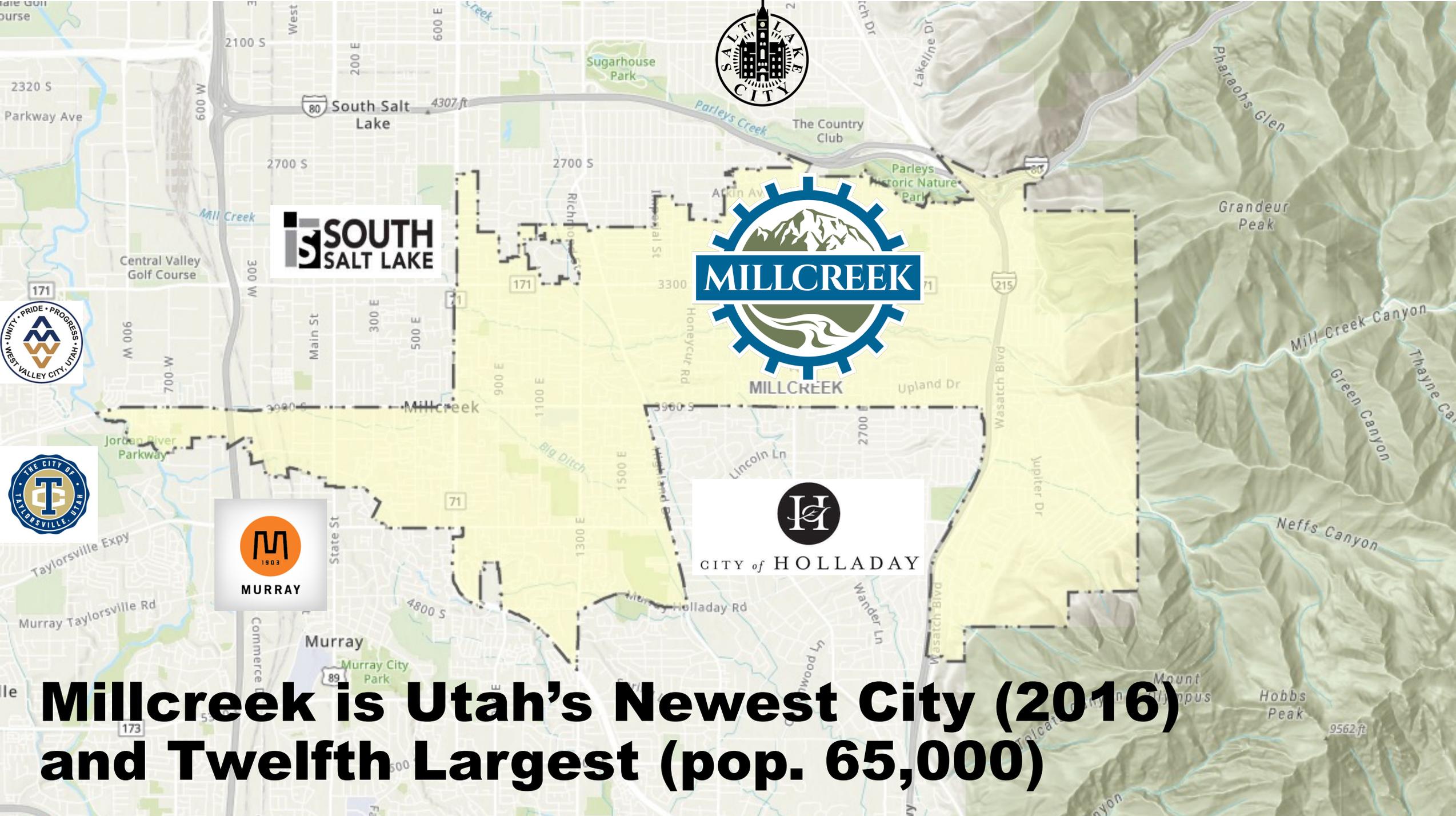
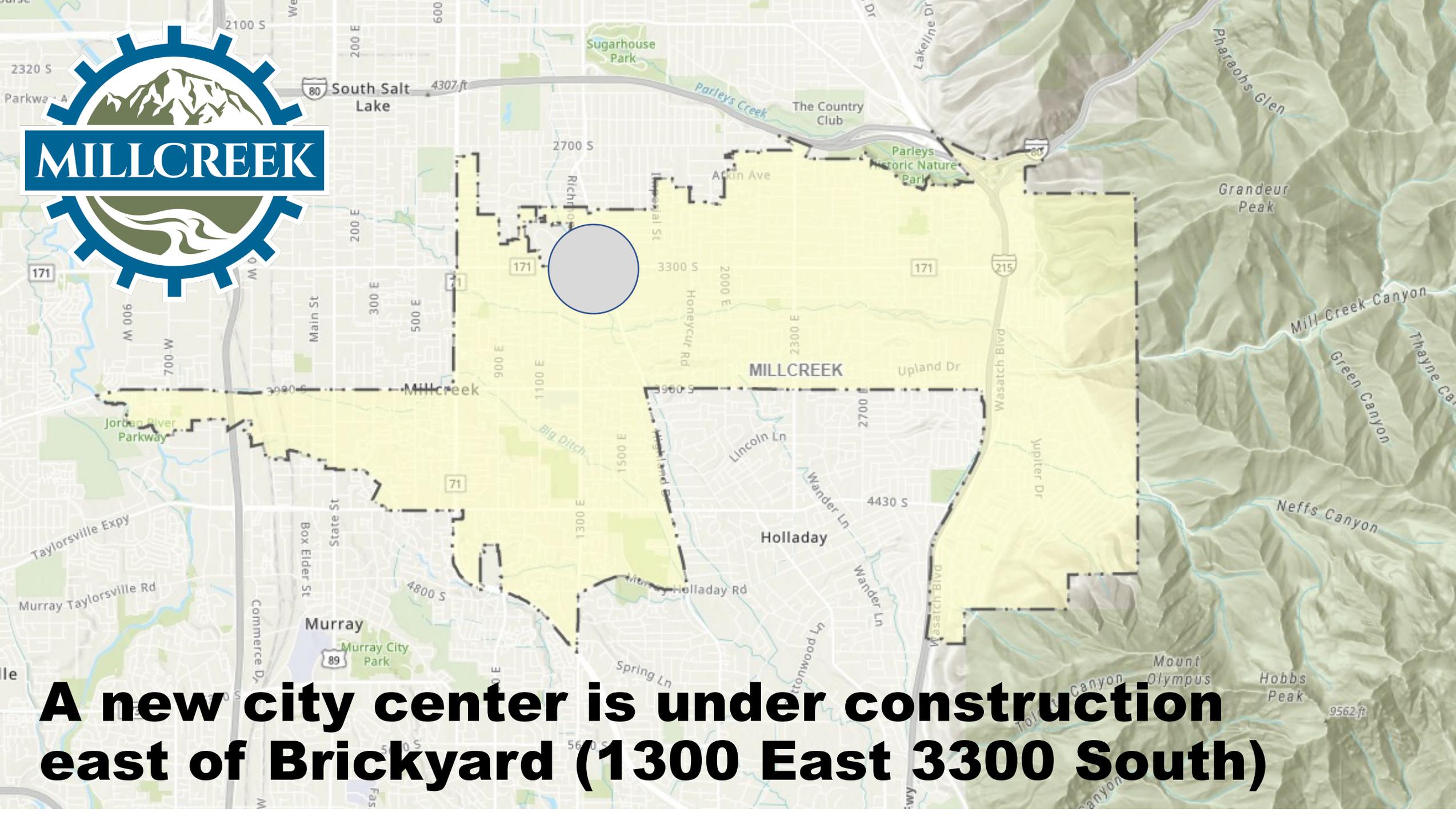


