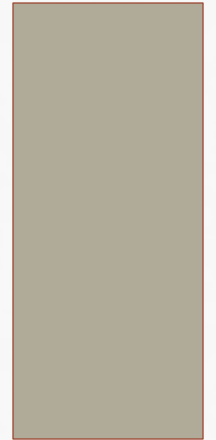


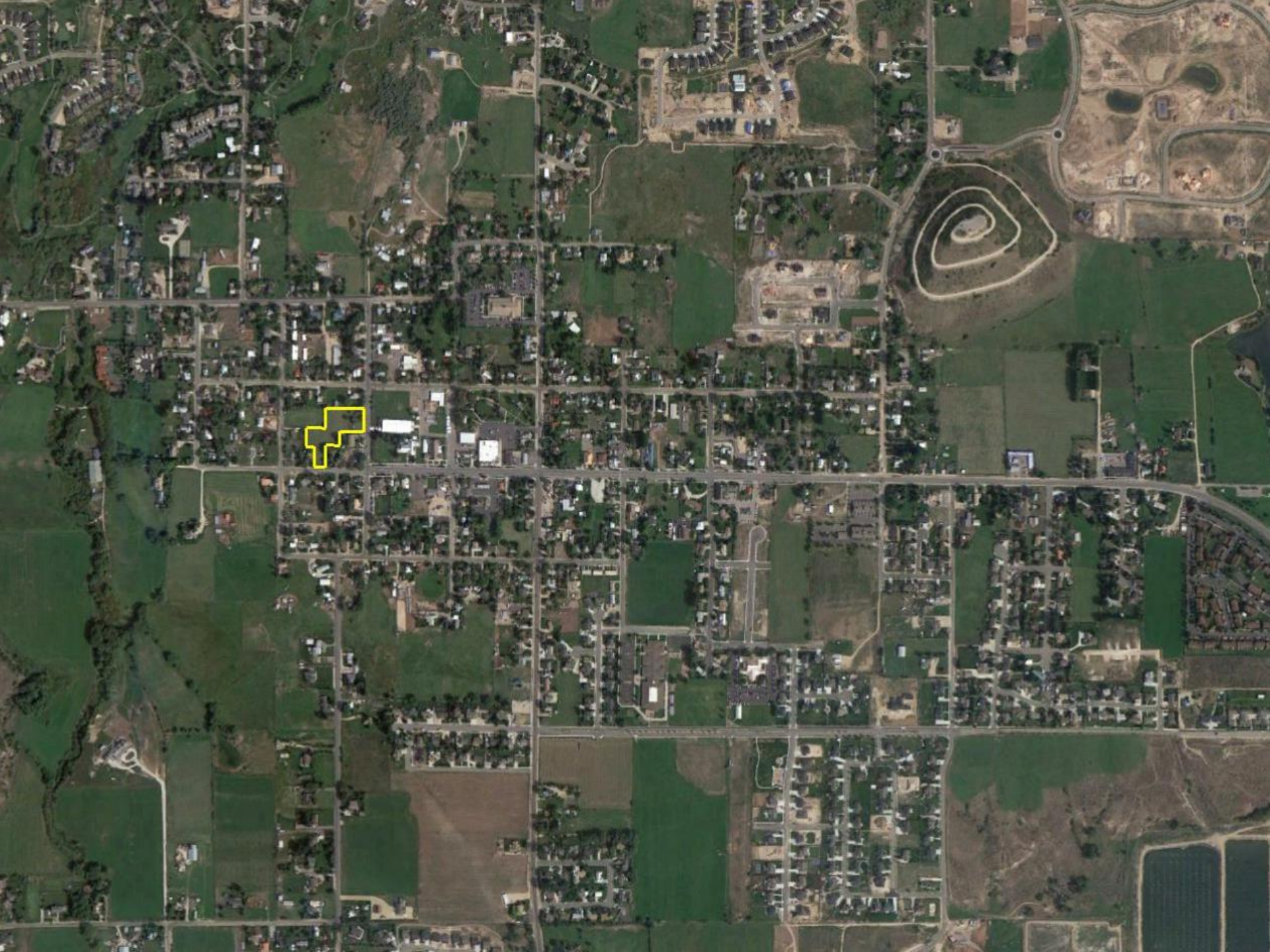
SPRINGER VILLAGE

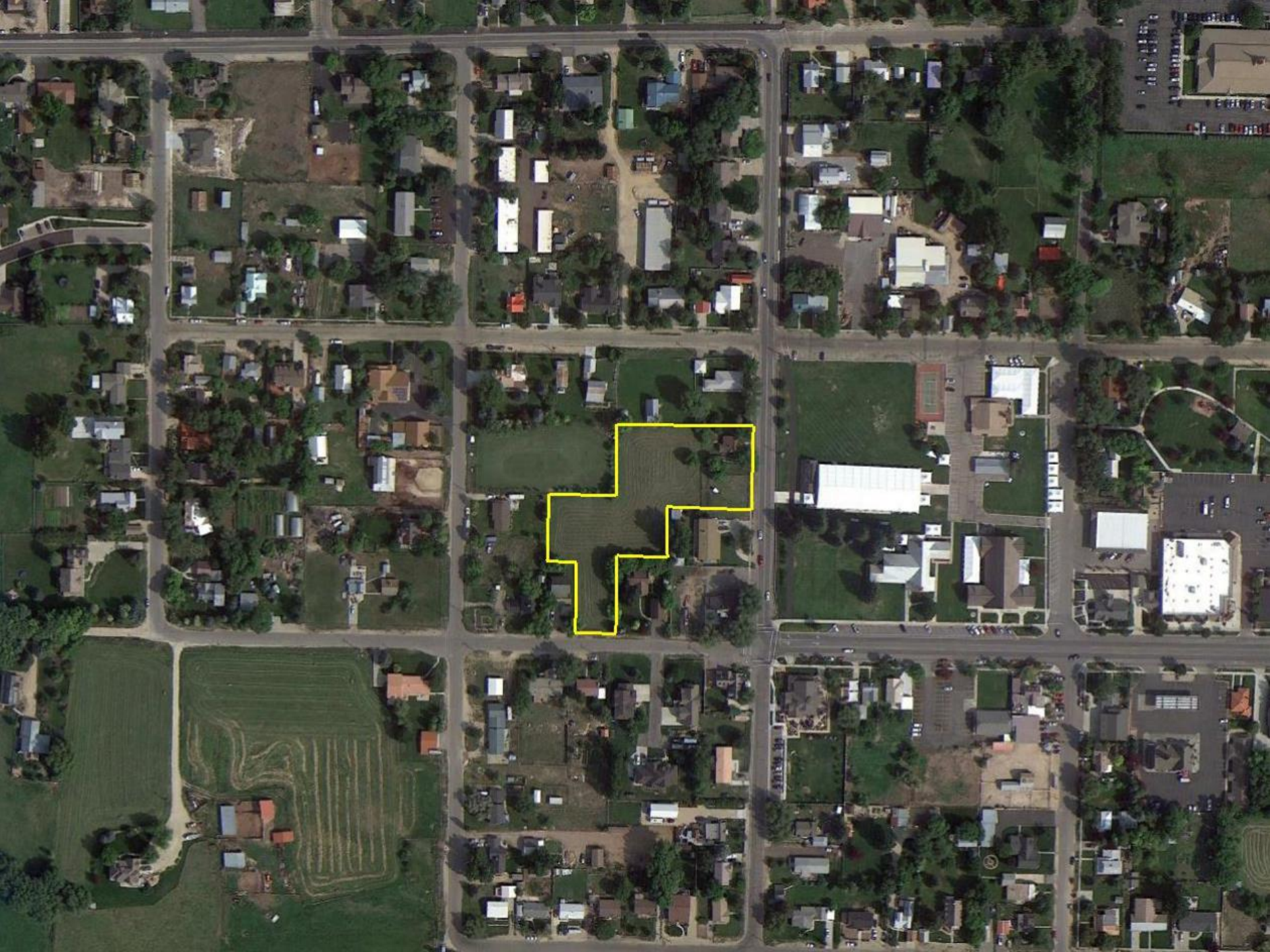
CONCEPT PLAN

