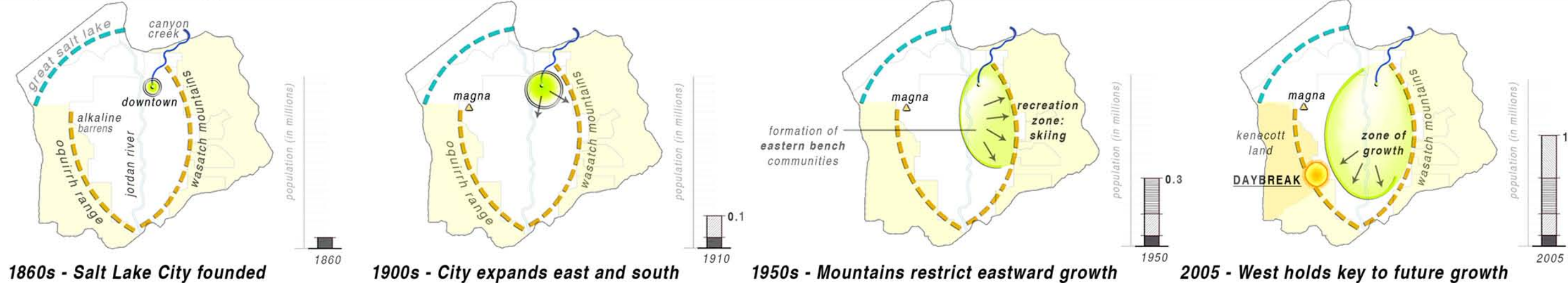


need

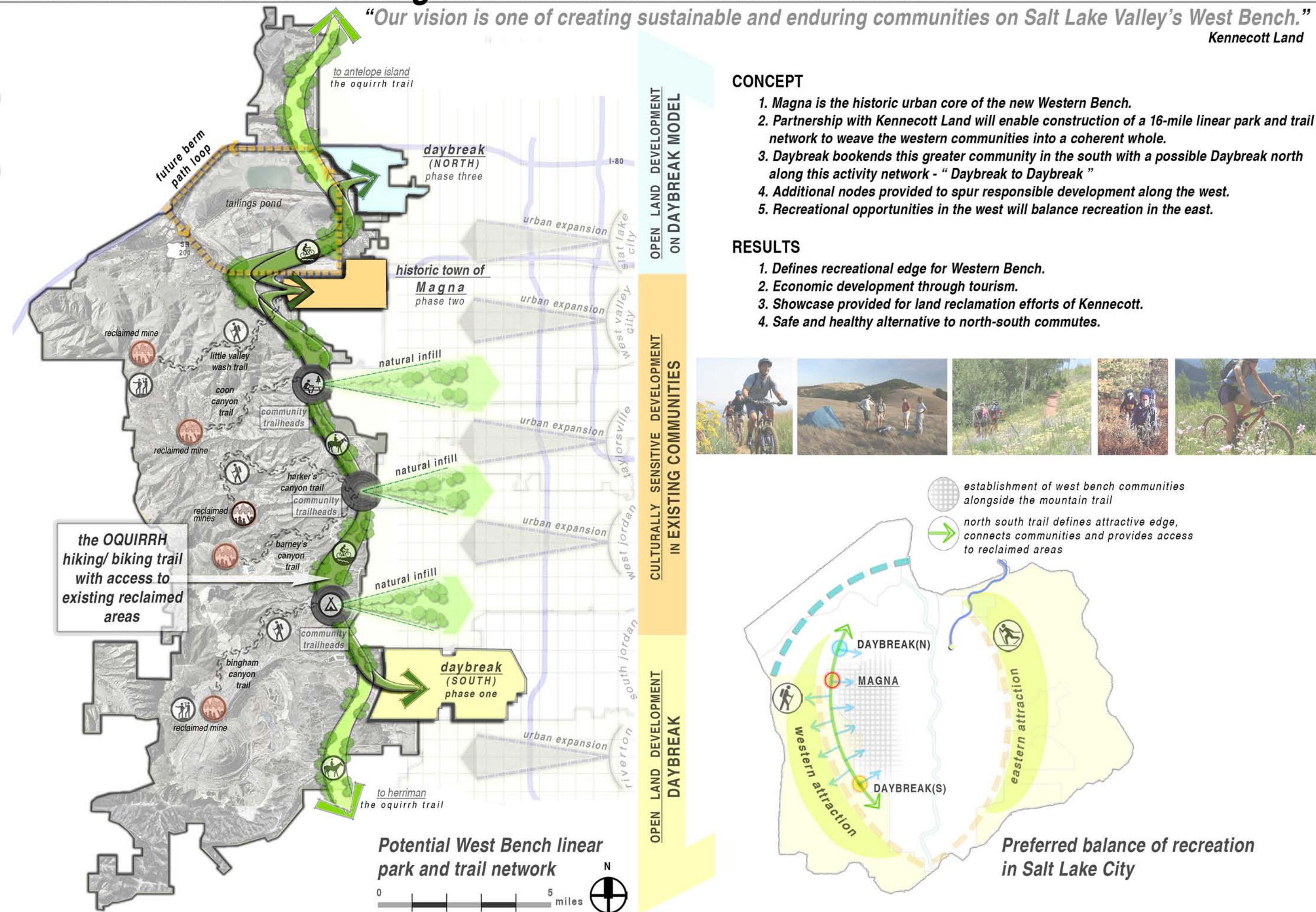
Responsible growth with limited area



Overlooked and under-utilized



Stitch the west bench with green and balance east with west