Millcreek
City Center
Redevelopment

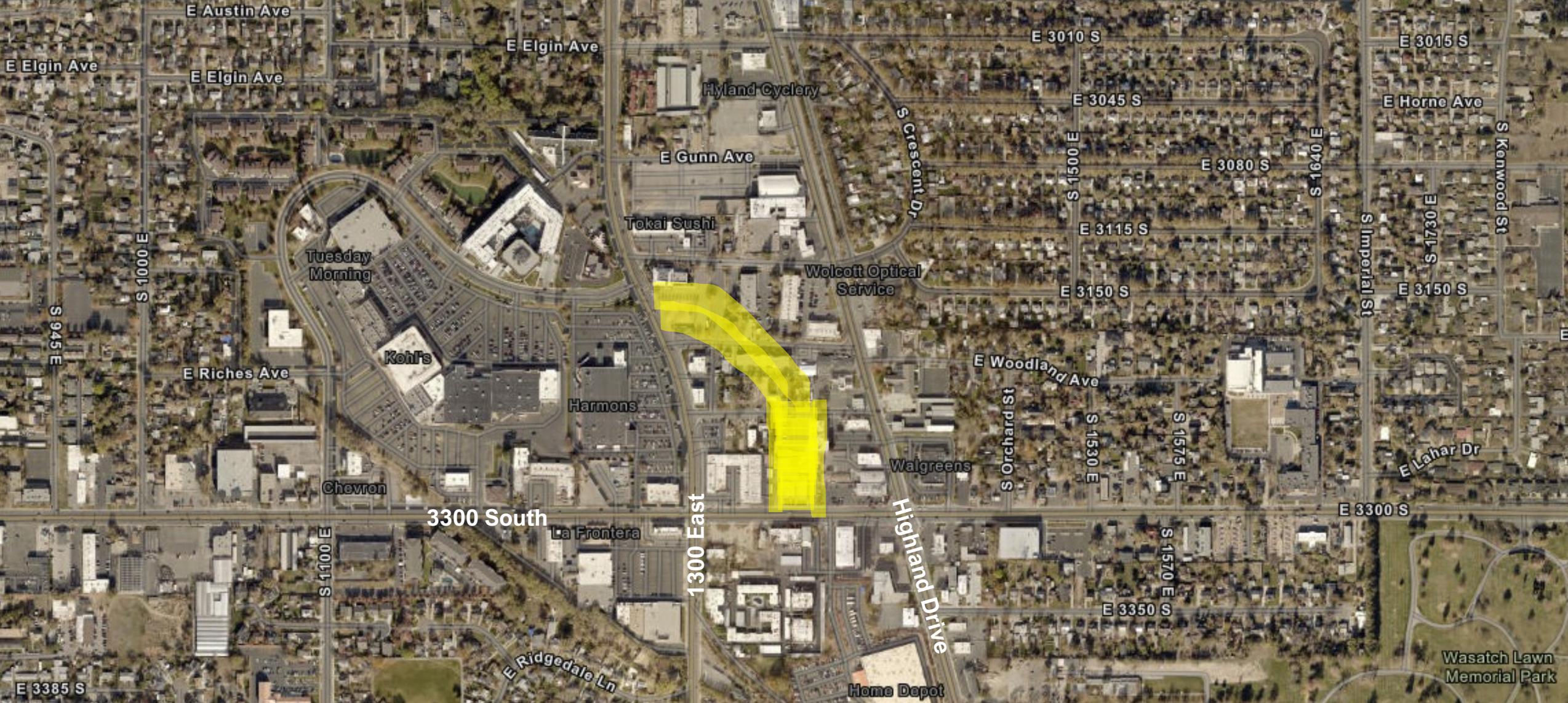




**Millcreek is Utah's Newest City (2016)
and Twelfth Largest (pop. 65,000)**



A new city center is under construction east of Brickyard (1300 East 3300 South)



A fault line prohibits habitable structures, so this became a special open space.



EST

2021

MILLCREEK
Common



An incredible new town square for a new city.

MILLCREEK *Common*

When fully built out, it will be a six-acre linear open space surrounded by retail, restaurant, office, residential, and a new city hall.



Millcreek Common is programmed year-round with events and activities.







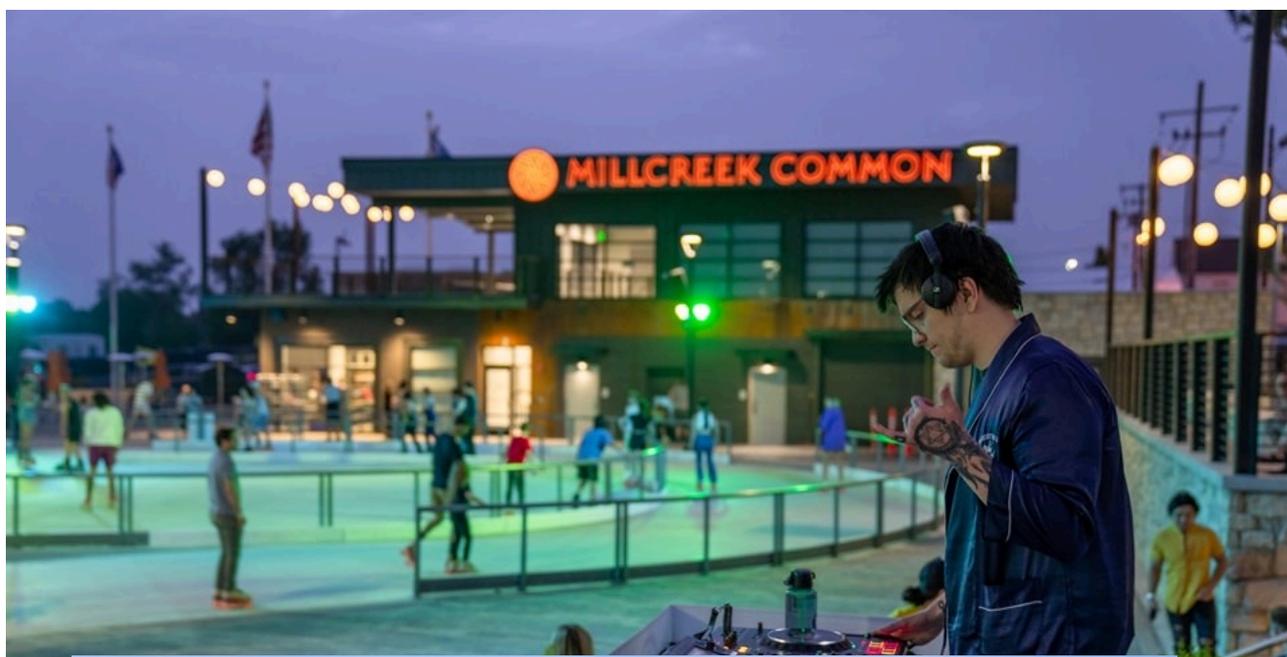
- Approximately 2.5 acres in Phase One.
- Angled parking on either side.
- Skate loop
- Adaptable for large and small events, specific programmed activities, and spontaneous interactions.
- Retail or restaurant uses on either side of the Common.
- Adventure Hub and main Common area completed June 2022.

Food Truck Thursdays Year-round!!