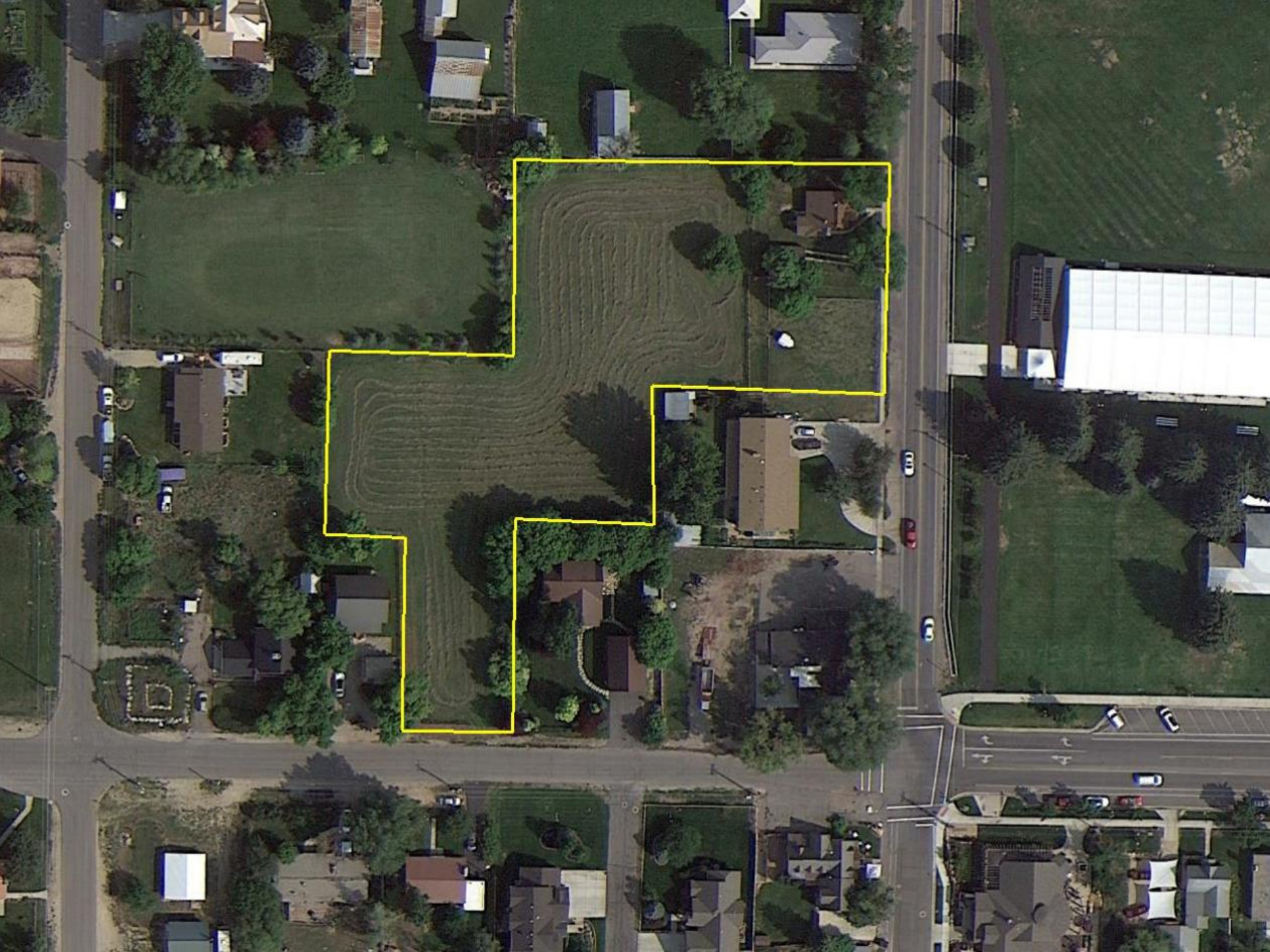


LAND USE SUMMARY

- 1.95 acres
- 2 Parcels
 - 0.8 parcel (north)
 - 1.05 parcel (south)
- 2 Zones
 - C-3 – approximately 1.25 acres
