

- NOTICE -



Kimber Gabryszak
Planner III

April 29, 2010

Dave Allen
728 E. Aspen Lane
Park City, UT 84098

ENTRY NO. 00923862

06/03/2011 12:32:35 PM B: 2083 P: 0393
Architectural Guidelines PAGE 1/89
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 191.00 BY BOYER SNYDERVILLE JCT LC



Also via email to Dave@aspenmeadowsranch.com

Re: Design Guidelines exhibit for the Summit Research Park Development Agreement

(see: Entry # 00860845
ordinance # 648)

Dear Mr. Allen:

The Summit County Community Development Department Director has approved the Design Guidelines for the Summit Research Park Development Agreement, following a recommendation from the Snyderville Basin Planning Commission and subsequent edits and revisions.

The approved guidelines are attached, shall be inserted into the Summit Research Park Development Agreement as "Exhibit D," and shall be applicable to all development within the Summit Research Park.

Approved: 
Community Development Dept. Director

April 29, 2010
Date

ACKNOWLEDGEMENT

STATE OF Utah

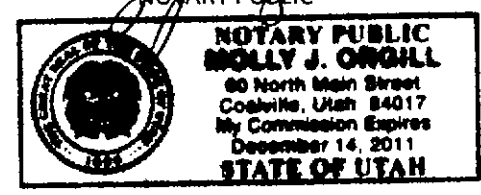
COUNTY OF Summit

PERSONALLY APPEARED BEFORE ME THIS 29 DAY OF April THE FOLLOWING:

Don Sargent
COMMUNITY DEVELOPMENT DEPT. DIRECTOR

MY COMMISSION EXPIRES: 12-14-2011 Molly McGill
NOTARY PUBLIC

RESIDING IN Summit County



176-00

SASAKI

SUMMIT
RESEARCH
DESIGN
GUIDELINES
SEPTEMBER
2009

PURPOSE OF DESIGN GUIDELINES

Design guidelines set the parameters within which development can occur. In combination with the "Development Agreement for Summit Research Campus" dated December 10, 2008, this document outlines the development limits and desired development pattern for Summit Research. The degree of specificity of this document varies depending on the extent of conformity required and the level of design direction that is practical at this early phase of site development.

Design Review Procedures

Goals and Objectives

The design guidelines are intended to govern the process of locating and designing new facilities on Summit Research. The following recommendations describe the procedures for the administration of the design guidelines and the design review process to be conducted by a Design Review Board (DRB).

The charge of the DRB is to review project designs with two primary goals:

1. To interpret and determine compliance with the policies, principles, and design guidelines; to recommend modifications to proposed projects as appropriate; and to grant exceptions when appropriate.
2. To evaluate projects to ensure that they meet the highest quality standards as described in this document. Care must be taken that architects, landscape architects and other project representatives are given clear instructions as part of every review.

The DRB's responsibility includes the review of the project in light of the master plan, with emphasis on quality of public open space and landscape, on architectural form and exterior appearance, on the design of primary interior spaces, and its relationship and contribution to the larger campus context in which it is sited.

DRB Composition

The DRB will be appointed by the Developer (Boyer Company) and will be made up of company members and design professionals who are recognized for design excellence and who have demonstrated the ability to productively participate in a design review capacity. Design professionals should be precluded from working for the Developer during their term on the DRB. Summit County Planning Staff and the Snyderville Basin Planning Commission will also have representation on the Design Review Board.

The DRB is primarily a review body, not an action body. Its role is to advise on issue concerning the direction of the campus construction projects.

Design Review Procedures

Projects will be presented to the DRB by the project design team which might include architects, landscape architects, engineers or other professional consultants. After every project review, comments will be provided to the project design team. The sequence of actions/reviews will include the following:

1. Make available to each design team a complete copy of the master plan and design guidelines.
2. Require an initial meeting with the design team to clarify the intent of the Developer.
3. Require formal intermediate and final reviews of the schematic design phase.
4. Require a review near the end of the design development phase, and, if there are significant changes, equivalent reviews for construction documents should be conducted.
5. Conduct a post-construction project assessment.

A determination may be made at the outset of the review process that fewer steps may be undertaken if the scale or impact of the project on the campus is not clearly significant so as to require extensive review.

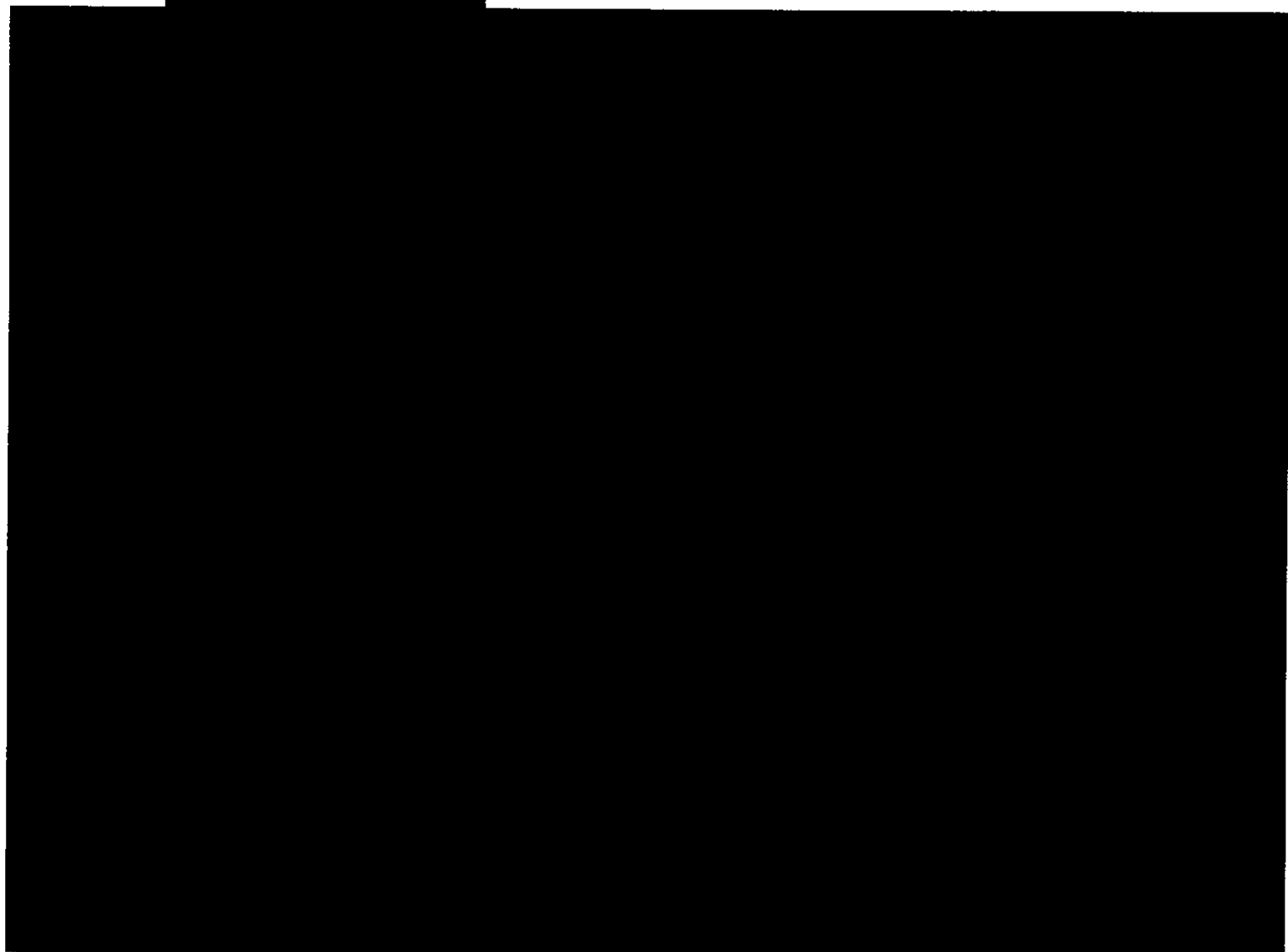
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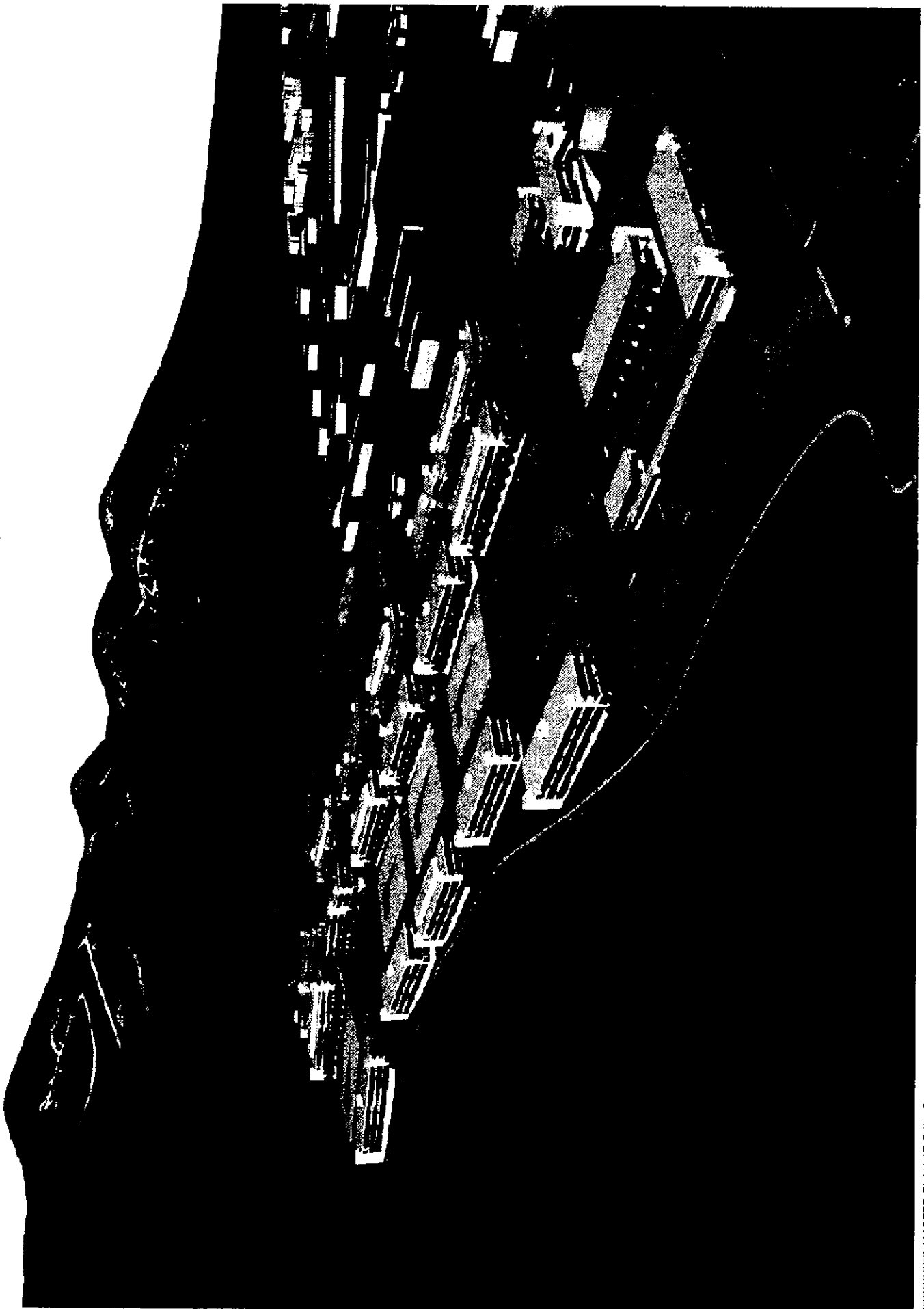
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VISION



PROPOSED MASTER PLAN AT FULL BUILD OUT





PROJECT VISION

An urban style research campus in a mountain community, Summit Research will offer office and research space in a cohesive, regionally distinct environment. Positioned to attract businesses from across the nation, the project will also contribute to state and regional initiatives to broaden the economic base. The research campus has the promise of being an economic generator for Summit County.

Organized on the top and slope of a ridge, the proposed buildings will have spectacular views and access to an open space network punctuated with aspen-filled draws stretching down the hillsides. Other amenities include convenient parking, regional bike and hiking trails, and supporting commercial facilities. Located on the east and west ends of the development are a regional bus station, county visitors center, expansion of the county office complex, a church site and residences.

Sustainable and ecologically sensitive design strategies — ideas of density and land conservation, multi-modal transportation, climate-sensitive building siting, open space connectivity, and functional naturalistic landscapes — form the basis of the campus organization. These guidelines give functionality to these ideas and provide details on their realization.

MASTER PLAN SYSTEMS

Each of the following master plan systems contribute to the overall organization of the campus.

Topography

The Summit Research master plan capitalizes on the site's greatest assets: topography and views. The centerpiece of the plan is a ridge that runs east to west across the site where a spine road will host research and office buildings with dramatic views of the mountain and meadow landscapes. The location and south-facing orientation of the ridge also provides opportunities for building orientation that is beneficial to heating and cooling.



1. RIDGE

Open Space

The spine road along the ridge is one of the central organizing principles of the site. From the spine road, vegetated draws will stretch between the research buildings and provide gathering spaces, walking paths, overlooks, and wildlife habitat. These landscapes will also manage the runoff from roads, buildings, and parking areas on the site. These draws will periodically fill with water much like the mountain streams of the region. The spine road will terminate in two drop off courts framed by research buildings.



1. SPINE ROAD

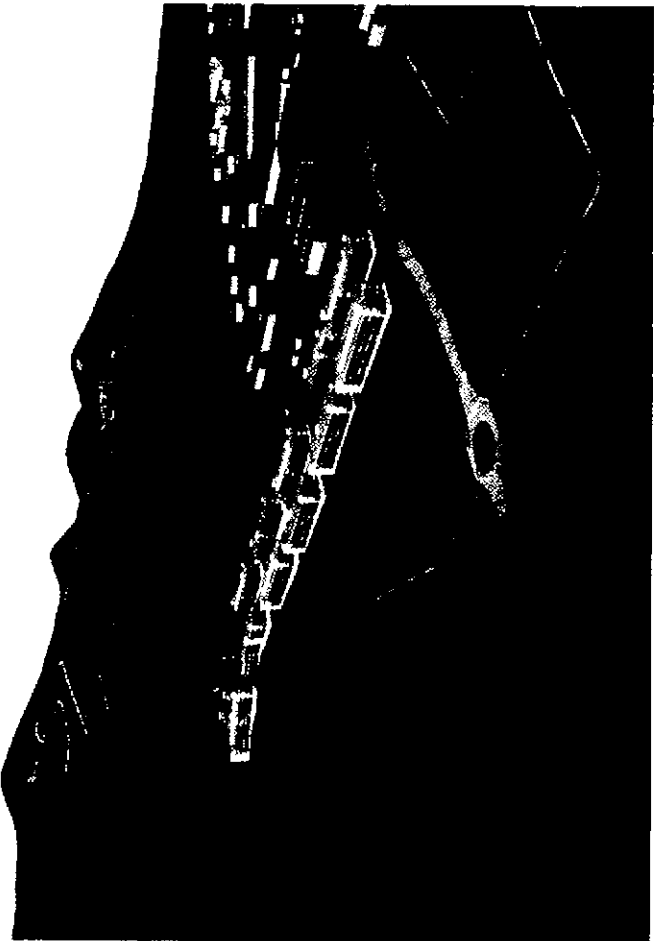




3. SOUTH-FACING SLOPES



3. TERMINAL COURTYARDS



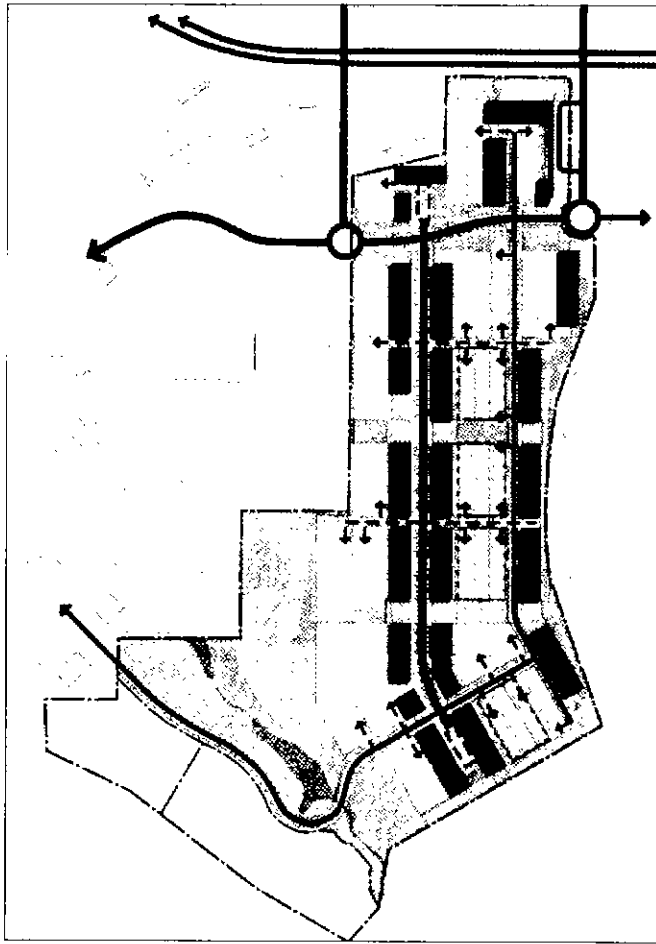
2. SENE ROAD ON RIDGE



2. ASPEN DRAWS

Circulation

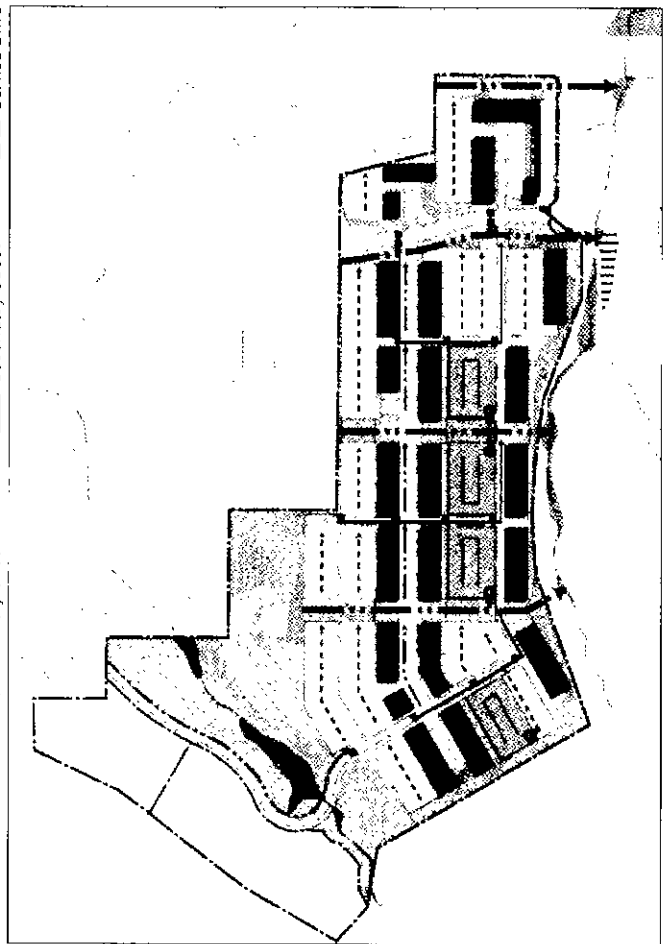
Simple, intuitive circulation systems will allow people to move easily around the campus. A legible street hierarchy will lead vehicles to desired building entrances and parking. Sidewalks along the streets and trails through the draws will direct pedestrians to their destinations. Several multi-use paths connect to other regional bikeway systems. Bus service to the site provides an alternative route to work rather than a single-passenger vehicle.



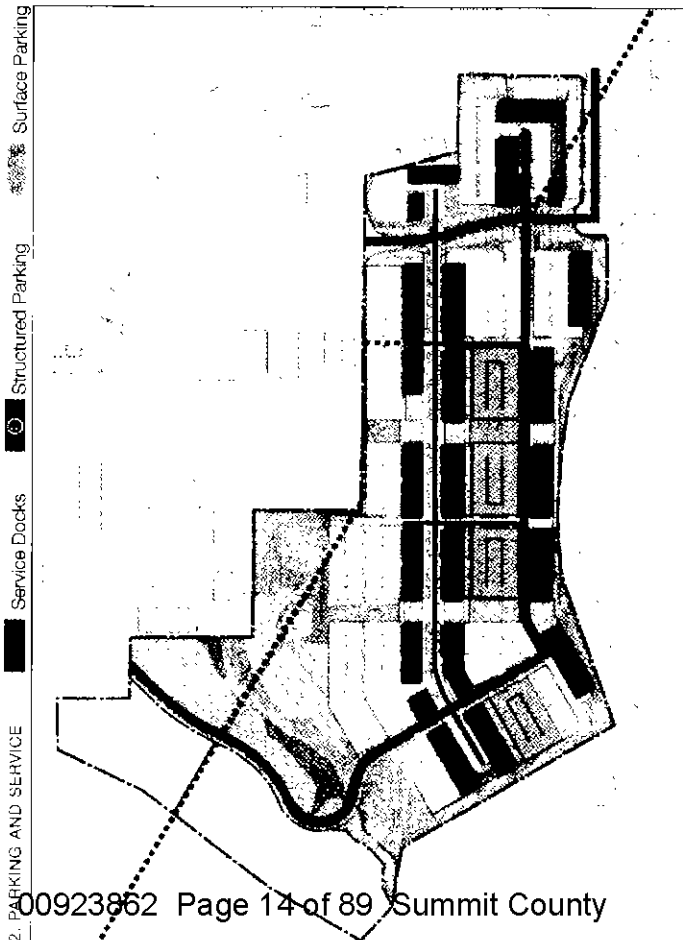
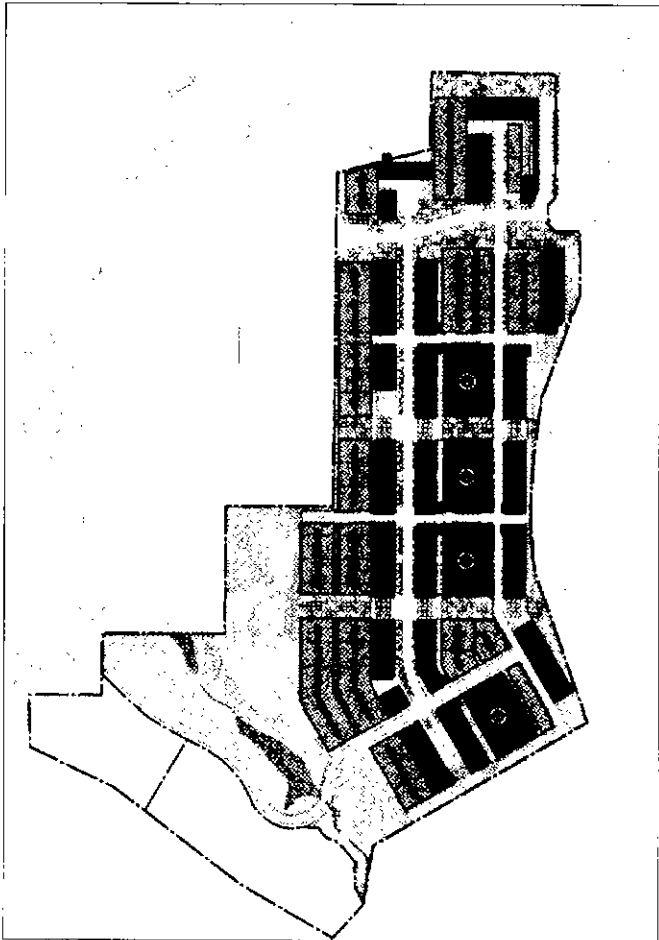
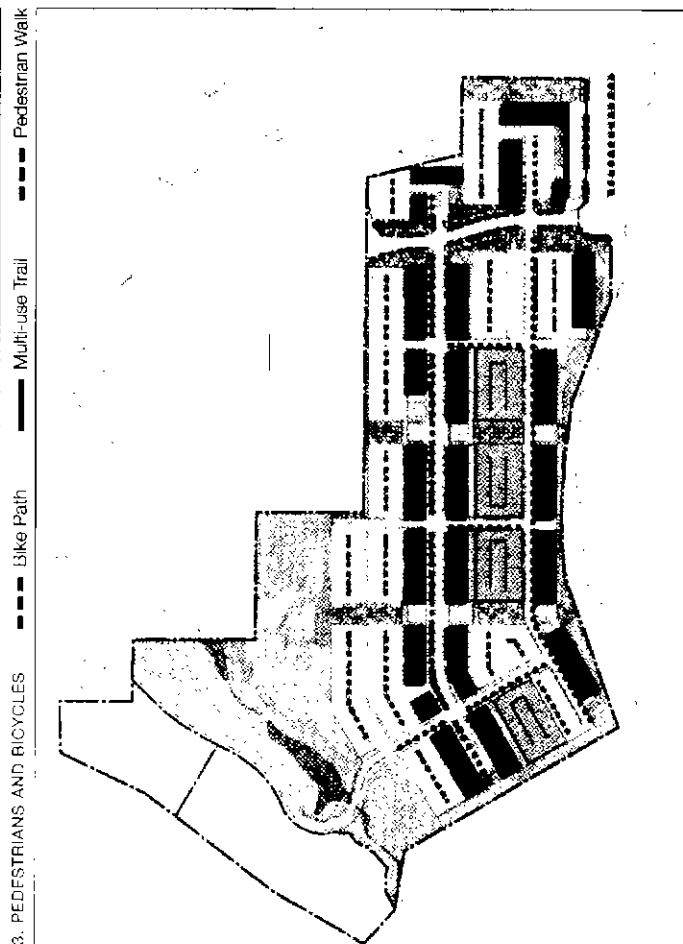
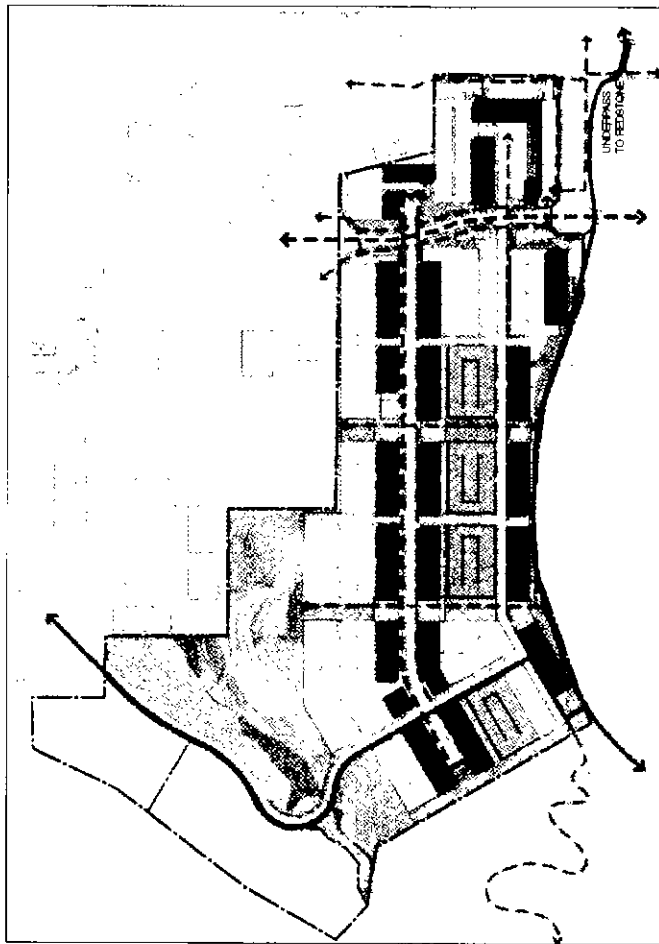
1. VEHICLES
 ■ Primary Street ■ Secondary Street - - - Service Drive

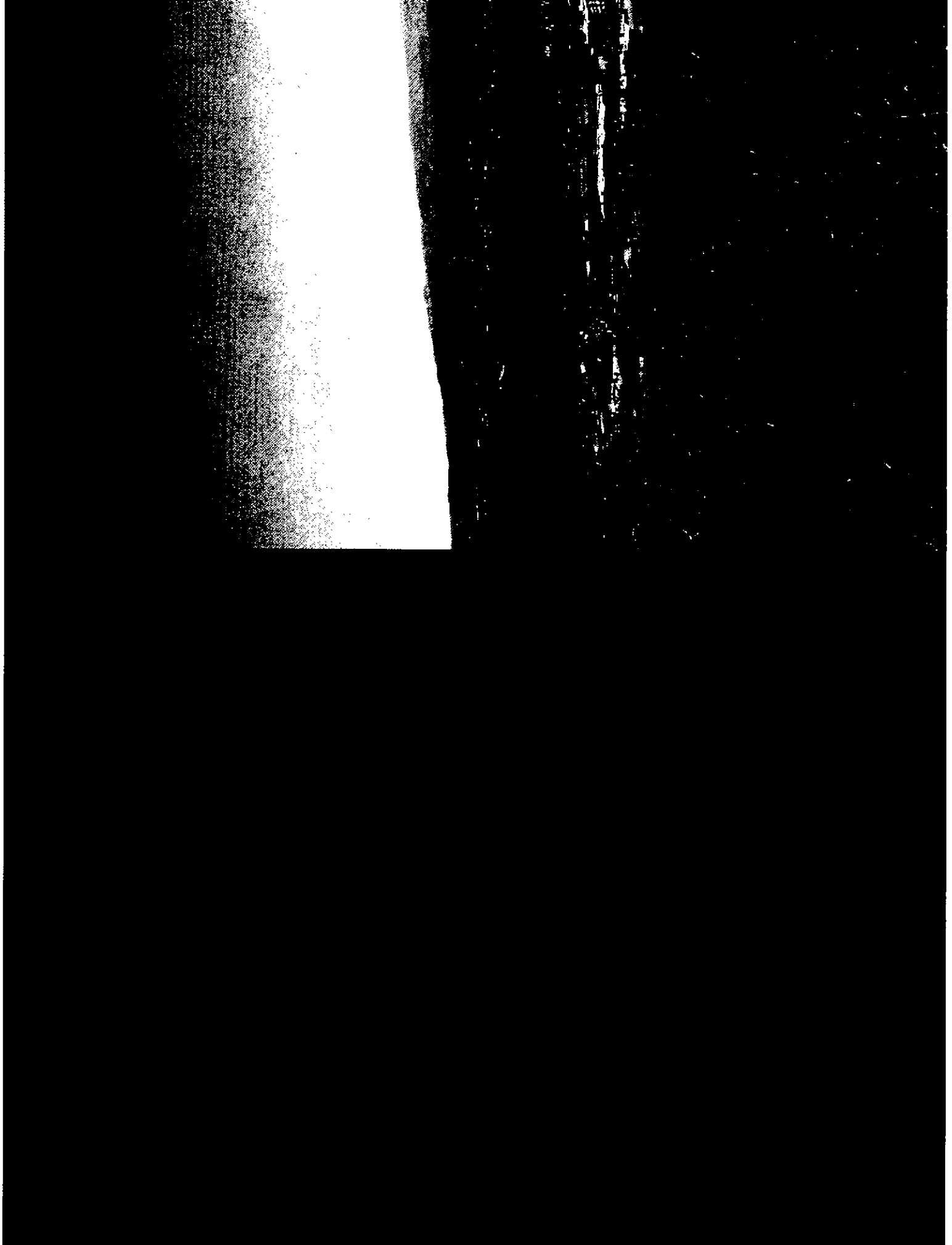
Utilities

Stormwater will be managed as a resource. All runoff will be directed to vegetated swales either within the aspen draws, along road edges, or in parking lot islands. Where necessary, runoff will be piped to overland flow areas. Particle and oil/water separators will collect stormwater in the parking structures and pipe it to the vegetated swale system. All other utilities will be buried and located under the street systems. An existing gasline may be re-routed to facilitate development. Lighting will be provided along all streets and parking lots, and accent lighting will be used to highlight building entrances. The height of the light poles will be appropriately scaled for either vehicular traffic or pedestrian walkways.



1. STORMWATER ■ Draw - - - Vegetated Swale — Inlet and Pipe ● Separators

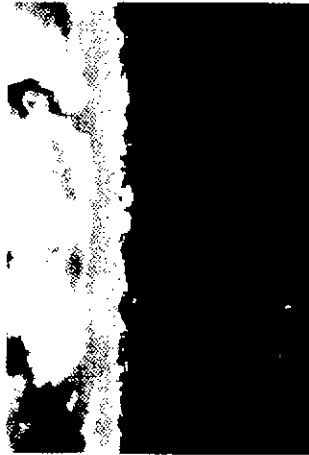
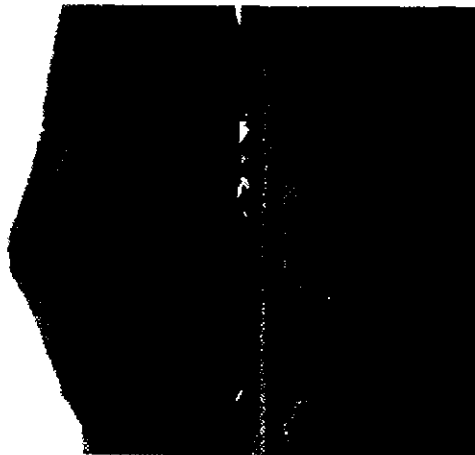




URBAN DESIGN
GUIDELINES



SITE LOCATION MAP



The urban design guidelines for Summit Research address the land use, circulation, open space, and infrastructure systems that provide the framework for the campus.

