

THE BEST OF UTAH TOUR 2010

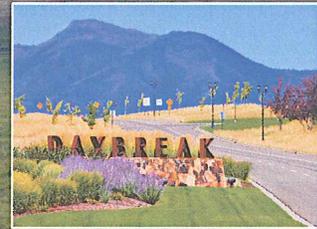
HOW TO ACCOMPLISH ENVISION CACHE VALLEY

Best Mixed Use
Projects, both vertical
and horizontal
mixed use



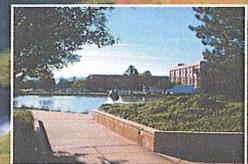
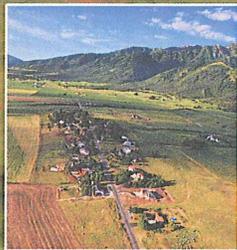
Best Mass Transit
adaptable to Cache
Valley

Best
Compact
Multifamily
housing



Best
New Project
designed with
traditional
community
principles

Best Cluster Residential
Developments



Best Industrial Park

Best
Town
Center

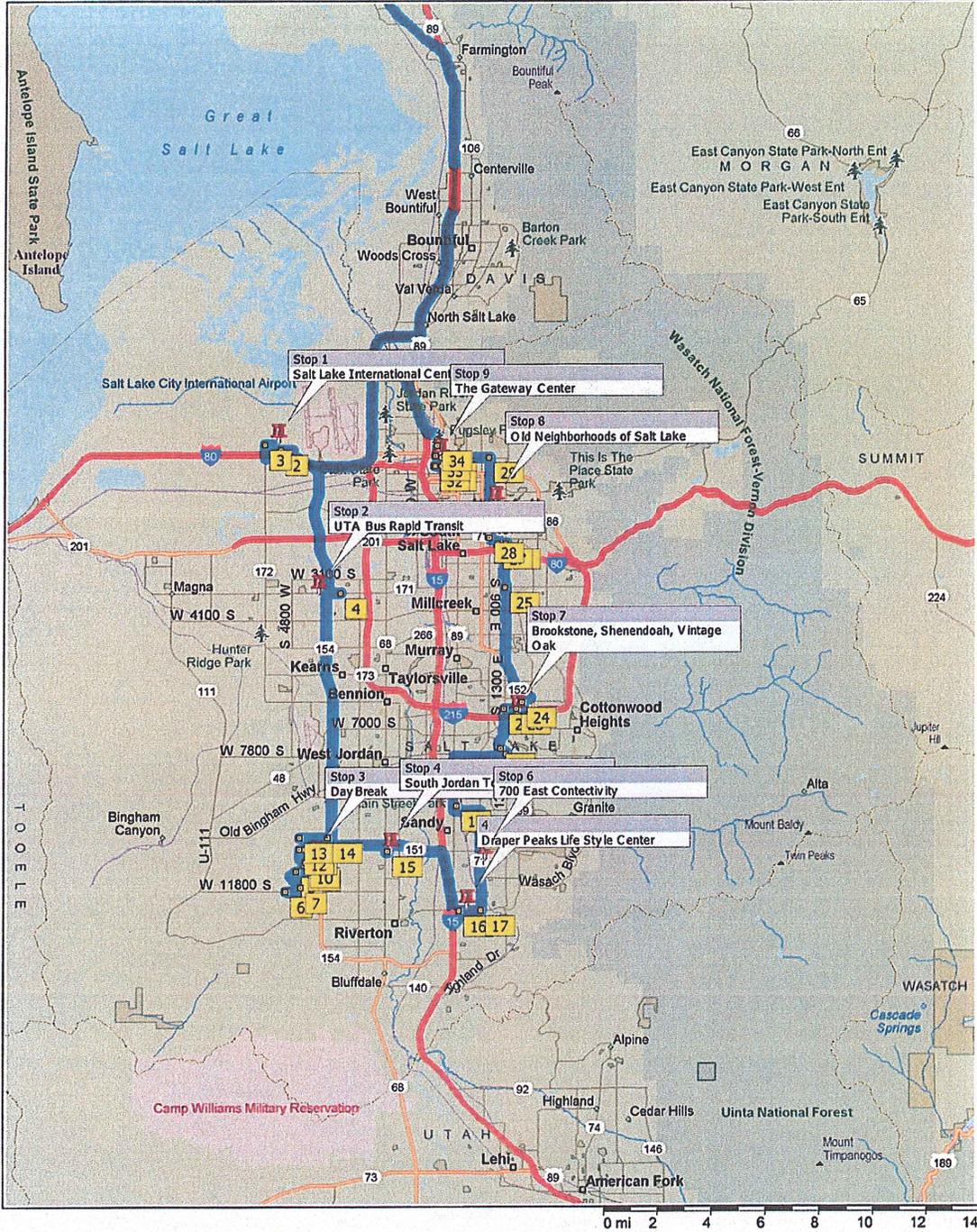


Best
Old Residential
Neighborhoods



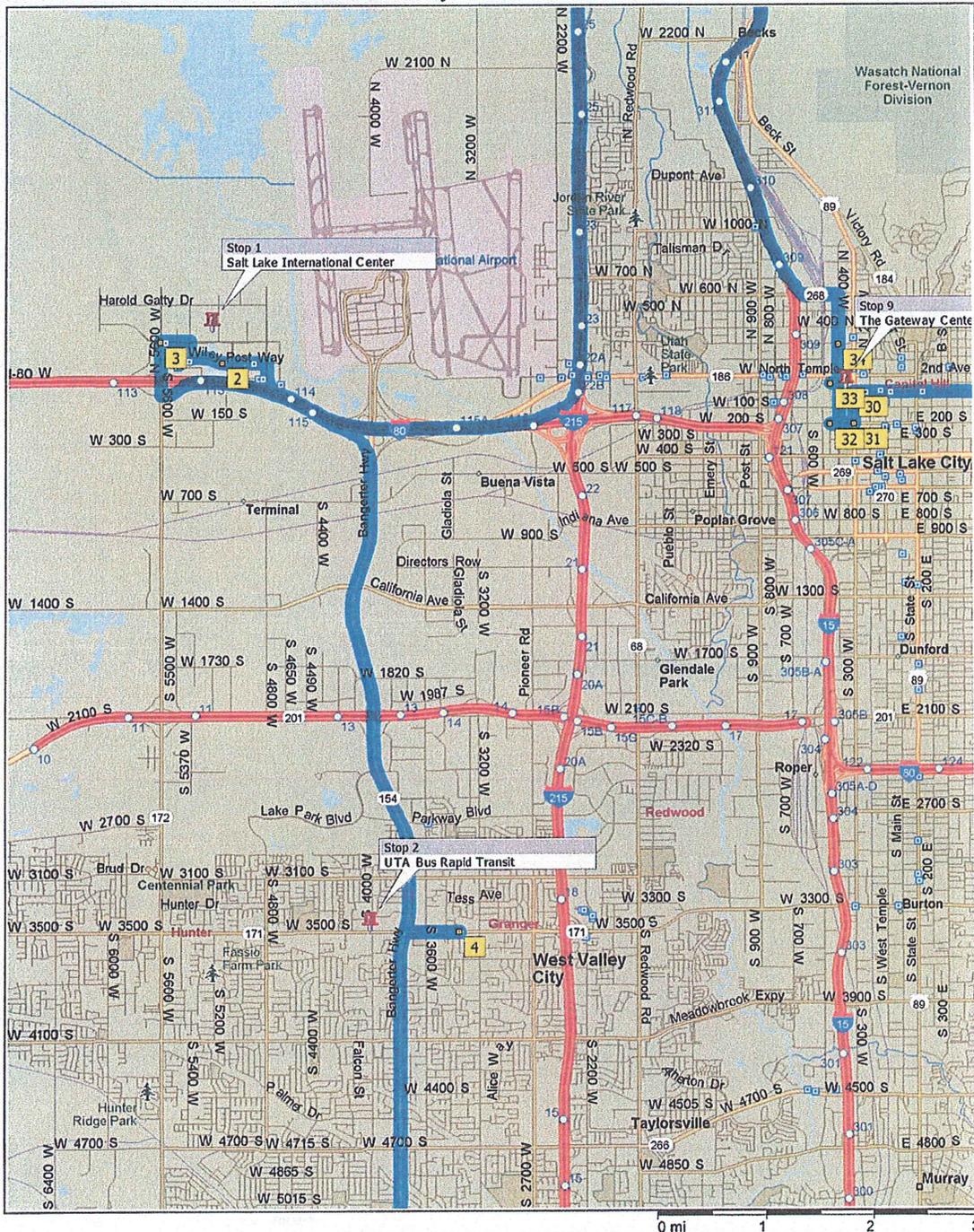


Salt Lake City, Utah, United States



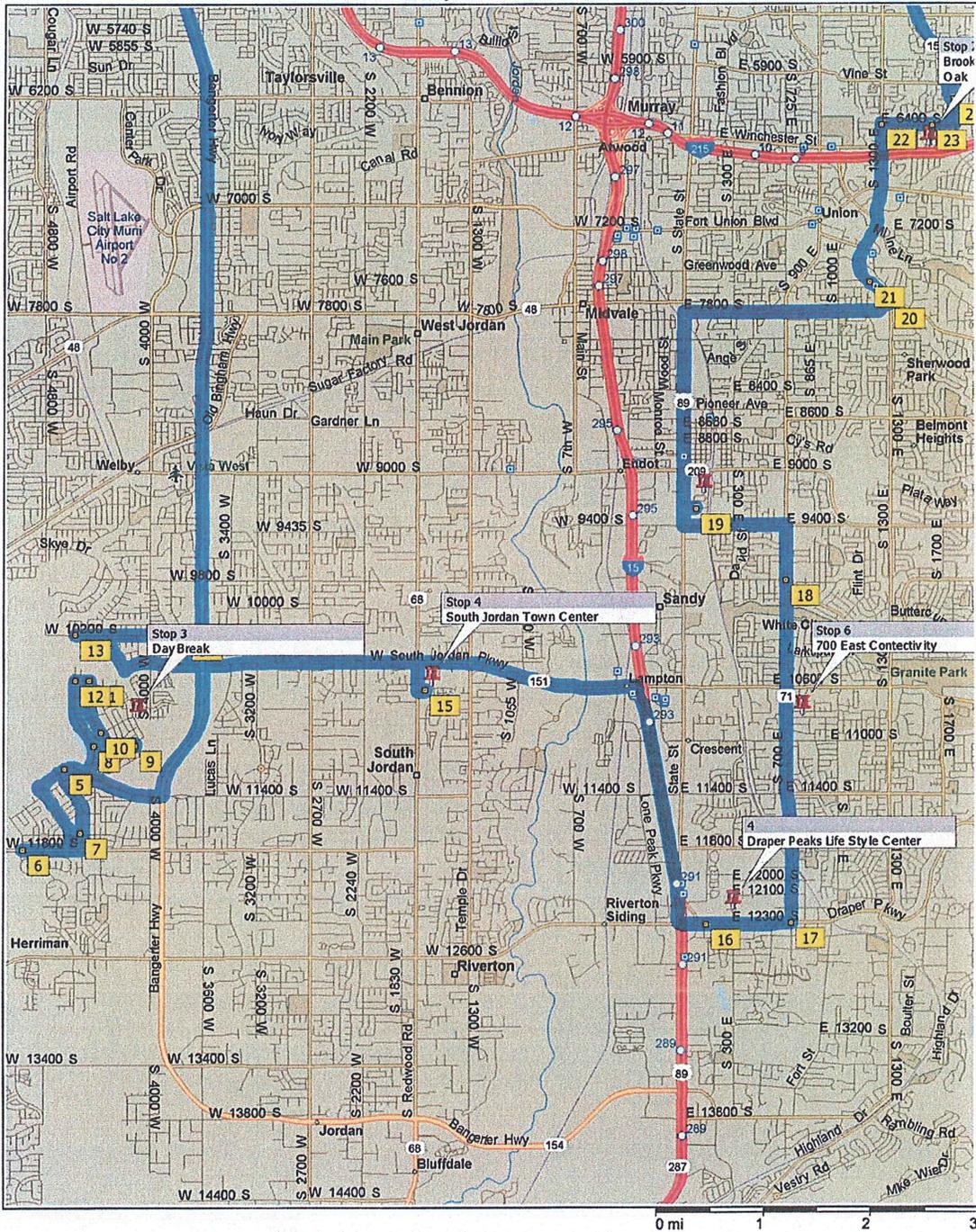
