



STATION AREA PLAN

OCTOBER 21, 2025



EXISTING PLANNING

Westfields Community Plan - 2002

Village Center

A mix of commercial, office and residential uses.

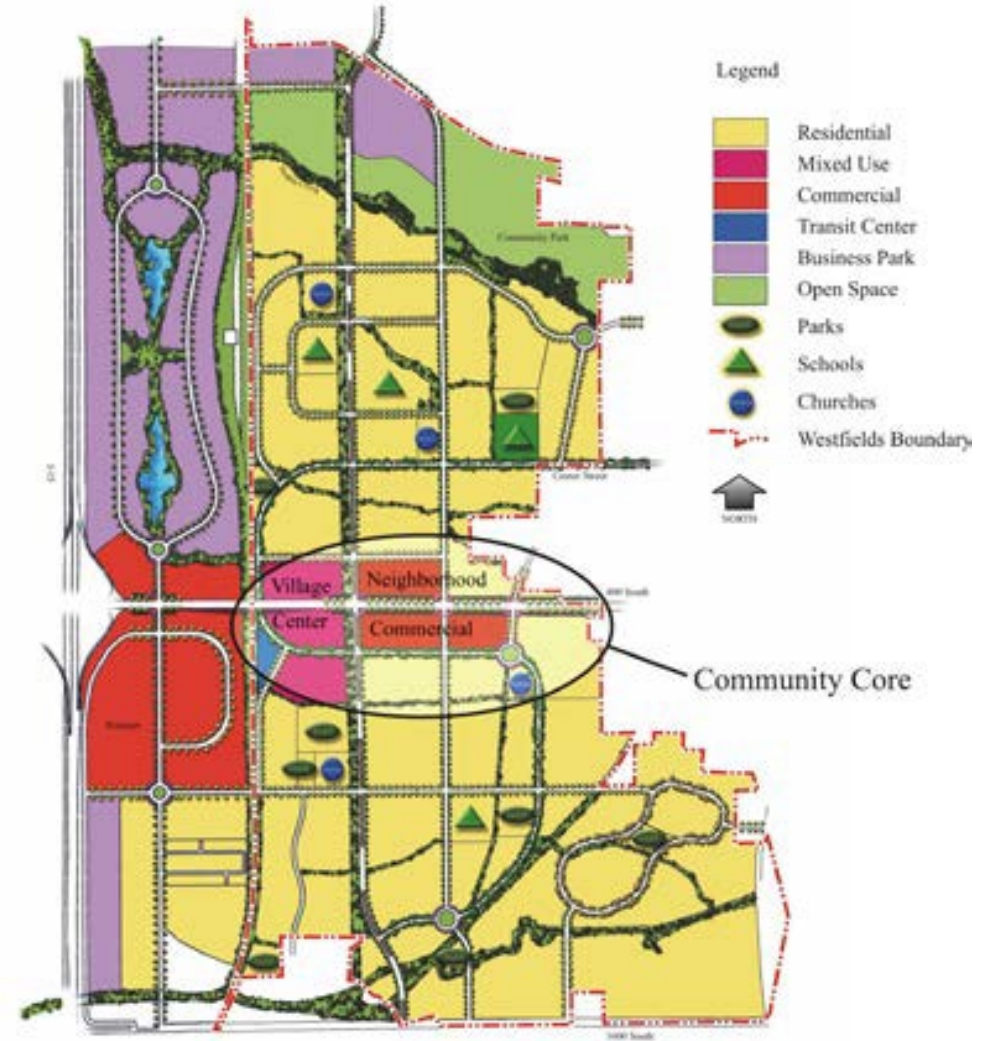
An intermodal transit center

- commuter rail

- commuter parking

- bus connector service

Traditional mixed-use buildings





EXISTING PLANNING

Goal: Land Use - Community Core

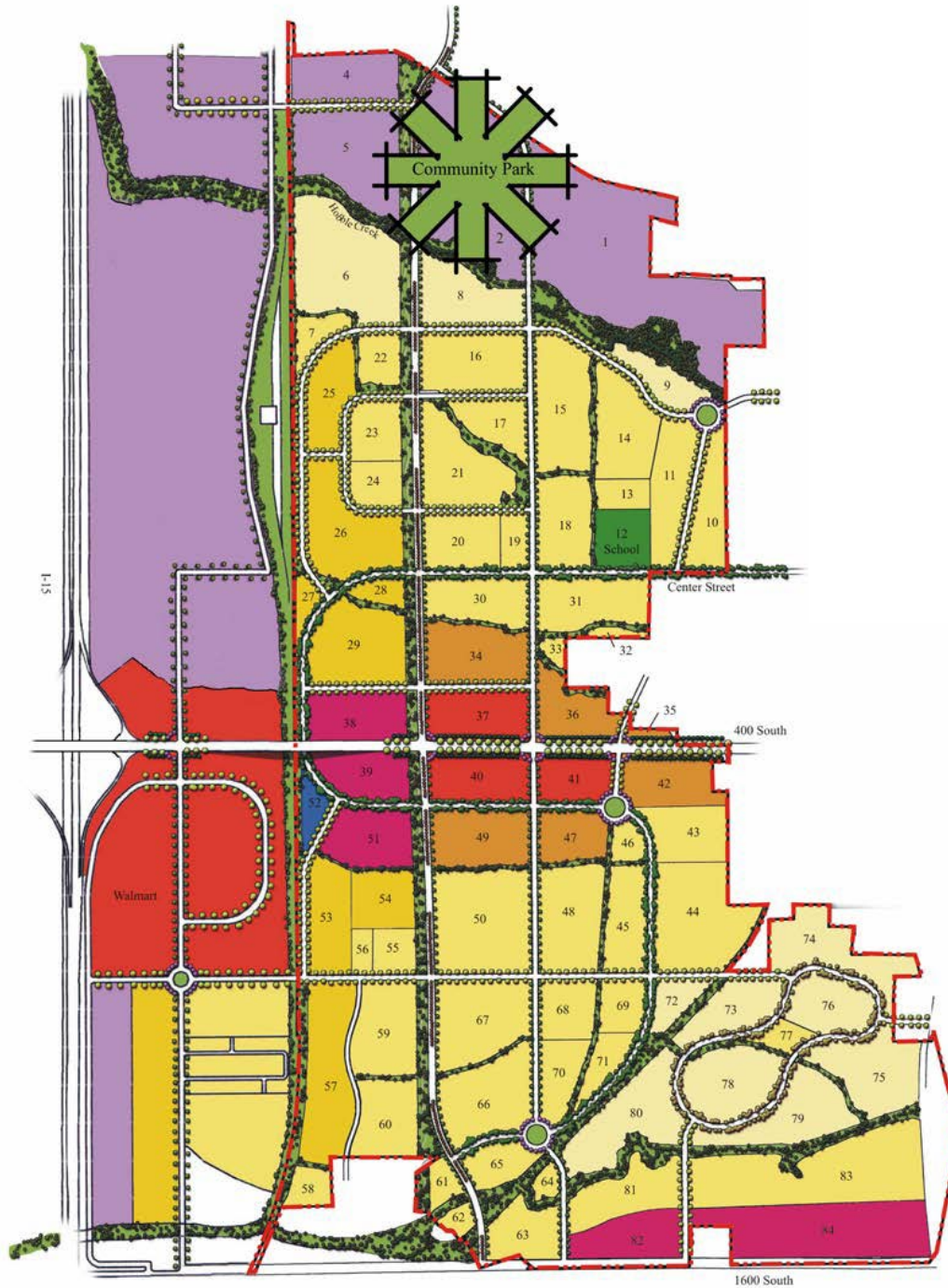
Create a community in the Westfields that includes a community core surrounded by residential neighborhoods that include a mix of housing types, open space, parks and public buildings such as churches and schools.