MILLCREEK *Common*



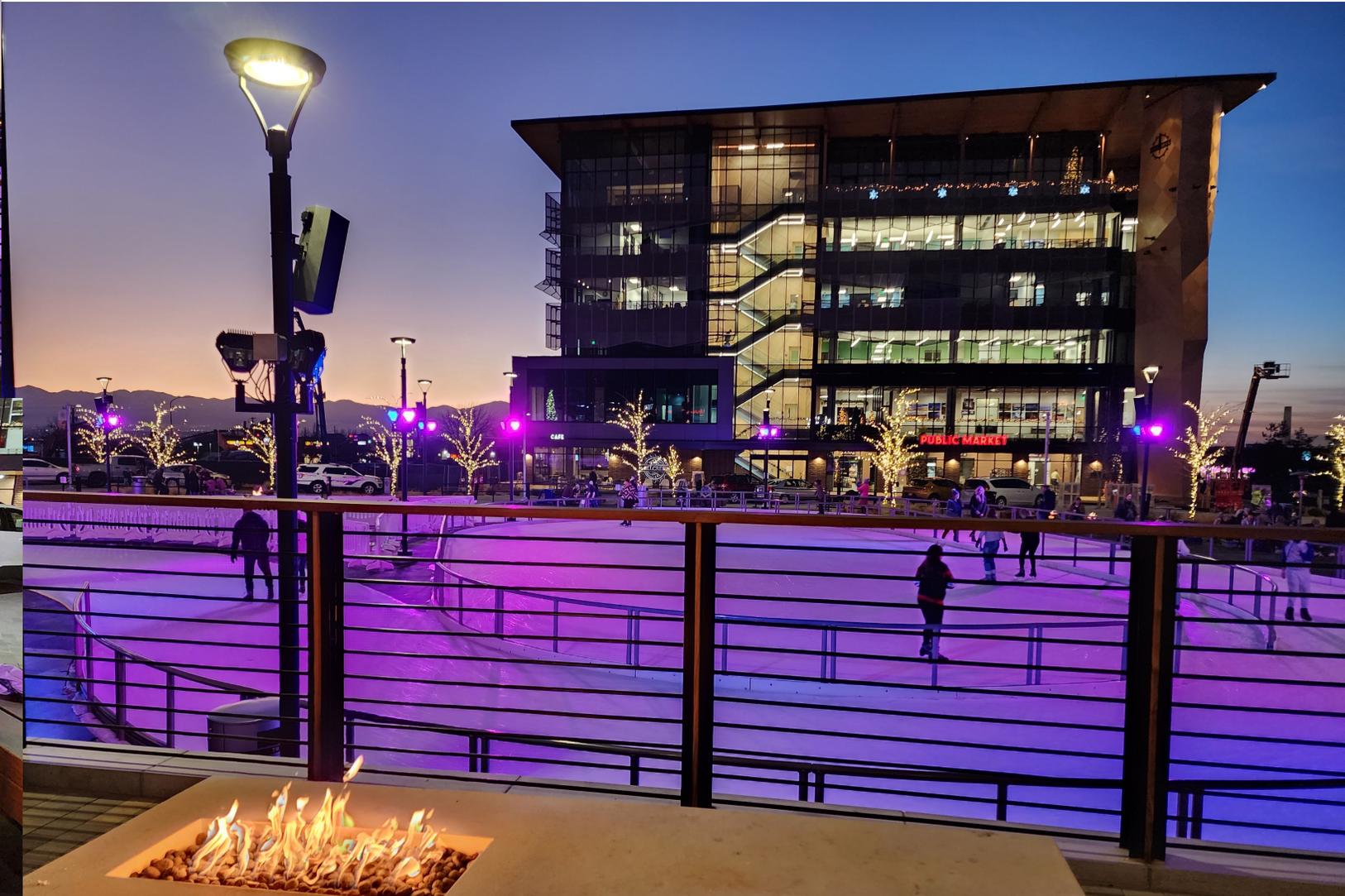






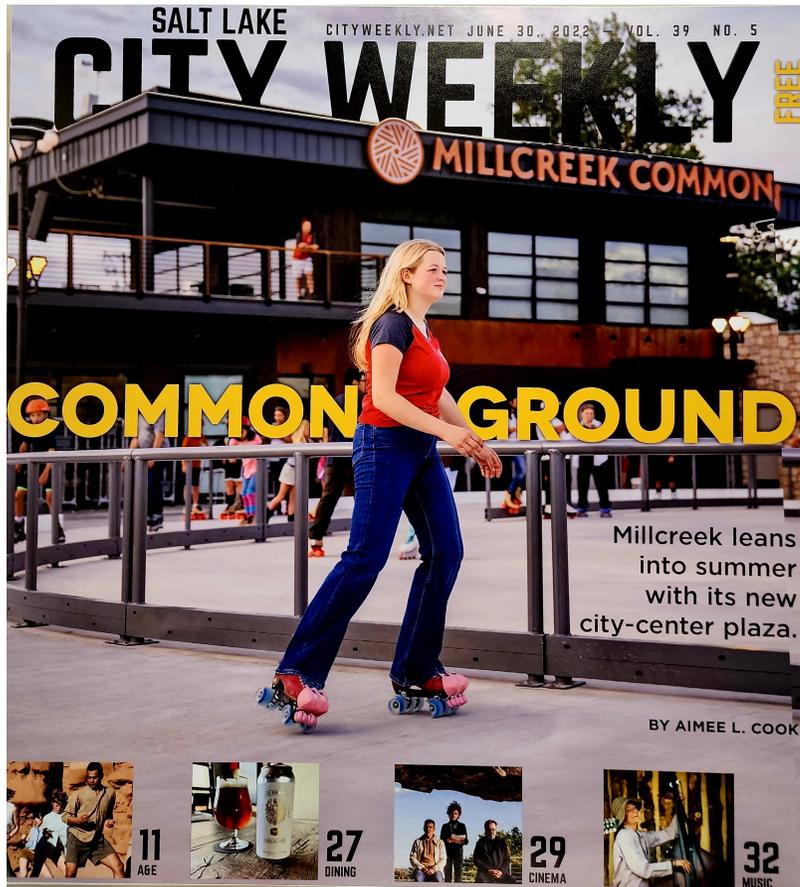


Utah's largest outdoor ice rink open for season of skating









“Millcreek has a big hit with an award-winning town square!”



