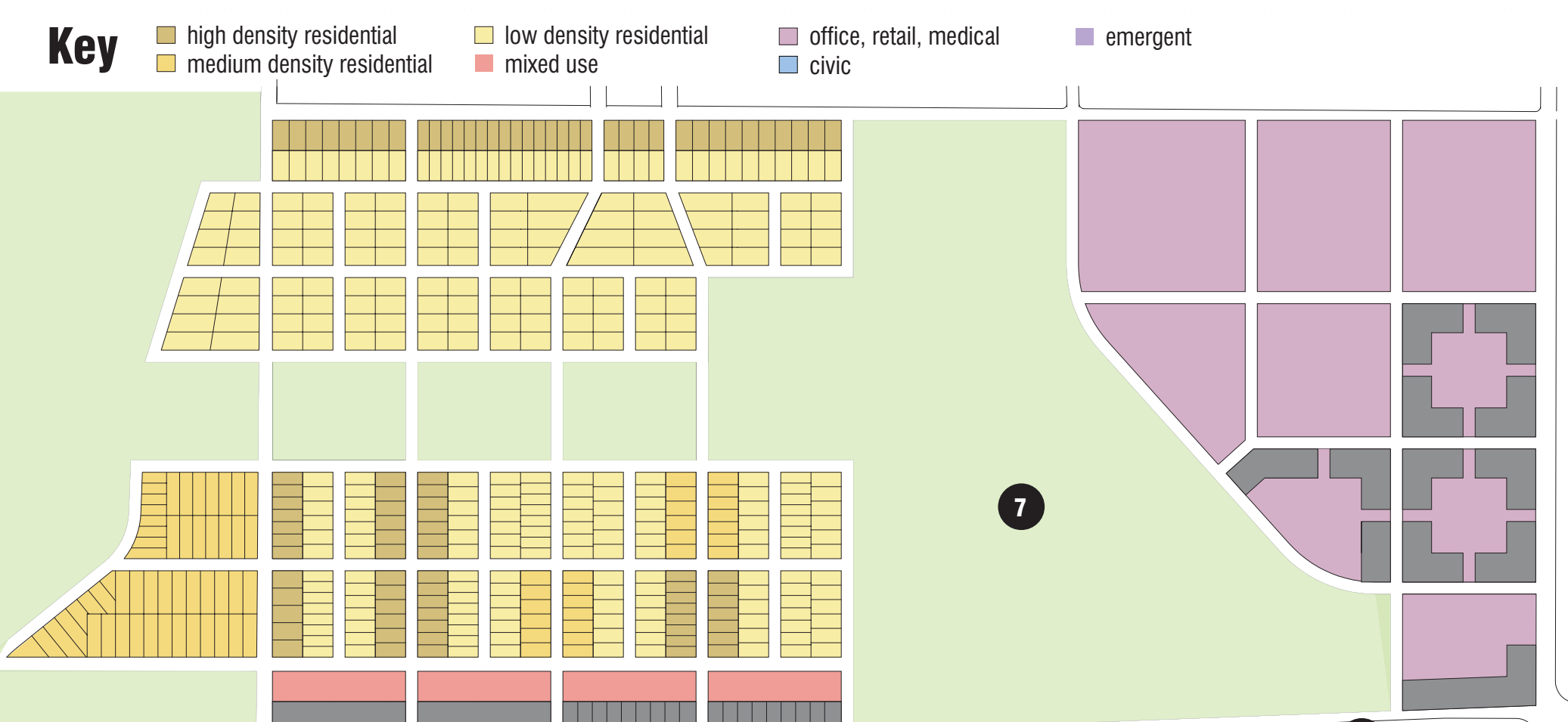
Indeed, the Magna site involves more variables and constraints than the Northern Planning Area: existing uses, agricultural lands, township governance, and a much larger purchase price. At the same time the Magna site has more potential for creating a cohesive, regionally cooperative environment.