 - R-1-7 – approximately 0.6 acres
- Frontage on Main Street and 200 West (SR 222)

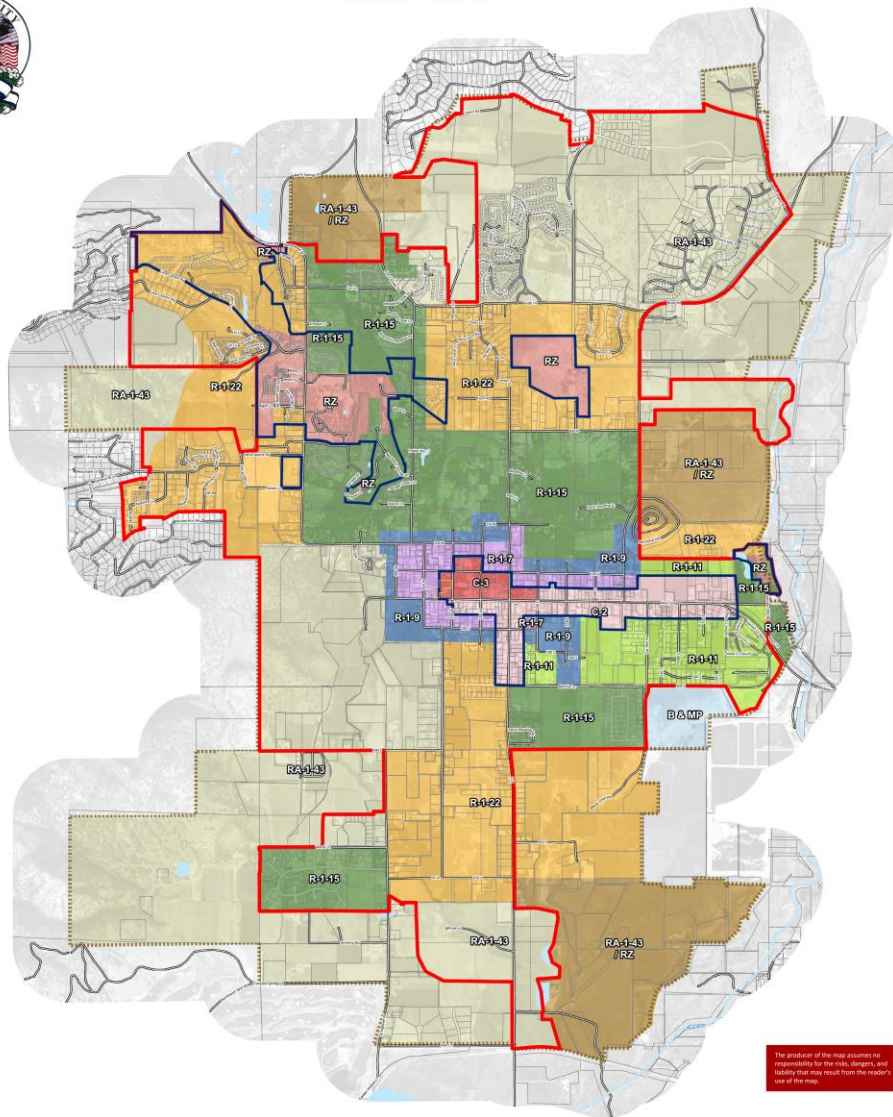






MIDWAY CITY - Land Use

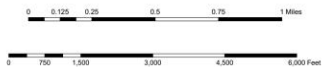
August 12, 2009



The producer of the map assumes no responsibility for the risks, dangers, and liability that may result from the reader's use of the map.