Objective

1. Community core for the Westfields.

Strategies

- 1-A Transit-oriented, mixed-use community core zone
- 1-B Neighborhood commercial zone for the area east of 1200 West
- 1-C Encourage shopping, housing and employment to closer proximity
- 1-D A place to shop, recreate, dine, live and work: a walkable community



Legend

-  **Low Density Residential**
1.5 - 4.0 du/ac
-  **Medium-Low Density Residential**
3.0 - 5.0 du/ac
-  **Medium Density Residential**
4.0 - 7.0 du/ac
-  **Medium-High Density Residential**
6.0 - 10.0 du/ac
-  **Mixed Use**
-  **Commercial**
-  **Transit Center**
-  **Business Park**
-  **Open Space**
-  **Westfields Boundary**
-  **NORTH**



WHAT IS A STATION AREA PLAN

A plan for the land surrounding a fixed-guideway transit station.

- Housing
- Business
- Industry
- Transportation
- Public life

The goal is to create a neighborhood where residents can access all the things they need for daily living within walking distance—a pharmacy, fresh produce and pantry staples, parks and playgrounds, and more.



HOUSE BILL 462

- Increases the availability and affordability of housing, including moderate income housing
- Promotes sustainable environmental conditions
- Enhances access to opportunities
- Increases transportation choices and connections
- • Is adopted by Springville City and the Mountainland Association of Governments.



GUIDING QUESTIONS

1. How do we design for a constituency that doesn't yet live in the station area?
2. How do we create an economically sustaining retail core without competing with other Springville retail cores?
3. How do we integrate community values and tradition into a new mixed-use development?
4. How do we create a sense of place in a mostly undeveloped area?



GUIDING PRINCIPLES

1. Streets for all users while prioritizing pedestrian comfort and bicycle safety.
2. Residential options, such as condos, apartments, or townhouses to create a multi-generational and accessible community.
3. Public spaces that encourage planned and spontaneous social gatherings.
4. Capture the value of transit.
5. Physically connect the community, internally and externally.
6. Visually harness Springville's values through building form and style.