SITE CONTEXT

The site is located in Kimball Junction near Interstate 80 at the gateway to Park City, Utah. Just over twenty miles from Salt Lake City and the University of Utah campus, the project site provides a mountain community environment to capture expanding and new research activities occurring across the country. It is adjacent to both the High Ute Ranch Open Space Preserve and the Swamer Open Space Preserve, and downhill from Utah Olympic Park, home to the nordic ski jumps and the luge, skeleton, and bobsled track.

CAMPUS FRAMEWORK

Land Use

The primary land uses at Summit Research will be research and office. All types of research are allowed on the campus except for that which involves animal testing. Each of the areas designated in the master plan as research/office indicate a building pad, not a building footprint. The stipulations on building form and placement can be found in the architectural guidelines section of this document.

In addition to research/office uses, Summit Research will host a housing development, a church, a bus station and county visitors center.

Development Blocks

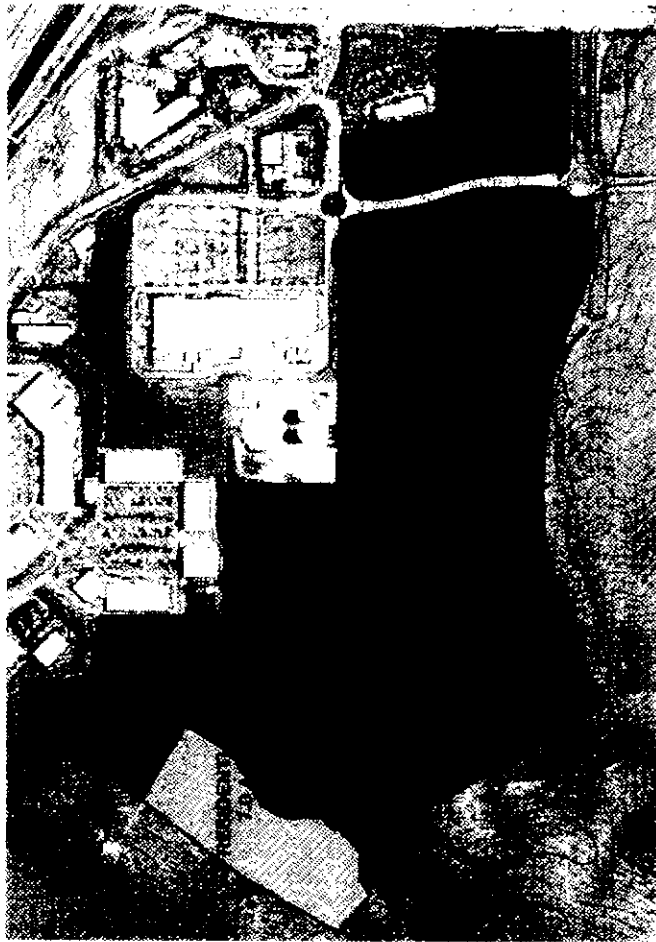
The campus will be divided into a series of blocks to provide structure to the campus development. The blocks group building pads with sufficient land to meet parking demands. The flexibility to phase development in multiple ways still exists within the block structure.

Each block is described in terms of acreage, maximum gross square feet of building, and maximum number of parking spaces which requires parking structures. These calculations assume three-story buildings and a 3 per 1000 parking space ratio. The block limits may be revised as necessary to accommodate specific development goals. Any revisions must be approved by the appropriate regulating authority.

Right-of-Way (ROW) and Setback

Given the steep slopes and other constraints of the site, the dimensions of the rights-of-way (ROW) are critical to meet the maximum build-out of Summit Research. The ROWs can be divided into three categories: public roads, private roads, and the draws. The ROW diagram delineates the location and width of each ROW, while the sections illustrate the elements planned within each ROW. The location of the ROWs may be revised as necessary to accommodate specific development goals. Any revisions must be approved by the appropriate regulating authority.

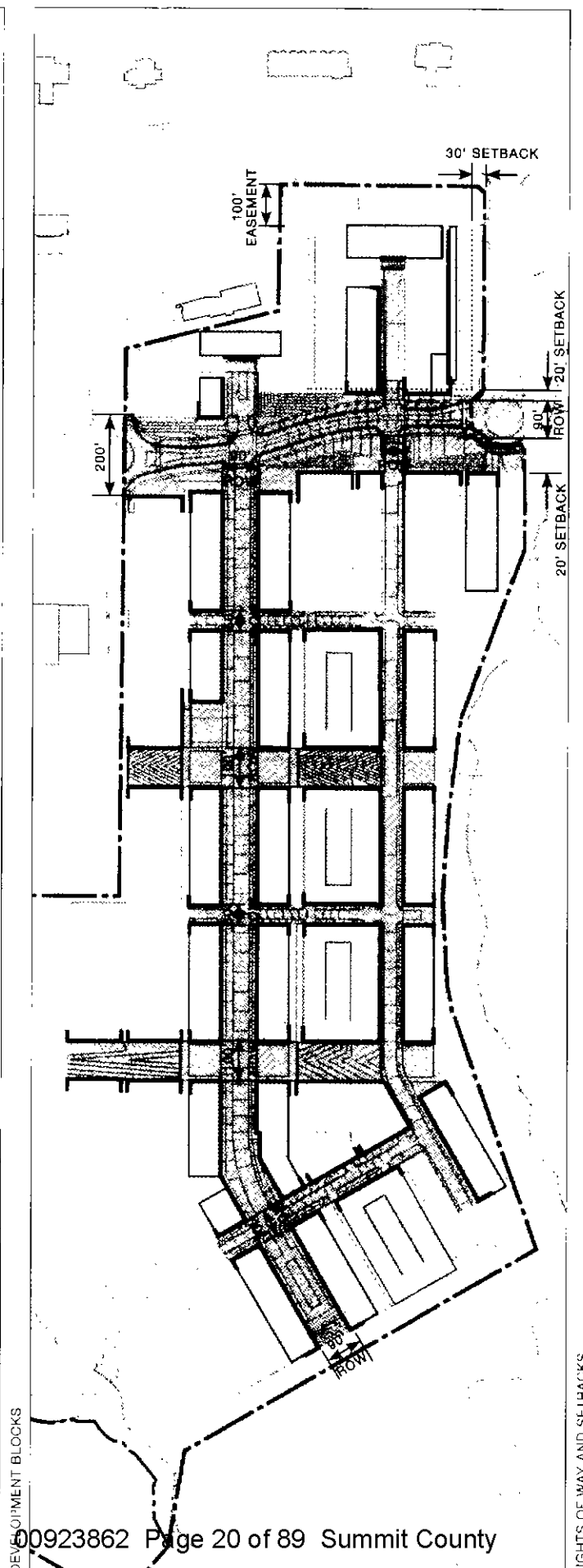
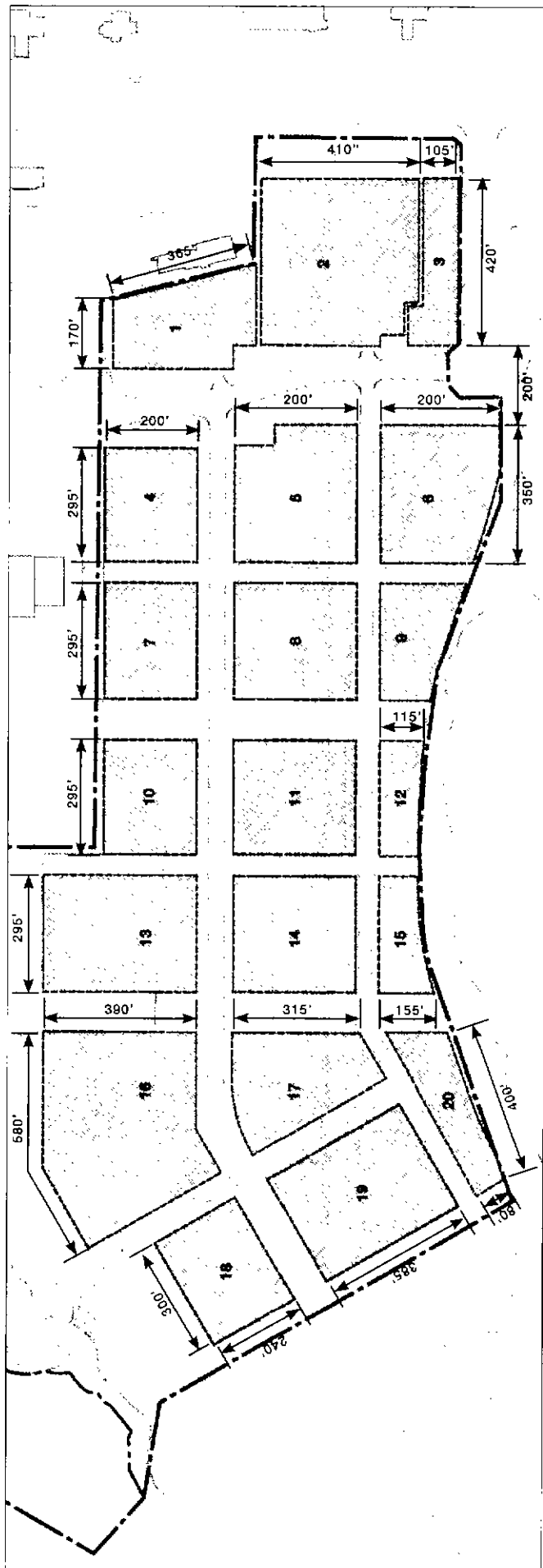
In addition to the ROWs, these guidelines establish a series of setbacks that define building locations. The key setbacks include a 30' setback along the north side of Olympic Park Road and a 20' setback on both sides of Landmark Drive.



CAMPUS LAND USE

BLOCK	LAND AREA (AC)	BUILDING AREA (GSF)	PARKING (SP)
1	1.7	36,000	60
2	3.7	75,000	200
3	1.0	9,000	0
4	1.6	72,000	120
5	2.4	72,000	200
6	2.2	72,000	140
7	1.6	40,000	120
8	2.1	70,000	160
9	1.1	70,000	0
10	1.6	70,000	110
11	2.1	70,000	600
12	.7	70,000	0
13	2.6	70,000	220
14	2.1	70,000	600
15	.7	70,000	0
16	4.2	80,000	380
17	1.8	63,000	140
18	1.6	72,000	110
19	2.6	72,000	760
20	1.1	72,000	0
TOTAL	38.5	1,295,000	3,910

NOTE: Calculations based on 3-story buildings and a 3 per 1,000 parking ratio.

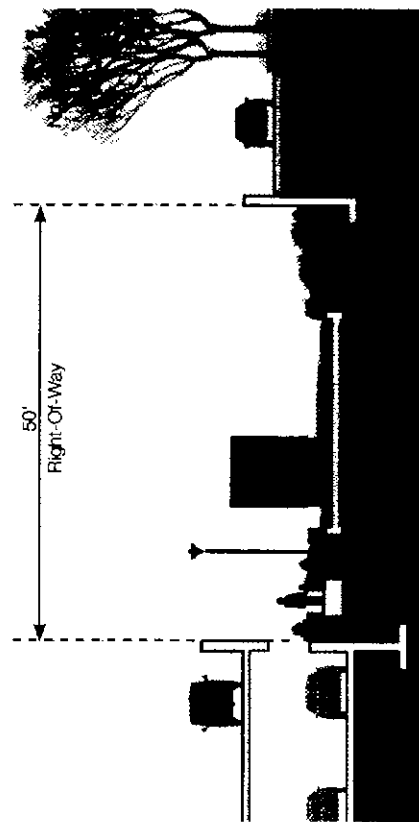


DEVELOPMENT BLOCKS

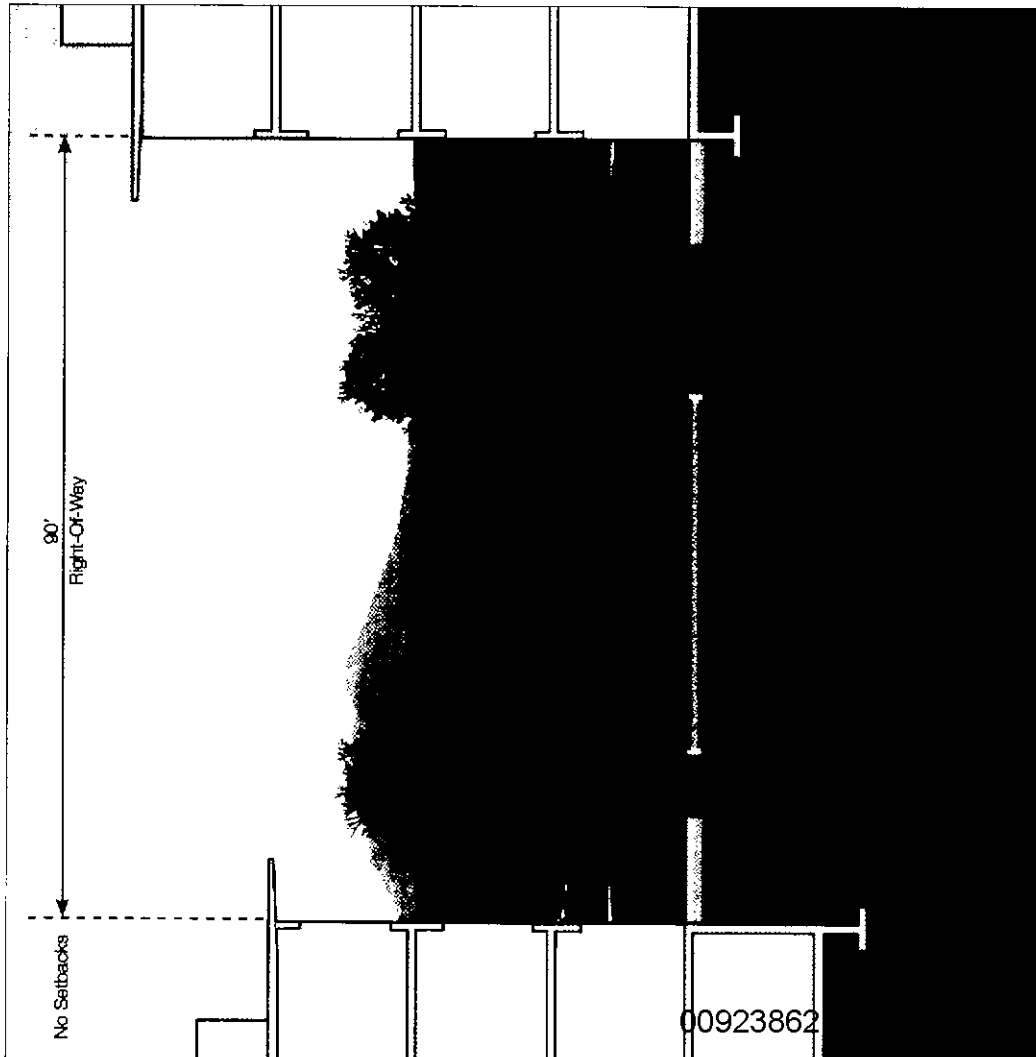
RIGHTS OF WAY AND SETBACKS



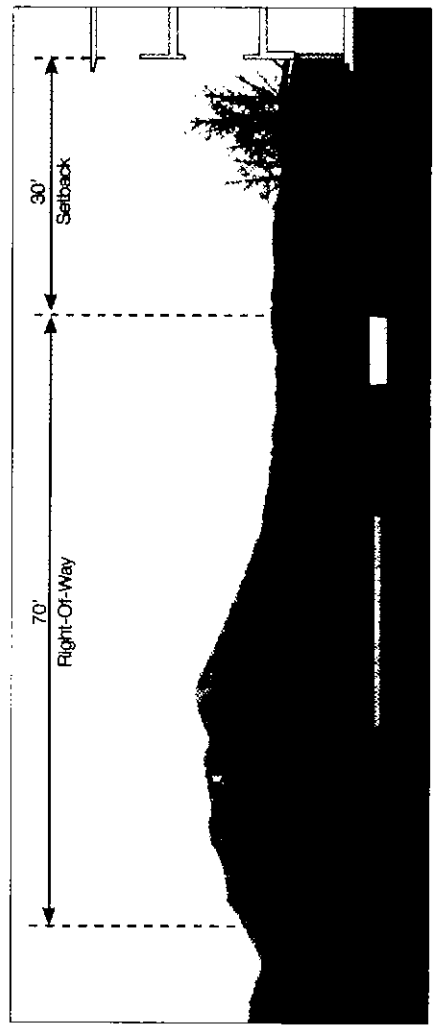
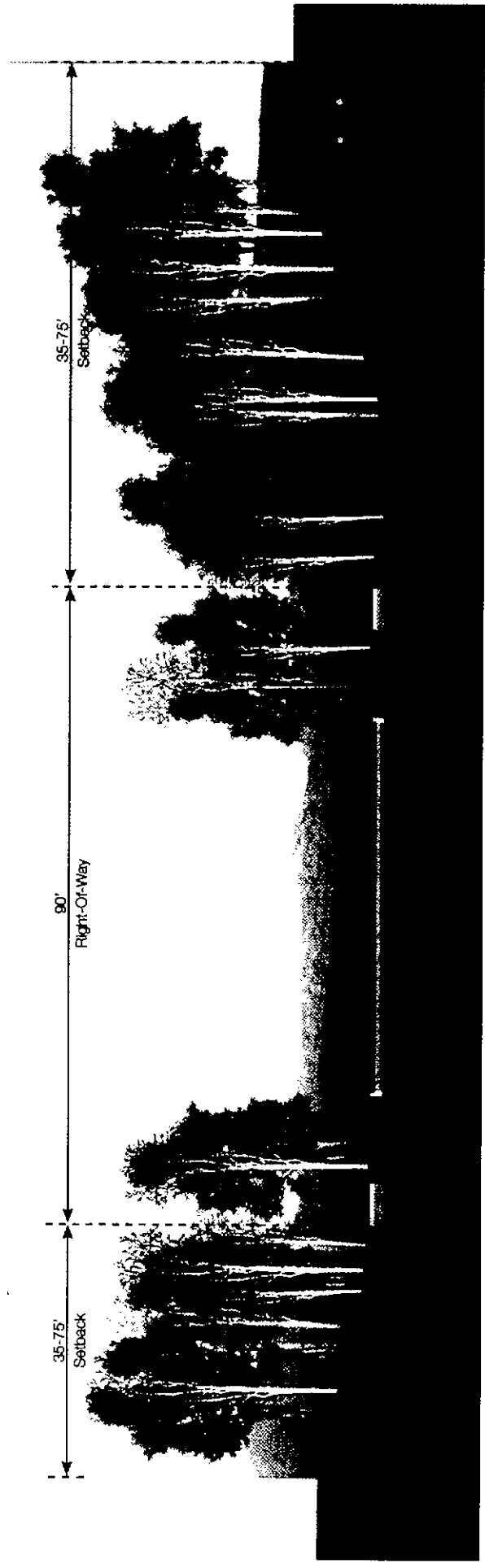
THE MEADOW ROAD



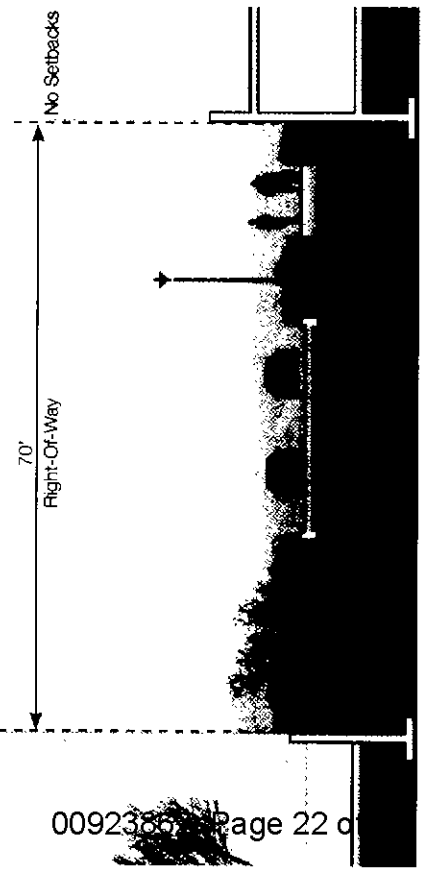
SERVICE DRIVE



THE PINE ROAD



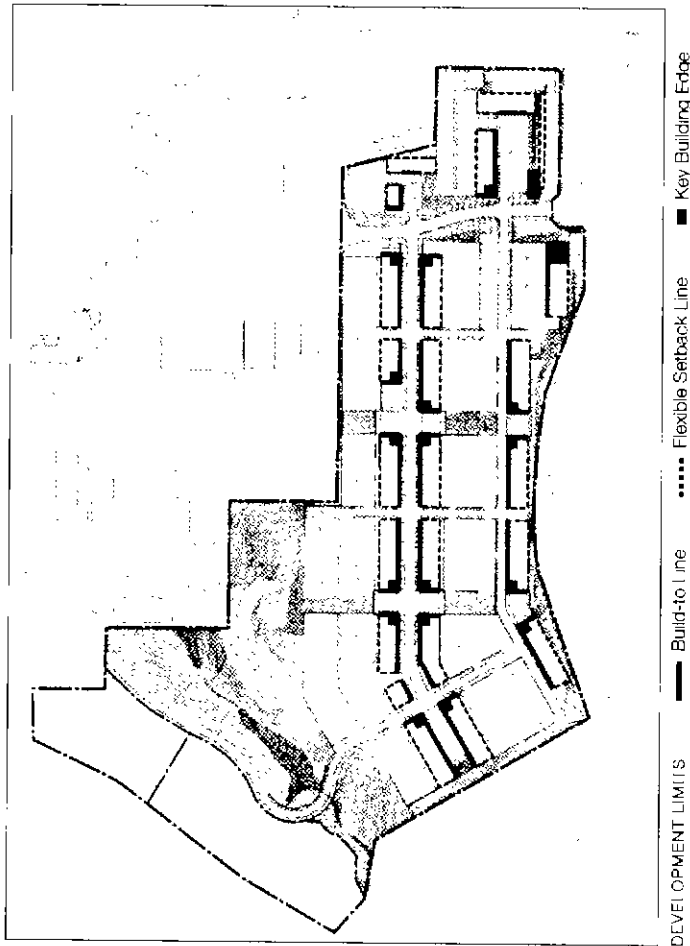
POWDERWOOD DRIVE - SUBURBAN CONDITION



POWDERWOOD DRIVE - URBAN CONDITION

Development Limits

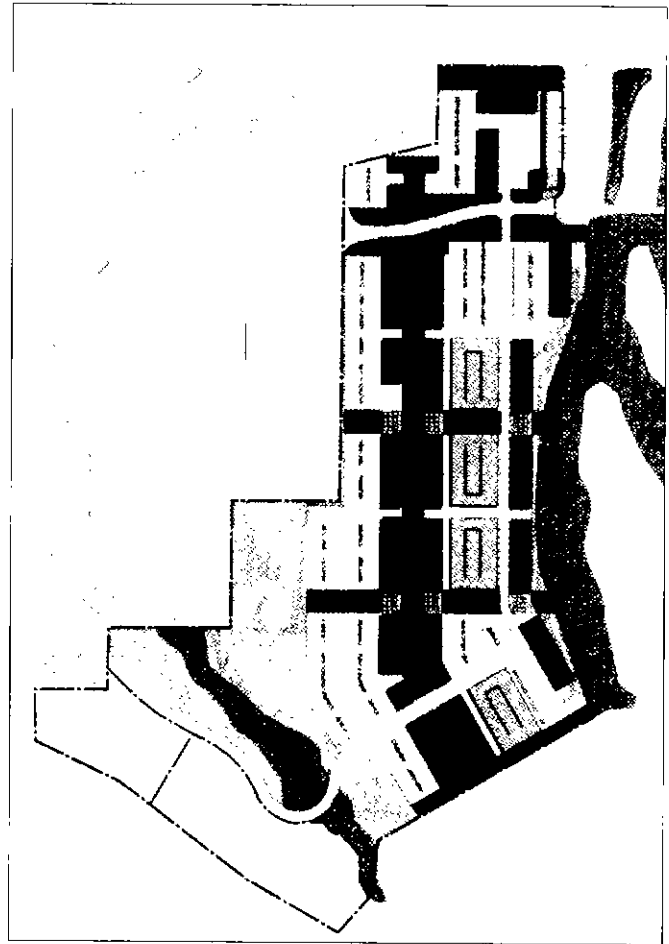
Building pads shown in the master plan define build-to lines, identify flexible setback lines, and indicate key building faces that reinforce important street edges and open spaces. Build-to lines indicate the limit to which a structure must be built within these pads. The architectural guidelines prescribe the percentage of structure that must occupy the length of street within each building pad. Flexible set back lines demarcate the limit to which a building can be built within these pads. This flexibility anticipates buildings with different widths and lengths, and allows more flexibility in building façade articulation and building form. The maximum building width, however, is 90 feet. The key building edges and corners identify areas where buildings have a public face and should respond with additional features and appropriate articulation. The bus depot and southernmost research/office building are located at the gateway to Summit Research and should feature high quality design on all public facades.



Open Space

Open space at Summit Research includes the existing natural landscapes that will be preserved and the new designed landscapes that provide a framework for the campus organization. The defining open space is the spine road. Anchoring it are courtyards that allow passenger drop-offs and define the edges of development. Aspen-filled draws will cut across the spine road and punctuate the built environment with green and sun light. Paths leading to and from parking will climb through these draws and terminate at courtyards at the research/office building entrances. Overlooks and seating areas in these spaces will provide opportunities for interaction and enjoyment.

The Summit Research Park Development Agreement stipulates that commercial and industrial developments must maintain a minimum of twenty five percent (25%) of the total parcel for open space. The project meets this requirement. As stated in the Agreement, a primary objective of this open space is to provide functional outdoor space and preserve identified viewshed areas and other significant open spaces.



OPEN SPACE SYSTEM ■ Spine Road ■ Drop-off Court ■ Aspen Draw ■ Courtyard

Circulation Systems

Access

The gateway to Summit Research is located at the intersection of Olympic Park Road and Route 224. The bus depot and visitors center near this intersection provide an opportunity for a distinct architectural element at the main entrance. There is a second access point off of Route 224 near the Walmart entrance.

Olympic Park Road links to Landmark Drive and then to the spine road at the top of the ridge. Each research/office building on the spine road will have a major entrance and address along the streetscape. Connecting service roads will lead to parking lots and garages. The meadow road will connect back to Landmark Drive as well as to Powderwood Road. Apartment residents and those visiting the church will likely enter the site along Powderwood Road at the northwestern corner of the site. Road and streetscape designs for the spine road, the meadow road, Landmark Drive, and Powderwood Road can be found in the landscape guidelines section of this document.

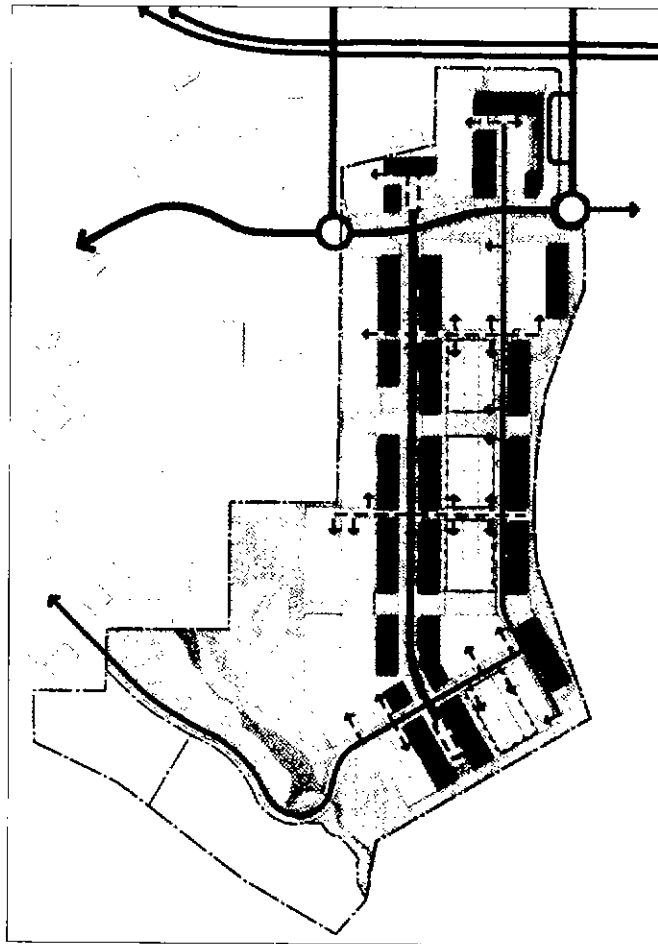
Street Hierarchy

The street hierarchy identifies pedestrian-oriented streets and service-oriented streets. The spine road, meadow road, and Landmark Drive are pedestrian-oriented; they have wide sidewalks, street trees, and building entrances. The secondary road network is service-oriented and leads to parking or to service bays for the buildings. These roads have narrower sidewalks and shrub and perennial plantings.

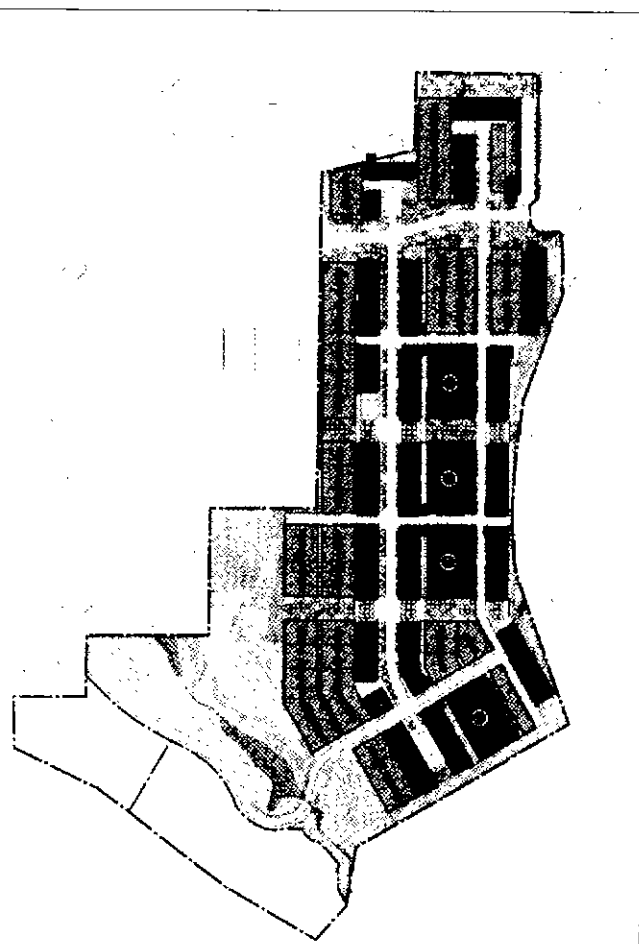
Powderwood Road, the spine road, and Landmark Drive will be public rights-of-way. Responsibility for maintenance and snow removal on all three roads will fall to Summit County. The meadow road and service drives will be maintained by Summit Research.

Parking Strategy

Parking bays will step down sloped areas of the campus. Spaces have been calculated on a basis of 3 spaces per 1,000 gross square feet (gsf) ratio. This ratio can vary from block to block should a development scenario warrant it; however, approval must be obtained from the appropriate regulating authority, subject to Snyderville Basin Regulatory Code. Parking demand will be accommodated in surface lots and parking structures. Parking can only occur in parking zones as illustrated in the master plan. Access to parking areas must occur along service drives. Entrances to adjacent parking lots should be opposite each other to limit curb cuts and minimize traffic conflicts. On-street parking will occur along the spine road and the meadow road and will be parallel to the curb. No angled or perpendicular parking is allowed along these streets.