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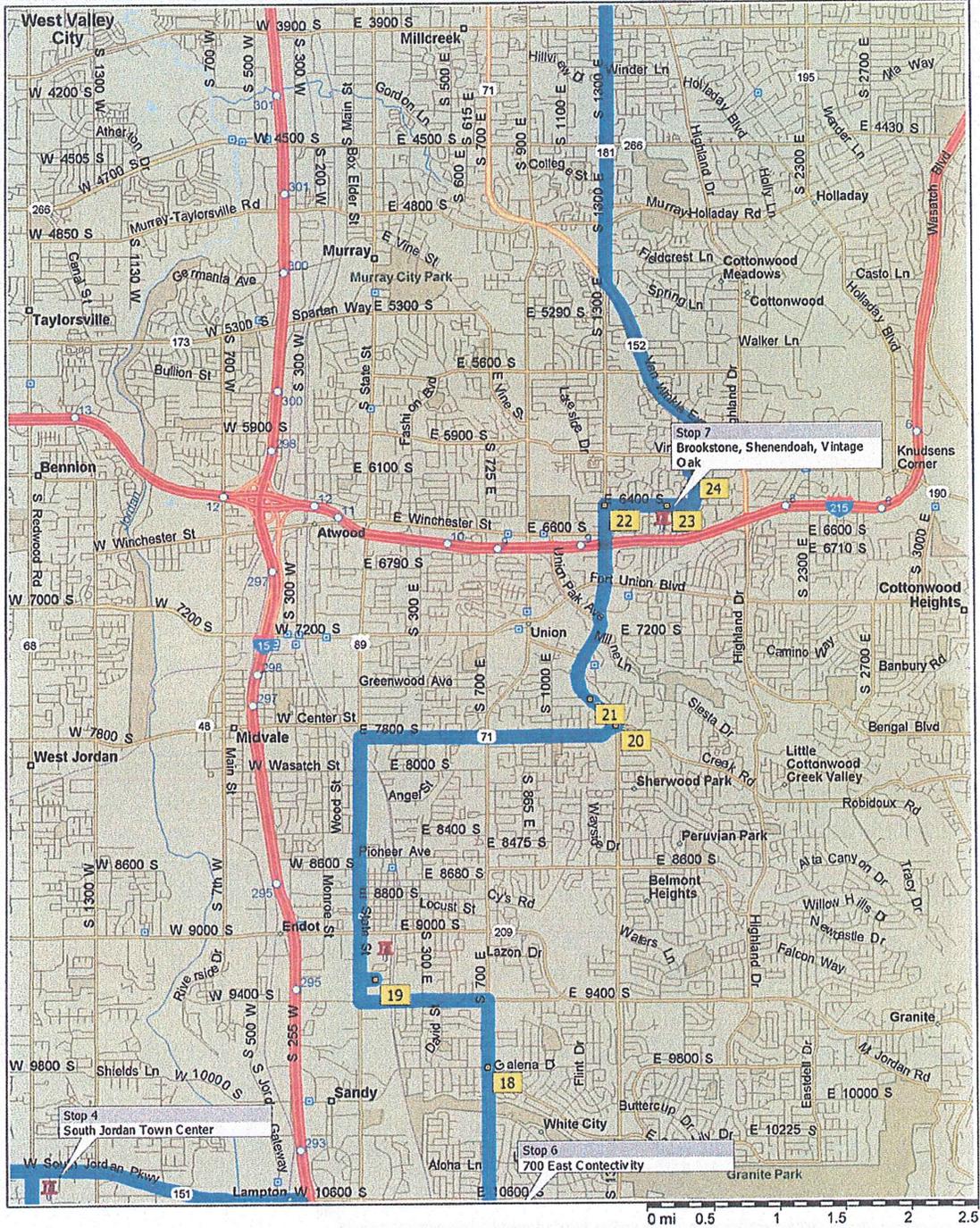
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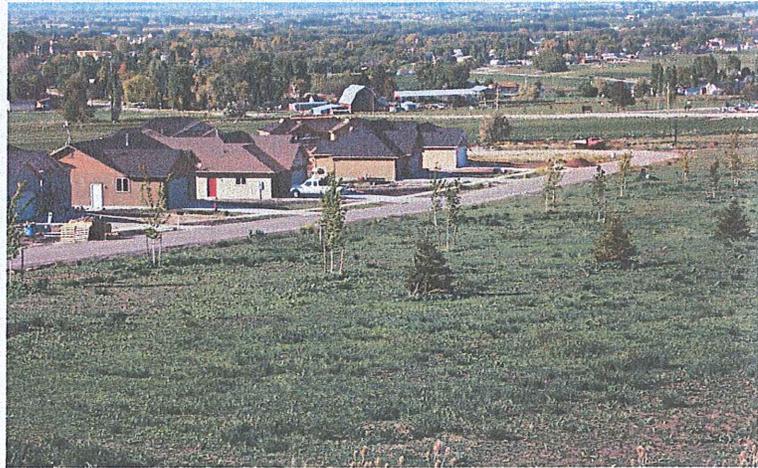
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THE BEST OF
UTAH TOUR
 2010



**CLUSTER
 DEVELOPMENTS
 WELLSVILLE**

Wellsville has been successful in the management of 3 residential subdivision fronting Highway 89/91. The original submissions by the developers were proposed to place the rear of homes on the property line facing the highway. The City worked with each developer to finally approved projects that retained almost two miles of frontage on the highway for permanent open space.