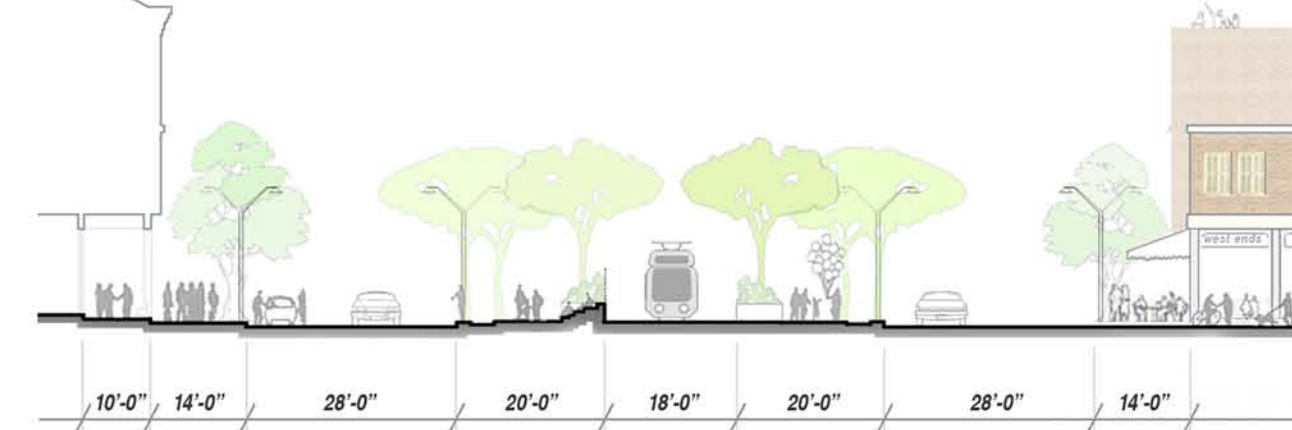


context

vision

SUSTAINABLE ROOTS

"Magna only needs to refine a new image to reach its full potential."
- Lisa Henrie, Envision Utah, Magna Study Co-Ordinator