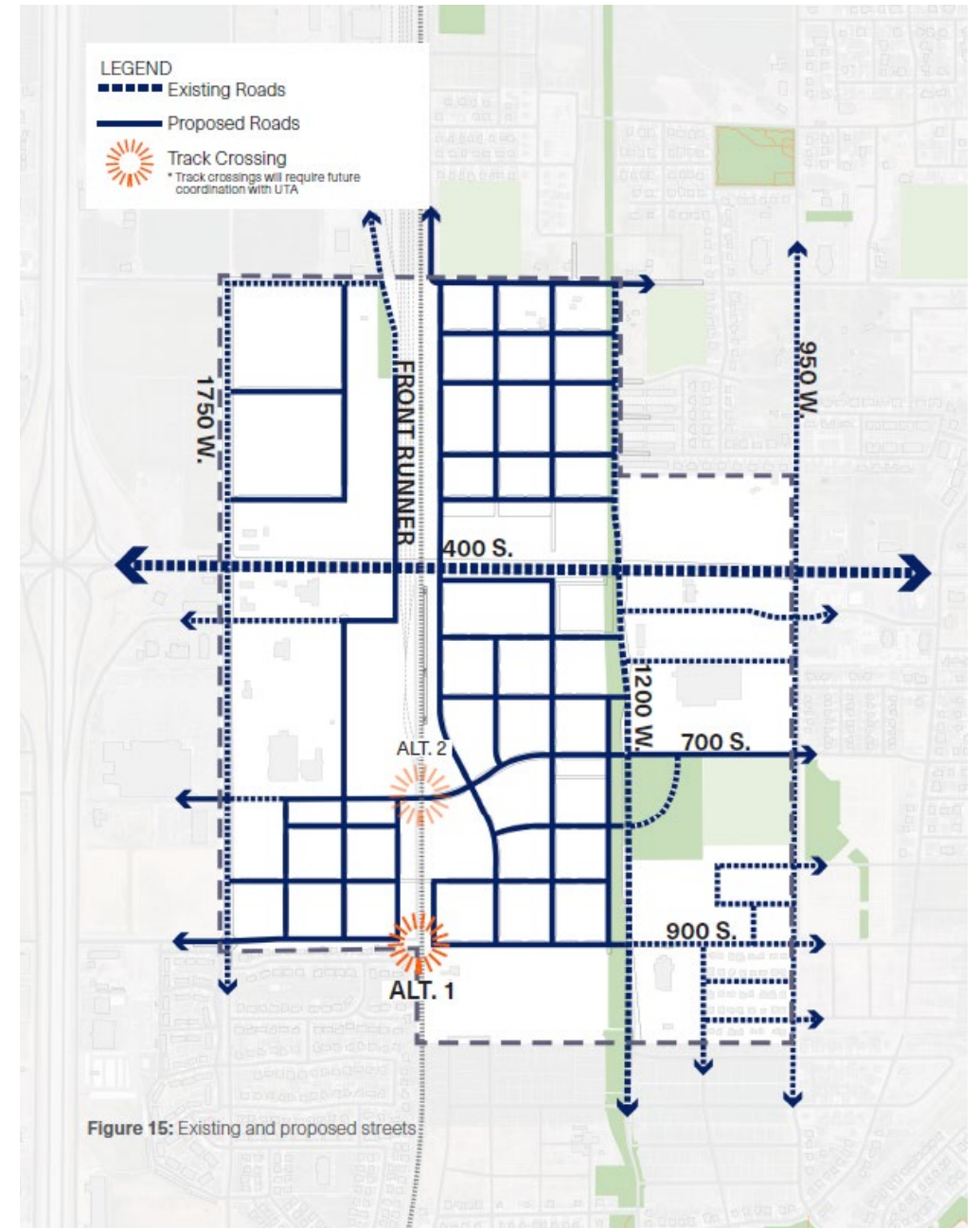


OPPORTUNITIES

- Expand single-family and multi-family residential housing
- Create a mixed-use core that responds to market demand
- Expand multi-use trail connections
- Create public gathering spaces and access to open space
- Increase transit infrastructure and ridership
- Create a sense of place that reflects Springville's values, identity, and history