Millcreek Common
1354 E Chambers Ave, Millcreek, UT

4.5 ★★★★★ 135 reviews ⓘ

UC&D Utah Construction & Design
2022 **OUTSTANDING PROJECT**





Millcreek
City Hall

*An innovative community building
unlike anywhere else!*

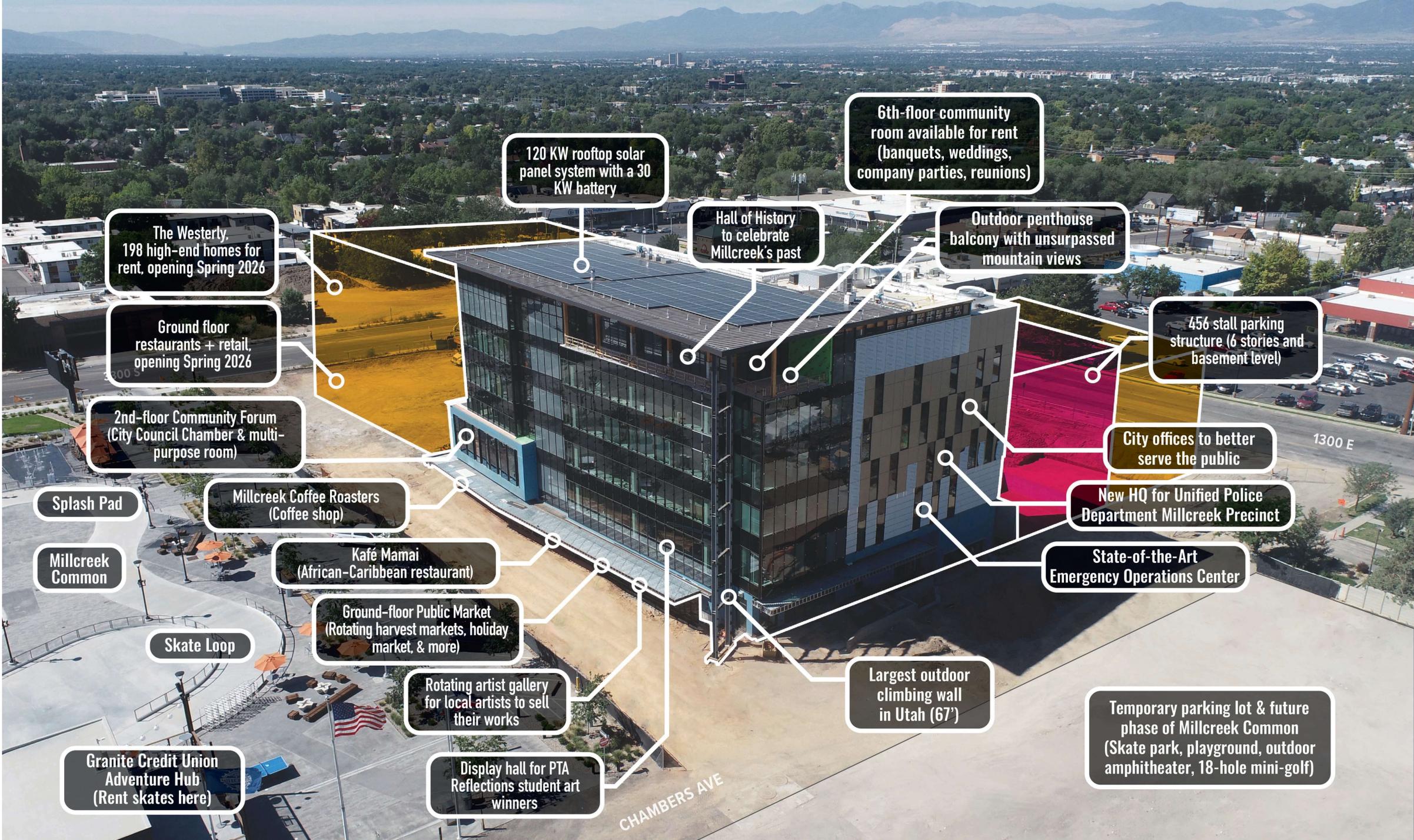




MILLCREEK CITY HALL

- \$39 million bond
- MHTN Architect
- Okland Construction
- 1st Floor Public Market
- Millcreek Precinct of the Unified Police Department
- 6th Floor Community Room
- 80' tall Climbing Wall
- 450 stall parking structure
- Public/Private Partnership





120 KW rooftop solar panel system with a 30 KW battery

6th-floor community room available for rent (banquets, weddings, company parties, reunions)

The Westerly, 198 high-end homes for rent, opening Spring 2026

Hall of History to celebrate Millcreek's past

Outdoor penthouse balcony with unsurpassed mountain views

Ground floor restaurants + retail, opening Spring 2026

456 stall parking structure (6 stories and basement level)

2nd-floor Community Forum (City Council Chamber & multi-purpose room)

City offices to better serve the public

Splash Pad

Millcreek Coffee Roasters (Coffee shop)

New HQ for Unified Police Department Millcreek Precinct

Millcreek Common

Kafé Mamai (African-Caribbean restaurant)

State-of-the-Art Emergency Operations Center

Skate Loop

Ground-floor Public Market (Rotating harvest markets, holiday market, & more)

Largest outdoor climbing wall in Utah (67')

Rotating artist gallery for local artists to sell their works

Temporary parking lot & future phase of Millcreek Common (Skate park, playground, outdoor amphitheater, 18-hole mini-golf)

Granite Credit Union Adventure Hub (Rent skates here)