Legend

- | | |
|------------------------|---------------|
| TROD | Zoning R-1-22 |
| Midway City | B & MP |
| Midway Growth Boundary | C-2 |
| Rivers | R-1-9 |
| Roads | RA-1-43 |
| Water Body | RZ |
| | R-1-11 |
| | RA-1-43 / RZ |



MOUNTAINLAND
ASSOCIATION OF GOVERNMENTS

Map Produced by Gary Hunt, GISP (City of Midway)
Manufacturing Association of Governments
Map Production Date: April 2009
Map Projection: North American Datum 1983
Data Source: Midway City & Mountain County

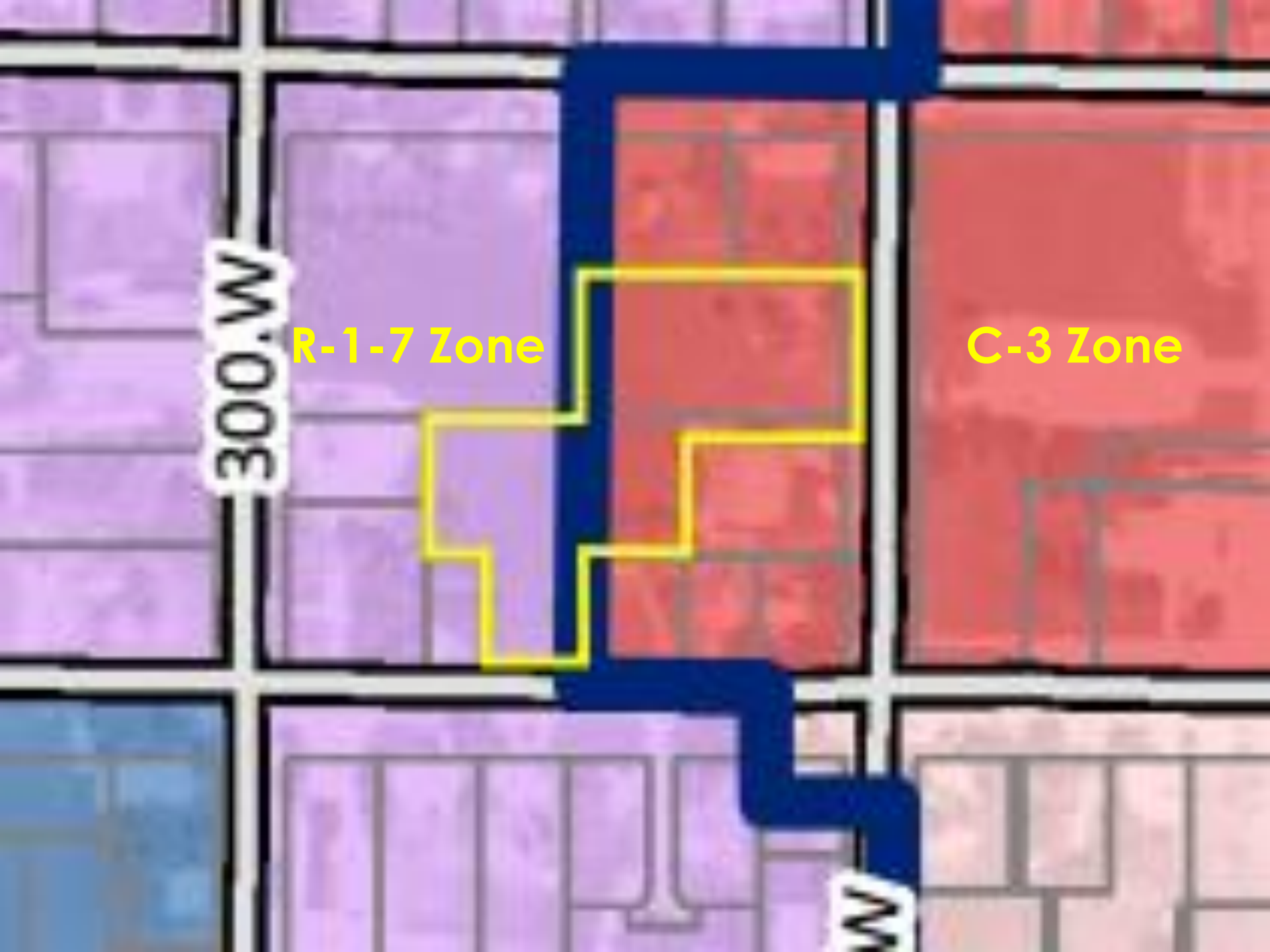


300.W

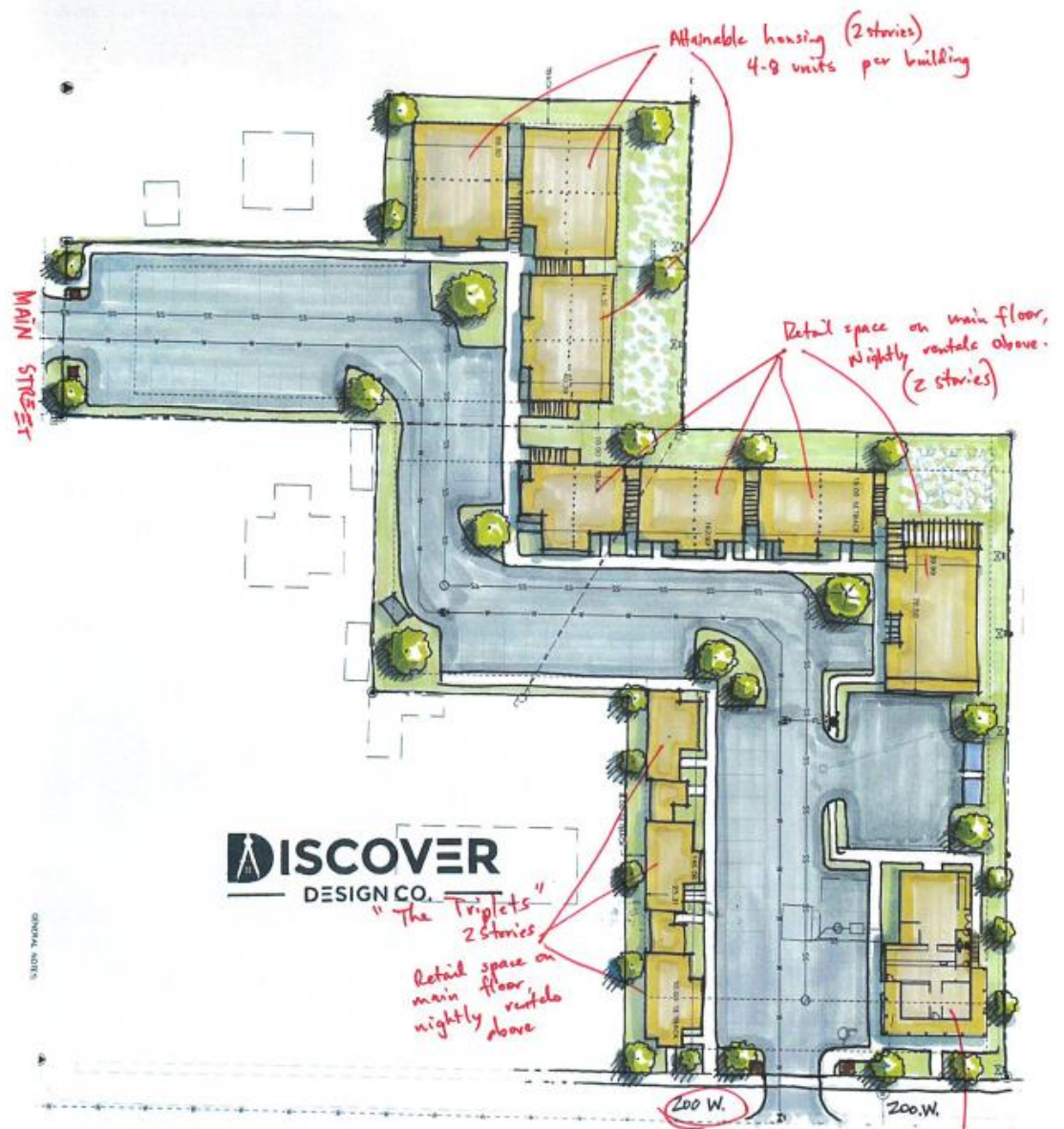
R-1-7 Zone

C-3 Zone

W



Concept plan



