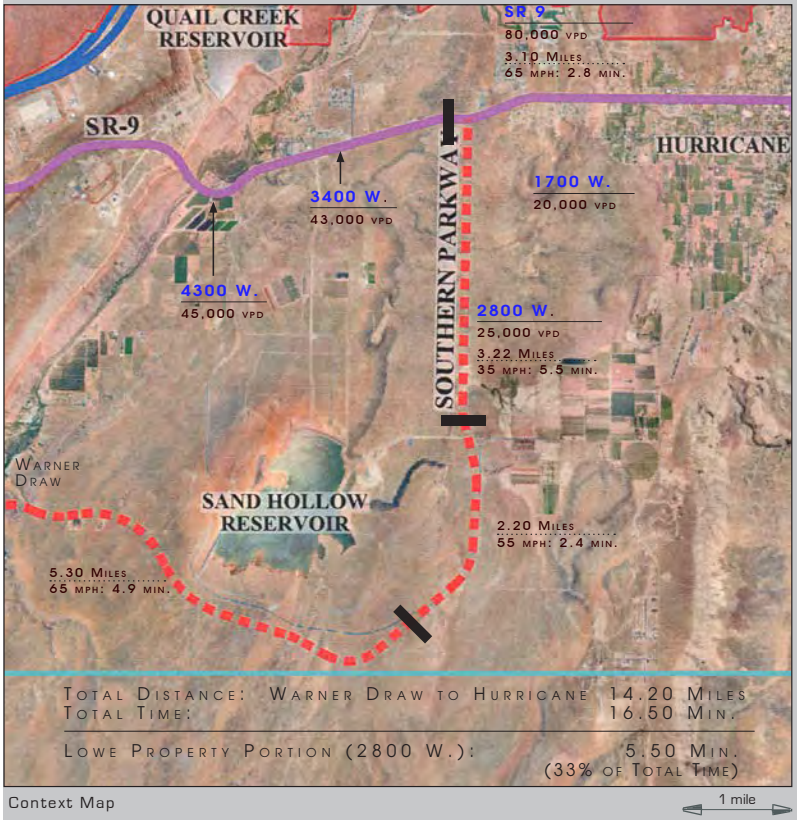
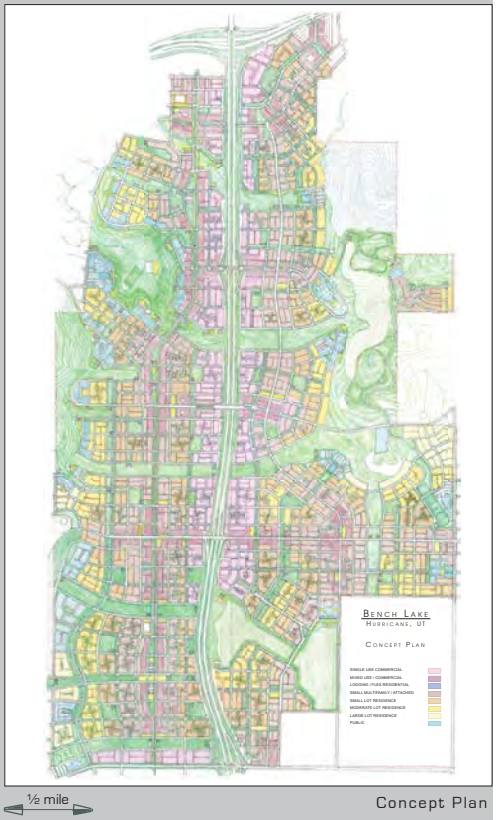
Hurricane / Bench Lake

Washington County, UT



Context Map

1 mile



½ mile

Concept Plan

Concept Master Plan

Planning a 3,000 acre community west of Hurricane, Utah focused on integrating a major beltway thoroughfare with the centers of the new town. 10 neighborhoods and 1 town center are located at primary intersections of the City Street Master Plan.

The scale and configuration of mixed-use neighborhoods and single-use districts are established by the alignment, and intersection spacing, of the proposed 'Southern Parkway'. The network of secondary and tertiary streets consequently follows the neighborhood pattern.

To the west of the Parkway, a north-south Multi-way Transit Boulevard moves through a sequence of Transect (T-Zone) conditions, with modifications to its design, as demonstrated on the thoroughfare sections.