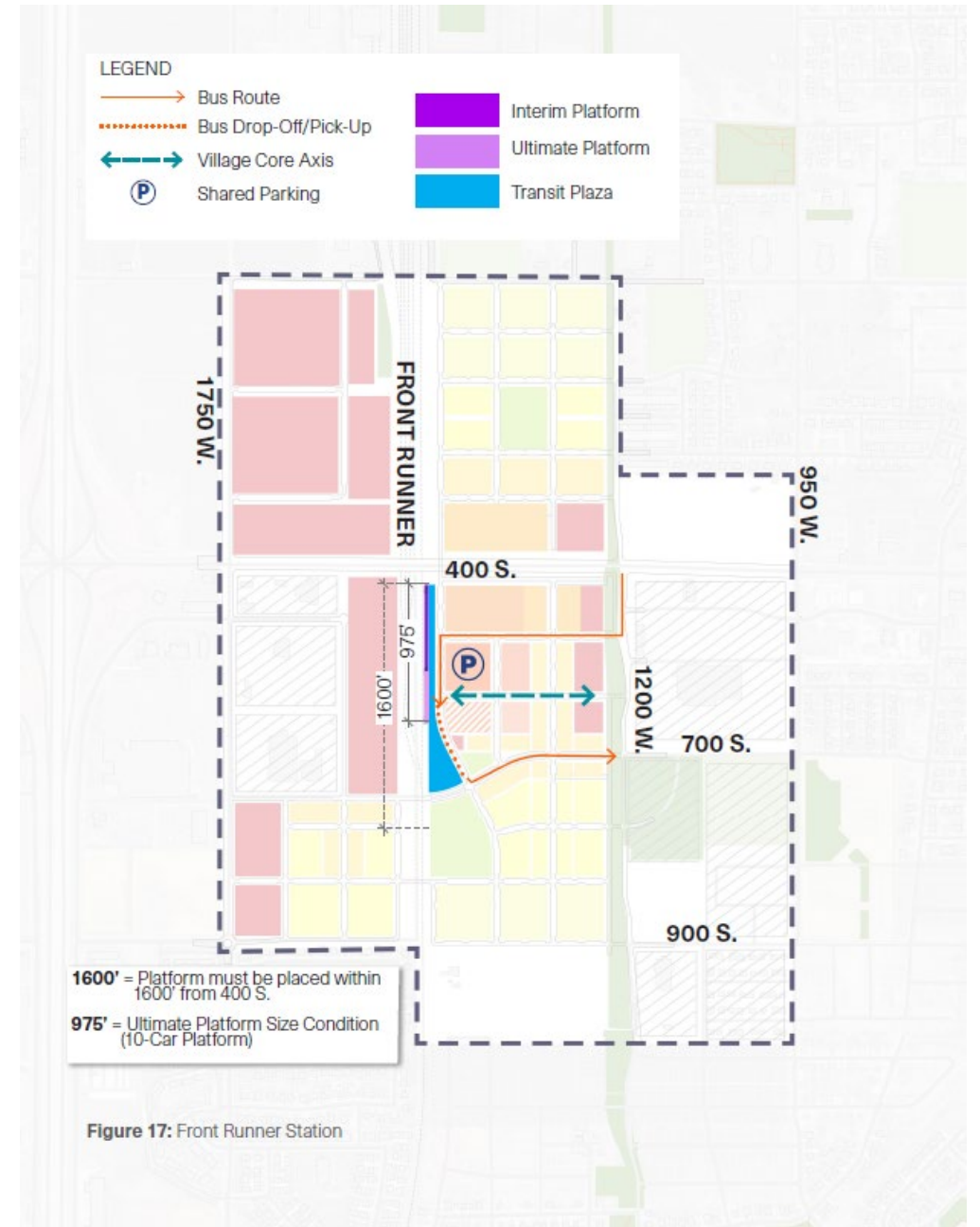


STREET NETWORK



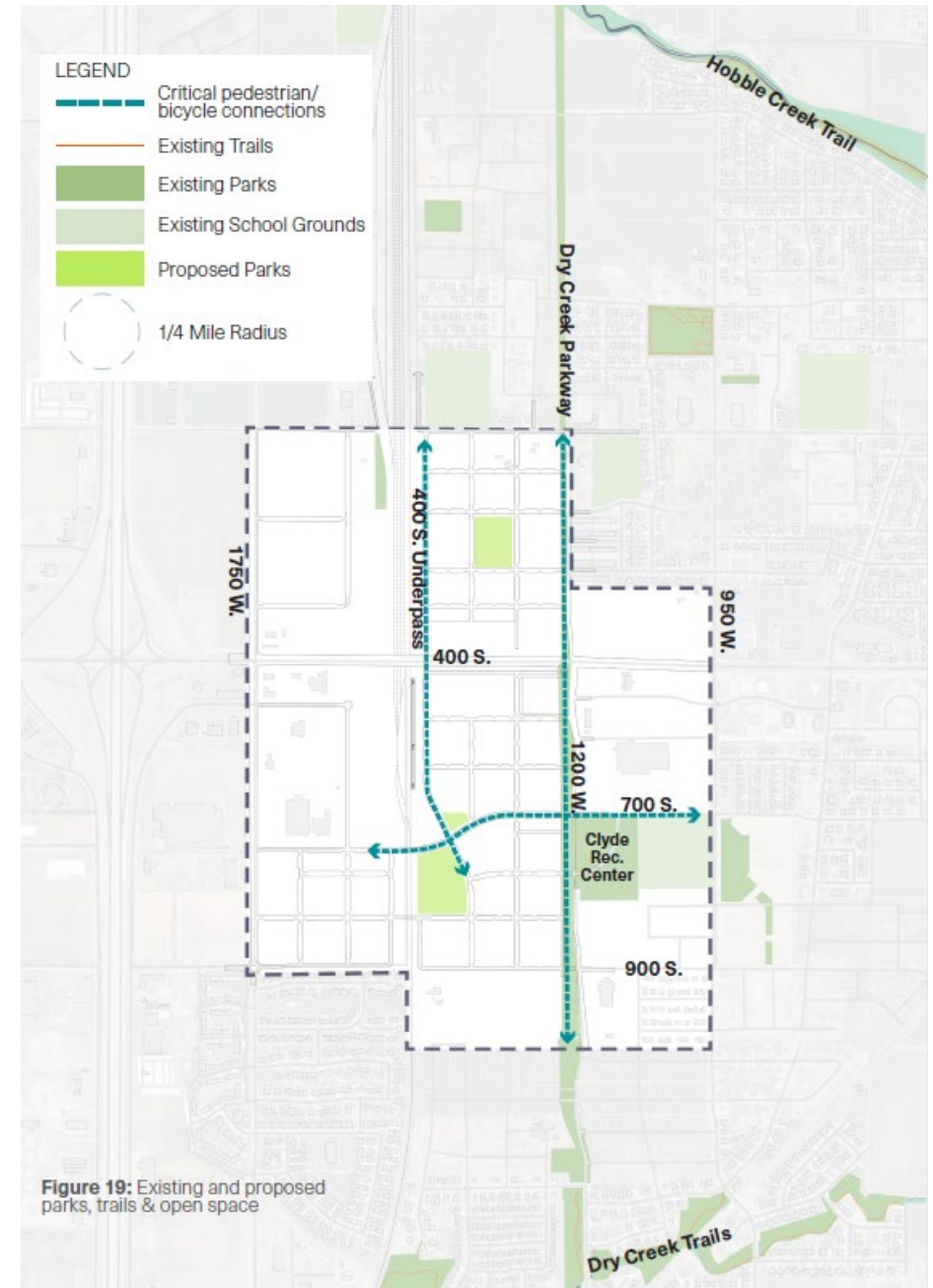


FRONTRUNNER STATION



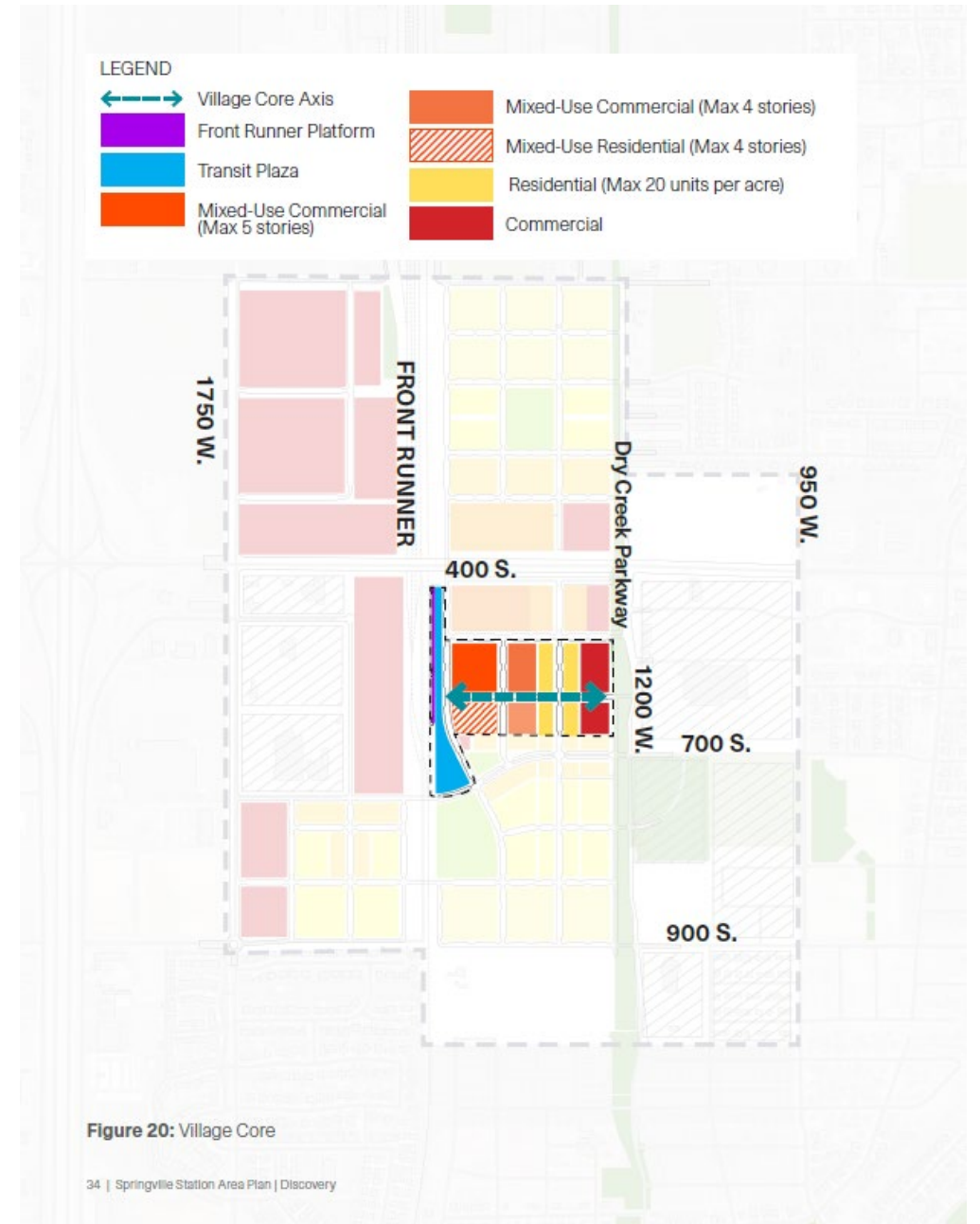


PARKS, TRAILS, OPEN SPACE





VILLAGE CORE





LAND USE TYPES

RES - 10

RES - 15

RES - 20

RES - 30

MIXED-USE RESIDENTIAL - 4

