

VILLAGE MASTER PLAN

Low Land LC

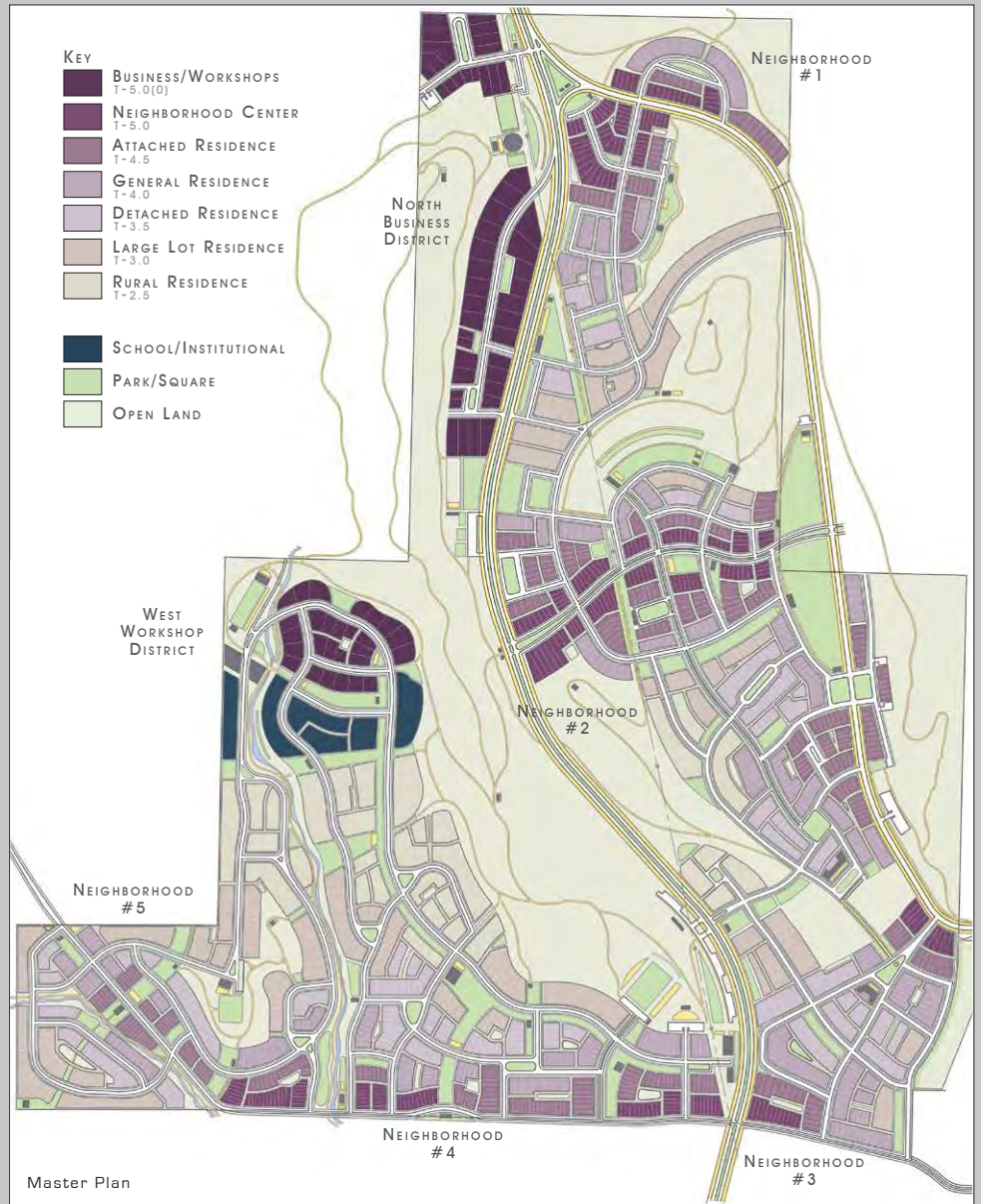
800 acres situated northwest of a rural village, on higher topography with panoramic views, will become an extension of the traditional town - with enough separation from Toquerville center to retain the discrete character of each village.

Planning was in response to the State proposal for a north-south parkway bypassing the existing village, which shall bisect the length of the subject property.

The dramatic landscape requires considerable open space to be created, preserving hill-sides, ridges, and viewsheds. Neighborhoods are placed in lower settings, each with their own character. Parks within every developed setting connect by trails to surrounding terrain.

5 walkable neighborhood centers are organized around primary N-S and E-W roads of the site to capitalize on traffic to sustain small commercial uses. 2 commercial /workshop districts are planned for locations less suitable to homes.

Due to its proximity to national and state parks, a portion of the residential and commercial program shall derive from tourism and vacations.