Program

Private Ownership

- 10 Neighborhoods (Mixed Use)
  - 14,000 DU Residential
  - 7,200,000 SF Non-Residential
- 1 Town Center
  - 800 DU Residential
  - 900,000 SF Non-Residential
- 1 District (Single-Use)
  - 400,000 SF Non-Residential



Neighborhood Pedestrian Sheds

Town & Corridor

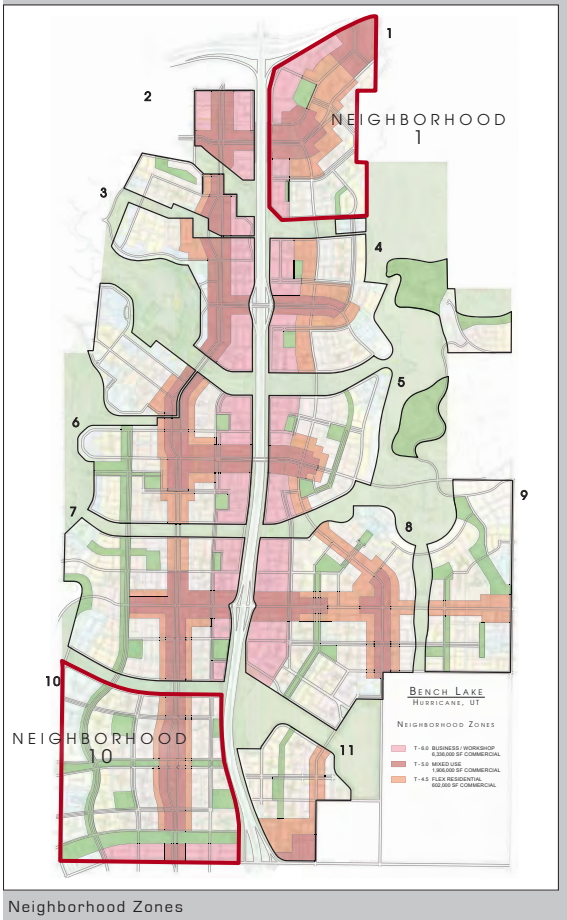
Greenfield Setting - Rural Context

2,964 Acre Site

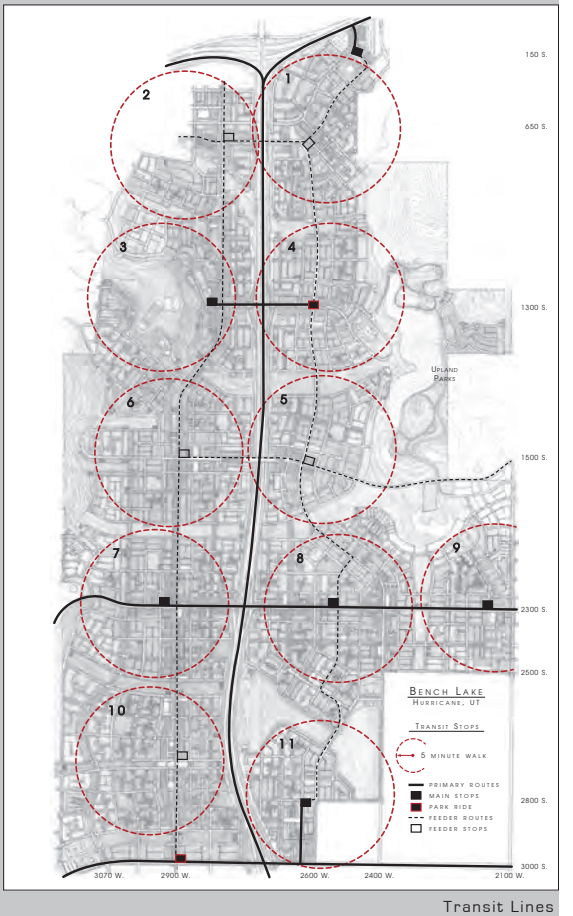
Hoyt H. Cousins Architecture & Planning

P.O. Box 1665 Duxbury, MA 02331 435-901-0774 hoyt.cousins@gmail.com cousinsarchitects.com

