



firefly

LIFE UNPLUGGED

A PLACE
WHERE KIDS
WILLINGLY
DITCH THEIR
DEVICES

AND CHOOSE A LIFE
OF ADVENTURE AND
ACTIVITY

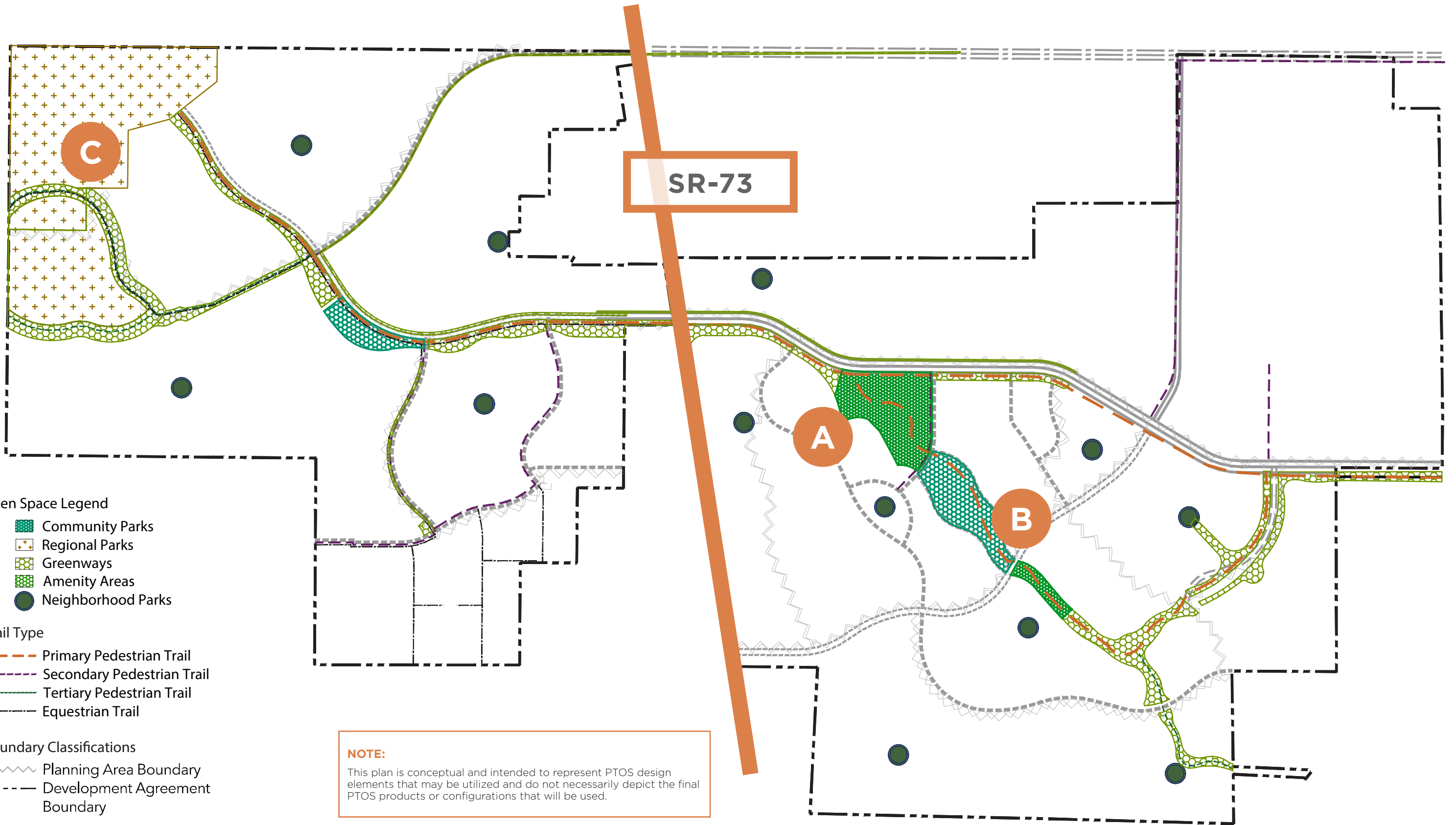


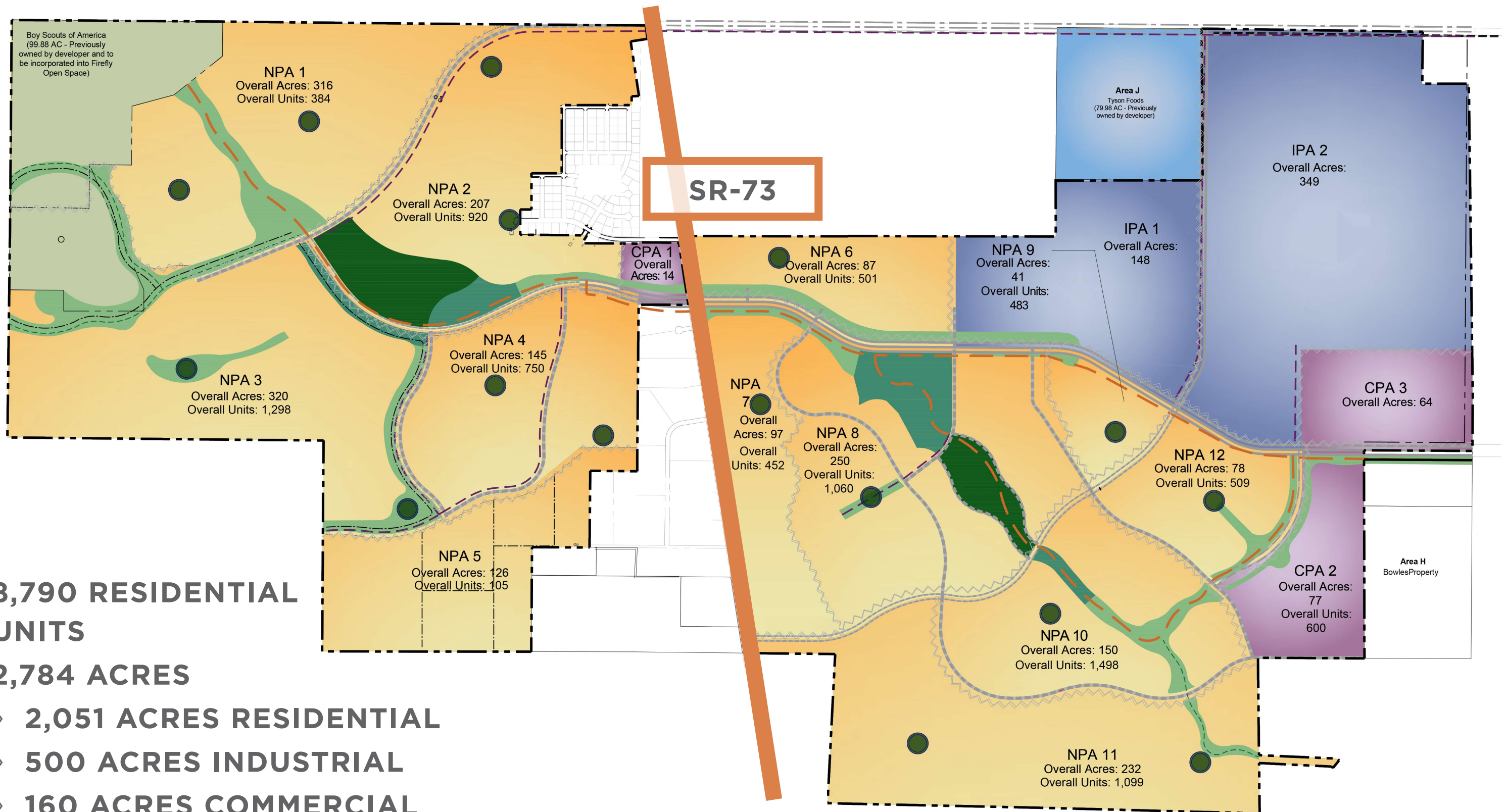
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» **8,790 RESIDENTIAL UNITS**

» **2,784 ACRES**

» **2,051 ACRES RESIDENTIAL**

» **500 ACRES INDUSTRIAL**

» **160 ACRES COMMERCIAL**

» **GROSS DENSITY = 3.16 ACRES/UNIT**



FIREFLY SPORTS COMPLEX

- » SOCCER FIELDS
- » PLAYGROUND
- » 9 PICKLEBALL COURTS
- » 2 BASKETBALL COURTS
- » SKATE/WHEELS PARK
- » BOULDER CLIMBING WALL
- » COVERED PICNIC PAVILION
- » TRAIL SYSTEM

25+ ACRES

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- 1 Soccer Fields
- 2 Playground
- 3 9 Pickleball Courts
- 4 2 Basketball Courts
- 5 Skate/Wheels Park
- 6 Boulder Climbing Wall
- 7 Covered Picnic Pavilion
- 8 Trail System

Plan is conceptual and subject to change.