Display hall for PTA Reflections student art winners

CHAMBERS AVE

1300 E





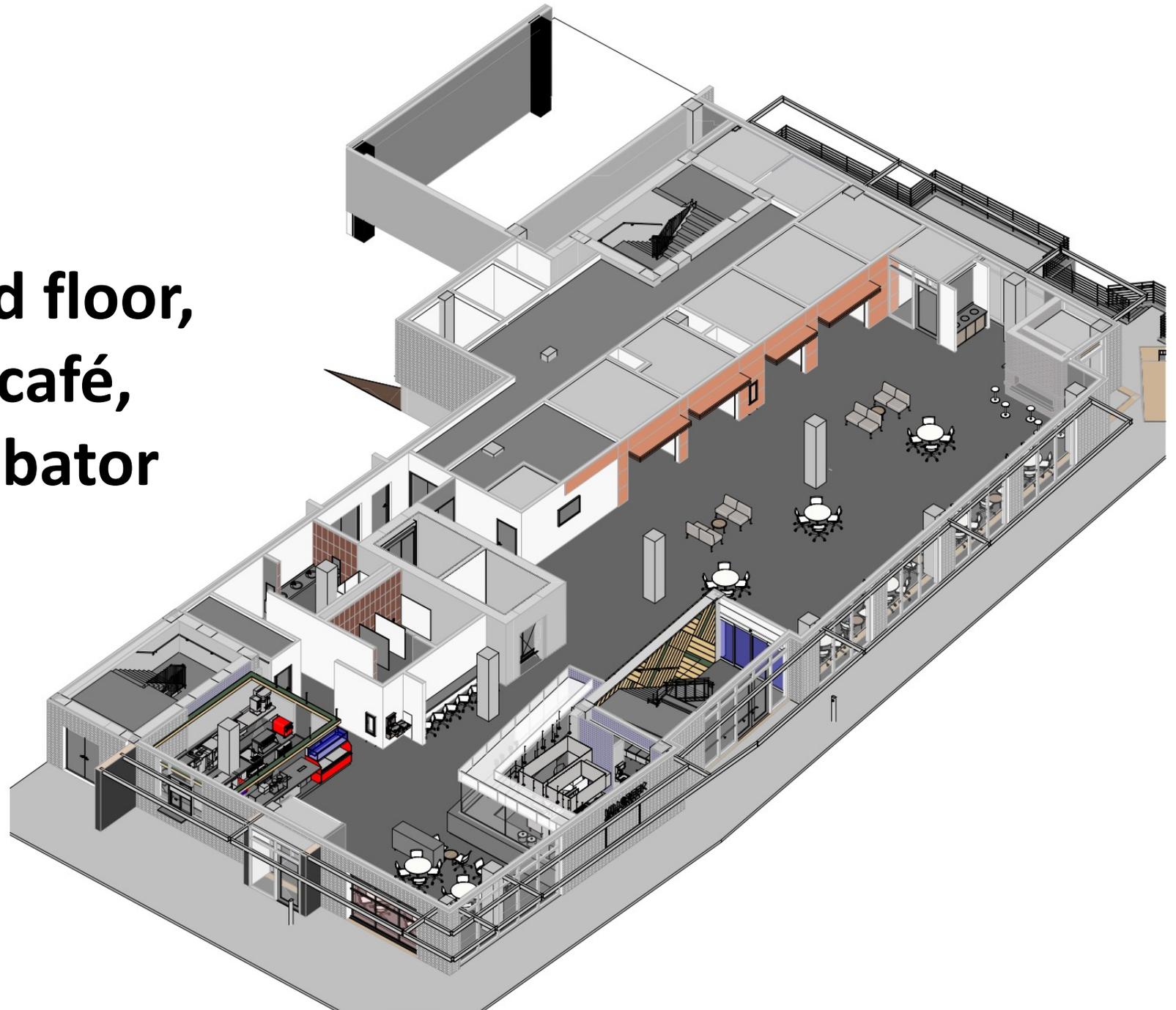


**The Westerly mixed-use building +
City Hall (view from Millcreek Common)**



**The Westerly mixed-use building +
City Hall (view from corner of Millcreek Common & 3300 S)**

**City Hall ground floor,
Public market, café,
restaurant incubator**







Welcome to Millcreek

MILLCREEK COMMON

Heat Shoppe

Welcome

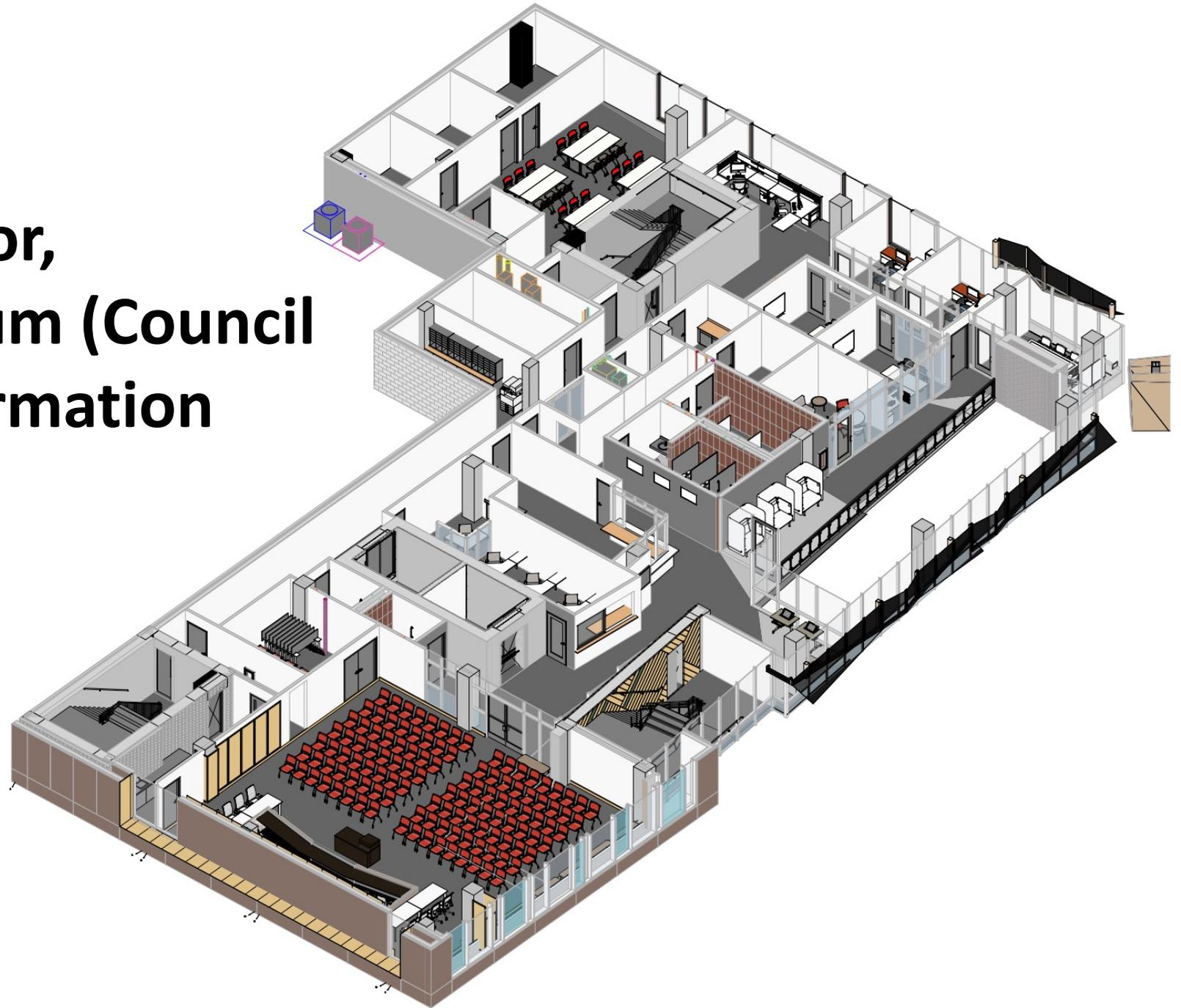
VITA VITA

WINNER 2 WINS FREE PLAY

Snack Shoppe

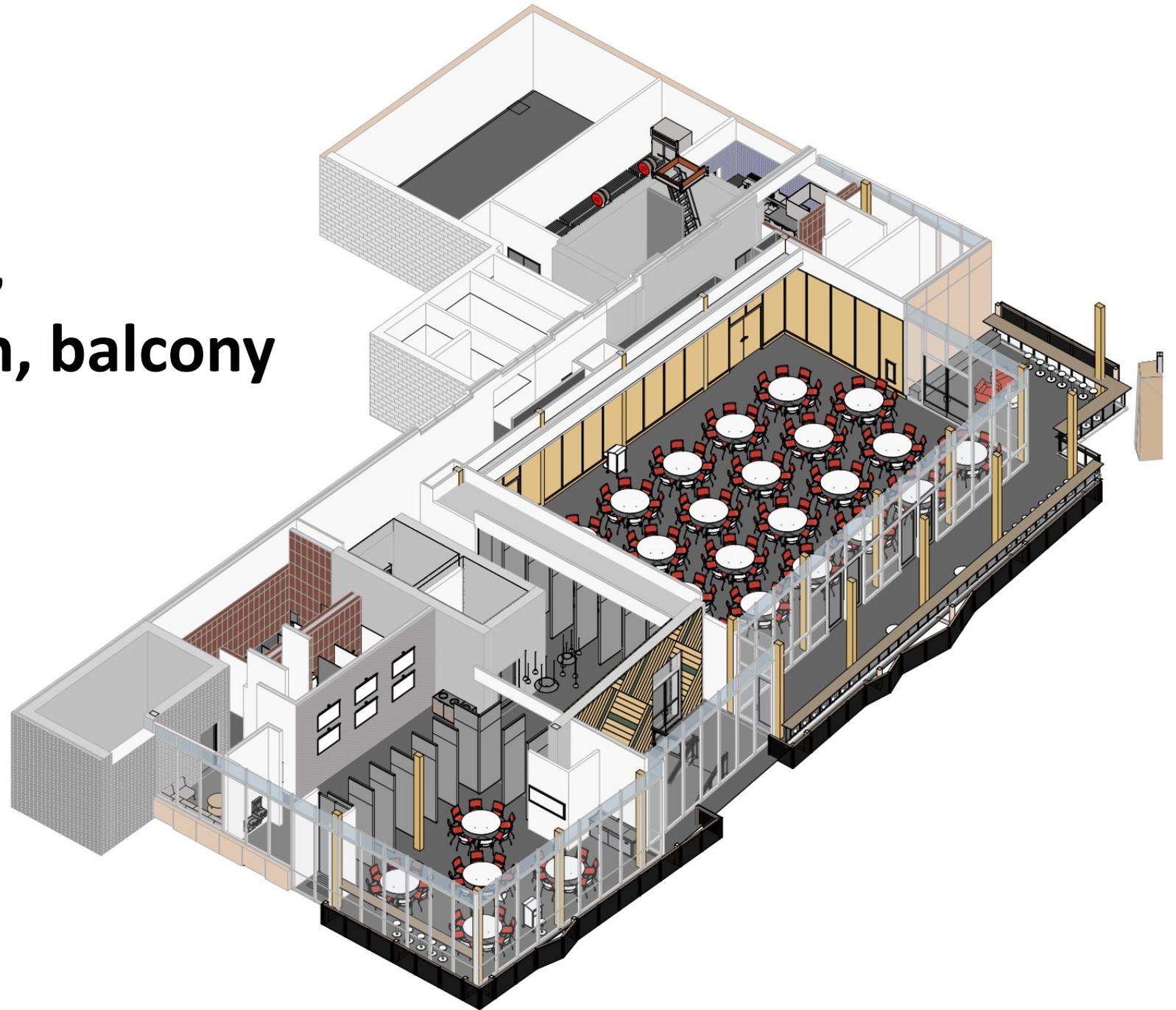


**City Hall 2nd floor,
Community Forum (Council
Chambers), information
center, offices**





City Hall 6th floor, Community room, balcony





SWITCHPOINT RESIDENTIAL SUPPORT PROGRAM

1. Permit Parameters
2. Safety Considerations
3. Facility Operations and Treatment Protocols
4. The Haven

SWITCHPOINT RESIDENTIAL SUPPORT PROGRAM

1. Permit Parameters
2. Safety Considerations
3. Facility Operations and Treatment Protocols
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Millcreek Common Phase II

