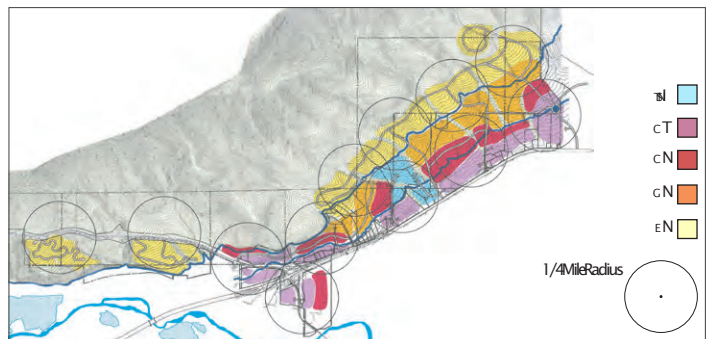


North Village Master Plan

MASTER PLAN

900 developable acres are situated within a 4,000 acre land area, two miles north of Heber City, in a rapidly developing agricultural valley at the edge of the metropolitan area. A new village is planned on the valley floor along two miles of a state highway and up into the ranch lands of the benches, centered around a new community college.

The intensification of density into compact neighborhoods results from preserving the open lands of the northeast hillsides and the north fields of the Heber Valley. A number of property owners joined in creating a model for growth management in western farming basins. No specific configuration could be determined beyond general circulation, access points to the arterial, and four density zones moving away from the highway frontage. This lack of a governing master plan required a comprehensive planning and design code.



Land Use Concept Diagrams

PROGRAM

20 Combined Ownerships

- Detached Dwellings (1,500)
- Attached Dwellings (1,650)
- Hotel Suites (400)
- Retail: 170,000 sf
- Restaurant: 50,000 sf
- Office: 500,000 sf
- Guest Services: 50,000 sf
- Conference: 25,000 sf

TOWN & CORRIDOR

Greenfield Setting - Rural Context
4,000 Acre Site