VEHICULAR CIRCULATION



PARKING AND SERVICE

Service Docks

Structured Parking

Surface Parking

Service Area 1-98

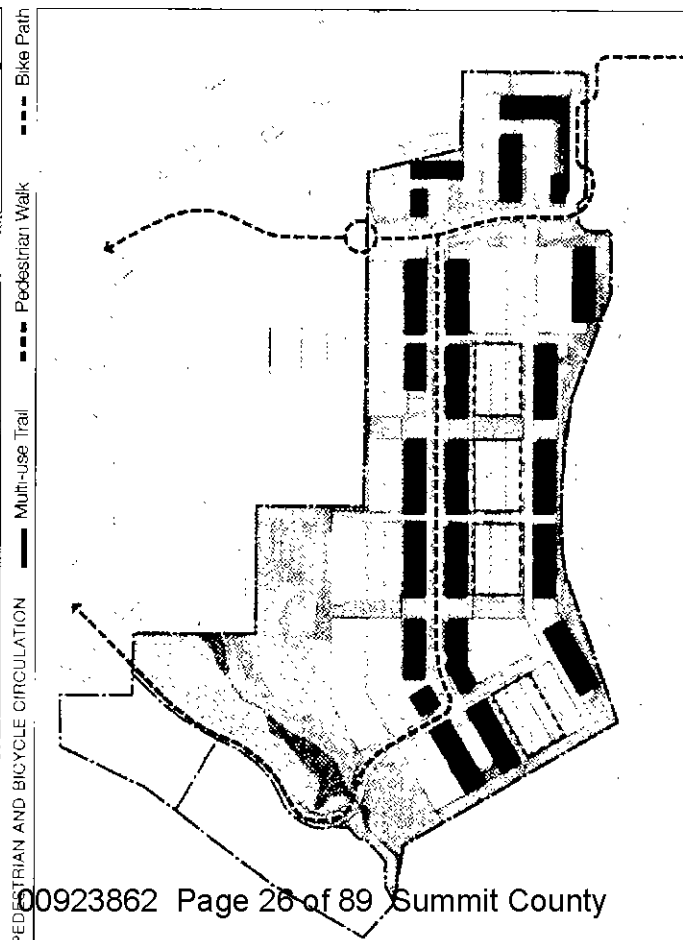
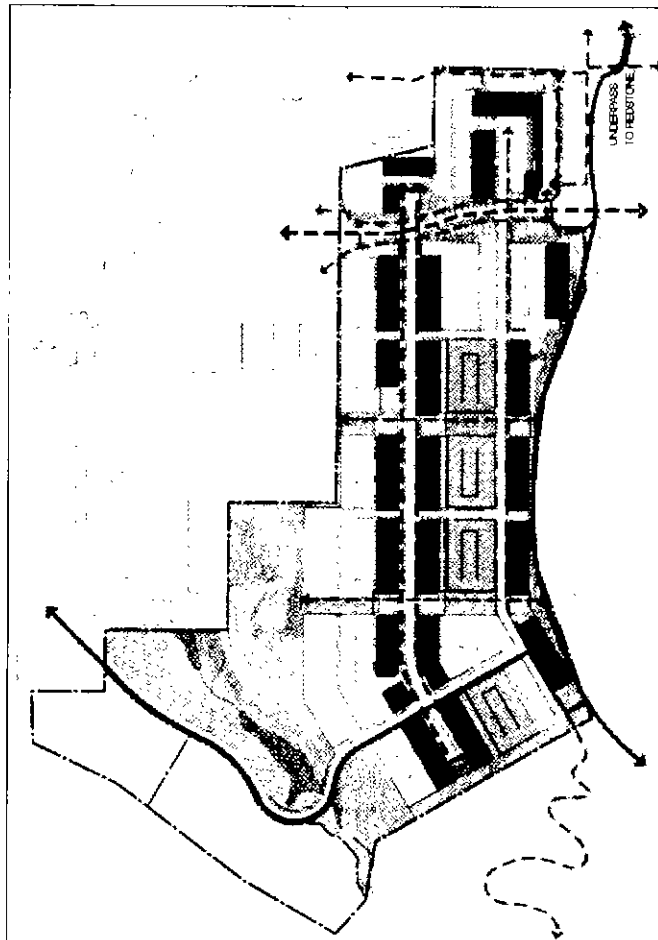
Service access to the research/office buildings on the spine road will be provided from the ends of the buildings opposite of the landscape draws. Delivery vehicles will access the service areas through the parking lots and service drives. Storage areas must be located in loading zones or inside the buildings. All service areas will blend with the architectural character of the buildings and be screened where appropriate. Shared service areas are encouraged.

Pedestrian and Bicycle Circulation

The pedestrian network connects the spine road to the rest of the site through the landscape draws. Pedestrians will travel from the parking areas to buildings along paths in the draws. Hiking trails will connect through the site to the Swanner Open Space Preserve and other adjacent open space preserves. Two multi-use trails, one along Route 224 and the other along the site's southern boundary, will connect to regional bikeway systems and to the Redstone commercial district under Route 224.

Bus Service

Park City Transit buses are anticipated to service Summit Research. A proposed route could travel north on Landmark Drive, along the spine road and Powderwood Road. The bus route could also continue north on Landmark Drive.



PEDESTRIAN AND BICYCLE CIRCULATION

- Multi-use Trail
- - - Pedestrian Walk
- - - Bike Path

Utilities

Utilities should be located within the street except in cases where stormwater management is being handled above ground in vegetated swales.

Stormwater Management

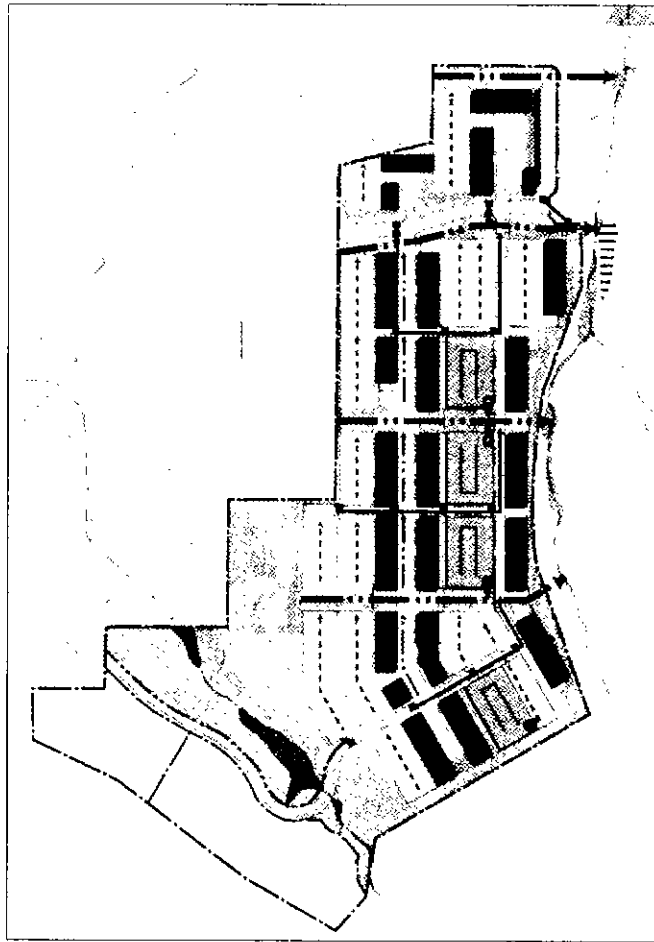
The stormwater drainage system will mimic the region's natural drainage patterns. The system will work to slow the water flow rate and improve water quality through the use of vegetated swales, bio-retention parking lot islands, and stormwater draws.

Runoff from major roads will be collected and conveyed in a vegetated drainage swale along the road edge. From the swale, the water will be discharged to the closest stormwater draw. Within the draw, the runoff will pass through a series of pools and check dams before discharging to the existing wetland channel along the southern boundary of the site.

Conventional pipe drainage systems will be necessary in the parking structures and along the service drives. The runoff from these systems will pass through particle and oil/water separators and travel through pipes to the vegetated swale network.

Stormwater runoff from parking lots will be directed to bio-retention islands within the parking lots that are designed to provide storage volume for detention and to hold a portion of that volume for infiltration. These islands will then discharge the stormwater to the same draws that are used to manage runoff from the road network.

The proposed stormwater system will not cause a net increase in the stormwater rate at either the northwest drainage channel or the southern drainage channel. The stormwater draws and bio-filtration islands will filter sediments and oils from the stormwater. The stormwater draws will also act as snow storage areas.

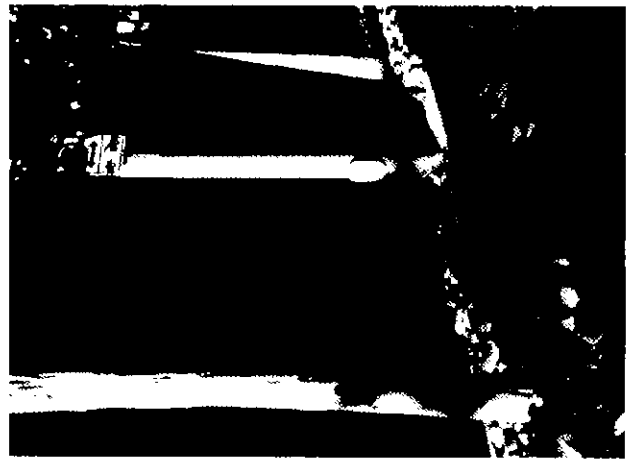


STORMWATER MANAGEMENT

--- Vegetated Swale
- - - Draw
■ Catch Basin, Particle and Oil/Water Separator
— Pipe



VEGETATED SWALE



COBBLED SWALE WITH NATIVE STONE



CURB CUTS DIRECT RAINWATER TO SWALES

Water

Water service for the project will be from two locations: (1) an existing 12-inch transmission line that parallels Route 224 at the east of the project site, and (2) a future connection to the water line within the Powderwood Drive section. A continuous loop of water lines ranging from 8-inches to 12-inches in diameter will extend west from Landmark Drive within the network of proposed streets. Once extended through the campus, the existing municipal system will be capable of providing the fire protection water required. Opportunities to reduce water demand will be explored as the project is constructed.

Sewer

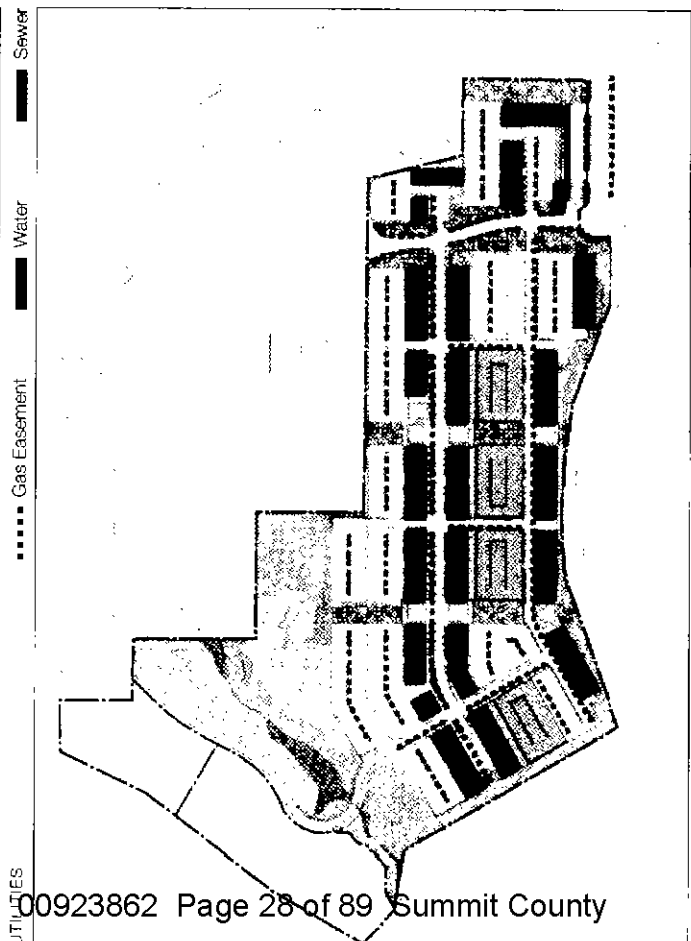
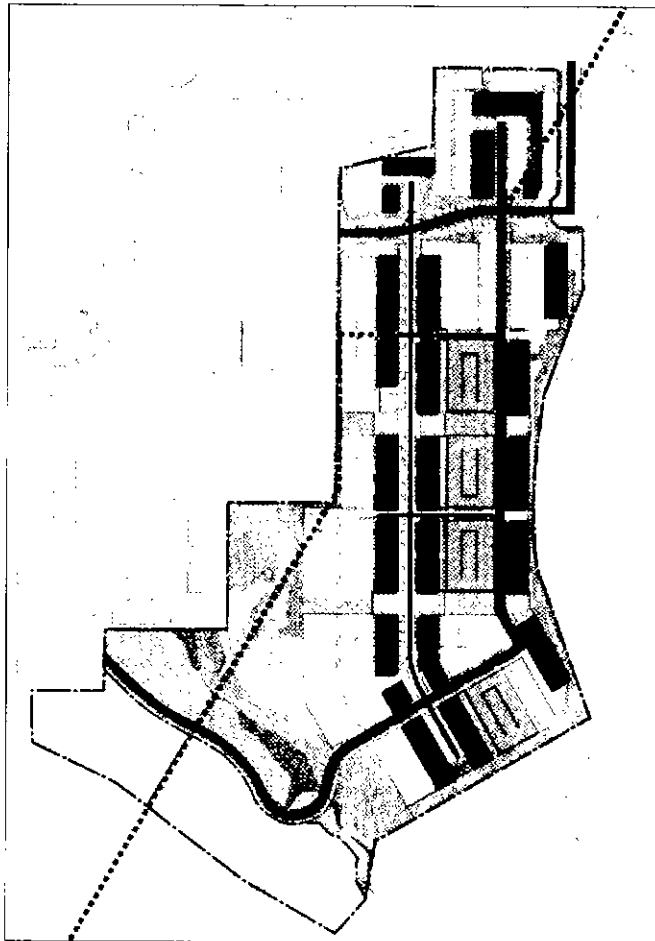
The existing municipal sanitary system located in Olympic Park Road has the capacity to accommodate the research campus sanitary sewer needs. The sanitary system will be entirely gravity driven with no need for pumping. Flows will generally follow the natural grade of the site from west to east and discharge to the system within Olympic Park Road.

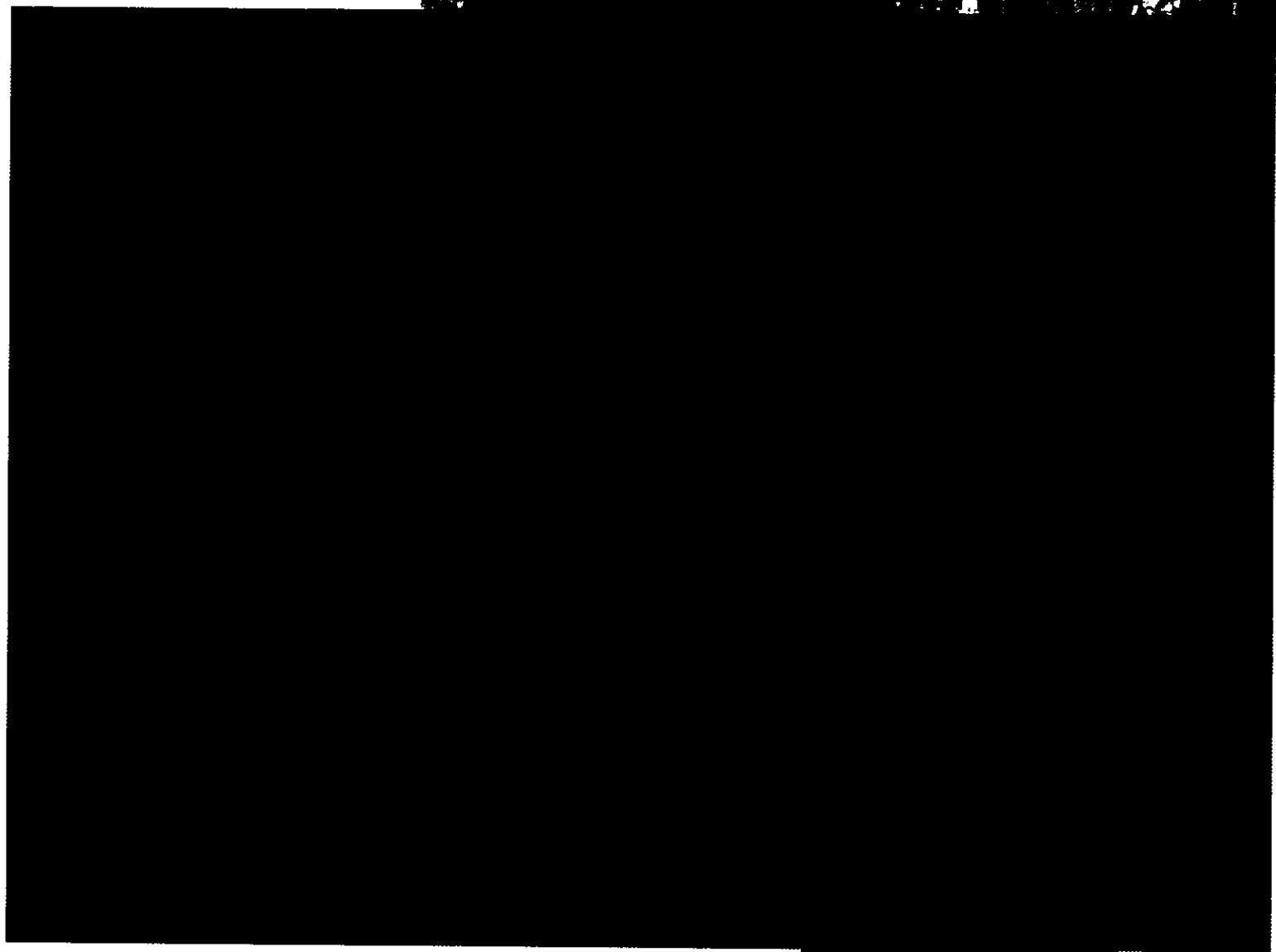
Electric and Telecommunications

Electric and telecommunications duct banks will extend throughout the network of streets to service all of the development parcels. Ductbanks will be located within the roadway with connections to each of the building sites to supply each site independently and to allow cable to be extended between buildings, as needed.

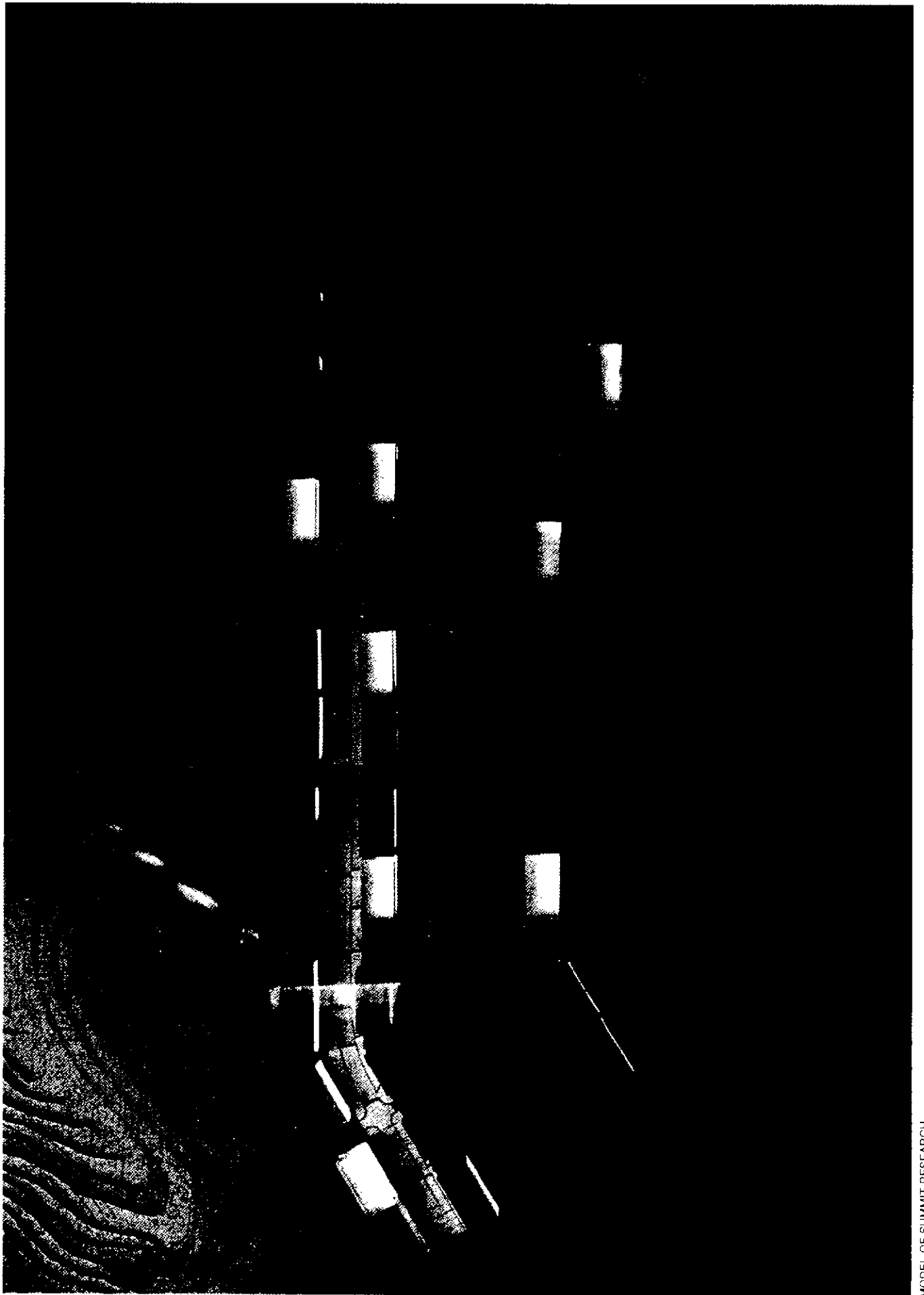
Lighting

A hierarchy of light levels will correspond to the different zones at Summit Research. Pedestrian-scale pole lights will illuminate the proposed streetscapes to provide a safe environment and to complement the other landscape elements thereby creating a sense of place. Vehicular-scale pole lights will be used in all parking lots. Accent lighting will occur in the courtyard spaces between the research buildings and may also highlight building entrances. To comply with county ordinances and to be respectful of the mountain environment, all lights must be cut-off fixtures that meet or exceed Dark Sky guidelines.



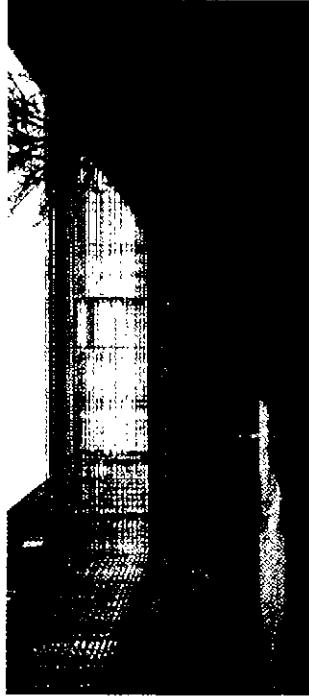
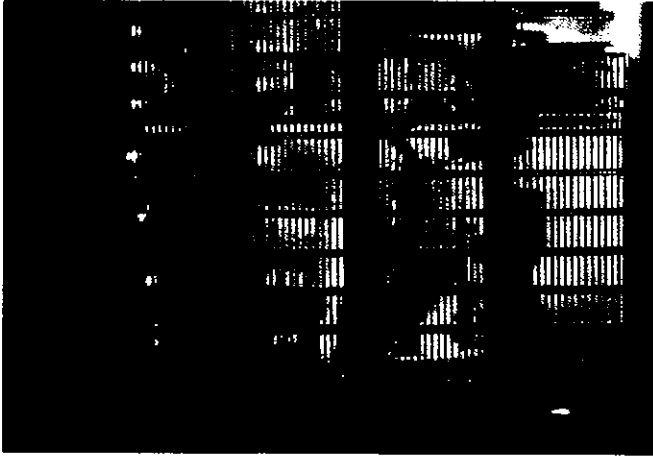


ARCHITECTURAL GUIDELINES



MODEL OF SUMMIT RESEARCH





These standards will guide the architectural character of all research/office buildings on Summit Research. They are intended to ensure unity in function, structure, and aesthetics. All designs shall be compatible with the desired mountain design character as indicated in these standards and described in the Summit Research Park Development Agreement.

CONTEXT

The buildings are sited with the long dimension in a generally east-west orientation on the slope of the hillside. The buildings reinforce the street edges and define the limits of the meadow. The architectural character of the research buildings will be informed by the region's climate, the high desert mountain setting, and by contemporary materials, technologies, and sustainable practices.

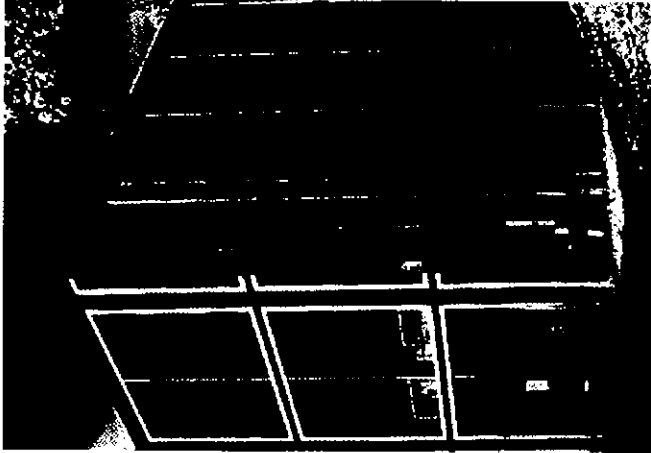
ARCHITECTURAL INTENT AND PRINCIPLES FOR DESIGN

Research buildings are the predominant building type along the spine road and the meadow road. The intent for this architecture is simplicity of form and inviting character. The richness of the building should be expressed with its lines and thoughtful details, employing contemporary and sustainable methods, materials, and building technology. These principles demand a thoughtful approach to architectural design, allowing for a whole host of variations of building design and programmatic expressions, and resulting in a rich mix of building patterns with cohesive relationships.

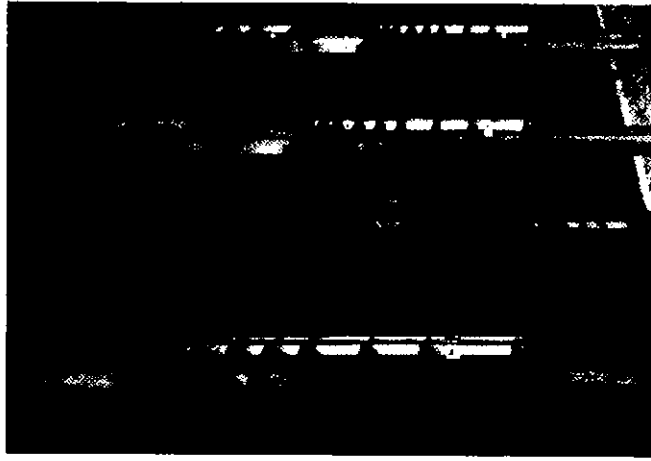
The architecture of these buildings will resist flamboyant expression, complex forms, stylistic overtures or compliance with a particular style or fashion.

To achieve the architectural intent, these principles should apply:

- Building walls will reinforce the streets, open spaces and public areas described in the urban design diagrams.
- Building facades will express an overall coherent order. The use of expressive elements on the façades or building form will reinforce program elements such as entries, lobbies, large gathering or dining spaces, or other public areas, and reinforce sustainable practices.
- Designs will avoid historical or period motifs, or mannerist or stylistic forms such as pediments, mansard roofs, "A Frame" or exaggerated applications. Tops of buildings against the sky should be simple; mechanical equipment, solar panels, or other irregular shapes, should be screened. Stacks of simple form may be revealed.
- Buildings will have a high degree of transparency or translucency to allow light to enter during the day and for light to glow in darkness. The ground floors will have a high percentage of glazing along the length of the street, and other public areas, transparent or translucent according to privacy needs. Building design will avoid a heavy, fortress or walled-off feeling.
- Buildings will employ a medium to light colored palette of materials on the exterior; avoid dark material applications or heavily tinted glazing. Consideration will be given to material or color accents, inside and outside the building, in and around public areas such as entries, lobbies or meeting spaces.



SIMPLICITY OF FORM



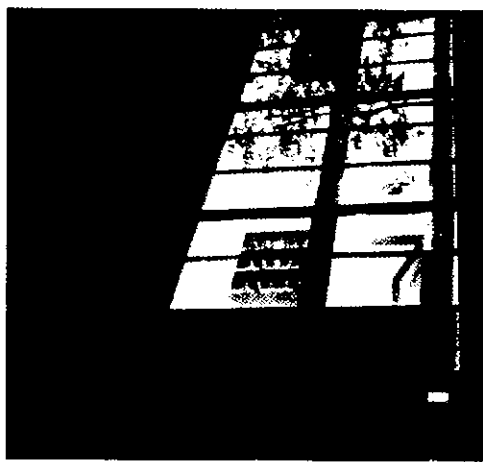
SUSTAINABLE METHODS



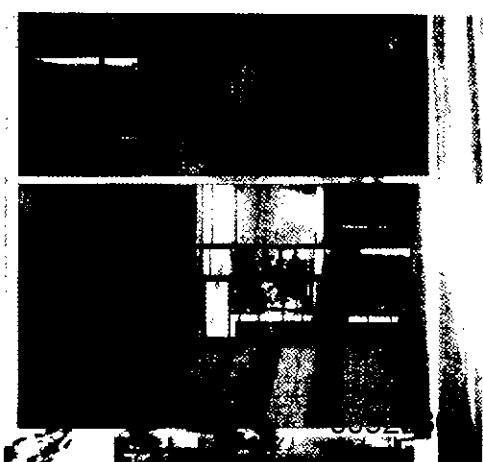
RELATIONSHIP OF A BUILDING TO STREET

The following architectural styles and motifs are not permitted:

- Any style that is determined to represent an extreme statement of the architectural style or period is not appropriate
- A-frame structures
- Geodesic dome structures
- Mediterranean motifs
- Tudor or mock Tudor styles
- Swiss chalet or Tyrolean motifs
- "Ornate" Victorian
- Colonial
- Quonset Style
- Standard prefabricated corporate/business structures, such as, but not limited to, metal, corporate colored gasoline island canopies and building facades, typically found in other areas unless specifically found to be compatible with these requirements.
- The use of same template or repetitive architecture within the same large scale building and/or the mere copying of adjacent building architecture or form.
- Other overstated historical or period design motifs, such as the egregious use of mining or barn style architecture, or that have a strong connection or association with other regions or that are not representative of an alpine environment.

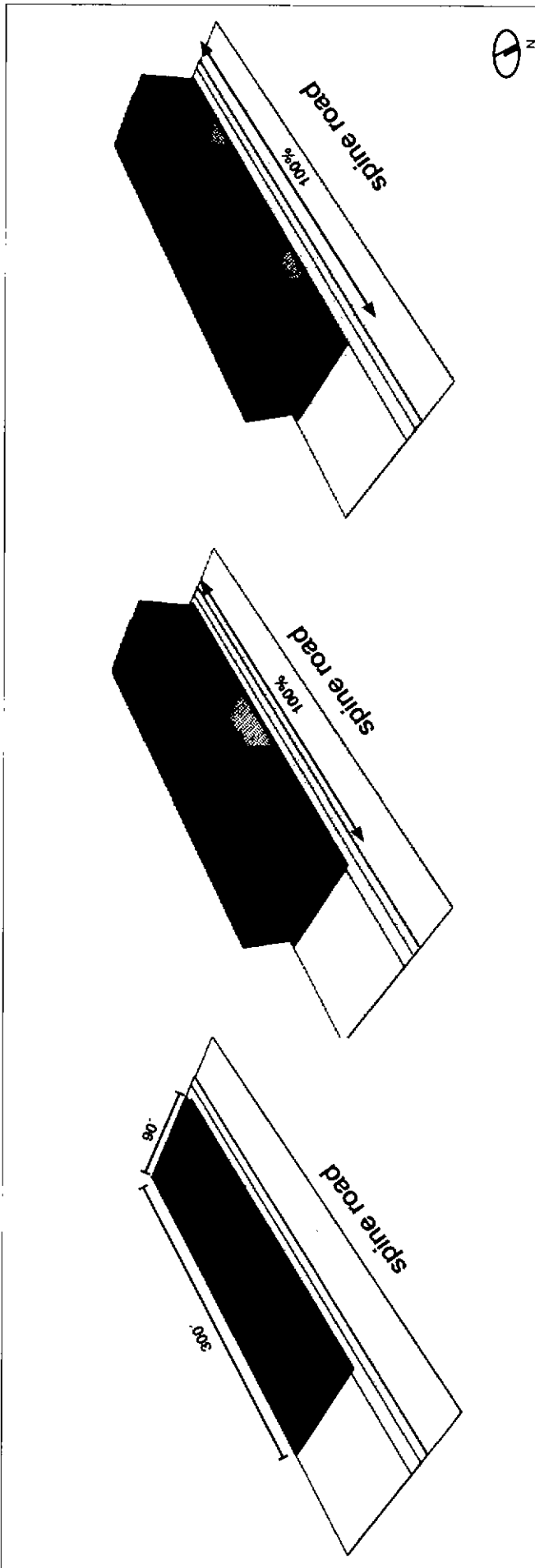


TRANSPARENCY



BUILDING FACADE

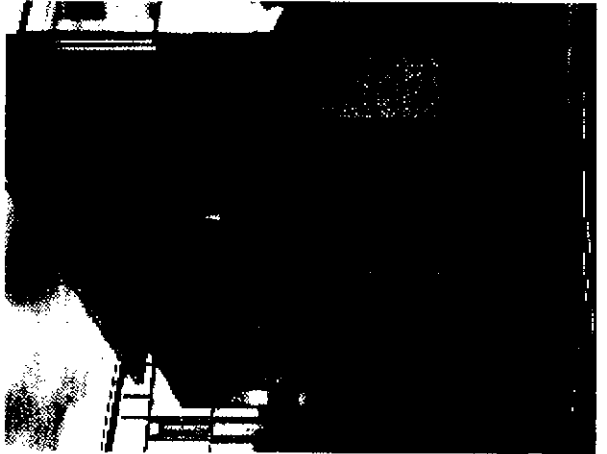
BUILDING FACADE ▲



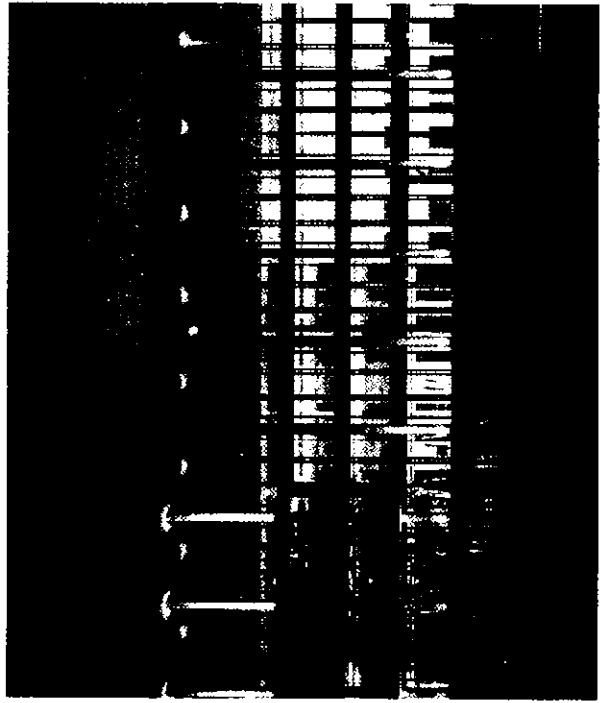
BUILDING RELATIONSHIP TO BUILD-TO LINE

BUILDING MASSING

A minimum of 75% of the length of street/first floor and second level floors of buildings within any block of the spine road, Larimer Drive, or the meadow road will conform to the build-to line at the street as described in the urban design guidelines.



