CLEARFIELD STATION

MASTER DEVELOPMENT PLAN - DRAFT

Clearfield City we've got it made

UTA

HAMILTON PARTNERS

STACK REAL ESTATE

ARCH | MEXES

DECEMBER 2019



. . . Build people up by building ***S.M.A.R.T. communities***

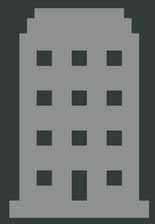
SUSTAINABLE



MIXED USE



ATTRACTIVE



REALISTIC



TRANSIT-ORIENTED





JUNE 2020

SMART COMMUNITY



LEGEND

1. PLAYGROUND & PAVILION
2. REGIONAL TRAIL CONNECTION
3. OPEN SPACE AMENITY
4. STREET EXTENSION (OFF-SITE IMPROVEMENTS)
5. SIGNALIZED INTERSECTION
6. VEHICLE CANOPY
7. STORMWATER BASIN
8. BIOSWALE/RAIN GARDEN
9. NEW MEDIAN, REMOVE SIGNAL
10. TRANSIT PLAZA
11. TOWN SQUARE
12. PUBLIC PARK

3.1 STREETS & BLOCKS

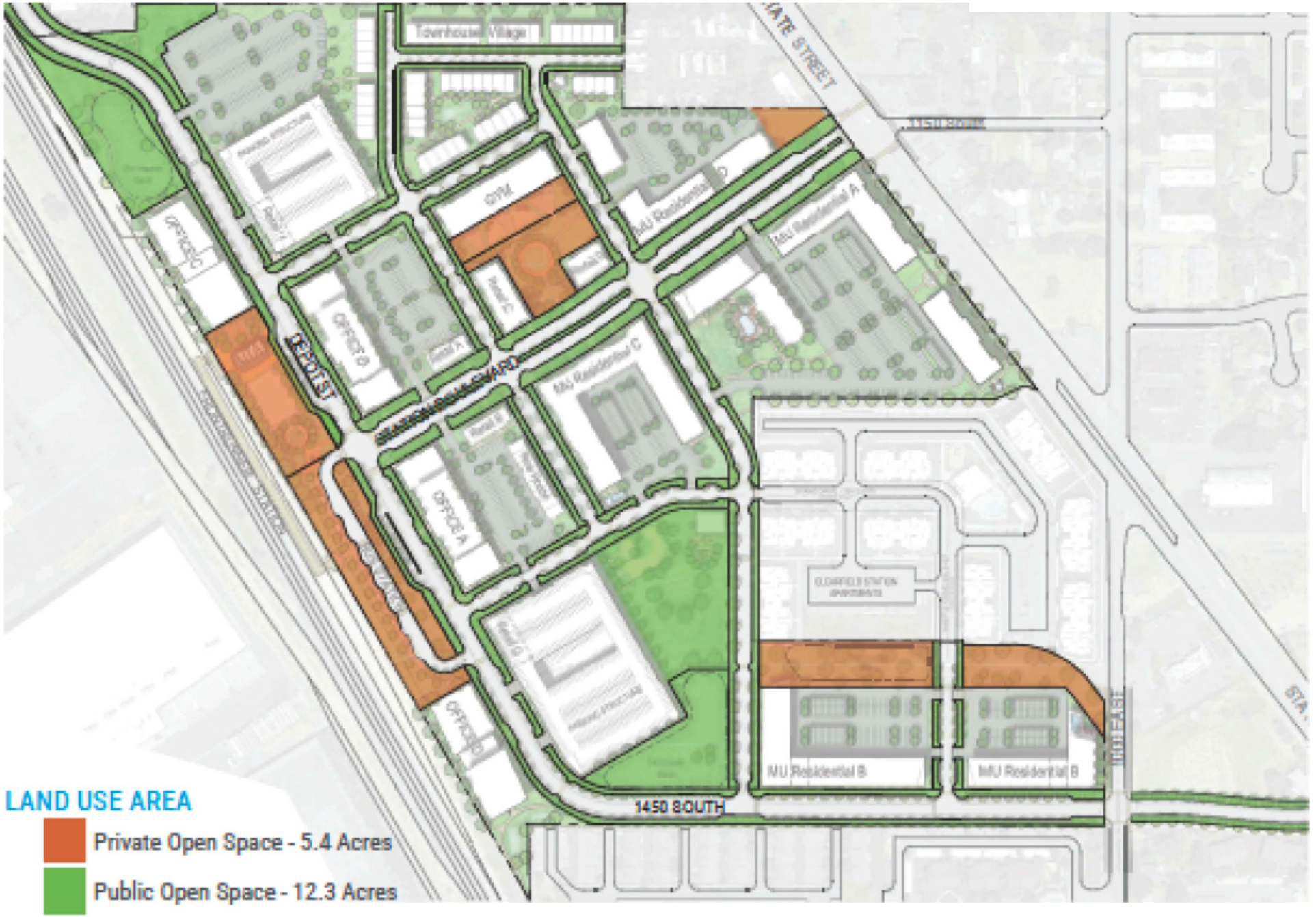


3.3 TRANSPORTATION PLAN

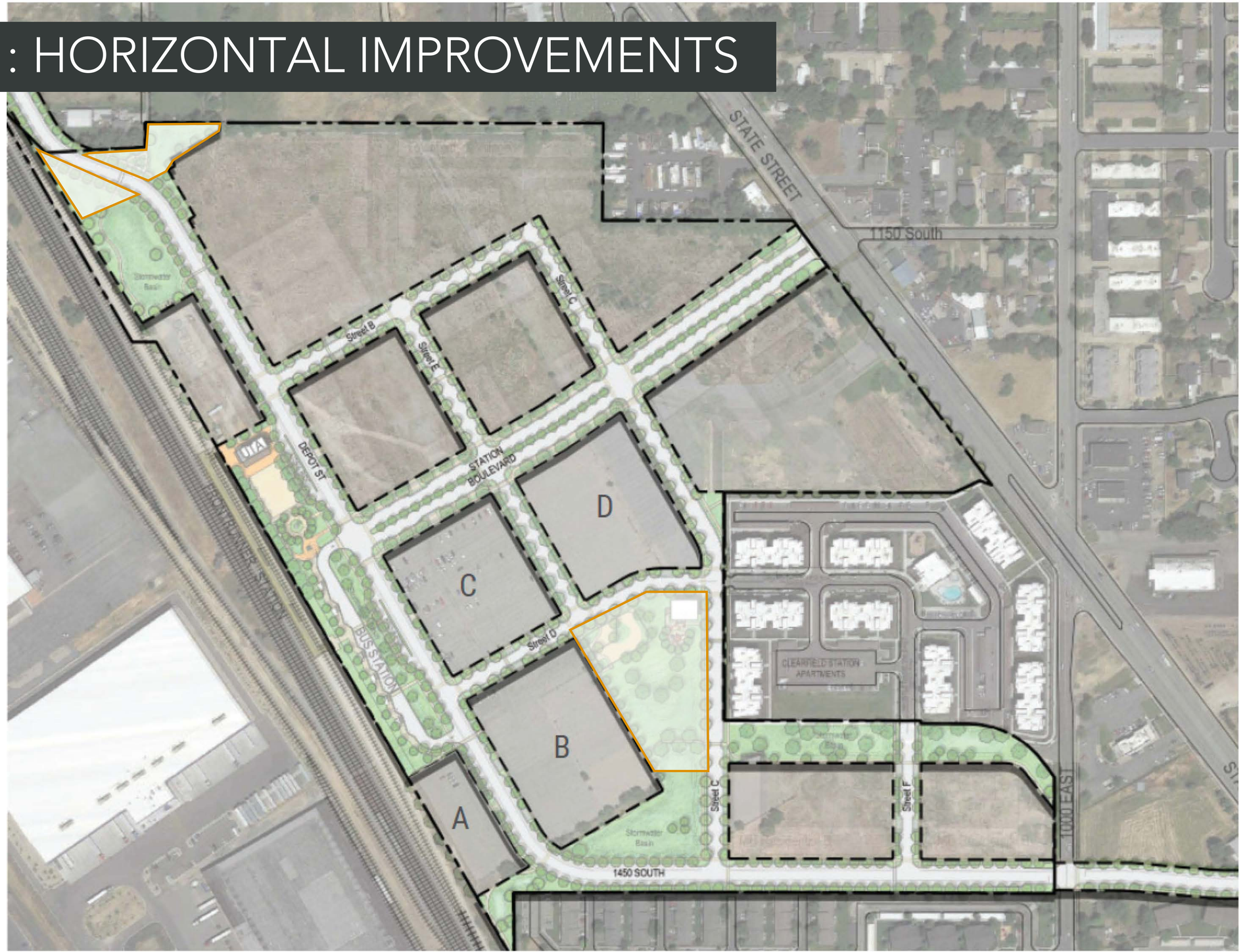



STATE STREET
1150 South
Street A
Street B
Street C
Street E
Street D
Street F
GYM
OFFICE C
OFFICE B
OFFICE A
OFFICE D
DEPOT ST
STATION BOULEVARD
Residential
MU Residential
MU Residential B
CLEARFIELD STATION APARTMENTS
1450 SOUTH
1000 EAST
LAND USE AREA OVERALL PLAN:
Mixed Use / Residential (15.1 Ac)
Office (5.5 Ac)
Low-Medium Density Residential (3.5 Ac)
Commercial (2.15 Ac)
Transit (2.85 Ac)
Parking (6.7 Ac)
Open Space (14.25 Ac)