THE STRATEGY

REVITALIZATION

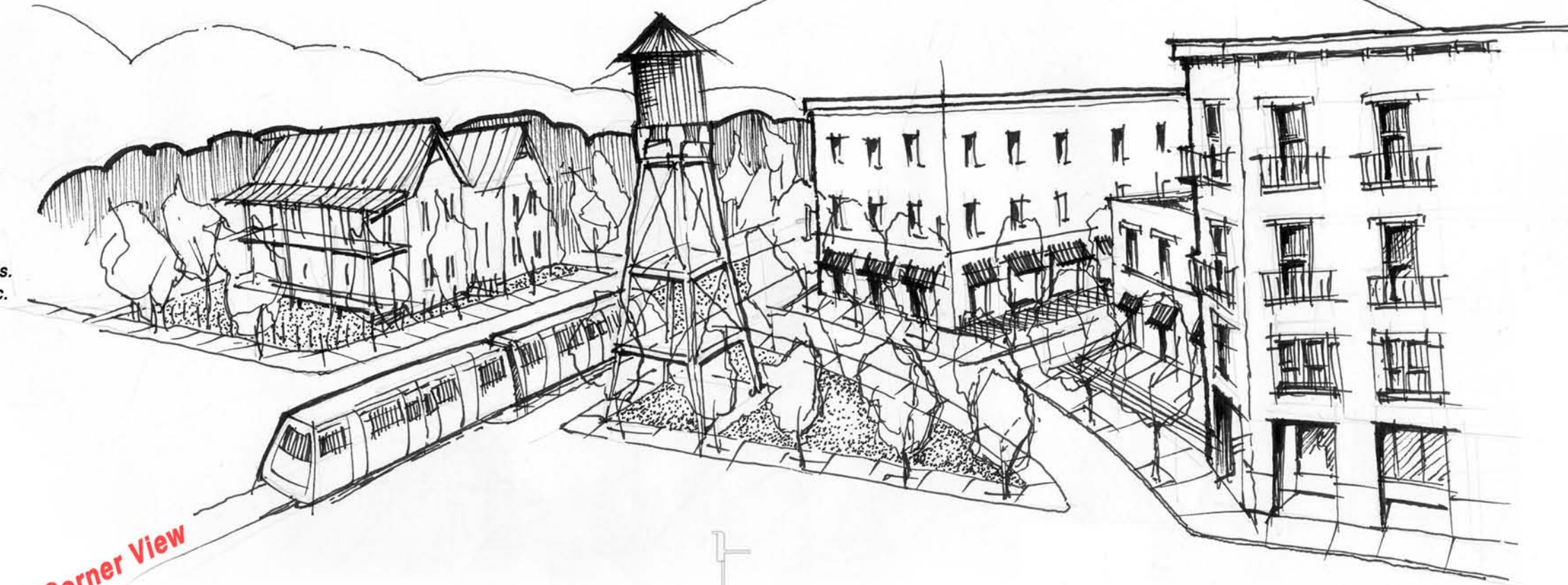
- Revitalize Mainstreet by selective urban infill in vacant lots and adaptive reuse of old / under - utilized buildings.
- Generate activity around key nodes by building transit hubs with high density mixed use development.
- Promote economic development by locating a satellite campus to University of Utah school of Mines and Earth Sciences.

GREENSPACE PLANNING

- Rebuilding Magna Park and expanding its facilities adding two Football fields.
- Expand and reconfigure the Golf course to fit into an urban residential fabric.
- Conserve and maintain open space including Green spaces and Wetlands by directing and "controlling" development.

