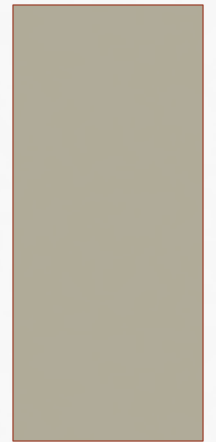


MIDWAY ARTS CENTER HOMESTEAD RESORT

THE HOMESTEAD GROUP LLC





Bluff Rd

Hot Springs Dr

Bigler Ln

S 7th W

St Andrews Dr

Mountain Springs Dr

1

1



01

HOMESTEAD DRIVE

AMPHITHEATER
490 TOTAL SEATS
420 BENCH SEATS
70 LAWN SEATS

LAWN SEATING

BENCHES

STAGE
(50'X80')

RETAINING WALL

30,000 SF BUILDING FOOTPRINT

PERFORMING ARTS CENTER

200 SEAT BLACK BOX THEATER

400 SEAT THEATER

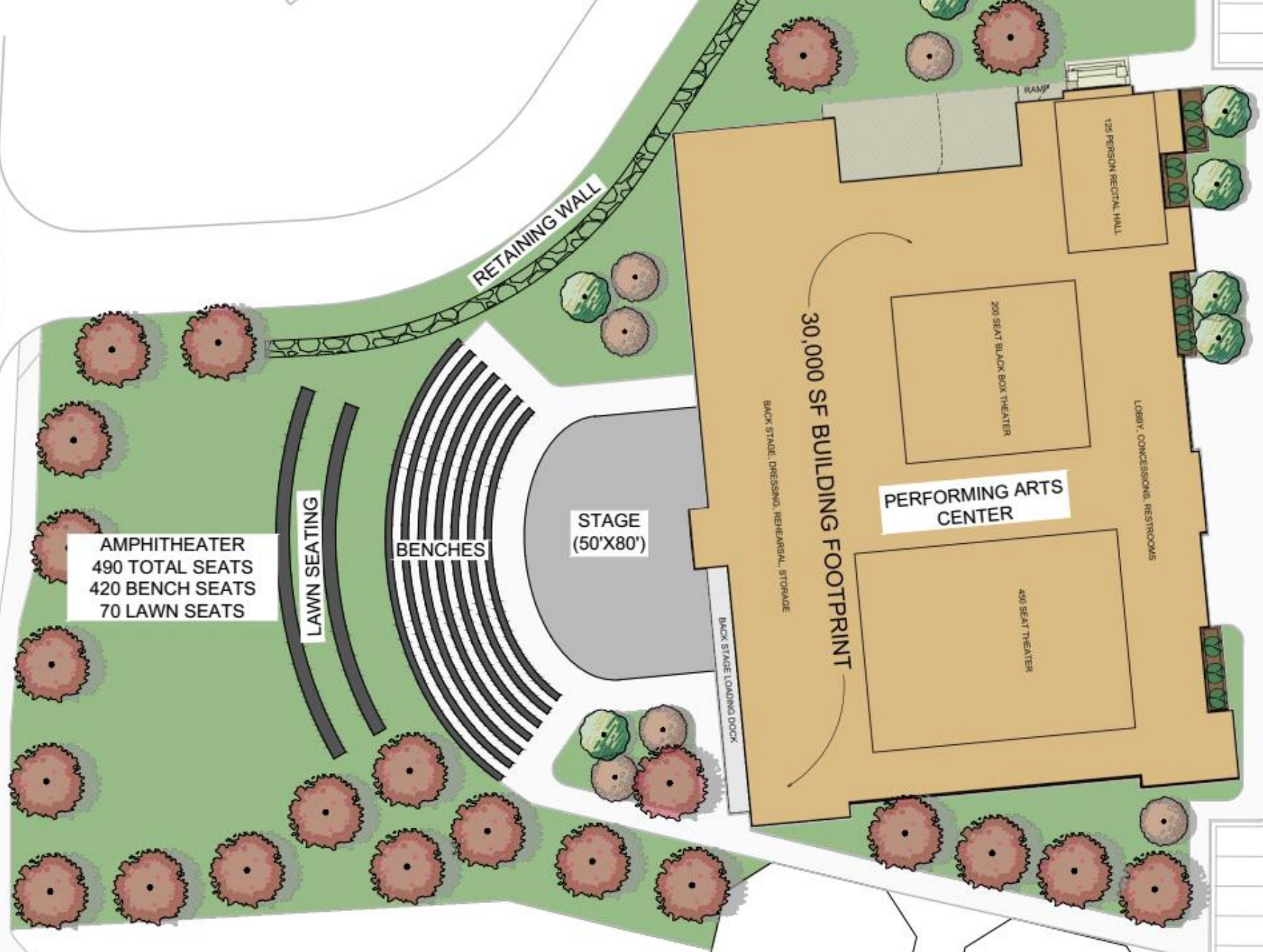
125 PERSON RECEPTION HALL

LOBBY, CONCESSIONS, RESTROOMS

BACK STAGE, DRESSING, REHEARSAL, STORAGE

BACK STAGE LOADING DOCK

RAMP





DISCUSSION ITEMS

- Parking
- Water usage and rights
- Height of proposed MAC
- Architectural design of MAC
- Setbacks from Homestead Drive
- Trails