MIXED-USE COMMERCIAL-3

MIXED-USE COMMERCIAL-4

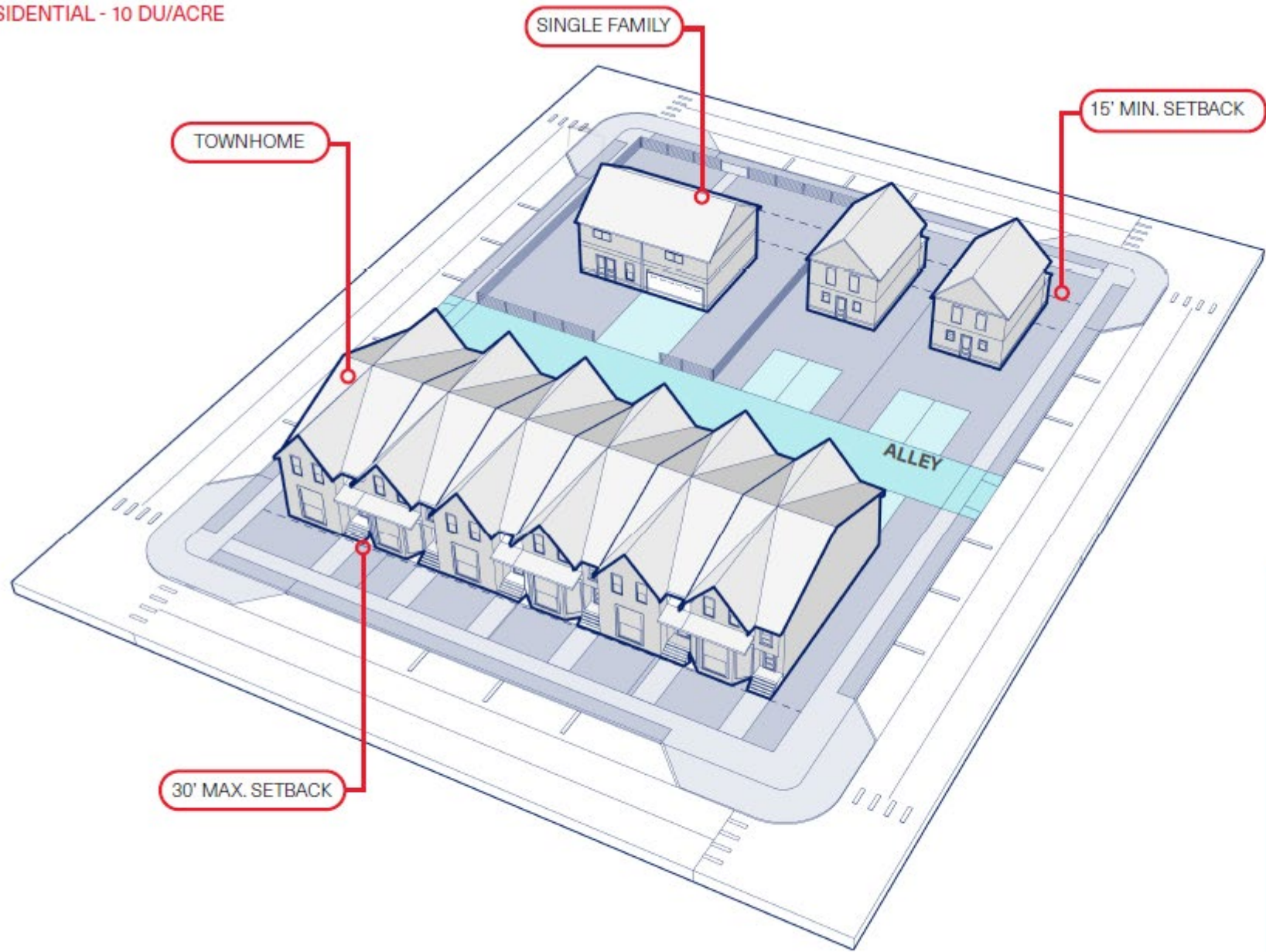
COMMERCIAL

PARK

CIVIC



RESIDENTIAL - 10 DU/ACRE



RES-10 STANDARDS

DU/AC: 10

HEIGHT: 2.5 Stories

BUILDING TYPES: SINGLE FAMILY, 2-4 PLEX, TOWNHOME

MIN FRONT SETBACK: 15'

MAX FRONT SETBACK: 30'

