

## INTRODUCTION

Micron Technology welcomes the opportunity to present a narrative of the development approach for its planned community in Lehi, Utah. Our goal is to create a “Workplace Neighborhood” that is primarily focused on high quality office and technical-manufacturing facilities, supported by a variety of residential properties and a “Social Heart” comprised of small retail, professional, and mixed use facilities. Further, our goal includes striving to create the leading business park in Utah, ultimately employing more than 15,000 people.

The site of approximately 856 acres is ideally situated midway along the growing economic corridor framed by Salt Lake City and Provo. With un-paralleled views to the East, South and West, access to I-15 and SR 92, rail service adjacency, realistic commutes from and to anywhere along this corridor, and a thoroughly master planned and controlled development, our project will be very attractive to current and future Corporate and other space users.

Utah’s population today stands at approximately 2.6 million. Forecasts indicate that the state will likely grow to 7 million people by 2060. Given Lehi’s ideal location within the corridor described above, and the physical attributes of the Micron site, we believe this development will clearly identify Lehi as the leading employment center for technology, professional, and administrative leaders of the future economy. IMFT’s investment on the East end of this project, along with Adobe’s investment on the property to the West, is an early, important validation of this development’s direction. An essential element of achieving this goal is the thoroughly planned Master Plan that our architectural team has developed.

This Master Plan was constructed by initially focusing on the attributes of the existing terrain, coupled with the market driven need for a high quality class “A” business park. To this foundation, our architectural team added the concept of a “workplace neighborhood”, which incorporated a variety of residential properties and a “social heart” center providing retail, entertainment, and service facilities that will support the development’s business and residential occupants. The plan also allows for connectivity with adjacent property to the West and East. We are committed to these design concepts, as we are convinced that they will assure that we achieve an appropriately scaled, cohesive “workplace neighborhood” that

is socially engaging, visually attractive, while providing a backdrop for a high quality of life. The plan respects and enhances the natural landscape, fits with existing streets and intersections, and promotes walking and connection with adjacent trails.

## COMMERCIAL BUILDING CONSTRUCTION

Building materials and construction will be those typically utilized in class “A” properties. Architectural designs will reflect a timeless quality, preserving the value of individual buildings and other properties within the project. Buildings will be limited to two or three stories to allow each building maximum view potential. Colors for primary materials should be light in value and warm in tone, and will be comprised of the natural palette of the Wasatch Mountain. Colors for secondary materials will be darker in value and cooler in tone. Supporting parking areas will be heavily landscaped, pervious where possible, sloped or terraced to minimize grading, and where slope permits tucked under buildings. Walkway easements will be utilized to allow ease of walking to and from the “social heart” for all occupants of the project.

## RESIDENTIAL CONSTRUCTION

The plan envisions a total residential unit count of 780 units, consisting of 195 single family units 470 multifamily units, and 115 Mixed use units. The multifamily units will consist of apartments, condominiums and townhouses. In each case, the build out will be at densities below Lehi City maximums, which will contribute to the value and quality of each unit and again, to the project as a whole. While we anticipate a variety of designs, we will control the architecture, materials and colors to achieve compatibility with the more dominant commercial portion of the project.

## ROADWAYS AND ACCESS

Access to the site is primarily off of SR-92 which borders to the South. Access points will be located at 500 West, Center Street, 400 East and Highland Boulevard (note - Highland Blvd., unlike the other addressing streets, is within Highland City). In addition, there will be access to adjacent properties to the West and Highland Boulevard to the East, allowing East-West connectivity across

the Micron Property. These latter access points will eliminate the need to enter SR-92 to access the adjacent property.

The primary road geometry for the site is based on the utilization of three main addressing roads and a main connector road. These include a “Commercial Addressing Road”, a “Commercial – Technical/Manufacturing Addressing Road”, a “Residential Addressing Road” and a “Social Heart Connector Road”. The Residential Addressing Road and the Commercial Addressing Road will be connected east to West by continuation of the roads through Micron’s Draper property, as the development requires. This will allow for both sides of the development, the east and the west side to connect. The purpose of these main roads will be to direct traffic to the driver’s primary use, while minimizing traffic through residential and school areas.

## COMMUNITY FEATURES

Given the variety of planned land uses in the project, the availability of community resources will be vital to achieving a highly functioning “Workplace Neighborhood”. These resources should address the educational, recreational, civic and service needs of the community. To meet these needs, the Master Plan envisions the following facilities. First, land will be provided for the development of a Middle School and an Elementary School. Ten acres are reserved on the Southwest portion of the site for an Elementary school. Adjoining the ten acres, approximately eleven acres will be provided to the City of Lehi for the development of a recreational park. In the Northeast portion of the project, approximately twenty acres will be reserved for the development of a Middle School. A portion of the Northeast twenty acre school site will be located within the City of Draper. Adjoining the Northwest twenty acre school site, ten acres will be provided to the City of Lehi for the development of a recreational park.

Second, a “Social Heart” will be developed in the core of the commercial office area, which will provide retail and services to the entire site community, as well as the broader Lehi and Highland communities. Examples of these would include small grocery and pharmacy facilities, restaurants, dry cleaning/laundry, banks, misc. retail, and professional services such as lawyers, doctors, and accountants. These retail/mixed use facilities would be deployed in a walk friendly, arcade environment, with 25-30’ retail bays. The master plan envisions small integrated

facilities that work together as the core retail/service environment of a village. Large box retail facilities will not be included.

In addition, seven acres will be reserved for potential civic facilities to be determined by the City.

## GREENWAYS AND OPEN SPACE

A series of “Greenways” follow existing site features such as natural drainage corridors, existing scrub oak and existing detention ponds. Greenways will be dedicated to the City of Lehi and reserved as Environmentally Sensitive Lands. They will include expanded drainage corridors, new detention ponds and new areas planted with scrub oak and will be public accessible open spaces that include recreation areas, trails and zones for native habitat. Landscaping and planting will be focused on native plantings and water-wise conservation practices. Greenways will connect to the existing Bonneville Shoreline Trail and will include new trailheads.

As the area plan is developed, public trails that interconnect to Master Planned Trails and Traverse Mountain Trails will be added.

Approximately one hundred fifty seven acres will remain as open space, and approximately one hundred twenty six acres will remain as restricted open space (note – “restricted open space” is defined as open space where the only structures or improvements that will exist will be for the purpose of providing utilities for the IMFT operation. The general public will not have access to this area for recreational purposes).

## SUMMARY

Micron’s Lehi property is ideally situated in the middle of Utah’s main economic corridor, anchored by Salt Lake City and Provo. The state’s favorable business climate, expanding population, excellent universities, and easy access to a variety of outstanding leisure activities, will be attractive to a variety of companies that will be shaping the US economy this century. The master development plan that has been designed for Micron’s property will lead to a very attractive “Workplace

Neighborhood” that will allow Lehi to capture significant employment generating opportunities. This in turn will result in a vibrant, successful community, as we have seen in other communities where concentrated technology investment has occurred.