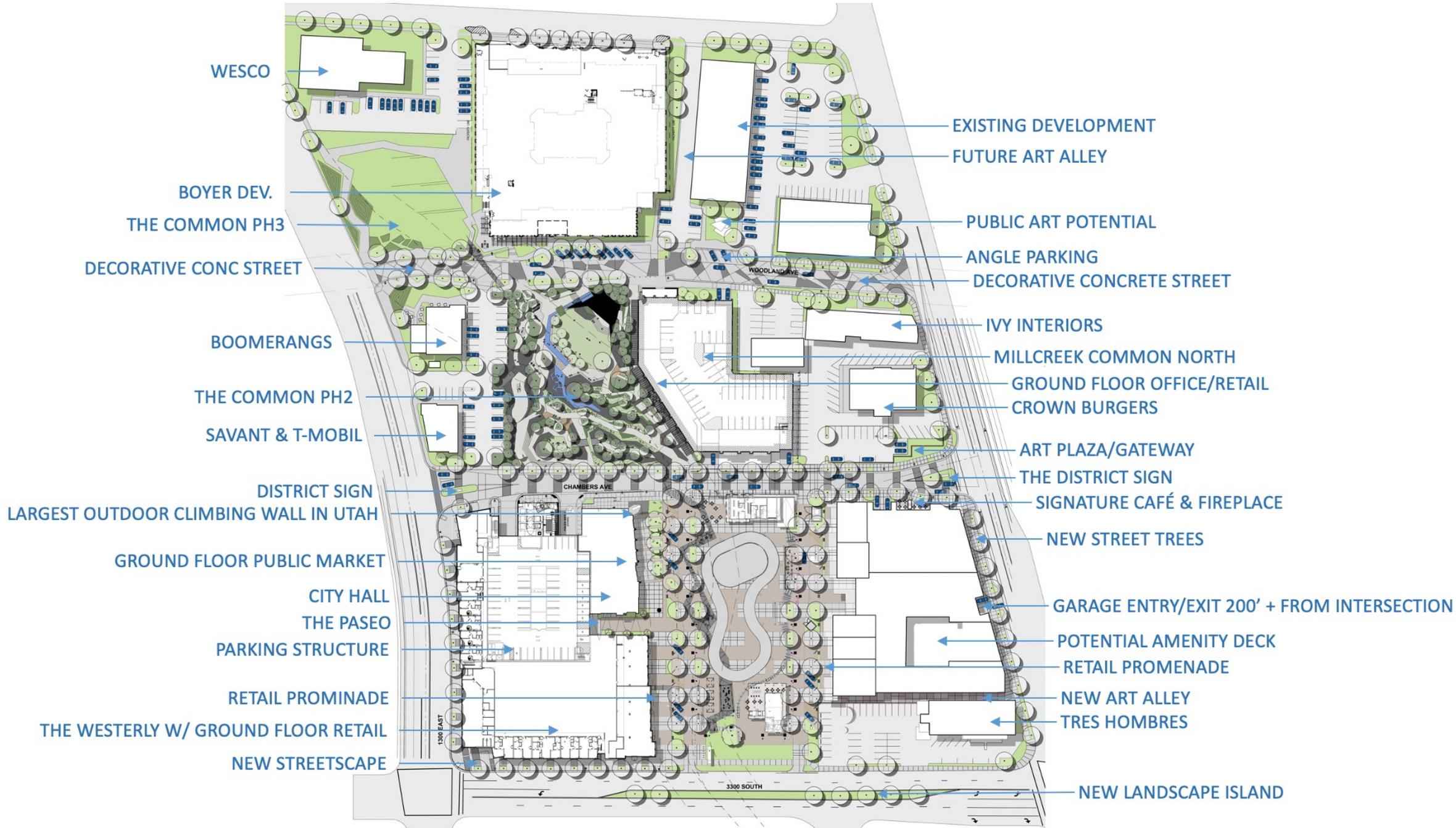
- Plan it in 2023
- Finalize plans and financing in 2024
- Build it in 2025



MILLCREEK *Common*

Phase II of Millcreek Common will include more green space while incorporating elements of activation from Phase I, including a skateboarding area, pavilion, and mini-golf.





WESCO

BOYER DEV.

THE COMMON PH3

DECORATIVE CONC STREET

BOOMERANGS

THE COMMON PH2

SAVANT & T-MOBIL

DISTRICT SIGN

LARGEST OUTDOOR CLIMBING WALL IN UTAH

GROUND FLOOR PUBLIC MARKET

CITY HALL

THE PASEO

PARKING STRUCTURE

RETAIL PROMINADE

THE WESTERLY W/ GROUND FLOOR RETAIL

NEW STREETScape

EXISTING DEVELOPMENT

FUTURE ART ALLEY

PUBLIC ART POTENTIAL

ANGLE PARKING

DECORATIVE CONCRETE STREET

IVY INTERIORS

MILLCREEK COMMON NORTH

GROUND FLOOR OFFICE/RETAIL

CROWN BURGERS

ART PLAZA/GATEWAY

THE DISTRICT SIGN

SIGNATURE CAFÉ & FIREPLACE

NEW STREET TREES

GARAGE ENTRY/EXIT 200' + FROM INTERSECTION

POTENTIAL AMENITY DECK

RETAIL PROMENADE

NEW ART ALLEY

TRES HOMBRES

NEW LANDSCAPE ISLAND

MILLCREEK COMMON PRELIMINARY MASTER PLAN



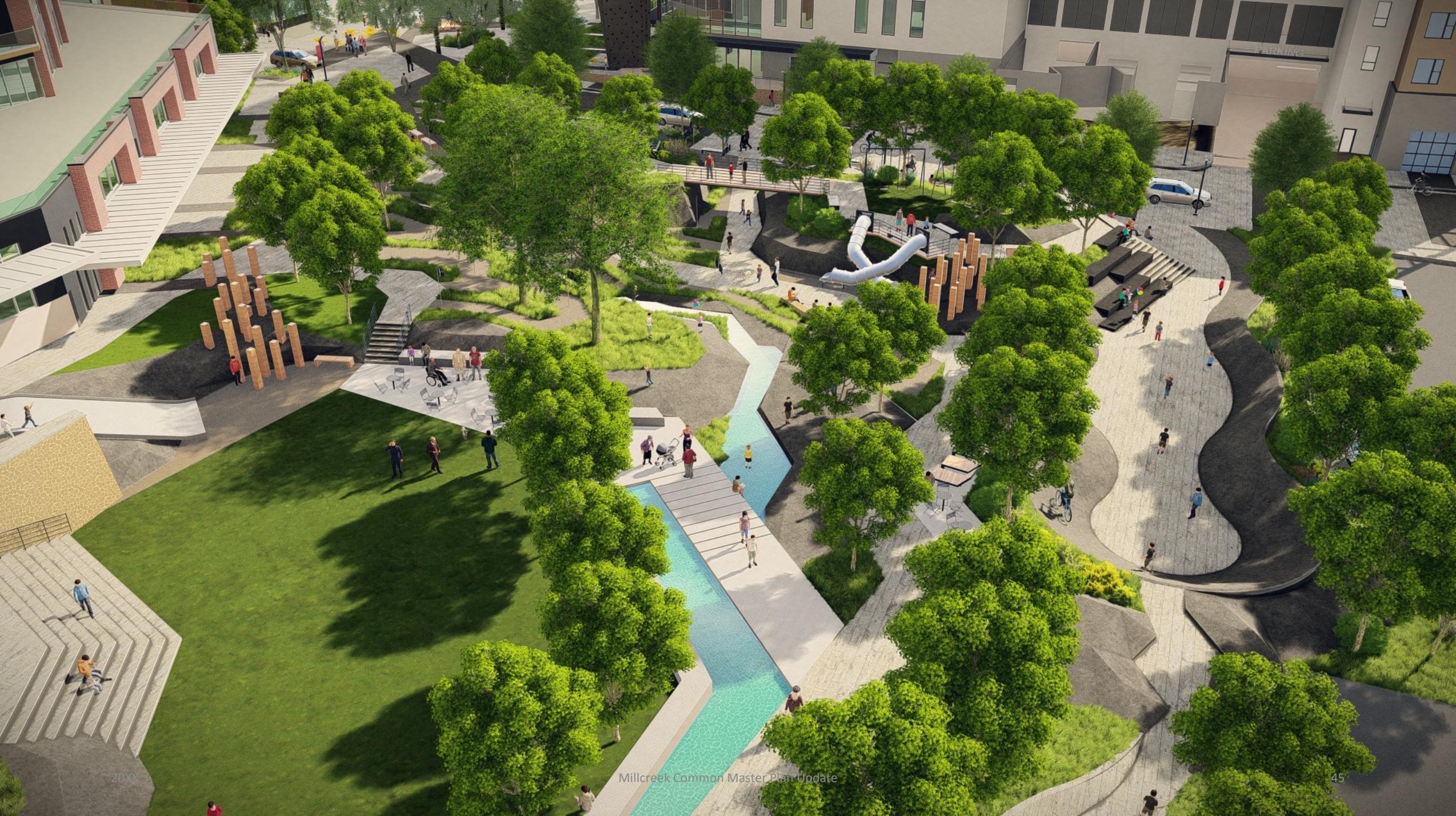


SKATEBOARDING / ROLLER SKATING





















Surrounding Projects

- Qualified Opportunity Zone
- Guided by City Center Overlay Zone
- No Tax Increment Financing for private development