Attainable housing (2 stories)
4-8 units per building

Retail space on main floor,
Nightly rentals above.
(2 stories)

"The Triplets"
2 stories
Retail space on
main floor
nightly rentals
above

Balcony - food
on main floor/
Nightly rental
above

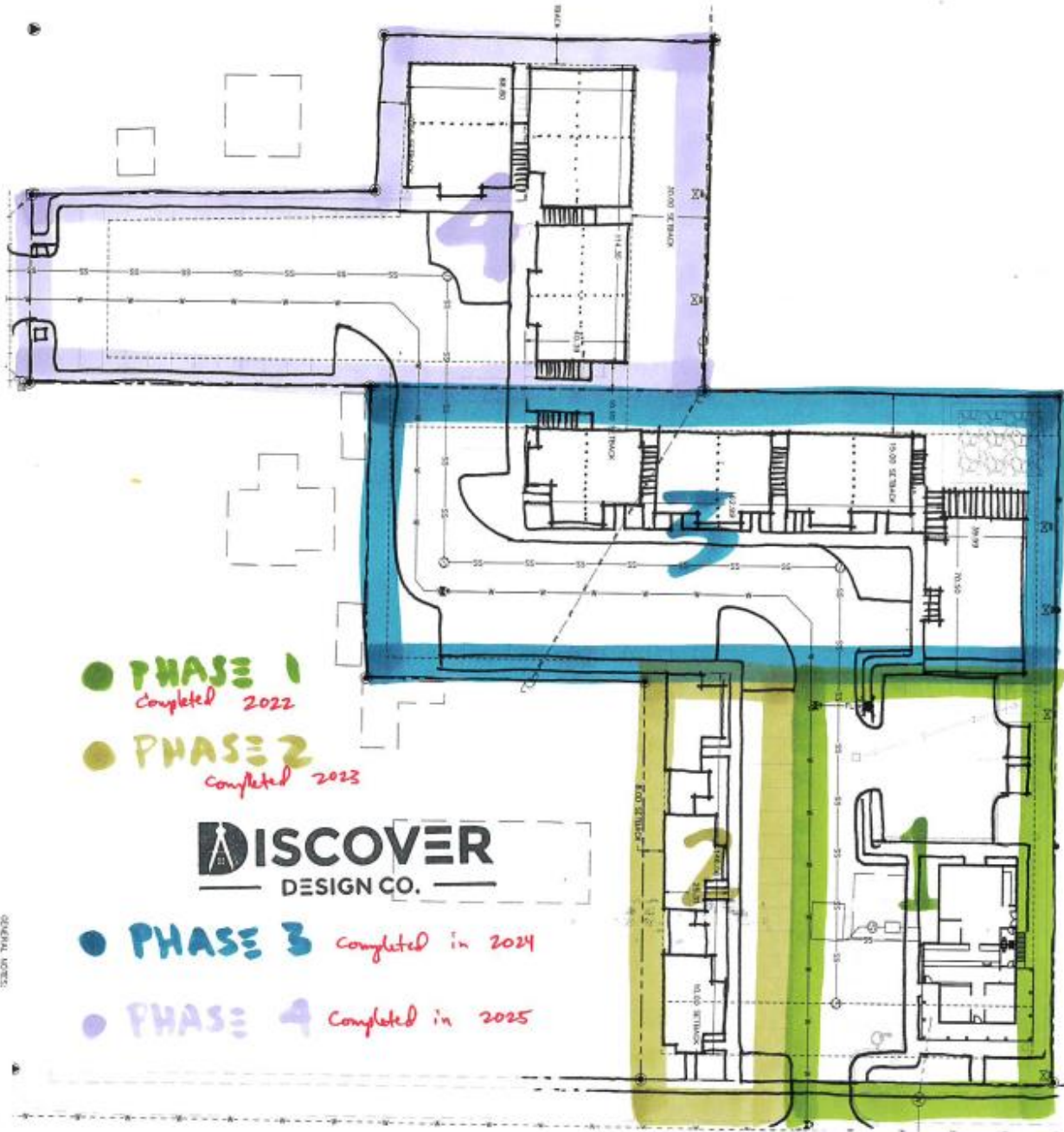
DISCOVER
DESIGN CO.