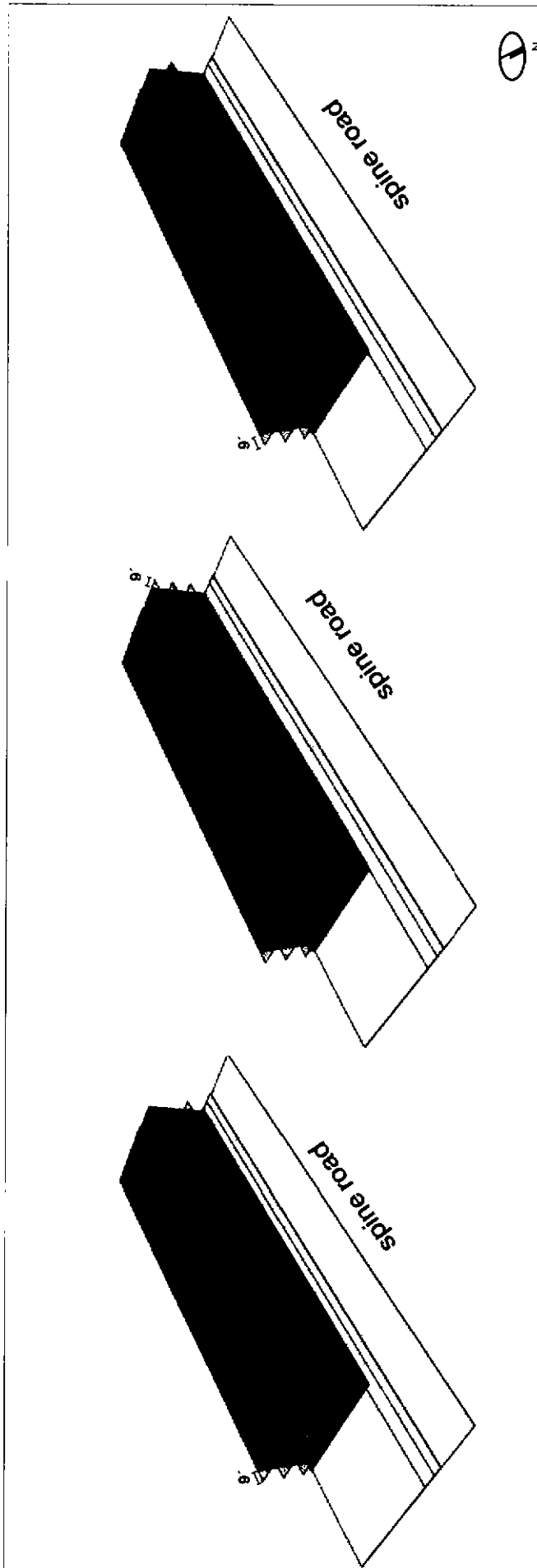
BUILDING RELATIONSHIP TO BUILD-TO LINE



BUILDING RELATIONSHIP TO BUILD-TO LINE

00923002



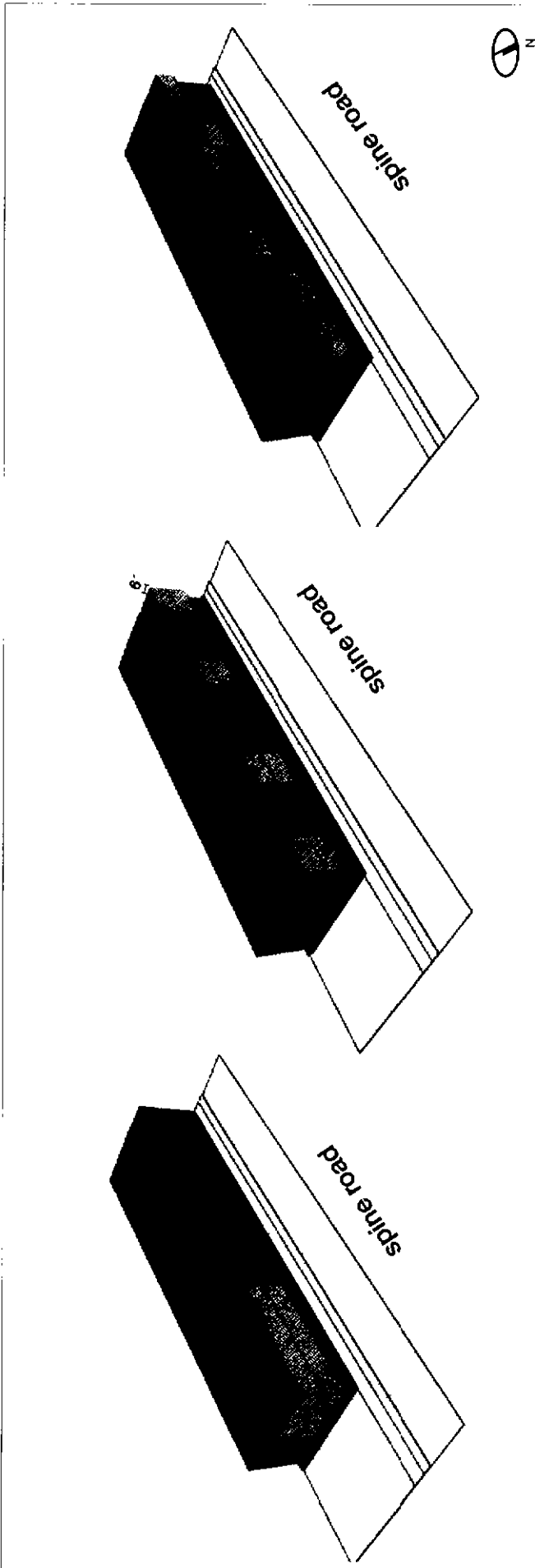


CANOPIES AND SHADE DEVICES



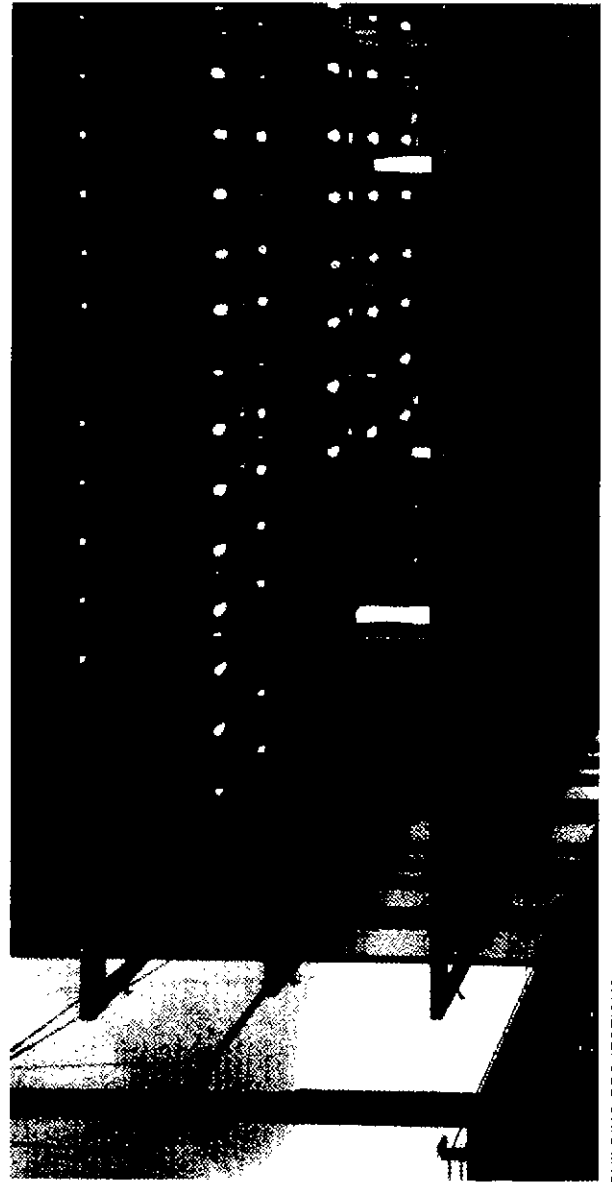
CANOPIES AND SHADE DEVICES

Building canopies, cantilevered or hung over sidewalks or entries, may extend 9 feet beyond the building line and must be consistent with the architectural materials and expression of the building. Colonnades or supporting structures are not allowed beyond the build-to line.

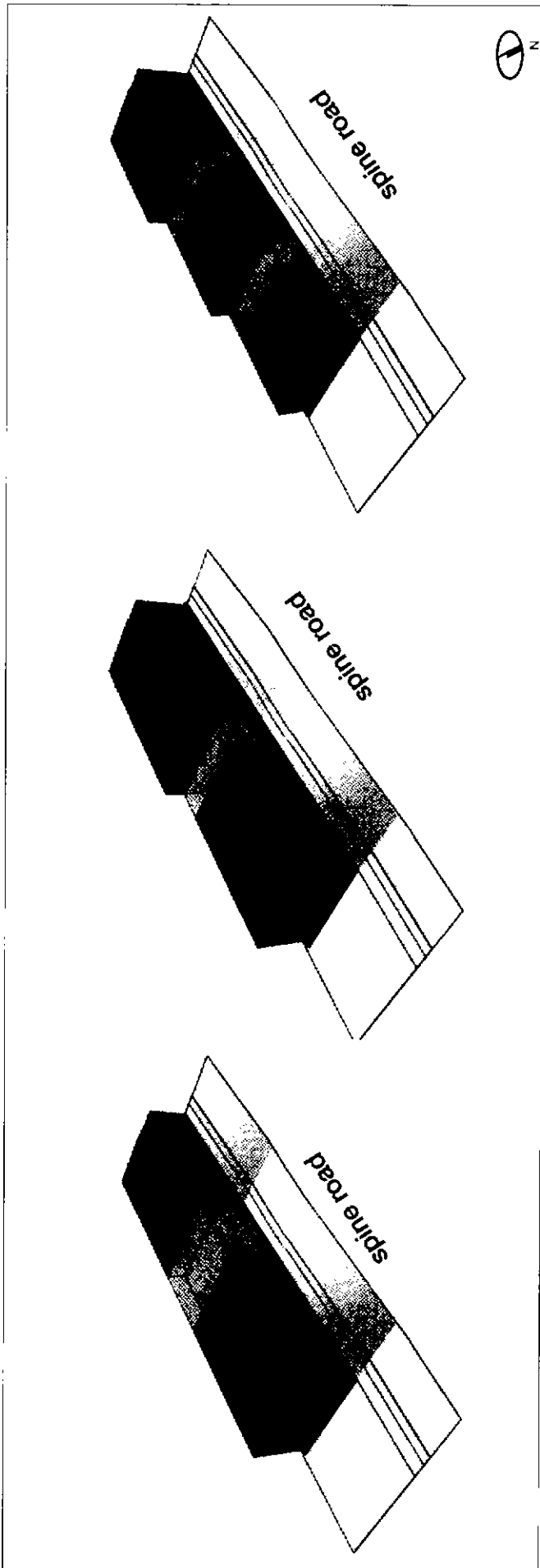


BUILDING PROJECTIONS

Building projections, such as balconies or floor projections are allowed on floors above the street level. Single or multiple balconies or projections may extend up to 6 feet beyond the build-to-line for a maximum dimension totaling no more than 30% of the length of the building.



BUILDING PROJECTIONS



BUILDING MASSING

00923002

Building massing should work with the change in elevation across building pads. Where appropriate, buildings should break to accommodate significant grade changes. Building articulation should also respond to changes in elevation.

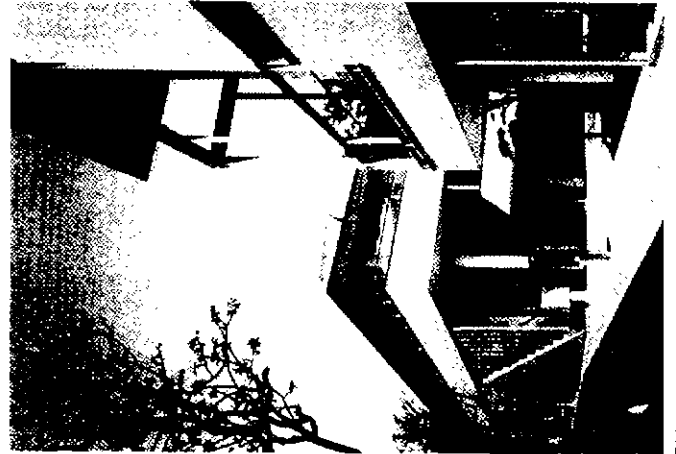


CONCEPTUAL MODEL OF THE SPINE ROAD - FACADE MODULE VARIATIONS

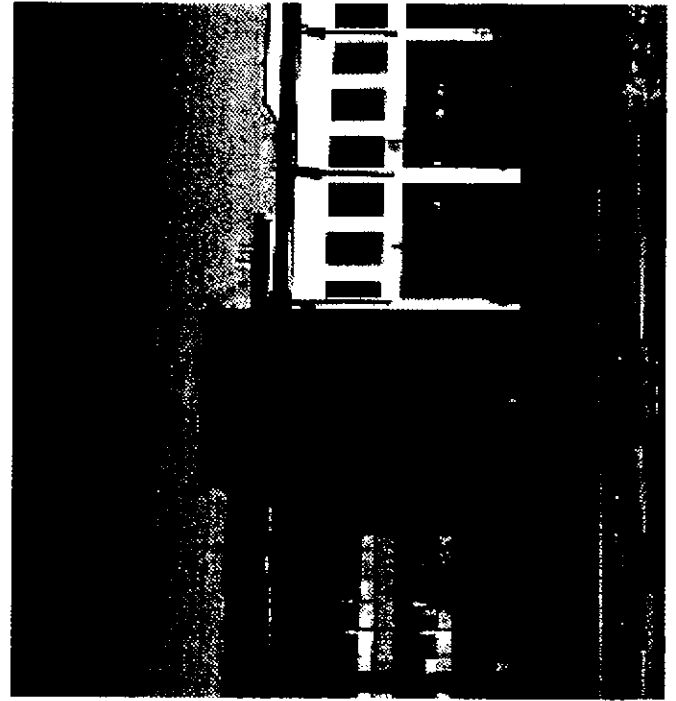
FACADE MODULES AND SYSTEMS

The building pad size shown in the master plan suggests the large size of contemporary research/office buildings. As illustrated for the spine road, the proposed articulation of the facades accommodates the topographical variations of the street. For this campaign, a facade modulation based on widths of 30, 40, 50, 60 and 80 feet is recommended. Thus, the master plan building pads can be developed as a mix of multiple buildings within a block or a single building across the face of a block, each conforming to this modular strategy.

In addition to the modulation, curtain wall and punched windows in masonry wall facade systems are proposed. The range of combinations of these systems provides flexibility to address key building edges, views to the surrounding landscape and the overall facade pattern of the street, offering visual variety and complexity.

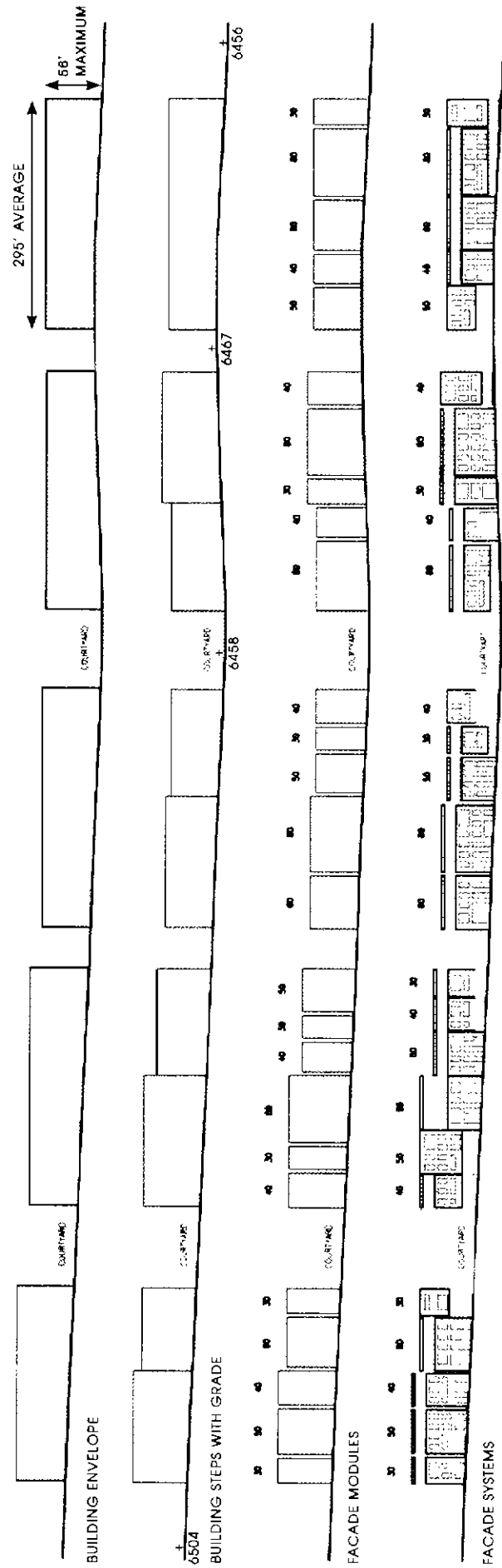


FACADE SYSTEM VARIATIONS - TOKYO, JAPAN

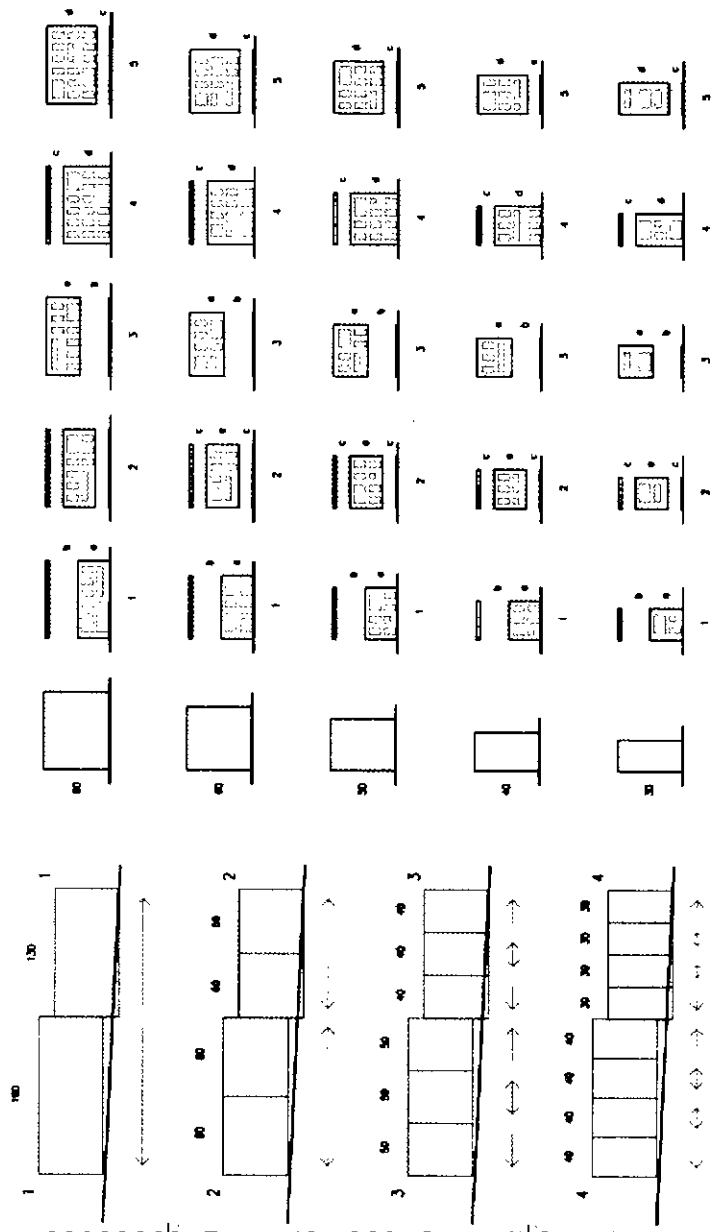


FACADE MODULE VARIATION

SPINE ROAD ELEVATIONS - FACADE BREAKDOWN



REUNDANCY PREFERRED ARRANGEMENTS NO DIVERSITY



DIVISION OF TYPICAL BLOCK

MODULE VARIATIONS 30-80"

FACADE SYSTEM VARIATIONS



PROPOSED VIEW LOOKING WEST ALONG THE SPINE ROAD

Summit County



ELEVATION OF SPINE ROAD

BUILDING HEIGHT

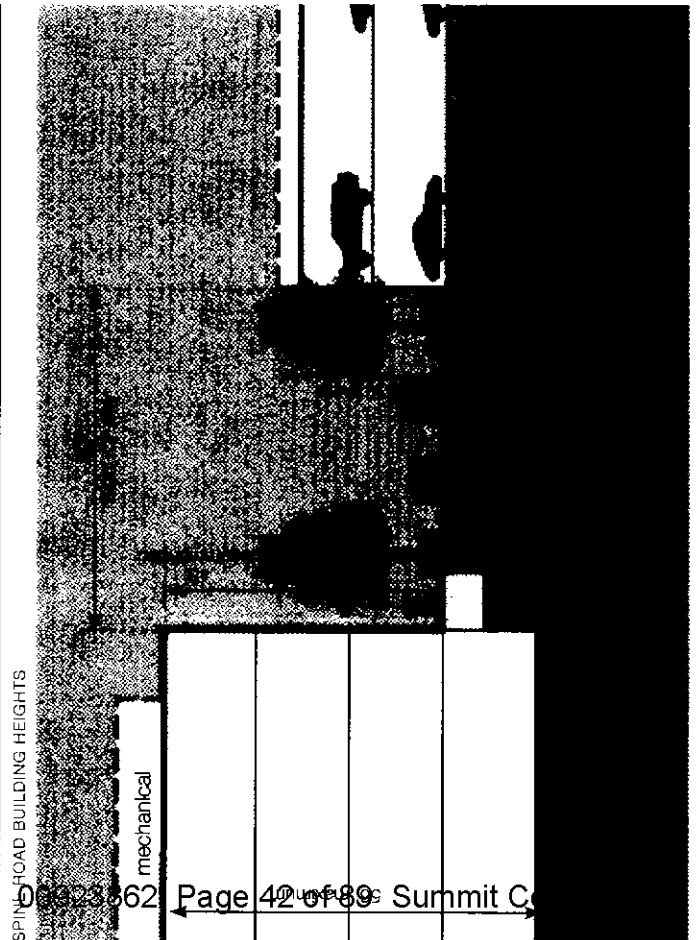
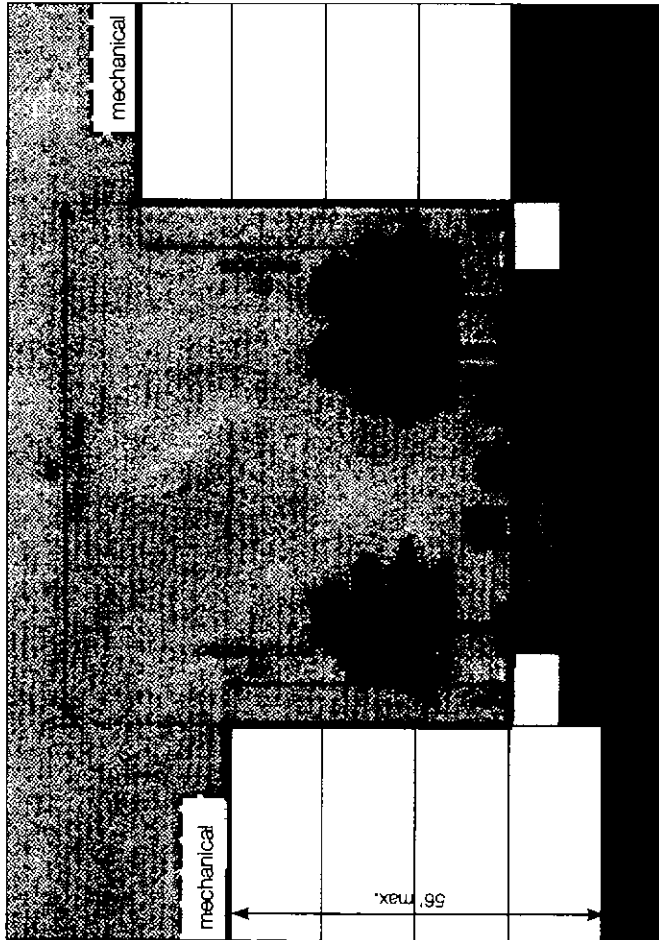
On the north side of the spine road, buildings may have up to four occupied floors but may not exceed 56 feet, excluding mechanical system penthouses. This height dimension including parapets and railings is determined by vertical measurement from finish grade at the build-to line along the spine road. Mechanical system penthouse walls or screens, exceeding 56 feet are allowed provided the spine road face of the floor is set back a minimum of 1.5 feet for each foot in height.

On the south side of the spine road, buildings are recommended to be 48' in height with respect to the spine road; they shall not exceed 56' in height anywhere along the perimeter of the building. This height dimension, including parapets and railings, is determined by vertical measurement from finish grade at the build-to line along the spine road. Mechanical penthouse walls or screens may exceed the allowed heights provided the spine road face of the penthouse or screen is set back a minimum of 1.5 feet for each foot in height.

On the south side of the meadow road, buildings are recommended to be 48' in height with respect to the meadow road and shall not exceed 56' in height elsewhere around the perimeter of the building. This height dimension, including parapets and railings, is determined by vertical measurement from finish grade at the build-to line along the meadow road. Mechanical penthouse walls or screens may exceed the allowed heights provided the meadow road face of the penthouse or screen is set back a minimum of one and 1.5 feet for each foot in height.

East of Landmark Drive, buildings should not exceed three occupied floors or 35 feet, excluding penthouse structures. This height dimension is determined by vertical measurement from finish grade at the perimeter of the building. Additional height may be allowed in this zone if approved by the appropriate regulating authority.

For all areas of the site, pitched roofs should be measured to finish grade directly in-line with the peak of the ridge. Vents, chimneys, antennae, and roof access stair towers are exempt from the height limitations. Solar panels or similar devices are exempt from the height limitations, but must adhere to setback requirements for mechanical penthouses or screens. Roof-top equipment should be arranged in an orderly and clustered fashion, to the degree possible, to accommodate continuity and maximized installation of solar panel arrays or similar devices.



SPINE ROAD BUILDING HEIGHTS

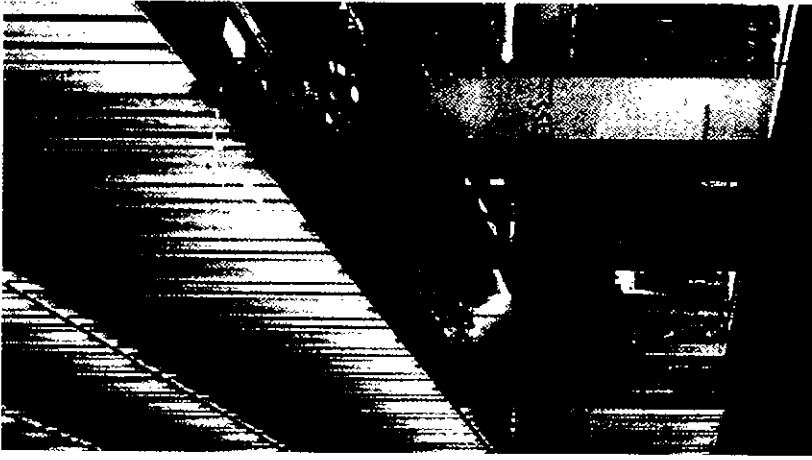
MEADOW ROAD BUILDING HEIGHTS

BUILDING MATERIALS

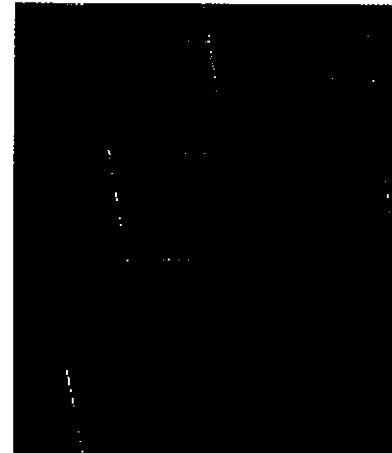
Exterior building materials will express refinement, permanence, and purpose. Panelized stone, metal panels, or terra cotta, concrete sandwich panels, kiln fired masonry, and high performance glass and curtain wall systems are preferred exterior materials. Architectural concrete will be allowed, but not as a predominant material. Wood or composite materials may be accepted subject to specific installations and review. Concrete plaster and concrete block will be accepted in limited quantities and low visibility areas. Highly textured materials or material applications such as ribbed block, rustic masonry, rough sawn woods, will not be accepted. Hardboard, plywood, shingles, sheet metal, or other residential quality materials will not be accepted.

The following materials have proven to be unsuitable for use in this setting due to the climate, incompatibility with the mountain environment, or because of their quality. These materials are to be limited in use or prohibited:

- Slump block, weeping mortar — prohibited
- Plastic or vinyl siding — discouraged
- Plain concrete block — prohibited
- Colored or architectural concrete block — discouraged
- Fish scale cut shingles — discouraged
- Notch stick wood or other inlays — discouraged
- Lava rocks, clinkers — prohibited
- Half timbered stucco — discouraged
- Asphalt or hardboard siding — prohibited
- Plywood siding — prohibited
- Aluminum siding — discouraged
- Tension membrane — prohibited.



HIGH PERFORMANCE GLASS



EXTERIOR WALL

Architecture

The wall treatment on all sides of a building shall be of a character and quality consistent with the style of the front.

Appurtenances

The color, use of logos and words, and number of such features will not be allowed to over-decorate the wall. Exterior decks, when incorporated on an exterior wall, shall be of sufficient size to suggest depth and shall be scaled appropriately to the overall size of the building.

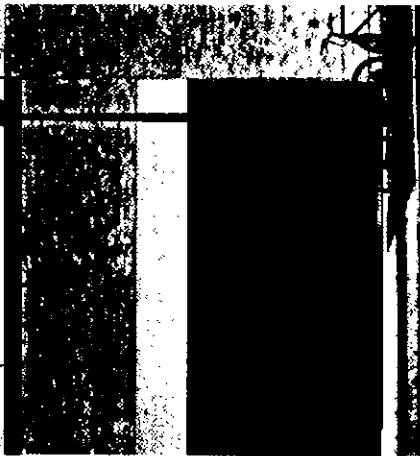
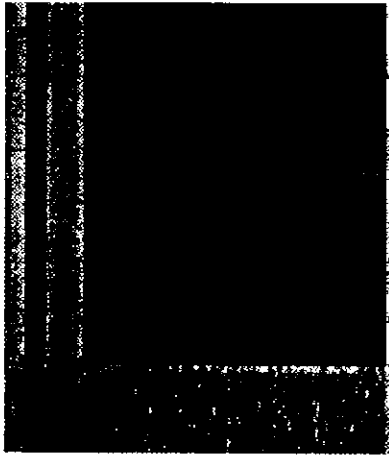
The mass of the balusters and the railings, when used, should be a substantial visual element of the building design. Balusters and railings should be designed in a simple, straight forward manner. Ornate balusters and railings suggesting Swiss or historic motifs are prohibited.

