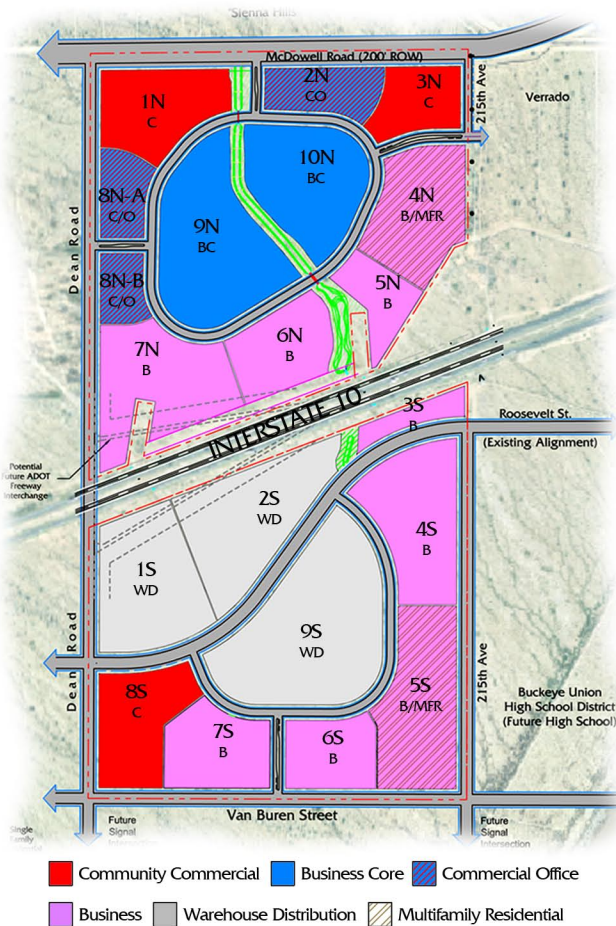


MOUNTAIN VIEW BUSINESS CENTER is a planned 290 acre Employment Center located within the Town of Buckeye and strategically located at the prominent intersection of Interstate 10 Freeway and Verrado Way. The vision for this planned center has been based upon projections for population growth in the western portion of the Phoenix Metropolitan area, significant transportation facilities and direct connectivity to Los Angeles California ports as well as Central Arizona projected future consumption, manufacturing and general business development. This planned mixed-use center anticipates the development of office space, manufacturing space, distribution and warehousing, retail and residential development.

Land Use Districts



PROJECT INFO

- 290 acres
- Commerce Center, Business Park, Office, Warehouse/ Distribution Center and integrated housing component
- Direct connectivity to Interstate 10
- Customized Land Use and Development regulations
- Contextually planned transportation network and facilities
- Public/ Private Development Agreement

Land Use Program

North of I-10 (North Planning Area)

Planning Sub-Area	Planned Land Use	*Gross Acres	% of Total Area	*Total Building Square Feet
1N	C	16.7	11.9	181,900
2N	C/O	9.7	7.0	105,600
3N	C	9.4	6.3	102,400
4N	B/MFR	14.4	7.7	188,200
5N	B	6.8	7.0	88,000
6N	B	13.3	9.1	173,800
7N	B	19.5	13.3	254,800
8Na	C/O	6.7	4.6	67,000
8Nb	C/O	5.5	3.8	65,900
9N	BC	23.8	16.8	311,000
10N	BC	17.9	12.6	233,900
Total		143.6	100%	1,773,400

Land Use Program

South of I-10 (South Planning Area)

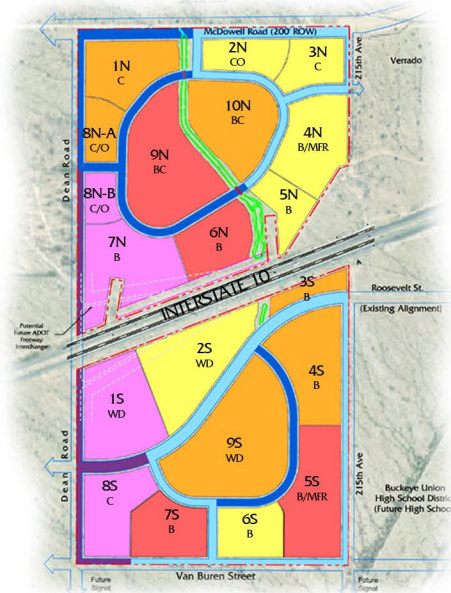
Planning Sub-Area	Planned Land Use	*Gross Acres	% of Total Area	*Total Building Square Feet
1S	WD	18.3	12.5	279,000
2S	WD	19.5	13.4	297,300
3S	B	4.9	3.3	64,000
4S	B	18.5	12.7	241,800
5S	B/MFR	18.7	12.8	244,600
6S	B	9.7	6.6	126,800
7S	B	11.7	8.0	152,900
8S	C	13.9	9.5	151,400
9S	WD	30.8	21.0	469,600
Total		146	100%	2,027,400

Land Use Program

Multi-Family Overlay Potential

Planning Sub-Area	Planned Land Use	*Gross Acres	% of Total Area	Maximum Gross Density
4N	Mixed Use	14.4	43.5	25 du/ac
5S	Mixed Use	18.7	56.5	25 du/ac
Total		33.1	100%	

Phasing Plan



1 2 3 Infrastructure Phases

1 2 3 4 Land Use Phases

LVA provided planning and design services including campus master planning, open space and trail planning, coordination with public services (fire, police), transportation service coordination as the primary author of the Development Master Plan (development regulations). LVA provided significant effort to the project team to implement the public participation plan as necessary to obtain the development entitlement within the Town of Buckeye.