PROGRAM

5 Neighborhoods, 1 Business District, 1 Workshop District

- Primary Dwellings: 1,100 du
- Second Homes: 250 du
- Accessory Dwellings: 325 du
- Hotel Suites: 125 suites
- Retail: 65,000 sf
- Restaurant: 20,000 sf
- Office/Business: 600,000 sf
- Medical: 15,000 sf
- Agricultural: 15,000 sf



Site Photo

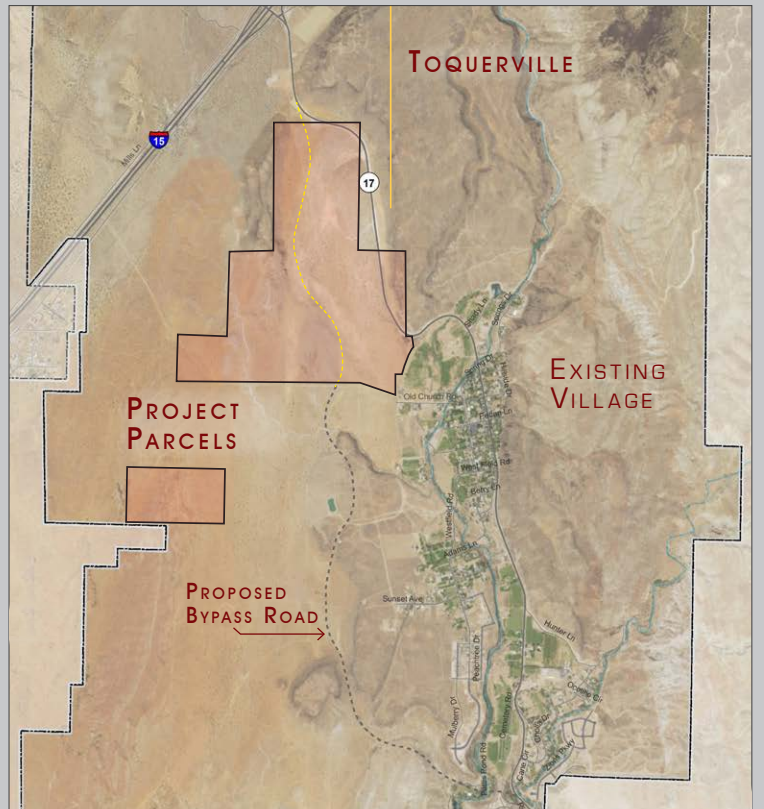
MIXED USE NEIGHBORHOOD
Village Extension
 800 Acre Site

TOQUER RIDGE

SMALL TOWN CONTEXT

STREET TYPES

KEY	
DIVIDED	
	PARKWAY
	AVENUE
MIXED USE	
	CITY/COLLECTOR
	CENTER (TURN LANE)
	MAIN ST. / MIXED USE
RESIDENTIAL	
	CITY/LOCAL
	MAIN ST. / RESIDENTIAL
	LOCAL STREET
	SMALL STREET
	YIELD STREET
	QUEUE LANE



Context Map

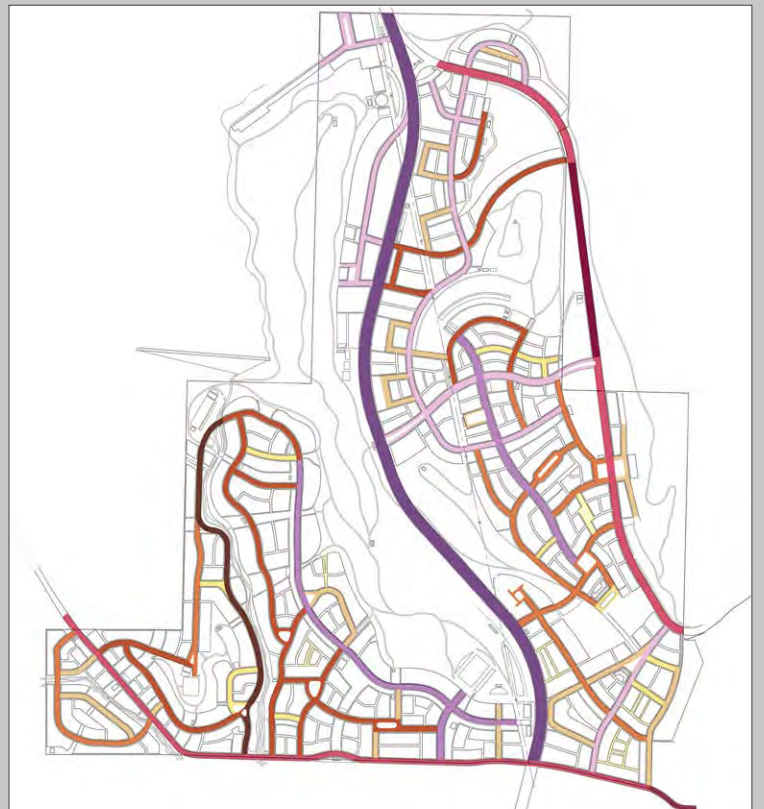
TWO STREET VIEWS



Main Street Local



Minor Avenue



Street Plan

NEIGHBORHOOD 1

PROGRAM

- Area 55 ac
- Commercial Space 12,000 sf
- Mixed Use Space 30,000 sf
- 318 Dwellings
- 20 Lodging Units