Balconies shall be designed to prevent snow accumulation, interior leaks and icicle buildup. They shall be located so that neither snow nor ice falling on or from them can endanger passersby.

BUILDING COLOR PALETTE AND TEXTURE

The color palette for the building exteriors should be predominately neutral colors of earth tones, grays, and high desert vegetation. While these regulations recognize the difficulty of ascribing a desired value to color hues, it is the intent that colors and values embody enough reflectivity to enhance the clear mountain sunlight and reveal deep shadows. Dark, highly absorbent colors should be avoided. Accent colors or color shifts are encouraged, but should be used sparingly to highlight public areas, entries, or special features on the building. Dark tinted, smoked, or mirrored glass on the facades is not permitted. Glazing should be clear high performance glass of neutral, low intensity tints.

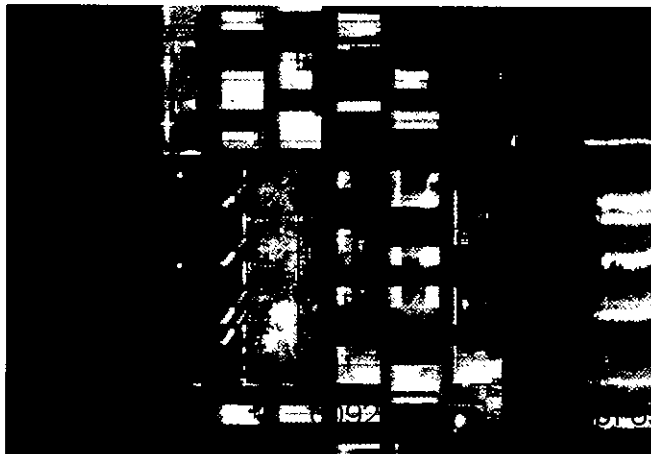
Accent colors should be used and should be compatible with the predominate color tones of the building. Attention getting (advertising) devices, primary and closely related colors are strongly discouraged.



BUILDING COLOR PALETTE AND TEXTURE



BUILDING EXTERIOR WALL



APPURTENANCES

ROOFS

Materials

Roof covering should be of light neutral tones to encourage low glare reflectivity and discourage heat island effects.

The materials used on a pitched roof shall complement the building design and encourage compatibility with the surrounding environment. The color of materials on a flat roof shall blend with the color of surrounding vegetation. Primary and closely related colors are not permitted.

The following materials are prohibited on any roof:

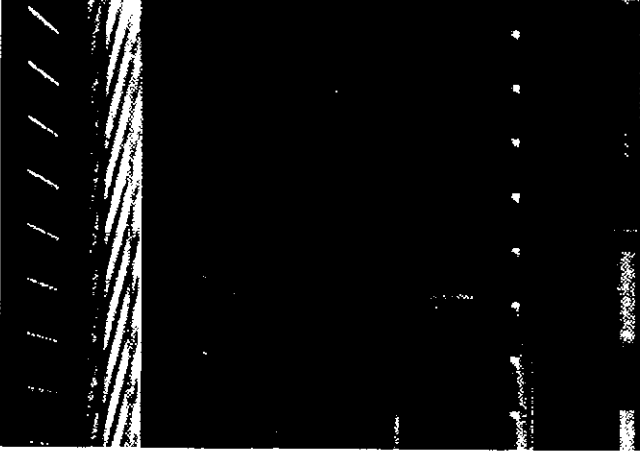
- Reflective materials (the color and slope of metal roofs shall be carefully considered since steeper slopes may increase reflectivity).
- Any bright colored or highly visible material.

Color

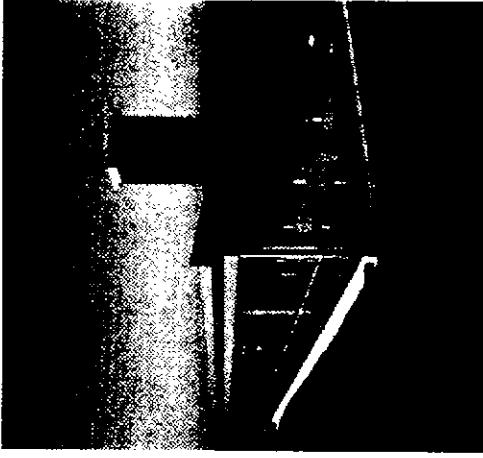
In immediately adjacent buildings, groups or clusters, a general roof shape may predominate, but not constitute the only shape in the group. Subsequent adjacent developments are expected to adhere to their precedents unless there are compelling reasons not to follow this example. Such an instance is where smaller commercial structures will be constructed adjacent to a larger scale, flat roof building. In this instance, the smaller buildings shall consider an appropriately pitched roof, or a mix of flat and pitched styles.

The following roof shapes are prohibited:

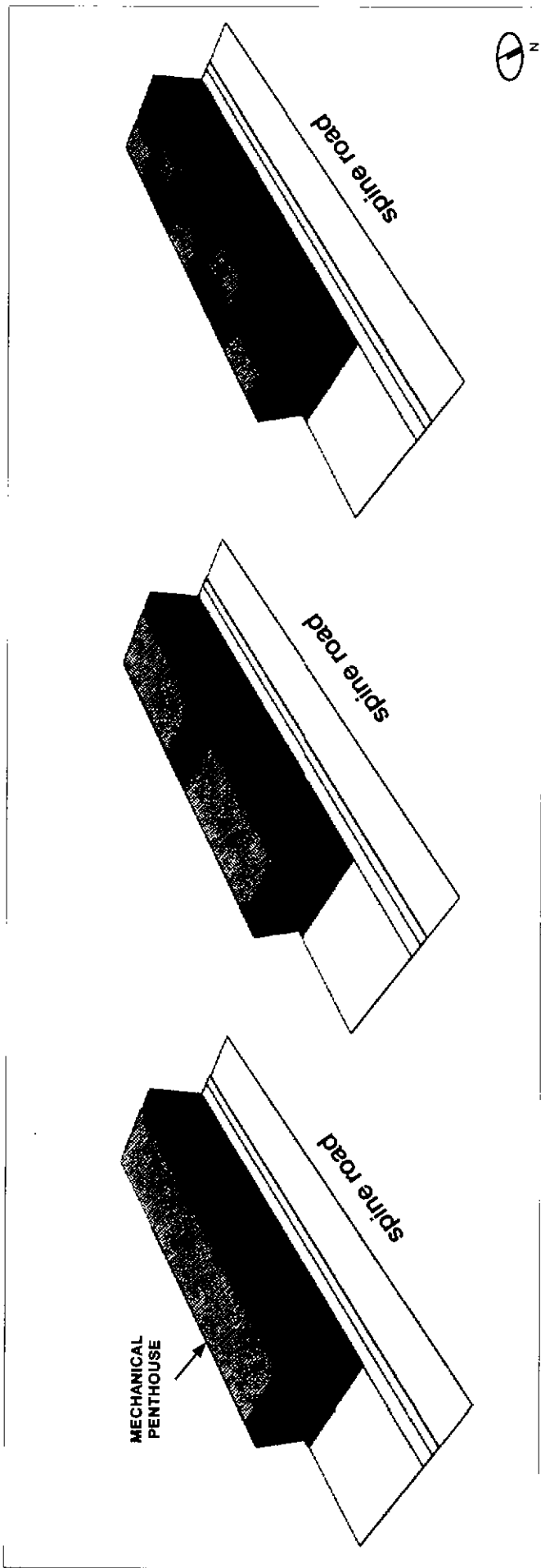
- Geodesic domes
- Conical roofs
- Polygon dome roofs
- A-frame or modified A-frame roofs
- Semi-circular arching roofs.



ROOF SHAPE



VEGETATED ROOF



MECHANICAL SYSTEM PENTHOUSES

Mechanical Equipment

Mechanical equipment on a roof must be hidden with a visual barrier so it is not readily visible from adjacent properties or public roadways, parks, or other public spaces. All rooftop mechanical equipment shall be painted or coated with an appropriate color to blend with other rooftop materials and minimize visual impacts. Mechanical equipment should be located so as not to interrupt views from buildings located at higher elevations.

PARKING STRUCTURES

Parking structures are recommended to be located in the mid-block area between the spine road and the meadow road as shown in the parking location diagram. This location takes advantage of the change in elevation between meadow road and spine road. If additional structures are necessary to accommodate demand, they may only be located in the areas designated in the structured parking location diagram. Vehicular access to the structures will be from the service roads and the meadow road. The parking structures must be 30' from the building edges on the south side of the spine road to provide fire access and to allow light to penetrate to the lower floors of the buildings.

Parking structures will provide flexibility to accommodate different densities of development. Structures are recommended to be built up to three levels so that the roof elevation does not exceed the second floor elevation of the spine road's southern buildings. This recommended height protects the view corridors from the upper floors of the research/office buildings. More levels may be added to the parking structures if demand requires it. However, any additional level must be approved by the appropriate regulating authority. Underground parking is permitted below the buildings on the south side of the spine road.

No roofs are required on the parking structures; cars may be parked in the open air on the top level. Shade structures and solar panels are permitted to help reduce the heat island effect. If shade structures on roofs are installed, they must be less than one story in height to preserve view corridors from the adjacent buildings.

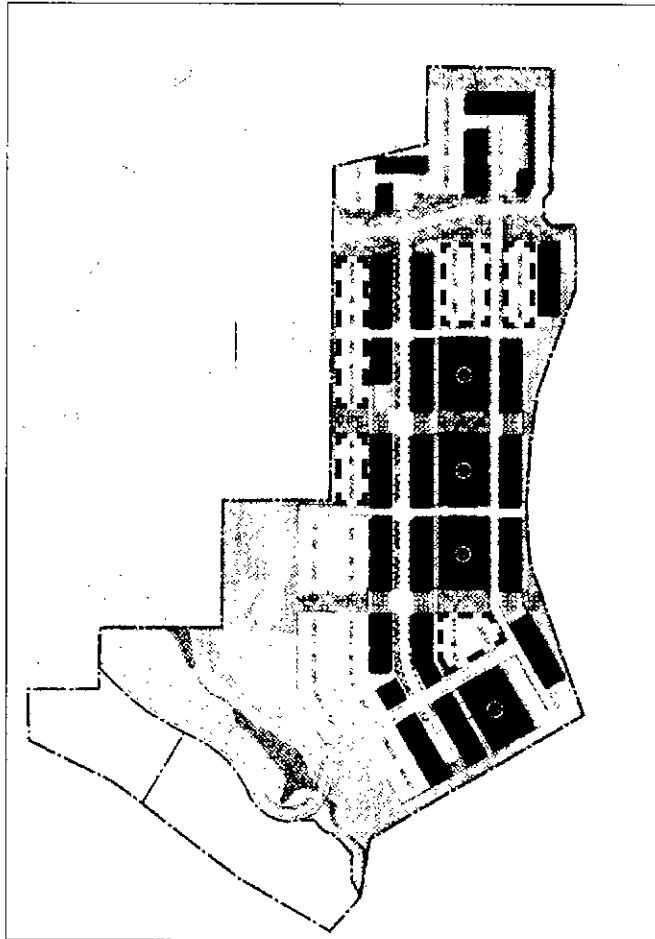
Parking structures should be made of concrete and steel structure. A mesh skin is recommended for aesthetic reasons. The color of the structures should be the same as the research/office building color palette.

CIVIC BUILDINGS

The civic buildings at Summit Research include the bus depot and visitors center on Olympic Park Road and the Summit County office building expansion on the east side of Landmark Drive.

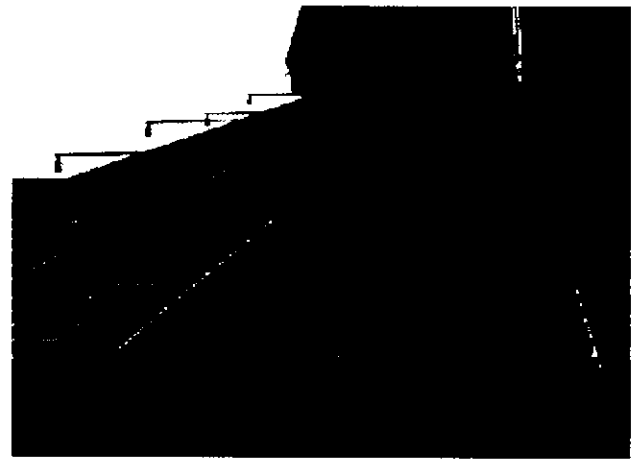
The bus depot and visitors center building should be an iconic landmark at the entrance to Summit Research. Its massing, materials, and color should complement the research/office buildings on the spine road and the meadow road.

The County office building massing, materials, and color should also complement the research/office buildings found along the spine road and the meadow road. Building heights are restricted to 35 feet on the east side of Landmark Drive, however additional height may be allowed if approved by the appropriate regulating authority.

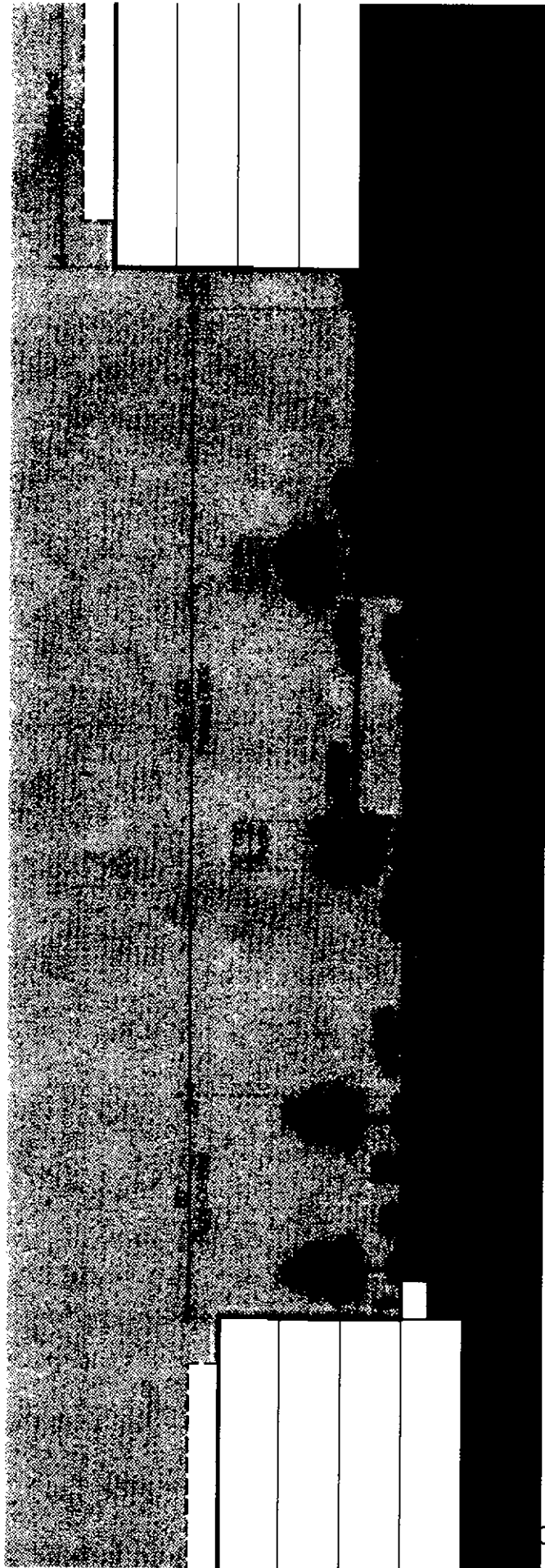


STRUCTURED PARKING LOCATION DIAGRAM

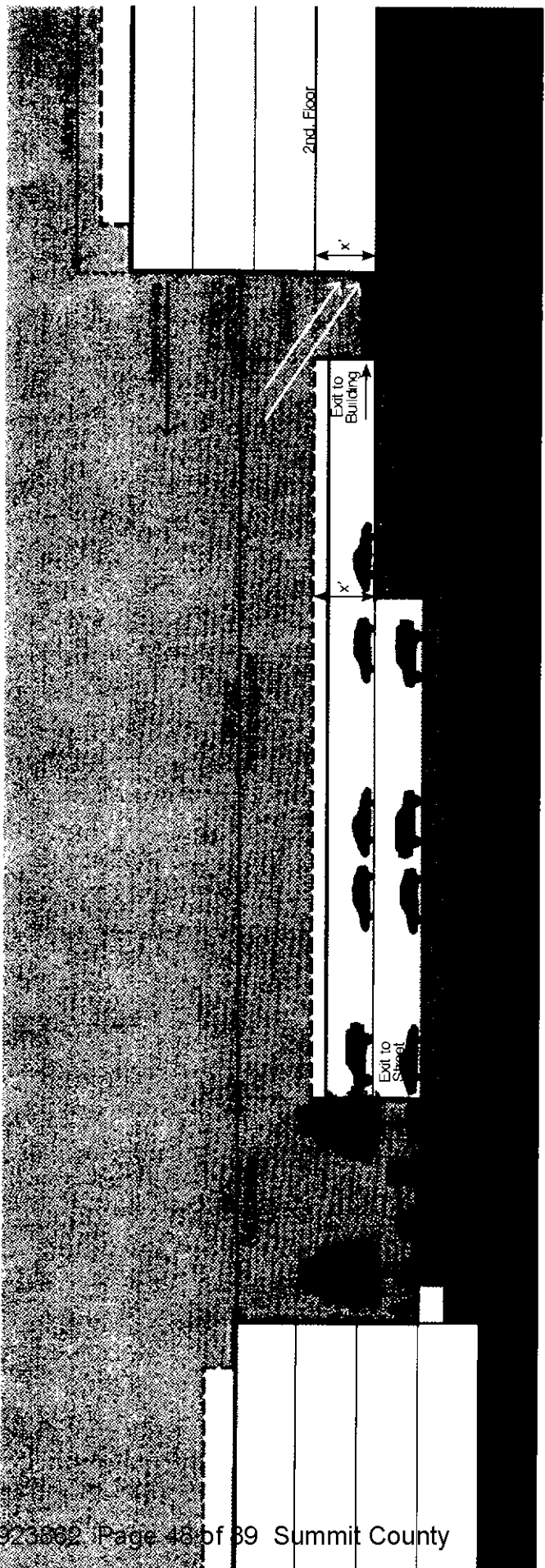
Structure Potential Structure



PARKING STRUCTURE WITH SCREEN

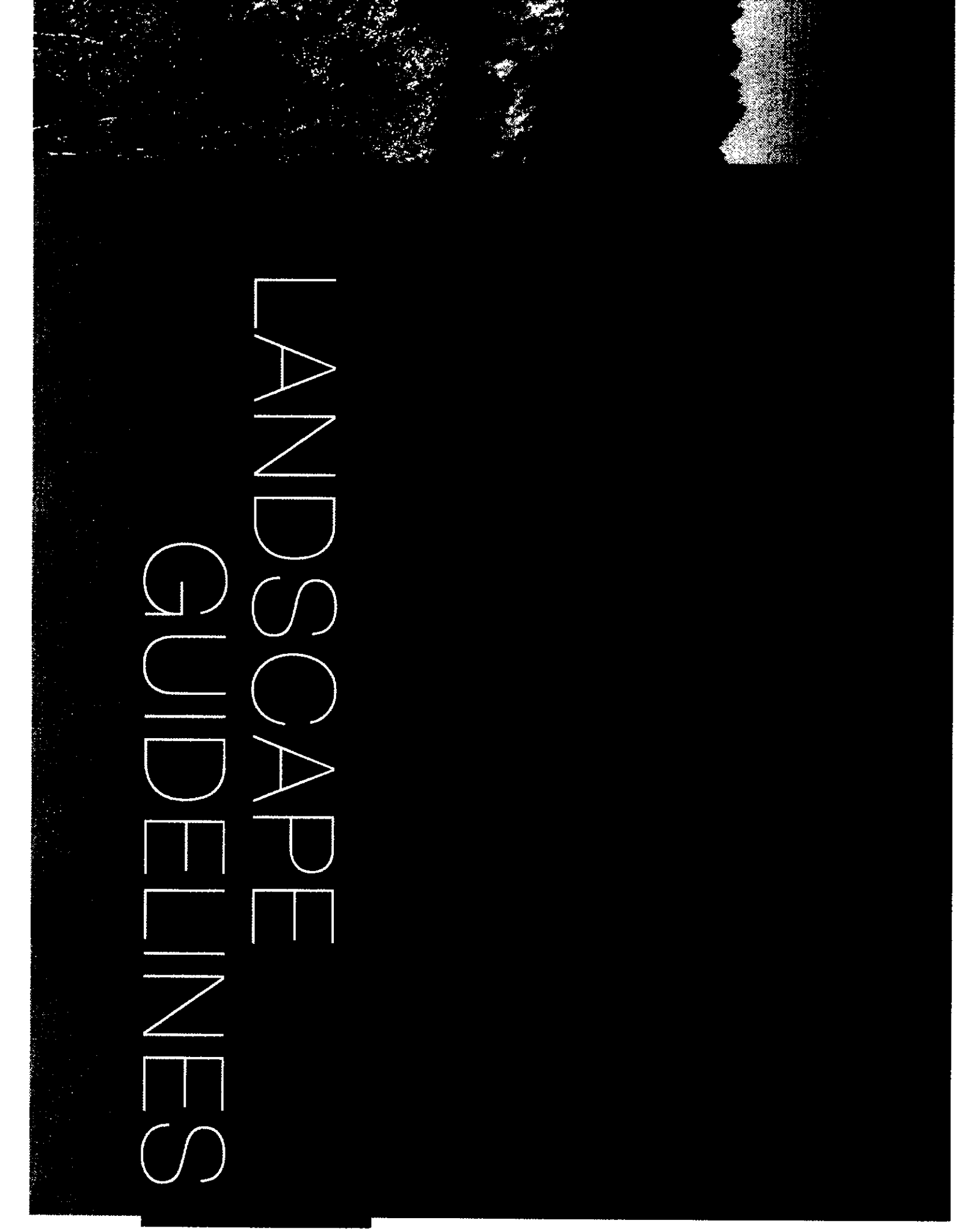


PARKING DECK WITH VEGETATED SWALES

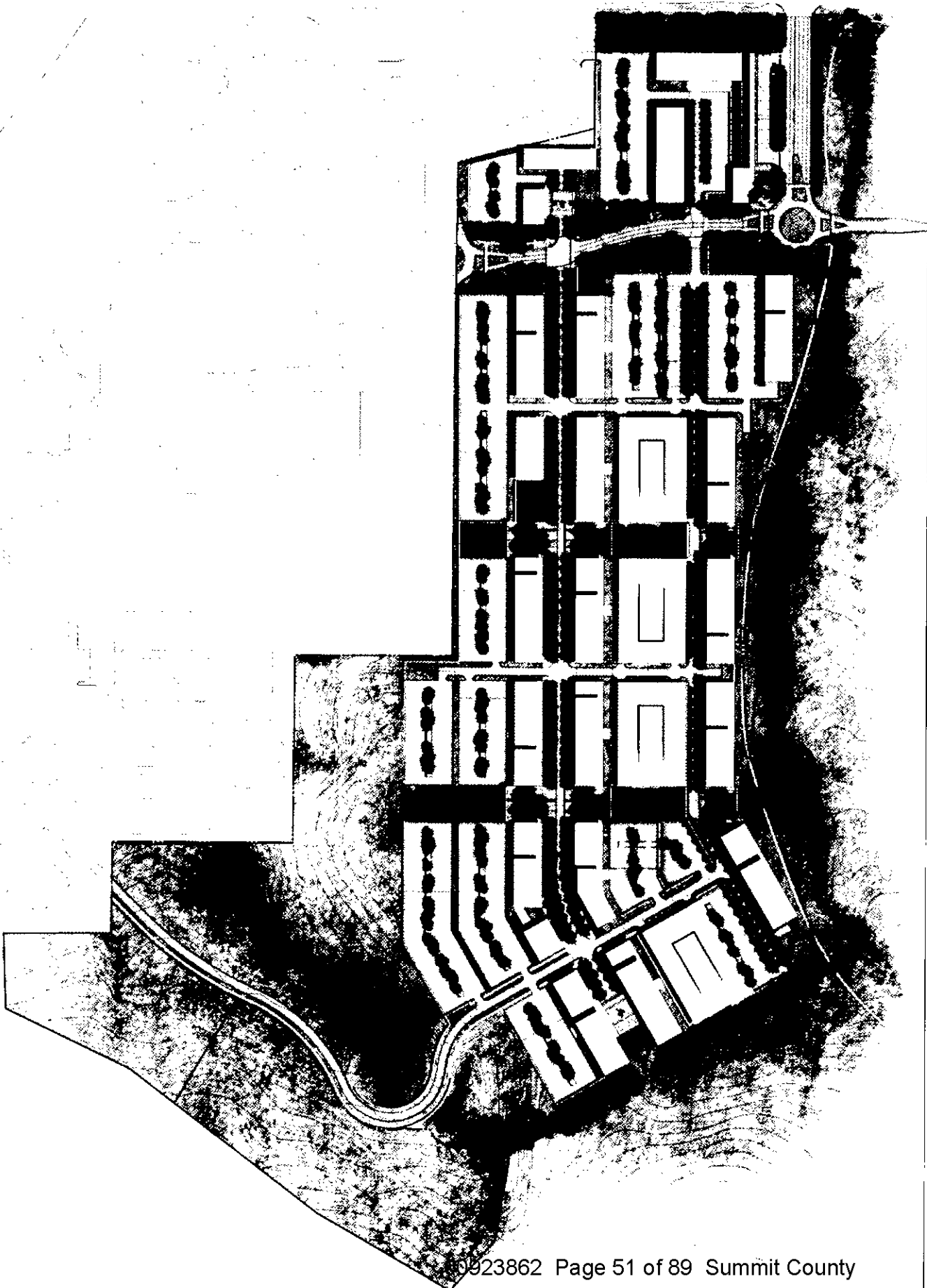


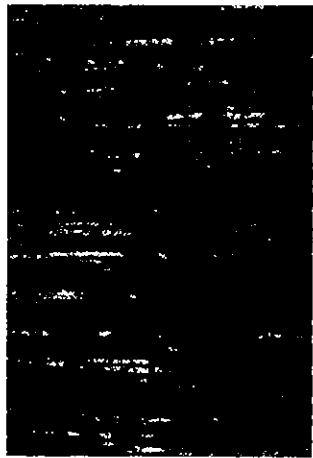
PARKING STRUCTURE





LANDSCAPE
GUIDELINES





The goal of the landscape guidance for Summit Research is to achieve a comprehensive system that responds to the site. All parts of the designed landscape should relate to each other and create a network of beautiful, valued outdoor spaces. These guidelines describe the quality and function of the landscape spaces, providing design parameters and not prescribing specific design solutions.

ECOLOGICAL CONTEXT

Summit Research is located in the Wasatch/Uinta Mountain Ecoregion which encompasses high montane habitat stretching from southwestern Wyoming to the isolated ranges of the Colorado Plateau in southern Utah (approximately 16,000 square miles). Due to a rain shadow cast by Sierra Nevada Mountains 500 miles west, this ecoregion is relatively dry. The higher mountain peaks do receive snow which is consistently dry and therefore less susceptible to avalanches. Coniferous forests, maple-oak scrub, sagebrush and wetland plant communities are present and are described in more detail below in the vegetation section. Wildlife habitat supports elk, moose, big-horned sheep, deer, and antelope.

SITE FEATURES

Topography

The site topography ranges in elevation from its highest point at 6530 feet to its lowest point at 6400 feet. The highest point is 130' above the intersection of Olympic Park Road and Rt. 224. Slopes range from gently sloping (3 percent) to steeply sloping (greater than 30 percent). The campus occupies a ridge running east to west across the site which will provide building sites with excellent southern exposure and picturesque views to the mountains.

Geology/Soils

According to the Geotechnical Engineering Report prepared in July 2009 by Professional Service Industries, Inc., the project site's geology consists of a combination of alluvium and shallow rock deposits. The alluvium deposits are dominated by sands and gravels with varying amounts of silt and clay. The rock deposits are mainly a shallow weathered limestone, classified as a Twin Creek Limestone. This limestone consists of layers of siltstone and sandstone and can be found at a minimum depth of six inches below the surface. Shallow bedrock occurs along the ridge lines. No groundwater was discovered during the soil testing. In terms of seismic activity, no active faults are known to exist within the site. The closest known fault lies 7.2 miles southeast of the site.

In most locations, the depth to bedrock is large enough to allow for sufficient root growth for larger plants, such as trees and shrubs. Top soil depths range from 0-3 feet. The soils are considered well drained which means its ability to hold water for plant use is not ideal. Soil amendments are highly recommended to improve the soil's organic content and plant survivability. Irrigation will be required for the first two years to establish the vegetation except in the Naturalized Areas.



SLOPE ANALYSIS

Hydrology

The region experiences an annual precipitation between 15 and 20 inches with a majority of that precipitation falling as snow and running off as snowmelt in the spring. At the southern edge of the site, a natural channel conveys stormwater and snowmelt from the hills in the west to the lower areas in the east. There is a large undeveloped tract of land to the west of the site. The site has significant topographic relief that generally slopes down from the west to the east. Currently, stormwater flows over the natural existing semi-vegetated surfaces largely unimpeded. The annual snowmelt is largely responsible for the creation and swelling of the existing watercourses throughout the site and along the southern edge.

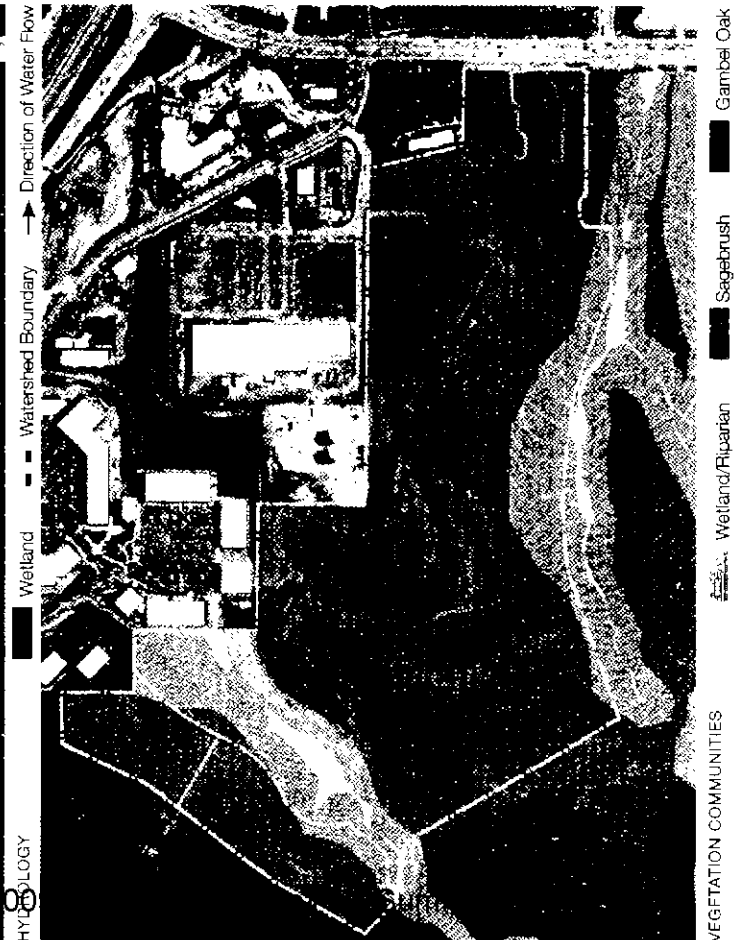
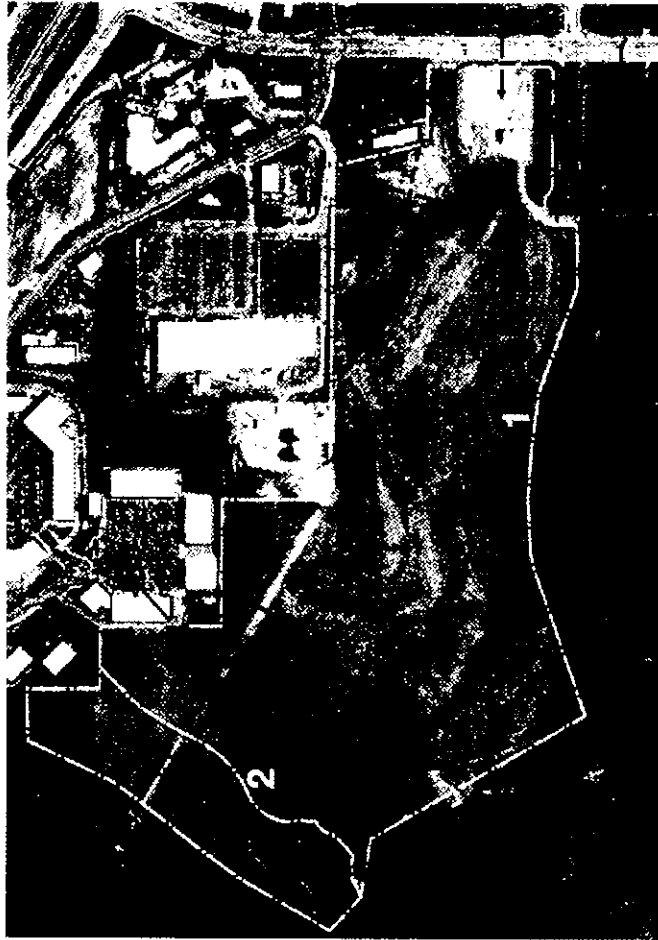
There are two main watersheds, one approximately 50 acres and the other approximately 18 acres. The larger watershed slopes southeast and directs runoff to the existing natural channel in the south. The smaller watershed slopes northwest and directs runoff to a second natural channel in the north. This channel discharges to the underground pipe system designed for the adjacent retail development. In addition to the main watersheds, there are several minor watersheds along the northern edge of the project site that slope to the north. The existing topography suggests that these smaller watersheds also drain to the existing drainage system within the retail development.