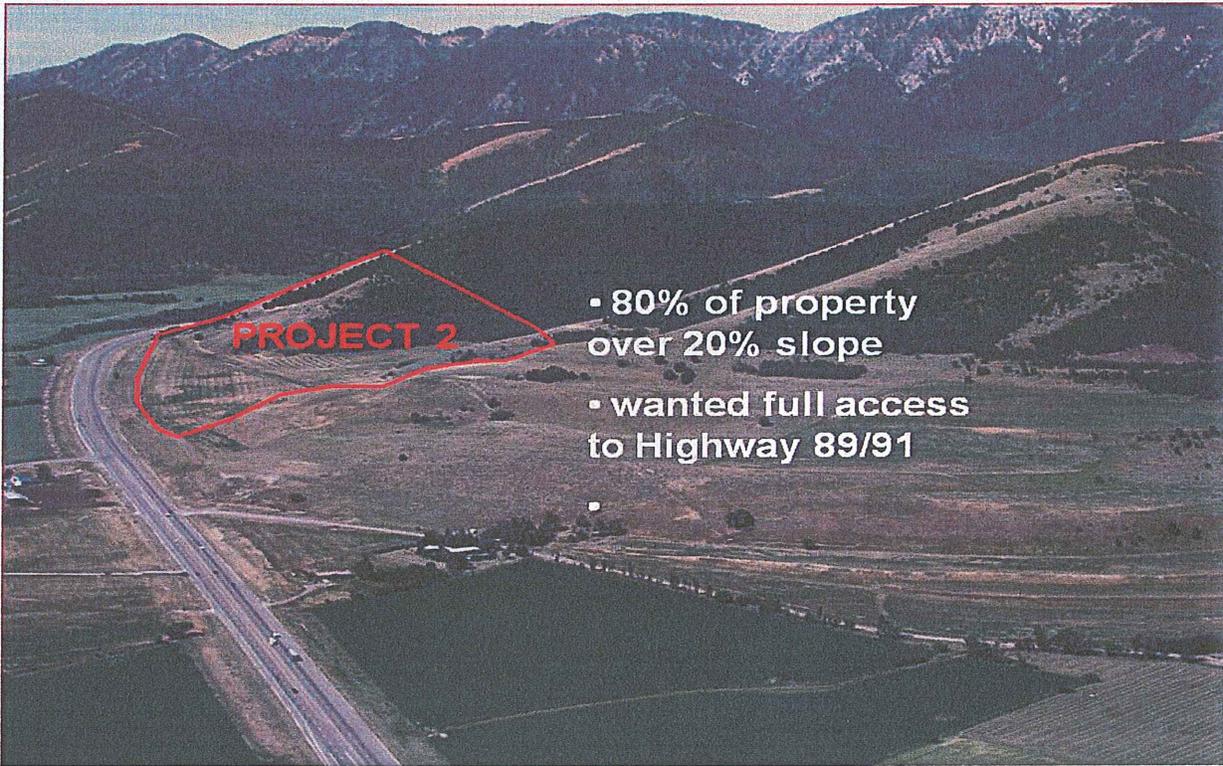
How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		Requires same density on fewer acres
Housing Variety, Mixed Use, Live close		
Sustainable industry and Jobs		
Transportation Choices		
Efficient Infrastructure		Less utility runs
Conserve Resources		Open Land and Highway Corridor preserved
Recreation Connections		
Close Growth Coordination		Close cooperation with UDOT and Cache County

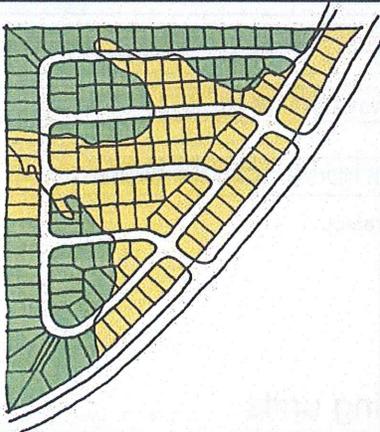
Blue color indicates that ECV Principles are embodied in this project.

Date Sheet:

Total residential units	125 dwelling units
Lineal feet of frontage open space	10,000 lineal feet
Acreage of open space preserved	58 Acres
Total land area in 3 subdivisions	125 acres

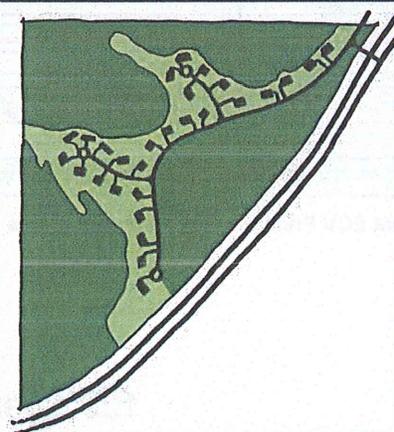


Proposed



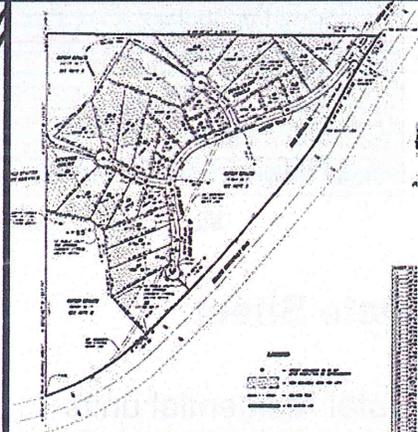
- 244 lots
- no setback
- no open space

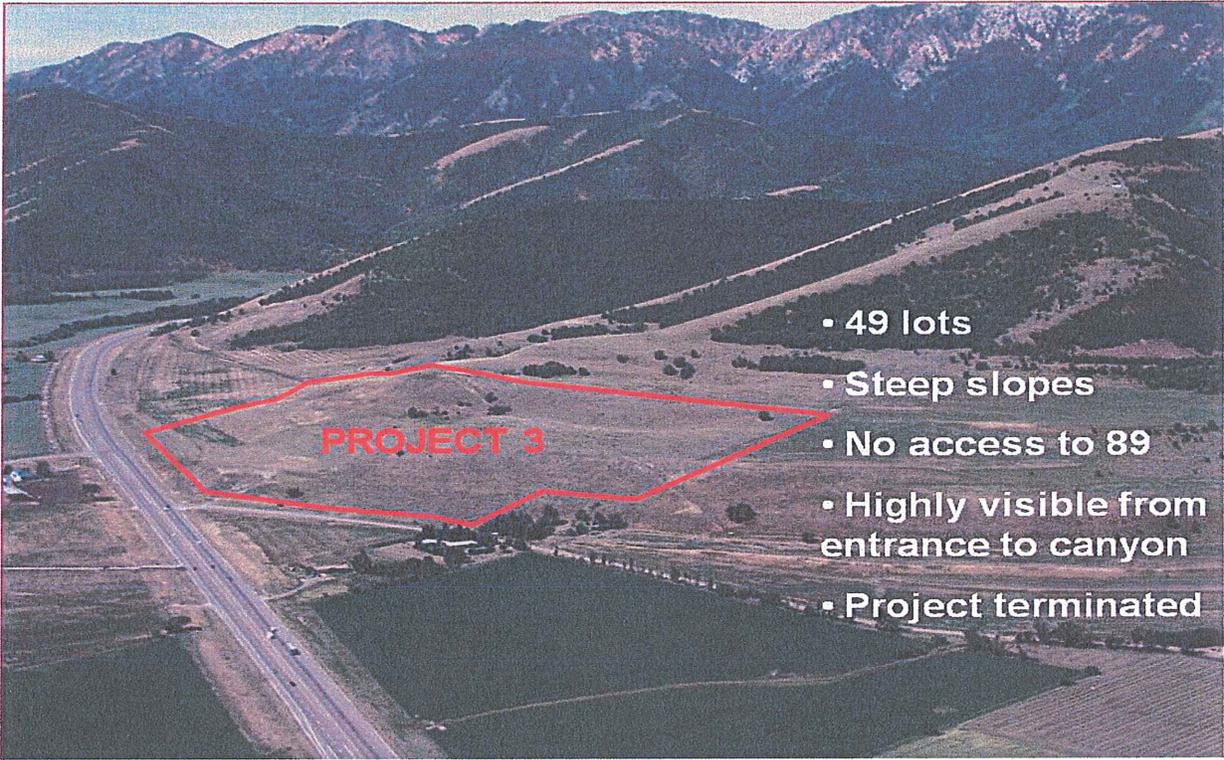
Approved



- 27 lots
- 700' setback
- 80% open space

Platted





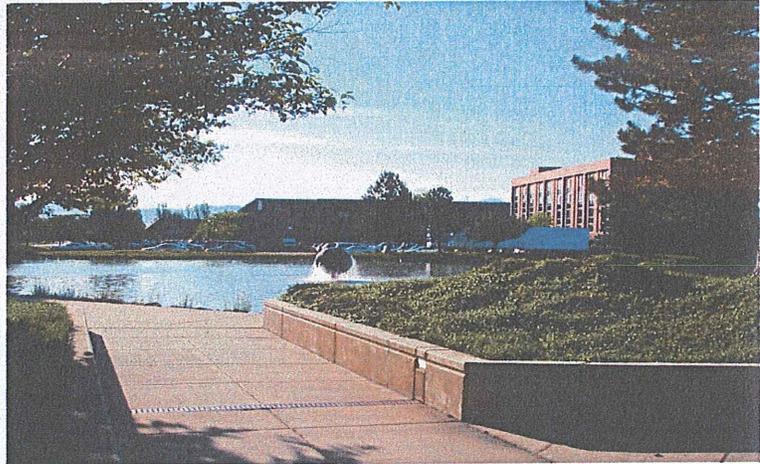
- 49 lots
- Steep slopes
- No access to 89
- Highly visible from entrance to canyon
- Project terminated



- 37 lots
- 15 ac. open space
- no highway access
- 300' setback
- fronts of homes facing highway

**THE BEST OF
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2010**

**SALT LAKE
INTERNATIONAL
CENTER**



The Salt Lake International Center is 1,500 acre planned industrial and business center that has been growing vigorously for 30 years. It is a corporate center for many business. It is the largest industrial complex in Utah. It contains some of the best practices for planning, layout, landscape, and architectural quality. The project was built on land with high water and salt content and no recognizable method to drain.