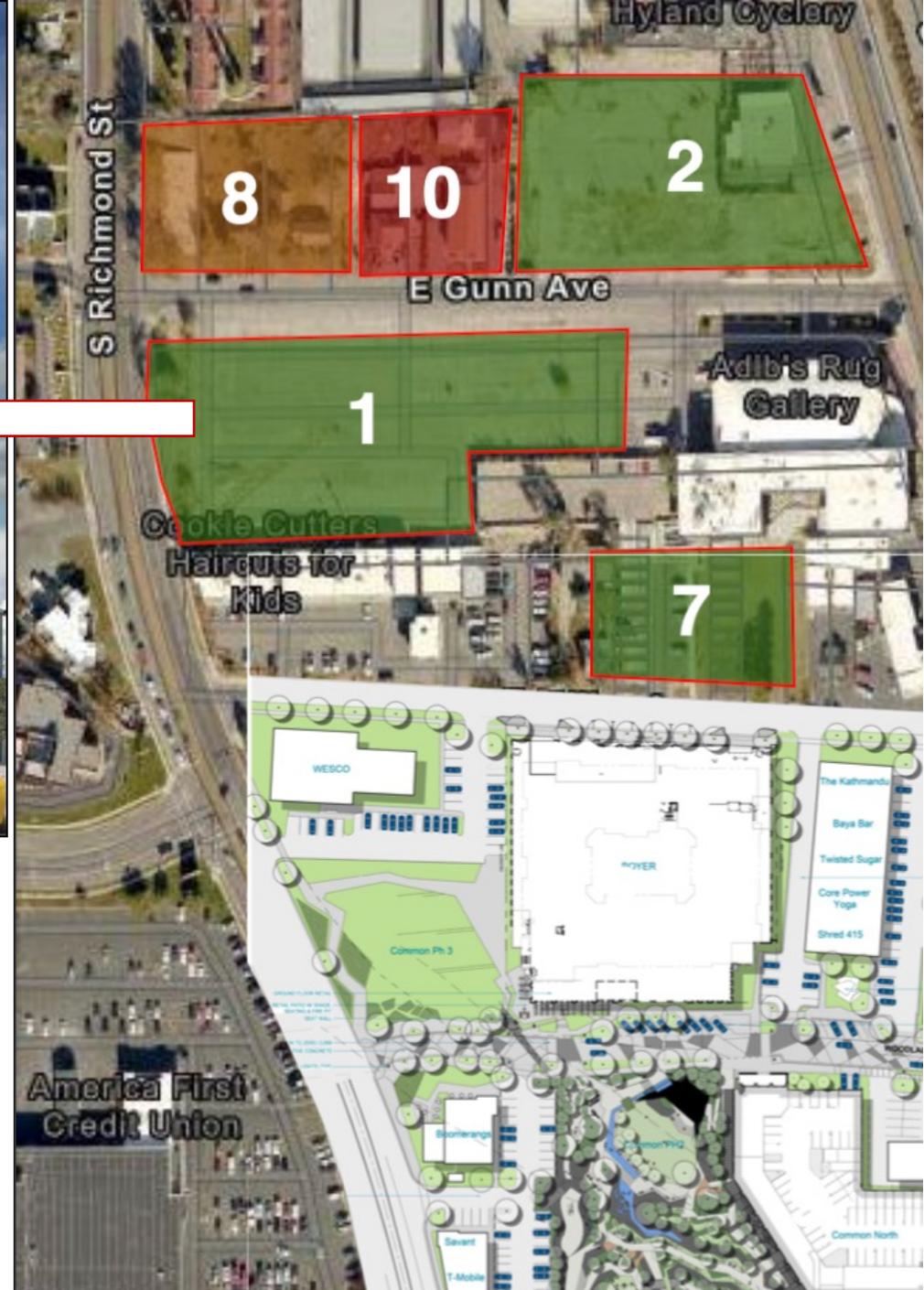
Surrounding projects already starting! Cottonwood Residential, PEG, Boyer, Soar Development, Woodbury Corporation, more.

| | Project | Address | Developer | General Contractor | Status | Dwellings | Commercial Area (sf) | Parking Stalls | Notes |
|--------|---------------------------|------------------------|-------------------------------|--------------------|---------------------------|-----------|----------------------|----------------|---------------------------------------|
| 1 | The Richmond | 1280 E Villa Vista Ave | Cottonwood Residential | Rimrock | Under Construction | 330 | 13,000 | 459 | |
| 2 | Cottonwood Highland | 1323 E Villa Vista Ave | Cottonwood Residential | Big-D | Under Construction | 250 | 15,000 | 296 | |
| 3 | MC33 | 3320 S Highland Dr | SOAR Realty | TBD | Technical Review | 119 | 25,484 | 247 | Owner Occupied |
| 4 | 33rd South Apartments | 1306 E 3300 S | Cottonwood Residential | Layton | Technical Review | 226 | 7,735 | 367 | |
| 5 | City Hall and the Westery | 1311 E 3300 S | Cottonwood Residential / City | Layton / Oakland | Approved for Construction | 197 | 91,319 | 448 | City Hall and Shared Parking |
| 6 | Millcreek Flats | 1350 E Miller Ave | Boyer Company | TBD | Approved for Construction | 217 | 6,851 | 337 | |
| 7 | Brick Lofts Phase II | 1395 E Miller Ave | PEG Development | TBD | Approved for Construction | 89 | - | 148 | |
| 8 | The Archer | 1265 E Villa Vista Ave | Cottonwood Residential | TBD | Technical Review | 78 | 4,421 | 118 | |
| 9 | Millcreek Common North | 1330 E Woodland Ave | Cottonwood Residential | TBD | Technical Review | 58 | 9,561 | 111 | |
| 10 | MC29 | 1291 E Villa Vista Ave | SOAR Realty | TBD | CCOZ Pre-Application | 79 | 4,421 | 118 | |
| 11 | Medical Office | 3179 S Highland Drive | Millcreek Medical Holdings | TBD | CCOZ Pre-Application | - | 21,000 | 71 | Overflow Parking for Millcreek Common |
| Totals | | | | | | 1,643 | 198,792 | 2,720 | |



| Project Status Legend | | |
|--------------------------------------|-------------------------------|---------------------------|
| Pending Application | Application in Review | Permitted |
| CCOZ Pre-Application Meeting | Development Agreement Pending | Approved for Construction |
| Development Review Committee Meeting | Preliminary Approval Pending | Building Permit Issued |
| | Technical Review Pending | Under Construction |

Cottonwood Residential



1

The Richmond – 1280 E Villa Vista Ave

- Under Construction (Spring 2024 completion)
- 330 Dwellings
- 13,000 SF Commercial Area
- 459 Parking Stalls

Cottonwood Residential



2

Cottonwood Highland – 1323 Villa Vista Avenue

- Under Construction (Fall 2023 completion)
- 250 Dwellings
- 15,000 SF Commercial Area
- 296 Parking Stalls



3

MC33 – 3320 Highland Drive

- Technical Review
- 119 Dwellings
- 25,484 SF Commercial Area
- 247 Parking Stalls

Cottonwood Residential



4

33rd South Apartments– 1306 E 3300 S

- Technical Review
- 226 Dwellings
- 7,735 SF Commercial Area
- 367 Parking Stalls