HURRICANE / BENCH LAKE



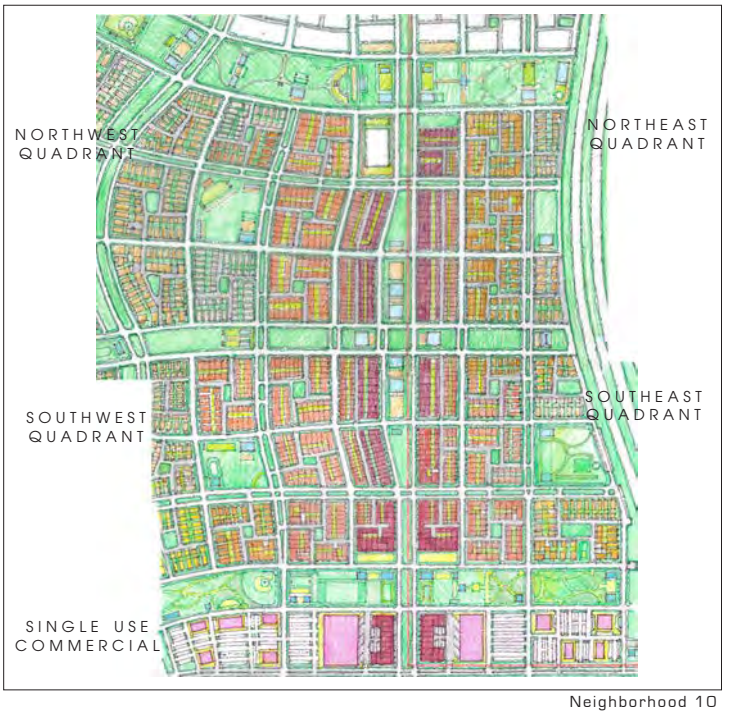
Neighborhood Zones



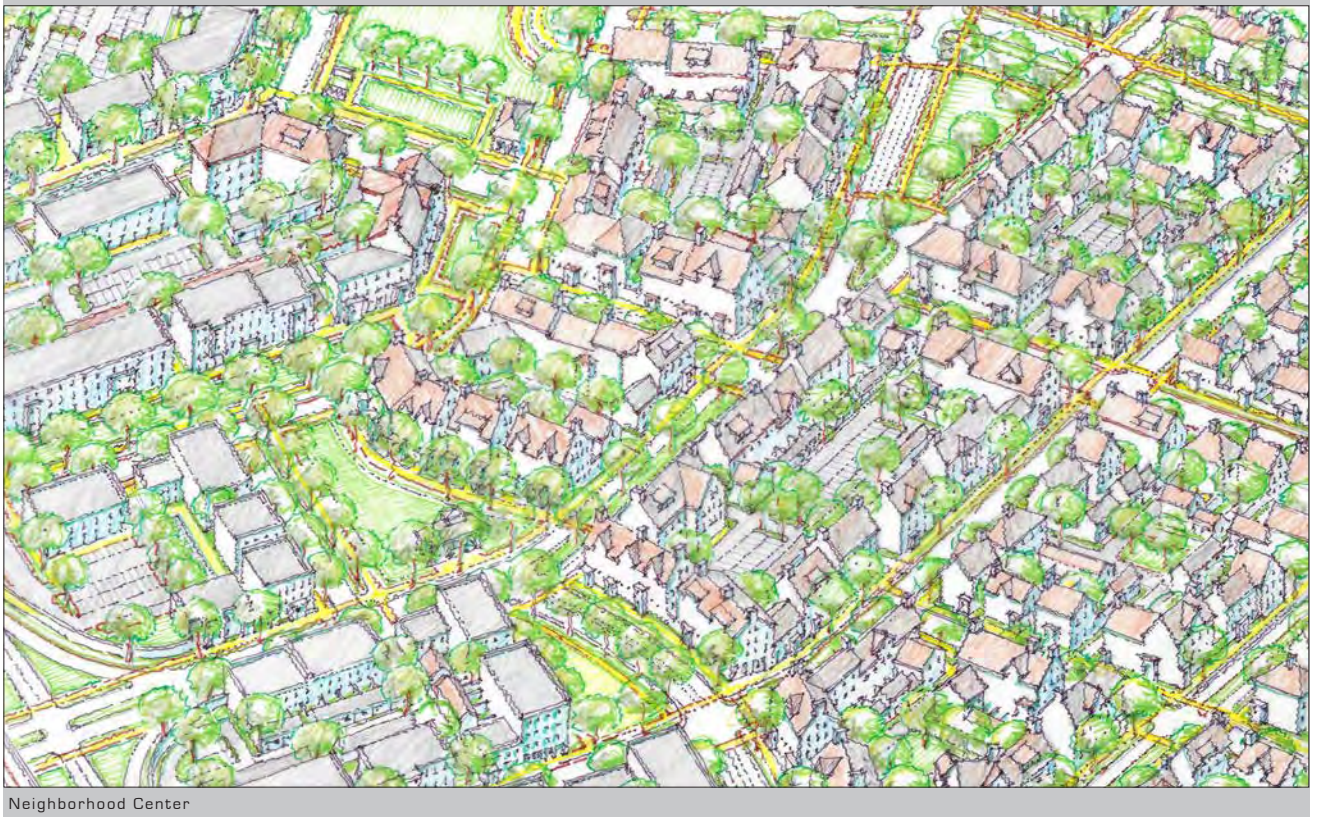
Transit Lines



Neighborhood 1



Neighborhood 10



Neighborhood Center

NEIGHBORHOOD 1
NORTHWEST QUADRANT



NEIGHBORHOOD 1
NORTHEAST QUADRANT



NEIGHBORHOOD 1



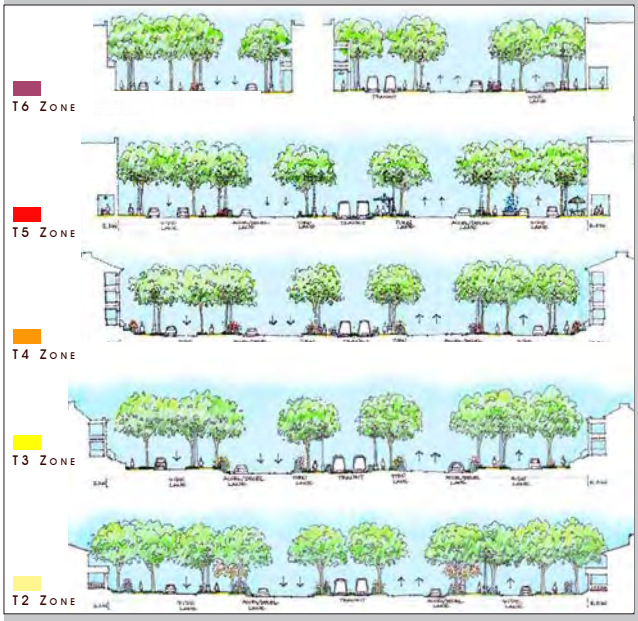
Southwest Quadrant

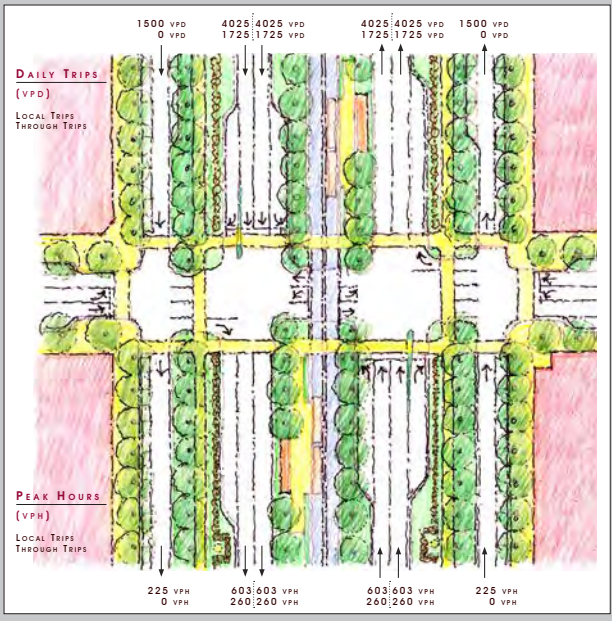


Block Plan



Zone Map





Boulevard Zones

The Transit Boulevard runs parallel to, and west of, the Southern Parkway - through Neighborhoods 2 (at the north), 3, 6, 7 and 10 (at the south) - establishing each neighborhood center.

Boulevard design integrates transit, vehicle, and pedestrian trajectories - incorporating numerous physical elements of each - and creates a variety of intersection conditions.

The balance of boulevard activities requires a range of disciplines brought together for good urbanism. Examples provided here are typical of each movement condition.



Overall View





Building Frontage





Side Lane





Pedestrian Median





Through Lanes





Center Median