How this project Applies to Envision Cache Valley Principles

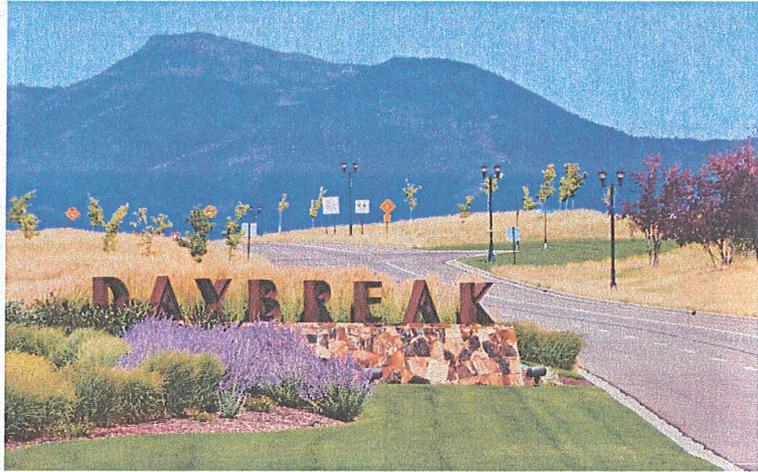
Inward Growth/ Compact Development		Not the best because of isolation from housing areas
Housing Variety, Mixed Use, Live close		
Sustainable industry and Jobs		Concentration of Jobs and Manufacturing
Transportation Choices		Served by UTA Bus service and rail delivery of products
Efficient Infrastructure		Although concentrated, distant from other services
Conserve Resources		Newer developments using water wise landscapes
Recreation Connections		
Close Growth Coordination		

Blue color indicates that ECV Principles are embodied in this project.

Date Sheet:

Project Site 1,500 acres
 Age of Project 36 years
 Businesses 520 est.
 Total Building Footprint 8 million s.f. - 180 acres

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DAYBREAK

Daybreak is a 4,100 acre master-planned community developed by Kennecott Land, in the southwest part of the Salt Lake valley. It contains a mixture of low-to-high density "eco-friendly" residential units, as well as office, retail and service uses. Spread throughout the community are miles of trails that connect primitive open space, manicured parks and playgrounds, and the 65-acre man-made Oquirrh Lake, which supports multiple recreational activities. Industries which will be found in Daybreak will create significant job growth, such as the University of Utah Health Care Center and Rio Tinto mining and exploration.

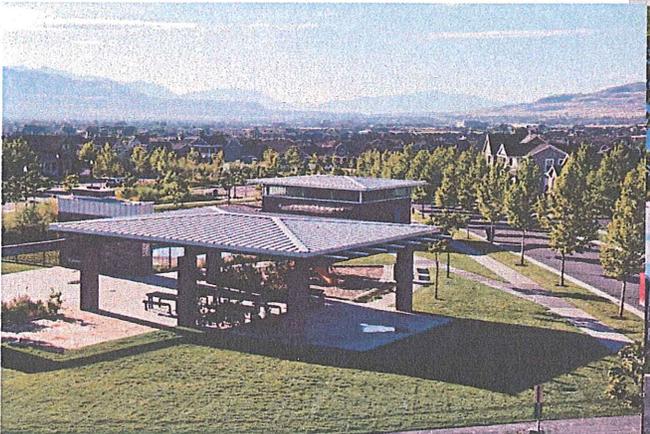
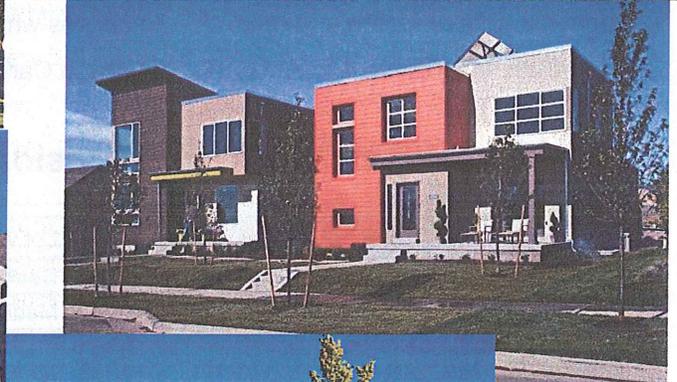
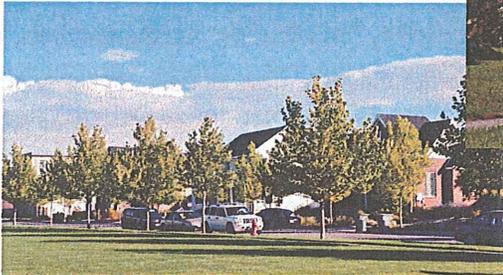
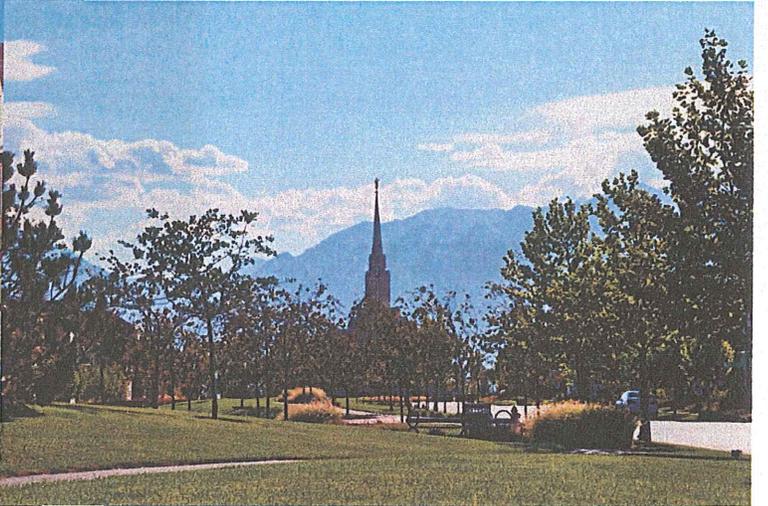
How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development	Lot variety enabled 250 ac. of open space, to become 1000
Housing Variety, Mixed Use, Live close	Design standards allow density mixture within neighborhoods
Sustainable industry and Jobs	Medical & other industries expected to create 100,000 jobs
Transportation Choices	Include light-rail, bus, bicycle, walking
Efficient Infrastructure	Clustered development & open space reduce infrastructure
Conserve Resources	Green buildings and many primitive open space areas
Recreation Connections	22 miles of trails surround a 65-acre lake
Close Growth Coordination	5 municipal entities coordinated to create Daybreak

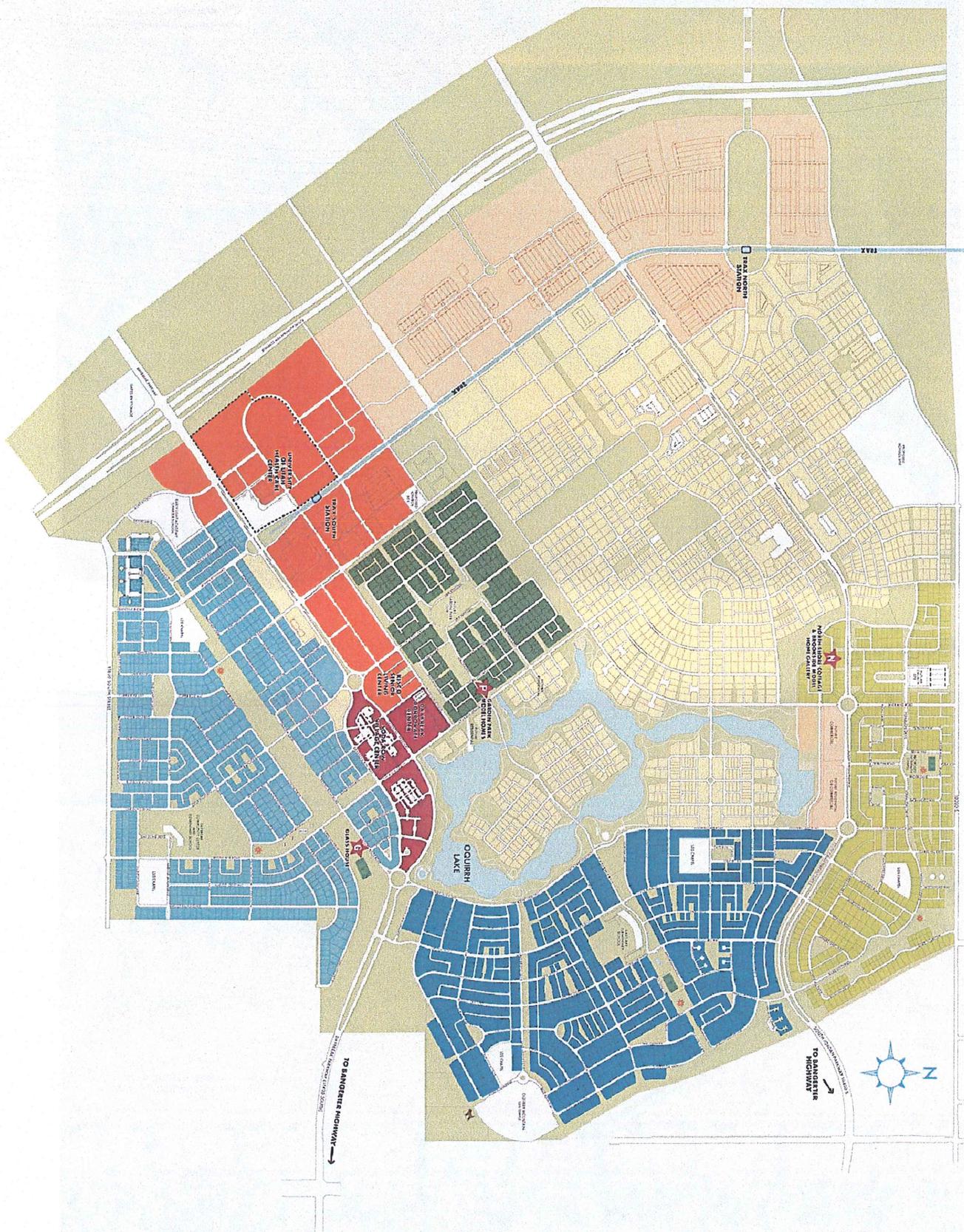
Blue color indicates that ECV Principles are embodied in this project.

