

Ivory Ridge Development Description

Introduction

Ivory Homes is pleased to present a narrative of the development approach for one of its most recent and impressive proposed communities, Ivory Ridge, in Lehi, Utah. Since Ivory's primary goal is to create lasting value by providing quality homes in well-planned communities, this approximately 225 acre master planned community is no exception.

The master plan for Ivory Ridge establishes a tightly-integrated layout of key land uses, recreational facilities, and streets. Using existing topographical features, existing collector roads, and proposed and existing greenway corridors, the planned community is laid out to create a sense of place, and define individual neighborhoods while integrating the mixed land uses into the current community structure.

We believe that development values are the determining factors that set apart quality residential and commercial/business development from those that only, in part, satisfy human or environmental needs. Strong definitive objectives have been identified and we are committed to uphold them throughout the development process. These goals and objectives are the scale upon which planning and development decisions have been measured.

One of the most important values is the creation of a community for families and individuals to live, play and work together, and relax in a setting that is close to neighborhood services, and recreational and cultural opportunities while maintaining the integrity of a peaceful neighborhood. Protecting the values and investment within the development and throughout the existing community is another important objective of this valuable addition to the Lehi community.

Through the application of sound planning principles, the strict adherence to critical development criteria, and expert attention to aesthetic considerations, we will create a quality living and recreational environment that will ensure harmonious relationships among the different yet compatible land uses within the proposed development.



Community Features

The most exciting and beneficial feature provided within the Ivory Ridge community is the recreational facilities and leisure opportunities which will enhance the quality of life of the entire community by providing them with many diverse recreational opportunities throughout the parks and recreation system. The worthwhile and challenging recreational opportunities will serve people of all ages, interests, and abilities.

A substantial area is to be dedicated to active and passive recreation, parks, open space, and sports facilities. An approximately 11 acre tract of land will be dedicated to Lehi City for the development of a neighborhood/community park. This recreational amenity can provide worthwhile and challenging recreational opportunities for people of all ages, interests, and abilities by encouraging and supporting such recreational activities and programs as baseball, soccer, structured and non-structured play, picnicking, basketball, volleyball, jogging, etc.

Leading the list of planned recreational facilities, however, is a first class tennis-swim facility. This multi-million dollar resource will provide indoor as well as outdoor tennis courts, an outdoor swimming pool catering to all levels and types of swim activities, a reception center and associated outdoor gardens, meeting rooms, locker rooms, and a small fitness facility.

Knitting the community together will be a network of well planned articulate community entrances with wide, tree-lined boulevards, thematic community signage, and architectural features, open space corridors which will serve as buffers and trail connectors, and other visual identifiers such as wayfinding and community icons.

Integration of Mixed-Uses and Densities

To ensure a sustainable, viable, and attractive community we recognize that besides providing attractive and abundant recreation and open space opportunities, it is desirable to have a mix of housing densities, ownership patterns, price and building types, rather than devoting disproportionately large quantities of land to a single housing type such as traditional single-family homes on large lots. By providing a combination of housing products such as mixed density single family residential and well designed, low density multiple family residential



quality design and desirable living environments can be achieved. To protect the overall character and quality of the project and also allow for development flexibility to respond to changing market conditions an overall average residential density criteria has been established which is well within existing community guidelines and principles.

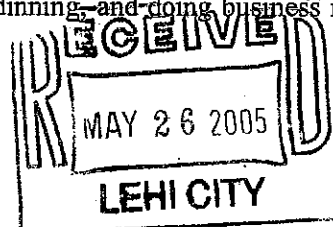
The location, design, and mix of housing types and densities provide an alternative to traditional development by emphasizing a pedestrian-oriented environment, and decreasing trip length for those who drive. To achieve this objective, the master plan provides for a higher concentration of households within convenient walking distance to neighborhood and community facilities, employment/business centers, and other major neighborhood destinations such as schools, churches, etc.

Areas of higher concentration of housing are located adjacent to the major collectors to alleviate traffic congestion and surrounded by lower density residential development, which are more vehicular oriented. These areas will primarily be comprised of traditional single family residential development but also encourage the use of mixed housing types, lot sizes, and building types.

The Lehi City comprehensive land use plan anticipates the advent of commercial/mixed-use development along the SR 92 corridor and the proposed commercial/business uses at this significant location compliment that vision. The neighborhood commercial/business core encourages the efficient use of land by locating employment and retail uses convenient to residential areas; reducing reliance upon automobile use and encouraging pedestrian and other non-vehicular circulation systems.

Design flexibility and coordination of architectural style of buildings, materials, signage, and building relationships will be encouraged throughout the commercial mixed-use core through stringent design and implementation standards. Situating Ivory's corporate offices at a major focal point along the entrance corridor will help set the standard of quality and tone of excellence throughout the commercial district.

In general the underlying objective of the mixed-use core will be to provide the community at large with more choices for neighborhood shopping, dining, and doing business in an exciting and safe environment.



Summary

For more than sixteen years Ivory Homes has been Utah's number one homebuilder. Homebuyers in Utah choose the quality and service Ivory Homes consistently provides to communities and the people who make those communities what they are today. Ivory Homes strives continually to build better communities which offer a sense of value, security, variety, uniqueness, and sustainability. We truly believe that Ivory Ridge will become a community which will provide many Utahans with a sense of pride and place as they are welcomed in and become part of the Lehi community.

