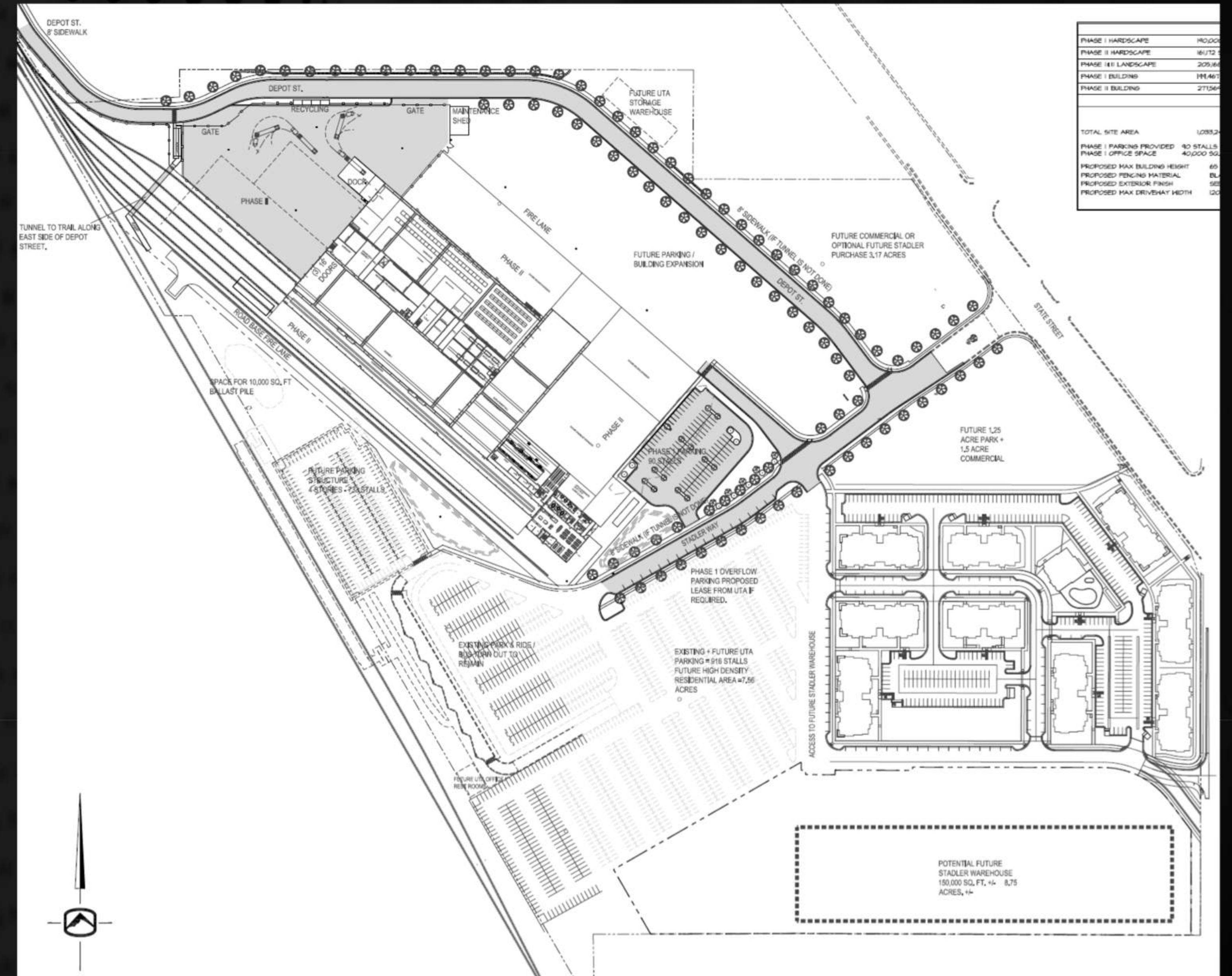


Clearfield Station

Prior Proposals



Thackeray Garn



Stadler Rail

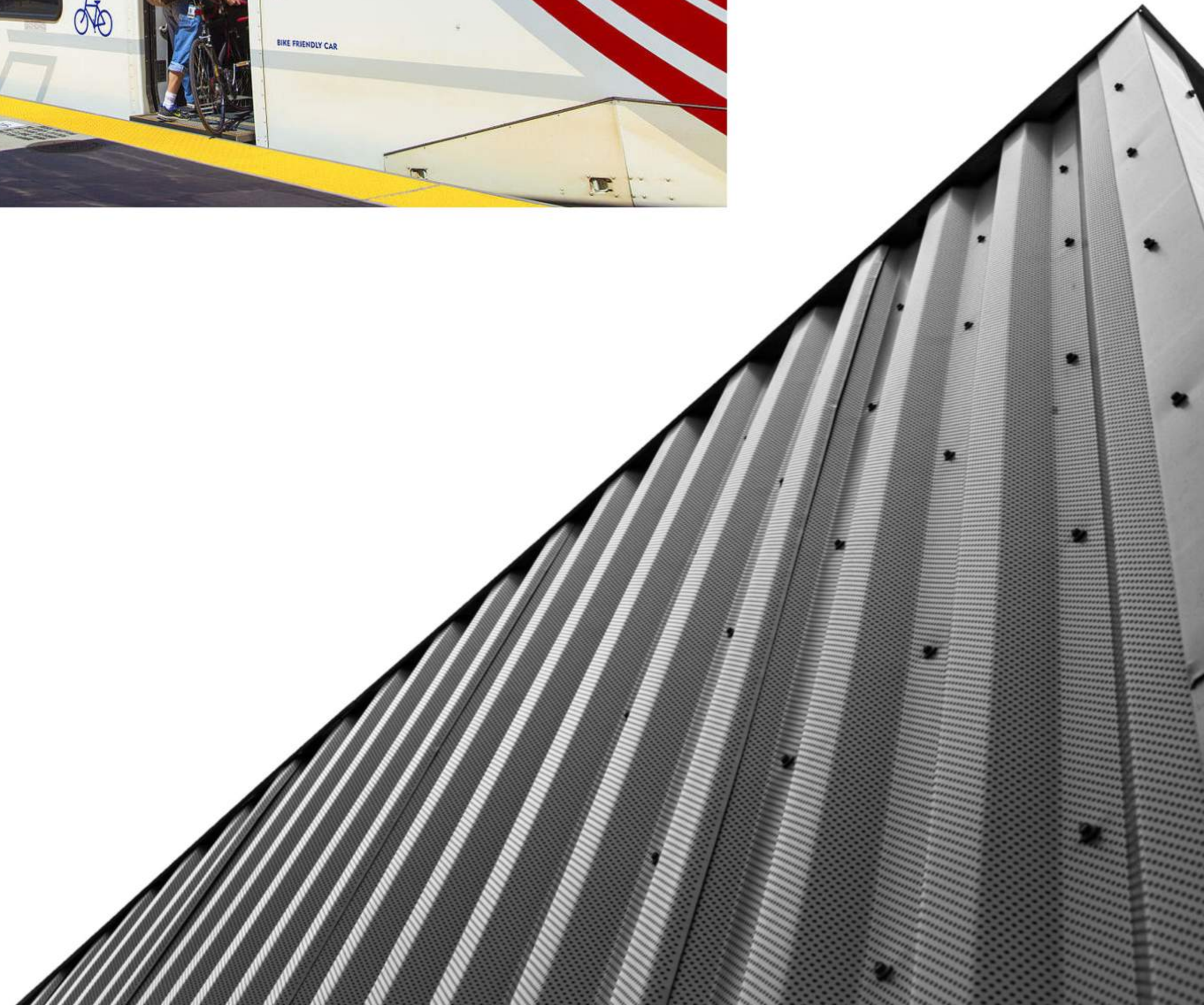
Recent History

2018 UTA TOD Policy Adopted

2019 Clearfield Connected Station Area Plan
(Completed by IBI, Q1 2019)

2019 Clearfield Connected Adopted by Clearfield City