Data Sheet:

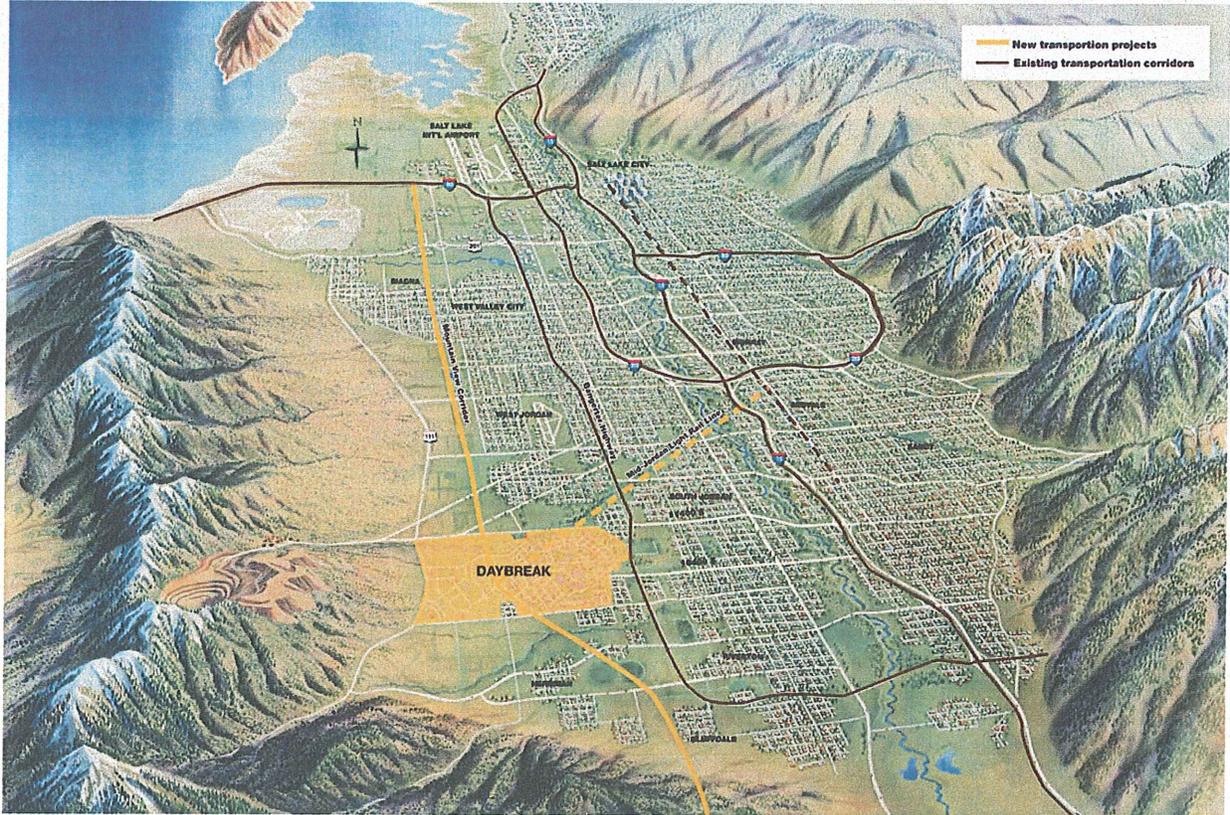
Year Construction Began:	2004
Total Anticipated Residential Units:	20,000 homes (all types)
Total Size:	4,100 acres
Total Open Space:	20% (800-1,000 acres)
Current Open Space:	250 acres (includes parks)
Total Anticipated Retail:	9,000,000 square feet
Trees Planted to date/future	8,600/100,000



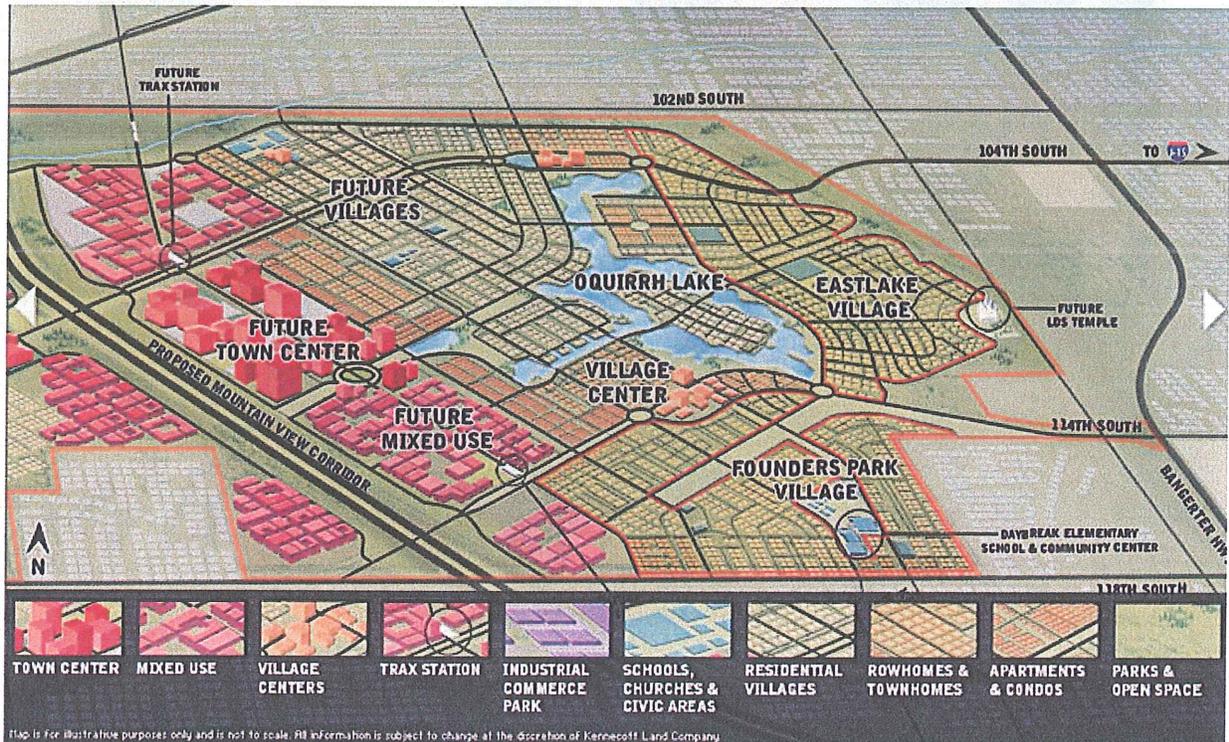
Daybreak Route Map



Daybreak Vicinity Map



Village Diagram



Map is for illustrative purposes only and is not to scale. All information is subject to change at the discretion of Kennecott Land Company.