MAIN STREET

200 W.

200 W.

GENERAL NOTES



GENERAL NOTES



FINAL DESIGN





INTERIOR DESIGN CONCEPTS



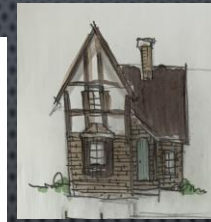


CURRENT ZONING / VILLAGE CONCEPT





EXTERIOR ROUGH CONCEPTS





GARDNER VILLAGE



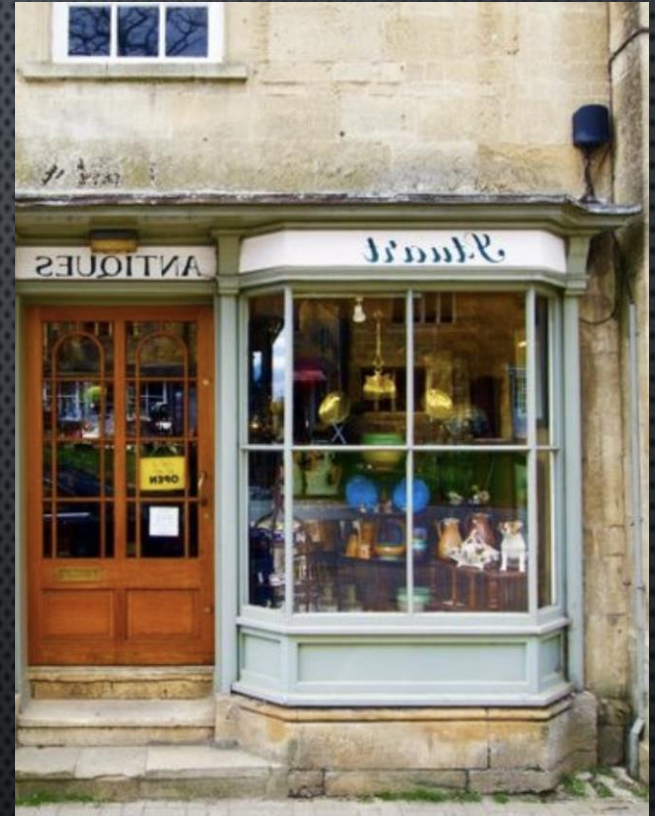


ARCHITECTURAL INSPIRATION





NOOKS AND CRANNY'S





A PLACE TO GATHER

- BAKERY
- NAIL SALON
- GIFTS/ CLOTHING SHOP
- SMALL GATHERING PLACE / EVENTS
- COOKING WARE AND COOKING CLASSES
- SMALL RESTAURANT / COFFEE SHOP
- ICE CREAM SHOP
- JEWELRY SHOP
- STORE FRONT FOR PIE / COOKIE CO.
- NIGHTLY RENTALS
- ATTAINABLE HOUSING?



MIDWAY MICE





SPRINGER LEGACY





QUESTIONS?