MIN LOT SIZE: 3,000 SF

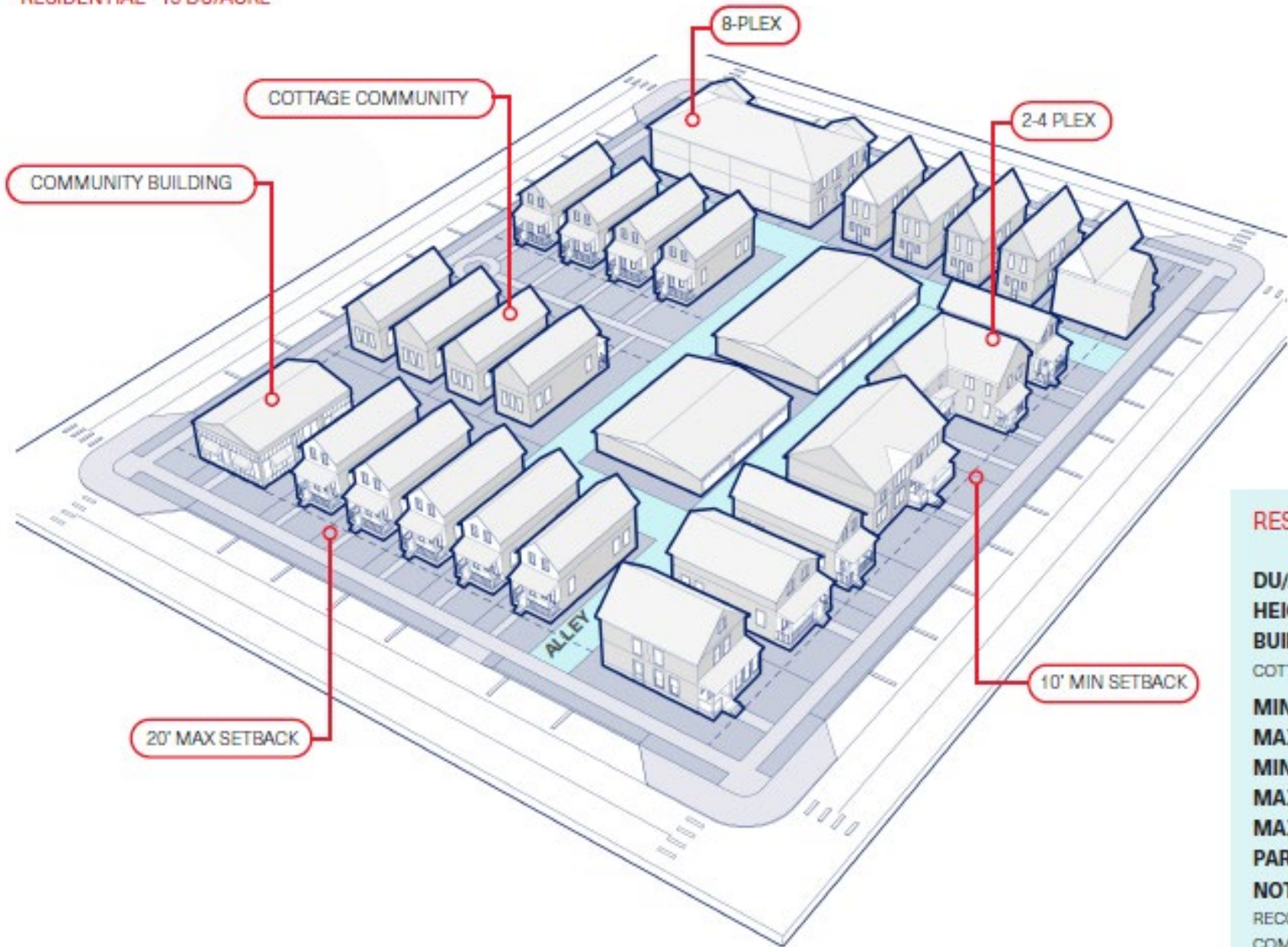
MAX LOT SIZE: 8,000 SF

MAX LOT COVERAGE: 50%

PARKING: 2.0/DU

NOTES: RECOMMEND MIX OF LOT SIZES TO PROVIDE DIVERSITY IN SCALE.

RESIDENTIAL - 15 DU/ACRE



RES-15 STANDARDS

DU/AC: 15

HEIGHT: 3 Stories

BUILDING TYPES: SF DETACHED | 2-4 PLEX | 8-PLEX |
COTTAGE COMMUNITY

MIN FRONT SETBACK: 10'

MAX FRONT SETBACK: 20'