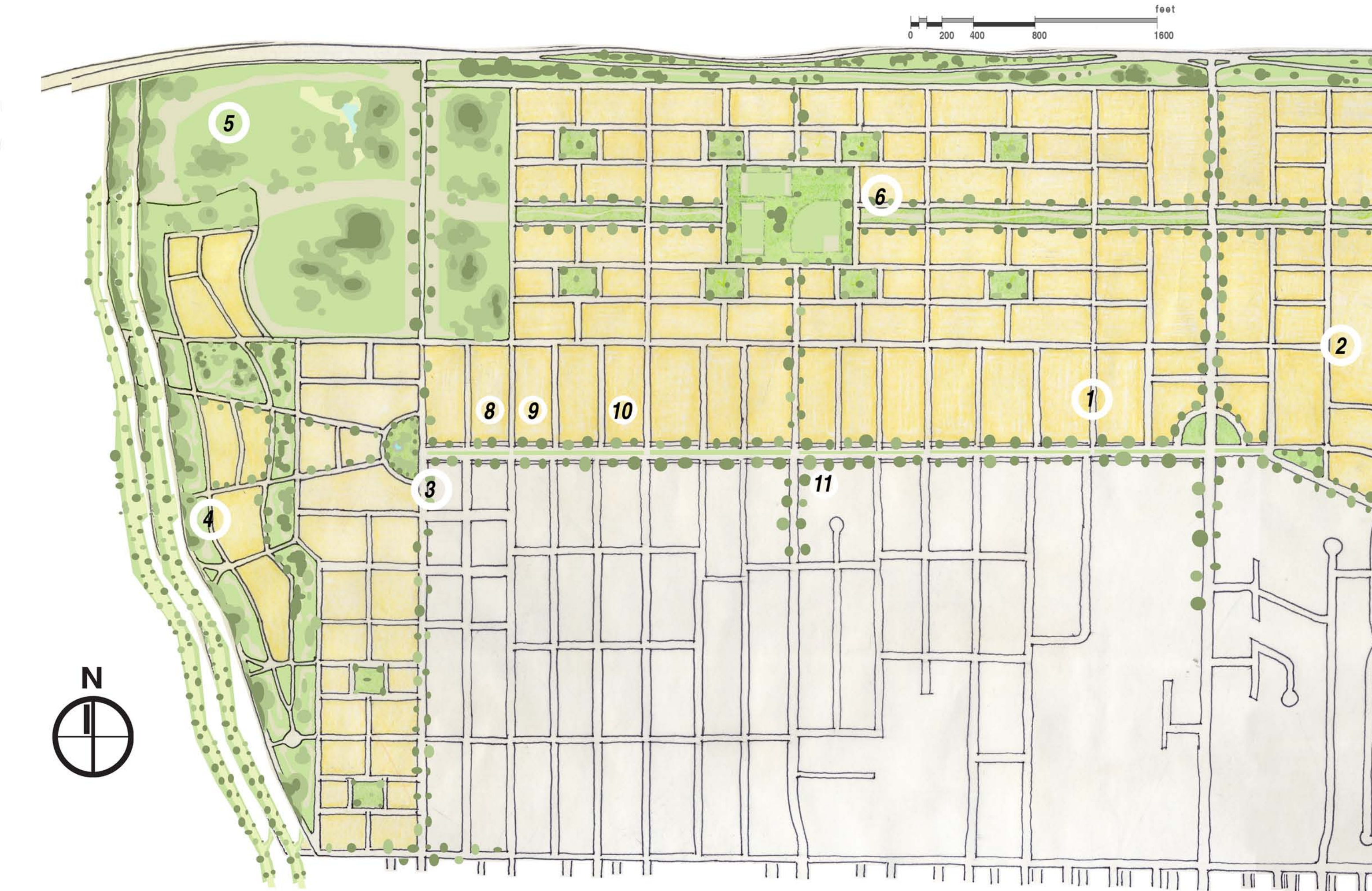
NEW DEVELOPMENT

- Develop Key nodes to spur development and partner with other Public / Private agencies for infill development of housing and other amenities.
- Develop Sustainable Industrial centers to promote Economic opportunities and limiting negative externalities of such development.
- Expand choices available to the citizens / communities by promoting new Retail / Entertainment destinations within walk able distance.
- Design roadways that are pedestrian and bike friendly.