2019 RFP Issued and Development Partner Selected



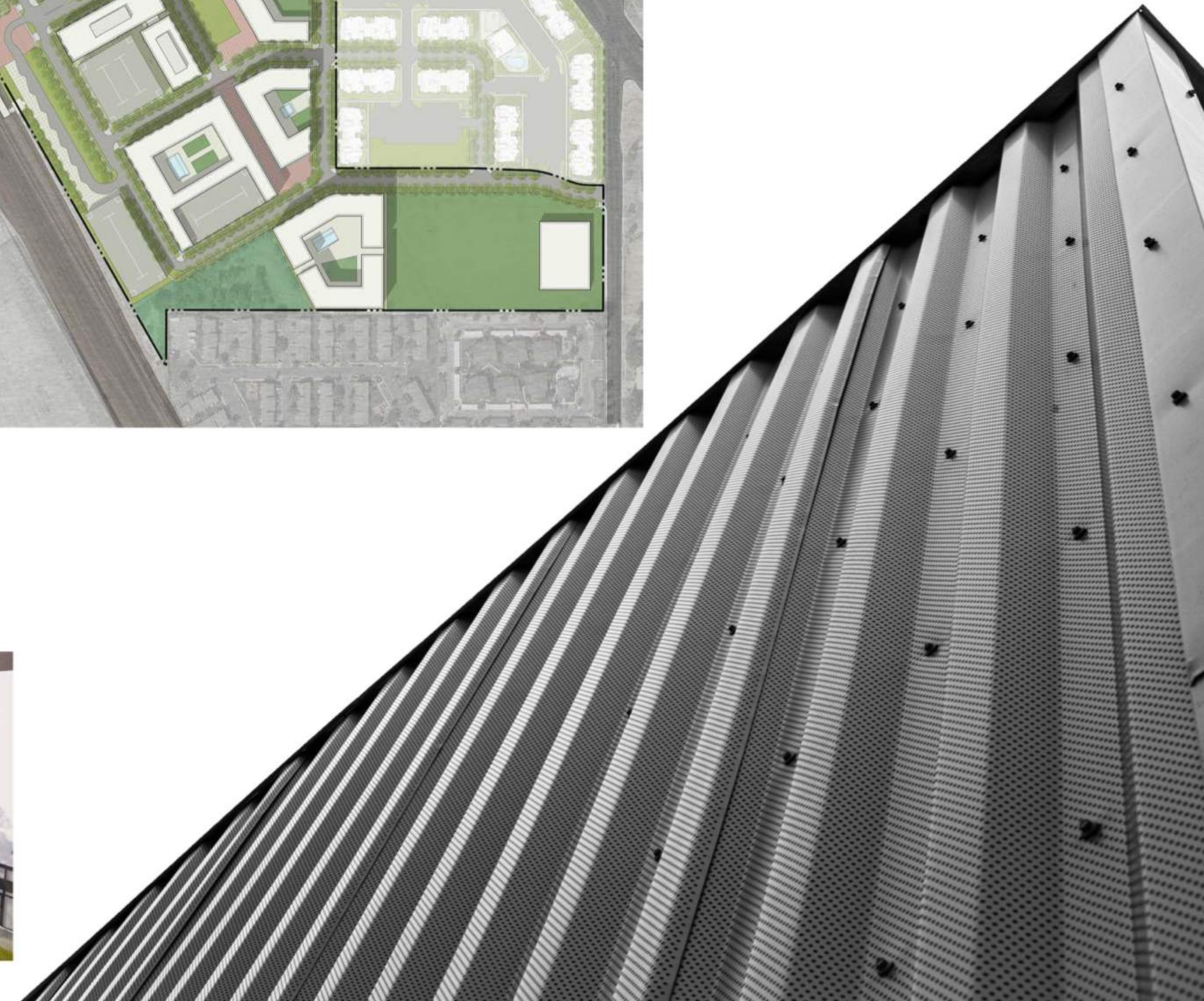
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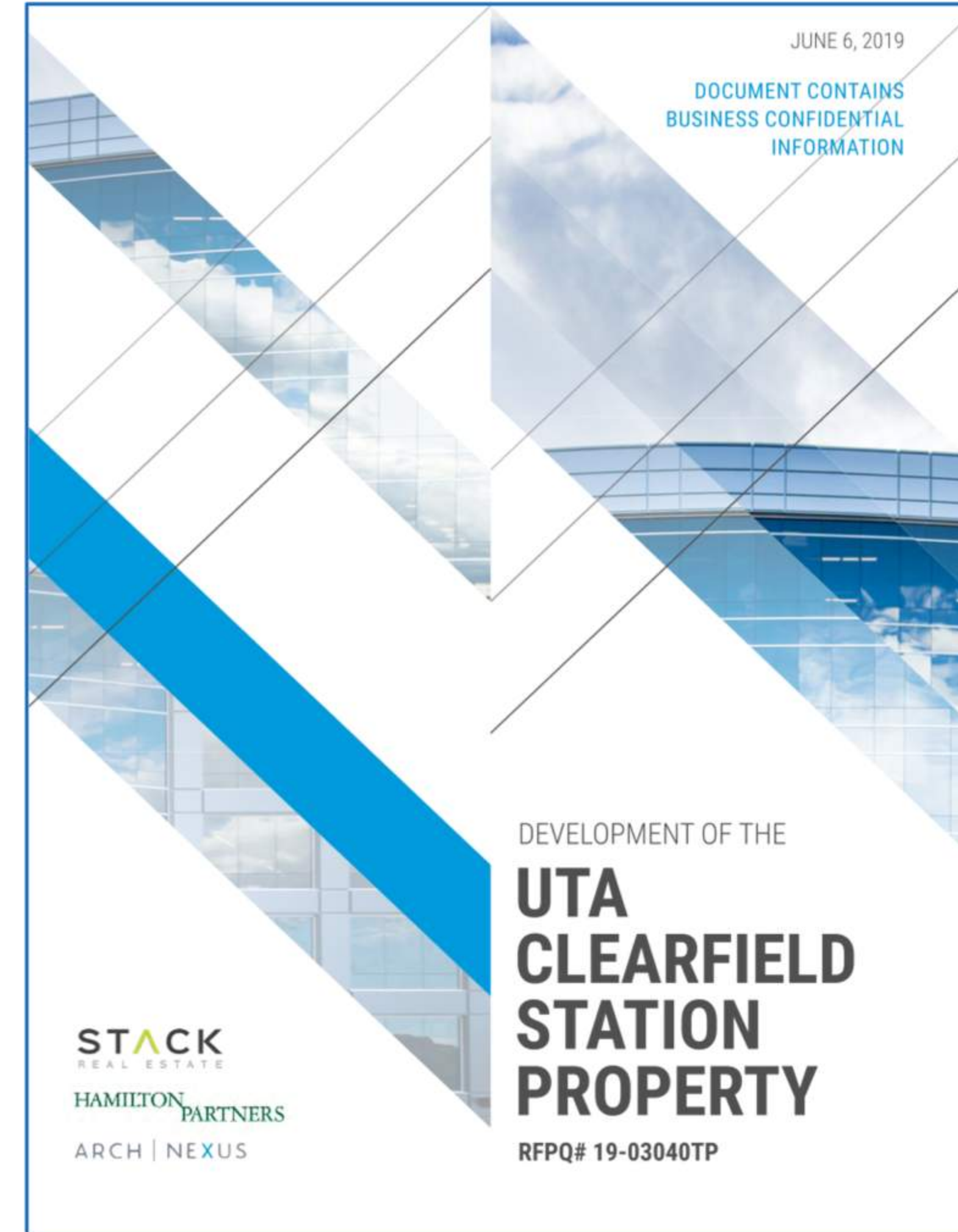
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STACK
REAL ESTATE

HAMILTON
PARTNERS

Current Proposal

Class A Office Space

Office A	150,000 gsf
Office B	150,000 gsf
Office C	150,000 gsf
Office D (fut.)	150,000 gsf
Total	600,000 gsf

Market Driven Retail

Fitness/Gym	30,000 gsf
Retail A	4,000 gsf
Retail B	4,000 gsf
Retail C	4,000 gsf
Retail D	4,000 gsf
Retail E	4,000 gsf
Retail F	4,000 gsf
Retail G	4,000 gsf
Retail H	4,000 gsf
Total	62,000 gsf

Residential

Residential A	270 units
Residential B (fut)	331 units
Residential C	160 units
Townhomes	68 units
Total	829 units

Open Space

City Park 1	~3.1 ac
City Park 2	~1.2 ac
Civic Plaza Space	~3.1 ac
Total	~7.4 ac



Clearfield Station