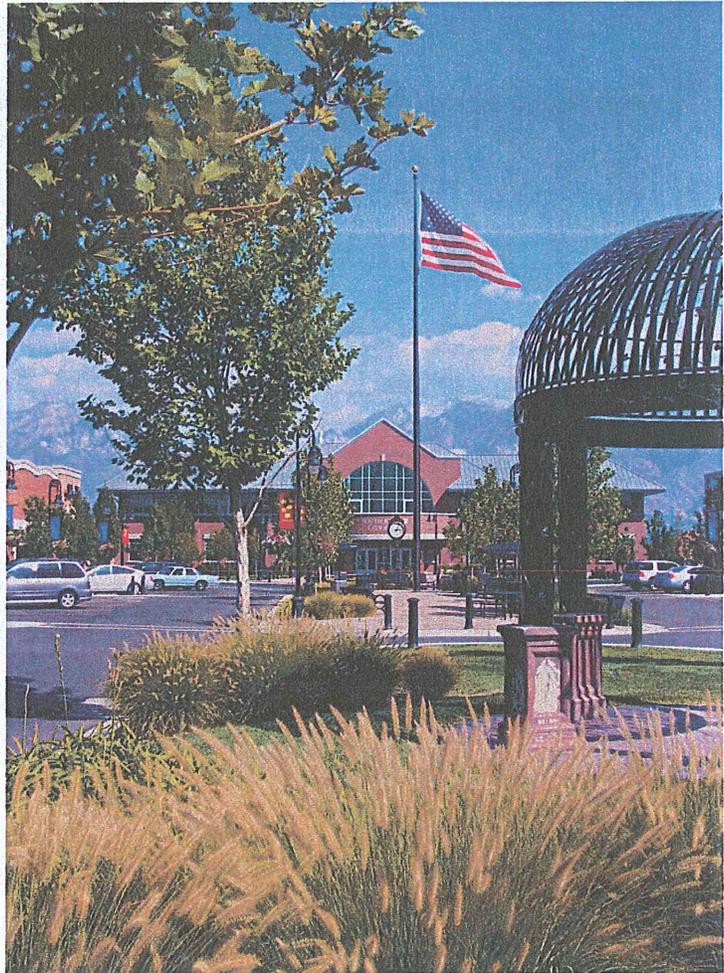
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**SOUTH JORDAN
TOWN CENTER**

Land for the Town Center was originally acquired by a private developer for commercial purposes. Some of the funding was provided through an RDA. The City's general plan allowed for a commercial center in the area and approved a rezone of the land. Most of the area was agricultural fields with some houses and an abandoned business.

As the retail developed the City saw it as an opportunity to create a city center by adding civic spaces. City Hall was constructed in 2002. A public ice rink and Salt Lake County library are also part of the development.

The current mix of uses includes retail, civic, and office/professional. The City recently updated their general plan to allow for residential uses above the retail.



How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		
Housing Variety, Mixed Use, Live close		
Sustainable industry and Jobs		
Transportation Choices		
Efficient Infrastructure		
Conserve Resources		
Recreation Connections		
Close Growth Coordination		

Blue color indicates that ECV Principles are embodied in this project.

Data Sheet:

Year Built: 2000

Year Occupied: 2002

Total Acres: 26

Retail Space: 100,000 sq. ft.

Office Area: 10,000 sq. ft.

Civic Area: 40,000 sq. ft.

Anchor: Harmon's (Grocery), Walgreen's, Robert's Craft, and Ace Hardware

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DRAPER PEAKS

Draper Peaks is located just off the I-15 corridor into Draper. Draper Peaks is anchored by Kohls, Ross, Petco, Famous Footwear, Michaels and Dress Barn, and also contains traditional restaurant and multi-tenant pad sites. The project was built in two phases. The main entrance into the project is in a main-street like setting parallel to the retail development along 12300 South.

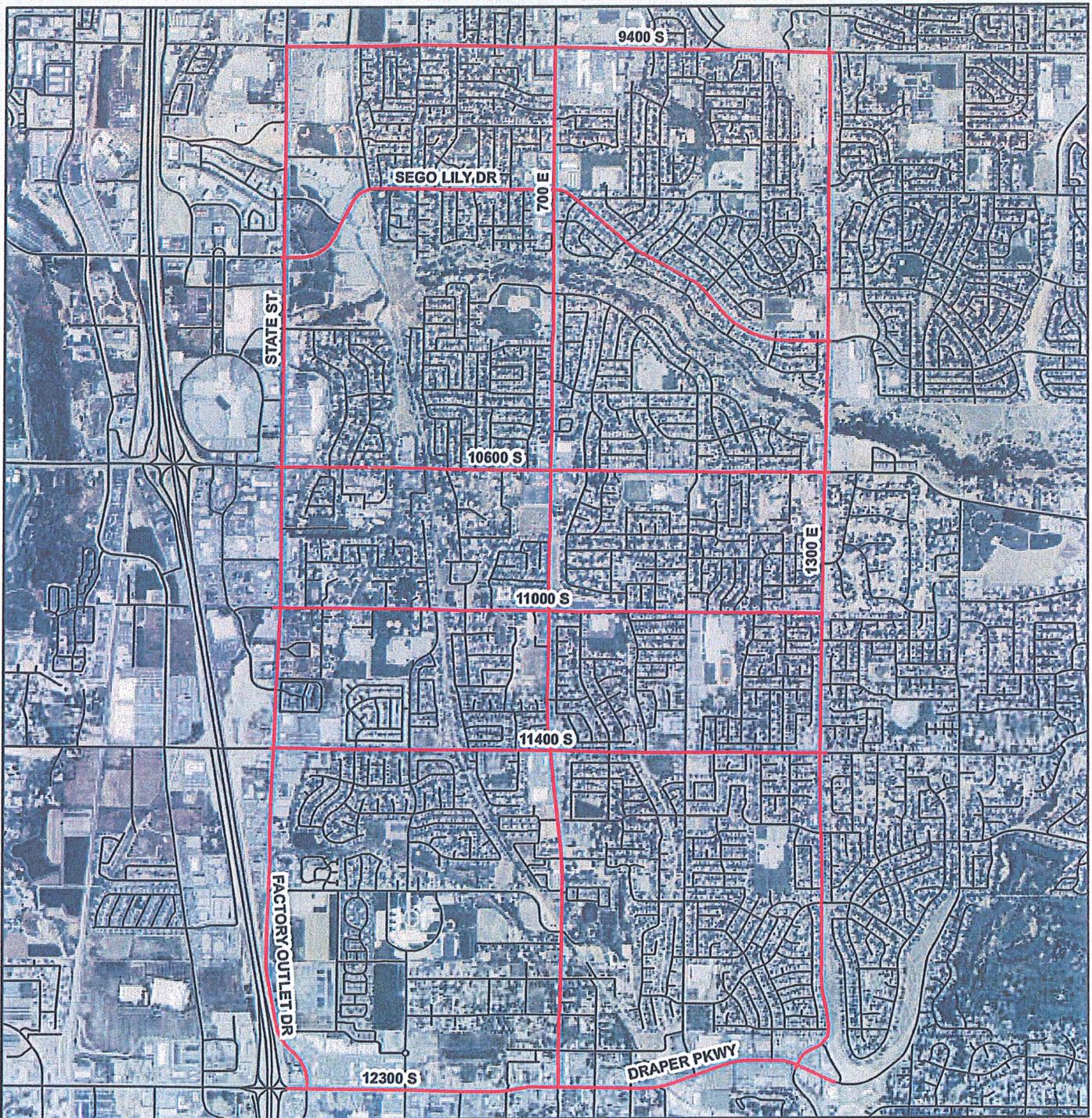
How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		Retail cluster reduced retail pressure east of I-15
Housing Variety, Mixed Use, Live close		Retail offsets housing component of 18 units/acre
Sustainable industry and Jobs		
Transportation Choices		Vehicular focus, but also has a flex bus route
Efficient Infrastructure		Clustering allows a concentration of services
Conserve Resources		
Recreation Connections		
Close Growth Coordination		

Blue color indicates that ECV Principles are embodied in this project.

Data Sheet:

Year Built: 2006
 Total Project Size: 36.24 acres
 Retail Square Footage: 300,000 square feet
 Residential Property: 5.29 acres
 Residential Units: 104 condominiums
 Residential Density: 19.6 units per acre



Connectivity

Area: 13 city blocks East/West (2 miles)
 29 city blocks North/South (3.7 miles)

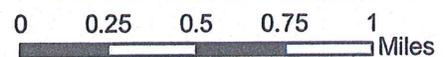
East/West Connections: 6
 1 connector every 0.75 mile; or
 1 connector per 6 city blocks

North/South Connections: 3
 1 connector per 1 mile; or
 1 connector per 8 city blocks

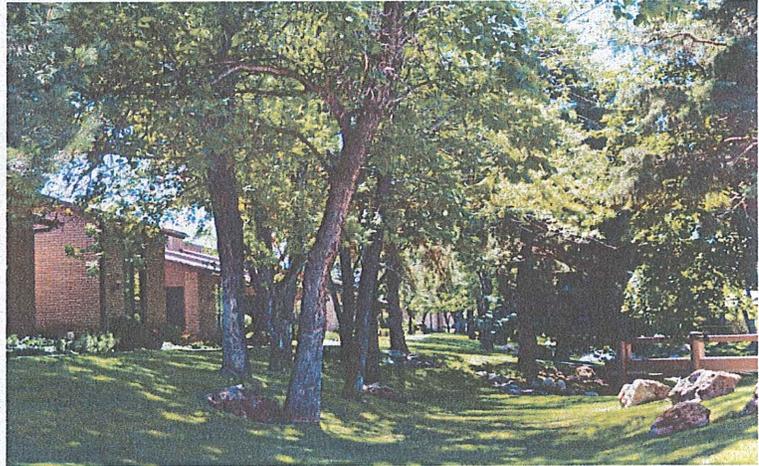


Legend

- Connector Roads
- Non Connector Road



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BROOKSTONE

The Brookstone Condominium project was built in 1978. Dwelling units range from approximately 2,900 to 3,500 square feet. The majority of the dwelling units contained within the property are attached 4-units buildings. Approximately twenty percent of the structures are attached duplex buildings. The entire project is approximately 32 acres and contains 224 dwelling units. Site amenities include a clubhouse, swimming pool, pond, trails and two tennis courts.

The main reasoning for highlighting this project is to illustrate how well a project can age over time. This project is over 30 year old. With proper maintenance and upkeep to the buildings and by allowing the landscape to fully mature this project has true become better with time.