Illustrative Master Plan

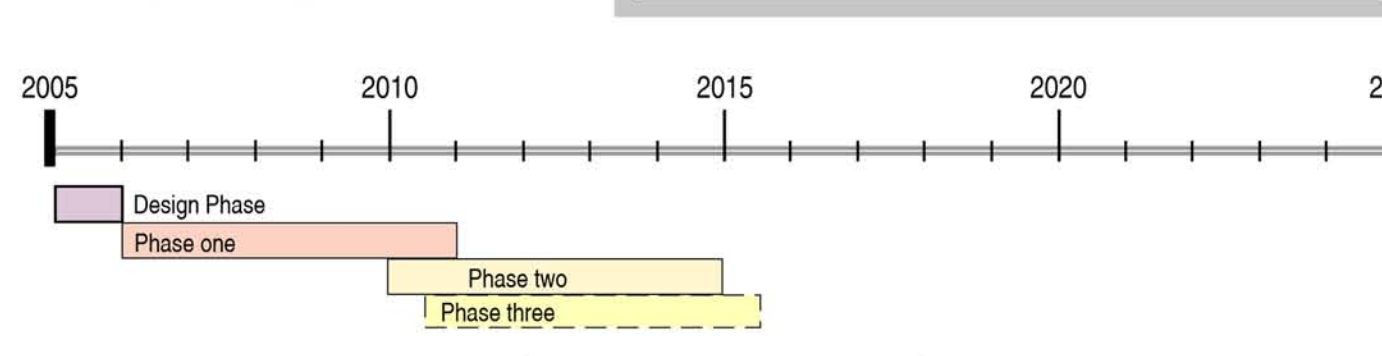
- PLAN NOTES:
1. Transit Node East Main Street
 2. University of Utah School of Mines and Earth Sciences Satellite Campus
 3. Transit Node West Main Street
 4. New Magna Copper Golf Community
 5. Reclamation Wetland Habitat and Public Park
 6. New Magna Copper Municipal Park
 7. Transit Node/Commercial District, SR201 Boulevard
 8. Gem Movie Palace
 9. Empress Theater
 10. Magna Mining Museum, Expanded Facilities
 11. Magna Senior Center



strategy

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Phasing Strategy and Timeline



Phase 1			Phase 2			Phase 3		
Residential	Units	Rentable Area (sf)	Residential	Units	Rentable Area (sf)	Residential	Units	Area Sold (acres)
- Apartments	574	541,887	- Apartments	242	229,378	- Apartments	142	
- Condos	957	1,594,159	- Condos	137	229,378	- Condos	140	
- Townhomes	N/A	N/A	- Townhomes	97	409,488	- Townhomes	299	
- Single Family Homes	70	1,526,880	- Single Family Homes	N/A	N/A	- Single Family Homes	N/A	
- Parking Spaces	2,042	N/A	- Parking Spaces	500	N/A	- Parking Spaces	N/A	
Commercial			Commercial			Commercial		
- Retail & Restaurant	N/A	1,082,574	- Retail & Restaurant	N/A	642,828	- Retail & Restaurant	N/A	
- Big Box	N/A	-	- Big Box	N/A	93,002	- Big Box	N/A	
- Theater (movie)	N/A	-	- Theater (movie)	N/A	214,276	- Theater (movie)	N/A	
- Parking Spaces	5,412	N/A	- Parking Spaces	3,809	N/A	- Parking Spaces	N/A	
Class A			Class A			Class A		
- Class A	-	N/A	- Class A	-	N/A	- Class A	-	79
- Parking Spaces	-	N/A	- Parking Spaces	-	N/A	- Parking Spaces	-	N/A
Other			Other			Other		
- 0-9999 of units	N/A	350,498	- 0-9999 of units	N/A	-	- 0-9999 of units	N/A	226
- Parking Spaces	547	N/A	- Parking Spaces	N/A	-	- Parking Spaces	N/A	-
Common Area			Common Area			Common Area		
- Mining College	N/A	41	- Mining College	N/A	-	- Mining College	N/A	-
- Linear Park	84,480	58	- Linear Park	N/A	-	- Linear Park	N/A	-
- Public Parks	N/A	80	- Public Parks	N/A	60	- Public Parks	N/A	-
- Pedestrian Promenades	-	-	- Pedestrian Promenades	5,387	784,285	- Pedestrian Promenades	-	-
- Multi-Use Trails	34,349	24	- Multi-Use Trails	-	-	- Multi-Use Trails	-	-
- Golf Course	N/A	117	- Golf Course	N/A	-	- Golf Course	-	-