Wetlands occur in limited areas on the project site. The National Wetlands Inventory describes the wetlands as seasonal, emergent, palustrine wetlands associated with the ephemeral stream channels. These wetlands will be preserved and provided with adequate buffers to protect these valued resources.

Vegetation

The Wasatch/Uinta Mountain region is home to diverse plant communities. In the uplands, the dominant community is coniferous forest characterized by Douglas-fir, Lodgepole Pine, Ponderosa Pine, White Fir, and Englemann Spruce. Aspen is also abundant in these forests and typically thrives on the south- and east-facing slopes. Descending in elevation, the plants change to a maple-oak scrub-dominated landscape. The distinguishing feature of this plant community is its large areas of Gambel Oak. Other typical plant species found within this community include Curl-leaf Mountain Mahogany, Rocky Mountain Maple, and Chokecherry. Neither of these plant communities are present on the project site, however the site's setting in the midst of the Wasatch Mountains provides picturesque views to these landscapes.

The campus site sits in a mountain valley with two primary plant communities: the sagebrush community and the wetland/riparian community. Big Sagebrush is the most common species. Its associates include Serviceberry, Rabbitbrush, and Snowbrush Ceanothus. The wetland communities on the site occur in the lowest elevations and are wet meadow landscapes. Although dominated by herbaceous species, such as Tufted Hairgrass and Colorado Blue Columbine, woody plants such as Red-twigged Dogwood and Thinleaf Alder also grow in these wetland conditions. The landscape design for Summit Research borrows the patterns of these natural systems and tries to emulate them in function and native plant associations.



HYDROLOGY

VEGETATION COMMUNITIES

LANDSCAPE INTENT AND DESIGN GOALS

The landscape framework for Summit Research will provide outdoor spaces that promote a strong feeling of community and a hospitable environment for social interaction. This experience will begin at the campus entry along Landmark Drive where the streetscape mimics a mountain draw with aspen trees planted in a naturalistic pattern. This characteristic Wasatch-Uinta mountain setting will carry through the campus as a landscape expression.

Mountain views will be captured in landscape spaces, be the focus of road alignments and will be framed by buildings. The landscape will be in harmony with the scale and scope of the surrounding architecture and will be designed to complement and enhance the character of the surrounding area.

As described in the Summit Research Park Development Agreement, landscape at Summit Research will protect and enhance the community's ecological, economic, recreational, and aesthetic resources by promoting the efficient use of water, reducing water waste, and establishing a structure for design, installation, and maintenance of water efficient landscapes. Other landscape materials, such as stone, will reflect the region and should be recycled from construction activities where possible.

Grading

Given the steep slopes on the Summit Research site, grading will be required to achieve the maximum build-out. As a general rule, buildings should not occur on slopes greater than 30%. The spine road will be located on the east-west ridge which allows buildings and parking structures to be stepped into the landscape as the elevation descends. Cut and fill should be balanced wherever possible.

Slopes shall not exceed a 3:1 ratio. Roads will not exceed a 10% slope. The spine road will not exceed 5% slope to achieve universal accessibility. Surface parking lot slopes must be less than a 5 percent (5%) slope. Stairs, ramps, retaining walls and terracing will be used to mitigate steep slopes and improve the experience as people traverse the campus. Universal accessibility is a goal for the site.



LANDSCAPE CHARACTER OF ASPEN GROVES

Plant Selection

The landscape at Summit Research will be practical and sustainable, incorporate stormwater management, and require limited maintenance through the use of regionally appropriate plants that demand less water. Plants will be drought tolerant to respond to the climate and desert nature of the landscape. Plants should also be well-suited to the microclimate and soil conditions of the intended site. In the snow storage areas and bioretention swales, plants must be salt tolerant and capable of withstanding the weight of snow piles. In addition, plants installed on steep slopes must be deep-rooting.

Plant size at installation will vary depending on the location of the planting. Refer to the plant list at the end of this section for appropriate plants specific to each landscape type (naturalized area, gathering spaces, drop-off courts/plazas, and specific streetscapes).

Soil Amendment and Storage

The low organic content and high alkalinity (pH) of the site soils will need to be amended to sustain healthy plants. The addition of organic matter will help to retain water and nutrients, ensure good structure and aeration, and may help to reduce the soil pH. Soil will be prepared to provide healthy growing conditions for plants and to encourage water infiltration and root penetration.

Construction of Summit Research will require substantial earth-moving activities. All top soil should be stockpiled on site and reused in planted zones to the extent possible. Topsoil should only be removed from the site when it is in excess of what can be redistributed on-site after construction.

Irrigation

Irrigation systems will be necessary to promote plant establishment for at least the first two years, except in the Naturalized Areas. In high use areas it may be permanent to ensure healthy plant life. Drip irrigation is recommended. Plants with similar water requirements will be grouped together so that water may be rationed appropriately and overwatering avoided. Mulch should be used because it keeps soil temperatures lower, reduces surface evaporation and holds water near roots longer.

Lighting, Walls and Site Furnishings

A hierarchy of light levels will correspond to different zones at Summit Research. High use areas will have higher light levels than lower use areas. Streets, parking lots and building entries will be well lit for both safety and orientation. Light fixtures will be placed in consistent, recognizable patterns that reinforce the campus urban design and landscape concepts. Clear lighting patterns will direct vehicular traffic and highlight intersections.

Light fixtures should be contemporary, simple in form, and avoid historical or period motifs. High-angled cobra-head like fixtures may not be used. Low mounted fixtures provide for better surface illumination and decrease shadow conflicts with vegetation. Light distribution should only light what is desired. Light spill is prohibited by county code.

All light fixtures should be compliant with the dark sky initiative, a policy to limit light pollution. Metal halide or 'white' high-pressure sodium lamps are preferred because of their color rendering qualities. These lamps produce a cool white to warm white color that accentuates shapes rather than dulling the surroundings. Specific lighting strategies are further defined in the landscape typology descriptions.

Retaining walls will be used to negotiate the elevation changes from the courtyards to the aspen draws and parking lots. Both retaining walls and freestanding walls will provide seating and define spaces within the courtyards. All walls should be simple and contemporary in style and consistent throughout the project site. Cast-in-place architectural concrete walls and pre-cast concrete with natural stone veneer (use local stone, including granite, sandstone, or limestone) walls can be used. Pre-cast concrete or artificial stone veneers may not be used. Either a pre-cast architectural concrete or natural stone cap can be used to finish the retaining wall. Unit block walls and crib walls are not allowed.

The majority of furnishings will be found in the gathering spaces at Summit Research. Site furnishings, such as tables and benches, should also be contemporary, simple in form, and avoid historical or period motifs. They should be constructed of metal or wood.

LANDSCAPE TYPOLOGIES

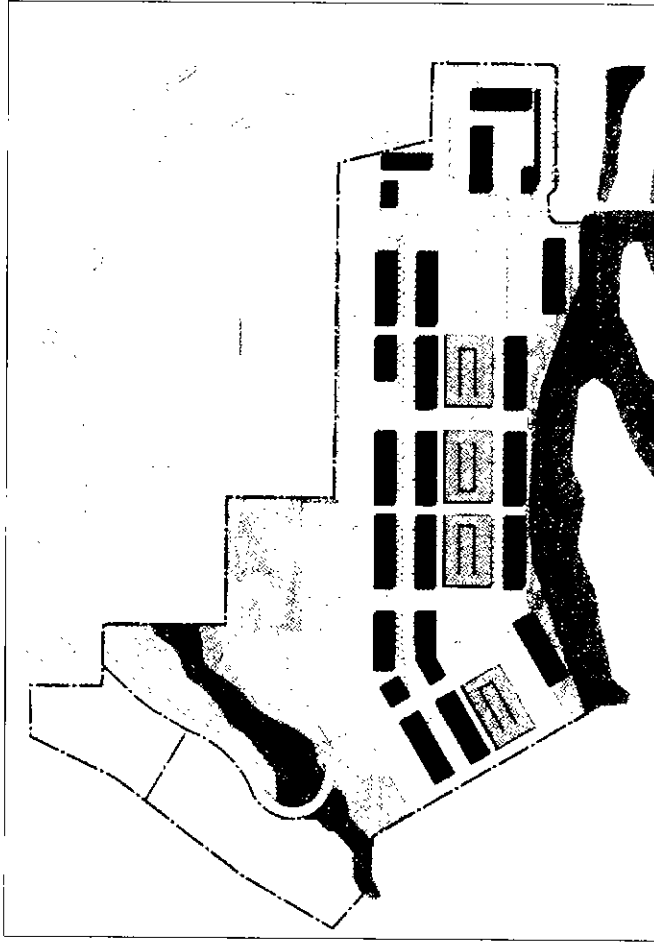
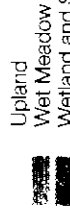
The landscape structure at Summit Research identifies six landscape typologies. The hierarchy of spaces range from expansive naturalistic areas at the edges of the site to courtyards within the Aspen draws.

Naturalized Areas

Several areas within Summit Research will have a naturalistic character. In some cases, these landscapes will be augmented to improve habitat quality and enhance aesthetic conditions. These areas include the slope to the north of the research/office buildings along the spine road, the wetland area in the northwest along Powderwood Road, and the area south of research/office buildings adjacent to the existing wetland.

The area created when vegetation is cleared from a site should maintain a nonlinear edge, with the disturbed portions of the site blending effectively with the undisturbed vegetation.

- Sub-plant
- Upland
- Tree/shrub clusters
- Native perennial shrubs, grasses and forbs
- Wet Meadow
- Tree/shrub clusters
- Wet-tolerant native perennial grasses and forbs
- Multi-use Trail

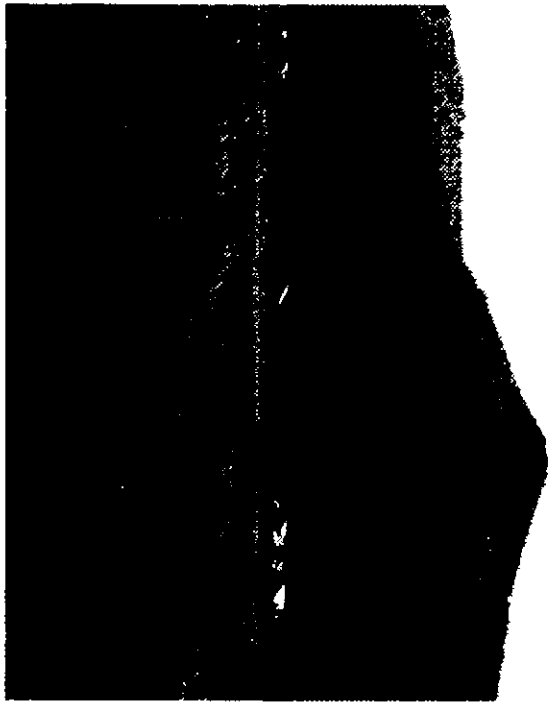


NATURAL AREAS - WET MEADOWS AND UPLAND AREAS

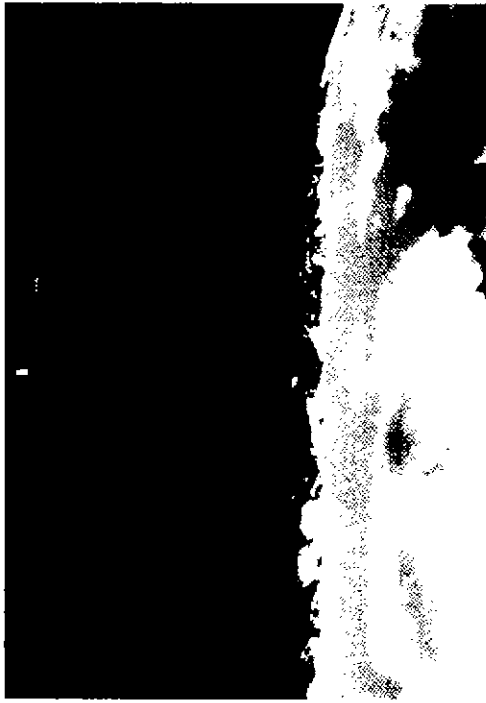


CLUSTERS OF UPLAND TREES AND SHRUBS

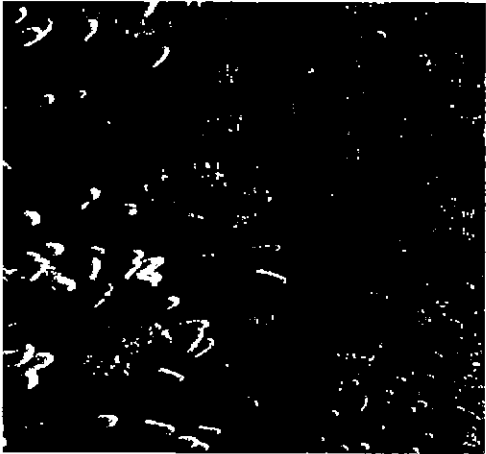
NATIVE UPLAND SHRUBS, GRASSES AND FORBS



NATIVE WET MEADOW GRASSES



CLUSTERS OF TREES AND SHRUBS ALONG RIPARIAN CORRIDOR



NATIVE WET MEADOW WILD FLOWERS



PAVED MULTI-USE TRAIL

Aspen Draws

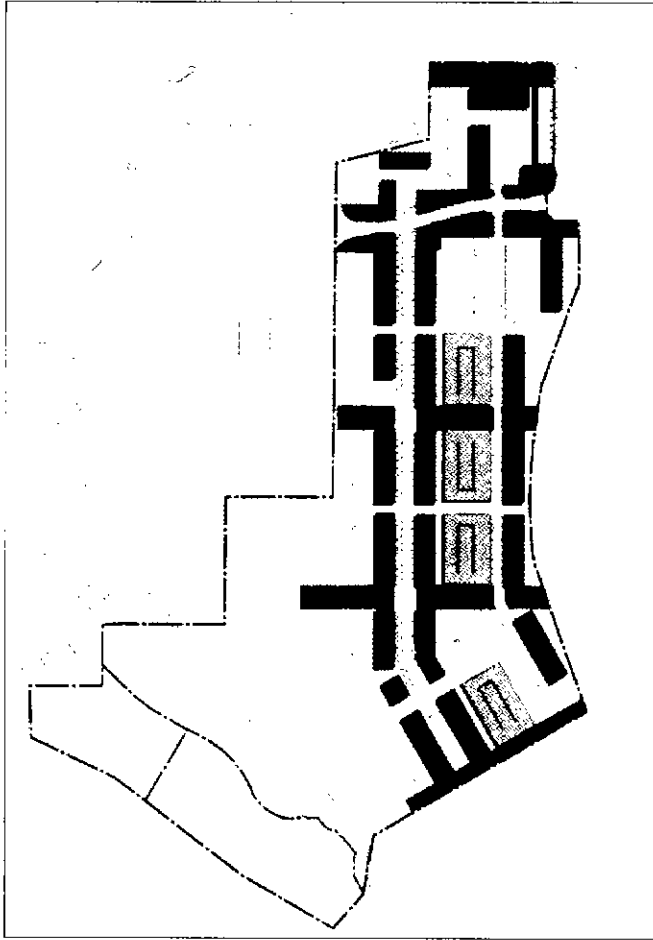
Inspired by the drifts of aspen cascading down the Wasatch mountains, the draws at Summit Research will feature deciduous trees that create filtered light and establish view corridors. Perennials, grasses, and ground covers associated with aspens will provide color in the spring and summer and varied textures throughout the year.

The draws will collect rain water from the roofs, parking lots, streets, and other hard surfaces in the project. Stormwater conveyance and mitigation will be both quantitative and qualitative. Water will be stored behind check dams and aerated as it drops from one level to the next. After rain storms, water will flow through these conduits, whereas in the drier seasons, the draws will remain dry. The draws will be used to store snow in the winter. Paths from the parking areas and the spine road will meander through the draws and connect to the rest of campus. Paths will be a minimum width, constructed with crushed stone, and similar to the type and feel of hiking trails. Stairs will be necessary in some locations to handle the steep slopes, in particular to reach the courtyard spaces between the research/office buildings.

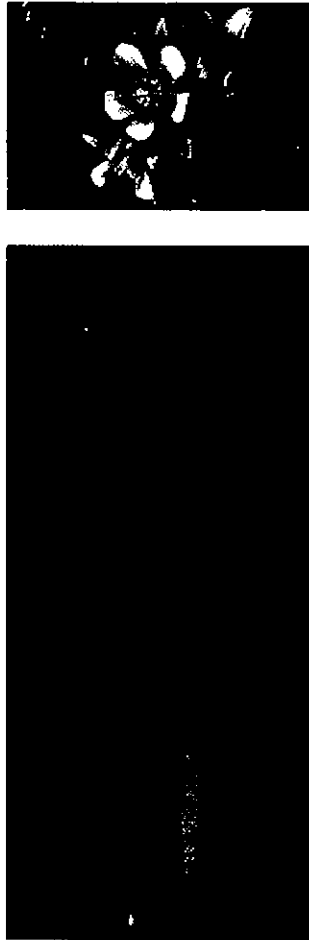
Design Intent

- Grove of Aspens
- Vegetated swale with step pools and weirs
- Native perennial shrubs, grasses and forbs
- Crushed stone pathway with steps

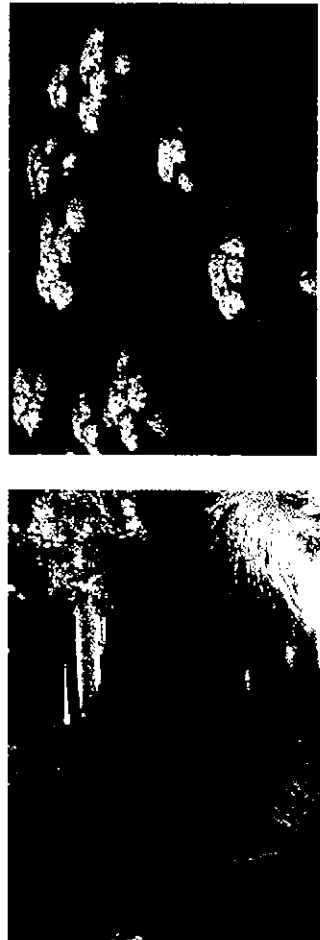
Aspen draw



NATURAL AREAS DRAWS



VEGETATED SWALE WITH STEP POOLS AND WEIRS

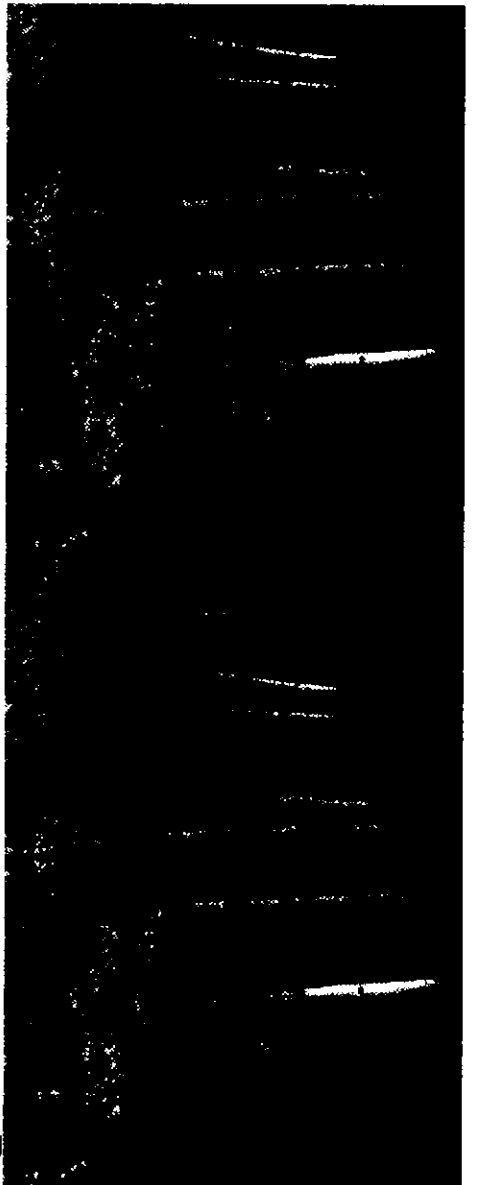


NATIVE PERENNIALS, SHRUBS, GRASSES AND FORBS

CRUSHED STONE PATHWAY WITH STEPS



ASPEN GROVE WITH NATIVE GRASSES



ASPEN GROVE WITH NATIVE GRASSES

Gathering Spaces

Courtyards/Overlooks

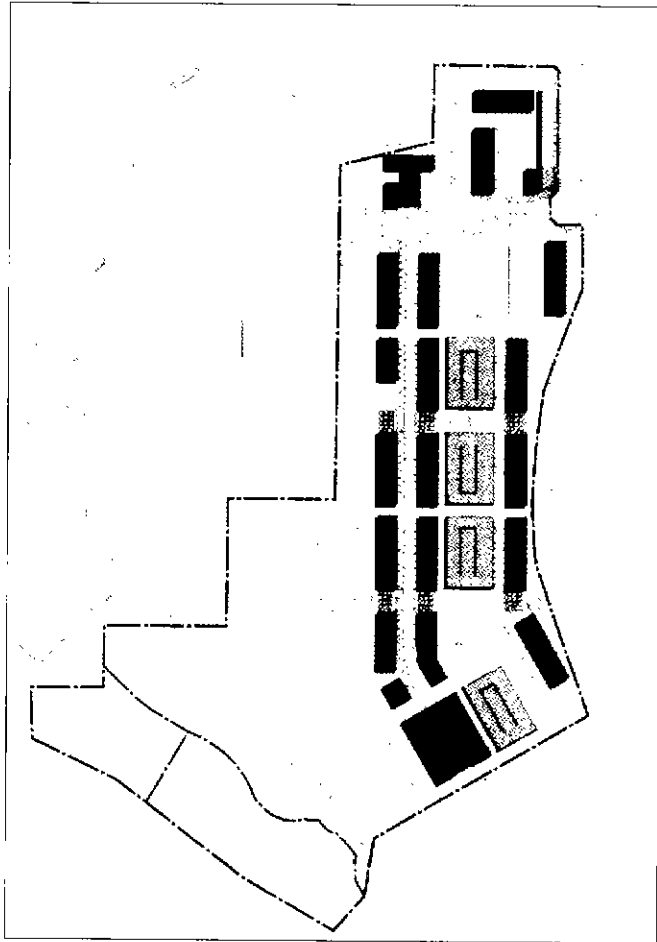
Located within the Aspen draws, these courtyards will be the primary type of outdoor gathering space on the campus. They will connect both to the street and to the buildings that frame these spaces. Clusters of Aspens will punctuate the space and provide shaded pedestrian zones. Bands of perennial grasses, forbs and paving will unify the space and provide seasonal color and interest throughout the year. These areas will be highly maintained and will have irrigation.

The paved areas will be either stone dust or unit pavers (concrete, stone, or asphalt are acceptable). Porous paving is encouraged. The elevations of the campus call for stairs or terracing walls to connect these overlooks to the draws. These spaces may be multi-leveled and accessible from different levels of the buildings that abut them. The spine road level entrance to this space will be flush and ADA accessible.

In addition to seat walls, benches may be used in these spaces for additional seating. The benches can be made of metal, concrete or wood and should be simple in form and contemporary in style.

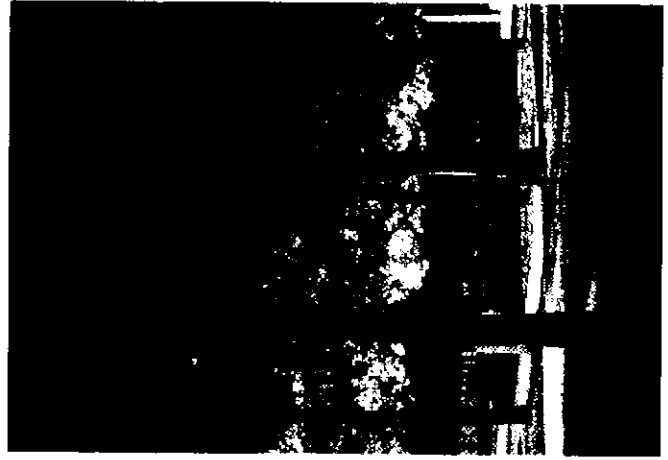
Site Intent

- Informal tree plantings provide shade to these space
- Bands of paving and perennial plantings
- Terraced gardens and walls to accommodate change in grade
- Local stone stairways to access parking areas
- Informal seating with accent lighting
- Sculpture to enliven space



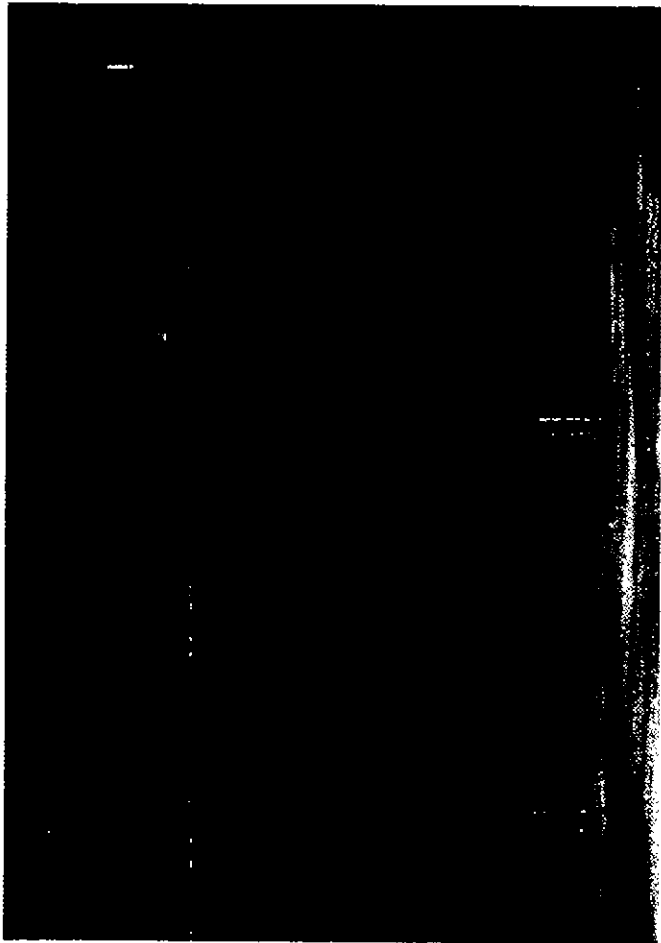
GATHERING SPACES

■ Courtyard / Overlook
■ Drop-off Court



INFORMAL TREE PLANTING

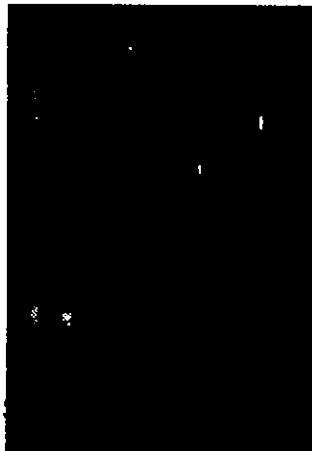
BANDS OF PAVING AND PERENNIAL PLANTINGS



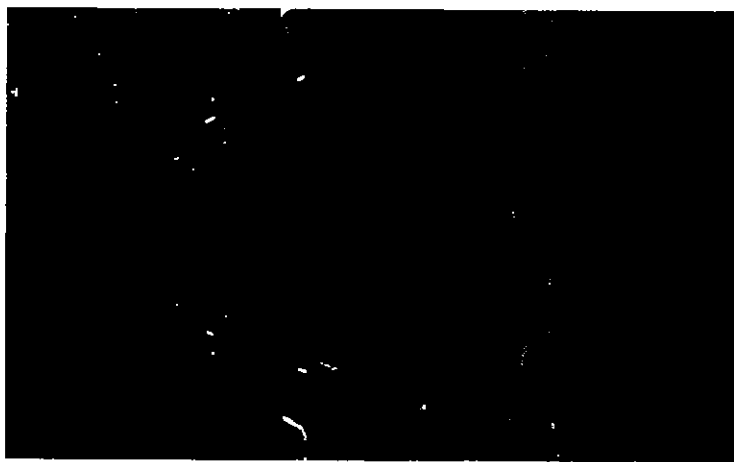
8 TERENCED GARDENS WITH NATIVE STONE WALLS



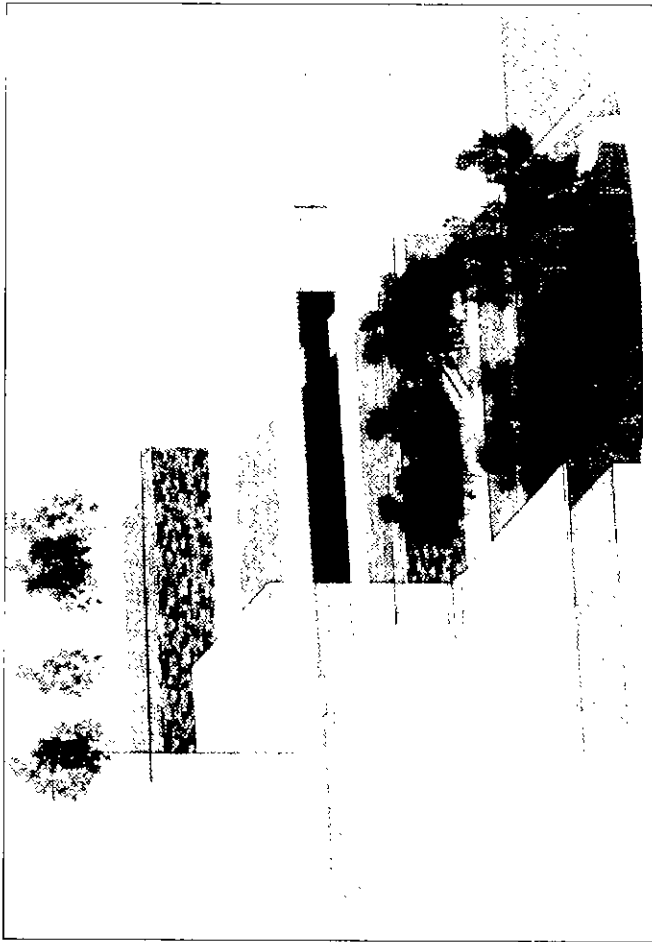
9 SCULPTURE MAY ENLIVEN SPACE



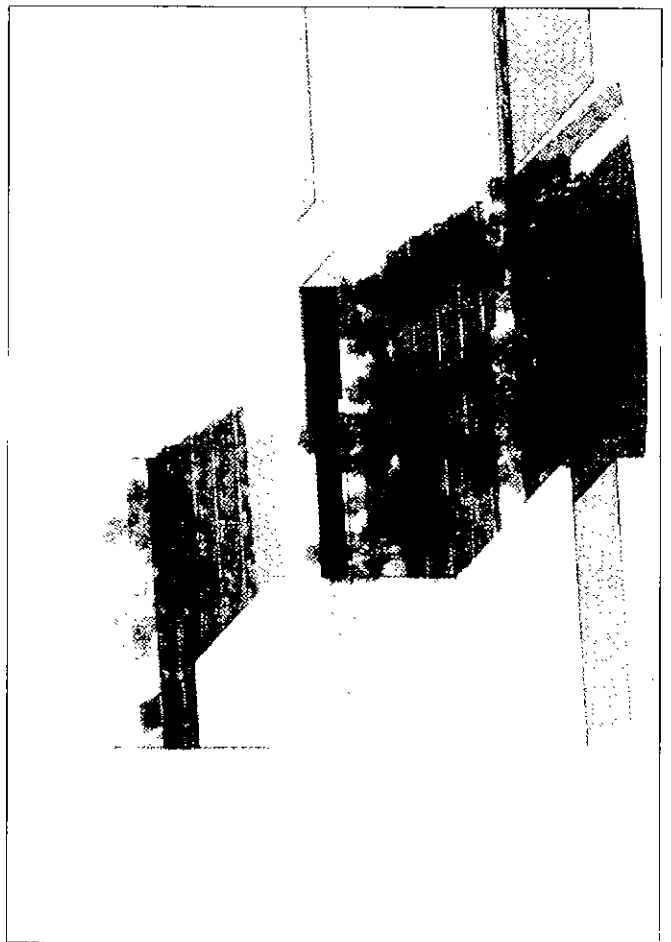
10 INFORMAL SEATING WITH ACCENT LIGHTING



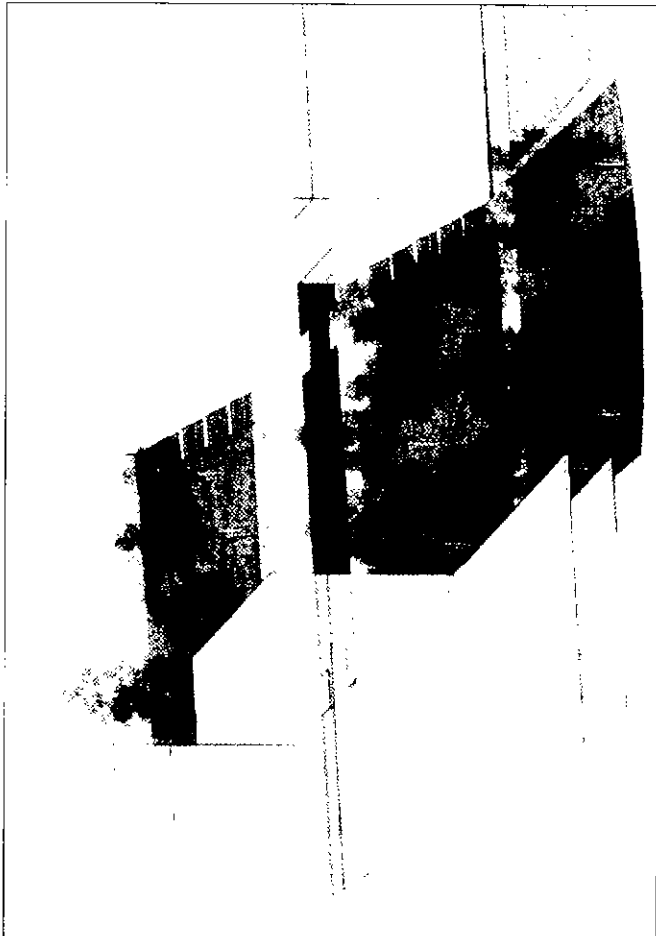
11 STAIRWAY OF NATIVE MATERIALS



WALLS AND COURTYARDS



TERRACED GARDEN



SLOPED LANDSCAPE

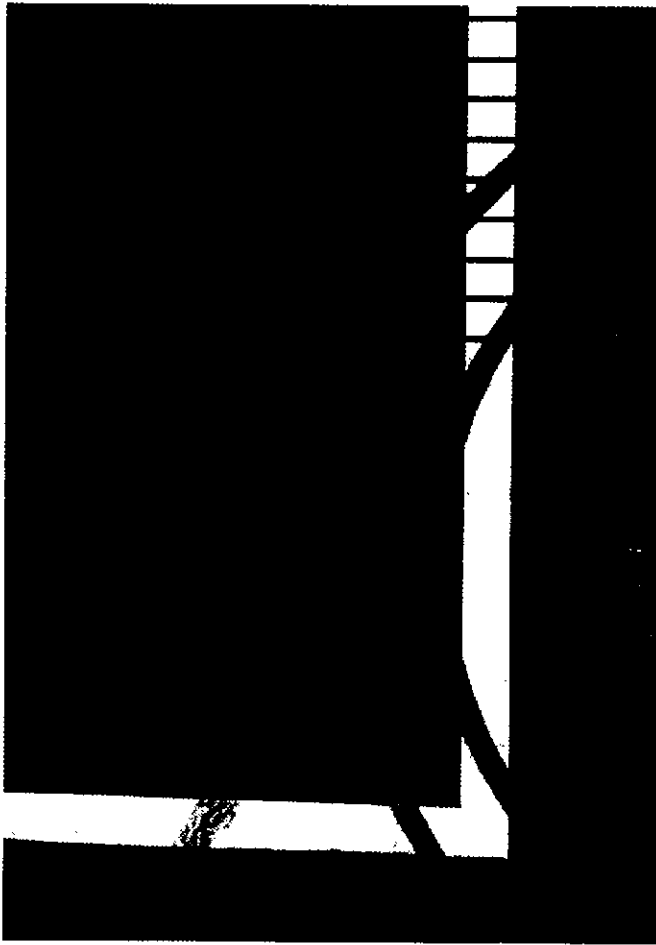
These renderings illustrate potential design approaches for the gathering spaces within the open draws. Each space has specific topographic and dimensional characteristics that must be taken into consideration when designing these spaces.