How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		Compact efficient layout
Housing Variety, Mixed Use, Live close		The entire project has the same home design
Sustainable industry and Jobs		Retirement Community contributes to local economy
Transportation Choices		No Connectivity, Only one way in and out of the project
Efficient Infrastructure		Looping systems are more efficient
Conserve Resources		Cluster housing
Recreation Connections		Interior trails and open spaces connect to rec. facilities
Close Growth Coordination		Density

Blue color indicates that ECV Principles are embodied in this project.

Project Data:

Year Built: 1978-1979

Total Project Size: 32 ac.

Residential Square Footage: Total 2,930- 3,560 SF (Main – 1578 SF, Lower - 1351 SF)

Residential Type: Attached Multi-Family Condominiums

Residential Units: 224 total units

Residential Density: 7 units per acre

**THE BEST OF
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**VINTAGE OAK
LANE**

Highlights for this subdivision include the preservation of mature oak trees from a pre-existing nursery and the ability to place large homes on relatively small lots. Great care was taken in road alignments and home placement to preserve large stands of mature trees. In one case, a large elm trees is preserved in the middle of the road and a small round-about is placed around the tree. The average lot size is approximately 14,000 SF and the typical home footprint is approximately 3,500 SF.

How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		For the size of home vs. the size of the lot.
Housing Variety, Mixed Use, Live close		No mix of housing type
Sustainable industry and Jobs		Not relevant
Transportation Choices		No sidewalks
Efficient Infrastructure		Cluster Development
Conserve Resources		Excellent example of preserving mature trees
Recreation Connections		No trail systems connections, no on-site rec. amenities
Close Growth Coordination		

Blue color indicates that ECV Principles are embodied in this project.

Subdivision Data:

Year Built: 1990-2001

Total Project Size: 11 ac.

Residential Square Footage: 3,700 to 7,200 SF

Residential Type: Single Family Detached

Residential Units: 28 building lots (PUD)

Residential Density: 3 units per acre (average lot size .33 ac)

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**SHENANDOAH ST.
RESIDENTIAL**

Located on the periphery of Murray City, the Shenandoah Subdivision was approved by Salt Lake County in May, 1990. The subdivision consists of 20 single family lots. Each home was built circa 1990-1995. The project area was annexed into Murray City in 2003.

This subdivision is a good example of developing larger homes on moderately sized lots, while enhancing and preserving open space and landscaping. The lot sizes range from 0.39 to 0.53 acres. This is a good example of a complete residential street with mature street trees and sidewalk lining both sides and planted medians for traffic calming. Another important observation is the connection of Shenandoah Ave. with New Haven Drive which creates a complete north-south connection between two larger connector streets (6400 South and Vine Street). This street is approximately 1/2 mile away from commercial/ retail uses.

How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		Built within an existing residential neighborhood
Housing Variety, Mixed Use, Live close		Neighborhood: Yes Subdivision: No
Sustainable industry and Jobs		
Transportation Choices		Good road network and sidewalk connections
Efficient Infrastructure		Infill Development
Conserve Resources		
Recreation Connections		
Close Growth Coordination		

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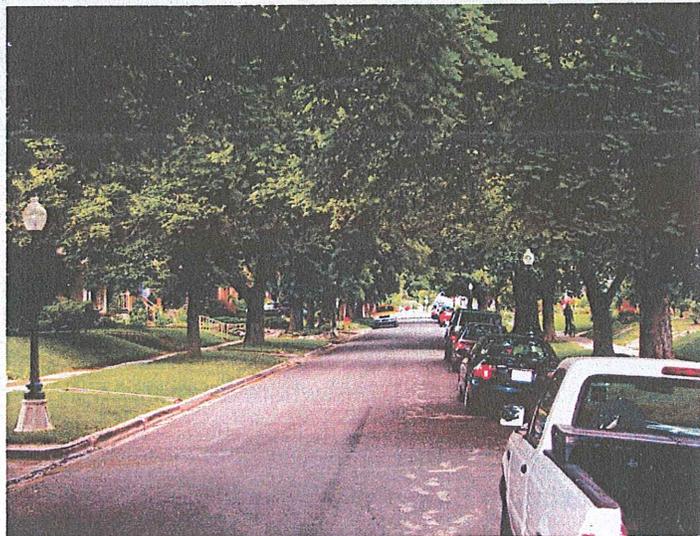
Project Data:

Residential Type: Single Family Detached
 Year Built: 1990-1995
 Total Project Size: 10 ac.
 Total # of lots: 20
 Avg. Bldg. Footprint: 3,500 SF
 Avg. Lot Size: 0.42 ac. (18,295 SF)
 Avg. Lot Frontage: 120 feet
 Residential Density: 2 units per acre
 Right-of-Way width: 52 feet



NOTES:

**THE BEST OF
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**OLD SALT LAKE
NEIGHBORHOODS**

The 900 East Corridor between 900 South and 1700 South from 700 to 1300 East is located in the East Central South Neighborhood of Salt Lake City. This area is made up of three smaller neighborhoods: East Liberty Park, Gilmer, and Emerson. The area has a fairly uniform development pattern mainly made up of single-family detached dwellings and is characterized by its grid street-pattern. Residents are within walking distance to Liberty Park located on 700 East and local shopping districts.

There are three small to medium-sized commercial nodes within this neighborhood. Small-scale commercial development is located along 1100 East and the intersection of 1300 South and 900 East. These zones provide for limited commercial use opportunities within existing residential areas located along higher volume streets while preserving the single-family character of the area. This is a good example of pedestrian and transit-oriented development, while acknowledging the need for automobile access. The commercial buildings are designed to be compatible with the residential setting. Perhaps the most popular neighborhood commercial center is at the northern edge of the area at 900 South and 900 East.

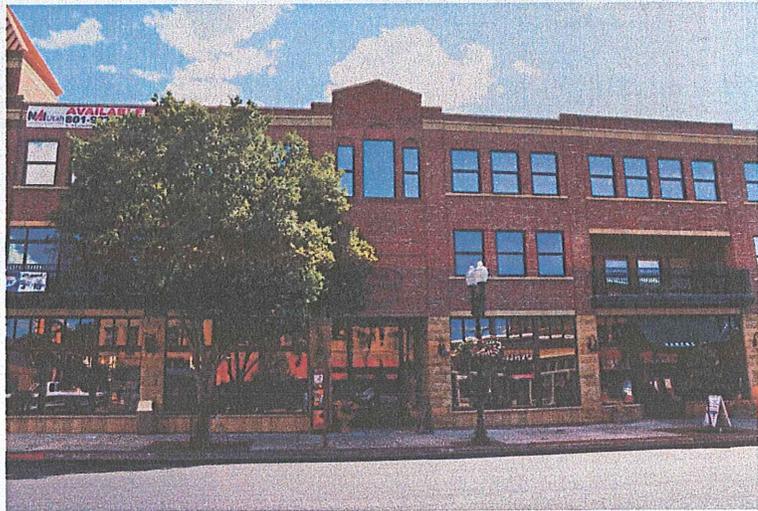
Mature trees line the streets and sidewalks, and homes are setback typically less than 20 feet. The majority of the neighborhood is zoned single family with some low to moderate density zones along 900 South. This area has gone through a series of specific plans. The most recent Central City Master Plan (adopted 2005) provides the main Guiding Principles for future growth in the area.

How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development		
Housing Variety, Mixed Use, Live close		
Sustainable industry and Jobs		
Transportation Choices		
Efficient Infrastructure		
Conserve Resources		
Recreation Connections		
Close Growth Coordination		

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**DOWNTOWN
OGDEN**

Beginning in the year 2000 Ogden City began revitalizing and redeveloping it's Central Business District (Downtown). The rate and magnitude at which this endeavor has taken place is arguable the most aggressive the State of Utah has ever seen. The majority of the Central Business District, which consists of approximately 30 blocks, is zoned Mixed-Use.

Over \$1 Billion dollars have been spent to date by both private and public entities for this downtown redevelopment. The next area of redevelopment is focused on the block directly east of the Ogden Temple Block, where demolition and construction of a new Mixed-Use project will begin next spring

How this project Applies to Envision Cache Valley Principles

Inward Growth/ Compact Development	High Density Infill and Redevelopment Project
Housing Variety, Mixed Use, Live close	Stacked apartments, Townhomes and some Single Family home around the perimeter.
Sustainable industry and Jobs	Retail, Office, Restaurant, Light Manufacturing, Public, etc.
Transportation Choices	City Bus System, 25 th Street Intermodal Transit Hub "Union Station" (Rail, Bus, Taxi) Bike Lanes and Sidewalks
Efficient Infrastructure	Redevelopment. Majority of Infrastructure already in place.
Conserve Resources	Ogden River revitalization and restoration
Recreation Connections	Ogden River, City Parks and Professional Sports Fields
Close Growth Coordination	Model Redevelopment for existing downtowns in Utah

Blue color indicates that ECV Principles are embodied in this project.