3.2 OPEN SPACE NETWORK



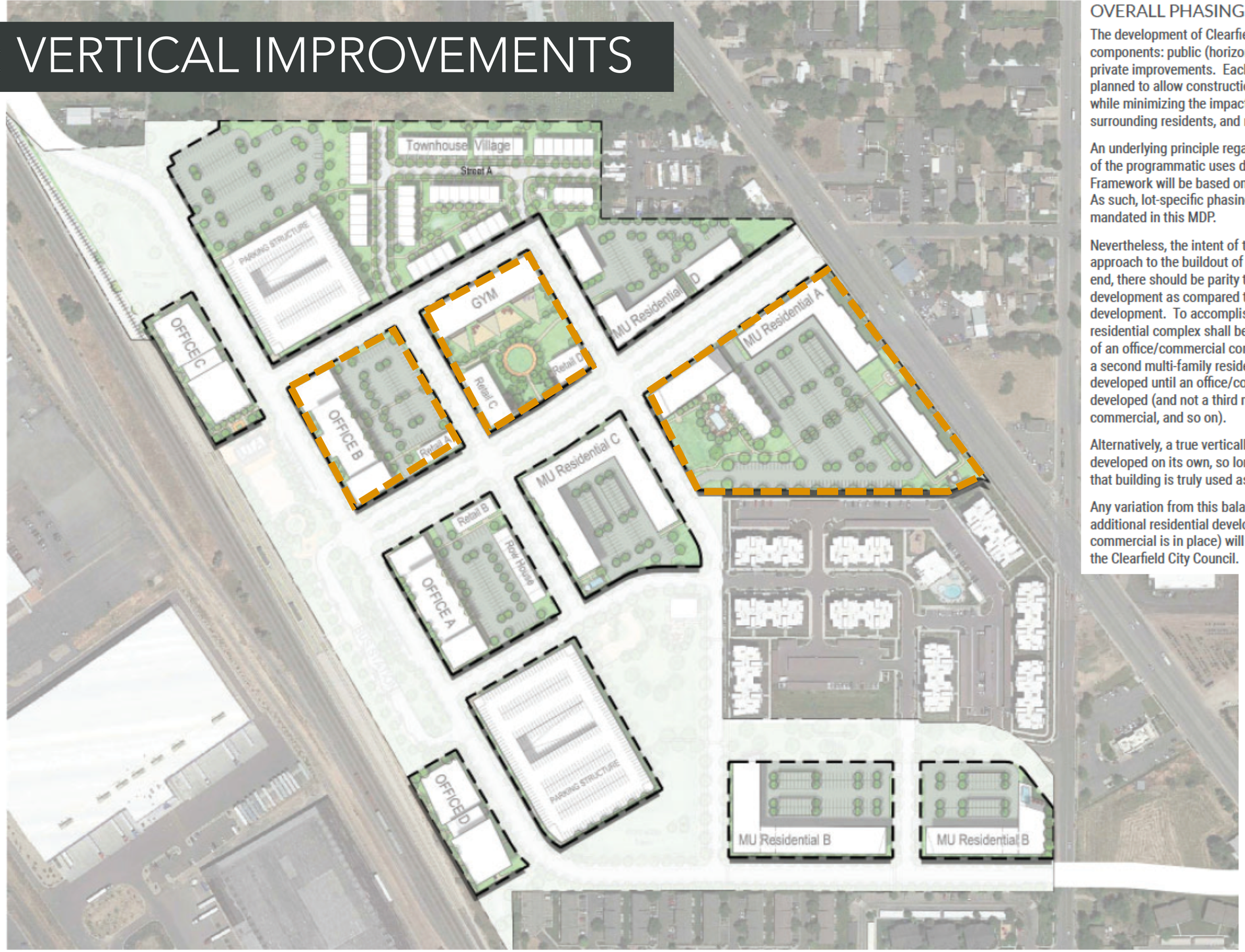
PHASE 1: HORIZONTAL IMPROVEMENTS



PHASE 2: VERTICAL IMPROVEMENTS



PHASE 2: VERTICAL IMPROVEMENTS



OVERALL PHASING STRATEGY

The development of Clearfield Station has two primary components: public (horizontal) improvements and private improvements. Each component is strategically planned to allow construction activities to be undertaken while minimizing the impact to the Transit Station, the surrounding residents, and municipal operations.

An underlying principle regarding phasing is that the timing of the programmatic uses detailed in the Masterplan Framework will be based on anticipated market demand. As such, lot-specific phasing or sequencing is not mandated in this MDP.

Nevertheless, the intent of the MDP is to have a balanced approach to the buildout of the site. From beginning to end, there should be parity to the amount of residential development as compared to office/commercial development. To accomplish this, each multi-family residential complex shall be paired with the construction of an office/commercial component. In other words, a second multi-family residential complex shall not be developed until an office/commercial building has been developed (and not a third multi-family until a second commercial, and so on).

Alternatively, a true vertically mixed-use building may be developed on its own, so long as the commercial aspect of that building is truly used as such.

Any variation from this balanced approach (seeking additional residential development before the requisite commercial is in place) will need the explicit approval of the Clearfield City Council.

JUNE 2020

300,000 – 600,000 SF Office
700 – 820 Multifamily Units
20,000 – 48,000 SF Retail
30,000 – 45,000 SF Gym
60 – 75 Townhomes



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THANK YOU

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