FIREFLY SPORTS COMPLEX

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ADVENTURE PARK

- » INDOOR/OUTDOOR
PLAYLAND
- » SPLASHTOWN
- » SOCCER FIELDS
- » OUTDOOR AMPHITHEATER

17+ ACRES

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Pedestrian Underpass

- 1 Indoor/Outdoor Playland
- 2 Splashtown
- 3 2 Soccer Fields
- 4 Outdoor Amphitheater

Plan is conceptual and subject to change.



SPLASHTOWN

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CLIMBING WALL UNDERPASS

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OUTDOOR AMPHITHEATRE

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TRAILBLAZER PARK

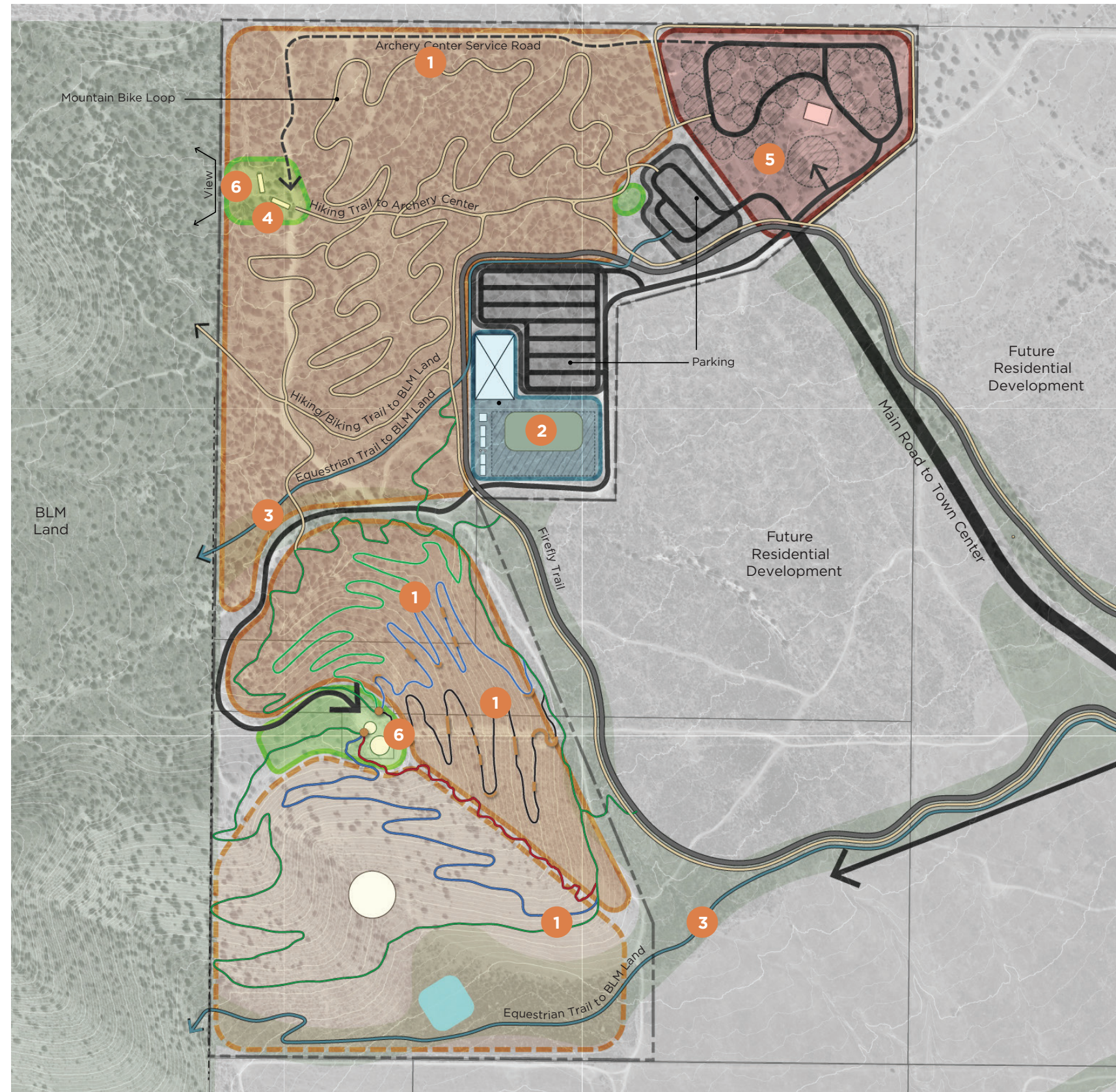
- » DOWNHILL MOUNTAIN BIKE TRAILS
- » 4H/FFA AGRICULTURE CENTER
- » EQUESTRIAN TRAILS
- » ARCHERY & AXE THROWING CENTER
- » CAMPGROUND
- » LOOKOUT POINT