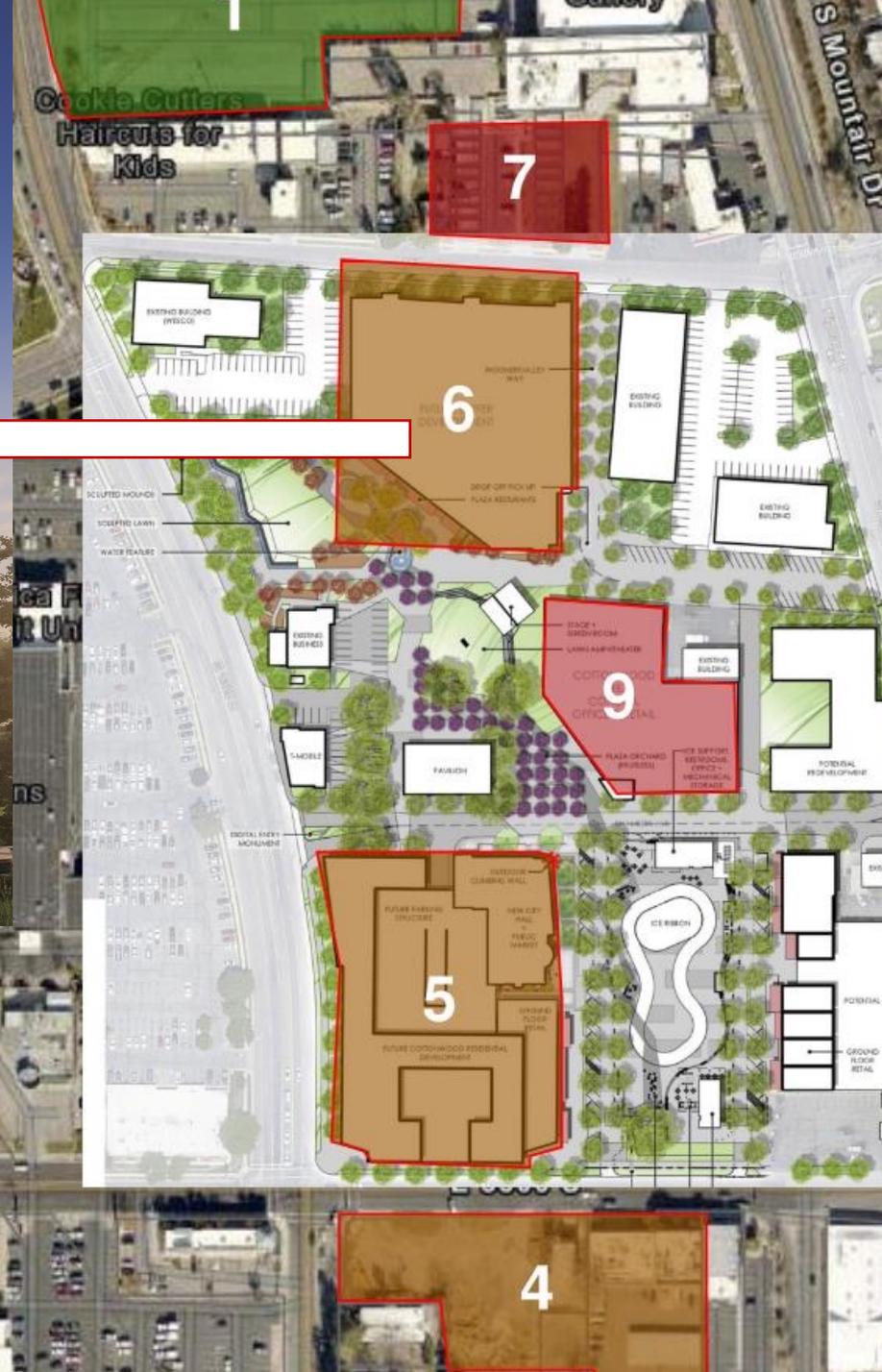
Cottonwood Residential/City



5

The Westerly– 1311 E 3300 S

- Approved for construction
- 197 Dwellings
- 91,319 SF Commercial Area
- 448 Parking Stalls
- City Hall and Shared Parking



6

Millcreek Flats – 1350 E Miller Ave

- Approved for construction
- 217 Dwellings
- 6,851 SF Commercial Area
- 337 Parking Stalls

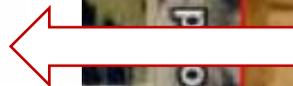


7

Brick Lofts Phase II – 1353 Miller Ave

- Approved for construction
- 89 Dwellings
- 148 Parking Stalls

Cottonwood Residential

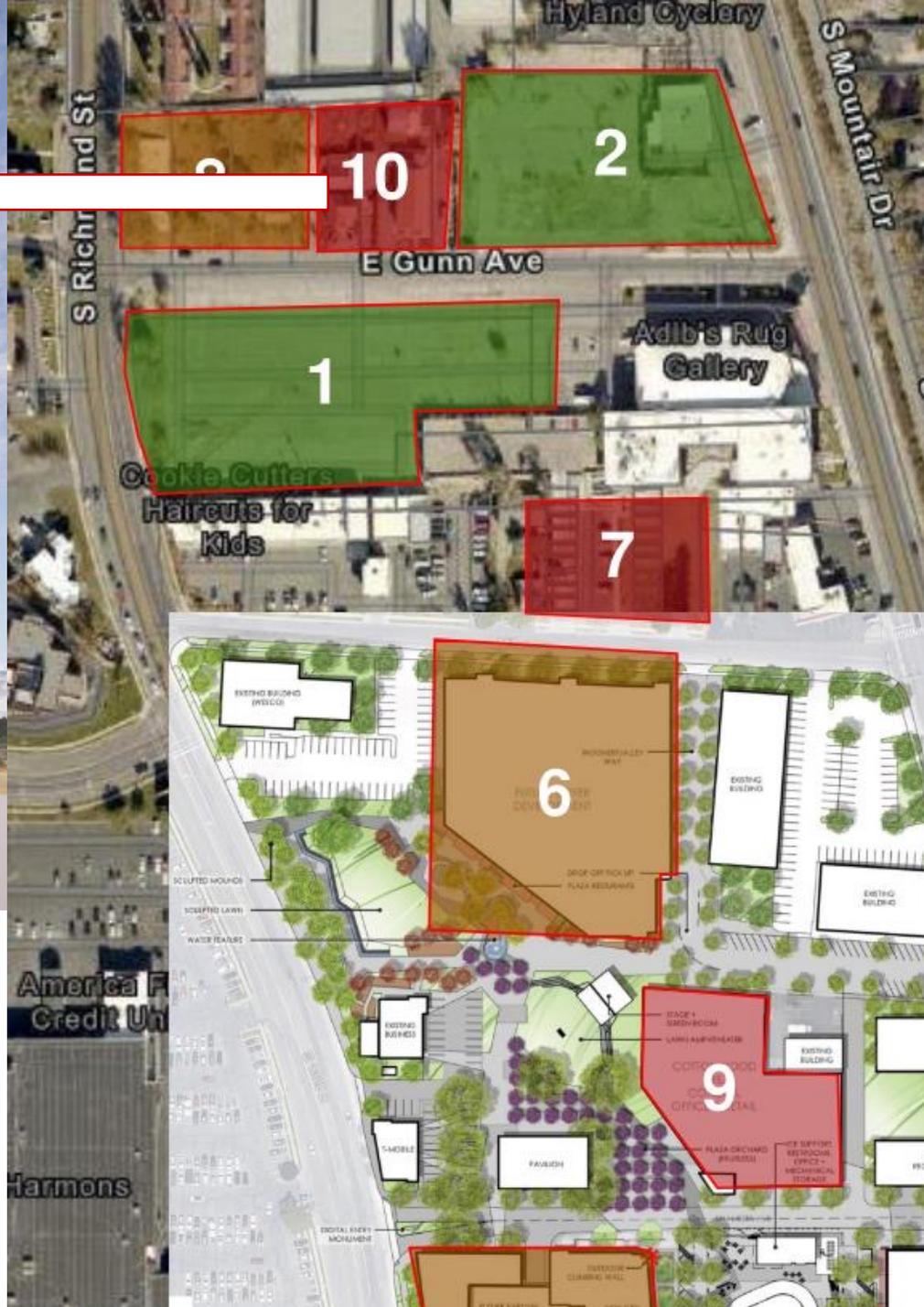


8

The Archer – 3055 S Richmond St

- Technical Review
- 78 Dwellings
- 4,421 SF Commercial Area
- 116 Parking Stalls





10

MC29 – 3055 S Richmond Street

- CCOZ Pre-Application
- 78 Dwellings
- 4,421 SF Commercial Area
- 118 Parking Stalls

Millcreek Medical Holdings



11

MC29 – 3179 S Highland Drive

- CCOZ Pre-Application
- 3 story medical office
- 21,000 SF Commercial Area
- 71 Parking Stalls

Questions