THE HOMESTEAD MASTER PLAN

- Trails
 - Developer was required to build The Homestead Trail by October 31, 2021
 - The City would like the trail built when the rest of the Homestead trail is built in the first half of next year
 - Developer is also required to pay \$50,000 to help construct the trail
- Building Height
 - Developer is allowed to build the Wedding Barn to a height of 40' with a setback of 150' from Homestead Drive

THE HOMESTEAD MASTER PLAN

- (12) Height of structures – Structures cannot exceed 35' in height unless the building is a hotel or conference building and that building is located at least 500' east of the right-of-way of Homestead Drive. The height of any structure over 35' cannot exceed an elevation of 5680', which is two feet lower than the highest elevation of the Crater. The applicant shall submit a contour and elevation information of the property with the preliminary and final plan submittals showing compliance with these restrictions. All future elevation certificates will need to be based on that information. The developer shall be allowed to build one building that is 40' feet tall within 500' feet of Homestead Drive. This building shall be known as the "Wedding Barn" and shall have a setback of approximately 150' from the right-of-way line from Homestead Drive. The City Council and the VAC have reviewed this issue and agree that the 40' height is acceptable based on the following; the distance from Homestead Drive, elevation drop from Homestead Drive to the location of the Wedding Barn, and that the location of the Wedding Barn does not greatly impact views of The Crater from Homestead Drive.

AMENDED PARKING PLAN

Table 2 - Required Parking Spaces for The Homestead Resort Master Plan

Use	Quantity	Unit	Parking Standard		Parking Space Subtotal	Peak Day Factor	Peak Hour Factor	Factor for Hotel Parking	Required Spaces	
			Quantity	Unit						
Estate Homes	5	lots	2	per unit	10	0.84	0.95	1.00	8	Midway Code 16.13.39.A.1
Existing Guest Rooms	125	rooms	1	per unit	125	0.84	0.95	1.00	100	Midway Code 16.13.39.A.4
New Guest Rooms	49	rooms	1	per unit	49	0.84	0.95	1.00	39	Midway Code 16.13.39.A.4
Event Barn	300	people	1	per 2 people	150	1.00	0.95	0.40	57	Midway Code 16.13.39.A.5
Center House Ballroom	175	people	1	per 2 people	88	1.00	0.50	0.40	18	Midway Code 16.13.39.A.5
Center House Restaurant and Bar	172	people	1	per 2 people	86	1.00	0.50	0.40	17	See Note 1.
Golf Grill	58	people	1	per 2 people	29	1.00	1.00	0.40	12	See Note 1.
Pizza Farm	52	people	1	per 2 people	26	1.00	1.00	0.40	10	See Note 1.
Activity Center	40	people	1	per 2 people	20	1.00	0.75	0.40	6	Midway Code 16.13.39.A.5
Spa Treatment	12	people	1	per 2 people	6	1.00	0.75	0.40	2	Midway Code 16.13.39.A.5
Spa Pools	50	people	1	per 2 people	25	1.00	0.75	0.40	8	Midway Code 16.13.39.A.5
Swimming Pools	400	people	1	per 2 people	200	1.00	0.75	0.40	60	Midway Code 16.13.39.A.5
Golf Club Lounge	20	people	1	per 2 people	10	1.00	0.75	0.40	3	Midway Code 16.13.39.A.5
Golf Course	0	people	1	per 2 people	0	1.00	0.75	0.40	0	Midway Code 16.13.39.A.5
Employees	25	employees	1	per employee	25	1.00	1.00	1.00	25	Midway Code 16.13.39.A.4
Performing Arts Center	500	person	1	per 4 people	125	1.00	1.00	0.50	63	
Total Parking Spaces Required for Resort									426	
Total Parking Spaces in Master Plan									430	

Notes:

- Section 16.13.39 of the Midway City Zoning Ordinance requires 1 parking space per 250 sq. feet for restaurants. This analysis uses seating capacity instead of square feet which is a more accurate method to estimate parking for restaurants.
- Golf course occupancy is based on 4 golfers per group and 1 group per 18 holes plus 4 groups warming up = 88 people. City will allow course to be assumed closed during Arts Center p
- The maximum number of daytime employees at The Homestead is 75. Number during peak evening period is 25.
- Renovations for a food and beverage outlet are proposed for the Milk House building. This outlet is for guests of the resort and is not anticipated to generate traffic from outside of the resort.