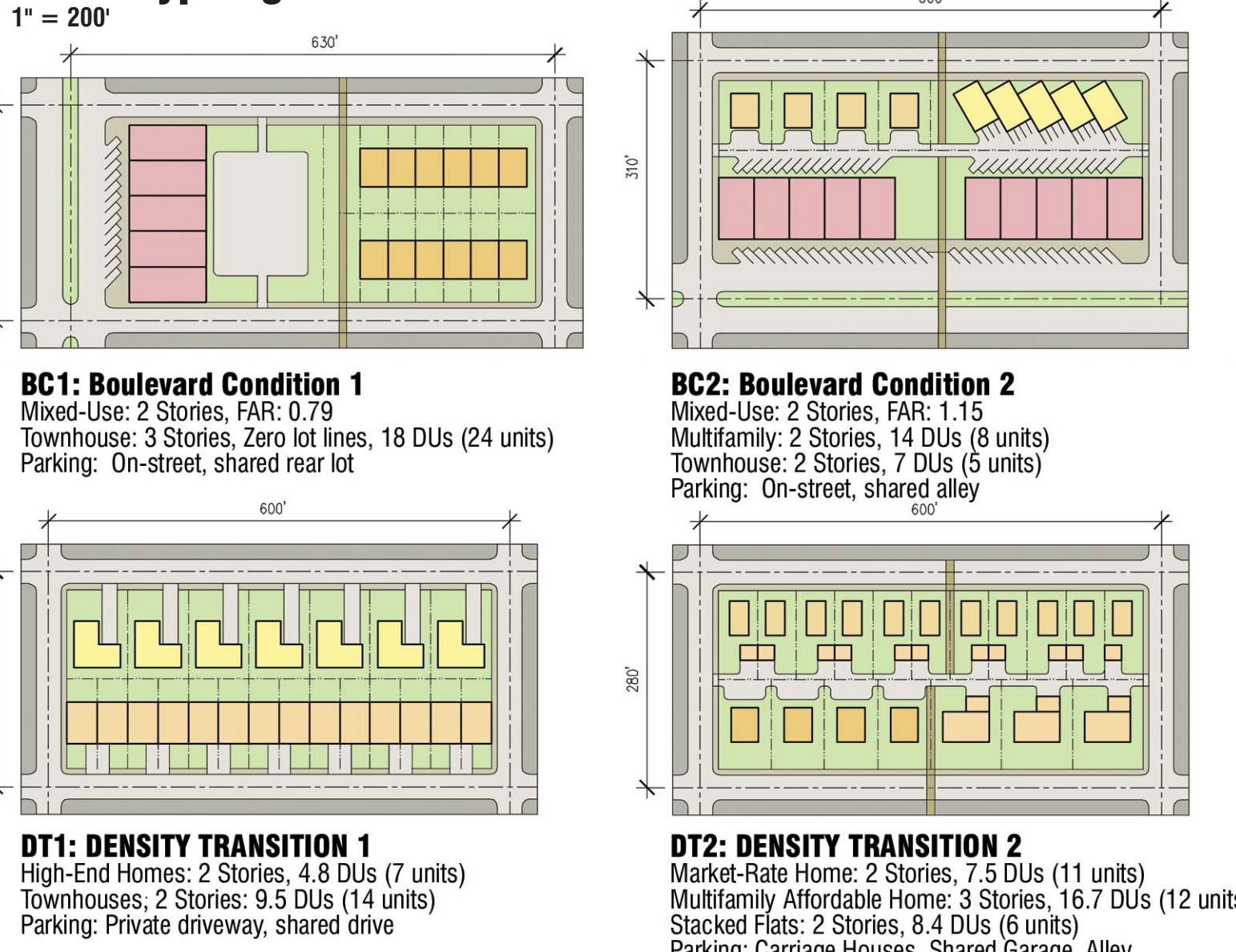
Master Plan Strategy Diagram

Legend

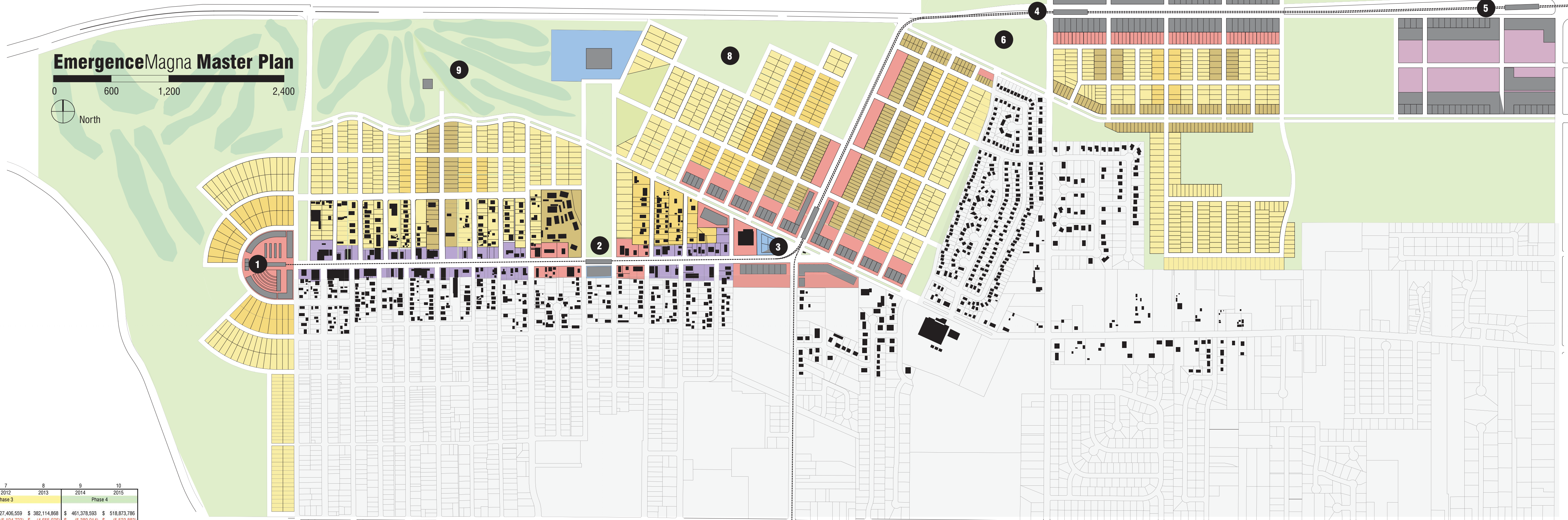
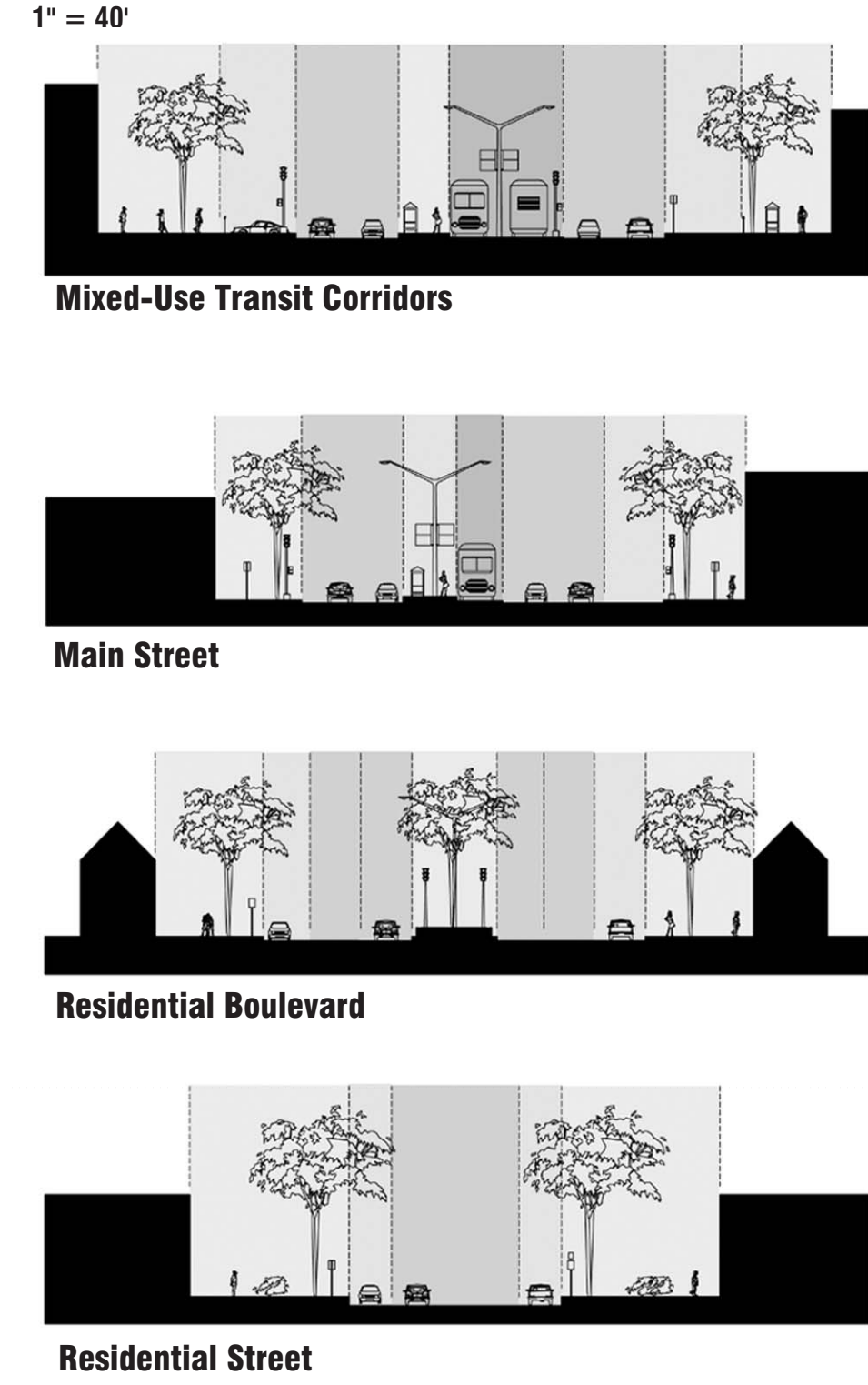
- Copper Station**
Although it is the last stop along Magna's revitalized Main Street District, the experience is just beginning. The activity and vigor running westward down Main Street is harnessed by the semi-circular design of this entertainment district.
- Emergence Park Stop**
Strategically located along the same grid lines and equidistant from the new school facility north of Emergence Park and Cyprus High School south of Main Street, this light rail stop represents the youthful enthusiasm of Main Street.
- Parkway Station**
All roads lead to Parkway Station. This light rail stop represents the nucleus of the master plan, radiating energy and vitality. Its rich architectural detail, clothed in Magna's mining heritage, signifies the reemergence of the boomtown mining days. The Parkway station brings the critical elements of the master plan together: regional integration, symbolic grid line shifts, transportation liberation, and the dawn of the emergent Main Street District.
- North Magna Station**
This light rail stop serves the rich mix of office, retail, residential, and civic uses that feed life into the Highway 201 corridor. Regional travelers are invited into Magna, rather than diverted around.
- The Gateway District**
The Gateway District provides the functional link to a sustainable community: careers in business, medicine and retail close to home. The strategic location makes car commuting the exception rather than the norm.
- Dogtown Park**
Social interaction galore: while dogs engage in a frenetic "meet-and-greet" neighbors can swap funny tales and training tips.
- Wetland preservation and storm water detention**
Existing wetlands and natural bioswales provide environmentally stable stormwater management. Stormwater loads are reduced by the uniform use of pervious paving materials.
- Open space and trails**
55+ acres of open space are preserved throughout the master plan. Pedestrian trails extend through out the continuous corridor of open space connecting neighbors, and the region to each other and the natural environment.
- Golf course**
Magna's 75 year-old golf course emerges as a Audubon certified 18-hole professional length course. Naturally vegetated roughs maintain the continuity of the site's open space.