MIN LOT SIZE: 2,250 SF

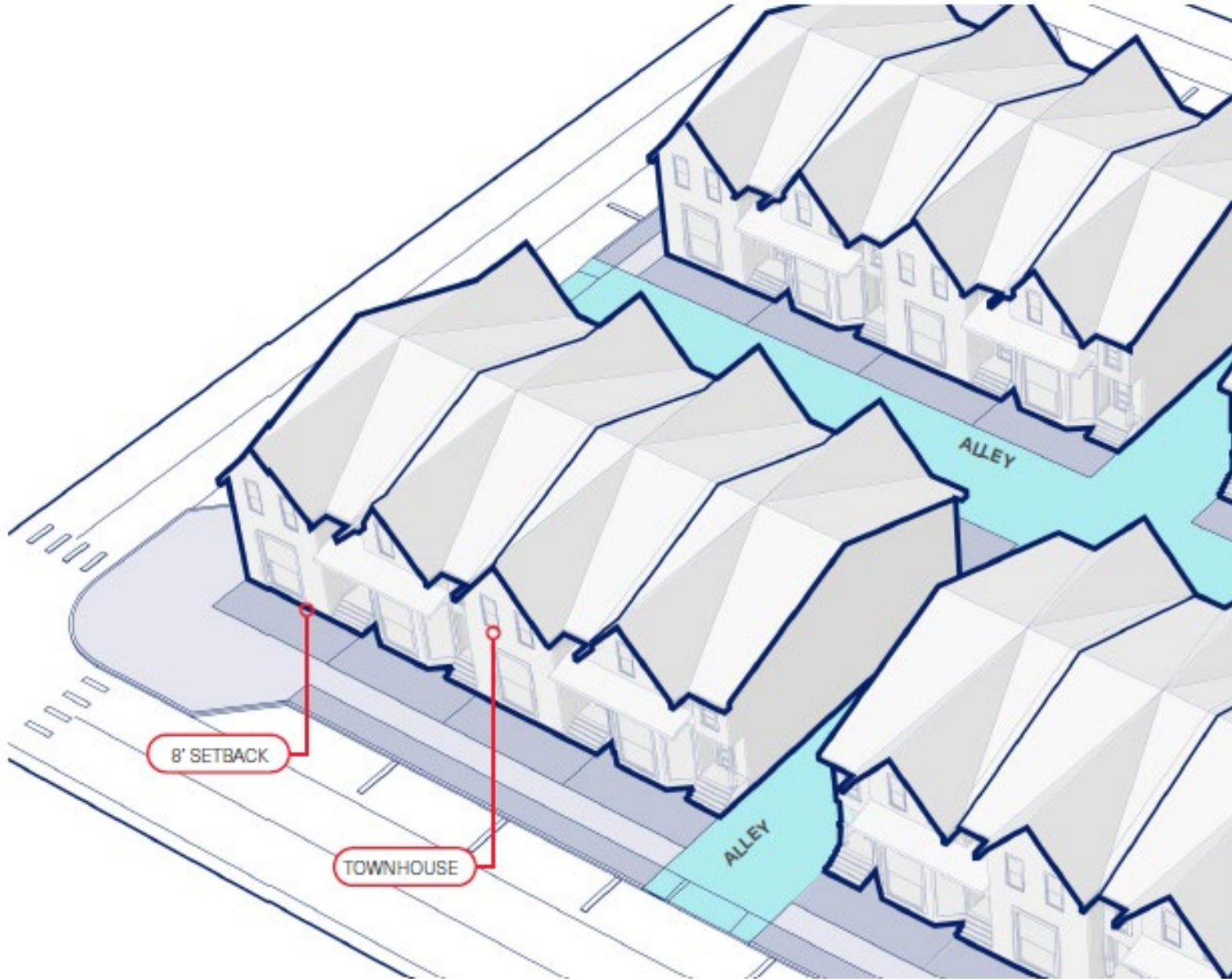
MAX LOT SIZE: N/A

MAX LOT COVERAGE: 70%

PARKING: 2.0/DU

NOTES: MIX OF LOT SIZES TO PROVIDE DIVERSITY IN SCALE.
RECOMMEND COTTAGE COMMUNITY APPROACH WITH
COMMON OPEN SPACE. NO ENCROACHMENTS IN SETBACK
INCLUDING PORCHES AND WINDOW BAYS.

RESIDENTIAL - 20 DU/ACRE



RES-20 STANDARDS

DU/AC: 20

HEIGHT: 3 stories

BUILDING TYPES: 8-PLEX | TOWNHOUSE

MIN FRONT SETBACK: 8'

MAX FRONT SETBACK: 8'

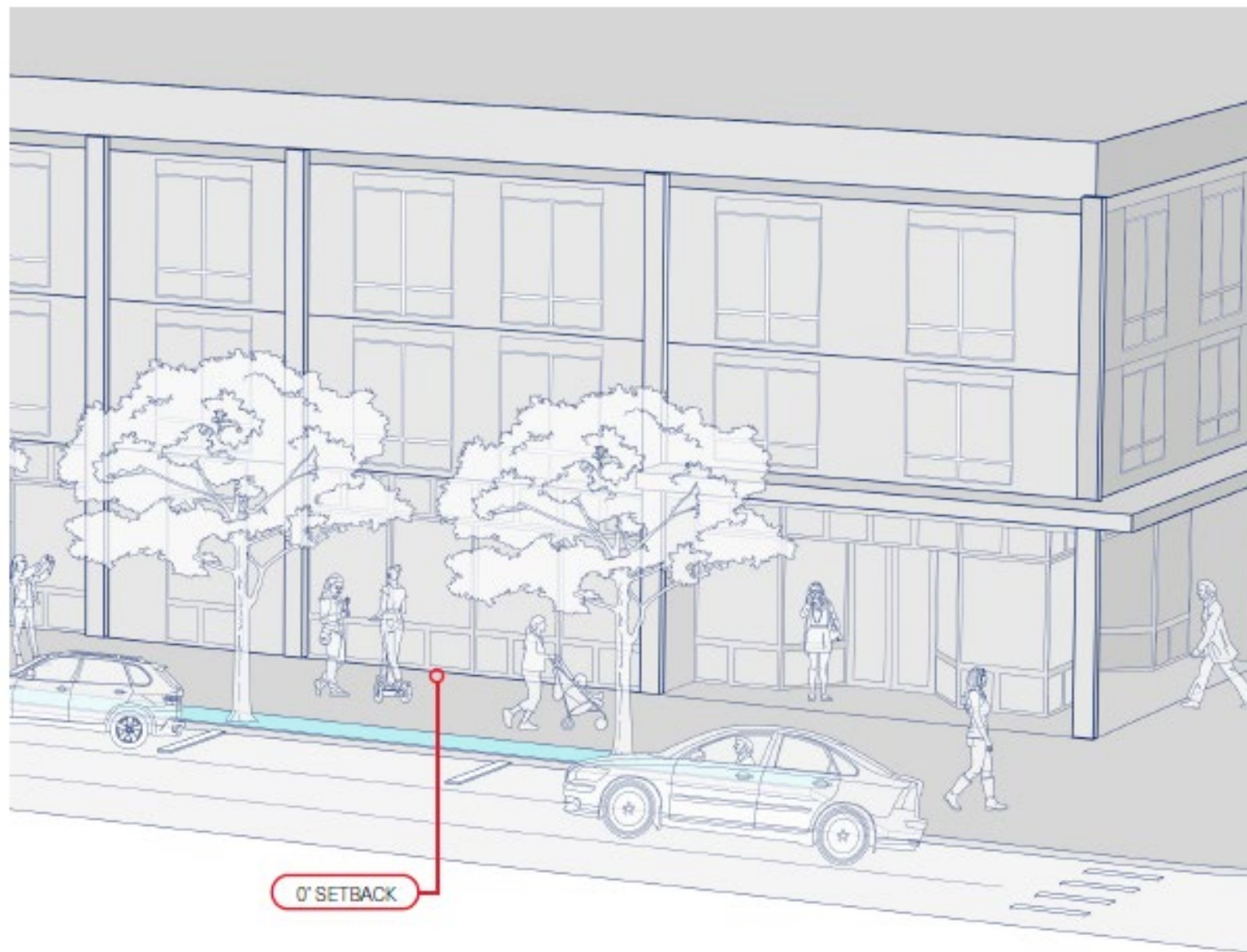
MIN LOT SIZE: N/A

MAX LOT SIZE: N/A

MAX LOT COVERAGE: 90%

PARKING: 2.0/DU

NOTES: RECOMMEND MIX OF LOT SIZES TO PROVIDE DIVERSITY IN SCALE.