Drop-off Courts/Plazas

On both ends, the spine road terminates in a drop-off court that functions both as a passenger drop off area and plaza. The bus depot also has a similar drop off area. Primarily hardscaped, trees and other plantings will soften these spaces and relate to social spaces within adjacent buildings. A landscape median will allow for large sculptures or other site features. More detailed paving will be used to denote the pedestrian zones within these plazas. In areas where the grade change is significant, the spaces will be sloped or terraced to transition these courts to the surrounding landscape.

Design Intent

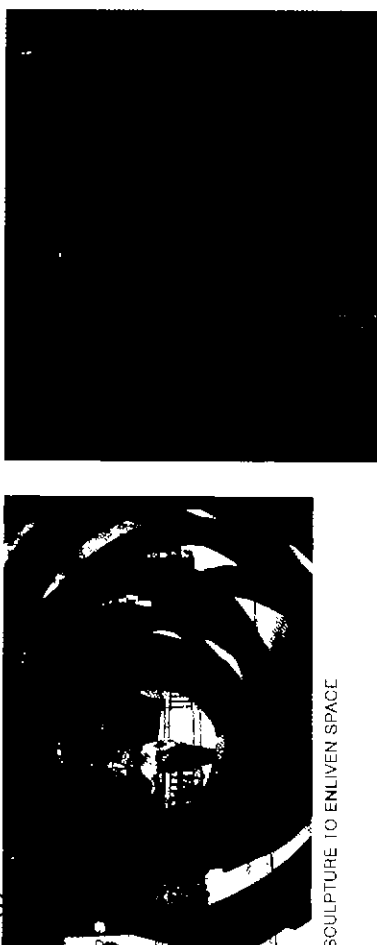
- Street trees frame courtyard and mountain views beyond
- Vegetated terraces transition these spaces into the surrounding landscape
- Bands of paving unify space
- Colorful plantings and stone unit pavers at building entries
- Sculpture to enliven central space



BANDS OF PAVING UNIFY SPACE



COLORFUL PERENNIAL PLANTINGS AND STONE UNIT PAVERS @ BUILDING ENTRIES

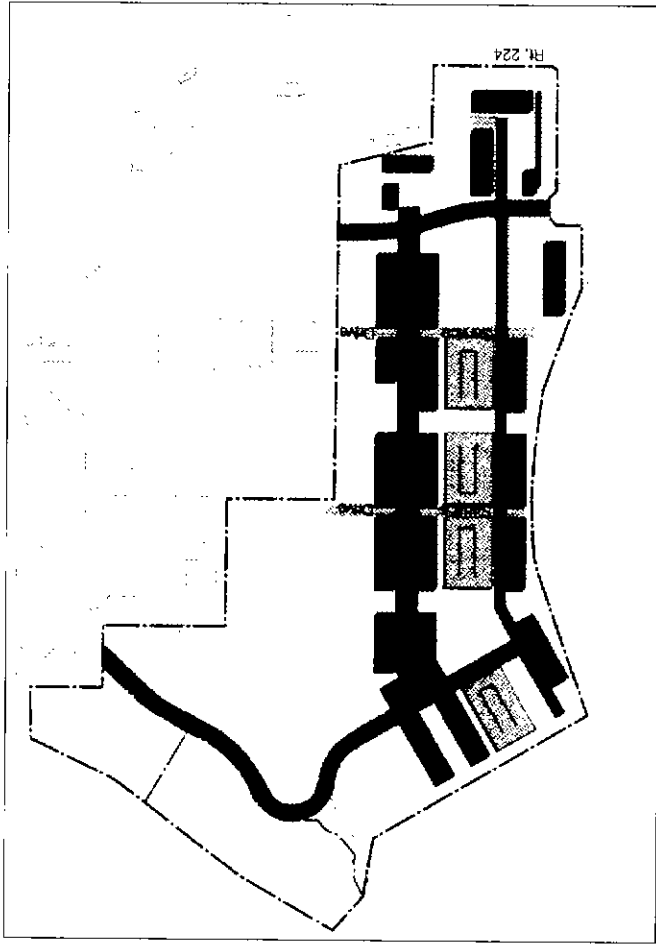


SCULPTURE TO ENLIVEN SPACE

VEGETATED TERRACES TRANSITION THESE SPACES INTO THE SURROUNDING LANDSCAPE.

Streetscapes

Summit Research will have a hierarchy of streets which differentiate the level of intensity of vehicular and pedestrian uses. More prominent roads, such as the spine road, are pedestrian-oriented and will have a higher level of amenity, while service roads will be more utilitarian in quality. Street trees will be used to provide shade as well as create a strong spatial gesture. To unify the corridor, only one species of tree will be planted along each street. The tree species will be selected based on its ability to handle heavy traffic, salt, drought, and snow loads.



STREET TYPE	OLYMPIC PARK ROAD			LANDMARK DRIVE			POWDERWOOD DRIVE			SPINE ROAD			MEADOW ROAD			SERVICE DRIVE		
	Arterial	Arterial	Collector	Arterial	Collector	Collector	Collector	Collector	Collector	Collector	Collector	Collector	Collector	Collector	Collector	Collector	Local Street	Local Street
FUNCTION	Main entrance to the site from Rt. 224. Traffic movement with limited access to adjacent uses.	Main entrance to the site. Traffic movement with limited access to adjacent uses.	Back entrance to site. Traffic movement with limited access to adjacent uses (residential and church).	Character-defining landscape of the project. Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to adjacent research and office uses.	Access to parking areas	Access to parking areas
RIGHTS-OF-WAY	112 feet	90 feet	70 feet	90 feet	70 feet	70 feet	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet	90 feet	50 feet	50 feet
PAVEMENT WIDTH INCL. PARKING LANE	83 feet	53 feet	20-24 feet	53 feet	20-24 feet	20-24 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet	20-24 feet	20-24 feet
SHOULDER WIDTH	6.5 feet	8.5 feet	None, although adaptable in rural condition	8.5 feet	None, although adaptable in rural condition	None, although adaptable in rural condition	None	None	None	None	None	None	None	None	None	None	None	None
PARKING LANES	None	None	None	None	None	None	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	8' wide along both side of the street	None	None
DRAINAGE	2.5' Curb/gutter with conventional pipe and inlet system	2.5' Curb/gutter with conventional pipe and inlet system, which drains to vegetated swale along the western edge of street	6" curb with conventional pipe and inlet system along urban condition. Vegetated drainage swale along rural condition.	6" curb with conventional pipe and inlet system, which drains to vegetated swale along the western edge of street	6" curb with conventional pipe and inlet system along urban condition. Vegetated drainage swale along rural condition.	6" curb with conventional pipe and inlet system along urban condition. Vegetated drainage swale along rural condition.	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with vegetated drainage swale	6" curb with conventional pipe and inlet system	6" curb with conventional pipe and inlet system
PLANTING STRIP	10-12' wide planter with street trees and groundcovers	12.5' wide planter with clusters of aspen trees and groundcovers	8-23' wide planter with native shrubs and groundcovers	8-23' wide planter with native shrubs and groundcovers	8-23' wide planter with native shrubs and groundcovers	8-23' wide planter with native shrubs and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	8-18' wide with mature street tree canopy and groundcovers	4-13' wide planter with native shrubs and groundcovers	4-13' wide planter with native shrubs and groundcovers
BIOWALKS	5' walk on south side of street	6' walk	8' wide multi-use trail along west side of the street. 5' wide walk on the east side of street along urban condition only.	6' walk	8' wide multi-use trail along west side of the street. 5' wide walk on the east side of street along urban condition only.	8' wide multi-use trail along west side of the street. 5' wide walk on the east side of street along urban condition only.	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	12' wide on both sides of the street	4' wide walk on one side of the street	4' wide walk on one side of the street
LIGHTING	Both sides of the street	Both sides of the street	One side of the street in urban condition. None in rural condition.	Both sides of the street	One side of the street in urban condition. None in rural condition.	One side of the street in urban condition. None in rural condition.	North side of the street	North side of the street	North side of the street	North side of the street	North side of the street	North side of the street	North side of the street	North side of the street	North side of the street	North side of the street	One side of the street	One side of the street
SETBACKS	30' setback	20' setback	None	20' setback	None	None	None	None	None	None	None	None	None	None	None	None	None	None

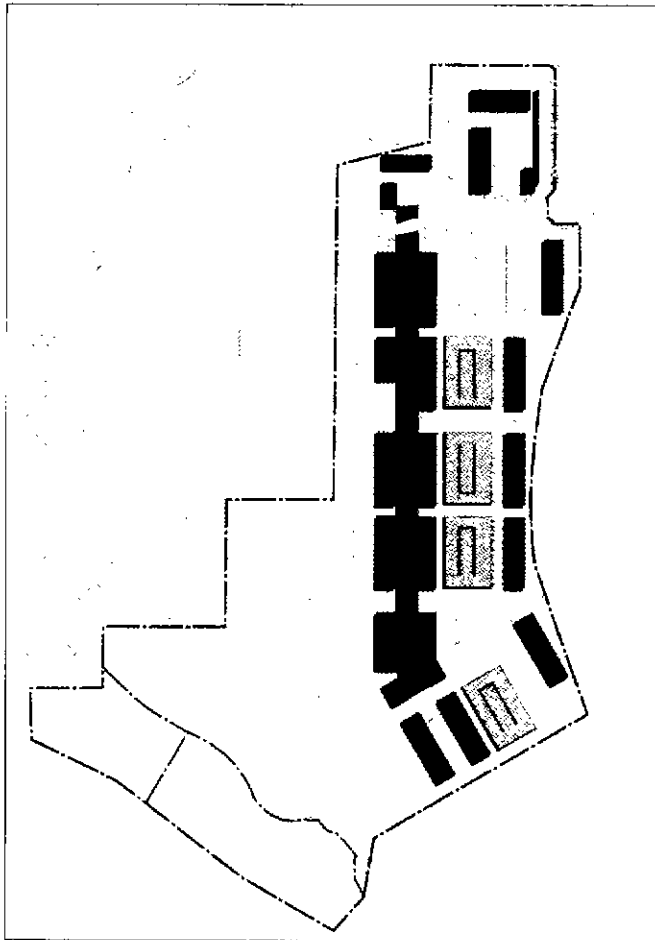
Spine Road

The spine road is designed as a grand street with a high mature tree canopy, shaded sidewalks, and a unified ground plane. The roadway has two generous travel lanes which accommodate both cars and bicycles. Parallel parking will be provided on both sides of the street. The roadway should be made of bituminous asphalt with concrete curbs. Curbs will have cut outs at specific locations to allow runoff to drain into biofiltration swales. Curb bump-outs may be used at the draws to slow traffic and alert drivers to the presence of pedestrians. Unit pavers used in the courtyards may stretch across the spine road connecting the adjacent courtyards and further indicating use by pedestrians. Snow storage is accommodated within the street section.

The pedestrian-oriented street will have two rows of trees on the north side planted within a biofiltration swale that will store and treat runoff from the street and buildings to the north. The double row of trees will help to mitigate solar heat gain within the buildings on the north side. The drainage swale will be lined with native stone. Perennials, grasses and ground covers are recommended to enliven the ground plane. To unify the landscape a similar plant palette should be used along the entire length of both sides of the street. These plants must be drought and salt tolerant and be able to provide storm-water treatment. On the south side of the street, a single row of trees and a generous sidewalk will complete the streetscape. At building entrances, a more colorful lush plant palette will be used to emphasize the entrance and enhance the pedestrian experience. Contemporary light fixtures will line the north side of the street. Building entry lighting is recommended along both sides of this street.

Design Intent

- Bold tree canopy
- Colorful plantings and stone unit pavers at building entries
- Vegetated swale with perennial grasses and forbs (drought and salt tolerant)
- Bridges to provide access across swales
- Concrete walks
- Curb cuts
- Pedestrian-scale pole lighting



SPINE ROAD



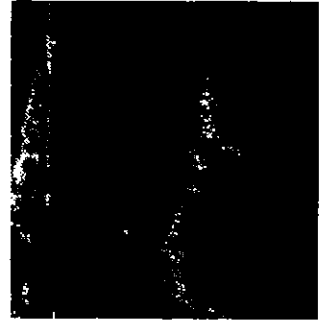
BOLD TREE CANOPY WITH CONCRETE WALKS



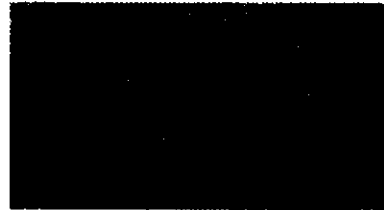
LIGHTING



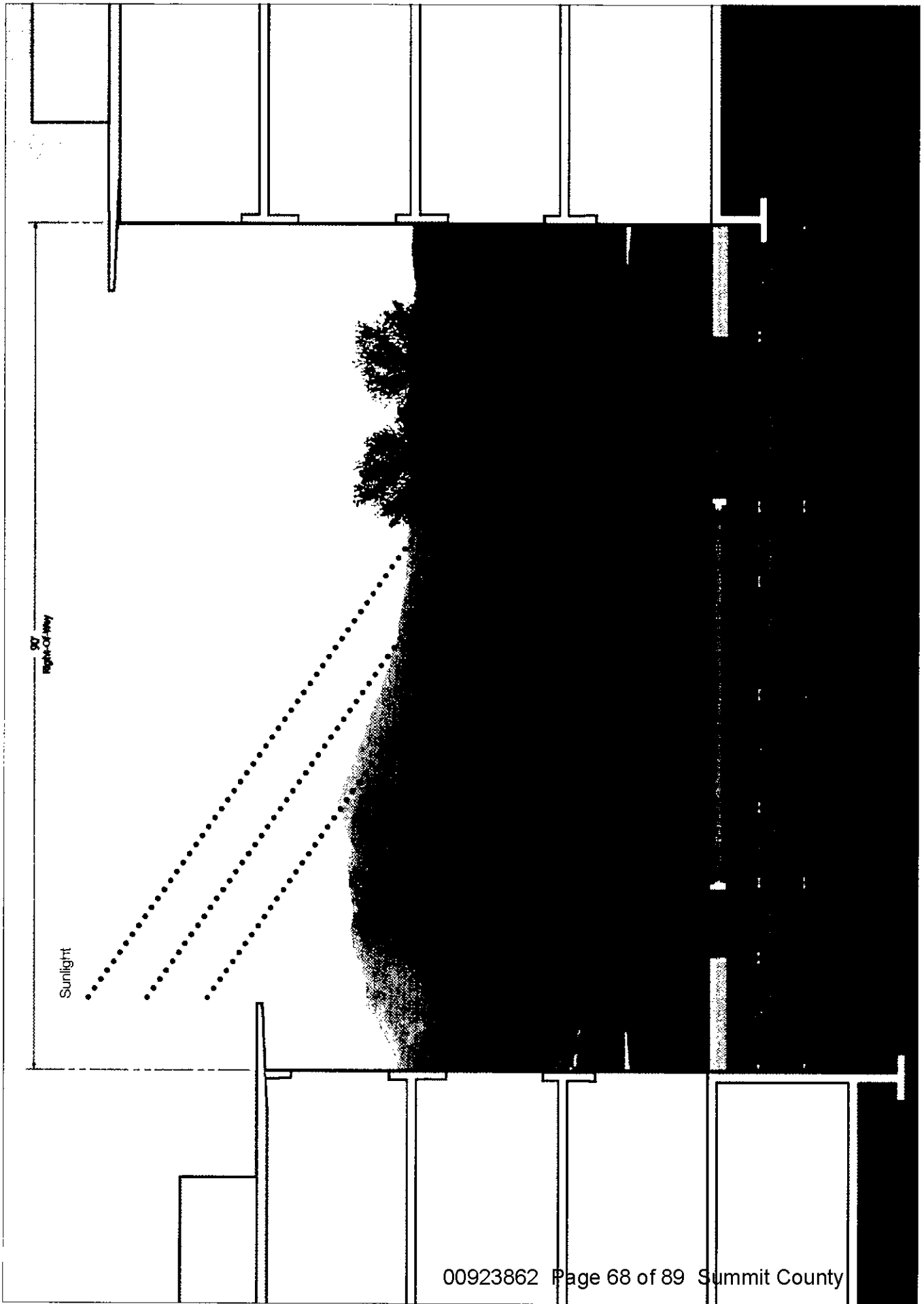
VEGETATED SWALE WITH GRASSES



COLORFUL PLANTINGS AND UNIT PAVERS AT BUILDING ENTRIES



BRIDGES FOR ACCESS ACROSS SWALE



Sunlight

90°
Right-Of-Way

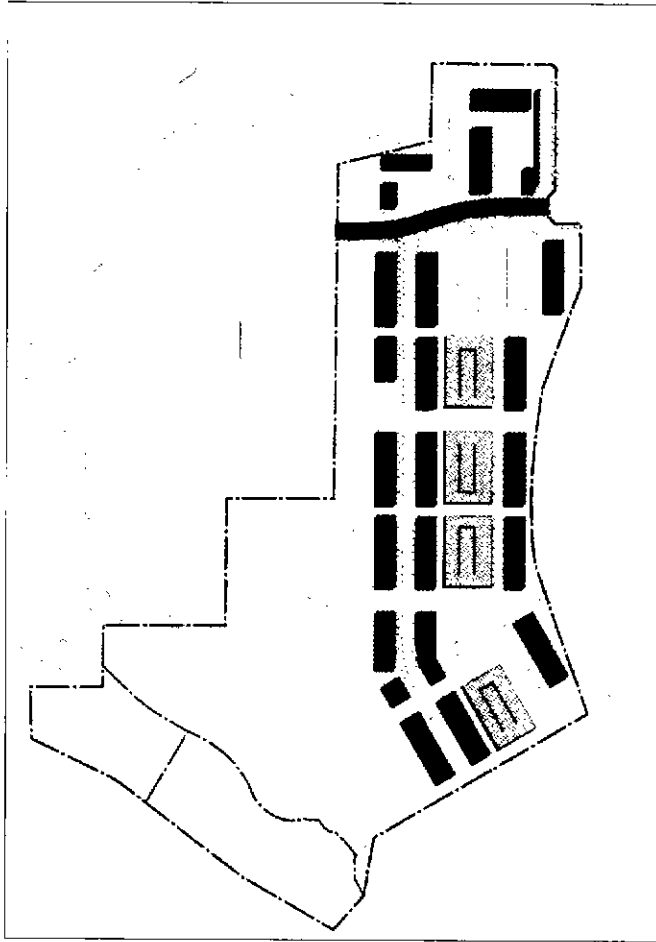
Landmark Drive

This road is designed as a 200' wide parkway that traverses through an aspen-filled draw. The roadway will have two travel ways, a turning lane, and bike paths along each side of the roadway. The roadway should be made of bituminous asphalt with concrete curbs. Clusters of aspens with a naturalistic understory of perennial grasses and ground covers will welcome pedestrian circulation in this highly used vehicular area. These planted zones will separate sidewalks from the roadway. The planned 90' right-of-way allows a 12.5' setback between the roadway and the sidewalk. Sidewalks should be made of concrete. The setback will accommodate electric and telecommunication utilities along the east side of the road. Potable water and sanitary sewer will be accommodated in the street. The proposed gas line easement can be located along either side of the street, but should be directly adjacent to the proposed parking and building edge so as to not divide the planted area.

Road drainage will be handled using curb and gutter structures with inlets that discharge to a vegetated swale along the west side of the Landmark Drive. Lighting will be on both sides of the street and will be within the same family as the fixtures designated for the spine road.

Design Intent

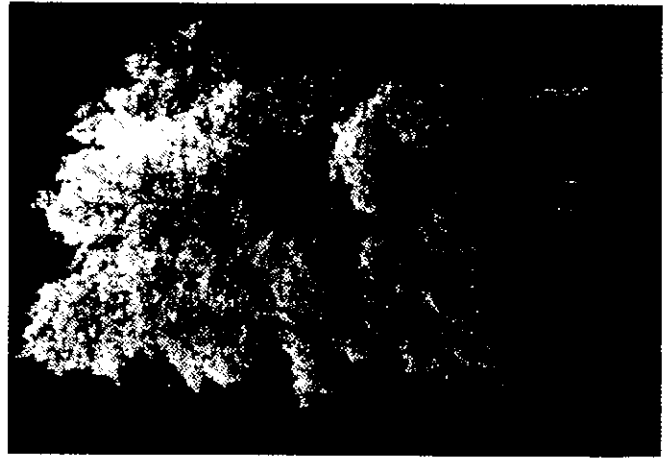
- Grove of Aspens
- Native perennial grasses and forbs
- Vegetated swale with step pools and weirs
- Concrete walk
- Pedestrian-scale pole lighting



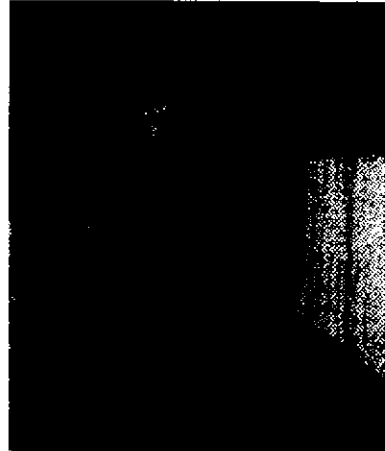
LANDMARK DRIVE



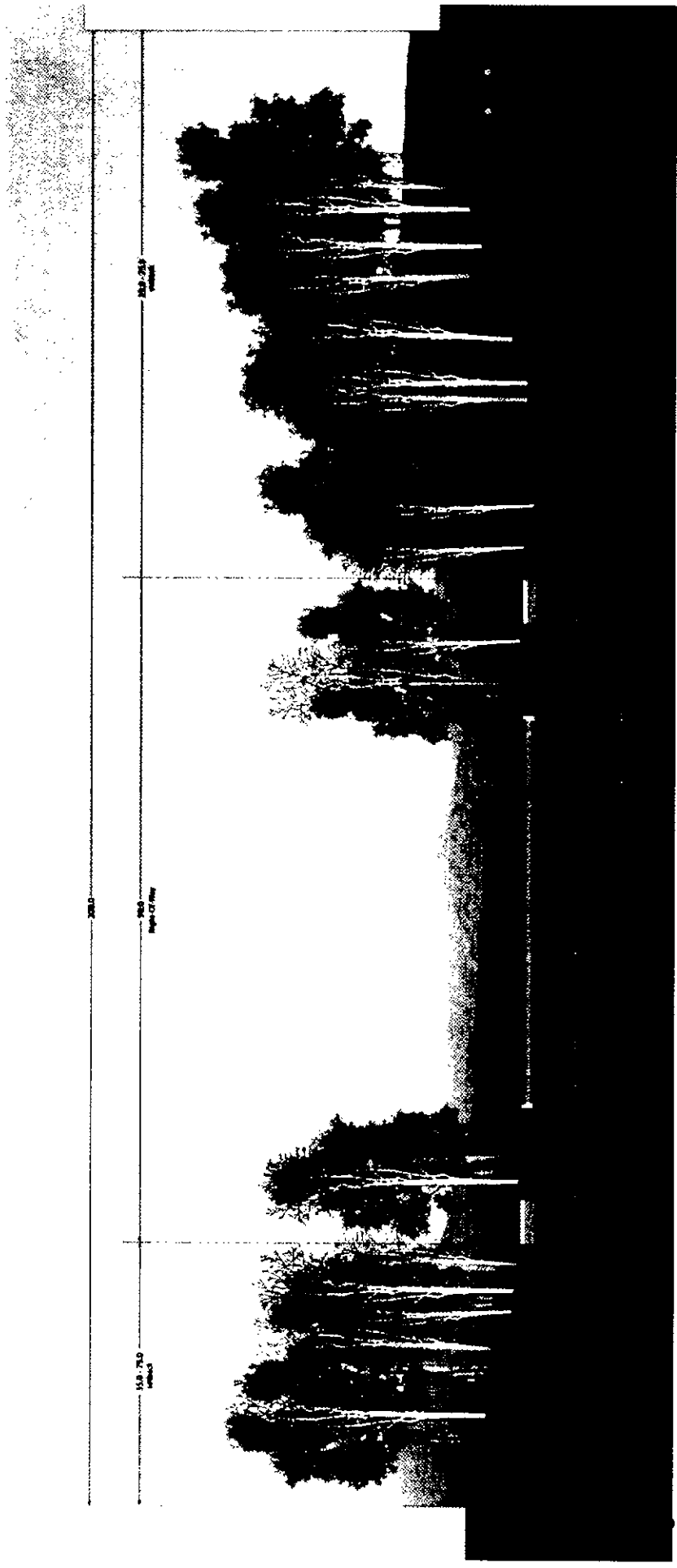
NATIVE PERENNIALS GRASSES AND FORBS



CLUSTERS OF ASPENS



CONCRETE WALKS



LAMARK DRIVE



VEGETATED SWALE WITH STEP POOLS AND WEIRS



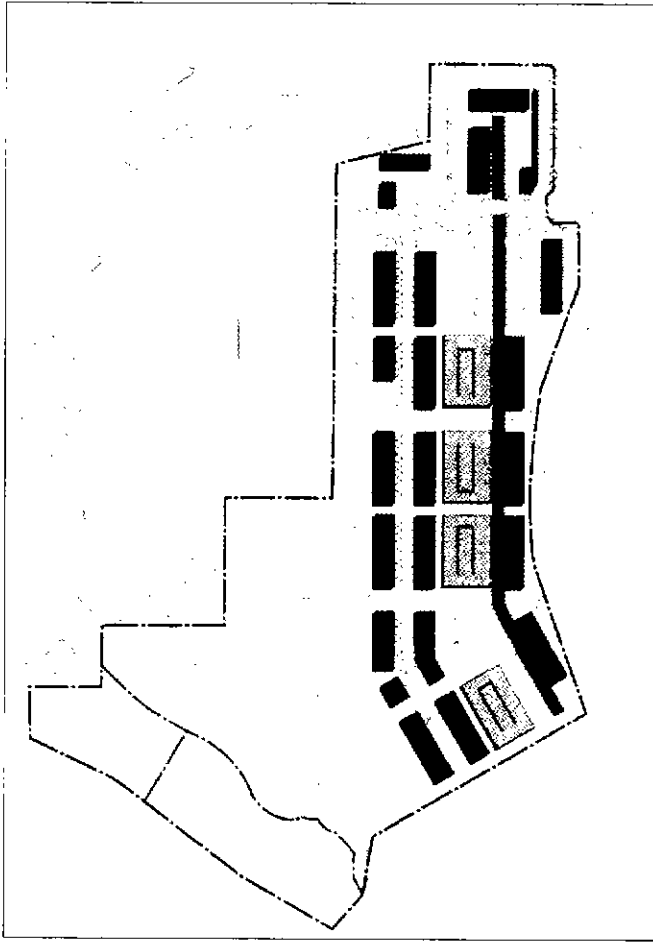
PEDESTRIAN-SCALE POLE LIGHTING

Meadow road

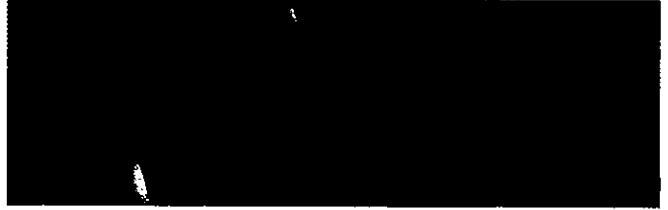
The meadow road connects Powderwood Drive to Landmark Drive. The roadway will have two travel lanes, parallel parking on the building side and a row of street trees on either side of the road. The roadway should be made of bituminous asphalt with concrete curbs. As on the spine road, perennials, grasses and ground covers will add color and texture to the ground plane and highlight building entrances. Sidewalks on the building side of the street will provide safe pathways for pedestrians and facilitate movement between buildings. Sidewalks should be made of concrete. Runoff will be handled in curb and gutter structures. Lighting will be located along the south side of the street to provide light to both the road and the sidewalk.