Block Typologies



Street Typologies



Financials

Summary of Cash Flows and Returns

Component (Year)	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Total Cash Flow	\$ 10,814,137	\$ 61,802,847	\$ 94,825,198	\$ 155,150,225	\$ 171,168,193	\$ 216,225,555	\$ 270,898,618	\$ 327,405,559	\$ 382,114,898	\$ 461,378,559	\$ 518,873,796
Net Operating Income	\$ 203,763,966	\$ 147,793,375	\$ 1,006,327	\$ 19,337,713	\$ 65,429,207	\$ 163,273,364	\$ 332,288,207	\$ 478,851,187	\$ 544,017,166	\$ 594,114,320	\$ 644,034,203
Debt Service	\$ 10,814,137	\$ 61,802,847	\$ 94,825,198	\$ 155,150,225	\$ 171,168,193	\$ 216,225,555	\$ 270,898,618	\$ 327,405,559	\$ 382,114,898	\$ 461,378,559	\$ 518,873,796
Equity	\$ 10,814,137	\$ 61,802,847	\$ 94,825,198	\$ 155,150,225	\$ 171,168,193	\$ 216,225,555	\$ 270,898,618	\$ 327,405,559	\$ 382,114,898	\$ 461,378,559	\$ 518,873,796

Land Use Summary Table (Assumptions)

Land Use	Allocation	Acres	SF	Units	CU/FAR	Price Point (\$/sqft)
Residential	20%	391	17,025,473	5500		
Single Family	70%	1302				
Luxury	2%	138	5.3	\$1,274,334		
Market	7%	1066	5.2	\$205,667		
Affordable	2%	258	1.2	\$57,662		
Multi-Family	2%	458				
Condos/Flats/Town Homes	5%	225	15.0	\$14,889		
Apartments	4%	233	2.8	\$10,284		
Office/Flax	2%	320	13,928,200	0.35	\$5.39	
Retail/Commercial	7%	132	4,444,028	0.25	\$4.25	
Open Space/Wetlands	22%	13	12,595,528			
Public Infrastructure	8%	106	4,618,314			
Public Parks	1%	15	627,811			
Golf Course	9%	130	5,228,280			
Total Open Space	33%	1,370	59,689,530			