RES-30 STANDARDS

DU/AC: 30

HEIGHT: 4 stories

BUILDING TYPES: STACKED FLAT | CONDO |
COMMERCIAL | MIXED-USE

MIN FRONT SETBACK: 0'

MAX FRONT SETBACK: 0'

MIN LOT SIZE: N/A

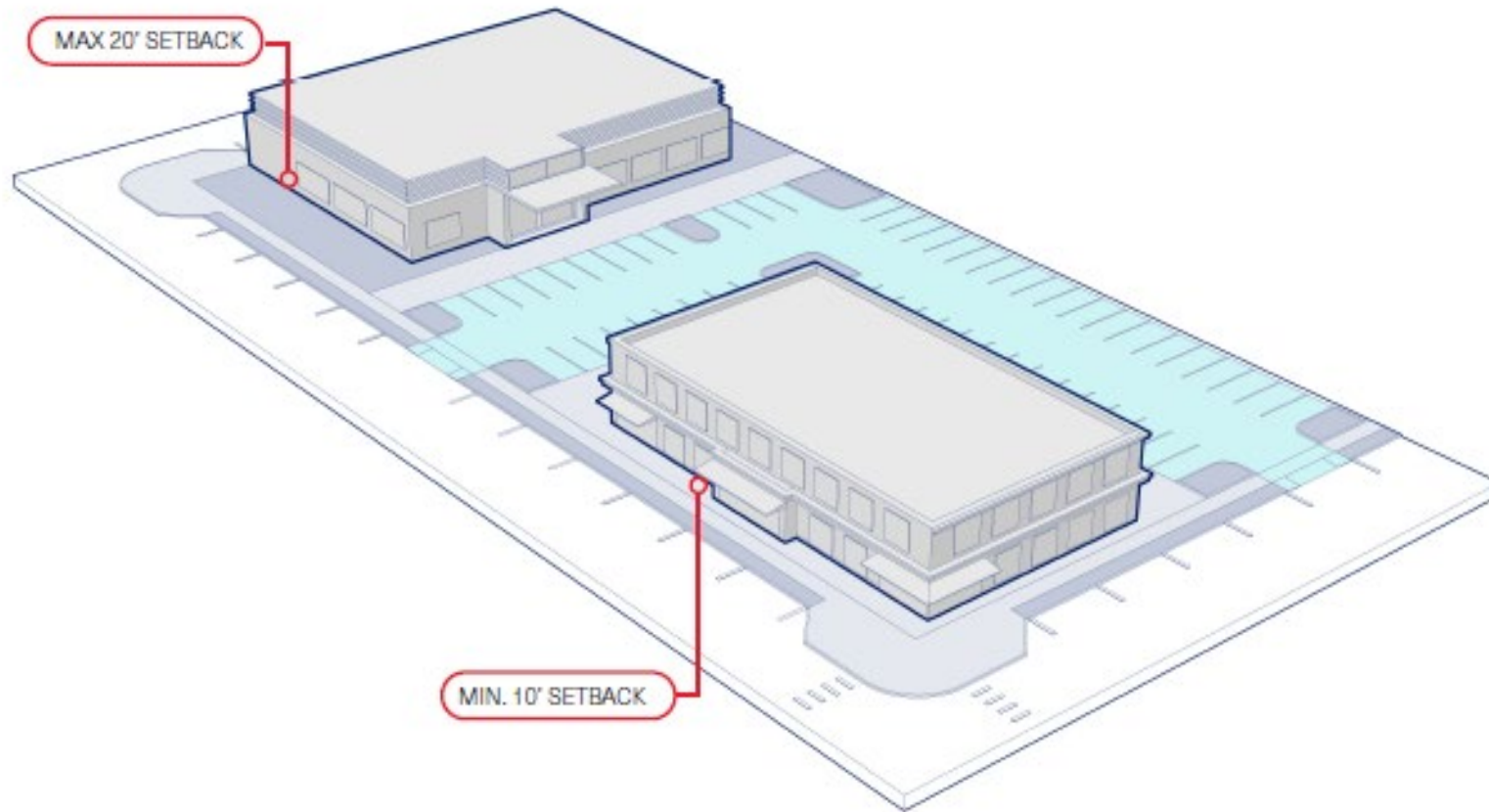
MAX LOT SIZE: N/A

MAX LOT COVERAGE: 100%

PARKING: 2/DU

NOTES: RECOMMEND MIX OF LOT SIZES TO PROVIDE
DIVERSITY IN SCALE.

COMMERCIAL - 28' MAX



COMMERCIAL STANDARDS

HEIGHT: 3 stories

BUILDING TYPES: RETAIL | RESTAURANT | OFFICE

MIN FRONT SETBACK: 10'

MAX FRONT SETBACK: 20'

MIN LOT SIZE: N/A

MAX LOT SIZE: N/A

MAX LOT COVERAGE: 50%

PARKING: 3/1,000 SF

NOTES: ENCOURAGE 2-STORY OFFICE USERS



OUTCOMES

Dwelling Units	1,311
Commercial Acreage	69
Total Acreage	158
Net Residential Density	8.3 units/acre



NEXT STEPS

- Zoning
- Design Guidelines
- Regulating Plan
- Subdivision
- Building Permits