Design intent

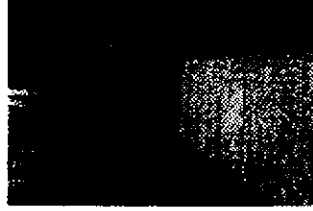
- Tree-lined street with continuous groundcover
- Colorful plantings and stone unit pavers at building entries
- Concrete walks
- Pedestrian-scale pole lighting



MEADOW ROAD



PEDESTRIAN-SCALE
POLE LIGHTING



CONCRETE SIDEWALKS



TREE-LINED STREET WITH CONTINUOUS
GROUNDCOVER



COLORFUL PLANTINGS AT BUILDING ENTRIES



UNIT PAVERS AT
BUILDING ENTRIES



60'
Right-Of-Way

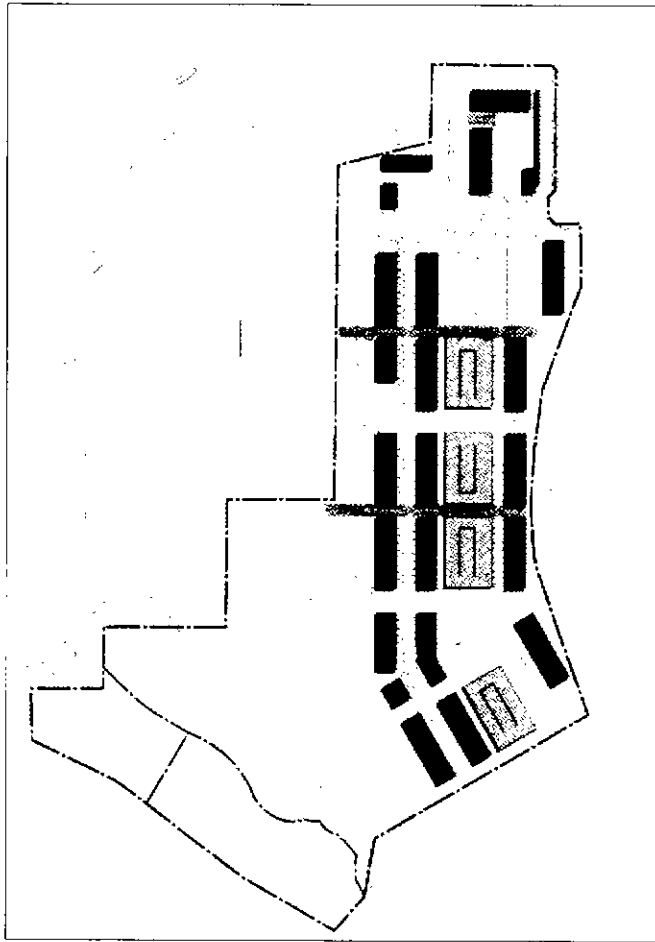
Service Roads

Service roads connect the spine road and the meadow road to the parking areas and service areas between them. Each service road will have a 50' right-of-way which accommodates two-way traffic in 12' travel ways. The roadway should be made of bituminous asphalt with concrete curbs. Planted areas featuring naturalistic patterns of perennials, grasses, and ground covers will line the service roads. A 4' sidewalk will be on one side of the street and lights will line the sidewalk.

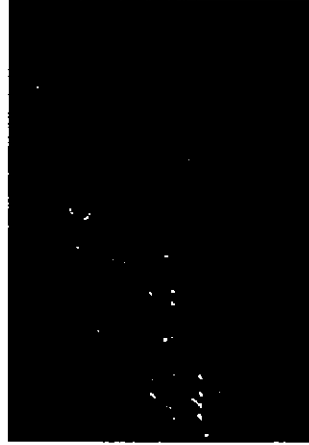
The cross slope of the planted areas along the entire length of the service drive should be consistent. Retaining walls should be used to mitigate grade change.

Design Intent

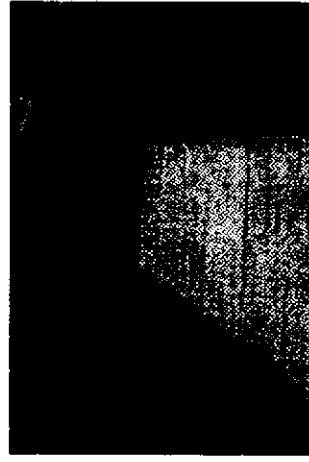
- Clusters of trees and shrubs
- Native perennial grasses and forbs
- Concrete walks
- Pedestrian-scale pole lighting



SERVICE ROADS



NATIVE PERENNIALS GRASSES AND FORBS



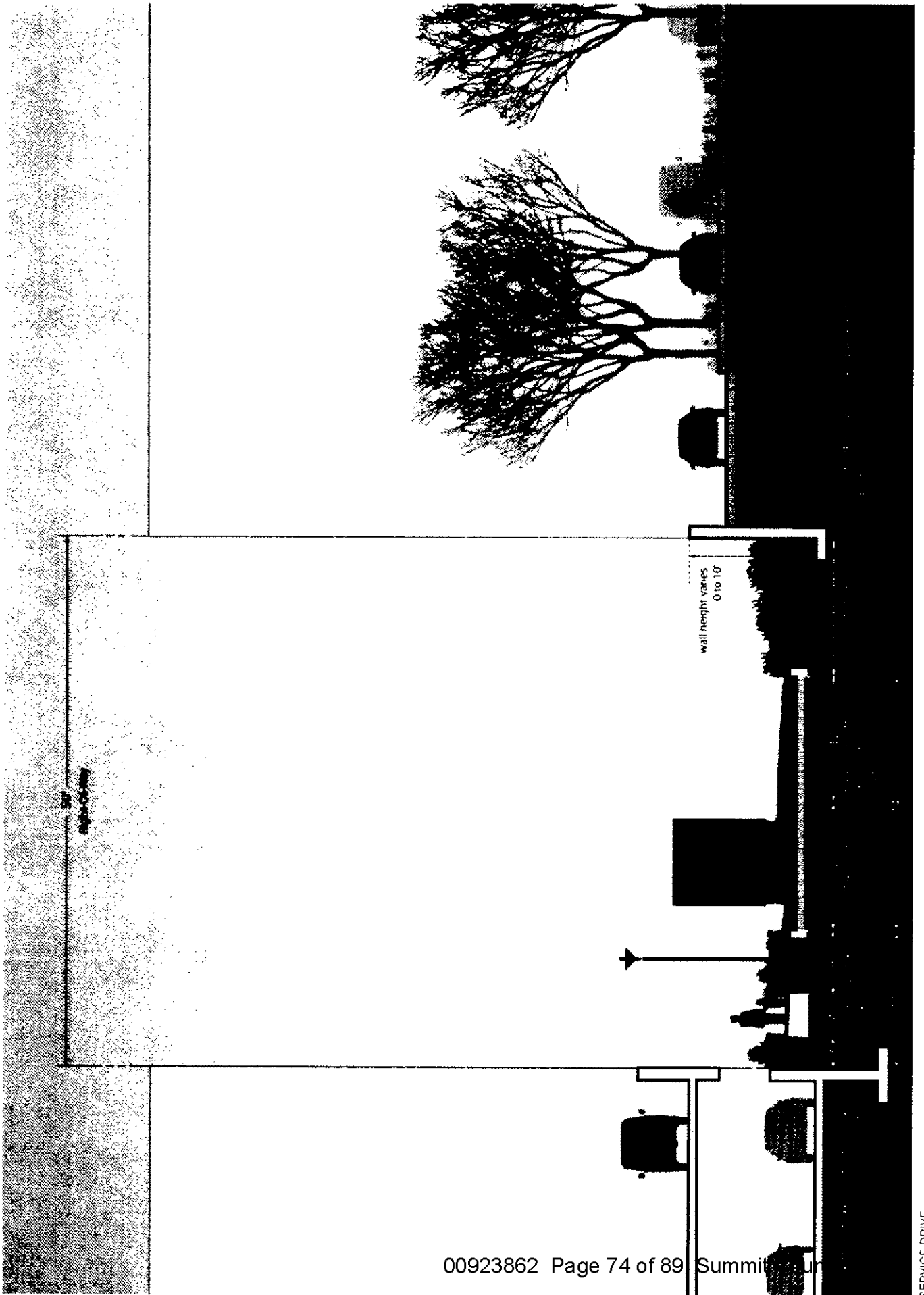
NARROW CONCRETE SIDEWALK



PEDESTRIAN-SCALE
POLE LIGHTING



CLUSTERS OF NATIVE TREES AND SHRUBS



30' Right-of-Way

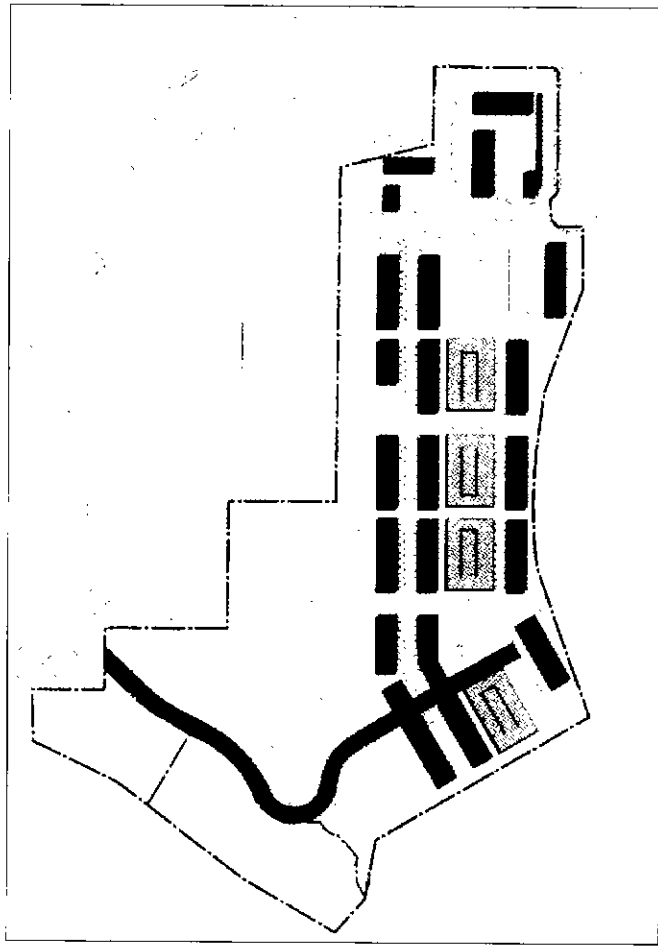
wall height varies 0 to 10'

Powderwood Drive

Powderwood Drive will be extended to the south to connect to the meadow road. A residential development and church are planned for the west side of Powderwood Road as it runs through Summit Research. Powderwood accommodates two-way traffic in 12' travelways. Within the research-oriented part of the campus, stormwater will be managed in curb and gutter systems that empty into larger bioswales for treatment and temporary storage. Outside the research zone, stormwater will drain directly into a vegetated swale along the road edge. An 8' multi-use trail parallels the west side of the roadway. In the research zone, the multi-use trail is concrete. Roadway lighting will only occur within the research zone.

Design Intent

- Clusters of native trees and shrubs
- Native perennial grasses and forbs
- Vegetated swale with check dams
- Multi-use trail
- Concrete walks in research zone
- Pedestrian-scale pole lighting



POWDERWOOD DRIVE



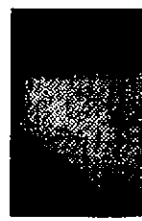
MULTI-USE TRAIL



VEGETATED SWALE



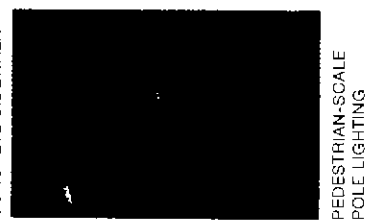
NAIVE GRASSES AND FORBS



CONCRETE SIDEWALK



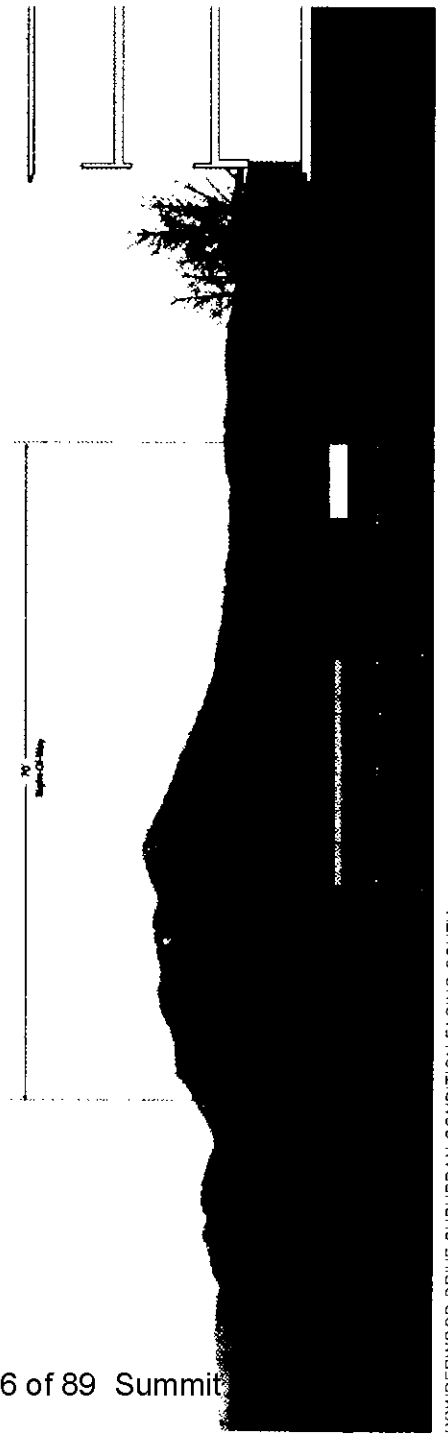
CLUSTERS OF NATIVE UPLAND TREES AND SHRUBS



PEDESTRIAN-SCALE POLE LIGHTING



POWDERWOOD DRIVE URBAN CONDITION FACING SOUTH



POWDERWOOD DRIVE SUBURBAN CONDITION FACING SOUTH

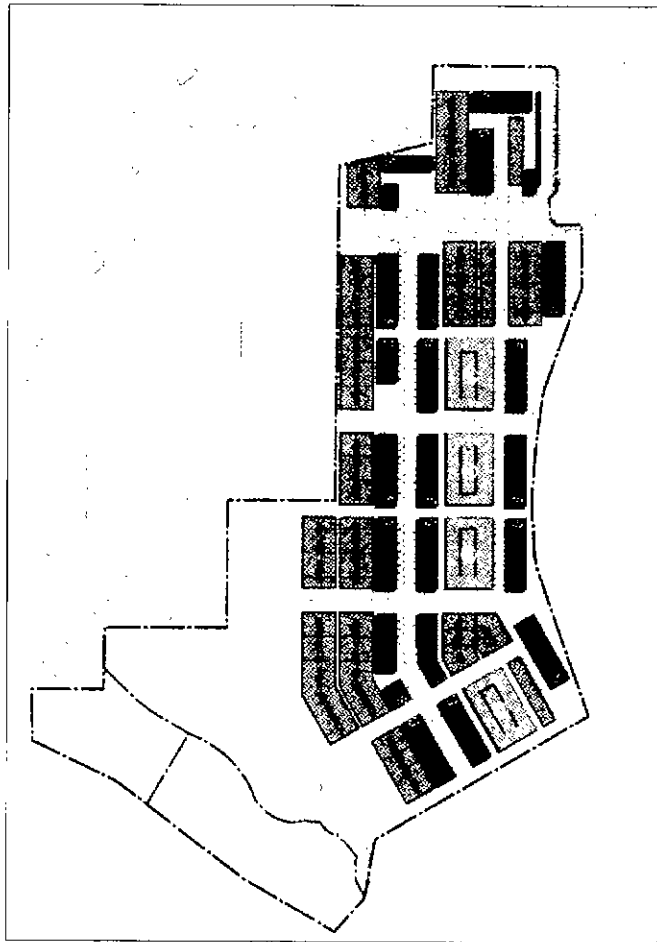
Parking lots

The surface parking lots will be terraced into the landscape between the spine road and the meadow road, and north of the spine road. The parking areas must be at least 12' from all Summit Research property lines. Parking areas should align with building edges, where possible, and must be setback at least 12' from the service drives (measured from back of curb). Parking lot slopes must not exceed 5%. All parking stalls will be laid out at 90 degree angles and each space must be at least 9' x 18', except in areas specifically designated for compact cars where spaces may be 8' x 18'. Parking aisle width will be 24'. Snow storage will be provided in the draws along the edges of the parking lots. ADA accessible parking must be available based on federal standards.

The landscaped islands between parking bays should meet the 10% open space requirement within the parking lot. Clusters of trees with perennials, grasses, and ground covers as the under story will provide relief within the parking lots. These informal plantings will be designed to mimic the gambel oak plant community patterns that dot the surrounding foothills. Trees planted in the islands will provide shade only for the summer months. The landscaped islands will be 10' wide (minimum) and will function as stormwater infiltration gardens with detention below grade in a corrugated metal pipe or concrete pipe. The use of native rock or round stones in the swale may be used to help mitigate surface water flow and add texture to the site.

Retaining walls will be constructed to terrace the parking lots. Stone obtained from the project site during construction should be used in these walls, if possible. The walls will vary in height from 2' to 16' and can be stepped.

- Terraced landscape separated by plantings
- Clusters of trees and perennial plantings (drought and salt tolerant)
- Local stone retaining walls
- Vegetated native cobble swales
- Curb cuts drain rainwater to swale
- Vegeticular-scale pole lighting



PARKING LOTS



TERRACED PARKING LOTS SEPARATED BY PLANTINGS



VEGETATED COBBLE SWALE



POLE LIGHTING

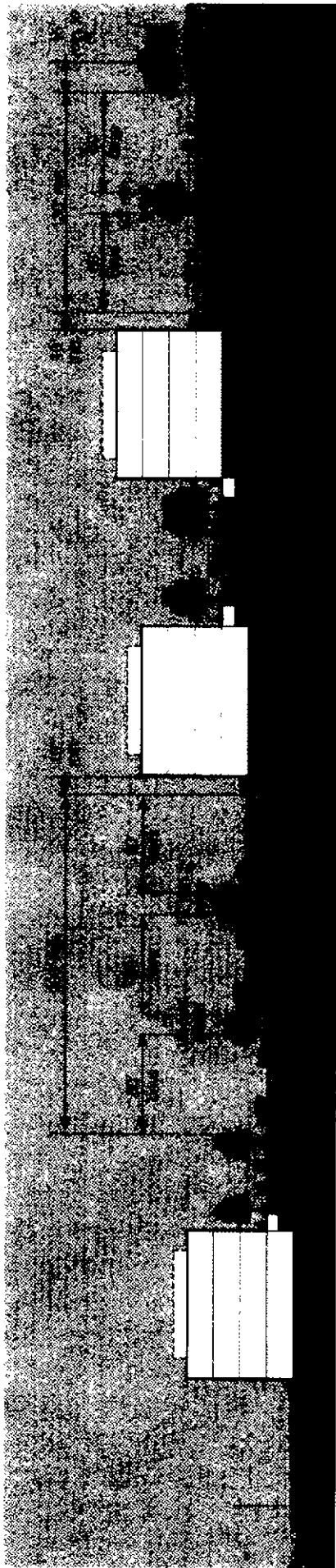


CLUSTERS OF TREES AND PERENNIALS

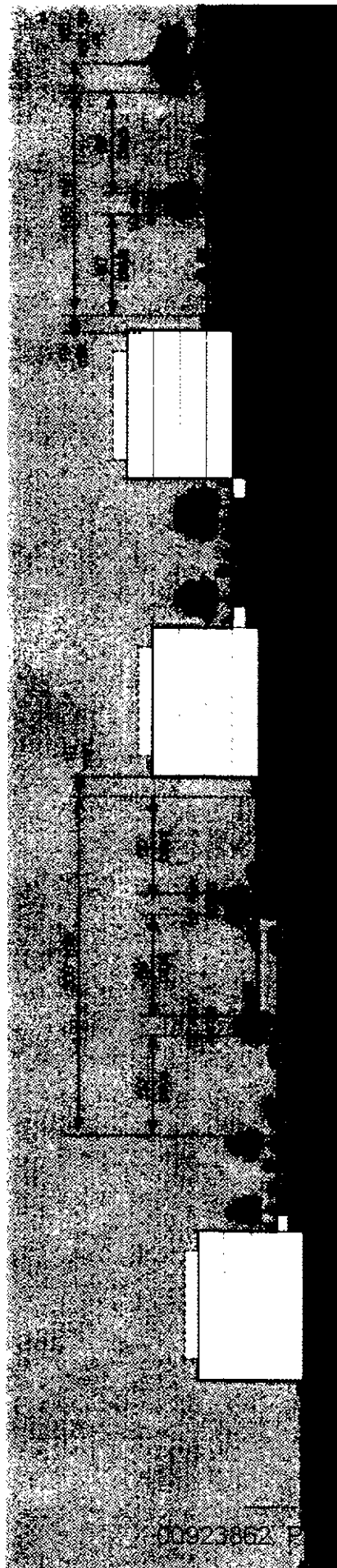


CURB CUTS DRAIN RAINWATER TO SWALE

LOCAL STONE RETAINING WALLS TO SEPARATE PARKING LOTS



PARKING SURFACE LOTS WITH VEGETATED SWALE AND BIORETENTION



PARKING DECKS WITH VEGETATED SWALES AND BIORETENTION

LANDSCAPE PLANT LIST

Below is a list of plants that are recommended for use in the various landscape areas. Use of native wildflower and grass mixes is encouraged.

NATURALIZED AREAS

Upland

Trees and Shrubs

- Acer ginnala (Amur Maple)
- Amelanchier sp. (Serviceberry)
- Prunus virginiana (Chokecherry) *
- Quercus gambelii (Gambel Oak) *

Upland Perennial Grasses and Forbs

- Achillea millefolium occidentale (Western Yarrow)
- Amelanchier alnifolia (Serviceberry)
- Andropogon cristatum gaertn (Crested Wheat Grass)*
- Artemisia tridentata (Big Sagebrush) *
- Artemisia cana (Silver Sagebrush) *
- Artemisia fragida (Fringe Sage) *
- Balsamorhiza sagittata (Arrowleaved Balsamroot) *
- Ceanothus velutinus (Snowbrush Ceanothus) *
- Chrysothamnus nauseosus (Rabbitbrush) *
- Elymus canadensis glaucifolius (Canadian Wild Rye) *
- Gramineae bormus marginatus nees (Mountain Brome)*
- Limonium Lewisii, (Wild Blue Flax)
- Lupinus sericeus (Silky Lupine) *
- Oryzopsis hymenoides (Indian Ricegrass)*
- Pascopyrum smithii (Western Wheatgrass)
- Pentstemon Strictus Benth (Rocky Mountain Penstemon)*
- Potentilla fruticosa (Potentilla) *
- Rudbeckia occidentalis Nutt. (Yellow cone flower)

* Native to Utah

Wet Meadow

Trees and Shrubs

- Cornus serica (Red-twigged or yellow twig Dogwood) *
- Populus angustifolia (Narrowleaf Cottonwood) *
- Salix alba 'Vitelina' (Golden Willow)
- Salix exigua (Narrowleaf Willow)

Wet Meadow Perennials and Groundcovers

- Aquilegia caerulea (Colorado Blue Columbine) *
- Cornus sericea (Red-twigged Dogwood)
- Deschampsia caespitosa (Tufted Hair Grass) *
- Epilobium angustifolium (Fireweed) *
- Festuca rubra (Red Fescue)
- Gramineae Bromus marginatus (Mountain brome) *
- Iris missouriensis (Rocky Mountain Iris) *
- Pascopyrum smithii (Western Wheatgrass) *
- Spiraea nipponica 'Snowmound' (Snowmound Spirea)
- Spiraea nipponica 'Halward's Silver' (Halwards Silver Spirea)
- Wetland Sod Mix

Aspen Draws

Overstory Trees

- Abies concolor (White Fir) - along Route 224 as screening in protected areas
- Populus tremuloides (Quaking Aspen) *
- Picea sp. (Spruce) - along Route 224 as screening

Understory Trees and Shrubs

- Cornus sericea (Red-twigged Dogwood) *
- Symphoricarpos alba (Common Snowberry)
- Perennial Grasses and Forbs
- Achillea millefolium L. (Western yarrow) *
- Agropyron cristatum gaertn (Crested wheat grass)

- Aquilegia sp. (Columbine)
- Dactylis glomerata 'Iatar' (Orchard grass 'Iatar')
- Delphinium occidentale (Western larkspur)
- Deschampsia caespitosa (Tufted Hair grass) *
- Elymus canadensis glaucifolius (Canada wild rye)
- Gaillardia aristata (Indian Blanket Flower) *
- Gramineae Bromus marginatus nees (Mountain brome) *
- Lupinus sericeus & sp. (Silky Lupine)
- Oryzopsis hymenoides (Indian ricegrass)
- Penstemon strictus benth (Rocky mountain penstemon)
- Rudbeckia occidentalis nutt. (Yellow cone flower)

GATHERING SPACES

Courtyards and Drop-off Courts

Trees

- Sorbus decora (Showy Mountain Ash)
- Populus tremuloides (Quaking aspen) *
- Prunus virginiana (Chokecherry)

Perennial Shrubs, Grasses and Forbs

- Andropyron cristatum gaertn (Crested wheat grass)
- Achillea millefolium L. (Western Yarrow) *
- Aquilegia sp (Columbine) *
- Cornus Serica (Red-twig Dogwood) *
- Dicentra eximia or spectabilis (Bleeding-heart)
- Lupinus sp. (Lupine) *
- Lavandula sp. (Lavender)
- Mertensia sp. (Blue Bells) *
- Monarda didyma (Bee Balm)
- Narcissus sp. (Daffodil)
- Penstemon sp. (Penstemon) *

- Rosa rugosa (Rugosa Rose)
- Rudbeckia sp. (Coneflower)
- Salvia sp. (Salvia)
- Thymus sp. (Thyme)
- Veronica spicata (Spike Speedwell)

STREETSCAPES

Spine Road

A mix of native and non-native species will be used on the spine road to establish a strong vegetation palette.

Trees

- Populus angustifolia (Narrowleaf Cottonwood) *
- Tilia x flavescens 'Droptmore' ('Droptmore' Linden)

Perennial Grasses and Forbs

- Andropyron cristatum (Slender Wheat Grass)
- Deschampsia caespitosa (Tufted Hair Grass) *
- Festuca ovina (Sheep Fescue)
- Festuca glauca (Blue Fescue)
- Festuca idahoensis elmer (Idaho Fescue)
- Gaertn deschampsia caepitosa (Crested Wheat Grass)
- Iris missouriensis (Rocky Mountain Iris) *
- Iris siberica (Siberian Iris)
- Phlox subulata 'white' ('Creeping phlox 'white')
- Oryzopsis hymenoides (Indian Ricegrass) *

Landmark Drive

Overstory Trees

- Abies concolor (White Fir) – along Route 224 only as screening
- Populus tremuloides (Quaking aspen) *
- Picea sp. (Spruce) - along Route 224 only as screening

Understory Trees and Shrubs

- Cornus sericea (Red-twigged Dogwood) *
- Symphoricarpos alba (Common Snowberry)
- Perennial Grasses and Forbs
- Achillea millefolium L. (Western Yarrow) *
- Agropyron cristatum gaertn (Crested Wheat Grass)

Aquilegia sp. (Columbine)

- Dactylis glomerata 'lata' (Orchard Grass 'Lata')
- Delphinium occidentale (Western Larkspur)
- Deschampsia caespitosa (Tufted Hair Grass) *
- Elymus canadensis glaucifolius (Canada Wild Rye)

Gaillardia aristata (Indian Blanket Flower) *

Gramineae Bromus marginatus nees (Mountain Brome) *

Lupinus sericeus & sp. (Silky Lupine)

Oryzopsis hymenoides (Indian Ricegrass)

Penstemon strictus benth (Rocky Mountain Penstemon)

Rudbeckia occidentalis nutt. (Yellow Cone Flower)

Meadow Road

Trees

- Tiliax flavescens 'Dropmore' ('Dropmore' Linden)

Perennial Shrubs, Grasses and Forbs

Hesperocallis sp. (Daylily)

Pinus mugo (Mugo Pine)

Ornamental and native grasses

- Phlox subulata (Creeping Phlox)
- Thymus sp. (Thyme)

Service Roads and Powderwood Drive

Trees and Shrubs

- Acer ginnala (Amur Maple)
- Amelanchier sp. (Serviceberry)
- Prunus virginiana (Chokecherry) *
- Quercus gambolii (Gambel Oak) *
- Upland Perennial Grasses and Forbs
- Achillea millefolium occidentale (Western Yarrow)
- Amelanchier alnifolia (Serviceberry)
- Andropyron cristatum gaertn (Crested Wheat Grass)
- Artemisia tridentata (Big Sagebrush) *
- Artemisia cana (Silver Sagebrush) *
- Artemisia fragida (Fringe Sage) *

Balsamorhiza sagittata (Arrowleaved Baisamroot) *

Ceanothus velutinus (Snowbrush Ceanothus) *

Chrysothamnus nauseosus (Rabbitbrush) *

Elymus canadensis glaucifolius (Canadian Wild Rye) *

Gramineae bromus marginatus nees (Mountain Brome) *

Linum Lewisii, (Wild Blue Flax)

Lupinus sericeus (Silky Lupine) *

Oryzopsis hymenoides (Indian Ricegrass) *

Pascopyrum smithii (Western Wheatgrass) *

Penstemon Strictus Benth (Rocky Mountain Penstemon) *

Potentilla fruticosa (Potentilla) *

Rudbeckia occidentalis Nutt. (Yellow Cone Flower)

Parking Lots

Trees

Acer ginnala (Amur Maple)

Quercus gambelii (Gambel's Oak) *

Prunus virginiana (Chokecherry) *

Perennial Shrubs, Grasses and Forbs

Agropyron cristatum gaertn (Crested wheat grass)

Andropyron cristatum (Slender wheat grass)

Arctostaphylos uva-ursi (Bearberry)

Callirhoe involucrate (Poppy Mallow)

Elymus canadensis glaucifolius (Cabadian Wild Rye) *

Festuca idahoensis elmer (Idaho fescue)

Festuca ovina L. (Sheep fescue)

Juniperus horizontalis (Creeping Juniper)

Spiraea nipponica 'Snowmound' (Snowmound Spirea)

Potentilla fruticosa (Potentilla) *

Rosa rugosa (Rugosa Rose)



Parcel: PCTC-1

Date Printed: 06/03/2011

Entry: 00909756

B: 2054 P: 0430

Account: 0476653

Sec/Twn/Range:

Acres: 4.37

District: 10

Mail To: THE BOYER COMPANY LC

90 S 400 W STE 200
SALT LAKE CITY, UT 84101

Situs Address:

LOT 1 PARK CITY TECH CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN
THE SUMMIT COUNTY RECORDERS OFFICE CONT 190,521 SQ FT OR 4.37 AC

Owner(s): BOYER SNYDERVILLE JUNCTION LC

Parcel: PCTC-2

Date Printed: 06/03/2011

Entry: 00909756

B: 2054 P: 0430

Account: 0476660

Sec/Twn/Range:

Acres: 6.49

District: 10

Mail To: LIBERTY PEAK APARTMENTS LLC

6440 S WASATCH BLVD STE 100
SALT LAKE CITY, UT 84121

Situs Address:

LOT 2 PARK CITY TECH CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN
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Owner(s): LIBERTY PEAK APARTMENTS LLC

Parcel: PCTC-3

Date Printed: 06/03/2011

Entry: 00909756

B: 2054 P: 0430

Account: 0476677

Sec/Twn/Range:

Acres: 6.61

District: 10

Mail To: LIBERTY PEAK APARTMENTS LLC

6440 S WASATCH BLVD STE 100
SALT LAKE CITY, UT 84121

Situs Address:

LOT 3 PARK CITY TECH CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN
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Owner(s): LIBERTY PEAK APARTMENTS LLC

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Date Printed: 06/03/2011

Entry: 00909756

B: 2054 P: 0430

Account: 0476684

Sec/Twn/Range:

Acres: 59.23

District: 10

Mail To: THE BOYER COMPANY LC

90 S 400 W STE 200
SALT LAKE CITY, UT 84101

Situs Address:

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Owner(s): BOYER SNYDERVILLE JUNCTION LC

Parcel: PCTC-5

Date Printed: 06/03/2011

Entry: 00909756

B: 2054 P: 0430

Account: 0476691

Sec/Twn/Range:

Acres: 5.78

District: 10

Mail To: THE BOYER COMPANY LC

90 S 400 W STE 200
SALT LAKE CITY, UT 84101

Situs Address:

LOT 5 PARK CITY TECH CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN
THE SUMMIT COUNTY RECORDERS OFFICE CONT 251,808 SQ FT OR 5.78 AC

Owner(s): BOYER SNYDERVILLE JUNCTION LC

Parcel: PCTC-6-X

Date Printed: 06/03/2011

Entry: 00909756

B: 2054 P: 0430

Account: 0476709

Sec/Twn/Range:

Acres: 2.93

District: 10

Mail To: SUMMIT COUNTY

PO BOX 128
COALVILLE, UT 84017

Situs Address:

LOT 6 PARK CITY TECH CENTER SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN
THE SUMMIT COUNTY RECORDERS OFFICE CONT 127,712 SQ FT OR 2.93 AC 2069-329

Owner(s): SUMMIT COUNTY