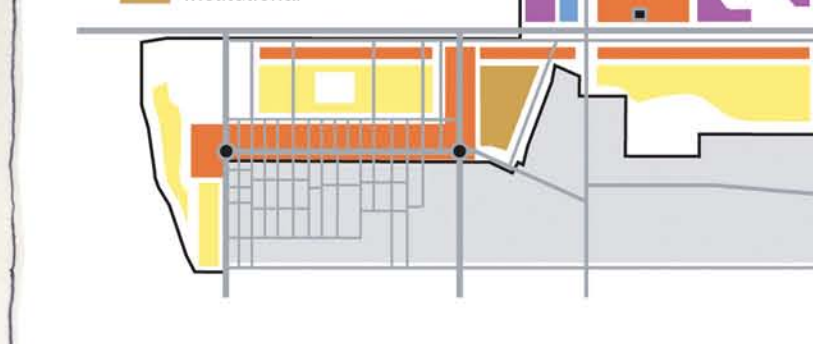
Phase 2				Phase 3	
Item	Units	Rentable Area (sf)	Residential	Area Sold (acres)	
- Apartments	242	229,378	- Apartments	141	
- Condos	137	229,378	- Condos	148	
- Townhomes	97	409,488	- Townhomes	296	
- Single Family Homes	-	-	- Single Family Homes	-	
- Parking Spaces	508	N/A	- Parking Spaces	N/A	
- Retail & Restaurant	N/A	642,828	- Retail & Restaurant	28	
- Big Box	N/A	65,002	- Big Box	36	
- Theater (movie)	N/A	214,276	- Theater (movie)	N/A	
- Parking Spaces	3,809	N/A	- Parking Spaces	N/A	
- Class A	-	-	- Class A	79	
- Parking Spaces	-	-	- Parking Spaces	N/A	
- 0-9999 sq units	-	-	- 0-9999 sq units	228	
- Common Areas	Linear Feet	Area (acres)			
- Mining College	N/A	-			
- Linear Park	N/A	60			
- Public Parks	N/A	80			
- Recreational Promenade	5,387	714,235			
- Multi-Use Trails	34,349	24			
- Golf Course	N/A	117			

	- Parking Assumptions	1 sf
	- Market Absorption (50% annual rate)	
	- Cap Rate	
	Residential (Owner-Occupied)	
	Return on Investment	
	Value of Development - Year 10	
	Property Tax Revenue (per year)	
	- Ave. Sale Price	\$2
	- Total Development Cost	
	- Acquisition Cost	
	- Construction Cost	
	- Market Absorption (50% annual rate)	
	- Cap Rate	
	Land Sale	
	Return (IRR) - 10 Year	
	Value	
	Cost	
	Acres	