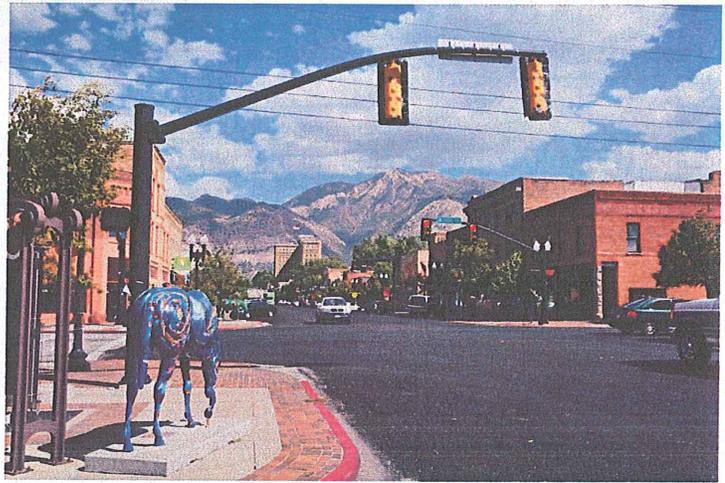
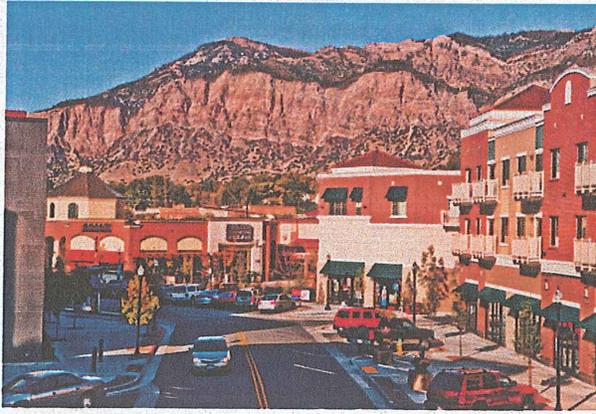
Project Data:

Year Built: 2000 to Present

Total Project Size: Approximately 30 City Blocks

Retail Square Footage: 400,000 square feet (Wal-Mart, Winco & The Junction)

Residential Units: 220 units completed, 800 planned.



Renaissance of Downtown



Making a Mixed-Use Downtown

Downtown Ogden is experiencing a "Renaissance" of Economic reinvestment, physical reconstruction and cultural resurgence as the central gathering place for the northern Utah region. This renewed downtown promotes a vision for a mixed-use community that will both draw people to downtown and keep people living in the downtown.

The "Renaissance" will occur with the partnership of land owners, developers, investors, visionaries and local, state and federal government leaders. Within a relatively short period of time, downtown Ogden will be transformed into an exciting and vital residential, economic and cultural center.

Ogden River Project

Acreage: Approx. 50 acres
Location: 16th to 20th, Washington to Wall

Amidst the daily hubbub of the downtown area lies one of Ogden's natural jewels -- The Ogden River.

The Vision for the River Project:

A combination of history, public space, culture, entertainment, urban housing, business, government, and transportation. It is this special mix that will create a strong sense of place and the city's uniqueness that will be recognized locally and statewide.

The goal of the River Project:

Encourage development of the downtown area as a complete neighborhood to enhance its image to both visitors and residents. Identify proposed land uses and potential housing development areas, transportation systems, economic development initiative, urban design guidelines and pedestrian and open space connections.

American Can Company Buildings

Size: Approx. 250,000 square foot building
Location: 20th and Lincoln Avenue

The reuse of the American Can Company Buildings, as a High Tech Center, is to create an educational campus and research park in downtown Ogden, and to facilitate the development of a technology incubator for northern Utah.

IRS Campus

Acreage: Approx. 15 Acres
Location: 23rd and Wall Avenue

Includes two National & Locally Historic buildings (Boyle & Scowcroft Buildings) one new office building, and one new restaurant. The remodeling of these buildings will provide over 200,000 square feet of office space, with over 1,700 employees

Intermodal Transit Hub

Acreage: Approx. 6.7 Acres
Location: 24th and Wall Avenue

Completed in 2001, the Intermodal Transit Hub brings together many forms of transportation and simplifies transfers between them. The Hub integrates bus transit, passenger rail, park & ride facilities, taxi and shuttle service, and will support commuter rail when it comes through Ogden.

Union Square

Number of Units: 60
Location: 110-159 Historic 25th Street

A Residential and retail mix-use development on the lower block of Historic 25th Street, completed in 2003. This project has 14 new retail storefronts and 14 housing units that face onto 25th Street and includes 48 townhome units behind them. These townhomes face onto a central courtyard and provides garages in an auto court area to give a unique downtown living experience

Ogden Blue

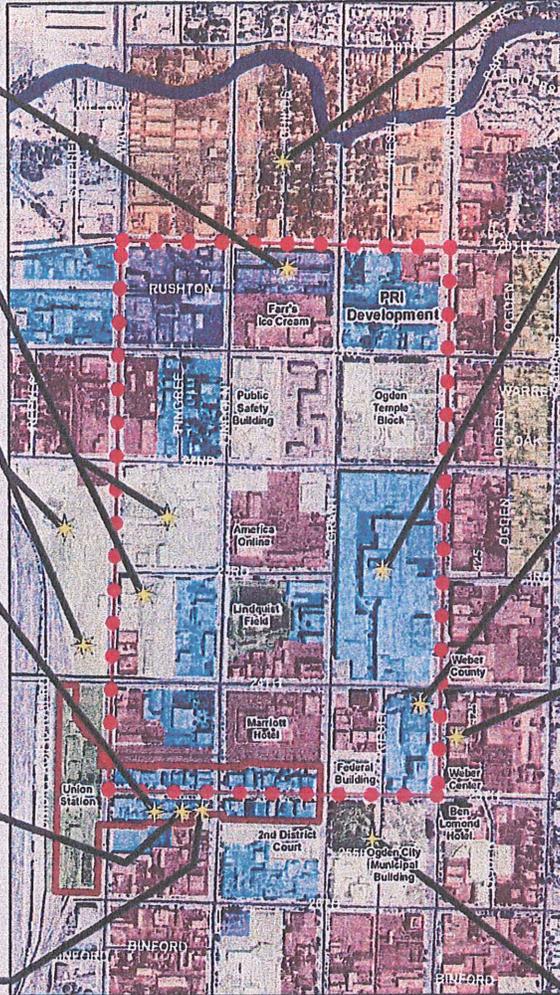
Size: Approx. 6,700 square foot building
Location: 175 Historic 25th Street

Ogden Blue, a long time Ogden business, moved onto the lower block of Historic 25th Street, east of the Union Square, in 2004. This two-story brick building includes offices, studios, classrooms, retail space, and a copy center.

Spolar Building

Size: Approx. 20,000 square foot building
Location: 189-95 Historic 25th Street

Scheduled for completion in 2005, this is a three-story building which includes a clock tower that faces the intersection of 29th St and Lincoln Ave. Constructed of brick and stone, there are three balconies, two of which face onto the Historic 25th street. The Spolar building can accommodate anything from office space, retail, restaurant or residential.



Redevelopment of the Ogden City Mall Site

Acreage: Approx. 20 acres
Location: 22nd to 24th, Washington to Lincoln

The Ogden City Mall was demolished in 2002 to make way for a planned mixed-use development with office, retail, restaurants, recreational, educational, entertainment, and residential. The Old Mall site offers a unique opportunity to redevelop an urban mall into a first-class development, which would add significant value to downtown Ogden and the local economy. Coupled with the location and easy access via I-15 at the 24th Street exit, the property has a significant upside potential through redevelopment.

Hampton Inn & Suites

Size: 137 rooms
Location: 24th and Washington Blvd

The Historic David Eccles Building, finished in 1913, is an eight-story, 80,000 square foot building designed by locally noted architect Leslie Hodgson. Originally designed as an office building, it was remodelled in 2001 as a hotel with 137 rooms

Business Information Center (BIC)

Size: 6,000 square foot building
Location: 2444 Washington Blvd

A 6,000 square foot commercial storefront along Washington Blvd., was remodelled in 2001, by Ogden City to house the Business Information Center. The period reproduction storefront invites owners of new & expanding businesses into a center for business information, workshops, counseling and referrals.

Visitors utilize the resources of Ogden City Business Development, U.S. Small Business Administration (SBA), the Senior Core of Retired Executives (SCORE), and the Weber State Small Business Development Center.

Municipal Gardens/ Amphitheater

Size: 2700+ seats
Location: 25th and Keisel Avenue

A 2,700-seat amphitheater (1,000 on lawn area) is the focal point of the gardens that was completed in 2001. The amphitheater that offers a versatile venue that can be used for events ranging from orchestra concerts to small plays.

Cumulative reinvestment will generate:

- 3,000 new residents
- 2,700 new office workers
- 65,700 new hotel guests per year
- 3.5 million companion retail customers per year
- 1.25 million convenience retail customers per year
- 800,000 new entertainment patrons per year

Downtown Land-Use Legend

- | | |
|-------------------------------|----------------------------|
| High Density Residential | Mix-Use |
| Medium Density Residential | River Development Project |
| Business/Professional | Governmental/Institutional |
| Commercial | Recreational |
| 25th Street Historic District | Wheeled Trolley |

- | | |
|----------------------|--------------------------|
| Entertainment | Plaza Attractions |
| - Talent in the Park | - Monument Plaza |
| - Concerts | - Children's Art Plaza |
| - Festivals | - Reception Plaza |
| - Christmas Village | - Amphitheater |
| - Events | - Children's Play Yard |
| - Summer Movies | |