BUILDING TYPES

- 41 Mixed Use
- 50 Stacked Residence
- 57 Attached Residence
- 54 Small Lot
- 22 Moderate Lot
- 42 Large Lot
- 50 Accessory Unit



Neighborhood 1



Neighborhood 1

TOQUER RIDGE

NEIGHBORHOOD 2

PROGRAM

- Area 96 ac
- Commercial Space 9,000 sf
- Mixed Use Space 38,000 sf
- 540 Dwellings
- 15 Lodging Units

BUILDING TYPES

- 40 Mixed Use
- 63 Stacked Residence
- 131 Attached Residence
- 96 Small Lot
- 72 Moderate Lot
- 44 Large Lot
- 94 Accessory Unit



Neighborhood 2



Neighborhood 2

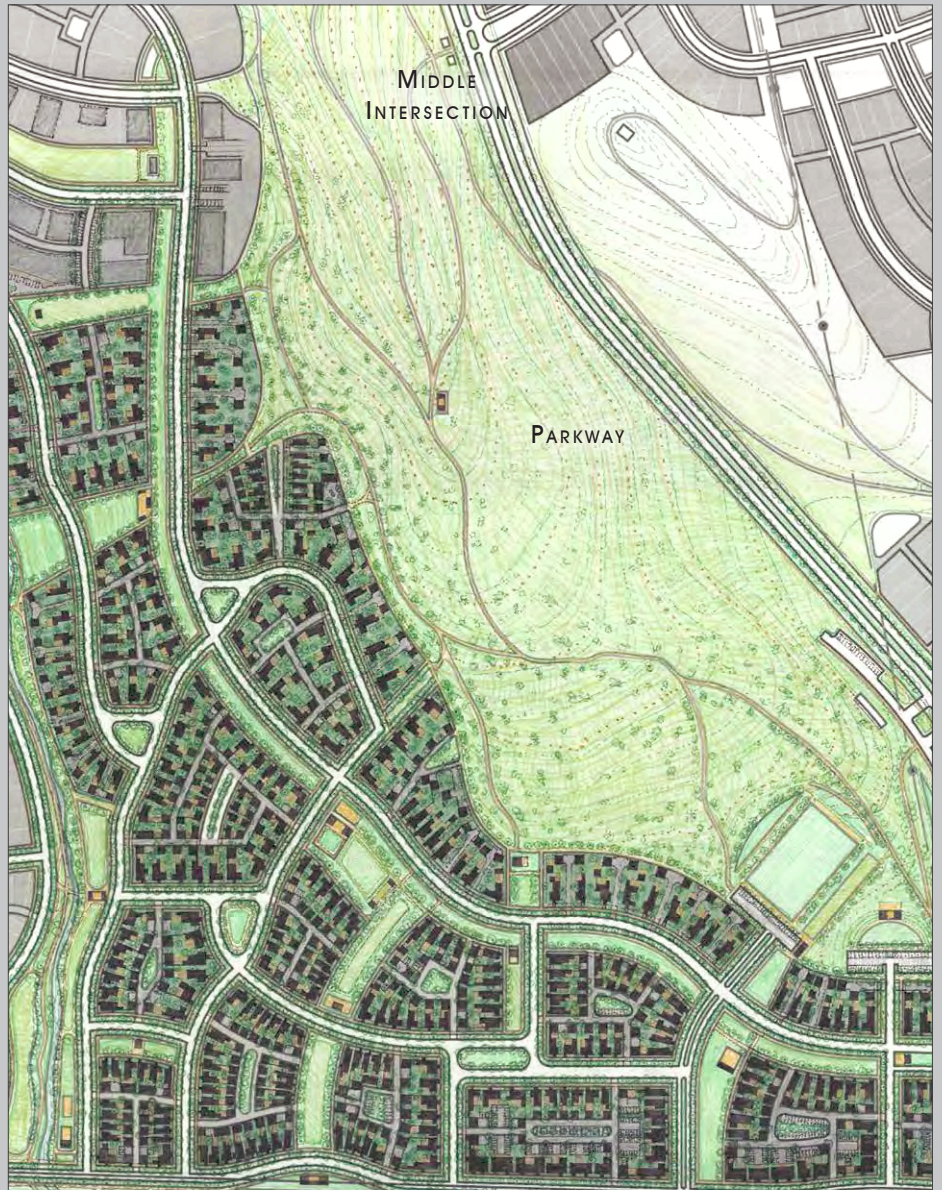
NEIGHBORHOOD 4

PROGRAM

- Area 92 ac
- Commercial Space XX,000 sf
- Mixed Use Space XX,000 sf
- 317 Dwellings
- 20 Lodging Units