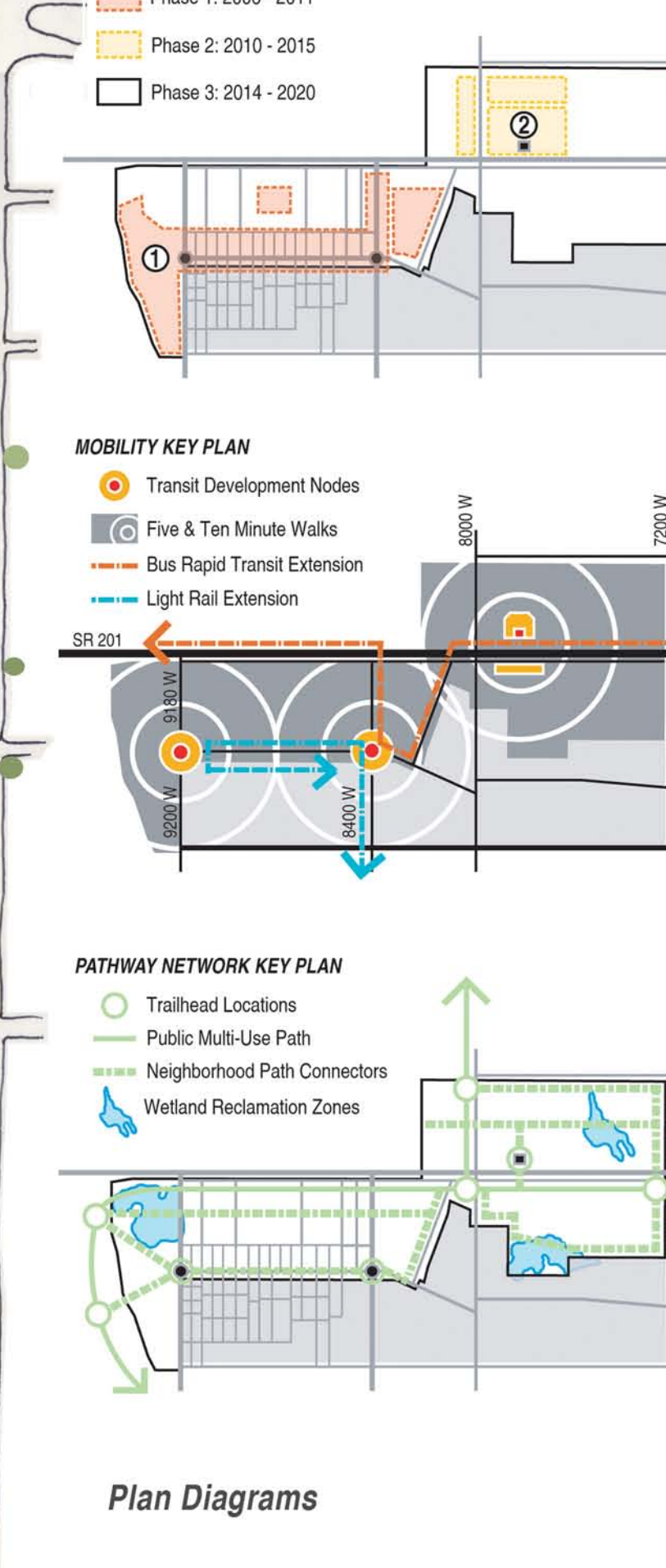
Overall Project Financial Performance		
Return (IRR) - Year 10	33%	
Value	\$879 million	
Cost	\$793 million	
Acres Developer Financed	146 acres	
Acres TIF Financed (public infrastructure)	270 acres	

Financial assumptions

Residential (Rental)	Commercial
Return (IRR) - Year 10	Return (IRR) - Year 10
15.91%	15.56%
Value of Development - Year 10	Value of Development - Year 10
\$101 million	\$363 million
Property Tax Revenue (per year)	Property Tax Revenue (per year)
\$1.5 million	\$10.6 million
- Avg. Rent (\$/month)	Sales Tax Revenue (5% tax)
\$807.00	\$29.5 million
- Avg. Operating Expenses (\$/unit/month)	- Avg. Rent (\$/year)
\$239.00	\$13.00
- Avg. Net Income (NOI)	- Avg. Operating Expenses (\$/year)
\$7 million	\$7.20
- Total Development Cost	- Avg. Net Income (NOI)
\$96 million	\$24 million
- Acquisition Cost	- Total Development Cost
\$2.5 million	\$342 million
- Construction Cost	- Acquisition Cost
\$14 million	\$9.4 million
- Parking Assumptions	- Construction Cost
1 space/75 unit	\$28 million
- Market Absorption (50% annual rate)	- Sales/Lease
344 units	\$200
- Cap Rate	- Parking Assumptions
8.50%	5 spaces/1000 sf
	15%
	- Land Appreciation
	- Market Absorption (50% annual rate)
	8.667
	- Cap Rate
	8.20%



Plan Diagrams



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