160+ ACRES

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- 1 Downhill Mountain Bike Trails
- 2 4H/FFA Agriculture Center
- 3 Equestrian Trails
- 4 Archery & Axe Throwing Center
- 5 Campground
- 6 Lookout Point

Plan is conceptual and subject to change.





TRAILBLAZER PARK | **LOOKOUT POINT**

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PARK AND AMENITY AREA PHASING DETAILS			
	Included Features	Phasing Details	
Community Park A	<ul style="list-style-type: none"> » Multisport field(s) » Pickleball courts » Basketball courts » Playground » Skate park » Pump track » Restroom facilities » Shade structure(s) » Walking trails » Parking » Maintenance building 	Phase 1	<ul style="list-style-type: none"> » Pickleball courts¹ » Basketball courts¹ » Skate park¹ » Pump track¹ » Restroom facility¹ » Shade structure(s)¹ » Walking trails¹ » Parking (along street)¹
		Phase 2	<ul style="list-style-type: none"> » Multisport field(s)¹ » Playground¹ » Restroom facility¹ » Shade structure(s)¹ » Walking trails¹ » Parking¹
Amenity Area B	<ul style="list-style-type: none"> » Indoor/outdoor playground » Amenity building » Splash pad » Parking » Walking trail(s) » Sports field » Amphitheater » Gathering area(s) » Underpass connection to Community Park A 	Phase 1	<ul style="list-style-type: none"> » Indoor/outdoor playground² » Amenity building² » Parking² » Amphitheater² » Underpass connection to Community Park A¹
		Phase 2	<ul style="list-style-type: none"> » Splash pad² » Walking trail(s)¹ » Gathering area(s)^{1, 2}
		Phase 3	<ul style="list-style-type: none"> » Parking² » Walking trail(s)¹ » Sports field^{1, 2} » Gathering area(s)²
Regional Park C	<ul style="list-style-type: none"> » NICA cross country trails » Downhill/flow trail(s) » Hiking trail(s) » Equestrian trail(s) » Shade structure(s) » Gathering area(s) » Overlook pavilion » Shade structures » Campground » Agricultural and equestrian area » Archery and ax throwing center » Trailhead(s) 	Phase 1	<ul style="list-style-type: none"> » NICA cross country trails¹ » Downhill/flow trail(s)¹ » Hiking trail(s)¹ » Equestrian trail(s)¹ » Trailhead parking¹ » Mountain bike skills area¹
		Phase 2	<ul style="list-style-type: none"> » Community campground²
		Phase 3	<ul style="list-style-type: none"> » Agricultural and equestrian area²
		Phase 4	<ul style="list-style-type: none"> » Water tank hilltop area¹ » Shade structure(s)¹ » Overlook pavilion¹ » Parking lot¹ » Expert downhill course¹ » Gathering area(s)¹ » Archery and ax throwing center¹

¹ Improvement to be dedicated to City ² Improvement to be dedicated to another public entity, an HOA, or other private entity

OVERALL PTOS SPENDING SCHEDULE	
Building Permit Issuance	PTOS Spend ¹
1,250	\$11,250,000
2,500	\$22,500,000
3,750	\$33,750,000
5,000	\$45,000,000
6,250	\$56,250,000
7,500	\$67,500,000
8,790	\$79,110,000

\$80,000,000
INVESTMENT INTO
GETTING KIDS OFF
DEVICES & INTO A
BETTER LIFE!



THE HIGHLIGHTS

- » PUBLIC INFRASTRUCTURE DISTRICT FINANCING
- » POLE CANYON BASIC LOCAL DISTRICT TO ASSIST WITH PARK OWNERSHIP & MAINTENANCE
- » 8,790 UNITS
 - » APARTMENTS
 - » TOWNHOMES
 - » SINGLE FAMILY HOMES
(3,600 SF TO 1.5 ACRE LOT SIZE)
- » OVER TWO YEARS OF FULL-TIME PLANNING & COORDINATION TO BRING THE VISION TO LIFE
- » CITY PARTNERSHIP



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