BUILDING TYPES

- 20 Mixed Use
- 35 Stacked Residence
- 61 Attached Residence
- 60 Small Lot
- 70 Moderate Lot
- 72 Large Lot
- 77 Accessory Unit








Neighborhood 4

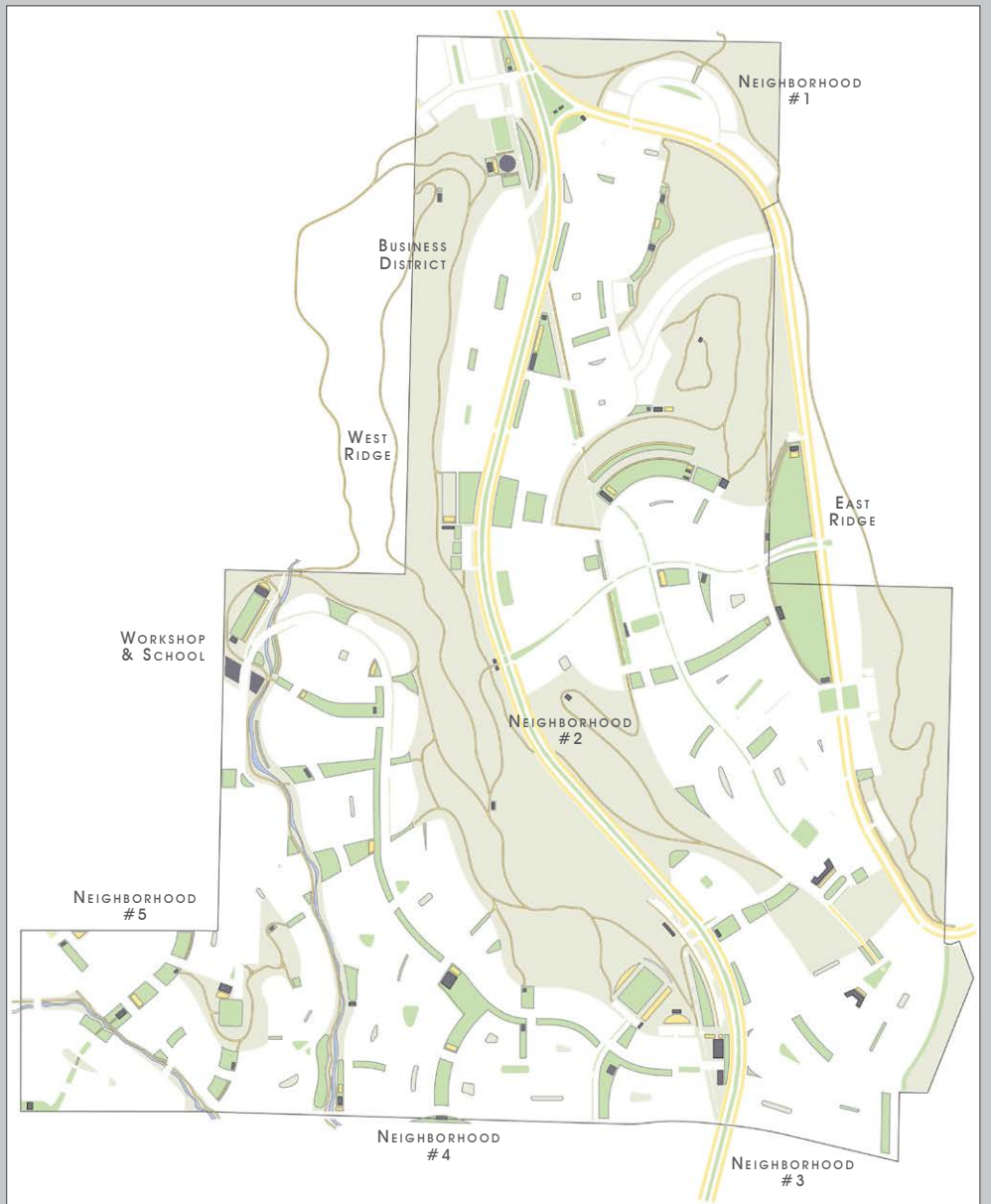


Neighborhood 4

TOQUER RIDGE

TRAILS/ PEDESTRIAN PLAN

KEY	
	PUBLIC BUILDING
	PEDESTRIAN/TRAIL
	PARKWAY/CONCOURSE
	PARK/SQUARE
	OPEN LAND



Neighborhood 2